

SINGLE FAMILY LOT SQUARE FOOTAGE AND ACREAGE TABLES

BLOCK	LOT	SQ. FT.	ACRES
A	1	16,628	0.382
A	2	16,784	0.386
A	3	15,267	0.35
A	4	15,728	0.361
A	5	14,850	0.341
A	6	11,935	0.274
A	7	11,967	0.275
A	8	11,139	0.256
A	9	10,801	0.248
A	10	12,518	0.276
TOTALS		137,121	3.149

BLOCK	LOT	SQ. FT.	ACRES
B	1	11,205	0.257
B	2	11,205	0.257
B	3	11,205	0.257
B	4	11,205	0.257
B	5	11,205	0.257
B	6	11,205	0.257
B	7	11,205	0.257
B	8	11,205	0.257
B	9	11,107	0.255
B	10	10,843	0.249
B	11	11,111	0.256
B	12	13,076	0.300
B	13	25,877	0.594
B	14	13,421	0.308
B	15	10,800	0.248
B	16	10,800	0.248
TOTALS		196,074	4.513

BLOCK	LOT	SQ. FT.	ACRES
C	1	12,758	0.293
C	2	16,498	0.379
C	3	12,397	0.285
C	4	12,979	0.298
C	5	11,793	0.270
C	6	10,800	0.248
C	7	10,800	0.248
C	8	10,800	0.248
C	9	10,800	0.248
C	10	10,800	0.248
C	11	10,800	0.248
C	12	10,800	0.248
C	13	10,800	0.248
C	14	10,800	0.248
C	15	10,800	0.248
C	16	10,800	0.248
C	17	10,800	0.248
C	18	11,018	0.253
C	19	10,800	0.248
C	20	11,877	0.273
C	21	13,148	0.302
C	22	13,149	0.302
C	23	13,147	0.302
C	24	12,857	0.295
C	25	10,800	0.248
C	26	10,800	0.248
C	27	10,800	0.248
C	28	10,800	0.248
C	29	10,800	0.248
C	30	12,685	0.291
C	31	14,178	0.325
C	32	14,759	0.338
C	33	12,131	0.279
C	34	11,538	0.265
C	35	13,433	0.308
C	36	12,182	0.280
C	37	13,285	0.305
C	38	13,733	0.315
C	39	10,969	0.252
C	40	11,588	0.266
C	41	12,381	0.284
C	42	16,779	0.385
C	43	20,547	0.472
C	44	26,720	0.614
C	45	16,296	0.374
C	46	12,832	0.290
C	47	12,947	0.297
C	48	12,947	0.297
C	49	12,935	0.297
C	50	13,475	0.309
C	51	24,675	0.566
C	52	11,969	0.273
C	53	11,969	0.273
C	54	12,246	0.281
C	55	10,699	0.252
C	56	13,200	0.305
C	57	11,135	0.256
C	58	10,800	0.248
C	59	10,800	0.248
TOTALS		752,174	17.268

BLOCK	LOT	SQ. FT.	ACRES
D	1	13,800	0.312
D	2	13,600	0.312
D	3	13,600	0.312
D	4	13,626	0.313
D	5	13,365	0.307
D	6	13,429	0.308
D	7	13,304	0.310
D	8	13,579	0.312
D	9	13,653	0.313
D	10	14,618	0.336
D	11	17,945	0.412
D	12	23,068	0.530
D	13	21,762	0.499
D	14	20,977	0.482
D	15	18,633	0.451
D	16	22,828	0.524
D	17	21,698	0.498
D	18	31,139	0.715
D	19	24,070	0.553
D	20	19,318	0.443
D	21	18,504	0.425
D	22	19,728	0.450
D	23	18,738	0.430
D	24	18,855	0.433
D	25	24,618	0.565
D	26	32,839	0.754

BLOCK	LOT	SQ. FT.	ACRES
E	1	17,117	0.393
E	2	15,000	0.344
E	3	15,000	0.344
E	4	15,000	0.344
E	5	15,000	0.344
E	6	15,000	0.344
E	7	15,000	0.344
E	8	15,017	0.345
E	9	15,017	0.345
E	10	10,800	0.248
E	11	10,800	0.248
E	12	11,433	0.262
E	13	13,135	0.302
E	14	13,142	0.302
E	15	12,815	0.294
E	16	12,446	0.286
E	17	10,841	0.251
E	18	10,841	0.251
E	19	10,841	0.251
E	20	10,841	0.251
E	21	11,534	0.265
E	22	12,751	0.293
E	23	12,751	0.293
E	24	11,526	0.265
E	25	10,840	0.248
TOTALS		336,918	7.734

BLOCK	LOT	SQ. FT.	ACRES
F	1	17,117	0.393
F	2	15,000	0.344
F	3	15,000	0.344
F	4	15,000	0.344
F	5	15,000	0.344
F	6	15,000	0.344
F	7	15,000	0.344
F	8	15,017	0.345
F	9	15,017	0.345
F	10	10,800	0.248
F	11	10,800	0.248
F	12	11,433	0.262
F	13	13,135	0.302
F	14	13,142	0.302
F	15	12,815	0.294
F	16	12,446	0.286
F	17	10,841	0.251
F	18	10,841	0.251
F	19	10,841	0.251
F	20	10,841	0.251
F	21	11,534	0.265
F	22	12,751	0.293
F	23	12,751	0.293
F	24	11,526	0.265
F	25	10,840	0.248
TOTALS		336,918	7.734

BLOCK	LOT	SQ. FT.	ACRES
G	1	17,117	0.393
G	2	15,795	0.363
G	3	15,795	0.363
G	4	15,795	0.363
G	5	16,616	0.381
G	6	26,163	0.607
G	7	25,168	0.578
G	8	22,827	0.519
G	9	21,764	0.500
TOTALS		177,467	4.075

BLOCK	LOT	SQ. FT.	ACRES
H	1	15,100	0.347
H	2	14,850	0.341
H	3	16,328	0.375
TOTALS		154,136	3.537

BLOCK	LOT	SQ. FT.	ACRES
I	1	15,687	0.360
I	2	14,310	0.329
I	3	14,310	0.329
I	4	14,422	0.331
I	5	17,469	0.402
I	6	23,800	0.546
I	7	27,798	0.638
I	8	35,157	0.802
I	9	14,716	0.338
I	10	13,669	0.314
I	11	15,259	0.373
TOTALS		202,694	4.652

BLOCK	LOT	SQ. FT.	ACRES
J	1	15,687	0.360
J	2	14,310	0.329
J	3	14,310	0.329
J	4	14,422	0.331
J	5	17,469	0.402
J	6	23,800	0.546
J	7	27,798	0.638
J	8	35,157	0.802
J	9	14,716	0.338
J	10	13,669	0.314
J	11	15,259	0.373
TOTALS		202,694	4.652

BLOCK	LOT	SQ. FT.	ACRES
K	1	10,801	0.248
K	2	10,801	0.248
K	3	10,801	0.248
K	4	11,706	0.269
K	5	11,588	0.266
K	6	10,800	0.248
K	7	10,800	0.248
K	8	11,566	0.273
K	9	12,802	0.296
K	10	13,221	0.304
K	11	12,296	0.282
K	12	11,865	0.275
K	13	10,802	0.248
K	14	10,802	0.248
K	15	10,802	0.248
K	16	10,795	0.247
TOTALS		182,825	4.197

BLOCK	LOT	SQ. FT.	ACRES
L	1	17,117	0.393
L	2	15,000	0.344
L	3	15,000	0.344
L	4	15,000	0.344
L	5	15,000	0.344
L	6	15,000	0.344
L	7	15,000	0.344
L	8	15,017	0.345
L	9	15,017	0.345
L	10	10,800	0.248
L	11	10,800	0.248
L	12	11,433	0.262
L	13	13,135	0.302
L	14	13,142	0.302
L	15	12,815	0.294
L	16	12,446	0.286
L	17	10,841	0.251
L	18	10,841	0.251
L	19	10,841	0.251
L	20	10,841	0.251
L	21	11,534	0.265
L	22	12,751	0.293
L	23	12,751	0.293
L	24	11,526	0.265
L	25	10,840	0.248
TOTALS		336,918	7.734

BLOCK	LOT	SQ. FT.	ACRES
M	1	17,117	0.393
M	2	15,000	0.344
M	3	15,000	0.344
M	4	15,000	0.344
M	5	15,000	0.344
M	6	15,000	0.344
M	7	15,000	0.344
M	8	15,017	0.345
M	9	15,017	0.345
M	10	10,800	0.248
M	11	10,800	0.248
M	12	11,433	0.262
M	13	13,135	0.302
M	14	13,142	0.302
M	15	12,815	0.294
M	16	12,446	0.286
M	17	10,841	0.251
M	18	10,841	0.251
M	19	10,841	0.251
M	20	10,841	0.251
M	21	11,534	0.265
M	22	12,751	0.293
M	23	12,751	0.293
M	24	11,526	0.265
M	25	10,840	0.248
TOTALS		336,918	7.734

BLOCK	LOT	SQ. FT.	ACRES
N	1	17,117	0.393
N	2	15,795	0.363
N	3	15,795	0.363
N	4	15,795	0.363
N	5	16,616	0.381
N	6	26,163	0.607
N	7	25,168	0.578
N	8	22,827	0.519
N	9	21,764	0.500
TOTALS		177,467	4.075

SINGLE FAMILY RESIDENCES			
BLOCK	LOT	SQ. FT.	ACRES
H	8	15,100	0.347
H	9	14,850	0.341
H	10	16,336	0.375
TOTALS		154,136	3.537

BLOCK	LOT	SQ. FT.	ACRES
I	1	15,687	0.360
I	2	14,310	0.329
I	3	14,310	0.329
I	4	14,422	0.331
I	5	17,499	0.402

THE RANCH AT CALITERRA

PRELIMINARY PLAN

200.024 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 222, ABSTRACT NUMBER 222
HAYS COUNTY, TX

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 200.024 ACRE TRACT OR PARCEL OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 222, 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 OF CALK CARTER, LLC IN INSTRUMENT NUMBER 2209940, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 200.0 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. Varied), same being at the northwest corner of a called 9.999 acre tract of land conveyed to The Two Acres, LLC in Volume 4710, 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) S18°20'24"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°07'29"E, a distance of 340.53 feet to a calculated point for corner,
- 4) N04°15'52"E, a distance of 86.54 feet to a calculated point for corner,
- 5) N84°10'13"E, a distance of 63.63 feet to a 1/2 inch iron rod found for corner, and
- 6) N81°02'00"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 northeastern corner of said 200.0 acre tract of land, being at a northeastern corner of a called 3.50 acre tract of land conveyed to Michael Plutman in Volume 4776, 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 Onion Creek, also being in a northern line of a called 453.709 acre tract of land conveyed to Limestone - Drilling Springs, LLC in Volume 4438, Page 876, 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 Calterra Phase Three Section Nine, a subdivision recorded in Instrument Number 2005920, Official Public Records, Hays County, Texas, and the west line of a called 591.858 acre tract of land conveyed to Development Solutions Cx, LLC by deed recorded in Volume 4682, Page 342, Official Public Records, Hays County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

- 1) N64°15'54"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,

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200.024 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 222, ABSTRACT NUMBER 222
HAYS COUNTY, TX

- 6) S03°45'02"W, a distance of 279.43 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°31'11"E, a distance of 1267.33 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 Calterra Phase Three Section Nine
- 10) S01°41'19"E, a distance of 226.47 feet to a 1/2 inch iron rod found for corner,
- 11) S01°46'31"E, a distance of 229.30 feet to a 1/2 inch iron rod found for corner, and
- 12) S00°56'28"W, a distance of 663.37 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 185.54 acre tract of land conveyed to John Coleman Horton III by deed recorded in Volume 4574, Page 874, 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, and 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) N02°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°29'49"W, a distance of 53.98 feet to a 1/2 inch iron rod found for corner, and
- 4) N82°48'09"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 interior corner of said 100.0 acre tract of land, for a southeastern interior corner of the herein described tract of land,

THENCE, N83°49'02"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 60d 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 131.33 feet to a 1/2 inch iron rod found for corner,
- 2) S88°32'15"W, a distance of 743.15 feet to a 1/2 inch iron rod found for corner,
- 3) S87°46'39"W, a distance of 780.20 feet to a 1/2 inch iron rod found for corner,
- 4) S88°06'27"E, a distance of 735.75 feet to a 60d nail found for corner, and
- 5) S89°33'48"W, a distance of 703.65 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 346.00 feet, an arc length of 136.74 feet, and a chord that bears S76°32'50"W, a distance of 155.40 feet to a calculated point for corner, and
- 2) S89°33'48"W, a distance of 1237.43 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 Galinar Road (R.O.W. Varied), for the southwest corner of the herein described tract of land,

THENCE, N04°22'04"E, with the east line of said Mount Galinar 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 Galinar 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 southeast corner of a called 134.51 acre tract of land conveyed to Mesa Del Arroyo LP in

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200.024 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 222, 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 1148.53 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 96.871 acre tract of land conveyed to Mariana Gorman in Volume 4324, Page 252, 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 115.33 feet to a calculated point in the northern line of said 36.872 acre tract of land, being at a northeastern corner of said 200.0 acre tract of land, same being in the south line of said Creek Road, for a northeastern corner of the herein described tract of land,

THENCE, N57°37'46"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,

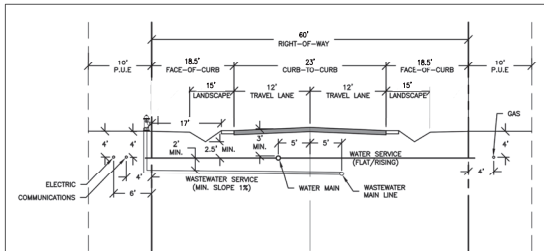
THENCE, with the centerline of said Creek Road, and the northern line of said 200.0 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S84°22'57"E, a distance of 15.33 feet to a mag nail found for corner, and
- 2) S72°05'26"E, a distance of 460.80 feet to the **POINT OF BEGINNING** and containing 200.024 acre of land.

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

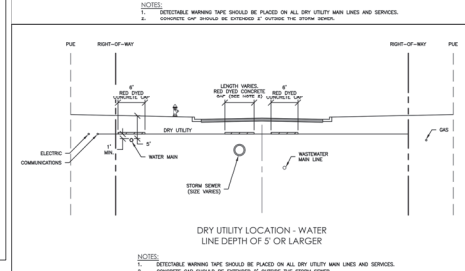
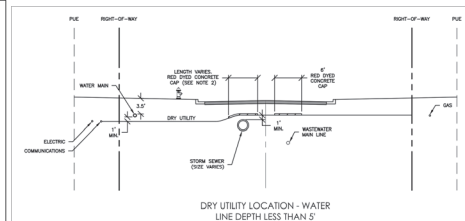


NOTES:

1. WATER MAIN SHALL BE 3' DEEP FOR LINES 8" AND SMALLER, BUT 3.5' DEEP FOR LINES 12" AND LARGER. WATER MAINS SHALL BE PLACED AT MINIMUM DEPTH AT ALL LOCATIONS WHERE POSSIBLE. WHERE IT IS NOT POSSIBLE IT SHOULD BE NOTED IN THE PLANS.
2. THERE SHOULD BE A MINIMUM OF 2.5' OF COVER OVER THE WATER SERVICE AT THE FLOWLINE OF THE ROADSIDE SHALE. ADJUST WATER LINE DEPTHS AS NECESSARY TO ACCOMMODATE THIS COVER. WATER SERVICE SHALL BE FLAT TO RISING.
3. THERE SHOULD BE A MINIMUM OF 2.5' OF COVER OVER THE WATERMAIN SERVICE AT THE FLOWLINE OF THE ROADSIDE SHALE. ADJUST WATERMAIN DEPTH AS NECESSARY TO ACCOMMODATE THIS COVER. WATERMAIN SERVICE SHALL HAVE A MINIMUM SLOPE OF 1%.
4. ALL WATER SERVICES SHALL BE SLOVED.
5. FIRE HYDRANT SHALL NOT BE WITHIN 2' OF SIDEWALK OR TRAIL.
6. SEE DRY UTILITY CROSSING DETAIL FOR LOCATIONS OF DRY UTILITY INTERSECTIONS.
7. NO TREES SHALL BE PLANTED WITHIN 10' OF THE WATERLINE, WATERMAIN LINE, OR SERVICES.
8. RIGHT OF WAY WIDTH SHALL BE INCREASED TO ACCOMMODATE SHALE DEPTH. PUE'S SHOULD BE ADJUSTED AS NECESSARY TO CONTAIN THE SHALE AND THE EXTENDED SERVICES.
9. THERE SHALL BE A MINIMUM OF 2' OF VERTICAL SEPARATION DISTANCE (WATER OVER WATERMAIN) ANYTIME A WATERMAIN SERVICE MAIN LINE CROSSES A WATER SERVICE MAIN LINE. WATER METER BOXES, WATERMAIN CLEANOUTS, AND FIRE HYDRANTS SHALL BE LOCATED AT THE TOP OF THE BACK SLOPE OF THE ROADSIDE SHALE IF THE DISTANCE PROVIDED IN THE DETAILS PLACE THESE FACILITIES WITHIN A ROADSIDE SHALE.
10. ALL WATER SERVICES SHALL BE SLOVED.

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 CONTINUING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS-TINNEY GROUNDWATER CONSERVATION DISTRICT.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS UNDERGROUND SCHOOL DISTRICT.
6. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
7. A PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.M. PANEL NO. 480200107R AND 480200115R, 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 FEDERALLY 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 TWO SERVICES ADJACENT TO A PUBLIC STREET SHALL BE 10'.
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 THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
22. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BE DONE UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
23. IN ORDER TO PROMOTE SAFE USE OF ROADSWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADSWAYS, ANY DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED THROUGH TRANSPORTATION DEPARTMENT UNDER CHAPTER 751 AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS AND COMPLES WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
24. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND 1020 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 PREMITTED 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 ESJ. THIS IS TO INCLUDE THE FILLING 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 CONSTRUCTION OF THIS PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN. 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 DRAINAGE FOR THIS SUBDIVISION.
27. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
28. 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 14021150 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
29. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION, INSPECTION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
30. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
31. PRE EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCHARGE WITHIN THE PRE EASEMENT PER CONSULTATION WITH PUE.
32. ANY CONSTRUCTION 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.
33. HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTIVE LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.



DESIGNED BY	DATE	DRAWN BY	DATE
ARON V. THOMPSON	7/26/2022	ARON V. THOMPSON	7/26/2022

REVISION:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/26/2022

PROJECT: THE RANCH AT CALITERRA STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

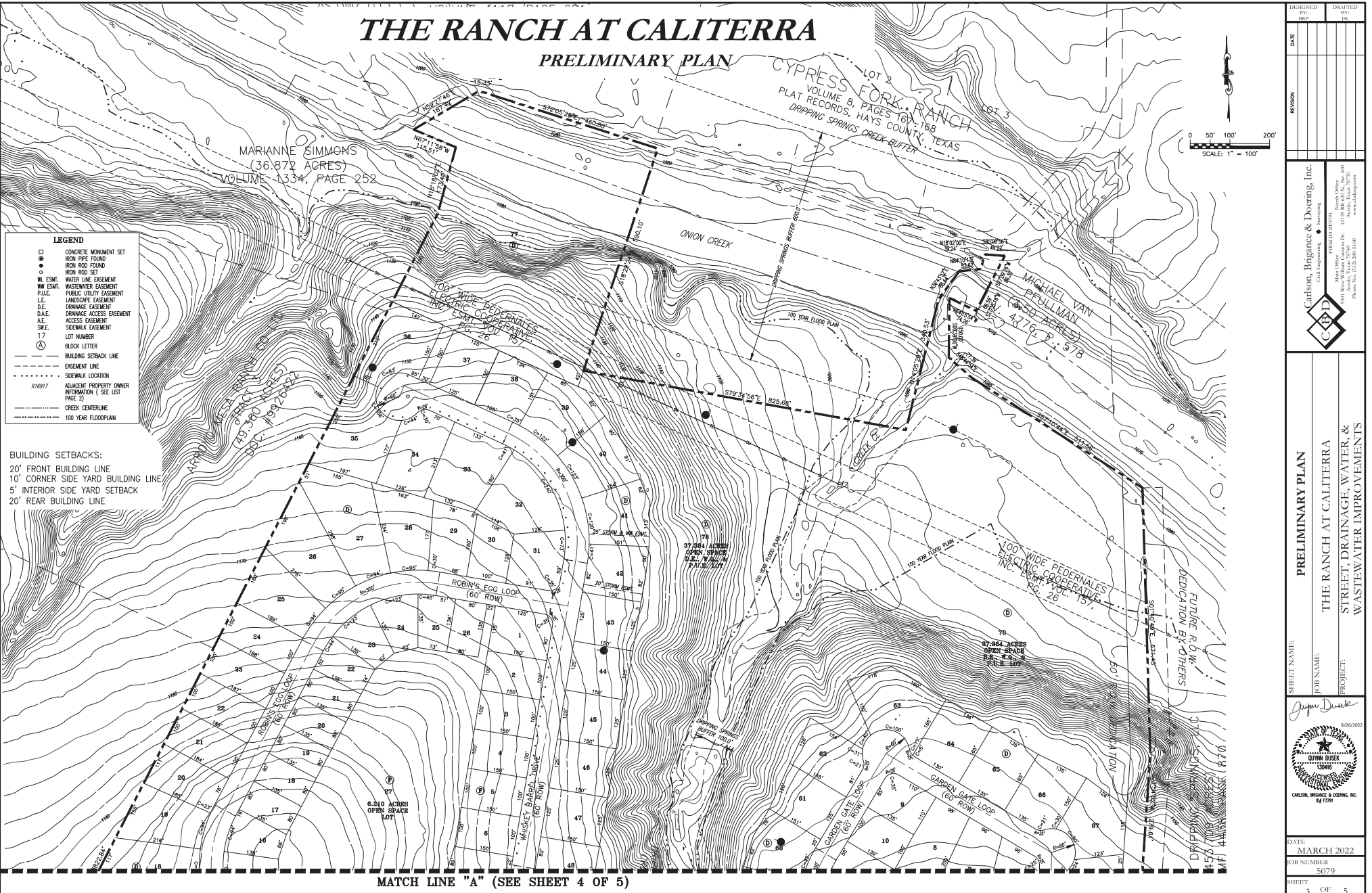
SHEET: 2 OF 5

CARLSON, BRANGENE & DOERING, INC.
5501 West William Cannon Dr.
Austin, TX 78749
Ph: 512-320-5140
www.cbding.com

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

THE RANCH AT CALITERRA

PRELIMINARY PLAN



DESIGNED BY	DATE	REVISION	DATE	REVISION
BY				
BY				
BY				

Carlson, Brignace & Doering, Inc.
Civil Engineering • Surveying
Main Office: 17888 E. 47th Street, Suite 100, Denver, CO 80231
Phone: 303.751.1100
Fax: 303.751.1101
www.cbdeng.com

PRELIMINARY PLAN

THE RANCH AT CALITERRA

STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

SHEET NAME: *John Doe*

DATE: **MARCH 2022**

JOB NUMBER: **5079**

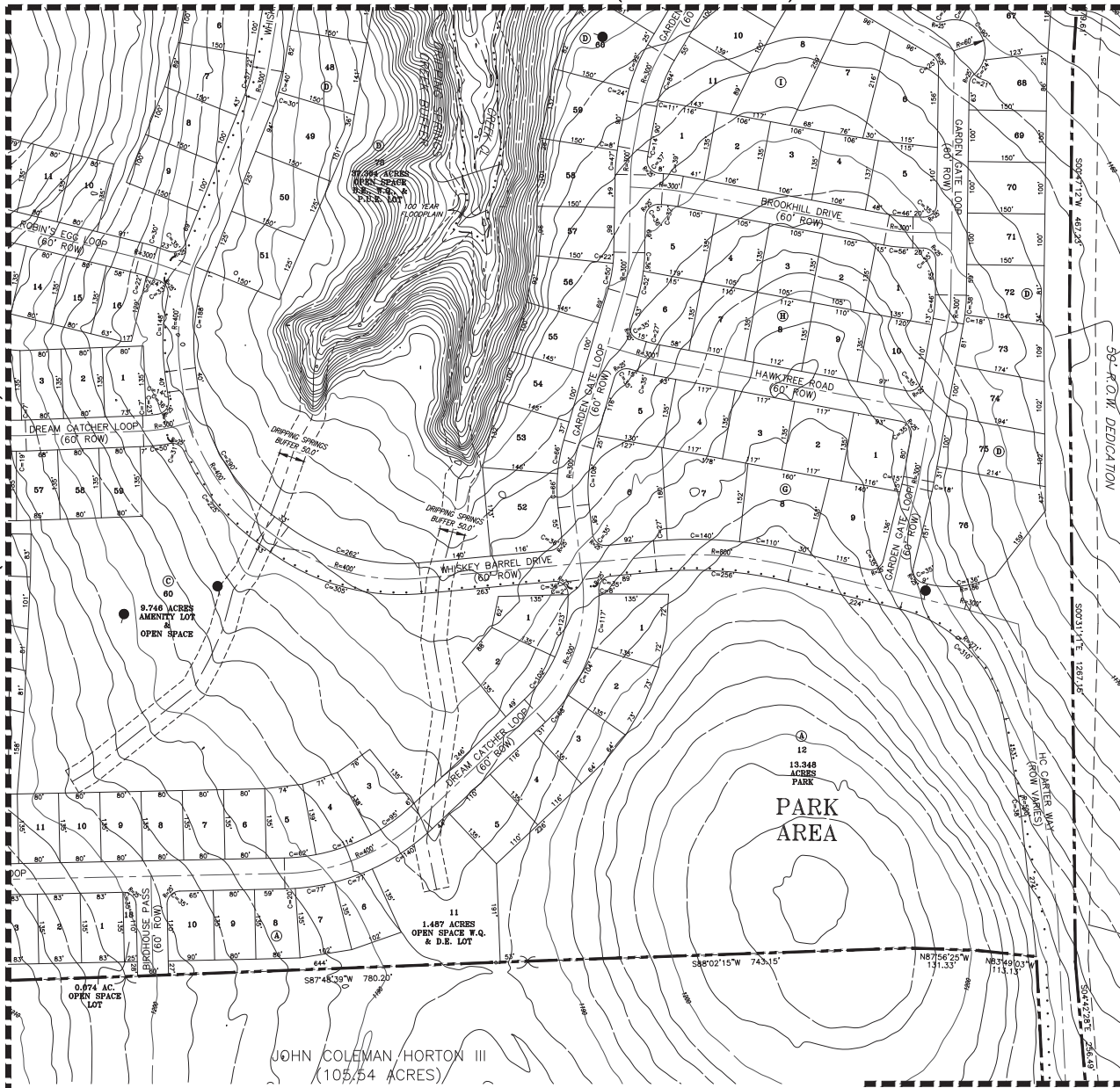
SHEET: **3** OF **5**

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.
 - WW. ESMT.
 - P.U.E.
 - L.E.
 - D.E.
 - D.A.E.
 - A.E.
 - S.W.L.
 - 17
 - LOT NUMBER
 - BLOCK LETTER
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - SIDEWALK LOCATION
 - R16917
 - 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=3'47.45"
R= 815.00'
T=22.01'
C=53.38'
A=53.99'
CB=N00729'48"W

MATCH LINE "B" (SEE THIS SHEET)

DESIGNED BY	REV	DRAFTED BY	DATE
DATE	REVISION		

PRELIMINARY PLAN

THE RANCH AT CALITERRA

STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
Main Office: 17888 E. 87th Ave., Suite 100, Denver, CO 80231
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www.cbdo.com

John Doe
8/26/2021
13046
CARLSON, BRIGRANCE & DOERING, INC.
601 F ST NW
WASHINGTON, DC 20004

DATE: MARCH 2022
JOB NUMBER: 5079
SHEET: 4 OF 5

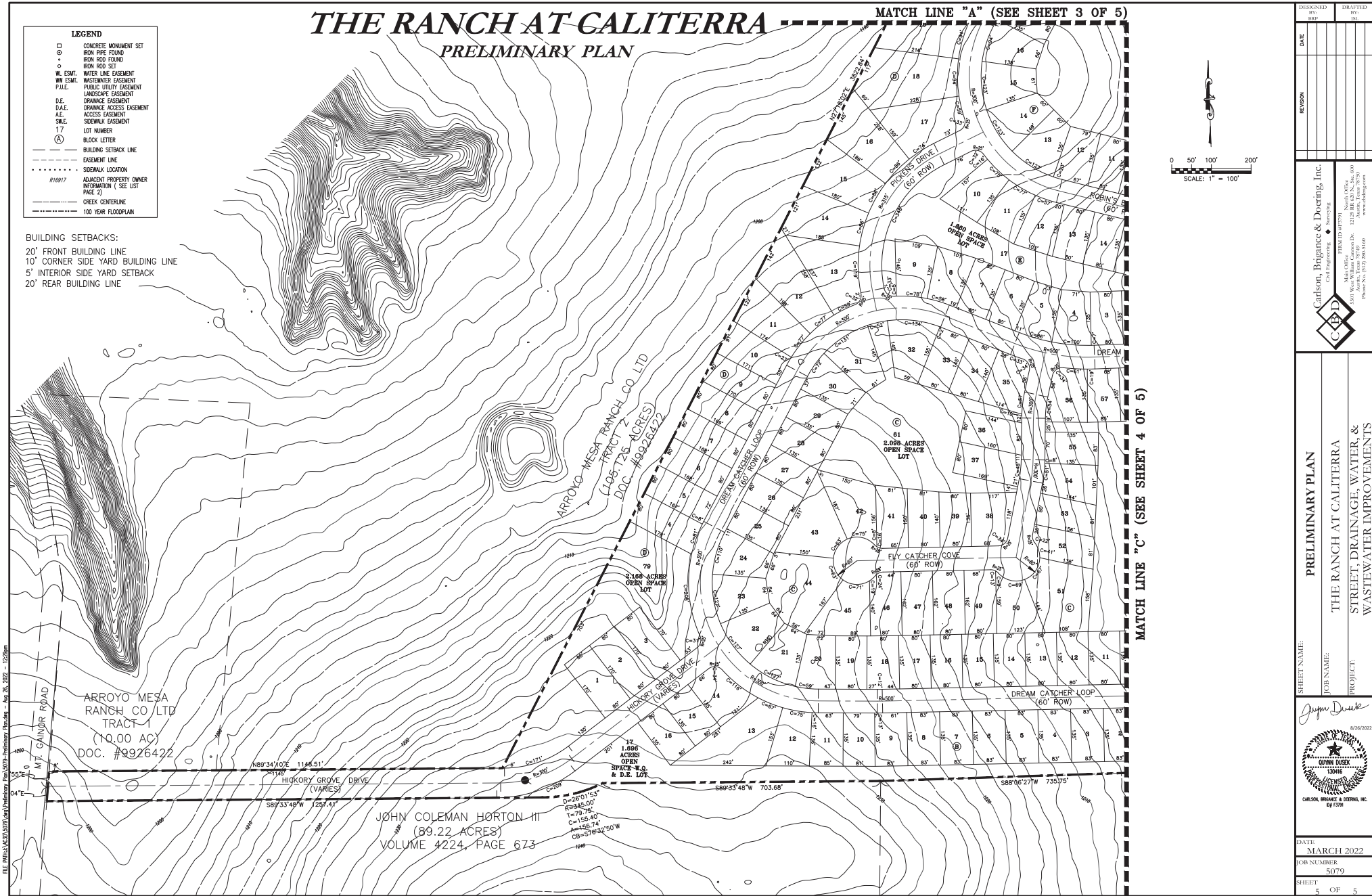
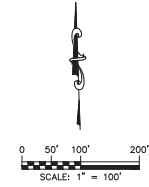
THE RANCH AT CALITERRA

PRELIMINARY PLAN

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

LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W	WATER LINE EASEMENT
WW	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	LANDSCAPE EASEMENT
D.A.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
17	LOT NUMBER
Ⓐ	BLOCK LETTER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	SIDEWALK LOCATION
R15917	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



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

DESIGNED BY	DRAWN BY
DATE	REVISION

Carlson, Brignage & Doering, Inc.
 Civil Engineering • Surveying
 Main Office: 17888 E 28th Ave., Suite 100, Aurora, CO 80012
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 Phone No. 303.280.5160
 www.cbdo.com

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

SHEET NAME:
 JOB NAME:
 PROJECT:
 8/06/2022
 CARLSON, BRIGNAGE & DOERING, INC.
 8/1/2022

DATE	MARCH 2022
JOB NUMBER	5079
SHEET	5 OF 5