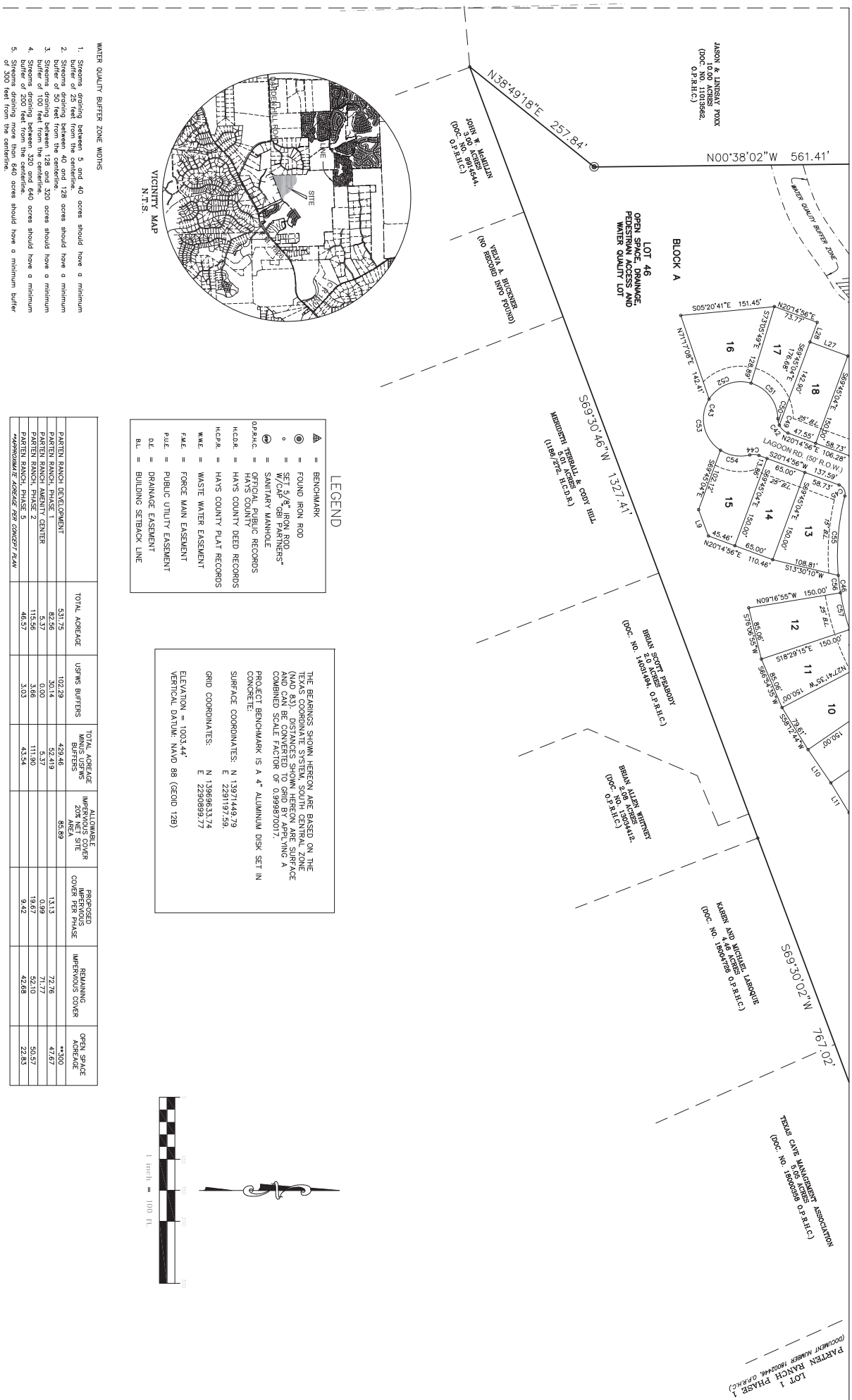


PARTEN RANCH PHASE 5

MATCH LINE SHEET 1



- WATER QUALITY BUFFER ZONE WIDTHS**
1. Streams draining between 5 and 40 acres should have a minimum buffer of 25 feet from the centerline.
 2. Streams draining between 40 and 120 acres should have a minimum buffer of 50 feet from the centerline.
 3. Streams draining between 120 and 350 acres should have a minimum buffer of 100 feet from the centerline.
 4. Streams draining more than 350 acres should have a minimum buffer of 200 feet from the centerline.
 5. Streams draining more than 640 acres should have a minimum buffer of 300 feet from the centerline.

LEGEND

- ▲ = BENCHMARK
- = FOUND IRON ROD
- = SET 5/8" IRON ROD
- = SET 1/2" IRON ROD
- = SANITARY MANHOLE
- = UTILITY MANHOLE
- = UTILITY PUBLIC RECORDS
- = UTILITY PRIVATE RECORDS
- H.C.P.R. = HAYS COUNTY PLAT RECORDS
- H.C.P.R. = HAYS COUNTY DEED RECORDS
- W.M.E. = WASTE WATER EASEMENT
- F.M.E. = FORCE MAIN EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING SETBACK LINE

THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

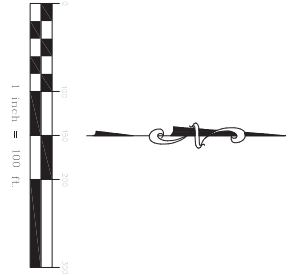
PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE.

SURFACE COORDINATES: N 1397144.79
E 2231197.59

GRID COORDINATES: N 13959833.74
E 22509951.77

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

	TOTAL ACREAGE	USING BUFFERS	TOTAL ACREAGE MINUS USING BUFFERS	ALLOWABLE INTERVIOUS COVER AREA	PROPOSED INTERVIOUS COVER PER PHASE	REMAINING INTERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89	1313	72.76	47.67
PARTEN RANCH PHASE 1	82.56	30.14	52.41	10.62	19.67	52.10	50.57
PARTEN RANCH PHASE 2	115.56	3.68	111.80	1.87	9.42	42.88	22.83
PARTEN RANCH PHASE 5	46.57	3.03	43.54				



GBI PARTNERS
LAND SURVEYING CONSULTANTS
 7606 183A, BUILDING 2, STE. A • LEANDER, TX 78641
 PHONE: 281-499-4539 • WWW.GBISURVEY.COM
 TRPLS# 1004150 • TRPL# 9 FTZ84

SCALE: 1" = 100'
 DREW: CHIEF
 JOB NO. A191001
 FIELD BOOK:
 DATE: 5-18-21
 DWG: 191001-PLAT.DWG

PARTEN RANCH PHASE 5
 DOCUMENT NUMBER: 18042404.dwg (0 P.R.R.C.)

PARTEN RANCH PHASE 5


CURVE TABLE					
NUMBER	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA	
C1	251.7	15.00'	S81°47'4"E	22.32'	
C2	22.37'	15.00'	N07°24'58"E	20.32'	
C3	43.03'	483.00'	N33°45'49"W	43.01'	
C4	25.88	15.00'	N15°42'48"E	22.79'	
C5	447.63	275.00'	N80°20'36"W	339.82'	
C6	17.08	25.00'	S33°27'10"W	16.75'	
C7	289.65	60.00'	S23°02'32"E	72.10'	
C8	27.48	25.00'	N88°32'19"E	26.11'	
C9	506.17	325.00'	N78°19'46"W	466.54'	
C10	47.27	275.00'	N38°42'32"W	47.91'	
C11	122.33	275.00'	N58°27'00"W	121.32'	
C12	117.56	275.00'	N81°20'33"W	116.66'	
C13	127.10	275.00'	S73°02'33"W	125.98'	
C14	32.67	275.00'	S58°25'43"W	32.65'	
C15	32.21	60.00'	N29°15'33"E	31.82'	
C16	84.91	60.00'	N85°10'47"E	78.00'	
C17	182.53	60.00'	S32°52'22"W	119.85'	
C18	0.50	25.00'	N87°37'14"E	0.50'	
C19	69.28	325.00'	S63°09'35"W	69.15'	
C20	69.28	325.00'	S72°50'33"W	69.64'	
C21	69.28	325.00'	S87°43'07"W	69.64'	
C22	69.28	325.00'	N12°8'05"	N12°58'45"W	69.64'
C23	69.28	325.00'	N67°46'33"W	69.64'	
C24	69.28	325.00'	N52°22'39"W	69.64'	
C25	69.28	325.00'	N43°04'34"W	69.64'	
C26	18.23	325.00'	S12°9'07"W	18.23'	
C27	864.50	380.00'	S30°20'55"	S01°14'07"W	698.77'
C28	61.05	380.00'	S60°30'39"W	60.99'	
C29	61.05	380.00'	S11°8'19"W	60.99'	
C30	8.59	380.00'	N17°45'	S65°45'42"W	8.59'
C31	61.05	380.00'	S12°20'	S42°06'07"W	60.99'
C32	61.05	380.00'	S12°20'	S32°34'07"W	60.99'
C33	61.05	380.00'	S12°20'	S23°41'20"W	60.99'
C34	61.05	380.00'	S12°20'	S14°29'07"W	60.99'
C35	61.05	380.00'	S12°20'	S05°16'40"W	60.99'
C36	61.05	380.00'	S12°20'	S03°55'40"E	60.99'
C37	61.05	380.00'	S12°20'	S13°08'00"E	60.99'
C38	108.45	380.00'	S22°01'9"E	60.99'	
C39	108.45	380.00'	S35°07'04"E	108.09'	
C40	136.92	380.00'	S23°46'29"E	136.18'	
C41	22.04	15.00'	N21°50'42"W	20.11'	
C42	30.25	25.00'	N63°45'45"E	28.44'	
C43	287.29	60.00'	S82°21'54"E	73.97'	
C44	15.08	25.00'	S02°58'07"W	14.85'	
C45	22.04	15.00'	S43°33'37"	S02°58'07"W	20.11'
C46	33.87	380.00'	S48°49'55"	N80°01'15"E	314.15'
C47	125.83	275.00'	S68°42'47"W	124.73'	
C48	164.26	325.00'	N67°20'30"E	162.52'	
C49	19.31	25.00'	N42°22'45"E	18.84'	
C50	10.94	25.00'	N77°02'44"E	10.85'	
C51	76.26	60.00'	S52°55'55"W	71.63'	
C52	77.63	60.00'	S20°47'00"E	72.33'	
C53	93.69	60.00'	N77°25'00"E	84.46'	
C54	49.21	60.00'	N09°11'07"E	47.84'	
C55	129.05	380.00'	S85°17'32"E	128.43'	
C56	28.26	380.00'	N82°50'54"E	28.25'	
C57	61.05	380.00'	S12°20'	N76°06'55"E	60.99'
C58	61.05	380.00'	S12°20'	N66°54'35"E	60.99'
C59	44.45	380.00'	S42°08'	N89°57'21"E	44.42'
C60	59.86	275.00'	S61°50'25"W	59.74'	
C61	65.97	275.00'	S74°56'54"W	65.81'	
C62	60.44	325.00'	N76°45'17"E	57.40'	
C63	60.44	325.00'	N68°21'37"E	60.36'	
C64	46.34	325.00'	N36°56'50"E	46.30'	

CURVE TABLE					
NUMBER	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA	
C65	92.30'	325.00'	S616'20"	S89°16'24"E	91.99'
C66	1098.96'	330.00'	N90°48'17"	S28°59'34"E	653.07'
C67	146.71	325.00'	S82°42'58"	S88°42'47"W	141.41'
C68	138.99	275.00'	S28°57'32"	N67°20'30"E	131.52'
C69	44.21	325.00'	S47°36'	N54°02'02"E	44.17'
C70	48.10	325.00'	S28°44'	N62°10'12"E	48.05'
C71	65.16	330.00'	S60°45'11"W	65.05'	
C72	95.67	330.00'	S46°47'29"W	95.33'	
C73	95.67	330.00'	S30°10'53"W	95.33'	
C74	393.97	330.00'	S12°19'31"E	S70.99'	
C75	97.81	330.00'	S55°01'04"E	97.66'	
C76	97.86	330.00'	S72°00'31"E	S72°00'31"E	97.50'
C77	103.34	330.00'	N89°55'20"E	N89°55'20"E	103.83'
C78	15.01	330.00'	N79°02'26"E	15.00'	
C79	29.62	330.00'	S69°26'	N58°10'34"E	29.61'
C80	29.62	330.00'	S08'33"	N88°10'34"E	29.61'
C81	58.91	325.00'	S10°32'07"	S60°47'51"W	58.83'
C82	60.44	325.00'	S17°19'06"W	60.36'	
C83	29.35	325.00'	S19°40'11"W	29.34'	
C84	7.66	275.00'	S13°49'	N81°01'21"E	7.66'
C85	109.05	275.00'	S22°43'11"	N89°51'52"E	108.33'
C86	22.28	275.00'	S48°32'	N55°11'07"E	22.28'
C87	0.88	445.00'	S06°47'	N74°20'09"W	0.88'
C88	0.73	378.00'	N74°20'11"W	0.73'	
C89	213.79	410.00'	S29°52'35"	S59°27'15"E	211.38'
C90	36.05	25.00'	S23°18'	N85°49'37"W	33.01'
C91	36.63	25.00'	S35°35'	N10°52'57"E	33.44'
C92	40.60	485.00'	S47°47'	S46°52'50"E	40.50'
C93	22.35	15.00'	S52°49'	N87°10'21"W	20.34'
C94	6.10'	275.00'	N161°17"	N65°46'28"E	6.10'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S33°42'42"E	29.64'
L2	N15°53'57"E	70.00'
L3	S15°43'28"W	56.07'
L4	N66°02'12"E	56.07'
L5	S81°28'23"E	53.03'
L6	S56°27'00"E	55.15'
L7	S35°19'44"E	67.17'
L8	S33°42'42"E	75.00'
L9	N68°29'52"E	45.28'
L10	S58°36'18"W	65.00'
L11	S58°36'18"W	56.32'
L12	S78°07'08"W	55.44'
L13	N30°10'53"E	52.00'
L14	N46°47'29"E	52.00'
L15	N62°50'15"E	56.13'
L16	S55°01'20"E	53.37'
L17	S27°00'46"E	53.37'
L18	N88°05'57"E	52.80'
L19	N69°13'44"E	53.18'
L20	N56°16'51"E	61.41'
L21	N55°36'18"E	65.00'
L22	N60°41'59"E	87.63'
L23	N81°49'16"E	65.00'
L24	N81°46'39"E	63.89'
L25	N68°51'52"E	49.24'
L26	N53°14'34"E	61.76'
L27	S20°14'56"W	65.00'
L28	S69°45'04"E	33.78'

BLOCK A			
LOT	AREA (S.F.)	AREA (AC.)	
1	9,791	0.225	
2	10,765	0.247	
3	11,038	0.253	
4	10,975	0.252	
5	9,750	0.224	
6	9,750	0.224	
7	11,104	0.255	
8	10,974	0.252	
9	9,750	0.224	
10	10,669	0.243	
11	10,669	0.250	
12	10,669	0.250	
13	12,410	0.285	
14	9,750	0.224	
15	10,141	0.233	
16	13,882	0.312	
17	9,873	0.227	
18	9,711	0.223	
19	12,814	0.294	
20	10,669	0.250	
21	10,669	0.250	
22	10,669	0.250	
23	10,669	0.250	
24	10,669	0.250	
25	10,669	0.250	
26	10,669	0.250	
27	10,669	0.250	
28	10,669	0.250	
29	10,669	0.250	
30	11,250	0.258	
31	12,101	0.278	
32	13,459	0.309	
33	12,925	0.297	
34	14,190	0.326	
35	11,916	0.274	
36	16,718	0.384	
37	12,696	0.291	
38	12,696	0.291	
39	12,696	0.291	
40	12,696	0.291	
41	12,696	0.291	
42	12,696	0.291	
43	12,696	0.291	
44	11,468	0.267	
45	11,260	0.258	
46	619,638	14.225	

BLOCK B			
LOT	AREA (S.F.)	AREA (AC.)	
1	9,750	0.224	
2	9,750	0.224	
3	10,894	0.246	
4	10,894	0.246	
5	9,750	0.224	
6	9,750	0.224	
7	9,750	0.224	
8	10,717	0.246	
9	11,154	0.256	
10	11,154	0.256	
11	11,378	0.261	
12	11,385	0.261	
13	12,984	0.294	
14	11,413	0.262	
15	10,433	0.235	
16	9,750	0.224	
17	11,005	0.253	
18	11,308	0.253	
19	10,385	0.238	
20	9,750	0.224	
21	9,898	0.227	
22	11,977	0.275	
23	10,189	0.234	
24	374,427	8.600	



GPI PARTNERS
 LAND SURVEYING CONSULTANTS
 7606 KISA BUILDING 2, STE. A • LEANDER, TX 78641
 PHONE: 281-499-4539 • WWW.GPISURVEY.COM
 TIRPLS#1 0004180 • TRF# 9 FTZ84

SCALE: 1"= 100'
 CREW CHIEF: _____
 JOB NO. A191001
 FIELD BOOK: _____
 DATE: 5-18-21
 DWG.: 191001-PLAT.DWG

PARTEN RANCH PHASE 5

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT L. DANIEL RYAN, PRESIDENT, OF HAY PARTEN RANCH DEVELOPMENT, INC. THE OWNER OF 48.571 ACRES OF LAND IN THE SEABORN J. WALTER SURVEY, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH RECORDS' L&N DOCUMENT NUMBER 46004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TO SAID PARTEN RANCH PHASE 5 SUBDIVISION, AND SAID PARTEN RANCH PHASE 5 SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE RECORDED AND DO HEREBY RESOLVE TO THE FOLLOWS THE USE OF THE STRIPES AND DESIGNATED HERON

LAY HANNA PARTNER
HAY PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
ASTORIA, TX 78703

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED LAY HANNA PARTNER OF HAY PARTEN RANCH DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO SAID SUBDIVISION FOR THE PURPOSES AND CONSIDERATION THEREON STATED.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

OWNER:
HAY PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
ASTORIA, TX 78703

SURVEYOR:
GRIFFIN PARTNER, L.P.
FIRM REGISTRATION NO. 200
2022 CENTRE STREET, SUITE 200
ASTORIA, TX 78703

ENGINEER:
LJA ENGINEERING, INC.
FIRM REGISTRATION NO. F-1388
7200 RALTO BOULEVARD, BUILDING 1, SUITE 100
ASTORIA, TX 78703

STATE OF TEXAS COUNTY OF HAYS
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 COMPIES WITH THE SURVEY RELATED FINANCIAL CENTER OF 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.

LJA HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5788



L. 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 DELINEATED ON THE FLOOD MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHALL BE CONSIDERED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE MAP CONVEYED WITHIN THE DRAINAGE EASEMENTS 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
REGISTERED PROFESSIONAL ENGINEER NO. 88458



STATE OF TEXAS
COUNTY OF HAYS

ON THIS DAY OF DECEMBER, 2021, I, HENRY GENTRY, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPIES WITH THE SURVEY RELATED FINANCIAL CENTER OF 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.

APPROVED, THIS THE ____ DAY OF 2021.
PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR
DATE
ATTEST:

DATE

ANGELA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

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 SEWER SYSTEM. NO CONSTRUCTION OF OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRAINAGE STRIPES DEVELOPMENT FROM REQUIREMENTS HAVE BEEN MET.

ENG. VAN GARDER, R.S., C.P.L.
ASTORIA HAYS COUNTY FLOODPLAIN ADMINISTRATION
HAYS COUNTY DEVELOPMENT SERVICES
DATE

WAGNER RICHARDS, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
DATE

STATE OF TEXAS COUNTY OF HAYS
I, DANIEL H. CARDEWAS, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PASSING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M IN THE PLAT BOOKS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER ____.

ELMKE H. CARDEWAS
COUNTY CLERK
HAYS COUNTY, TEXAS

- NOTES:
1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF DRAINAGE STRIPES.
 2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUITS RESERVE ZONE.
 3. ACQUITS RESERVE ZONE.
 4. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DRAINAGE STRIPES INDEPENDENT SCHOOL DISTRICT.
 5. A PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED, 100-YEAR FLOOD ZONE AS DELINEATED ON THE FLOOD MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 6. WATER SERVICE WILL BE PROVIDED BY WEST TARRANT COUNTY PUBLIC UTILITY AGENCY.
 7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPANGHORN-LAW LAGOON TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
 8. ELECTRIC SERVICES SHALL BE SUPPLIED BY FERRISWALKS ELECTRIC COOPERATIVE.

9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON, OR A2T.
10. ORGANIZED GAS UTILITY SERVICE SHALL BE PROVIDED BY TROKAS.
11. MINIMUM FRONT SETBACK SHALL BE 20 FEET.
12. MINIMUM SIDE AND REAR SETBACKS SHALL BE 5 FEET.
13. MINIMUM SIDE AND REAR SETBACKS SHALL BE 5 FEET.
14. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DESIGNATED RIGHT-OF-WAYS.
15. ALL UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRAINAGE STRIPES REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
16. ACCEPTANCE SHALL BE DEEMED TO BE THE COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
17. LINEAR FOOTAGE OF LAMAR ROAD (LOCAL STREET): 2,463 L.F.
18. LINEAR FOOTAGE OF FRESHER ROAD (LOCAL STREET): 233 L.F.
19. LINEAR FOOTAGE OF LAMAR ROAD (LOCAL STREET): 478 L.F.
20. REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
21. AREA WITHIN NEW ROAD RIGHT-OF-WAY # 6188 ACRES.
22. APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
23. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC UTILITIES, ACCESS ONTO A PUBLIC OR DESIGNATED ROADWAY UNLESS (A) A PERMITS BUREAU HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE BUREAU STATES THE COUNTY DEVELOPMENT FROM REQUIREMENTS DRAINAGE AS SET FORTH IN RULE 721.01 OF THE HAYS COUNTY DEVELOPMENT FROM REQUIREMENTS.
24. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD AND THE BOUNDING OF ALL STREETS, ROADS AND OTHER PUBLIC THROUGHWAYS OR CONSTRUCTION SHALL BE CONSIDERED AS A CONDITION OF THE CONVEYANCE OF THIS PLAT AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND ROAD, OR OTHER PUBLIC THROUGHWAYS SHOWN ON THIS PLAT OR OF CONSTRUCTION ANYWHERE WITHIN THIS SUBDIVISION.
25. BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
26. BETWEEN THE CITY OF DRAINAGE STRIPES AND HAY PARTEN RANCH, L.P., RECORDED IN, 2016 DOCUMENT NUMBER 2016-18010148, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
27. WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THE SUBDIVISION, WEST TARRANT COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THE SUBDIVISION.
28. INTERMUNICIPAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT 18, OR ITS SUCCESSORS, IS NECESSARY TO COVER CONCENTRATED FLOODS AND FLOODPLAIN FOR PRE-DEVELOPED CONVICTION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT CONVICTION RUNOFF RATES SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONVICTION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT CONVICTION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT CONVICTION RUNOFF RATES PER HAYS COUNTY REGULATIONS.
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GPI PARTNERS

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SCALE: 1" = 100'
JOB NO. A191001
FIELD BOOK:
DATE: 5-18-21
DWG: 191001-PLAT.DWG