

PARTIAL VACATION AND REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF LOT 6 AND LOT 7, BLOCK A, PARTEN RANCH PHASE 2, SUBDIVISION, RECORD IN INSTRUMENT NUMBER 19033165 OF THE HAYS COUNTY PLAT RECORDS, HAS SUBMITTED TO THE CITY OF DRIPPING SPRINGS, TEXAS, IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JAY HANNA, PARTNER
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ DAY OF _____ A.D., 20/____

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
GBI PARTNERS LLP.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LJA ENGINEERING, INC.
FIRM REGISTRATION NO., F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735

STATE OF TEXAS COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE EXAMINED THE PLAT AND THE RECORDS THEREON, AND I HEREBY CERTIFY THAT THE PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS, AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

I, DANIEL RYAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED EFFECTIVE DATE OF SEPARATE OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

Daniel Ryan
9/21/2020
DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, PARTIAL VACATION AND REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION CHAIR
OR VICE CHAIR

ATTEST: ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

CITY OF DRIPPING SPRINGS
ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLIN STRICKLAND _____ DATE

DIRECTOR

HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, R.S. C.F.M. _____ DATE

HAYS COUNTY FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, 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 THE SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLIN STRICKLAND _____ DATE

DIRECTOR

HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

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

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE:

SURFACE COORDINATES: N 13971449.79
E 2291197.59

GRID COORDINATES: N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

PURPOSE OF REPLAT:

TO INCREASE BUILDABLE AREA ON LOT 6A DUE TO OVERHEAD ELECTRIC LINE BISECTING LOT.

SHEET 2 OF 2

REVISIONS

5	
4	
3	
2	
1	

REVISION

(DATE)

SCALE: 1" = 100'
CREW CHIEF:

JOB NO. A201002
FIELD BOOK:

DATE: 9-29-20
DWG.: 201002-PLAT



GBI PARTNERS
LAND SURVEYING CONSULTANTS

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TBPLS # 10194150 • TBPE # F17284