

SINGLE FAMILY LOT SQUARE FOOTAGE AND ACREAGE TABLES

BLOCK	LOT	SQ.FT.	ACRES
A	1	16,628	0.38
A	2	16,794	0.39
A	3	15,768	0.35
A	4	15,726	0.36
A	5	14,850	0.34
A	6	11,936	0.27
A	7	11,936	0.27
A	8	11,113	0.26
A	9	10,800	0.25
A	10	12,016	0.28
TOTALS		137,067	3.15

BLOCK	LOT	SQ.FT.	ACRES
B	1	11,205	0.26
B	2	11,205	0.26
B	3	11,205	0.26
B	4	11,205	0.26
B	5	11,205	0.26
B	6	11,205	0.26
B	7	11,205	0.26
B	8	11,205	0.26
B	9	11,107	0.25
B	10	10,943	0.25
B	11	11,110	0.26
B	12	13,076	0.30
B	13	25,878	0.59
B	14	14,421	0.33
B	15	10,800	0.25
B	16	10,800	0.25
TOTALS		196,675	4.52

BLOCK	LOT	SQ.FT.	ACRES
C	1	12,756	0.29
C	2	16,496	0.38
C	3	12,997	0.29
C	4	12,979	0.30
C	5	11,782	0.27
C	6	10,800	0.25
C	7	10,800	0.25
C	8	10,800	0.25
C	9	10,800	0.25
C	10	10,800	0.25
C	11	10,800	0.25
C	12	10,800	0.25
C	13	10,800	0.25
C	14	10,800	0.25
C	15	10,800	0.25
C	16	10,800	0.25
C	17	10,800	0.25
C	18	11,016	0.25
C	19	10,800	0.25
C	20	11,877	0.27
C	21	13,147	0.30
C	22	13,147	0.30
C	23	13,147	0.30
C	24	12,856	0.30
C	25	10,800	0.25
C	26	10,800	0.25
C	27	10,800	0.25
C	28	10,800	0.25
C	29	10,800	0.25
C	30	12,686	0.29
C	31	14,176	0.33
C	32	14,738	0.34
C	33	12,132	0.28
C	34	11,539	0.26
C	35	13,434	0.31
C	36	12,182	0.28
C	37	13,285	0.30
C	38	13,732	0.32
C	39	10,989	0.25
C	40	11,585	0.27
C	41	12,389	0.28
C	42	16,778	0.39
C	43	20,546	0.47
C	44	26,729	0.61
C	45	16,778	0.39
C	46	12,631	0.29
C	47	12,947	0.30
C	48	11,585	0.27
C	49	12,935	0.30
C	50	13,475	0.31
C	51	24,675	0.57
C	52	12,139	0.28
C	53	11,993	0.28
C	54	12,247	0.28
C	55	10,959	0.25
C	56	13,272	0.30
C	57	11,093	0.25
C	58	10,800	0.25
C	59	10,800	0.25
TOTALS		752,582	17.28

BLOCK	LOT	SQ.FT.	ACRES
D	1	13,600	0.31
D	2	13,600	0.31
D	3	13,600	0.31
D	4	13,638	0.31
D	5	13,367	0.31
D	6	13,442	0.31
D	7	13,517	0.31
D	8	13,592	0.31
D	9	13,517	0.31
D	10	14,632	0.34
D	11	17,966	0.41
D	12	23,090	0.53
D	13	21,752	0.50
D	14	20,997	0.48
D	15	19,655	0.45
D	16	22,892	0.52
D	17	21,697	0.50
D	18	13,157	0.30
D	19	24,095	0.55
D	20	18,520	0.43
D	21	18,837	0.43
D	22	18,837	0.43
D	23	18,754	0.43
D	24	18,871	0.43
D	25	24,642	0.57
D	26	32,869	0.75
D	27	38,654	0.89
D	28	24,860	0.57
D	29	17,881	0.41
D	30	14,303	0.33
D	31	18,756	0.43
D	32	28,677	0.66
D	33	28,953	0.66
D	34	25,611	0.59
D	35	34,096	0.79
D	36	30,949	0.71
D	37	18,750	0.43
D	38	19,422	0.45
D	39	24,414	0.56
D	40	23,513	0.54
D	41	22,740	0.52
D	42	19,776	0.45
D	43	18,750	0.43
D	44	18,750	0.43
D	45	18,750	0.43
D	46	18,750	0.43
D	47	18,750	0.43
D	48	19,843	0.46
D	49	20,537	0.47
D	50	19,341	0.44
D	51	18,918	0.43
D	52	22,348	0.51
D	53	16,811	0.39
D	54	14,500	0.33
D	55	14,500	0.33
D	56	15,686	0.36
D	57	15,304	0.35
D	58	18,282	0.42
D	59	19,381	0.44
D	60	20,922	0.48
D	61	19,759	0.45
D	62	21,051	0.48
D	63	29,644	0.68
D	64	22,294	0.51
D	65	22,295	0.51
D	66	22,517	0.51
D	67	22,547	0.51
D	68	14,905	0.34
D	69	15,004	0.34
D	70	15,000	0.34
D	71	15,009	0.34
D	72	16,020	0.37
D	73	15,457	0.35
D	74	15,000	0.34
D	75	15,000	0.34
D	76	33,425	0.77
TOTALS		1,509,270	34.63

BLOCK	LOT	SQ.FT.	ACRES
E	1	15,714	0.36
E	2	15,795	0.36
E	3	15,795	0.36
E	4	15,795	0.36
E	5	16,614	0.38
E	6	28,183	0.65
E	7	25,198	0.58
E	8	22,628	0.52
E	9	21,764	0.50
TOTALS		177,466	4.07

BLOCK	LOT	SQ.FT.	ACRES
H	1	17,729	0.41
H	2	14,175	0.33
H	3	14,175	0.33
H	4	14,175	0.33
H	5	17,759	0.39
H	6	15,695	0.36
H	7	14,850	0.34
H	8	15,100	0.35
H	9	14,850	0.34
H	10	16,336	0.38
TOTALS		154,138	3.54

BLOCK	LOT	SQ.FT.	ACRES
I	1	10,800	0.25
I	2	10,800	0.25
I	3	10,859	0.25
I	4	11,705	0.27
I	5	11,589	0.27
I	6	10,800	0.25
I	7	10,800	0.25
I	8	11,909	0.27
I	9	12,903	0.30
I	10	13,220	0.30
I	11	12,298	0.28
I	12	11,965	0.28
I	13	10,801	0.25
I	14	10,801	0.25
I	15	10,801	0.25
I	16	10,754	0.25
TOTALS		192,824	4.39

BLOCK	LOT	SQ.FT.	ACRES
J	1	17,116	0.39
J	2	15,000	0.34
J	3	15,000	0.34
J	4	15,000	0.34
J	5	15,000	0.34
J	6	15,000	0.34
J	7	15,000	0.34
J	8	15,017	0.34
J	9	15,017	0.34
J	10	10,807	0.25
J	11	10,809	0.25
J	12	11,432	0.26
J	13	13,136	0.30
J	14	13,142	0.30
J	15	12,815	0.29
J	16	12,899	0.29
J	17	10,800	0.25
J	18	10,800	0.25
J	19	10,800	0.25
J	20	10,800	0.25
J	21	10,800	0.25
J	22	11,469	0.26
J	23	12,751	0.29
J	24	12,754	0.29
J	25	11,526	0.26
J	26	10,839	0.25
TOTALS		202,663	4.63

BLOCK	LOT	SQ.FT.	ACRES
K	1	15,714	0.36
K	2	15,795	0.36
K	3	15,795	0.36
K	4	15,795	0.36
K	5	16,614	0.38
K	6	28,183	0.65
K	7	25,198	0.58
K	8	22,628	0.52
K	9	21,764	0.50
TOTALS		177,466	4.07

BLOCK	LOT	SQ.FT.	ACRES
L	1	17,729	0.41
L	2	14,175	0.33
L	3	14,175	0.33
L	4	14,175	0.33
L	5	17,759	0.39
L	6	15,695	0.36
L	7	14,850	0.34
L	8	15,100	0.35
L	9	14,850	0.34
L	10	16,336	0.38
TOTALS		154,138	3.54

BLOCK	LOT	SQ.FT.	ACRES
M	1	10,800	0.25
M	2	10,800	0.25
M	3	10,859	0.25
M	4	11,705	0.27
M	5	11,589	0.27
M	6	10,800	0.25
M	7	10,800	0.25
M	8	11,909	0.27
M	9	12,903	0.30
M	10	13,220	0.30
M	11	12,298	0.28
M	12	11,965	0.28
M	13	10,801	0.25
M	14	10,801	0.25
M	15	10,801	0.25
M	16	10,754	0.25
TOTALS		192,824	4.39

OPEN SPACE, W.O. & D.E. PARK	AREA	SQ.FT.	ACRES
A	11	64,832	1.49
B	12	597,348	13.71
TOTALS		662,180	15.20

TOTAL SINGLE FAMILY LOT ACREAGE
3,615,352 83.00
square feet acres

233 TOTAL NUMBER OF SINGLE FAMILY LOTS

AVERAGE SINGLE FAMILY LOT SIZE
15,660 0.36
square feet acres

OPEN SPACE	AREA	SQ.FT.	ACRES
E	17	81,010	1.86
TOTALS		81,010	1.86

OPEN SPACE	AREA	SQ.FT.	ACRES
F	27	271,060	6.22
TOTALS		271,060	6.22

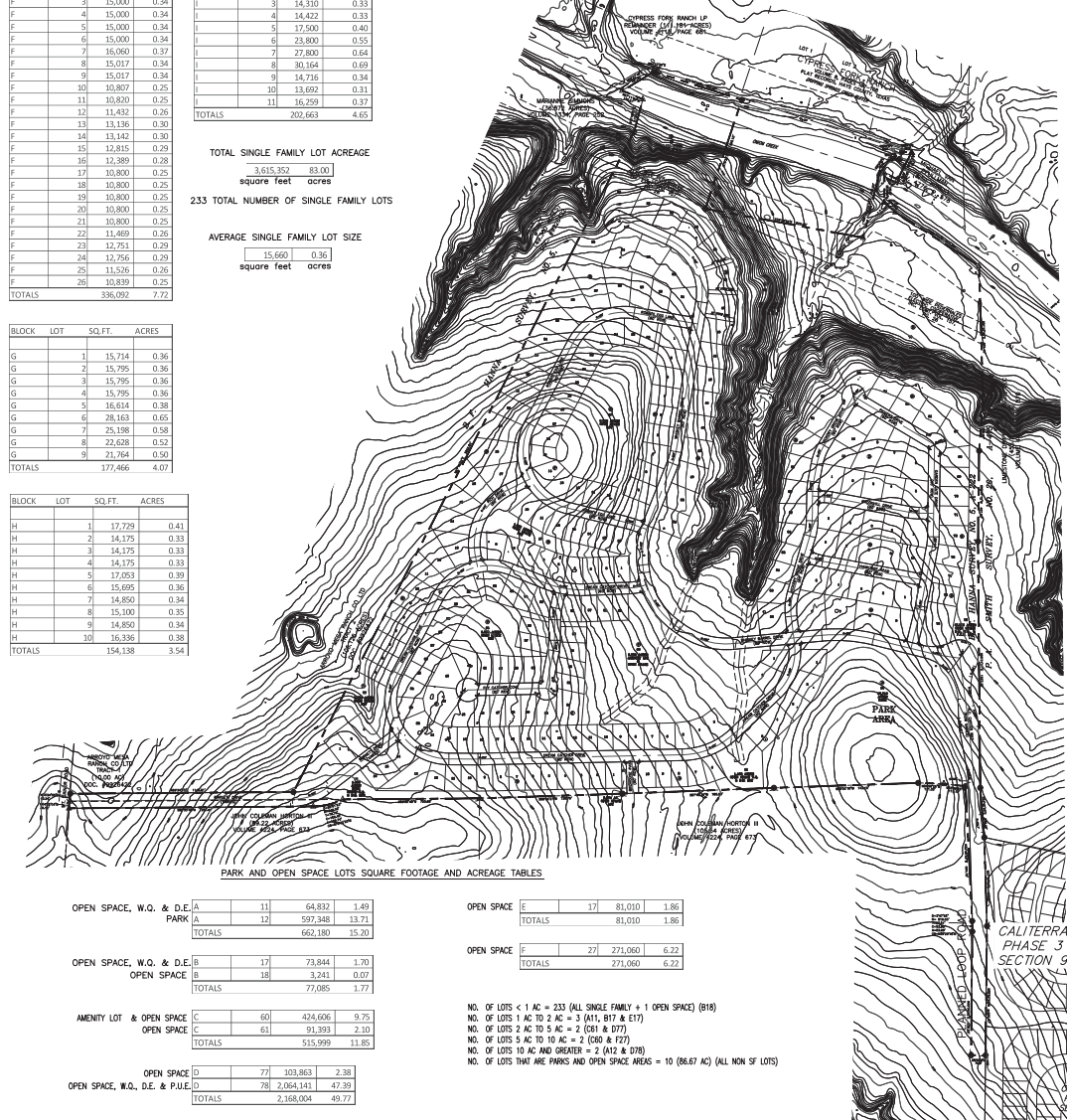
AMENITY LOT & OPEN SPACE	AREA	SQ.FT.	ACRES
C	60	424,606	9.75
TOTALS		424,606	9.75

OPEN SPACE	AREA	SQ.FT.	ACRES
D	77	103,863	2.38
TOTALS		103,863	2.38

OPEN SPACE, W.O., D.E. & P.U.E.	AREA	SQ.FT.	ACRES
D	78	2,064,141	47.39
TOTALS		2,168,004	49.77

THE RANCH AT CALITERRA

PRELIMINARY PLAN



NOTE: THE TOTAL NUMBER OF LOTS AND THE AVERAGE SIZE OF LOTS, AND THE TOTAL NUMBER OF LOTS WITHIN THE FOLLOWING SIZE CATEGORIES: 10 ACRES OR LARGER, LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES, 2.00 ACRES OR LARGER UP TO 5.00 ACRES, LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES ARE SHOWN

THE RANCH AT CALITERRA

PRELIMINARY PLAN

200.025 ACRE
BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222
HAYS COUNTY, TX

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 200.025 ACRE TRACT OR PARCEL OF SAID OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING COMPRISED OF ALL OF A CALLED 200.0 ACRE TRACT OF LAND CONVEYED TO CSJK CARTER, LLC IN INSTRUMENT NUMBER 2169949, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 200.025 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING, at a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being in the approximate centerline of Creek Road (R.O.W. Varies), same being at the northwest corner of a called 9.999 acre tract of land conveyed to De Ten Acres, LLC in Volume 5310, Page 510, Official Public Records of Hays County, Texas, for a northern corner and POINT OF BEGINNING of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 9.999 acre tract of land, the following six (6) courses and distances, numbered 1 through 6,

- 1) S58°29'24"W, a distance of 590.10 feet to a 1/2 inch iron rod found at the southwest corner of said 9.999 acre tract of land,
- 2) S79°34'56"E, a distance of 825.66 feet to a calculated point at the southeast corner of said 9.999 acre tract of land,
- 3) N14°09'29"E, a distance of 340.33 feet to a calculated point for corner,
- 4) N84°19'52"E, a distance of 86.64 feet to a calculated point for corner,
- 5) N84°10'13"E, a distance of 63.62 feet to a 1/2 inch iron rod found for corner, and
- 6) N38°00'07"E, a distance of 39.24 feet to a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being at the northeast corner of said 9.999 acre tract of land, same being in the approximate centerline of said Creek Road, for a northern corner of the herein described tract of land.

THENCE, S85°00'56"E, along the centerline of said Creek Road, and the north line of said 200.0 acre tract of land, a distance of 49.22 feet to a mag nail found at a northern corner of said 200.0 acre tract of land, being at a northwestern corner of a called 3.50 acre tract of land conveyed to Michael Pipeman in Volume 4726, Page 578, Official Public Records of Hays County, Texas, for a northern corner of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 3.50 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S27°39'26"W, a distance of 86.30 feet to a calculated point for corner, and
- 2) S27°38'18"W, a distance of 69.59 feet to a calculated point at the southwest corner of said 3.50 acre tract of land, being at an eastern corner of said 200.0 acre tract of land, same being in the approximate centerline of Orion Creek, also being in a northern line of a called 433.709 acre tract of land conveyed to Limestone - Drilling Springs, LLC in Volume 4838, Page 870, Official Public Records of Hays County, Texas, for an eastern corner of the herein described tract of land.

THENCE, with the east line of said 200.0 acre tract of land, the west line of said 453.709 acre tract of land, the west line of Callerra Phase Three Section Nine, a subdivision recorded in Instrument Number 20019209, Official Public Records, Hays County, Texas, and the west line of a called 350.888 acre tract of land conveyed to Development Solutions, Pat. 111, by deed recorded in Volume 4682, Page 342, Official Public Records, Hays County, Texas, the following eleven (11) courses and distances, numbered 1 through 11,

- 1) N64°19'54"W, a distance of 74.26 feet to a calculated point for corner,
- 2) S00°39'06"W, a distance of 150.00 feet to a mag nail found for corner,
- 3) S48°44'54"E, a distance of 77.39 feet to a calculated point for corner,
- 4) S57°10'44"E, a distance of 511.56 feet to a calculated point for corner,
- 5) S01°40'49"E, a distance of 671.45 feet to a 1/2 inch iron rod found for corner,

J: AC30760979/SURVEYFIELD NOTES/IN - 200.025 ACRES - CARTER TRACT DOC

200.025 ACRE
BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222
HAYS COUNTY, TX

6) S04°54'02"W, a distance of 279.61 feet to a 1/2 inch iron rod found for corner,

7) S00°47'12"W, a distance of 467.23 feet to a 1/2 inch iron rod found for corner,

8) S00°13'11"E, a distance of 1203.53 feet to a 1/2 inch iron rod found for corner,

9) S04°42'28"E, a distance of 256.49 feet to a 1/2 inch iron rod found at the northwest corner of said Callerra Phase Three Section Nine,

10) S01°49'56"E, a distance of 455.97 feet to a 1/2 inch iron rod found for corner, and

11) S00°36'29"W, a distance of 665.37 feet to a 1/2 inch iron rod found at the southeast corner of said 200.0 acre tract of land, being on the west line of said 591.858 acre tract of land, same being on the east line of a called 195.54 acre tract of land conveyed to John Coleman Heron III by deed recorded in Volume 4224, Page 074, Official Public Records, Hays County, Texas, for the southeast corner of the herein described tract of land,

THENCE, over and across said 105.54 acre tract of land, with a south and west line of said 200.0 acre tract of land, the following four (4) courses and distances, numbered 1 through 4,

- 1) N89°25'48"W, a distance of 74.99 feet to a 1/2 inch iron rod found for corner,
- 2) N00°34'12"E, a distance of 636.28 feet to a 1/2 inch iron rod found for corner, being a beginning of a curve to the left,
- 3) Along said curve to the left, having a radius of 815.00 feet, an arc length of 53.99 feet, and a chord that bears N00°29'48"W, a distance of 53.98 feet to a 1/2 inch iron rod found for corner, and
- 4) N02°48'59"W, a distance of 604.75 feet to a 1/2 inch iron rod found on the north line of said 105.54 acre tract of land, being at a southeastern corner of said 10.0 acre tract of land, for a southeastern interior corner of the herein described tract of land,

THENCE, N83°49'03"W, with the south line of said 200.0 acre tract of land, the north line of said 105.54 acre tract of land, a distance of 113.13 feet to a 600 nail found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 105.54 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

- 1) N87°56'25"W, a distance of 131.38 feet to a 1/2 inch iron rod found for corner,
- 2) S89°02'30"W, a distance of 343.23 feet to a 1/2 inch iron rod found for corner,
- 3) S87°48'39"W, a distance of 730.20 feet to a 1/2 inch iron rod found for corner,
- 4) S08°02'27"W, a distance of 733.78 feet to a 600 nail found for corner, and
- 5) S89°33'48"W, a distance of 703.88 feet to a calculated point in the south line of said 200.0 acre tract of land, being at the beginning of a curve to the left,

THENCE, continuing with the south line of said 200.0 acre tract of land, and over and across said 105.54 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) Along said curve to the left, having a radius of 345.00 feet, an arc length of 156.74 feet, and a chord that bears S78°32'09"W, a distance of 155.40 feet to a calculated point for corner, and
- 2) S89°33'48"W, a distance of 1257.41 feet to a calculated point at the southwest corner of said 200.0 acre tract of land, being in the west line of said 105.54 acre tract of land, same being in the east line of Mount Gahner Road (R.O.W. Varies), for the southwest corner of the herein described tract of land,

THENCE, N04°22'04"E, with the east line of said Mount Gahner Road, and a west line of said 200.0 acre tract of land, a distance of 35.12 feet to a calculated point at the northeast corner of said 105.54 acre tract of land,

THENCE, N04°24'55"E, continuing with the east line of said Mount Gahner Road, and the west line of said 200.0 acre tract of land, a distance of 40.24 feet to a 1/2 inch iron rod found at a western corner of said 200.0 acre tract of land, being at the southwest corner of a called 134.51 acre tract of land conveyed to Mesa Del Arroyo LP in

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200.025 ACRE
BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222
HAYS COUNTY, TX

Instrument Number 22009030, Official Public Records of Hays County, Texas, for a western corner of the herein described tract of land,

THENCE, N89°34'10"E, with the common line of said 200.0 acre tract of land, and said 134.51 acre tract of land, a distance of 1148.51 feet to a 1/2 inch iron rod found at the southeast corner of said 134.51 acre tract of land, being at an interior corner of said 200.0 acre tract of land, for an interior corner of the herein described tract of land,

THENCE, N27°18'02"E, with the west line of said 200.0 acre tract of land, the east line of said 134.51 acre tract of land, the east line of a called 26.072 acre tract of land conveyed to American Dimensions in Volume 1594, Page 352, Official Public Records of Hays County, Texas, a distance of 3822.84 feet to a 1/2 inch iron rod found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 36.872 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N15°18'02"E, a distance of 173.40 feet to a calculated point at the northeast corner of said 36.872 acre tract of land, and
- 2) N67°11'58"W, a distance of 115.51 feet to a calculated point in the northern line of said 36.872 acre tract of land, being at a northwestern corner of said 200.0 acre tract of land, same being in the south line of said Creek Road, for a northwestern corner of the herein described tract of land,

THENCE, N59°27'46"E, with a southeastern line of said Creek Road, a distance of 187.42 feet to a 1/2 inch iron rod in the centerline of said Creek Road, being at a northern corner of said 200.0 acre tract of land, for a northern corner of the herein described tract of land,

THENCE, with the centerline of said Creek Road, and the northern line of said 200.0 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S84°23'09"E, a distance of 15.33 feet to a mag nail found for corner, and
- 2) S72°05'28"E, a distance of 460.80 feet to the POINT OF BEGINNING and containing 200.025 acres of land.

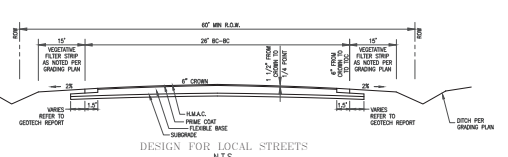
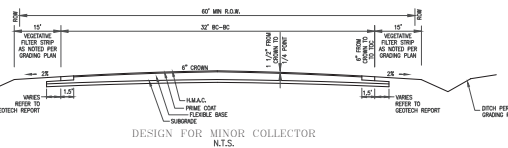
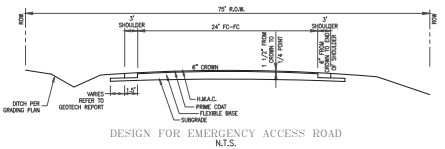
Surveyed by: *Andree Cunningham*
Andree Cunningham, R.P.L.S. NO. 6214
Carlton, Brignon & Doering, Inc.
Reg. # 10240400
5501 West William Cannon
Austin, TX 78749
PH: 512-280-5160
BIB: 010366.com

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

J: AC30760979/SURVEYFIELD NOTES/IN - 200.025 ACRES - CARTER TRACT DOC

GENERAL NOTES:

1. THIS PROJECT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PROJECT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO. 48299C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. MINIMUM FRONT SETBACK SHALL BE 20'.
12. MINIMUM REAR SETBACK SHALL BE 20'.
13. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BE UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
23. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ISD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
24. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CARTER TRACT, IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
25. WATER QUALITY EASEMENT DEPICTED HEREON PROVIDE ACCESS TO HAYS COUNTY DEVELOPMENT DISTRICT NO. AND ASSIGNS, FOR INSPECTION AND MAINTENANCE OF WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) PERMITTED UNDER TCEQ EDWARDS AQUIFER PROTECTION PROGRAM NO. 11002001.



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, CARTER TRACT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 20__

BY _____

MAYOR OR MAYOR PRO TEM,

ATTEST

ANDREE CUNNINGHAM, CITY SECRETARY

DESIGNED BY: _____	DRAWN BY: _____
DATE: _____	DATE: _____
REVISION: _____	REVISION: _____

Carlton, Brignon & Doering, Inc.
Civil Engineers • Surveyors
1800 West William Cannon Dr., Suite 600
Austin, Texas 78749
Phone No. 512.280.5160
www.cbd.com

PRELIMINARY PLAN NOTES / DETAILS
THE RANCH AT CALITERRA
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

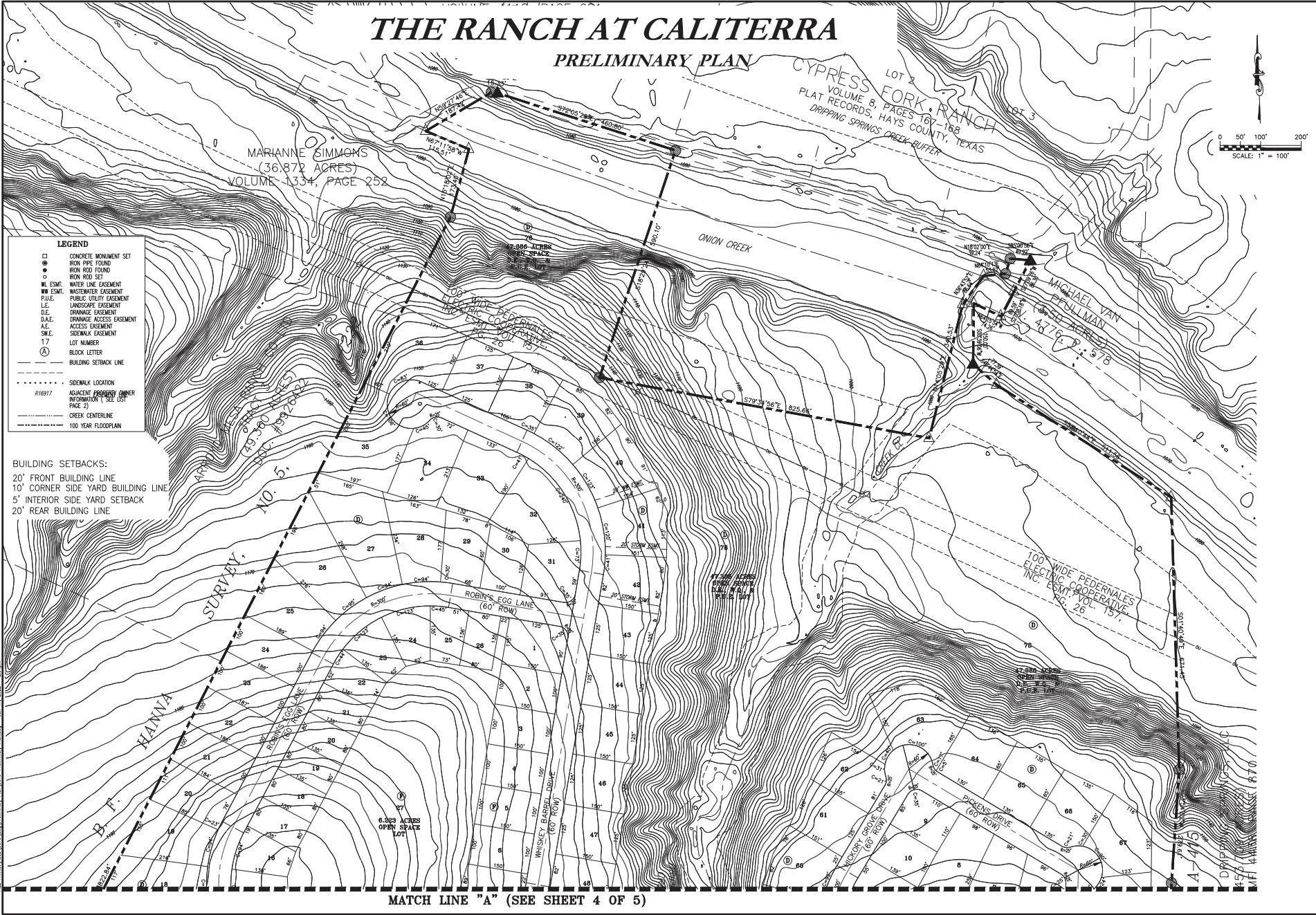
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JOB NUMBER: _____
PROJECT: _____

DATE: JUNE 2022
JOB NUMBER: 5079
SHEET: 2 OF 5

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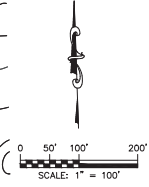
THE RANCH AT CALITERRA

PRELIMINARY PLAN



MARIANNE SIMMONS
(36.872 ACRES)
VOLUME 1334, PAGE 252

LOT 2
CYPRESS FORK RANCH
VOLUME 8, PAGES 167-168
PLAT RECORDS, HAYS COUNTY, TEXAS
DIPPING SPRINGS CREEK RIFTER



- LEGEND**
- CONCRETE MONUMENT SET
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - W.L. ESM. WATER LINE EASEMENT
 - W.W. ESM. WASTEWATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - 17 LOT NUMBER
 - (A) BLOCK LETTER
 - - - - - BUILDING SETBACK LINE
 - - - - - SIDEWALK LOCATION
 - R16917 ADJACENT PROPERTY OWNER INFORMATION (SEE LOT PAGE 2)
 - - - - - CREEK CENTERLINE
 - - - - - 100 YEAR FLOODPLAIN

BUILDING SETBACKS:
20' FRONT BUILDING LINE
10' CORNER SIDE YARD BUILDING LINE
5' INTERIOR SIDE YARD SETBACK
20' REAR BUILDING LINE

MATCH LINE "A" (SEE SHEET 4 OF 5)

DESIGNED BY	DATE	DRAWN BY	DATE	
<p>PRELIMINARY PLAN</p> <p>THE RANCH AT CALITERRA</p> <p>STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS</p>				
<p>SHEET NAME: PRELIMINARY PLAN</p> <p>JOB NUMBER: THE RANCH AT CALITERRA</p> <p>PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS</p>				
<p>DATE: JUNE 2022</p> <p>JOB NUMBER: 5079</p> <p>SHEET: 3 OF 5</p>				

FILE: CALITERRA_2022_0320_Visit Preliminary Plan.dwg - 6/17/2022 - 2:46:06

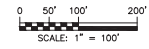
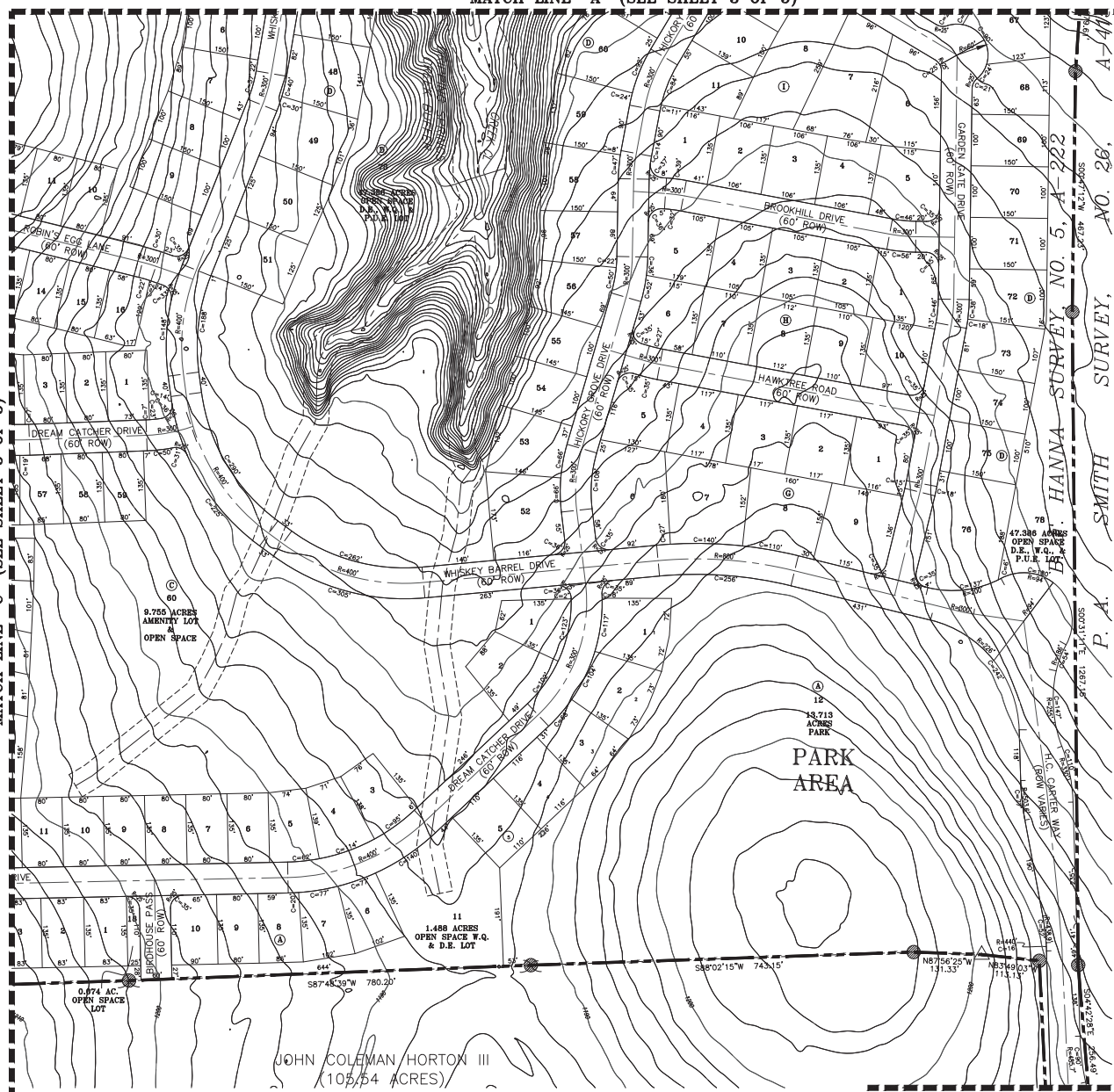
MATCH LINE "A" (SEE SHEET 3 OF 5)

THE RANCH AT CALITERRA

PRELIMINARY PLAN

MATCH LINE "B" (SEE THIS SHEET)

MATCH LINE "C" (SEE SHEET 5 OF 5)



- LEGEND**
- CONCRETE MONUMENT SET
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - WL ESMT WATER LINE EASEMENT
 - WW ESMT WASTEWATER EASEMENT
 - PU.E PUBLIC UTILITY EASEMENT
 - L.E LANDSCAPE EASEMENT
 - D.E DRAINAGE EASEMENT
 - DA.E DRAINAGE ACCESS EASEMENT
 - A.E ACCESS EASEMENT
 - SEW.E SIDEWALK EASEMENT
 - 17 LOT NUMBER
 - (A) BLOCK LETTER
 - BUILDING SETBACK LINE
 - - - EASEMENT LINE
 - SIDEWALK LOCATION
 - R16017 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
 - CREEK CENTERLINE
 - - - 100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

D=3747'45"
 R= 815.00'
 T=60.01'
 C=53.99'
 A=53.99°
 CB=N0029°48'W

MATCH LINE "B" (SEE THIS SHEET)

DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
REVISION	

Carlson, Brignace & Doering, Inc.
 Civil Engineers • Surveyors
 5901 West William Cannon Dr. Suite 600
 Denver, CO 80231
 Phone No. 303.266.5166
 www.cbdeng.com

PRELIMINARY PLAN
 THE RANCH AT CALITERRA
 STREET, DRAINAGE, WATER, &
 WASTEWATER IMPROVEMENTS

SHEET NAME:
 JOB NUMBER:
 PROJECT:
 6/17/2022

CARLSON, BRIGNACE & DOERING, INC.
 6/17/2022

DATE	JUNE 2022
JOB NUMBER	5079
SHEET	4 OF 5

FILE: 04/16/2022 10:20:30 AM Preliminary Plans - Jun 17, 2022 - 2:58pm

