THE RANCH AT CALITERRA

PRELIMINARY PLAN

SINGLE FAMILY LOT SQUARE FOOTAGE AND ACREAGE TABLES

SINGLE FAMILY RESIDENCES

BLOCK	LOT		
A	1	17,035	0.391
A	2	17,772	0.408
A	3	15,517	0.356
A	4	15,726	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	10,800	0.248
A	10	12,016	0.276
TOTALS		138,757	3.185

SINGLE FAMILY RESIDENCES

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	0.255
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		196,674	4.515

SINGLE FAMILY RESIDENCES

BLOCK	LOT	SQ. FT.	ACRES
C	1	12,756	0.293
C	2	16,496	0.379
C	3	12,397	0.285
C	4	12,979	0.298
C	5	11,793	0.271
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	11,016	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	14,176	0.325
C	32	14,739	0.338
C	33	12,131	0.278
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	14,212	0.326
C	39	11,681	0.268
C	40	12,130	0.278
C	41	12,563	0.288
C	42	16,779	0.385
C	43	20,547	0.472
C	44	26,730	0.614
C	45	16,296	0.374
C	46	12,632	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	12,119	0.278
C	53	11,993	0.275
C	54	12,246	0.281
C	55	11,074	0.254
C	56	13,290	0.305
C	57	11,135	0.256
C	58	10,800	0.248
C	59	10,800	0.248
TOTALS		754,187	17.314

SINGLE FAMILY RESIDENCES

BLOCK	LOT	SQ. FT.	ACRES
D	1	13,600	0.312
D	2	13,600	0.312
D	3	13,600	0.312
D	4	13,626	0.313
D	5	13,355	0.307
D	6	13,429	0.308
D	7	13,504	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	23,066	0.530
D	13	21,752	0.499
D	14	20,977	0.482
D	15	19,633	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	19,316	0.443
D	21	18,504	0.425
D	22	18,738	0.430

SINGLE FAMILY RESIDENCES

BLOCK	LOT	SQ. FT.	ACRES
D	23	18,738	0.430
D	24	18,855	0.433
D	25	24,618	0.565
D	26	32,839	0.754
D	27	38,648	0.887
D	28	24,861	0.571
D	29	17,880	0.410
D	30	14,303	0.328
D	31	18,755	0.431
D	32	27,870	0.640
D	33	29,756	0.683
D	34	25,612	0.588
D	35	34,456	0.791
D	36	26,415	0.606
D	37	18,750	0.430
D	38	19,421	0.446
D	39	24,416	0.561
D	40	23,513	0.540
D	41	22,950	0.527
D	42	19,887	0.457
D	43	18,750	0.430
D	44	18,750	0.430
D	45	18,750	0.430
D	46	18,750	0.430
D	47	18,750	0.430
D	48	19,844	0.456
D	49	20,532	0.471
D	50	19,374	0.445
D	51	18,958	0.435
D	52	22,347	0.513
D	53	16,811	0.386
D	54	14,500	0.333
D	55	14,500	0.333
D	56	15,686	0.360
D	57	15,303	0.351
D	58	18,281	0.420
D	59	19,381	0.445
D	60	21,395	0.491
D	61	20,378	0.468
D	62	21,256	0.488
D	63	29,643	0.681
D	64	22,293	0.512
D	65	22,294	0.512
D	66	22,515	0.517
D	67	23,389	0.537
D	68	14,904	0.342
D	69	15,003	0.344
D	70	15,007	0.345
D	71	15,010	0.345
D	72	16,043	0.368
D	73	16,917	0.388
D	74	18,402	0.422
D	75	20,372	0.468
D	76	41,734	0.958
D	77	306,269	7.031
TOTALS		1,850,858	42.490

BLOCK	LOT	SQ. FT.	ACRES
E	1	10,801	0.248
E	2	10,801	0.248
E	3	10,859	0.249
E	4	11,706	0.269
E	5	11,588	0.266
E	6	10,800	0.248
E	7	10,800	0.248
E	8	11,906	0.273
E	9	12,902	0.296
E	10	13,446	0.309
E	11	12,298	0.282
E	12	11,985	0.275
E	13	10,802	0.248
E	14	10,802	0.248
E	15	10,802	0.248
E	16	10,755	0.247
TOTALS		183,050	4.202

SINGLE FAMILY RESIDENCES

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	16,280	0.374
F	8	15,386	0.353
F	9	15,140	0.348
F	10	10,807	0.248
F	11	10,820	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	10,941	0.251
F	18	10,941	0.251
F	19	10,941	0.251
F	20	10,941	0.251
F	21	10,941	0.251
F	22	11,534	0.265
F	23	12,751	0.293
F	24	12,756	0.293
F	25	11,526	0.265
F	26	10,840	0.249
TOTALS		337,629	7.751

SINGLE FAMILY RESIDENCES

BLOCK	LOT	SQ. FT.	ACRES
G	1	15,714	0.361
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	28,163	0.647
G	7	25,198	0.578
G	8	22,627	0.519
G	9	21,764	0.500
TOTALS		177,467	4.074

SINGLE FAMILY RESIDENCES

BLOCK	LOT	SQ. FT.	ACRES
H	1	17,729	0.407
H	2	14,175	0.325
H	3	14,175	0.325
H	4	14,175	0.325
H	5	17,052	0.391
H	6	15,695	0.360
H	7	14,850	0.341
H	8	15,100	0.347
H	9	14,850	0.341
H	10	16,336	0.375
TOTALS		154,136	3.538

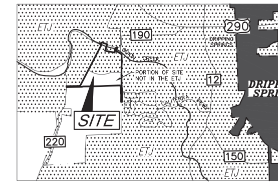
SINGLE FAMILY RESIDENCES

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
I	6	23,800	0.546
I	7	27,798	0.638
I	8	29,277	0.672
I	9	14,959	0.343
I	10	14,141	0.325
I	11	16,456	0.378
TOTALS		202,659	4.652

TOTAL SINGLE FAMILY AREA	
SQ. FT.	ACRES
3,995,416	91.722

TOTAL SINGLE FAMILY LOTS
234

AVERAGE SINGLE FAMILY LOT	
SQ. FT.	ACRES
17,074	0.392



VICINITY MAP

(N.T.S.)

0 150' 300' 600'

SCALE: 1" = 300'

LEGEND

17	LOT NUMBER
(A)	BLOCK LETTER
	PROPERTY LINE
	EASEMENT LINE
	NEW CREEK BUFFER

ORIGINAL SUBMITTAL DATE: MAY 27, 2022

TOTAL ACREAGE: 200.024 ACRES
FEMA MAP NO: 48209C-0115F,
DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 245
NO. OF BLOCKS: 10
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 234
NO. OF OPEN SPACE LOTS: 5
NO. OF D.E. LOTS: 1
NO. OF OPEN SPACE, W.Q. & D.E. LOT: 2
NO. OF OPEN SPACE, W.Q., D.E. & P.U.E. LOTS: 1
NO. OF PARK LOTS: 1
NO. OF AMENITY CENTER & OPEN SPACE LOTS: 1

TOTAL LINEAR FOOTAGE OF STREETS: 21,857 LF

DATE: OCTOBER 14, 2022
FEMA PANEL NO. 48209C-0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

OWNER: CF CSLK CARTER, LLC.
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

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

ROADWAY SUMMARY TABLE

ROADWAY	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (BC-BC)	ADT	LF OF ROAD	AC. OF ROAD
EX. SOARING HILL DRIVE	(MAJOR COLLECTOR)	100+	32'	2730		
H.C. CARTER WAY	(MINOR COLLECTOR)	100+	32' DIVIDED	2000	1,889'	4.050 AC.
WHISKEY BARREL DRIVE	(MINOR COLLECTOR)	60'	29'-32'	2000	3,970'	6.177 AC.
HICKERY GROVE DRIVE	(MINOR COLLECTOR)	60'-75'	26'-29'	1100	1,809'	2.886 AC.
DREAM CATCHER LOOP	(MINOR COLLECTOR)	60'	29'	1090	4,327'	5.887 AC.
BIRDHOUSE LANE	(LOCAL STREET)	60'	29'	0	192'	0.230 AC.
BROOKHILL DRIVE	(LOCAL STREET)	60'	29'	100	631'	0.799 AC.
FLY CATCHER COVE	(LOCAL STREET)	60'	29'	200	929'	1.517 AC.
GARDEN SPRING LOOP	(LOCAL STREET)	60'	29'	510	2,857'	4.048 AC.
HAWKTREE ROAD	(LOCAL STREET)	60'	29'	100	641'	0.813 AC.
PICKENS DRIVE	(LOCAL STREET)	60'	29'	60	590'	0.742 AC.
ROBIN'S EGG LOOP	(LOCAL STREET)	60'	29'	400	2,146'	3.206 AC.
TOTALS					19,981'	30.355 AC.

PARK AND OPEN SPACE LOTS SQUARE FOOTAGE AND ACREAGE TABLES

PARK AND OPEN SPACE LOTS AREA TABLE

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
A	11	64,773	1.487	OPEN SPACE, W.Q. & D.E.
A	12	579,736	13.309	PARK
TOTALS		644,508	14.796	

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
B	17	73,890	1.696	OPEN SPACE, W.Q. & D.E.
B	18	3,241	0.074	OPEN SPACE
TOTALS		77,131	1.771	

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
C	60	424,410	9.743	AMENDITY LOT & OPEN SPACE
C	61	89,494	2.054	OPEN SPACE
TOTALS		513,903	11.798	

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
D	78	1,625,844	37.324	OPEN SPACE, W.Q., D.E. & P.U.E.
D	79	94,429	2.168	OPEN SPACE
TOTALS		1,720,273	39.492	

PARK AND OPEN SPACE LOTS AREA TABLE

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
E	17	80,791	1.855	OPEN SPACE
TOTALS		80,791	1.855	

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
F	27	269,805	6.194	OPEN SPACE
TOTALS		269,805	6.194	

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
J	1	12,761	0.293	OPEN SPACE & D.E.
TOTALS		12,761	0.293	

LOT SIZES TABLE

DIMENSIONS	COUNT	LOTS
< 1 ACRE	235	MOST SFR, B18 & J1
1 TO 2 ACRE	3	A11, B17 & E17
2 TO 5 ACRE	2	C61 & D79
5 TO 10 ACRE	3	C60, SFR D77 & F27
> 10 ACRE	2	A12 & D78

TOTAL OPEN SPACE & PARK AREA	
SQ. FT.	ACRES
3,319,173	76.198

TOTAL OPEN SPACE & PARK LOTS
11

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 1.00 ACRE ARE SHOWN.

STATE OF TEXAS}
COUNTY OF HAYS}
CITY OF DRIPPING SPRINGS}

THIS PLAT, THE RANCH AT CALITERRA, 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

ANDREA CUNNINGHAM, CITY SECRETARY

DESIGNED BY: BRP | DRAFTED BY: JSL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: **PRELIMINARY PLAN**

JOB NAME: THE RANCH AT CALITERRA OVERALL 300 SCALE

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
QUYNN DUSEK
130416
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: OCTOBER 2022

JOB NUMBER: 5079

FILE PATH:J:\AC3D\5079\dwg\Preliminary Plan\5079-Preliminary Plan.dwg - Nov 04, 2022 - 8:55am

THE RANCH AT CALITERRA

PRELIMINARY PLAN

200.024 ACRE
BENJAMIN F. HANNA *SURVEY NUMBER 28, 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 28, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING COMPRISED OF ALL OF A CALLED 200.0 ACRE TRACT OF LAND CONVEYED TO CF CSLK CARTER LLC IN INSTRUMENT NUMBER 21069740, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 200.024 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) S18°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°05'29"E, a distance of 340.53 feet to a calculated point for corner,
4) N36°43'52"E, a distance of 86.64 feet to a calculated point for corner,
5) N84°10'13"E, a distance of 53.62 feet to a 1/2 inch iron rod found for corner, and
6) N18°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 northwestern corner of a called 3.50 acre tract of land conveyed to Michael Pfullman 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 – Dripping Springs, LLC in Volume 4438, 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 Caliterra Phase Three Section Nine, a subdivision recorded in Instrument Number 20015929, Official Public Records, Hays County, Texas, and the west line of a called 591.858 acre tract of land conveyed to Development Solutions Cat, 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,

J: AC3D\5079\SURVEY\FIELD NOTES\FN – 200.024 ACRES – CARTER TRACT .DOC

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

6) S03°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°31'11"E, a distance of 1267.15 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 Caliterra 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 229.50 feet to a 1/2 inch iron rod found for corner, and
12) 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 105.54 acre tract of land conveyed to John Coleman Horton III by deed recorded in Volume 4224, Page 673, 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) N00°34'12"E, a distance of 636.28 feet to a 1/2 inch iron rod found for corner, being a the 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 694.75 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 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 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°02'15"W, a distance of 743.15 feet to a 1/2 inch iron rod found for corner,
3) S87°48'39"W, a distance of 780.20 feet to a 1/2 inch iron rod found for corner,
4) S88°06'27"W, a distance of 735.75 feet to a 60d nail found for corner, and
5) S89°33'48"W, a distance of 703.68 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 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 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 Gainor 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 Gainor 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 Gainor 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

J: AC3D\5079\SURVEY\FIELD NOTES\FN – 200.024 ACRES – CARTER TRACT .DOC

200.024 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 36.872 acre tract of land conveyed to Marianne Simmons in Volume 1334, 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 115.51 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°23'29"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 200.024 acre of land.

Surveyed by: [signature] 22 JUL 2022

Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
aaron@cbdeng.com

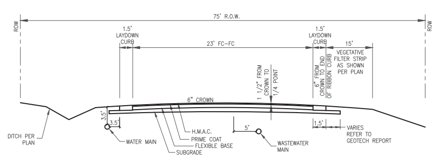
STATE OF TEXAS · REGISTERED · AARON V. THOMASON · 6214 · PROFESSIONAL LAND SURVEYOR

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

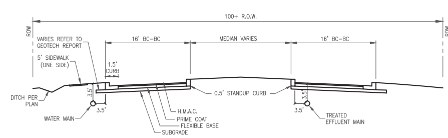
J: AC3D\5079\SURVEY\FIELD NOTES\FN – 200.024 ACRES – CARTER TRACT .DOC

GENERAL NOTES:

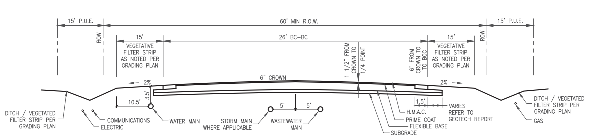
1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT 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. A PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C0105F AND 48209C0115F, 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 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 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 THROUGH TRANSPORTATION DEPARTMENT UNDER CHAPTER 751 AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS AND COMPLIES WITH 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, INSPECTION 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.
34. 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.



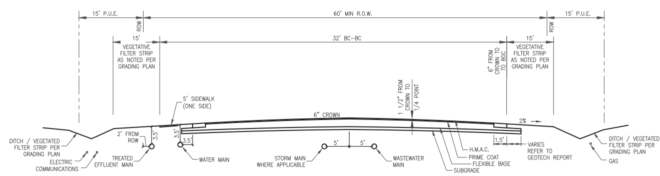
DESIGN FOR EMERGENCY ACCESS STREET
N.T.S.



DESIGN FOR DIVIDED MINOR ARTERIAL STREET
N.T.S.



DESIGN FOR LOCAL STREETS
N.T.S.



DESIGN FOR RESIDENTIAL COLLECTOR STREET
N.T.S.

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DESIGNED BY:	DRAFTED BY:
BRP	JSL

DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: **PRELIMINARY PLAN NOTES/DETAILS**

JOB NAME: THE RANCH AT CALITERRA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

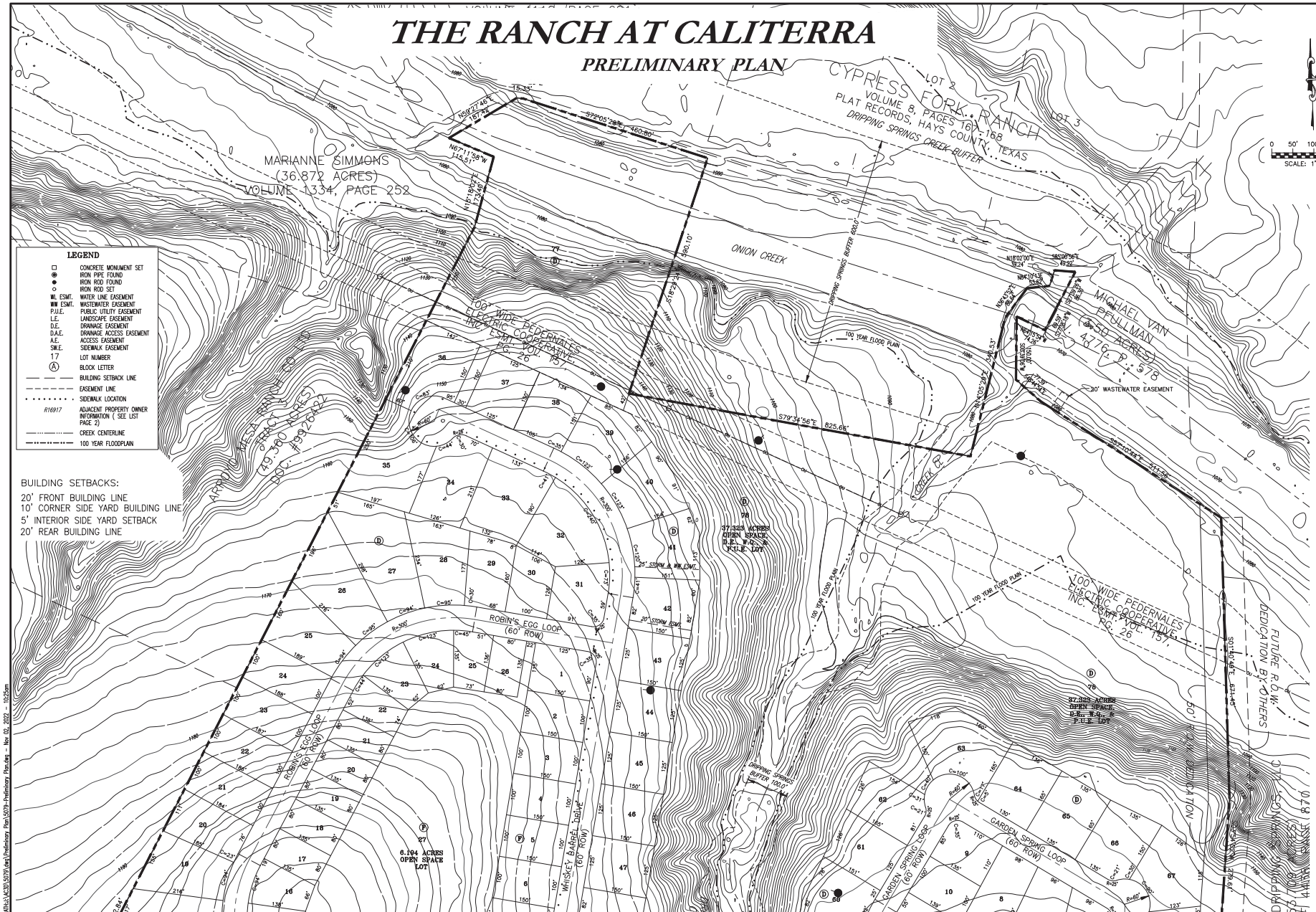
STATE OF TEXAS · QUYNN DUSEK · 130416 · LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
OCTOBER 2022

JOB NUMBER
5079

THE RANCH AT CALITERRA

PRELIMINARY PLAN



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

DESIGNED BY: BEP
DRAFTED BY: BE

REVISION	DATE

Carlson, Brigance & Doering, Inc.
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SHEET NAME: **PRELIMINARY PLAN**

JOB NAME: THE RANCH AT CALITERRA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
QUINN DUSEK
130416
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: OCTOBER 2022

JOB NUMBER: 5079

SHEET 3 OF 5

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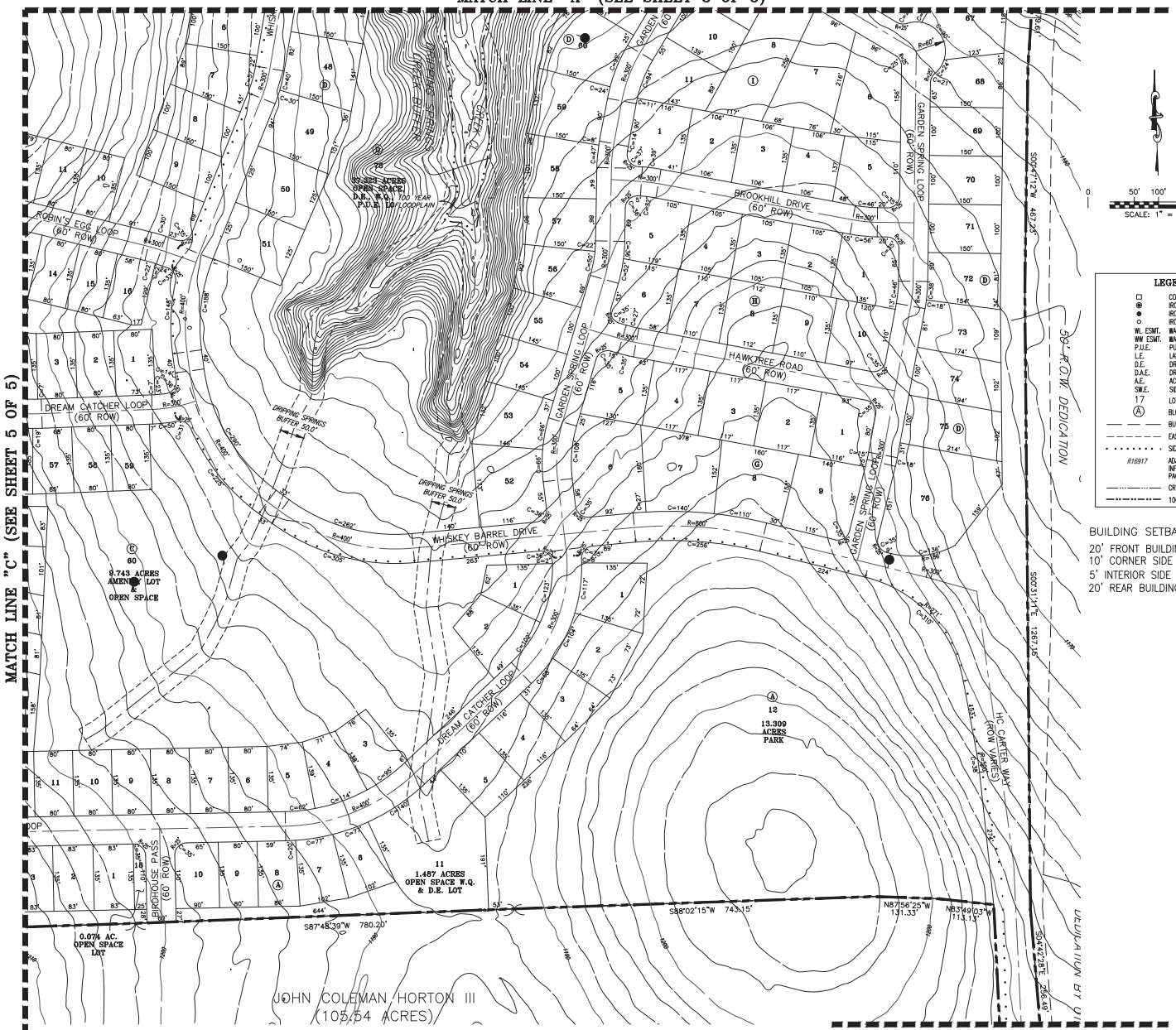
THE RANCH AT CALITERRA

PRELIMINARY PLAN

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

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



MATCH LINE "B" (SEE THIS HEAD)

SCALE: 1" = 100'

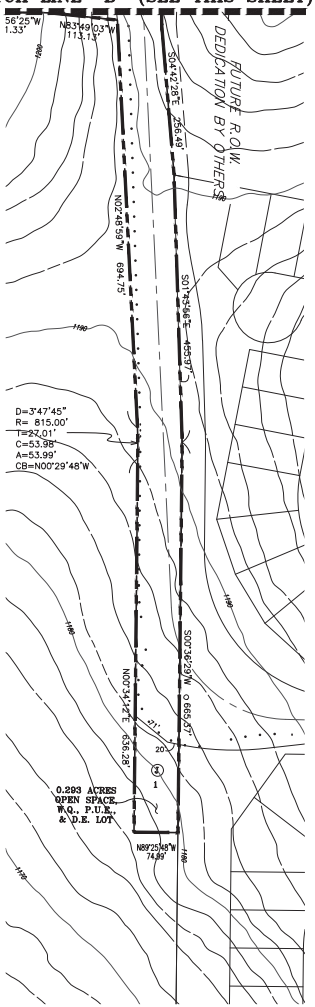
LEGEND

□	CONCRETE MONUMENT SET
◉	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
WL ESMT.	WATER LINE EASEMENT
WW ESMT.	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
SW.E.	SIDEWALK EASEMENT
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

MATCH LINE "B" (SEE THIS HEAD)



DESIGNED BY: BEP | DRAFTED BY: BE

DATE	REVISION

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Satellite Office: 12129 Rib City Rd. Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: **PRELIMINARY PLAN**

JOB NAME: THE RANCH AT CALITERRA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS — QUINN DUSEK — 130416 — LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC. ID # F3791

DATE: OCTOBER 2022

JOB NUMBER: 5079

SHEET 4 OF 5

FILE PATH:J:\ACD\5079\dwg\Preliminary Plan\5079-Preliminary Plan.dwg – Nov 02, 2022 – 10:25am

THE RANCH AT CALITERRA

PRELIMINARY PLAN

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

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

LEGEND

□	CONCRETE MONUMENT SET
⊙	IRON PIPE FOUND
•	IRON ROD FOUND
○	IRON ROD SET
WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
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

ARROYO MESA RANCH CO LTD
TRACT 1
(10.00 AC)
DOC. #9926422

ARROYO MESA RANCH CO LTD
TRACT 2
(105.125 ACRES)
DOC. #9926422

JOHN COLEMAN HORTON III
(89.22 ACRES)
VOLUME 4224, PAGE 673

HICKORY GROVE DRIVE (VARIES)

DREAM CATCHER LOOP (60' ROW)

PICKENS DRIVE (60' ROW)

ROBIN'S (60' ROW)

FLY CATCHER COVE (60' ROW)

DREAM

MT. GAINOR ROAD

1.854 ACRES OPEN SPACE LOT

2.054 ACRES OPEN SPACE LOT

2.168 ACRES OPEN SPACE LOT

1.696 ACRES OPEN SPACE W.Q. & D.E. LOT

N89°34'10"E 1148.51'

S89°33'48"W 1257.41'

S89°33'48"W 703.68'

S88°06'27"W 735.75'

N27°18'03"E 1822.84'

D=26°01'53"
R=345.00'
T=79.75'
C=155.40'
A=156.74'
CB=S76°32'50"W

SCALE: 1" = 100'

0 50' 100' 200'

DESIGNED BY:	DRAFTED BY:
BEP	BL

REVISION	DATE

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SHEET NAME: PRELIMINARY PLAN

JOB NAME: THE RANCH AT CALITERRA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
QUYNH DUSEK
130416
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
Eng F3791

DATE: OCTOBER 2022

JOB NUMBER: 5079

SHEET 5 OF 5

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