

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

DATE: JULY 5, 2023

OWNER:
CF CSLK CALITERRA LLC
12222 MERT DRIVE, SUITE 1020
DALLAS, TEXAS 75251

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

FEMA PANEL NO. 482080115F
EFFECTIVE DATE: SEPTEMBER 02, 2005

TOTAL ACRES: 4.899 ACRES

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

TOTAL IND. LOTS: 11
NO. OF SINGLE FAMILY LOTS: 11
NO. OF BLOCKS: 1

LINEAR FOOTAGE OF RIGHT-OF-WAY
CARENANTIA COVE (LOCAL STREET) 60' R.O.W. 353'
TOTAL 353'

BENCHMARK NOTES:

BM#1: CAPPED 1/2" IRON ROD IN LOT 42, BLOCK L, CALITERRA PHASE 5 SECTION 14
N: 13974095.99
E: 2254766.26
ELEVATION: 1066.14' (MVD '88)

BM#2: MAG NAIL ON RIBBON CURB ON THE SOUTH SIDE OF CALITERRA PARKWAY APPROXIMATELY
578 FEET EAST OF PREMIER PARK LOOP
N: 1396603.35
E: 2254746.30
ELEVATION: 1128.76' (MVD '88)

BASES OF BEARINGS - TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (MVD '88) (GEOID 128)

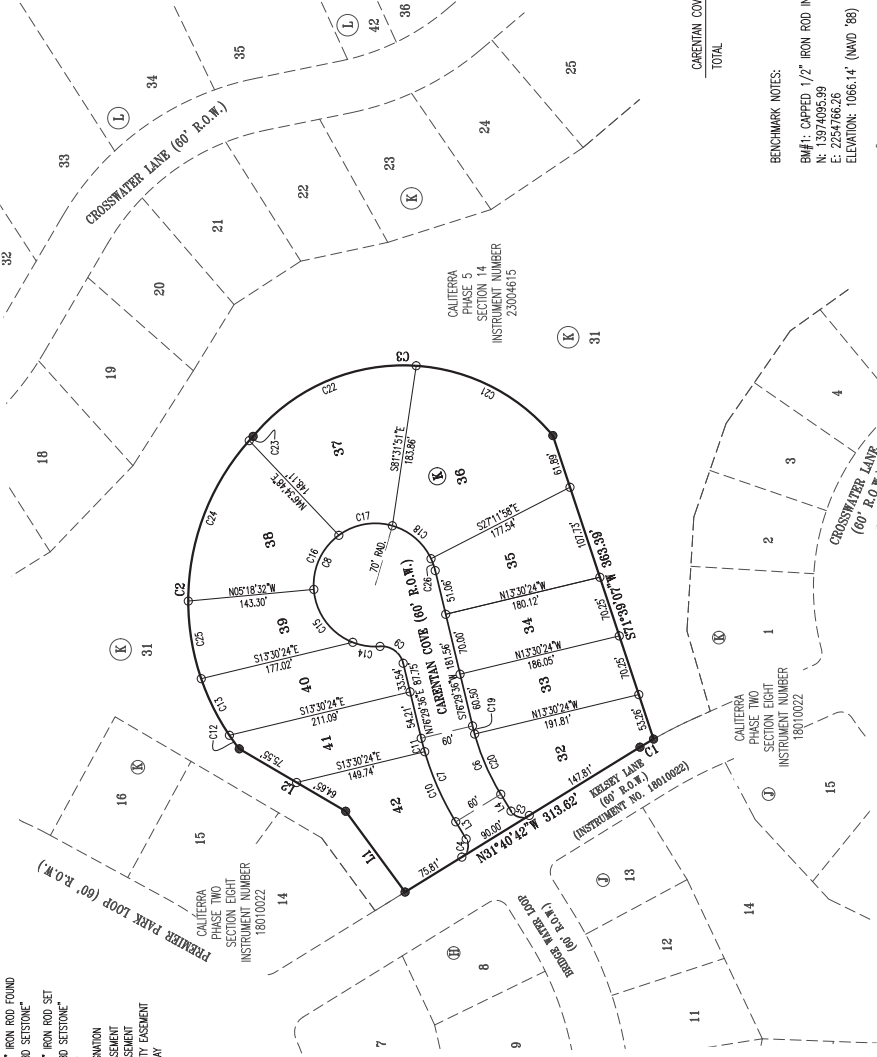
Line #	Length	Direction
L1	113.66	N83°21'E
L2	140.20	N30°23'E
L3	22.85	N68°53'E
L4	22.42	S86°53'W

LEGEND

- CAPPED 1/2" IRON ROD FOUND
- STAMPED "500 SETSTONE"
- CAPPED 1/2" IRON ROD SET
- STAMPED "500 SETSTONE"
- 17 LOT NUMBER
- Ⓚ BLOCK DESIGNATION
- Ⓛ DRAINAGE EASEMENT
- Ⓜ SEWER EASEMENT
- Ⓝ EASEMENT
- Ⓞ R.O.W. RIGHT-OF-WAY

SCALE 1" = 100'

VICINITY MAP
(N.T.S.)



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C14	31.65	70.00	N83°15'4"E	31.36	16.10	25°54'27"
C15	78.65	70.00	N63°40'19"E	74.57	44.06	64°22'23"
C16	70.66	70.00	S85°13'27"E	67.70	38.67	57°50'05"
C17	64.00	70.00	S10°06'46"E	61.80	34.44	52°23'20"
C18	59.45	70.00	S40°24'57"W	57.68	31.65	46°39'24"
C19	9.51	270.00	S75°29'05"W	9.51	4.75	2°01'02"
C20	74.85	270.00	S86°32'02"W	74.61	37.67	1°53'03"
C21	179.25	220.71	N67°04'09"E	174.56	94.90	46°31'32"
C22	209.79	220.71	N63°25'41"W	201.98	113.58	54°27'36"
C23	6.51	273.50	N47°52'50"W	6.51	3.26	1°21'53"
C24	189.40	273.50	N68°11'58"W	185.02	104.37	47°46'23"
C25	89.79	273.50	S80°30'31"W	89.39	45.30	18°48'39"
C26	14.56	70.00	N07°35'58"E	14.54	7.41	11°45'19"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	17.92	530.00	N39°42'22"W	17.92	8.86	1°56'15"
C2	386.81	273.50	S87°27'55"E	356.37	233.73	81°02'01"
C3	386.04	220.71	S07°09'45"E	346.59	267.71	100°59'29"
C4	23.49	15.00	S76°32'40"E	21.16	14.93	89°43'57"
C5	23.63	15.00	S12°27'25"W	21.26	15.07	30°16'12"
C6	84.36	270.00	S87°32'33"W	84.02	42.53	17°54'05"
C7	103.10	330.00	N67°32'33"E	102.69	51.98	17°54'05"
C8	318.77	70.00	S53°57'51"E	308.52	166.62	26°54'50"
C9	35.31	25.00	N36°02'00"E	32.44	21.32	80°54'55"
C10	87.31	330.00	N66°10'18"E	87.06	43.91	15°09'34"
C11	15.79	330.00	N70°07'20"E	15.79	7.60	2°44'31"
C12	19.07	273.50	S54°00'56"W	19.07	9.54	3°59'43"
C13	72.05	273.50	S63°33'00"W	71.82	36.22	19°02'23"

SHEET NO. 1 OF 3

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

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

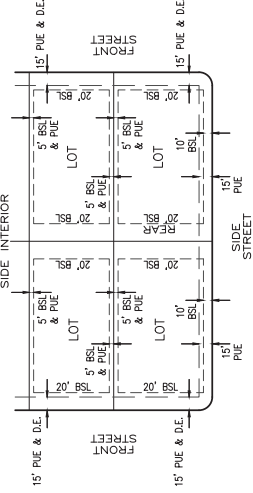
GENERAL NOTES:

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 IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THIS PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS Delineated ON FIRM PANEL NO 4820900115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
10. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
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' SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
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 CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN PERMITTED BY THE TCEQ.
20. 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, IF ANY CITY RIGHT OF WAY EXISTS; (B) AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
21. 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.
22. 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 ESCD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF DRIPPING SPRINGS FOR ALL APPLICABLE CONSTRUCTION.
23. 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.
24. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
25. POST-DEVELOPMENT CONDITIONS RUNOFF RATE OFF SHALL BE AS DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
26. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
27. THIS DEVELOPMENT IS SUBJECT TO THE CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4978, PAGE 215. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
28. PEC EASEMENT OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C UNITS SHALL BE ALLOWED TO ENCRoACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
29. THIS SUBDIVISION IS LOCATED IN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
30. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, WITHIN 30 DAYS OF THE DATE OF RECORDING THIS PLAT. THE MAINTENANCE PLAN SHALL BE MAINTAINED AND THE MAINTENANCE MEASURES SHALL BE DOCUMENTED AND MAINTAINED FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

AREA TABLE		
AREA WITHIN SUBDIVISION	4.899 ACRES (213,377 sq. ft.)	
AREA OF SINGLE FAMILY LOTS	4,269 ACRES (186,940 sq. ft.)	
AREA WITHIN PUBLIC STREETS	0.630 ACRE (27,437 sq. ft.)	
BLOCK 'K'		
LOT NO.	ACREAGE	SQ. FT.
32	0.354 ACRE	15,402 SQ. FT.
33	0.304 ACRE	13,232 SQ. FT.
34	0.294 ACRE	12,816 SQ. FT.
35	0.351 ACRE	15,291 SQ. FT.
36	0.646 ACRE	28,192 SQ. FT.
37	0.533 ACRE	23,225 SQ. FT.
38	0.440 ACRE	19,156 SQ. FT.
39	0.341 ACRE	14,668 SQ. FT.
40	0.296 ACRE	12,908 SQ. FT.
41	0.296 ACRE	12,908 SQ. FT.
42	0.343 ACRE	14,958 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	11
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.294 AC (12,816 sq. ft.)	
AVERAGE LOT SIZE: 0.380 AC (16,559 sq. ft.)	

TYPICAL LOT, BUILDING SETBACK LINE
AND EXISTENT LOT AREA DETAIL
(1" = 100')



A SUBDIVISION OF 4.899 ACRES BEING CALITERRA PHASE 5, SECTION 13, OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, IN HAYS COUNTY, TEXAS

SHEET NO. 2 OF 3

Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

Civil Engineering
5504 West Loop South
Phone No. (512) 286-5160
Surveying
Austin, TX 78749
Austrian
Phone No. (512) 286-5165

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS: THAT OF CSJK CALITERRA, L.L.C. ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 4.899 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER Z2010148, OFFICIAL PUBLIC RECORDS OF THIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.899 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE 5, SECTION 13"

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 AND ATTORNEY IN FACT
OF CSJK CALITERRA, L.L.C.
12222 MERTY DRIVE, SUITE 1020
DALLAS, TEXAS 75251

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 SHOWN.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

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 PLAN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, 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

THIS FLOOD STATEMENT, AS DETERMINED BY A F.I.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 FOODS 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.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, JOHN DAVID KIPP, 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: _____
JOHN DAVID KIPP, R.E.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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. 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 REMAINABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GANSBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CHAD GLENN, P.E., CITY ENGINEER

A.J. GRAY
OPERATIONS GENERAL MANAGER
DRIPPING SPRINGS WATER SUPPLY CORP.
WATER UTILITY PROVIDER

AARON REED
PUBLIC WORKS DIRECTOR
CITY OF DRIPPING SPRINGS
WASTEWATER UTILITY PROVIDER

THIS PLAT, CALITERRA, PHASE 5, SECTION 13, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED THIS THE _____ DAY OF _____, 20____.

MIMI JAMES, PLANNING & ZONING COMMISSION CHAIR

ANDREA CUNNINGHAM, CITY SECRETARY

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.

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

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE: _____

I, ELAINE HANSON CARDEMS, 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 INSTRUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

ELAINE HANSON CARDEMS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

A SUBDIVISION OF 4.899 ACRES BEING CALITERRA PHASE 5, SECTION 13, OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, IN HAYS COUNTY, TEXAS

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
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