



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

August 14, 2025

City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

**RE: Caliterra Commercial – Prep School
Overall Impervious Cover Calculation and Wastewater LUE availability**

Planning Staff:

This letter is on behalf of our client, CF CSLK Caliterra LLC , to verify that if the 5-acre commercial tract located a RR12 and Calterra Boulevard is granted GR zoning and a 60 percent impervious cover limit , the maximum development impervious cover in development agreement will not be exceeded. Also, to establish that there sufficient wastewater LUEs available to provide the required 7 wastewater LUEs necessary for the project.

We have been tracking the impervious cover with each section of Caliterra. If the approximately 5-acre commercial tract is built out to 60 percent impervious cover, the overall percentage of impervious cover for the Caliterra development would be 17.3 percent, well below the 20% threshold in the developer's agreement. Please see the attached spreadsheet.

The Caliterra project has 675 available wastewater LUEs via the developer's agreement. The project has used 617 LUEs to date. The 7 required wastewater LUEs will be allocated from the remaining 58 wastewater LUEs.

If you have any questions, please contact me at (512) 280-5160 or email brettp@cbdeng.com.

Sincerely,
CARLSON, BRIGANCE AND DOERING, INC.
(F3791)

Brett R. Pasquarella, P.E.
Vice President, Principal

[illegible]

THE FOLLOWING ITEMS DO AFFECT SAID PROPERTY:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

A. THOSE RECORDED IN/UNDER VOLUME 5244, PAGE 588, VOLUME 5245, PAGE 446, VOLUME 5378, PAGE 688; OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND COUNTY CLERK'S FILE NOS. 16039147, 17001757, 17001758, 17001759, 18011739, 19003251, 21047568, 21048045. OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

j. A UTILITY EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MARCH 6, 2015, RECORDED IN/UNDER VOLUME 5200, PAGE 868, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS. (Blanket type 20' Centered as installed)

n. A UTILITY EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED SEPTEMBER 7, 2018, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 18032798, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (Blanket type. 20' Centered as installed)

1. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN UTILITY CONVEYANCE AGREEMENT, RECORDED IN/UNDER CLERK'S FILE NO. 24030329 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
v. SUBJECT TO THE RULES AND REGULATIONS OF THE HAYS COUNTY DEVELOPMENT DISTRICT NO.1 OF HAYS COUNTY, TEXAS.

z. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT AS SET OUT IN VOLUME 4978, PAGE 214, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

ab. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF HAYS COUNTY DEVELOPMENT DISTRICT NO. 1, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 16022237, OF THE OFFICIAL PUBLIC

ac. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CERTIFICATE FOR ORDER ANNEXING LAND AND REDEFINING BOUNDARIES OF THE DISTRICT, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 18015072, OF THE OFFICIAL PUBLIC RECORDS OF

ad. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ASSIGNMENT OF ASSIGNED REIMBURSEMENTS RECORDED IN/UNDER COUNTY CLERK'S FILE NOS. 18019960 AND 18019961, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

of. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT AS SET OUT IN/UNDER COUNTY CLERK'S FILE NO. 21070221, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

di. ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO CALTEERRA HOMEOWNERS' ASSOCIATION, INC., INCLUDING THAT LIEN TO SECURE THE PAYMENT THEREOF, RECORDED IN/UNDER VOLUME 5244, PAGE 588, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THE FOLLOWING ITEMS DO NOT AFFECT SAID PROPERTY:

6. AN ELECTRIC UTILITY EASEMENT, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS, GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS DESCRIBED IN VOLUME 2370, PAGE 151, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

f. SANITARY SEWER EASEMENTS GRANTED TO THE CITY OF DRIPPING SPRINGS, AS DESCRIBED IN VOLUME 3214, PAGE 685, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (East of tract within new right-of-way of RR 12. Shown heron.)

h. A UTILITY EASEMENT, RECORDED IN/UNDER VOLUME 5115, PAGE 289, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (South of tract)

k. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2016-16003627, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (North of tract)

1. RIGHT OF WAY AND/OR AGREEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, BY INSTRUMENT DATED MAY 24, 2018, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 18018922 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (West of tract)

o. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED NOVEMBER 5, 2018, RECORDED IN/UNDER CLERK'S FILE NO. 18041620 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY

p. A WASTEWATER LINES EASEMENT GRANTED TO CITY OF DRIPPING SPRINGS, TEXAS, AS DESCRIBED UNDER COUNTY CLERK'S FILE NO. 19017082, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (West of tract)

r. WASTEWATER LINES EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CITY OF DRIPPING, TEXAS, BY INSTRUMENT DATED APRIL 27, 2020, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 20017559 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (north of tract)

s. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 7, 2020, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 21034727, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (West of tract)

W. RIGHTS AND CLAIMS NOW ASSERTED, OR THAT MAY LATER BE ASSERTED, FOR ACCESS TO AND FROM BURIAL PLOTS LOCATED WITHIN THE CEMETERY, AS DESCRIBED IN VOLUME 756, PAGE 369, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, ESSENTIAL FOR PRESERVING AND MAINTAINING GRAVESITE PROPERTY AND ACCESS EASEMENT AS SET OUT IN VOLUME 1446, PAGE 248 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TOGETHER WITH ALL TERMS, PROVISIONS, AND

x. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN PERMIT TO APPROPRIATE STATE WATER, DATED APRIL 23, 1990, OF RECORD IN VOLUME 833, PAGE 832 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (West of tract)

ch. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN SITE IMPROVEMENT PERFORMANCE BOND NO. 800166069 AS SET OUT UNDER COUNTY CLERK'S FILE NO. 23042682, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (West of tract)

STATE OF TEXAS:
COUNTY OF HAYS:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY. WAS THIS DAY MADE ON THE GROUND, IS CORRECT, AND THAT THERE ARE NO

PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, WAS THIS DAY MADE ON THE GROUND, IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRoACHMENTS, oVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON. NO PORTION OF THE LEGALLY

DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48209C0115G, FOR HAYS COUNTY, TEXAS, DATED JANUARY 17, 2025.

FIELD WORK COMPLETED: THE 22ND DAY OF AUGUST, 2025.
DATED OF MAP: THE 3RD DAY OF SEPTEMBER 2025.


[Signature]

AARON V. THOMASON, RPLS# 6214
CARLSON, BRIGANCE AND DOERING, INC.

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Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	5654.29	353.10	S07°48'01"W	353.05	3°34'41"


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BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83



J:\Autocad 2004 Land Projects\4811-041\TITLE SURVEY - 4.983 ACRES

