

# CALITERRA PHASE FOUR SECTION TWELVE

DATE: AUGUST 2, 2021  
FEMA PANEL NO. 48209C0115F  
EFFECTIVE DATE: SEPTEMBER 2, 2005

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TX 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

OWNER:  
DEVELOPMENT SOLUTIONS CAT, LLC.  
901 IDS CENTER  
80 SOUTH 8TH STREET  
MINNEAPOLIS, MINNESOTA 55402

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- (XX.XX') EASEMENT ANNOTATION

ACREAGE: 64.964 ACRES

SURVEY: PHILIP A. SMITH SURVEY NO. 26  
ABSTRACT NO. 415  
HAYS COUNTY, TEXAS

TOTAL NO. LOTS	47
NO. OF SINGLE FAMILY LOTS	42
NO. OF OPEN SPACE LOTS	2
NO. OF DRAINAGE & OPEN SPACE LOTS	2
NO. OF GREENBELT & OPEN SPACE LOTS	1
NO. OF BLOCKS	2

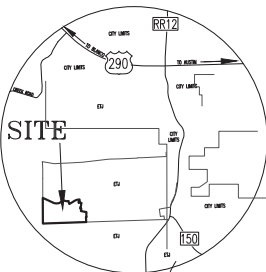
## LINEAR FOOTAGE OF RIGHT-OF-WAY

BRIDGE WATER LOOP (LOCAL STREET)	60' R.O.W.	1,857'
CANAL DRIVE (LOCAL STREET)	60' R.O.W.	259'
TOTAL		2,116'

SCALE 1" = 100'  
GRAPHIC SCALE

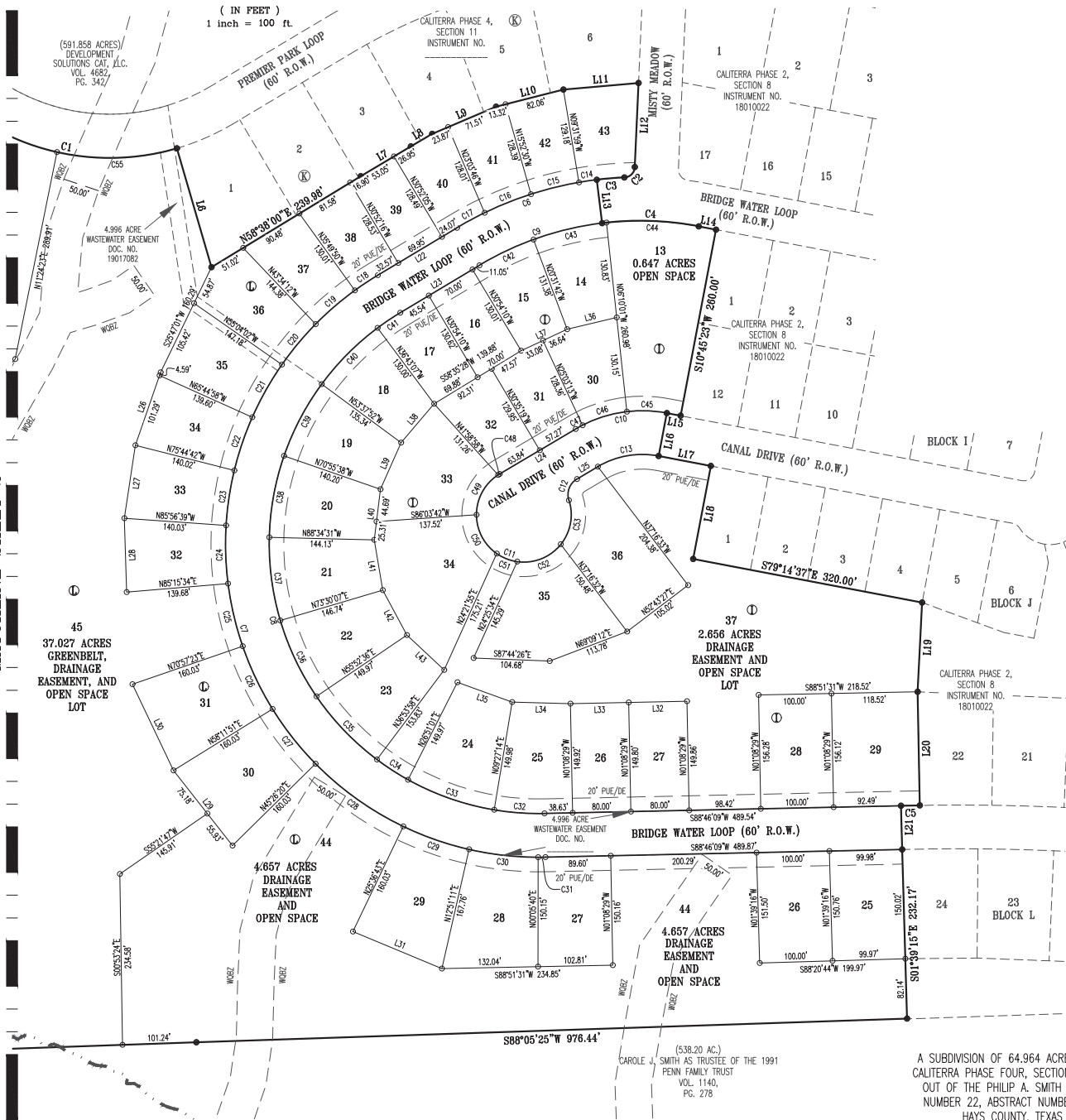


(IN FEET)  
1 inch = 100 ft.



VICINITY MAP  
(N.T.S.)

MATCHLINE SHEET 2



A SUBDIVISION OF 64.964 ACRES BEING  
CALITERRA PHASE FOUR, SECTION ELEVEN,  
OUT OF THE PHILIP A. SMITH SURVEY  
NUMBER 22, ABSTRACT NUMBER 415,  
HAYS COUNTY, TEXAS

SHEET NO. 1 OF 4

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

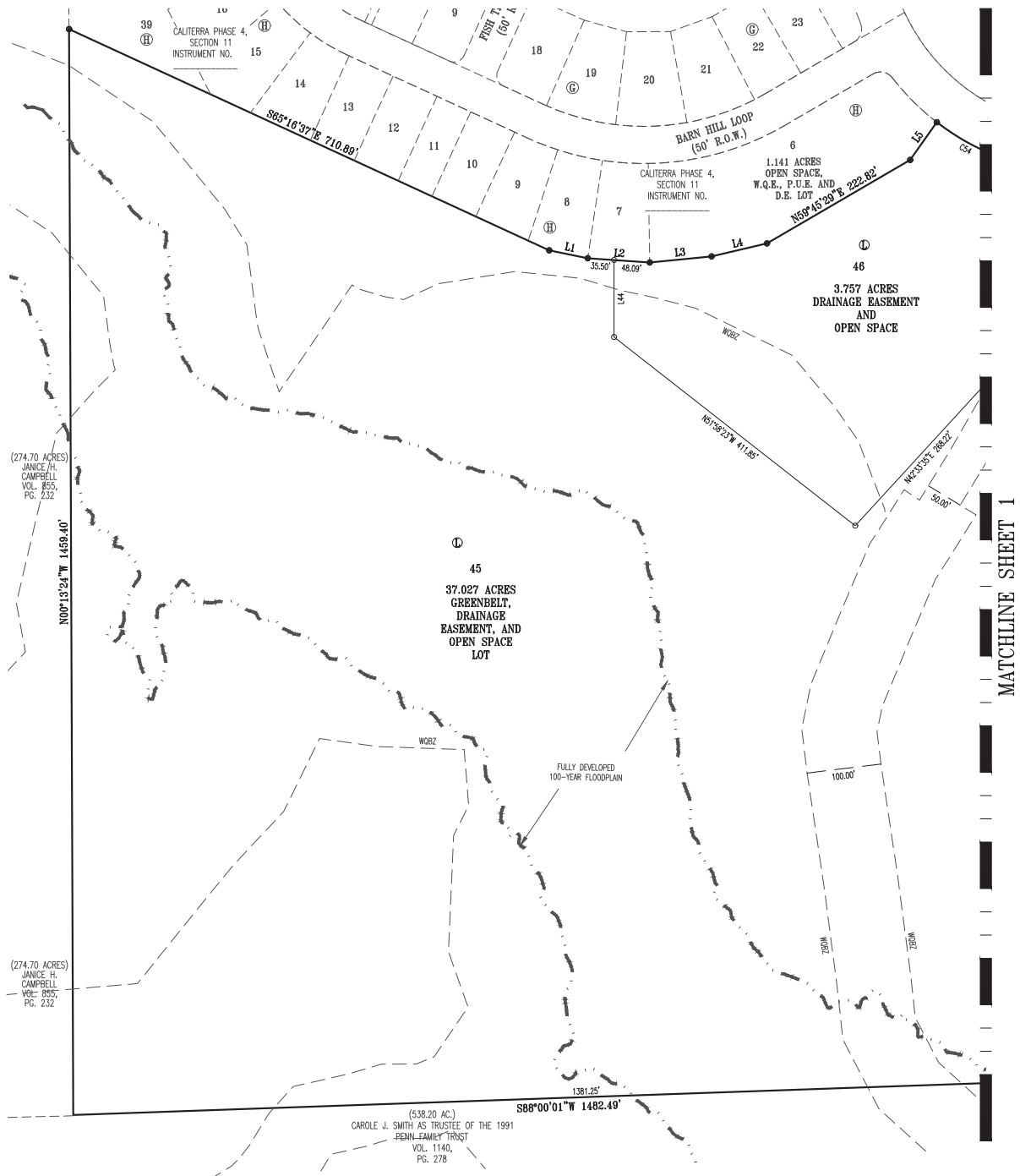
Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

# CALITERRA PHASE FOUR SECTION TWELVE



MATCHLINE SHEET 1

A SUBDIVISION OF 64.964 ACRES BEING  
CALITERRA PHASE FOUR, SECTION ELEVEN,  
OUT OF THE PHILIP A. SMITH SURVEY  
NUMBER 22, ABSTRACT NUMBER 415,  
HAYS COUNTY, TEXAS

**SHEET NO. 2 OF 4**



**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

# CALITERRA PHASE FOUR SECTION TWELVE

Line Table		
Line #	Length	Direction
L1	52.83	S78°26'21"E
L2	83.59	S86°08'21"E
L3	83.59	N84°25'18"E
L4	76.48	N76°50'25"E
L5	62.10	N35°18'00"E
L6	169.97	S16°13'37"E
L7	80.00	N59°17'16"E
L8	34.03	N59°27'15"E

Line Table		
Line #	Length	Direction
L9	95.38	N66°58'24"E
L10	95.38	N75°47'48"E
L11	103.55	N84°57'05"E
L12	115.52	S02°33'18"W
L13	60.00	S06°59'33"E
L14	24.12	S79°14'37"E
L15	19.30	N79°14'37"W
L16	60.00	S10°45'23"W

Line Table		
Line #	Length	Direction
L17	72.95	S79°14'37"E
L18	130.00	S10°45'23"W
L19	122.73	S02°52'14"W
L20	155.91	S01°33'30"E
L21	60.00	S01°32'30"E
L22	126.59	S59°05'39"W
L23	126.59	S59°05'39"W
L24	121.11	S59°24'41"W

Line Table		
Line #	Length	Direction
L25	33.36	S59°24'41"W
L26	105.88	S19°05'13"W
L27	101.33	S08°39'10"W
L28	101.33	S01°47'57"E
L29	131.11	S38°10'55"E
L30	131.11	S25°25'23"E
L31	132.20	S67°25'53"E
L32	80.00	S86°43'23"W

Line Table		
Line #	Length	Direction
L33	80.00	S88°51'31"W
L34	80.00	S88°25'26"E
L35	80.00	S70°08'22"E
L36	70.00	S76°39'08"W
L37	69.72	S64°56'47"W
L38	70.00	S40°29'26"W
L39	70.00	S23°46'31"W
L40	70.00	S07°03'44"W

Line Table		
Line #	Length	Direction
L41	70.00	S09°38'54"E
L42	70.00	S28°11'04"E
L43	70.00	S46°59'47"E
L44	103.44	N00°01'33"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	310.21	330.00	S79°17'49"E	298.91	167.64	53°51'36"
C2	22.23	15.00	S45°00'10"W	20.25	13.72	84°53'43"
C3	37.99	490.00	S85°13'44"W	37.98	19.01	42°26'33"
C4	133.20	430.00	S88°07'05"E	132.67	67.14	17°44'55"
C5	25.79	3030.00	S88°42'08"W	25.79	12.90	0°29'16"
C6	204.47	490.00	S71°02'57"W	202.99	103.74	23°54'31"
C7	1128.18	430.00	S16°04'06"E	831.32	1623.18	150°19'30"
C8	970.76	370.00	S16°04'06"E	715.33	1396.69	150°19'30"
C9	179.43	430.00	S71°02'56"W	178.13	91.04	23°54'29"
C10	129.85	180.00	S80°04'29"W	127.06	67.90	41°20'03"
C11	291.74	65.00	S69°10'08"E	101.63	81.48	25°09'38"
C12	33.67	25.00	S20°49'52"W	31.18	19.94	77°09'37"
C13	86.57	120.00	S80°04'29"W	84.70	45.27	41°20'03"
C14	24.71	490.00	S81°33'32"W	24.71	12.36	2°53'21"
C15	67.86	490.00	S76°08'50"W	67.80	33.98	7°56'04"
C16	68.68	490.00	S68°09'52"W	68.62	34.40	8°01'51"
C17	43.22	490.00	S61°37'19"W	43.21	21.63	5°03'15"
C18	37.81	430.00	S56°34'30"W	37.80	18.92	5°02'17"
C19	71.10	430.00	S49°19'09"W	71.02	35.63	9°28'24"

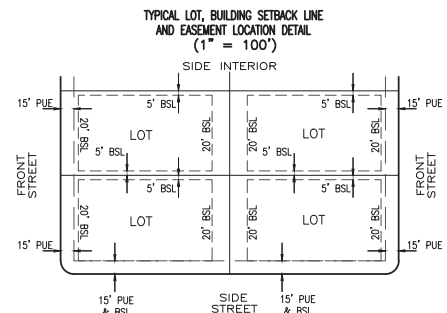
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	72.45	430.00	S39°45'20"W	72.36	36.31	9°39'13"
C21	83.14	430.00	S29°23'23"W	83.01	41.70	11°04'41"
C22	77.04	430.00	S18°43'06"W	76.94	38.62	10°15'54"
C23	76.54	430.00	S08°29'11"W	76.44	38.37	10°11'56"
C24	80.00	430.00	S01°56'33"E	79.88	40.11	10°39'33"
C25	88.35	430.00	S13°09'30"E	88.20	44.33	11°46'21"
C26	95.75	430.00	S25°25'25"E	95.55	48.07	12°45'28"
C27	95.75	430.00	S38°10'53"E	95.55	48.07	12°45'28"
C28	148.79	430.00	S54°28'23"E	148.05	75.15	19°49'32"
C29	95.75	430.00	S70°45'53"E	95.55	48.07	12°45'29"
C30	95.75	430.00	S83°31'22"E	95.55	48.07	12°45'29"
C31	9.96	430.00	N89°26'04"E	9.96	4.98	1°19'40"
C32	69.24	370.00	S85°52'06"E	69.14	34.72	10°43'22"
C33	125.96	370.00	S70°45'16"E	125.35	63.59	19°30'17"
C34	51.05	370.00	S57°02'57"E	51.01	25.57	7°54'21"
C35	120.49	370.00	S47°46'01"E	119.96	60.78	18°39'30"
C36	115.84	370.00	S25°28'07"E	115.37	58.40	17°56'18"
C37	115.73	370.00	S07°32'19"E	115.26	58.34	17°55'18"
C38	113.96	370.00	S10°14'44"W	113.51	57.43	17°38'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	111.69	370.00	S27°42'59"W	111.26	56.27	17°17'43"
C40	109.21	370.00	S44°49'13"W	108.82	55.01	16°54'44"
C41	37.57	370.00	S56°11'07"W	37.55	18.80	5°49'04"
C42	82.47	430.00	S64°35'22"W	82.35	41.36	10°59'21"
C43	103.03	430.00	S76°56'53"W	102.78	51.76	13°43'40"
C44	127.13	430.00	N87°43'10"W	126.67	64.03	16°56'23"
C45	54.98	180.00	N88°00'31"W	54.77	27.71	17°30'03"
C46	64.03	180.00	S73°03'00"W	63.69	32.36	20°22'55"
C47	10.84	180.00	S61°08'00"W	10.84	5.42	3°27'04"
C48	2.54	60.00	S58°12'03"W	2.54	1.27	2°25'16"
C49	64.87	65.00	S28°35'35"W	62.21	35.42	57°10'42"
C50	62.69	65.00	S27°37'38"E	60.29	34.03	55°15'43"
C51	30.47	65.00	S68°41'08"E	30.19	15.52	26°51'17"
C52	67.25	65.00	N68°14'51"E	64.29	36.98	59°16'47"
C53	63.93	65.00	N10°25'45"E	61.39	34.82	56°21'24"
C54	143.74	330.00	S64°50'44"E	142.61	73.03	24°57'25"
C55	166.47	330.00	N88°13'28"E	164.71	85.05	28°54'11"

AREA TABLE		
AREA WITHIN SUBDIVISION	64.964 ACRES (2,829,836 sq. ft.)	
AREA OF SINGLE FAMILY LOTS	13.120 ACRES (571,507 sq. ft.)	
AREA WITHIN PRIVATE STREETS	3.071 ACRES (133,772 sq. ft.)	
BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
25	0.345 ACRES	15,036 SQ. FT.
26	0.347 ACRES	15,113 SQ. FT.
27	0.349 ACRES	15,187 SQ. FT.
28	0.406 ACRES	17,706 SQ. FT.
29	0.421 ACRES	18,357 SQ. FT.
30	0.410 ACRES	17,854 SQ. FT.
31	0.410 ACRES	17,854 SQ. FT.
32	0.288 ACRES	12,531 SQ. FT.
33	0.283 ACRES	12,310 SQ. FT.
34	0.283 ACRES	12,323 SQ. FT.
35	0.314 ACRES	13,672 SQ. FT.
36	0.305 ACRES	13,298 SQ. FT.
37	0.251 ACRES	10,915 SQ. FT.
38	0.224 ACRES	9,769 SQ. FT.
39	0.206 ACRES	8,995 SQ. FT.
40	0.224 ACRES	9,777 SQ. FT.
41	0.225 ACRES	9,818 SQ. FT.
42	0.220 ACRES	9,579 SQ. FT.
43	0.263 ACRES	11,445 SQ. FT.
44	4.657 ACRES	202,854 SQ. FT.
45	37.027 ACRES	1,612,891 SQ. FT.
46	3.757 ACRES	163,676 SQ. FT.

BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
13	0.647 ACRES	29,370 SQ. FT.
14	0.263 ACRES	11,448 SQ. FT.
15	0.247 ACRES	10,765 SQ. FT.
16	0.209 ACRES	9,122 SQ. FT.
17	0.230 ACRES	10,000 SQ. FT.
18	0.276 ACRES	12,013 SQ. FT.
19	0.290 ACRES	12,646 SQ. FT.
20	0.303 ACRES	13,215 SQ. FT.
21	0.313 ACRES	13,651 SQ. FT.
22	0.320 ACRES	13,930 SQ. FT.
23	0.335 ACRES	14,614 SQ. FT.
24	0.360 ACRES	15,665 SQ. FT.
25	0.326 ACRES	14,199 SQ. FT.
26	0.275 ACRES	11,989 SQ. FT.
27	0.275 ACRES	11,987 SQ. FT.
28	0.359 ACRES	15,620 SQ. FT.
29	0.424 ACRES	18,743 SQ. FT.
30	0.252 ACRES	10,962 SQ. FT.
31	0.222 ACRES	9,659 SQ. FT.
32	0.236 ACRES	10,267 SQ. FT.
33	0.374 ACRES	16,309 SQ. FT.
34	0.530 ACRES	23,096 SQ. FT.
35	0.461 ACRES	20,093 SQ. FT.
36	0.466 ACRES	12,361 SQ. FT.
37	2.656 ACRES	115,678 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	43
1-2 ACRE	0
2-5 ACRE	3
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.220 AC (9,579 sq. ft.)	
AVERAGE LOT SIZE: 1.316 AC (57,324 sq. ft.)	



A SUBDIVISION OF 64.964 ACRES BEING  
CALITERRA PHASE FOUR, SECTION ELEVEN,  
OUT OF THE PHILIP A. SMITH SURVEY  
NUMBER 22, ABSTRACT NUMBER 415,  
HAYS COUNTY, TEXAS

**SHEET NO. 3 OF 4**



**Carlson, Brigrance & Doering, Inc.**

FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

# CALITERRA PHASE FOUR SECTION TWELVE

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:  
THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 64.964 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

## "CALITERRA PHASE FOUR SECTION TWELVE"

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATED TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D.

BY: \_\_\_\_\_  
GREGORY L. RICH, MANAGER  
DEVELOPMENT SOLUTIONS CAT, LLC  
901 IDS CENTER  
80 SOUTH 8TH STREET  
MINNEAPOLIS, MINNESOTA 55402

STATE OF TEXAS }  
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION TWELVE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

\_\_\_\_\_  
MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: \_\_\_\_\_

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM

\_\_\_\_\_  
CHAD GILPIN, P.E. - CITY ENGINEER

DATE: \_\_\_\_\_

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
ERIC VAN GAASBEEK, R.S., C.F.M.  
INTERIM HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }  
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D.

ELAINE HANSON CARDENAS BY: \_\_\_\_\_  
COUNTY CLERK  
HAYS COUNTY, TEXAS

### GENERAL NOTES:

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
7. 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. 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
9. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
10. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
11. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
12. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
13. MINIMUM FRONT SETBACK SHALL BE 20'.
14. MINIMUM REAR SETBACK SHALL BE 20'.
15. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
16. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
17. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
18. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
21. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
22. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
23. 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.
24. 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.
25. 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 ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
26. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
30. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
31. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
32. PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCROACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.
33. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E., No. 84769  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

DATE



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

DATE



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

## SHEET NO. 4 OF 4



**Carlson, Brigance & Doering, Inc.**  
FIRM ID #E3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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