

REMARKS: PORTION
THE PARTEN RANCH SUBDIVISION
AS SHOWN ON THE PREVIOUS
(DOCUMENT NUMBER 180427, O.P.R.H.C.)

PARTEN RANCH PHASE 4

THOMAS WESSEMAN
46,941 ACRES
1041/576, H.C.D.R.

LOT 18
WESSEMAN OAKS SUBDIVISION
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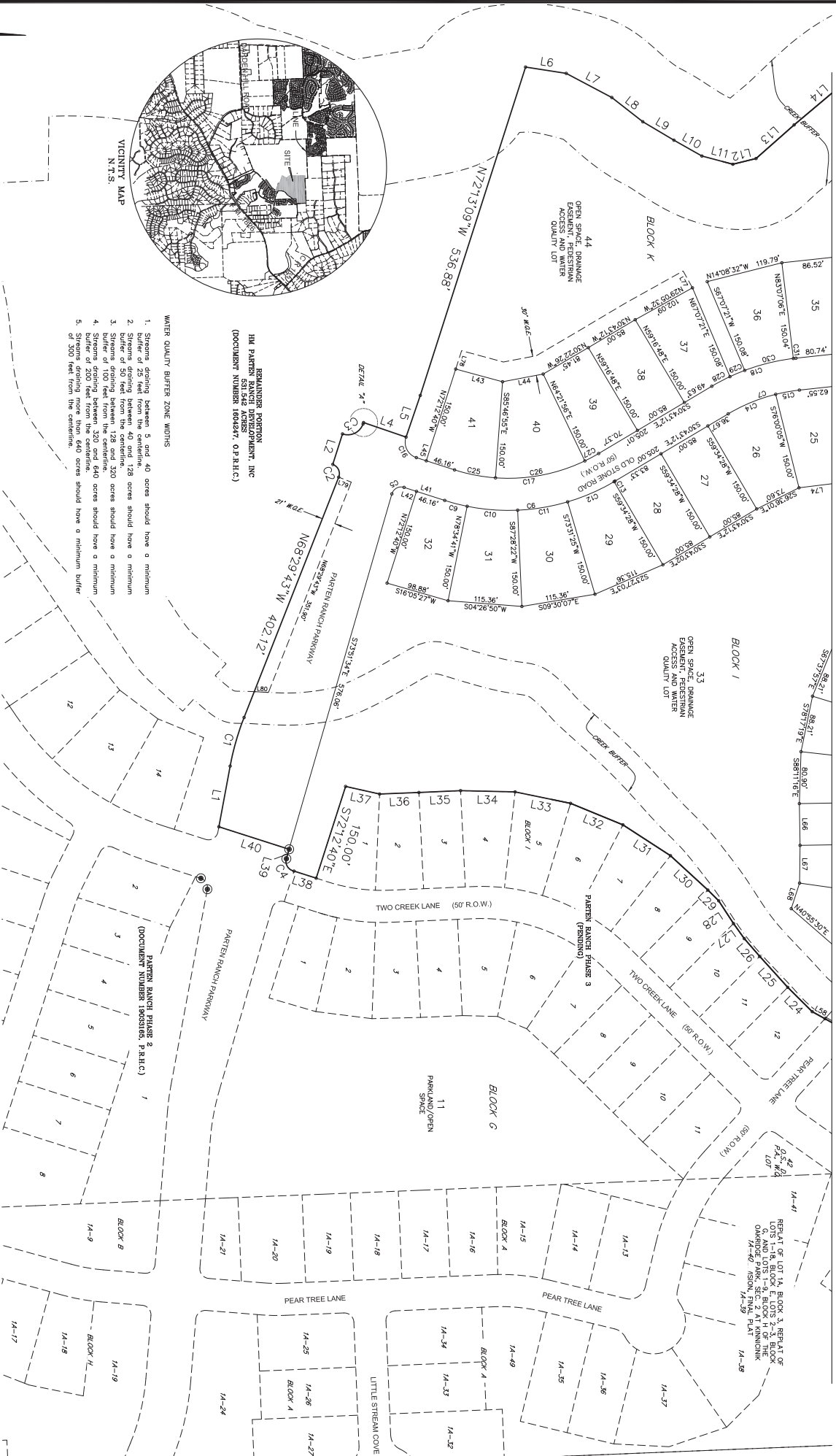
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PARTEN RANCH PHASE 4

MATCH LINE SHEET 1



- WATER QUALITY BUFFER ZONE WIDTHS
1. Streams draining between 5 and 40 acres should have a minimum buffer of 50 feet from the centerline.
 2. Streams draining between 40 and 128 acres should have a minimum buffer of 50 feet from the centerline.
 3. Streams draining between 128 and 320 acres should have a minimum buffer of 50 feet from the centerline.
 4. Streams draining between 320 and 640 acres should have a minimum buffer of 200 feet from the centerline.
 5. Streams draining between 640 and 1280 acres should have a minimum buffer of 300 feet from the centerline.

REMANUO PORTON
HM PARTEN RANCH DEVELOPMENT, INC.
SUBDIVISION MAP
(DOCUMENT NUMBER 1604247, O.P.R.C.)

VICINITY MAP
NTS



GBI PARTNERS
LAND SURVEYING CONSULTANTS
7800 ISAAC BUILDING 2, STE. A • WILLOW PARK, TX 75081
TEL: 972.422.4229 • FAX: 972.422.4230 • WWW.GBI-PARTNERS.COM
TIRELLI # 10194150 • TYPE # F1254

SCALE: 1" = 100'
JOB NO. A191004
DATE: 8-05-21
CREW CHIEF: FIELD BOOK: DWG: 191004-PLAT

PARTEN RANCH PHASE 4

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 73,810 ACRES OF LAND IN THE LAMAR MOORE SURVEY, A-323, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 18004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 73,810 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 4" 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 L.L.P.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LIA 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, HEREBY CERTIFY THAT THIS 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

LAUREN CRONE, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS-OF-WAY, 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.

Lauren Crone 9/8/2021
LAUREN CRONE
REGISTERED PROFESSIONAL ENGINEER NO. 128018



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, PARTEN RANCH PHASE 3, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A MINOR PLAT FOR THE ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR
STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

DATE

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 UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY 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.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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

DATE

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.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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 _____ 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

NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. A PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
10. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
11. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
13. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
14. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
15. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
17. LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (LOCAL STREET): 667 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 1,137 L.F.
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 3,320 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 5,124 L.F.
18. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
19. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6.703 ACRES.
20. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
22. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS CONNECTION THEREWITH.
23. THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2016-18010148, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
24. THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
25. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
26. ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
27. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
28. PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAY ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS. SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
29. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
30. MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
31. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
32. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
33. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
34. THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
35. LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS, AND ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
36. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
37. DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
38. LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K, ARE OPEN SPACE/DRAINAGE/PEDESTRIAN ACCESS/WATER QUALITY LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
39. THIS PLAT LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
40. A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # _____, IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 181A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GBISURVEY.COM
TBPELS # 10194150 • TBPE # F17284

SCALE: 1"= 100'
JOB NO. A191004
DATE: 8-05-21
CREW CHIEF:
FIELD BOOK:
DWG.: 191004-PLAT

SHEET 3 OF 4

PARTEN RANCH PHASE 4

CURVE TABLE				
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	78.87'	411.00'	10°59'43"	N73°59'34"W
C2	24.53'	15.00'	93°42'57"	S64°38'49"W
C3	38.79'	25.00'	88°53'53"	N26°39'36"W
C4	23.14'	15.00'	88°22'25"	S61°56'50"W
C5	23.99'	15.00'	91°38'54"	S28°02'07"E
C6	275.16'	325.00'	48°30'32"	N06°27'56"W
C7	117.76'	275.00'	24°32'08"	S18°27'08"E
C8	23.56'	15.00'	90°00'00"	S38°48'56"W
C9	36.12'	325.00'	6°22'02"	N14°36'19"E
C10	79.12'	325.00'	13°56'57"	N04°26'50"E
C11	79.12'	325.00'	13°56'57"	N09°30'07"W
C12	79.12'	325.00'	13°56'57"	N23°27'03"W
C13	1.67'	325.00'	0°17'40"	N30°34'22"W
C14	80.26'	275.00'	16°43'17"	S22°21'34"E
C15	37.51'	275.00'	7°48'51"	S10°05'29"E
C16	38.75'	25.00'	91°06'07"	N63°20'24"E
C17	232.83'	275.00'	48°30'32"	S06°27'56"E
C18	139.17'	325.00'	24°32'08"	S18°27'08"E
C19	21.03'	25.00'	48°11'23"	S30°16'45"E
C20	162.65'	50.00'	186°22'46"	S38°48'56"W
C21	21.03'	25.00'	48°11'23"	N72°05'22"W
C22	212.06'	325.00'	37°23'08"	N77°29'30"W
C23	337.69'	445.00'	43°28'45"	N80°32'18"E
C24	309.19'	325.00'	54°30'28"	N75°01'26"W
C25	65.14'	275.00'	13°34'15"	N11°00'13"E
C26	143.28'	275.00'	29°51'09"	N10°42'30"W
C27	24.41'	275.00'	5°05'08"	N28°10'38"W
C28	31.98'	325.00'	5°38'18"	S27°54'03"E
C29	25.01'	325.00'	4°24'30"	S22°52'39"E
C30	78.23'	325.00'	13°47'30"	S13°46'38"E
C31	3.95'	325.00'	0°41'50"	S06°31'58"E
C32	69.46'	50.00'	79°35'40"	S14°34'37"E
C33	64.90'	50.00'	74°22'07"	S62°24'16"W
C34	28.29'	50.00'	32°24'59"	N64°12'11"W
C35	69.31'	325.00'	12°13'09"	S89°55'31"W
C36	79.12'	325.00'	13°56'57"	N76°59'26"W
C37	63.63'	325.00'	11°13'02"	N64°24'26"W
C38	111.57'	445.00'	14°21'54"	S65°58'52"E
C39	99.84'	445.00'	12°51'16"	S79°35'27"E
C40	99.84'	445.00'	12°51'16"	N87°33'17"E
C41	26.45'	445.00'	3°24'19"	N79°25'29"E
C42	29.87'	325.00'	5°16'00"	S80°21'19"W
C43	69.73'	325.00'	12°17'37"	S89°08'08"W
C44	69.69'	325.00'	12°17'09"	N78°34'29"W
C45	69.65'	325.00'	12°16'43"	N66°17'33"W
C46	69.61'	325.00'	12°16'21"	N54°01'01"W
C47	0.63'	325.00'	0°06'39"	N47°49'31"W
C48	39.27'	25.00'	90°00'00"	S38°48'56"W
C49	179.44'	275.00'	37°23'08"	N77°29'30"W
C50	375.63'	495.00'	43°28'45"	S80°32'18"E
C51	261.62'	275.00'	54°30'28"	N75°01'26"W
C52	18.11'	275.00'	3°46'23"	S85°42'08"W
C53	143.08'	275.00'	29°48'40"	N77°30'20"W
C54	18.25'	275.00'	3°48'05"	N60°41'58"W
C55	51.82'	495.00'	5°59'53"	S61°47'52"E
C56	71.46'	495.00'	8°16'16"	S68°55'56"E
C57	71.46'	495.00'	8°16'16"	S77°21'21"E
C58	71.46'	495.00'	8°16'16"	S85°28'27"E
C59	71.46'	495.00'	8°16'16"	N85°15'16"E
C60	37.99'	495.00'	4°23'48"	N79°55'14"E
C61	19.48'	275.00'	4°03'28"	S79°45'04"W
C62	125.97'	275.00'	26°14'41"	N85°05'51"W
C63	90.67'	275.00'	18°53'26"	N62°31'48"W
C64	25.51'	275.00'	5°18'53"	N50°25'38"W
C65	23.56'	15.00'	90°00'00"	S51°11'04"E
C66	226.22'	325.00'	39°52'50"	N76°14'39"W
C67	166.11'	275.00'	34°36'30"	S73°36'28"E
C68	244.92'	325.00'	43°10'39"	N69°19'24"W
C69	190.59'	325.00'	33°36'02"	N79°23'03"W
C70	35.62'	325.00'	6°16'48"	N59°26'38"W
C71	90.75'	275.00'	18°54'25"	S65°45'26"E
C72	75.36'	275.00'	15°42'05"	S83°03'41"E
C73	24.10'	325.00'	4°14'56"	N88°47'15"W
C74	60.42'	325.00'	10°39'06"	N81°20'14"W
C75	60.39'	325.00'	10°38'49"	N70°41'16"W
C76	60.37'	325.00'	10°38'34"	N60°02'34"W
C77	39.63'	325.00'	6°59'13"	N51°13'41"W
C78	191.41'	275.00'	39°52'50"	N76°14'39"W
C79	196.31'	325.00'	34°36'30"	S73°36'28"E
C80	207.24'	275.00'	43°10'39"	N69°19'24"W
C81	34.04'	325.00'	6°00'03"	S59°18'15"E
C82	60.44'	325.00'	10°39'22"	S67°37'57"E
C83	60.44'	325.00'	10°39'22"	S78°17'19"E
C84	41.38'	325.00'	7°17'44"	S87°15'51"E
C85	43.45'	275.00'	9°03'08"	N86°23'09"W
C86	128.59'	275.00'	26°47'33"	N68°27'49"W
C87	35.19'	275.00'	7°19'58"	N51°24'03"W
C88	10.27'	25.00'	23°32'05"	N17°57'06"W
C89	10.76'	25.00'	24°39'18"	N42°02'48"W
C90	70.79'	117.51'	34°30'50"	N13°50'44"E
C91	86.12'	142.53'	34°37'10"	N13°54'00"E




LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N79°29'26"W	96.14'
L2	N72°12'40"W	50.00'
L3	N71°06'33"W	2.31'
L4	N19°53'27"E	70.00'
L5	N71°06'33"W	68.59'
L6	N08°48'51"E	64.15'
L7	N27°52'38"E	80.24'
L8	N37°59'54"E	61.26'
L9	N30°42'32"E	56.46'
L10	N29°27'50"E	49.96'
L11	N14°51'08"E	49.96'
L12	N13°48'13"W	37.14'
L13	N41°26'32"W	79.17'
L14	N40°03'10"W	121.18'
L15	N19°46'13"W	81.20'
L16	N08°06'07"E	81.20'
L17	N10°03'13"E	45.67'
L18	N03°21'25"W	65.50'
L19	N07°17'12"E	68.97'
L20	N02°26'56"E	52.33'
L21	N06°00'58"W	147.48'
L22	S02°22'34"E	79.20'
L23	S28°59'40"W	110.68'
L24	S44°45'45"W	53.76'
L25	S47°48'59"W	65.09'
L26	S49°03'54"W	36.56'
L27	S54°28'20"W	28.96'
L28	S56°35'29"W	42.22'
L29	S44°46'26"W	23.73'
L30	S42°33'58"W	79.14'
L31	S35°57'37"W	88.22'
L32	S22°18'14"W	88.22'
L33	S11°38'51"W	88.22'
L34	S01°17'31"W	84.91'
L35	S02°29'21"E	65.00'
L36	S02°12'15"E	61.23'
L37	S12°31'06"W	54.27'
L38	S17°45'13"W	36.23'
L39	N73°51'37"W	15.43'
L40	S17°45'13"W	114.80'
L41	S17°47'20"W	66.46'
L42	N17°47'20"E	20.30'
L43	N15°08'31"E	75.57'
L44	N10°42'30"W	64.39'
L45	N17°47'20"E	16.33'
L46	N06°11'04"W	25.00'
L47	N06°11'04"W	5.02'
L48	N83°48'56"E	53.24'
L49	S58°47'55"E	18.09'
L50	S58°47'55"E	25.00'
L51	S58°47'55"E	16.85'
L52	S58°47'55"E	1.24'
L53	N47°46'12"W	68.64'
L54	N87°35'03"E	7.90'
L55	N47°44'05"W	59.90'
L56	S47°44'05"E	54.00'
L57	N28°59'40"E	51.37'
L58	N28°59'40"E	22.65'
L59	N28°59'40"E	36.67'
L60	S87°35'03"W	71.15'
L61	S87°35'03"W	46.17'
L62	S77°30'20"E	64.31'
L63	S85°17'47"E	56.82'
L64	S83°48'56"W	59.14'
L65	N47°46'12"W	18.02'
L66	N89°05'17"E	65.00'
L67	S89°19'47"E	58.79'
L68	S71°54'14"E	41.90'
L69	S63°46'30"E	51.87'
L70	S85°57'52"E	54.08'
L71	N89°05'17"E	65.00'
L72	S79°35'27"E	66.04'
L73	N87°33'17"E	66.04'
L74	S07°01'13"E	79.56'
L75	S31°12'05"W	30.00'
L76	S31°12'05"W	30.00'
L77	S60°54'28"W	30.00'
L78	S72°12'40"E	30.03'
L79	S21°30'17"W	21.00'
L80	N02°59'29"E	22.15'

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
13	12,861	0.295
14	10,611	0.244
15	9,750	0.224
16	10,636	0.244
17	11,038	0.253
18	11,038	0.253
19	10,483	0.241
20	9,750	0.224
21	9,750	0.224
22	14,202	0.326
23	12,750	0.293
24	12,750	0.293
25	13,514	0.310
26	14,445	0.332
27	12,750	0.293
28	12,750	0.293
29	14,337	0.329
30	14,337	0.329
31	14,337	0.329
32	13,498	0.310
33	378,975	8.700

BLOCK J		
LOT	AREA (S.F.)	AREA (AC.)
8	702	0.016
9	12,505	0.287
10	13,843	0.318
11	11,612	0.267
12	11,780	0.270
13	12,239	0.281
14	12,239	0.281
15	12,239	0.281
16	12,239	0.281
17	11,966	0.275
18	14,251	0.327
19	12,750	0.293
20	12,750	0.293
21	12,750	0.293
22	13,110	0.301
23	15,790	0.362
24	14,487	0.333
25	12,750	0.293
26	12,750	0.293
27	12,750	0.293
28	10,516	0.241
29	9,750	0.224
30	9,750	0.224
31	11,621	0.267
32	11,303	0.259
33	9,750	0.224
34	10,257	0.235
35	11,035	0.253
36	11,035	0.253
37	11,035	0.253
38	11,027	0.253
39	291,702	6.697

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
5	11,325	0.260
6	12,749	0.293
7	12,738	0.292
8	12,725	0.292
9	12,710	0.292
10	11,867	0.272
11	11,579	0.266
12	12,533	0.288
13	12,533	0.288
14	14,220	0.326
15	16,776	0.385
16	12,750	0.293
17	12,750	0.293
18	12,750	0.293
19	14,028	0.322
20	14,337	0.329
21	15,503	0.356
22	14,379	0.330
23	20,155	0.463
24	17,056	0.392
25	12,750	0.293
26	12,750	0.293
27	12,750	0.293
28	12,750	0.293
29	12,750	0.293
30	12,750	0.293
31	12,750	0.293
32	12,750	0.293
33	12,750	0.293
34	12,750	0.293
35	12,841	0.295
36	14,575	0.335
37	13,685	0.314
38	12,750	0.293
39	13,237	0.304
40	15,812	0.363
41	14,127	0.324
42	422,859	9.708
43	97,603	2.241
44	622,154	14.283

LEGEND

	= BENCHMARK
	= FOUND IRON ROD
	= SET 5/8" IRON ROD W/CAP "GBI PARTNERS"
	= SANITARY MANHOLE
O.P.R.H.C. = OFFICIAL PUBLIC RECORDS HAYS COUNTY	
H.C.D.R. = HAYS COUNTY DEED RECORD	
H.C.P.R. = HAYS COUNTY PLAT RECORD	
W.W.E. = WASTE WATER EASEMENT	
F.M.E. = FORCE MAIN EASEMENT	
P.U.E. = PUBLIC UTILITY EASEMENT	
D.E. = DRAINAGE EASEMENT	
W.Q.E. = DRAINAGE EASEMENT	
B.L. = BUILDING LINE	