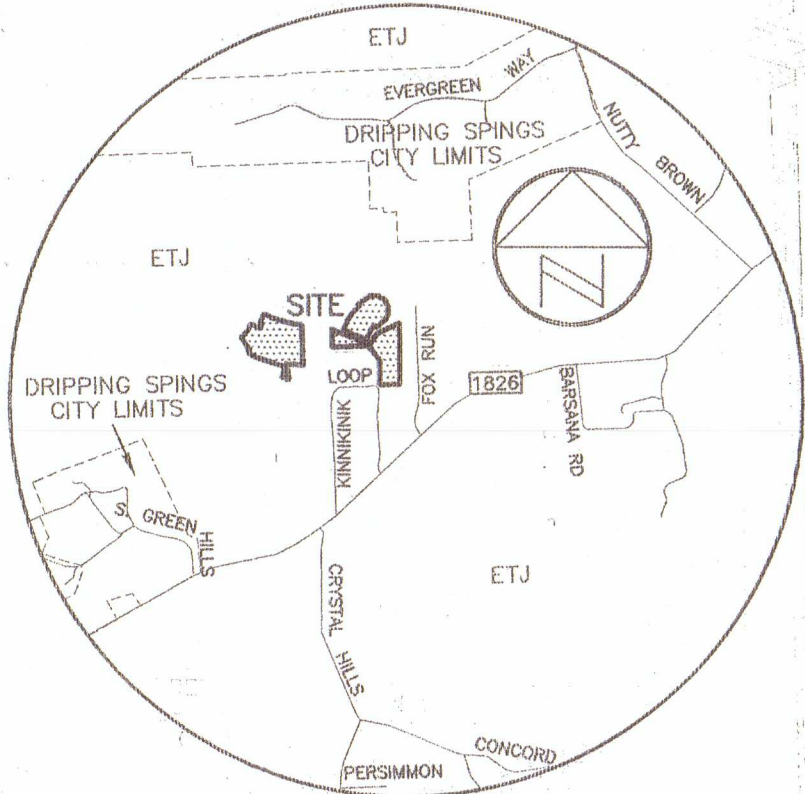
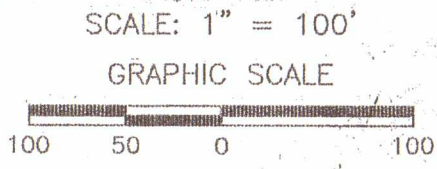


FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2



LOCATION MAP
NOT TO SCALE

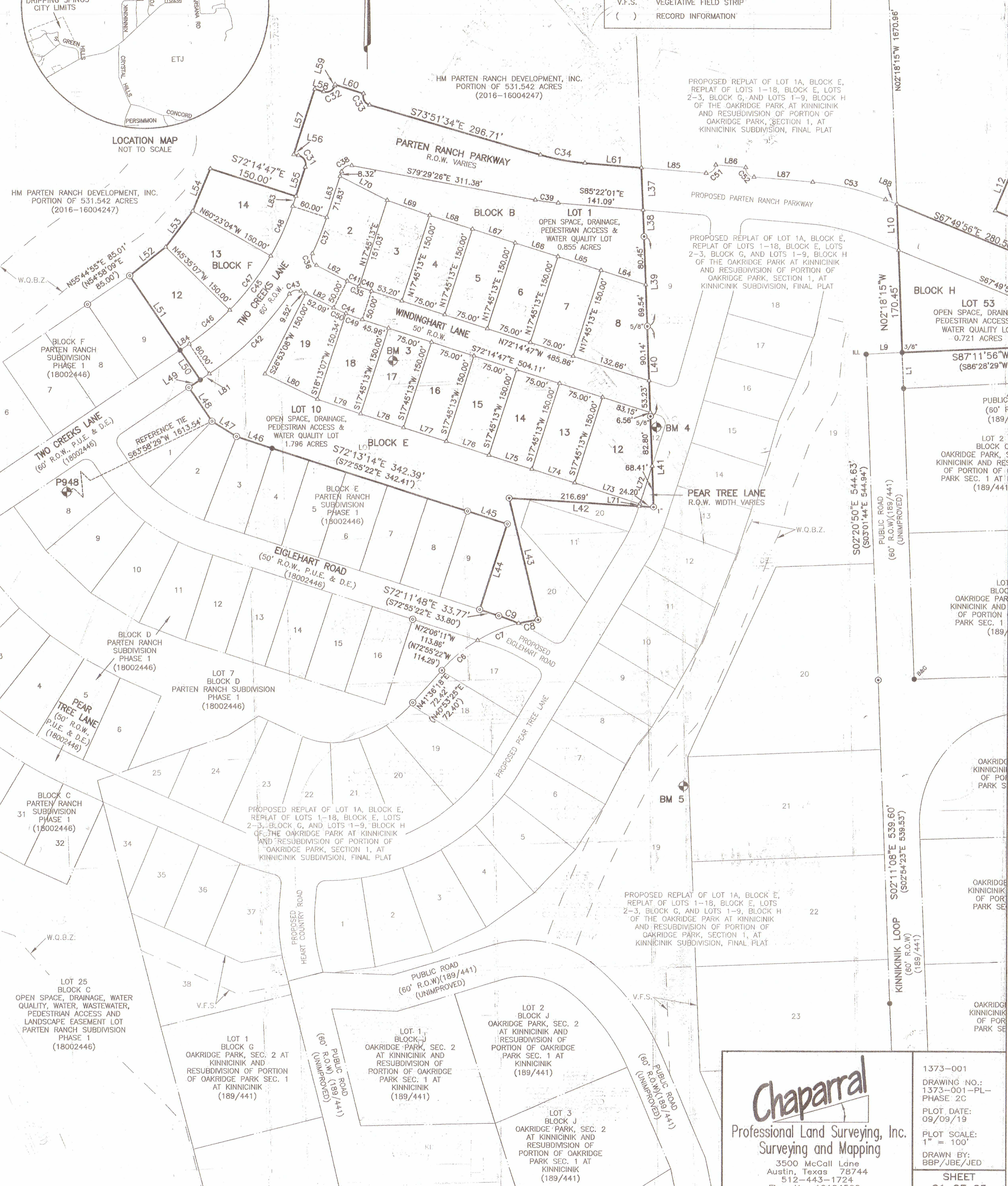


LEGEND	
●	1/2" REBAR WITH ILLEGIBLE CAP FOUND
●	1/2" REBAR WITH "B&G" CAP FOUND
●	1/2" REBAR WITH "EMERALD" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
○	IRON PIPE FOUND (SIZE NOTED)
⊙	REBAR WITH "TRIAD" CAP FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
()	RECORD INFORMATION

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

PROPOSED REPLAT OF LOT 1A, BLOCK E,
REPLAT OF LOTS 1-18, BLOCK E, LOTS
2-3, BLOCK G, AND LOTS 1-9, BLOCK H
OF THE OAKRIDGE PARK AT KINNICKINIK
AND RESUBDIVISION OF PORTION OF
OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT

PROPOSED REPLAT OF LOT 1A, BLOCK E,
REPLAT OF LOTS 1-18, BLOCK E, LOTS
2-3, BLOCK G, AND LOTS 1-9, BLOCK H
OF THE OAKRIDGE PARK AT KINNICKINIK
AND RESUBDIVISION OF PORTION OF
OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT



BLOCK F
PARTEN RANCH
SUBDIVISION
PHASE 1
(18002446)

TWO CREEKS LANE
(60' R.O.W., P.U.E. & D.E.)
(18002446)

BLOCK D
PARTEN RANCH
SUBDIVISION
PHASE 1
(18002446)

PEAR TREE LANE
(30' R.O.W., P.U.E. & D.E.)
(18002446)

BLOCK C
PARTEN RANCH
SUBDIVISION
PHASE 1
(18002446)

LOT 25
BLOCK C
OPEN SPACE, DRAINAGE, WATER
QUALITY, WATER, WASTEWATER,
PEDESTRIAN ACCESS AND
LANDSCAPE EASEMENT LOT
PARTEN RANCH SUBDIVISION
PHASE 1
(18002446)

LOT 1
BLOCK G
OAKRIDGE PARK, SEC. 2 AT
KINNICKINIK AND
RESUBDIVISION OF PORTION
OF OAKRIDGE PARK SEC. 1
AT KINNICKINIK
(189/441)

LOT 1
BLOCK J
OAKRIDGE PARK, SEC. 2
AT KINNICKINIK AND
RESUBDIVISION OF
PORTION OF OAKRIDGE
PARK SEC. 1 AT
KINNICKINIK
(189/441)

LOT 2
BLOCK J
OAKRIDGE PARK, SEC. 2
AT KINNICKINIK AND
RESUBDIVISION OF
PORTION OF OAKRIDGE
PARK SEC. 1 AT
KINNICKINIK
(189/441)

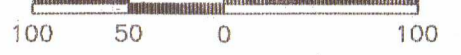
LOT 3
BLOCK J
OAKRIDGE PARK, SEC. 2
AT KINNICKINIK AND
RESUBDIVISION OF
PORTION OF OAKRIDGE
PARK SEC. 1 AT
KINNICKINIK
(189/441)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

1373-001
DRAWING NO.: 1373-001-PL- PHASE 2C
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED
SHEET 01 OF 05

FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2

SCALE: 1" = 100'
GRAPHIC SCALE

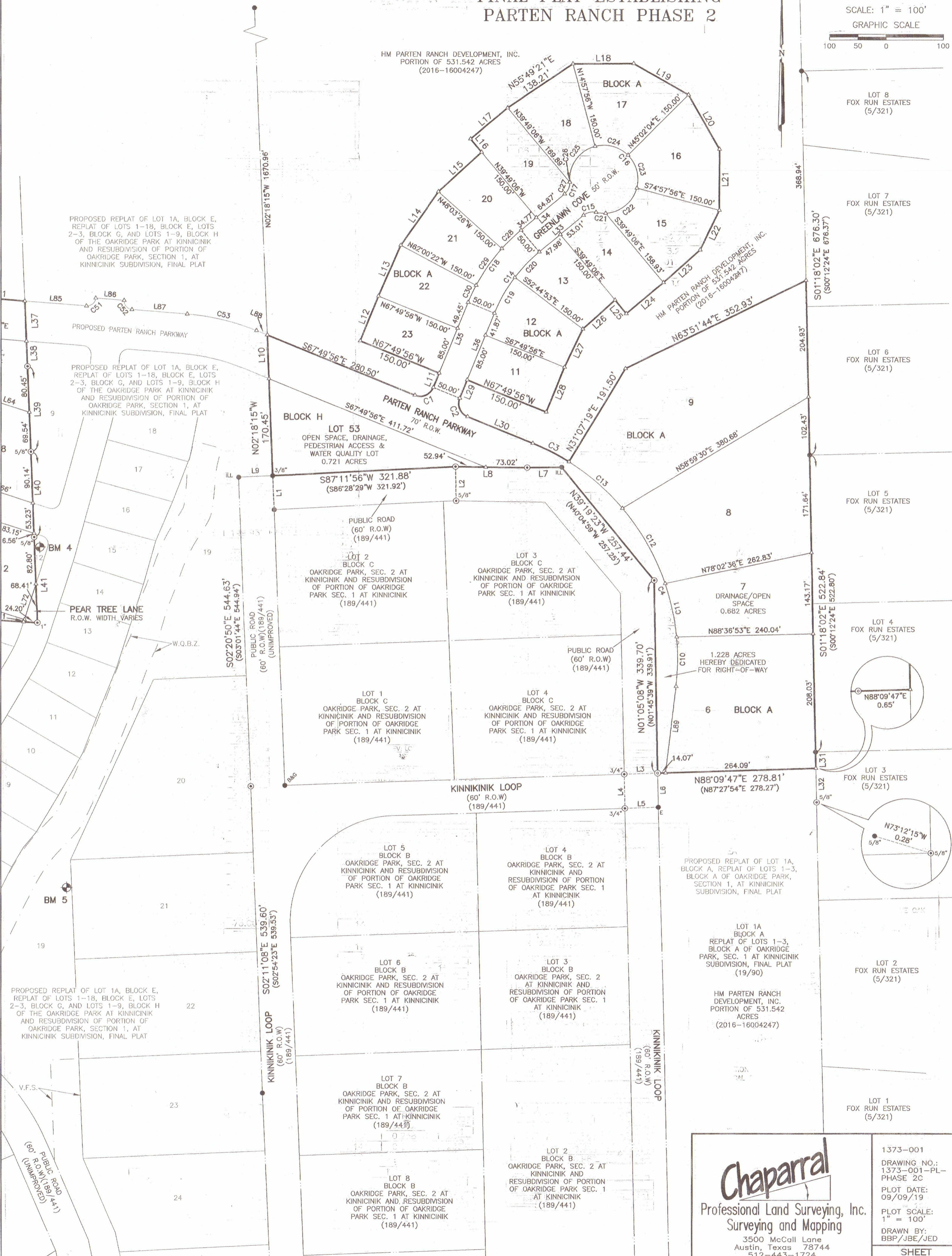


HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

PROPOSED REPLAT OF LOT 1A, BLOCK E,
REPLAT OF LOTS 1-18, BLOCK E, LOTS
2-3, BLOCK G, AND LOTS 1-9, BLOCK H
OF THE OAKRIDGE PARK AT KINNICKINIK
AND RESUBDIVISION OF PORTION OF
OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT

PROPOSED REPLAT OF LOT 1A, BLOCK E,
REPLAT OF LOTS 1-18, BLOCK E, LOTS
2-3, BLOCK G, AND LOTS 1-9, BLOCK H
OF THE OAKRIDGE PARK AT KINNICKINIK
AND RESUBDIVISION OF PORTION OF
OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT

PROPOSED REPLAT OF LOT 1A, BLOCK E,
REPLAT OF LOTS 1-18, BLOCK E, LOTS
2-3, BLOCK G, AND LOTS 1-9, BLOCK H
OF THE OAKRIDGE PARK AT KINNICKINIK
AND RESUBDIVISION OF PORTION OF
OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT



LOT 8
FOX RUN ESTATES
(5/321)

LOT 7
FOX RUN ESTATES
(5/321)

LOT 6
FOX RUN ESTATES
(5/321)

LOT 5
FOX RUN ESTATES
(5/321)

LOT 4
FOX RUN ESTATES
(5/321)

LOT 3
FOX RUN ESTATES
(5/321)

LOT 2
FOX RUN ESTATES
(5/321)

LOT 1
FOX RUN ESTATES
(5/321)

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

1373-001
DRAWING NO.: 1373-001-PL- PHASE 2C
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED
SHEET
02 OF 05

**FINAL PLAT ESTABLISHING
PARTEN RANCH PHASE 2**

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S02°36'51"E	59.84'	
L2	N01°02'58"W	59.96'	
L3	N88°07'55"E	58.72'	
L4	S01°21'12"E	60.08'	
L5	S87°57'32"W	58.56'	
L6	S01°12'12"E	59.91'	(S02°04'41"E 60.01')
L7	S89°14'54"W	60.46'	(S88°27'47"W 60.48')
L8	N89°10'31"W	125.96'	(N89°50'32"W 126.04')
L9	S87°21'42"W	60.12'	(S86°51'19"W 59.73')
L10	N02°18'15"W	76.91'	
L11	N22°10'04"E	27.16'	
L12	N22°10'04"E	85.00'	
L13	N23°36'24"E	97.70'	
L14	N34°58'06"E	115.36'	
L15	N47°27'09"E	102.95'	
L16	N39°49'06"W	30.07'	
L17	N50°10'54"E	85.00'	
L18	N89°44'17"E	106.60'	
L19	S60°15'43"E	110.80'	
L20	S29°49'10"E	109.74'	
L21	S00°10'50"W	107.67'	
L22	S25°41'19"W	77.65'	
L23	S48°12'25"W	86.35'	
L24	S50°10'54"W	85.00'	
L25	N39°49'06"W	30.95'	
L26	S47°47'31"W	76.01'	
L27	S25°28'51"W	74.52'	
L28	S22°10'04"W	85.00'	
L29	S22°10'04"W	34.74'	
L30	S67°49'56"E	124.06'	
L31	S01°18'02"E	28.79'	(S00°12'24"E 28.78')
L32	S01°18'46"E	60.11'	(S02°18'14"E 60.05')
L33	N50°10'54"E	100.99'	
L34	S50°10'54"W	99.64'	
L35	N22°10'04"E	134.45'	
L36	S22°10'04"W	126.87'	
L37	S02°20'28"E	70.52'	
L38	S02°20'28"E	44.32'	
L39	S02°18'21"E	149.99'	(S02°59'49"E 150.01')
L40	S02°17'41"E	149.93'	(S02°59'20"E 149.82')
L41	S02°17'42"E	151.21'	(S03°01'49"E 151.31')
L42	N86°28'23"W	240.89'	(N87°10'11"W 240.90')
L43	S13°26'59"E	209.83'	(S14°12'08"E 209.91')
L44	N17°49'30"E	150.18'	(N17°04'38"E 150.00')
L45	N72°08'48"W	70.20'	(N72°49'56"W 70.00')
L46	N71°59'17"W	62.58'	(N72°45'00"W 62.58')
L47	N58°06'45"W	48.18'	(N58°41'14"W 48.08')
L48	N34°38'17"W	68.14'	(N35°26'49"W 68.24')
L49	N55°47'33"E	22.85'	(N54°58'09"E 22.84')
L50	N34°25'13"W	60.00'	(N35°01'51"W 60.00')
L51	N34°18'14"W	149.95'	(N35°01'51"W 150.00')
L52	N51°24'10"E	76.68'	
L53	N36°53'28"E	74.75'	
L54	N22°16'51"E	76.75'	
L55	N17°45'13"E	51.16'	
L56	N79°29'26"W	8.17'	
L57	N17°45'13"E	114.80'	
L58	S73°51'34"E	15.43'	
L59	N17°45'13"E	2.25'	
L60	S72°14'47"E	50.00'	
L61	S85°22'01"E	93.88'	
L62	N63°06'52"W	57.76'	
L63	N17°45'13"E	80.15'	
L64	N72°14'47"W	77.91'	
L65	N72°14'47"W	75.00'	
L66	N72°14'47"W	75.00'	
L67	N72°14'47"W	75.00'	
L68	N72°14'47"W	75.00'	
L69	N70°47'44"W	75.02'	
L70	N63°06'52"W	88.28'	
L71	N17°45'13"E	4.15'	
L72	N17°45'13"E	66.06'	
L73	N72°14'47"W	113.78'	
L74	N72°14'47"W	75.00'	
L75	N72°14'47"W	75.00'	
L76	N72°14'47"W	75.00'	
L77	N72°14'47"W	75.00'	
L78	N72°14'47"W	75.00'	
L79	N71°31'18"W	76.22'	
L80	N64°23'28"W	97.48'	
L81	N55°47'33"E	18.18'	
L82	S63°06'52"E	61.61'	
L83	S17°45'13"W	17.55'	
L84	S55°47'33"W	18.40'	
L85	S85°22'01"E	108.15'	
L86	S85°22'01"E	50.00'	
L87	S85°22'01"E	97.88'	
L88	S67°49'56"E	20.48'	
L89	N06°49'22"E	153.09'	

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	25.00'	90°00'00"	39.27'	N67°10'04"E	35.36'	
C2	25.00'	90°00'00"	39.27'	S22°49'56"E	35.36'	
C3	410.00'	9°59'11"	71.46'	S62°50'20"E	71.37'	
C4	410.00'	64°40'07"	462.76'	N25°30'42"W	438.58'	
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N66°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S69°47'15"E 35.55')
C10	410.00'	12°14'32"	87.60'	N00°42'06"E	87.44'	
C11	410.00'	13°32'21"	96.88'	N12°11'20"W	96.66'	
C12	410.00'	21°24'25"	153.18'	N29°39'43"W	152.30'	
C13	410.00'	17°28'49"	125.09'	N49°06'20"W	124.60'	
C14	275.00'	28°00'50"	134.46'	N36°10'29"E	133.12'	
C15	25.00'	53°11'22"	23.21'	N76°46'35"E	22.38'	
C16	60.00'	287°55'43"	301.52'	N40°35'35"W	70.59'	
C17	25.00'	54°44'21"	23.88'	S22°48'43"W	22.99'	
C18	325.00'	28°00'50"	158.90'	S36°10'29"W	157.33'	
C19	275.00'	15°05'03"	72.40'	N29°42'36"E	72.19'	
C20	275.00'	12°55'47"	62.06'	N43°43'00"E	61.93'	
C21	60.00'	16°14'22"	17.01'	S84°44'55"E	16.95'	
C22	60.00'	72°05'51"	75.50'	N51°04'59"E	70.62'	
C23	60.00'	60°00'00"	62.83'	N14°57'56"W	60.00'	
C24	60.00'	60°00'00"	62.83'	N74°57'56"W	60.00'	
C25	60.00'	79°35'31"	83.35'	S35°14'18"W	76.81'	
C26	25.00'	1°06'39"	0.48'	S04°00'08"E	0.48'	
C27	25.00'	53°37'42"	23.40'	S23°22'03"W	22.55'	
C28	325.00'	8°14'19"	46.73'	S46°03'44"W	46.69'	
C29	325.00'	13°56'57"	79.12'	S34°58'06"W	78.93'	
C30	325.00'	5°49'34"	33.05'	S25°04'51"W	33.03'	
C31	15.00'	97°14'39"	25.46'	N30°52'07"W	22.51'	
C32	15.00'	88°23'13"	23.14'	N61°56'50"E	20.91'	
C33	15.00'	91°36'47"	23.98'	S28°03'10"E	21.51'	
C34	375.00'	11°30'27"	75.32'	S79°36'47"E	75.19'	
C35	275.00'	9°07'55"	43.83'	N67°40'50"W	43.78'	
C36	15.00'	88°18'02"	23.12'	N18°57'51"W	20.90'	
C37	500.00'	7°25'57"	64.86'	N21°28'11"E	64.82'	
C38	15.00'	82°45'21"	21.67'	N59°07'53"E	19.83'	
C39	375.00'	5°52'34"	38.46'	S82°25'44"E	38.44'	
C40	275.00'	4°32'49"	21.82'	N69°58'23"W	21.82'	
C41	275.00'	4°35'06"	22.01'	N65°24'25"W	22.00'	
C42	500.00'	21°41'12"	189.25'	N44°56'57"E	188.12'	
C43	15.00'	82°46'47"	21.67'	N75°29'45"E	19.84'	
C44	325.00'	9°07'55"	51.80'	S67°40'50"E	51.74'	
C45	440.00'	38°02'20"	292.12'	S36°46'23"W	286.78'	
C46	440.00'	11°27'21"	87.97'	N50°03'52"E	87.83'	
C47	440.00'	14°48'24"	113.71'	N36°56'00"E	113.39'	
C48	440.00'	11°46'35"	90.44'	N23°38'31"E	90.28'	
C49	325.00'	5°07'27"	29.07'	N69°41'04"W	29.06'	
C50	325.00'	4°00'28"	22.73'	N65°07'06"W	22.73'	
C51	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C52	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C53	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33
**APPROXIMATE ACREAGE PER CONCEPT PLAN							

AREA TABLE

TOTAL AREA OF SUBDIVISION = 22.97 ACRES
 AREA WITHIN ROADWAYS = 4.471 ACRES
 AREA WITHIN RESIDENTIAL LOTS = 14.445 ACRES
 AREA WITHIN OPEN SPACE LOTS = 4.054 ACRES

BLOCK A

LOT	ACRES	SQ. FEET
6	1.358	59169
7	0.682	29701
8	1.461	63650
9	1.923	83761
11	0.293	12750
12	0.328	14292
13	0.323	14058
14	0.347	15122
15	0.401	17487
16	0.463	20165
17	0.463	20164
18	0.353	15374
19	0.350	15244
20	0.315	13702
21	0.329	14337
22	0.309	13439
23	0.293	12750
Total	9.991	435165

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
 N 13971449.79
 E 2291197.59

TEXAS STATE PLANE COORDINATES:
 N 13969633.74
 E 2290899.77

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

COMBINED SCALE FACTOR = 0.999870017
 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
 THETA ANGLE: 0°29'59"

BENCHMARK INFORMATION:

BM #3: COTTON SPINDLE SET IN EAST SIDE A LIVE OAK 48", TAG NO. 10105, +- 320' EAST FROM THE NORTHEAST TERMINUS OF TWO CREEKS LANE WITHIN PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1041.42'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #4: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +- 300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1037.88'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #5: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 43", TAG NO. 10079, EAST SIDE OF POND.

ELEVATION = 1015.69'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

BLOCK B

LOT	ACRES	SQ. FEET
1	0.855	37259
2	0.307	13358
3	0.260	11315
4	0.258	11250
5	0.258	11250
6	0.258	11250
7	0.258	11250
8	0.363	15793
Total	2.817	122725

BLOCK E

LOT	ACRES	SQ. FEET
12	0.362	15781
13	0.258	11250
14	0.258	11250
15	0.258	11250
16	0.258	11250
17	0.258	11250
18	0.260	11317
19	0.295	12853
10	1.796	78241
Total	4.003	174442

BLOCK F

LOT	ACRES	SQ. FEET
12	0.318	13850
13	0.328	14271
14	0.321	13981
Total	0.967	42102

BLOCK H

LOT	ACRES	SQ. FEET
53	0.721	31398

Chaparral

Professional Land Surveying, Inc.
 Surveying and Mapping

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL- PHASE 2C
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED
SHEET 03 OF 05

**FINAL PLAT ESTABLISHING
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 22.97 ACRES OF LAND, BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT # 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 22.97 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

PARTEN RANCH SUBDIVISION 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

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

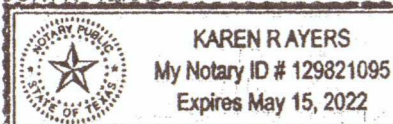
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN RANCH DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019

Karen R. Rayers

NOTARY PUBLIC IN AND FOR

TRAVIS COUNTY, TEXAS



NOTES:

- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 2) NO 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 PLAIN 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. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS 6, 8, AND 9, BLOCK A. LOTS 6 AND 8 ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.
- 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 (RURAL COLLECTOR): 1082 L.F.
LINEAR FOOTAGE OF TWO CREEKS LANE (SECONDARY COLLECTOR): 545 L.F.
LINEAR FOOTAGE OF GREENLAWN COVE (LOCAL STREET): 537 L.F.
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 646 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 2810 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 = 4.471 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 CONSTRUCTION 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 OR 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 IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.
- 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 DEVELOPMENT REGULATIONS CHAPTER 725.

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

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD.
BUILDING II, SUITE 100
AUSTIN, TX 78735

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 GRAND-FATHERED. 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 FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR 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 OF 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.

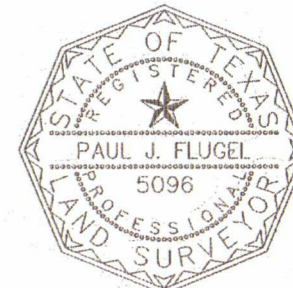
34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Paul J. Flugel 9-09-2019

PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

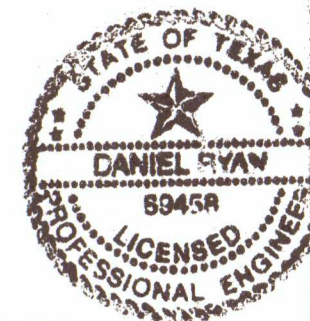


STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED 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.

Daniel Ryan 9-9-2019

DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR 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 9/13/2019

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

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 OR APPROVED ON-SITE SEWAGE FACILITY.

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

Caitlyn Strickland 9-12-19

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES DATE

Tom Pope 9-12-2019

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR DATE

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

Caitlyn Strickland 9-12-19

CAITLYN STRICKLAND
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

16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 19033165 PAGE

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.
Elaine H. Cardenas by Jill Kagan, Deputy

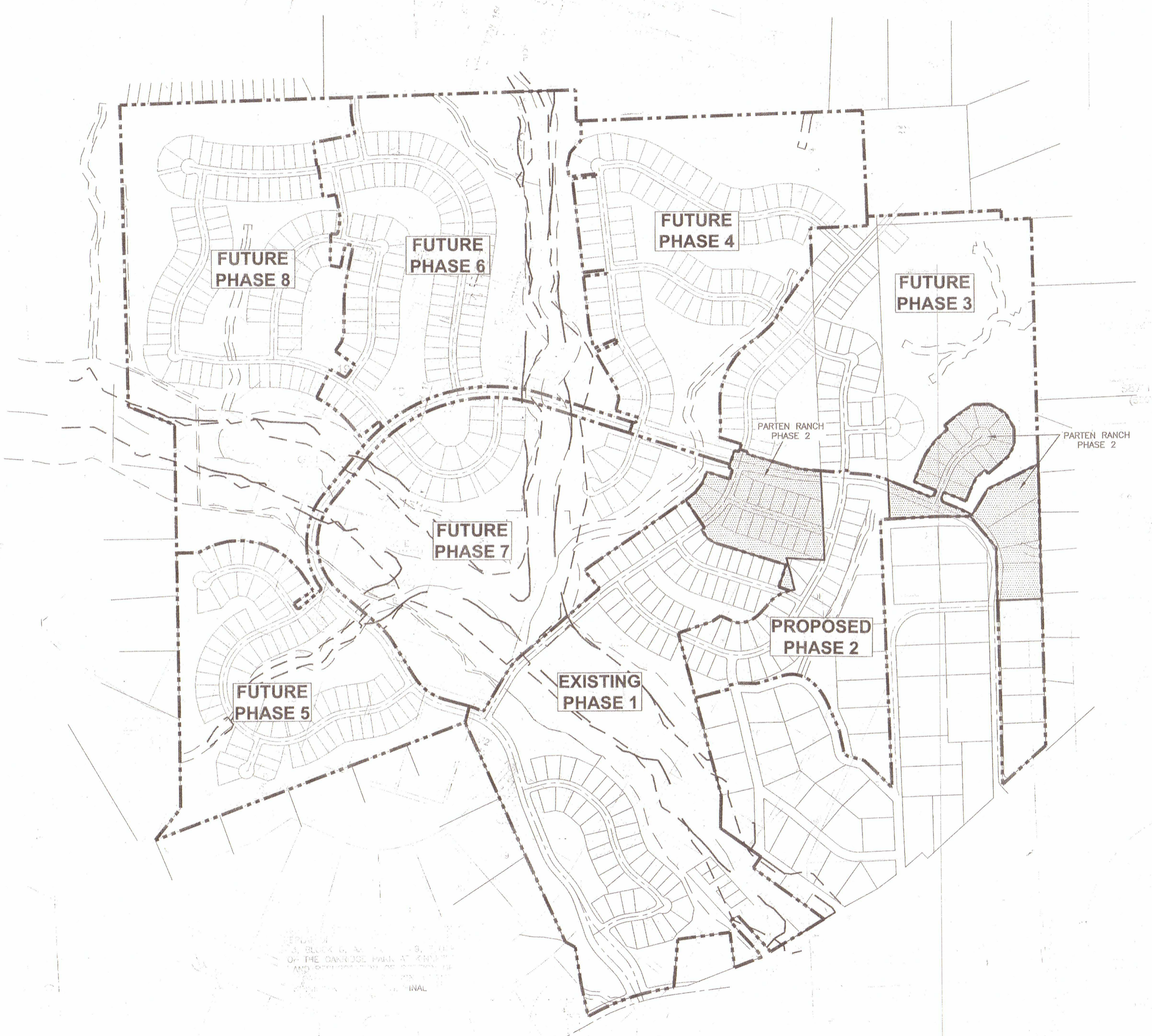
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2C
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: BBP/JBE/JED
	SHEET
	04 OF 05

FINAL PLAT ESTABLISHING
 PARTEN RANCH PHASE 2
 OVERALL LAYOUT BY PHASE

SCALE: 1" = 100'
 GRAPHIC SCALE



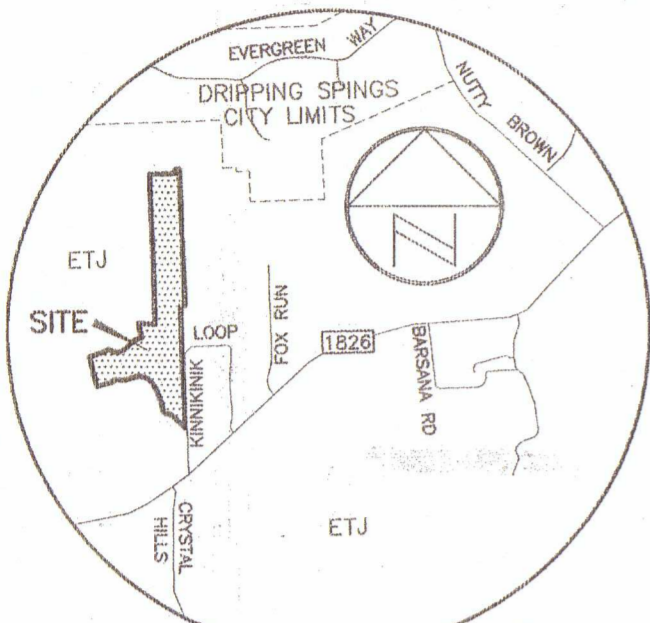
3, BLOCK G, AND 4, BLOCK G, PHASE 2 OF THE DARRIGO PARK AT KNOX AND 6TH STREETS OF THE CITY OF AUSTIN, TEXAS. THIS IS THE FINAL

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2C
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: BBP/JBE/JED
	SHEET 05 OF 05

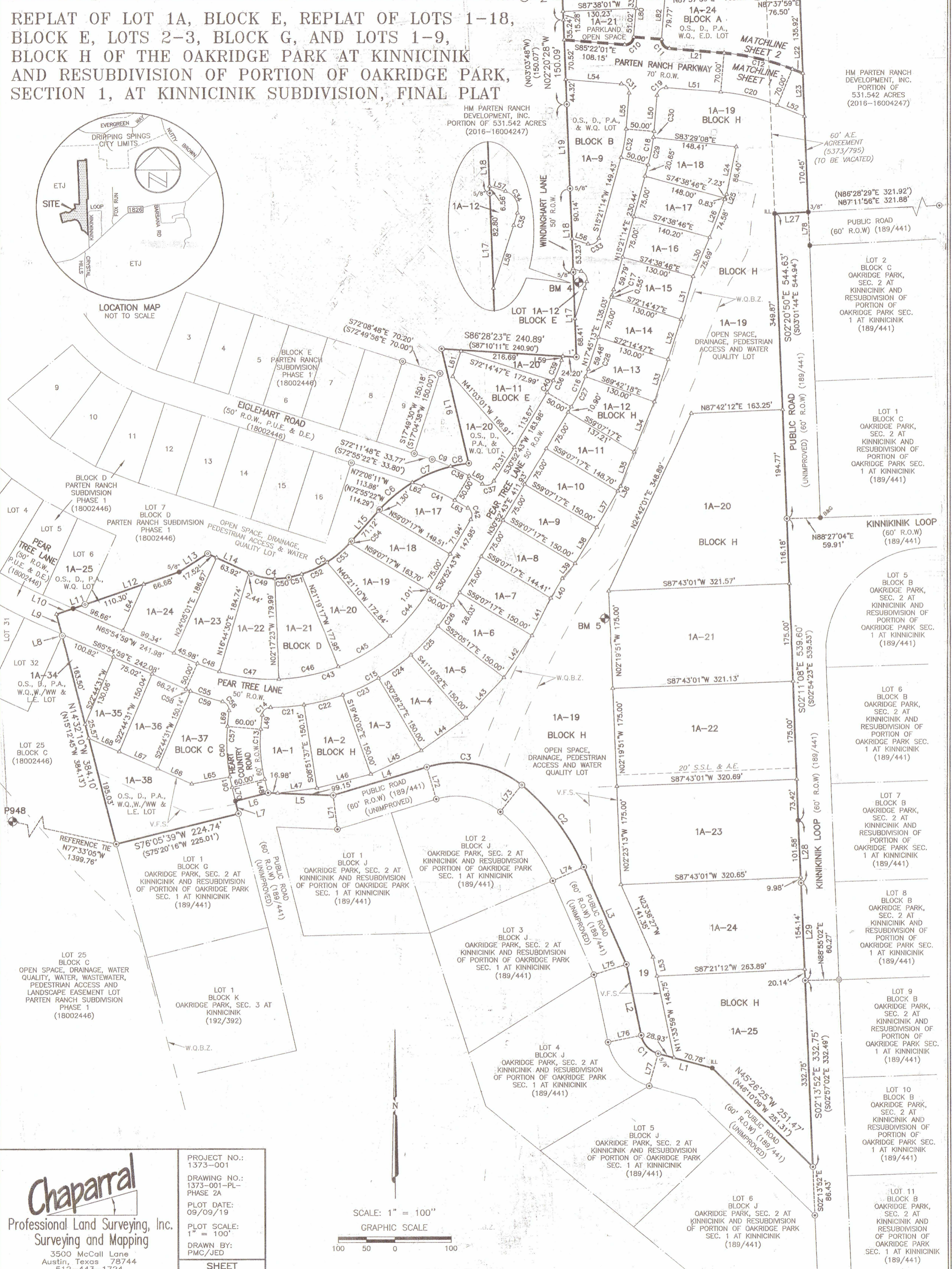
REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICKINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-18004247)

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-18004247)

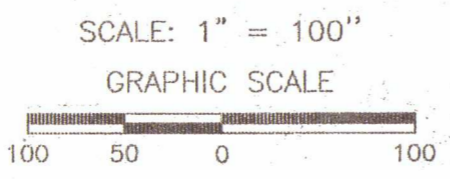


LOCATION MAP
NOT TO SCALE

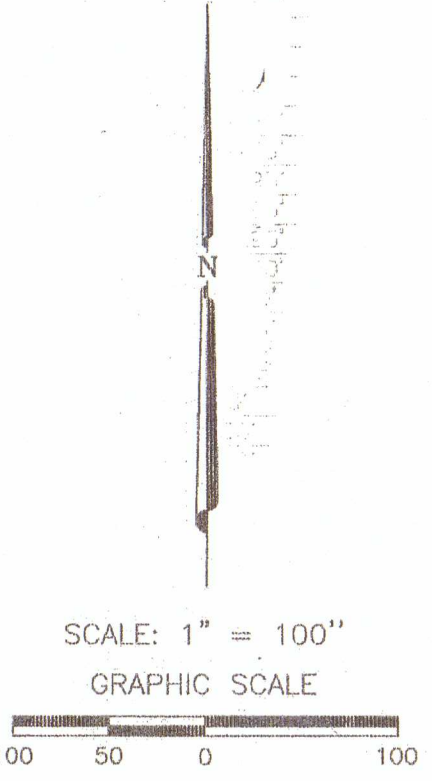


Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

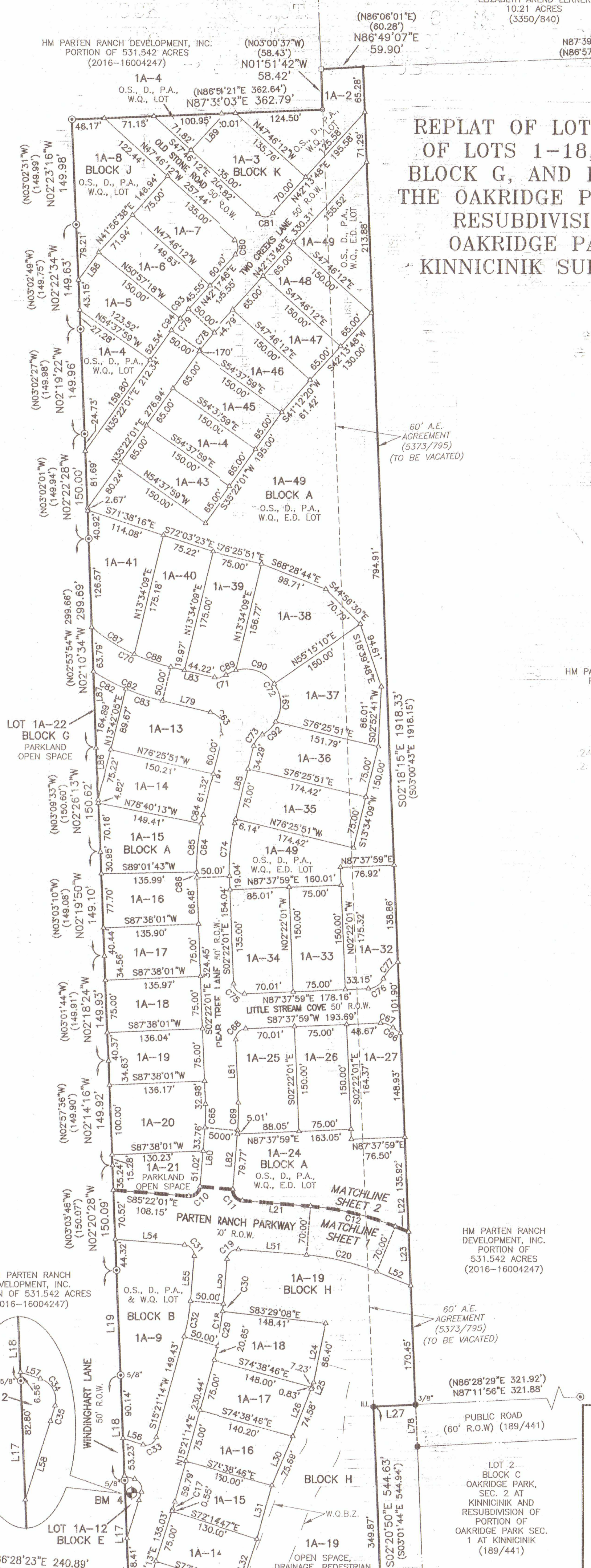
PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL-PHASE 2A
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: PMC/JED



HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)



REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICKINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT



HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
●	1/2" REBAR WITH ILLEGIBLE CAP FOUND
●	1/2" REBAR WITH "B&G" CAP FOUND
○	IRON PIPE FOUND (SIZE NOTED)
⊙	REBAR WITH "TRIAD" CAP FOUND
△	CALCULATED POINT
⊗	BOLT FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
O.S., D., P.A., & W.Q. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
O.S., D., P.A., W.Q., W/WW & L.E. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, WATER, WASTEWATER & LANDSCAPE EASEMENT LOT
O.S., D., P.A., W.Q., E.D. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, & EFFLUENT DISCHARGE LOT
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
()	RECORD INFORMATION

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

60' A.E. AGREEMENT (5373/795) (TO BE VACATED)

PUBLIC ROAD (60' R.O.W) (189/441)

LOT 2 - BLOCK C OAKRIDGE PARK, SEC. 2 AT KINNICKINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICKINIK (189/441)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL- PHASE 2A
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: PMC/JED
SHEET 02 OF 05

S72°08'48"E 70.20'
(S72°49'56"E 70.20')

S86°28'23"E 240.89'

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	42.36'	62°47'56"	46.45'	N42°49'54"W	44.16'	(N43°19'15"W 44.02')
C2	391.30'	27°06'20"	185.12'	N37°05'41"W	183.40'	(N37°47'15"W 183.50')
C3	183.81'	56°09'35"	180.17'	N79°12'55"W	173.04'	(N79°52'21"W 173.10')
C4	117.93'	34°05'20"	70.16'	S83°47'25"E	69.13'	(S84°26'18"E 69.44')
C5	195.58'	38°35'54"	131.76'	N59°54'48"E	129.28'	(N59°11'45"E 129.30')
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N68°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S69°47'15"E 35.55')
C10	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C11	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C12	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	
C13	270.00'	19°04'36"	89.90'	N04°28'11"W	89.48'	
C14	15.00'	85°12'21"	22.31'	N47°40'17"E	20.31'	
C15	375.00'	59°23'44"	388.74'	N60°34'35"E	371.57'	
C16	325.00'	13°07'30"	74.45'	N24°18'58"E	74.29'	
C17	325.00'	2°23'59"	13.61'	N16°33'13"E	13.61'	
C18	325.00'	10°43'15"	60.81'	N09°59'37"E	60.72'	
C19	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C20	340.00'	17°32'05"	104.05'	S76°35'58"E	103.65'	
C21	375.00'	9°08'08"	59.79'	N85°42'23"E	59.73'	
C22	375.00'	10°48'26"	70.73'	N75°44'06"E	70.63'	
C23	375.00'	10°48'26"	70.73'	N64°55'41"E	70.63'	
C24	375.00'	10°48'25"	70.73'	N54°07'15"E	70.63'	
C25	375.00'	10°48'25"	70.73'	N43°18'50"E	70.63'	
C26	375.00'	7°01'54"	46.02'	N34°23'40"E	45.99'	
C27	325.00'	10°35'01"	60.03'	N25°35'13"E	59.95'	
C28	325.00'	2°32'29"	14.42'	N19°01'28"E	14.41'	
C29	325.00'	8°50'22"	50.14'	N10°56'03"E	50.09'	
C30	325.00'	1°52'53"	10.67'	N05°34'26"E	10.67'	
C31	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C32	275.00'	10°43'15"	51.46'	S09°59'37"W	51.38'	
C33	15.00'	92°23'59"	24.19'	S61°33'13"W	21.85'	
C34	15.00'	87°36'01"	22.93'	S28°26'47"E	20.76'	
C35	277.94'	2°34'05"	12.46'	S16°27'48"W	12.46'	
C36	275.00'	13°07'30"	63.00'	S24°18'58"W	62.86'	
C37	15.00'	89°43'04"	23.49'	S75°44'15"W	21.16'	
C38	325.00'	6°33'15"	37.18'	N62°40'50"W	37.16'	
C39	275.00'	8°08'58"	39.12'	S21°49'42"W	39.08'	
C40	275.00'	4°58'32"	23.88'	S28°23'27"W	23.87'	
C41	275.00'	12°47'35"	61.40'	S65°48'00"E	61.28'	
C42	15.00'	90°16'56"	23.64'	S14°15'45"E	21.27'	
C43	325.00'	8°32'18"	47.19'	S72°28'52"W	43.57'	
C44	325.00'	18°46'00"	106.45'	S40°15'43"W	105.98'	
C45	325.00'	19°01'54"	107.95'	S59°09'40"W	107.46'	
C46	325.00'	19°01'55"	107.96'	S78°11'35"W	107.46'	
C47	325.00'	19°01'55"	107.96'	N82°46'30"W	107.46'	
C48	325.00'	7°20'33"	41.65'	N69°35'16"W	41.62'	
C49	117.93'	22°00'18"	45.29'	S77°44'54"E	45.01'	
C50	117.93'	12°05'02"	24.87'	N85°12'26"E	24.83'	
C51	195.58'	6°56'15"	23.68'	N75°44'37"E	23.67'	
C52	195.58'	14°36'22"	49.86'	N64°58'19"E	49.72'	
C53	195.58'	15°31'41"	53.01'	N49°54'17"E	52.84'	
C54	195.58'	1°31'35"	5.21'	N41°22'39"E	5.21'	
C55	375.00'	10°33'04"	69.06'	S71°11'31"E	68.96'	
C56	15.00'	81°32'09"	21.35'	S35°41'58"E	19.59'	
C57	329.99'	19°04'37"	109.87'	S04°28'11"E	109.57'	
C58	375.00'	1°20'31"	8.78'	S66°35'15"E	8.78'	
C59	375.00'	9°12'33"	60.27'	S71°51'46"E	60.21'	
C60	329.99'	15°42'10"	90.44'	S02°46'58"E	90.16'	
C61	329.99'	3°22'28"	19.43'	S12°19'16"E	19.43'	
C62	325.00'	19°00'00"	107.77'	S66°55'51"E	107.28'	
C63	25.00'	90°00'00"	39.27'	S31°25'51"E	35.36'	
C64	325.00'	15°56'09"	90.39'	S05°36'04"W	90.10'	
C65	275.00'	7°00'00"	33.60'	S01°07'59"W	33.58'	
C66	60.00'	12°42'15"	13.30'	N54°04'36"W	13.28'	
C67	25.00'	44°38'33"	19.48'	N70°02'45"W	18.99'	
C68	15.00'	90°00'00"	23.56'	S42°37'59"W	21.21'	
C69	325.00'	7°00'00"	39.71'	S01°07'59"W	39.68'	
C70	275.00'	26°35'48"	127.66'	S63°07'57"E	126.51'	
C71	25.00'	48°11'23"	21.03'	N79°28'27"E	20.41'	
C72	50.00'	186°22'46"	162.65'	S31°25'51"E	99.85'	
C73	25.00'	48°11'23"	21.03'	S37°39'50"W	20.41'	
C74	275.00'	15°56'09"	76.49'	S05°36'04"W	76.24'	
C75	15.00'	90°00'00"	23.56'	S47°22'01"E	21.21'	
C76	25.00'	62°17'32"	27.18'	N56°29'13"E	25.86'	
C77	60.00'	30°28'45"	31.92'	N40°34'50"E	31.54'	
C78	275.00'	6°51'47"	32.94'	N38°47'55"E	32.92'	
C79	325.00'	6°51'47"	38.93'	S38°47'55"E	38.91'	
C80	15.00'	90°00'00"	23.56'	N02°46'12"W	21.21'	
C81	15.00'	90°00'00"	23.56'	N87°13'48"E	21.21'	
C82	325.00'	9°16'26"	52.60'	S62°04'04"E	52.55'	
C83	325.00'	9°43'35"	55.17'	S71°34'04"E	55.10'	
C84	325.00'	2°14'22"	12.70'	S12°26'58"W	12.70'	
C85	325.00'	12°18'05"	69.78'	S05°10'45"W	69.64'	
C86	325.00'	1°23'43"	7.92'	S01°40'09"E	7.91'	
C87	275.00'	15°03'12"	72.25'	S57°21'39"E	72.04'	
C88	275.00'	11°32'36"	55.40'	S70°39'33"E	55.31'	
C89	50.00'	18°01'33"	15.73'	S64°23'32"W	15.67'	
C90	50.00'	71°50'51"	62.70'	N70°40'16"W	58.67'	
C91	50.00'	66°00'00"	57.60'	N01°44'50"W	54.46'	
C92	50.00'	30°30'22"	26.62'	N46°30'21"E	26.31'	
C93	325.00'	3°11'06"	18.07'	S40°38'15"W	18.06'	
C94	325.00'	3°40'41"	20.86'	S37°12'22"W	20.86'	

LINE	BEARING	DISTANCE	RECORD
L1	N75°02'53"W	99.71'	(N75°46'32"W 100.06')
L2	N11°39'32"W	129.52'	(N12°22'27"W 129.50')
L3	N23°18'58"W	189.26'	(N24°02'15"W 189.06')
L4	S73°16'34"W	173.43'	(S72°28'06"W 173.42')
L5	N87°48'51"W	116.14'	(N88°30'32"W 116.14')
L6	S75°59'31"W	60.00'	(S75°24'07"W 59.90')
L7	S13°52'25"E	22.91'	(S14°35'53"E 22.81')
L8	N14°32'10"W	2.92'	(N15°12'45"W 2.80')
L9	N14°32'10"W	36.52'	(N15°12'45"W 36.51')
L10	N70°56'06"E	31.38'	(N70°11'15"E 31.38')
L11	N70°56'06"E	22.19'	(N70°11'15"E 22.10')
L12	N70°56'06"E	176.97'	(N70°11'15"E 177.05')
L13	N57°17'32"E	60.56'	(N56°35'43"E 60.62')
L14	S65°13'15"E	83.87'	(S65°49'11"E 83.59')
L15	N41°36'18"E	72.42'	(N40°53'25"E 72.40')
L16	N13°26'59"W	209.83'	(N14°12'08"W 209.91')
L17	N02°17'42"W	151.21'	(N03°01'49"W 151.31')
L18	N02°17'41"W	149.93'	(N02°59'20"W 149.82')
L19	N02°18'21"W	149.99'	(N02°59'49"W 150.01')
L20	S85°22'01"E	50.00'	
L21	S85°22'01"E	97.88'	
L22	S67°49'56"E	70.63'	
L23	S02°18'15"E	77.38'	
L24	S11°23'59"W	86.40'	
L25	S21°17'31"W	8.06'	
L26	S21°17'31"W	74.58'	
L27	S87°21'42"W	60.12'	(S86°51'19"W 59.73')
L28	S02°30'38"E	111.56'	(S03°07'59"E 111.48')
L29	S02°20'59"E	174.29'	(S03°07'26"E 174.34')
L30	S23°07'00"W	75.69'	
L31	S15°39'30"W	79.40'	
L32	S17°45'13"W	75.00'	
L33	S18°04'32"W	79.66'	
L34	S21°53'19"W	95.65'	
L35	S21°01'28"W	66.14'	
L36	S29°52'55"W	9.84'	
L37	S29°52'55"W	75.01'	
L38	S30°52'43"W	75.00'	
L39	S40°07'22"W	35.20'	
L40	S30°47'31"W	40.25'	
L41	S26°36'46"W	75.21'	
L42	S33°22'58"W	90.39'	
L43	S43°18'51"W	98.88'	
L44	S54°07'17"W	98.88'	
L45	S64°55'42"W	98.88'	
L46	S75°38'52"W	98.89'	
L47	S82°31'07"W	70.55'	
L48	N14°00'29"W	25.01'	
L49	N05°04'06"E	25.38'	
L50	N04°37'59"E	64.44'	
L51	S85°22'01"E	97.88'	
L52	S67°49'56"E	52.33'	
L53	N11°33'59"W	34.58'	
L54	S85°22'01"E	99.58'	
L55	S04°37'59"W	64.44'	
L56	N72°14'47"W	30.26'	
L57	S72°14'47"E	15.36'	
L58	S17°45'13"W	57.11'	
L59	S17°45'13"W	7.70'	
L60	N59°24'12"W	27.51'	
L61	N17°45'13"E	47.71'	
L62	S72°11'48"E	21.18'	
L63	S59°24'12"E	27.12'	
L64	N24°05'01"E	90.61'	
L65	S79°25'54"W	69.18'	
L66	N65°54'59"W	66.33'	
L67	N65°54'59"W	75.02'	
L68	N65°54'59"W	59.53'	
L69	S05°04'06"W	28.26'	
L70	S14°00'29"E	25.01'	
L71	S07°04'42"E	61.15'	
L72	S16°49'03"E	59.80'	
L73	S38°45'43"W	61.03'	
L74	S66°13'48"W	60.77'	
L75	S72°22'23"W	60.21'	
L76	S78°20'09"W	60.05'	
L77	S15°39'04"W	59.86'	
L78	S02°36'51"E	59.84'	
L79	S76°25'51"E	70.09'	
L80	S04°37'59"W	84.79'	
L81	S02°22'01"E	90.42'	
L82	S04°37'59"W	84.79'	
L83	S76°25'51"E	64.19'	
L84	S13°34'09"W	121.32'	
L85	S13°34'09"W	115.42'	
L86	N02°26'13"W	75.63'	
L87	N02°10'34"W	109.33'	
L88	N36°26'08"E	48.90'	
L89	N42°13'48"E	70.94'	

BLOCK A		
LOT	ACRES	SQ. FEET
1A-13	0.292	12710
1A-14	0.266	11567
1A-15	0.274	11957
1A-16	0.237	10334
1A-17	0.234	10195
1A-18	0.234	10200
1A-19	0.234	10207
1A-20	0.309	13467
1A-21	0.152	6601
1A-24	0.619	26963
1A-25	0.293	12749
1A-26	0.258	11250
1A-27	0.285	12427
1A-32	0.294	12805
1A-33	0.258	11250
1A-34	0.292	12704
1A-35	0.300	13082
1A-36	0.291	12661
1A-37	0.393	17110
1A-38	0.390	16974
1A-39	0.296	12910
1A-40	0.304	13239</


**REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E,
LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE
PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE
PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT**

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 41.820 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1, AT KINNICINIK SUBDIVISION, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 91 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 41.820 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:


REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

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 RANCH 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 9th DAY OF September A.D., 2019


NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS



- NOTES:
- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - 2) NO 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 PLAIN 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. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED ONLY FOR LOTS 1A-20 THRU 1A-25, BLOCK H. LOTS 1A-21, 1A-22, 1A-23, 1A-24, AND 1A-25 ARE RESTRICTED TO ADVANCED ON-SITE SYSTEMS.
 - 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 (RURAL COLLECTOR): 433 L.F.
LINEAR FOOTAGE OF HEART COUNTRY ROAD (LOCAL STREET): 189 L.F.
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 63 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 2788 L.F.
LINEAR FOOTAGE OF EIGLEHART ROAD (LOCAL STREET): 130 L.F.
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 262 L.F.
LINEAR FOOTAGE OF TWO CREEKS LANE (LOCAL STREET): 636 L.F.
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 272 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 4773 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 = 5.566 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 OR 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 IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH DEVELOPMENT, INC.
- 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 DEVELOPMENT REGULATIONS CHAPTER 725.

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

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD.
BUILDING II, SUITE 100
AUSTIN, TX 78735

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.

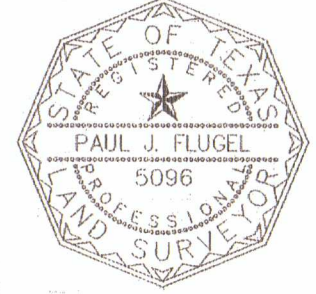
28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR 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 OF 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) 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.

STATE OF TEXAS
COUNTY OF TRAVIS


KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

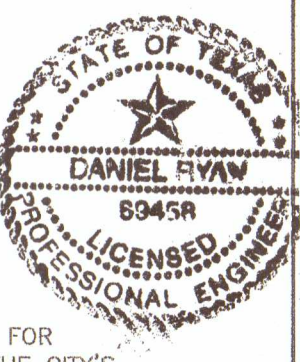
 9-09-2019
PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096



STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED 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.

 9-9-2019
DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR 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.

 9/16/19
MICHELLE FISCHER, CITY ADMINISTRATOR DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

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 OR APPROVED ON-SITE SEWAGE FACILITY.

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

 9-12-19
CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES DATE

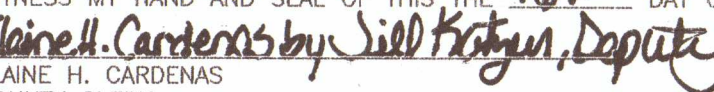
 9-12-2019
TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR DATE

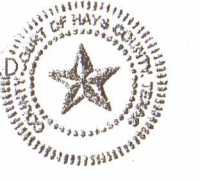
I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

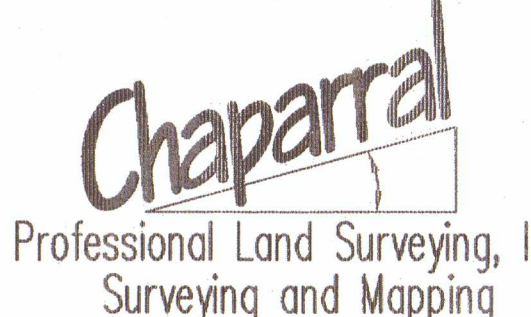
 9-12-19
CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES DATE

STATE OF TEXAS
COUNTY OF HAYS

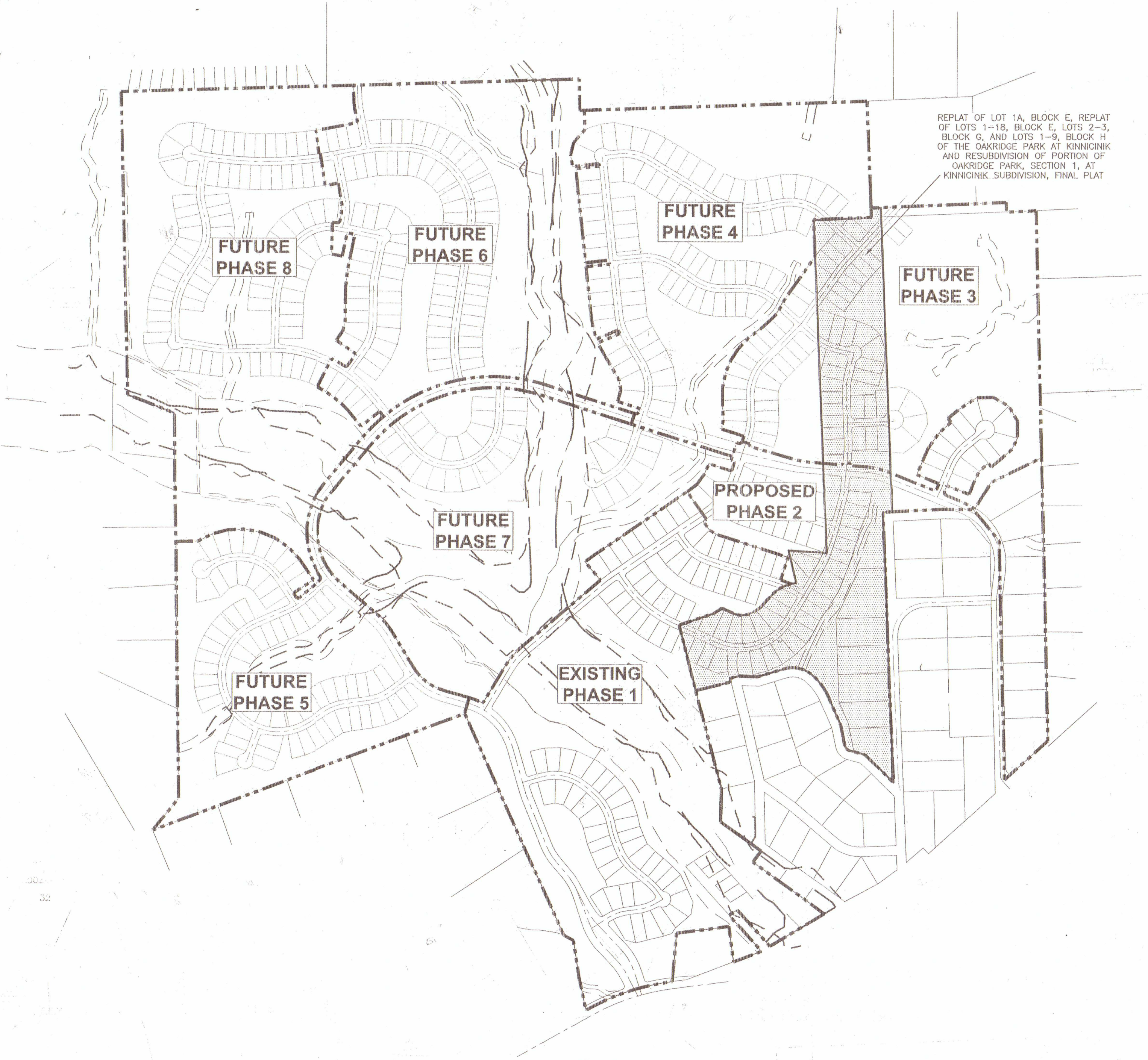
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK Instrument # 19033166 PAGE 1

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



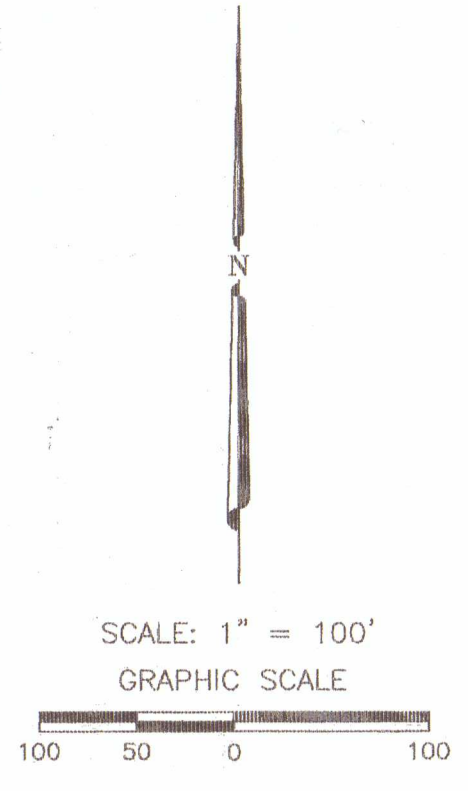
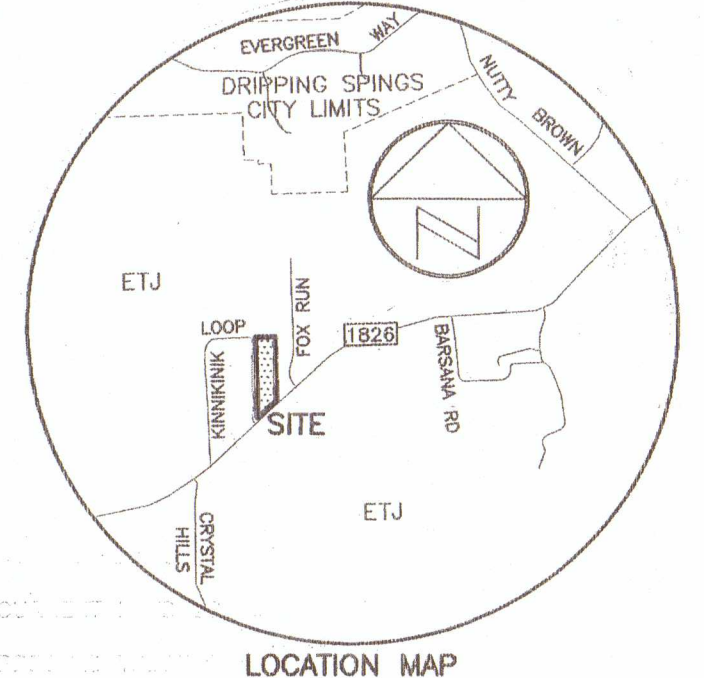
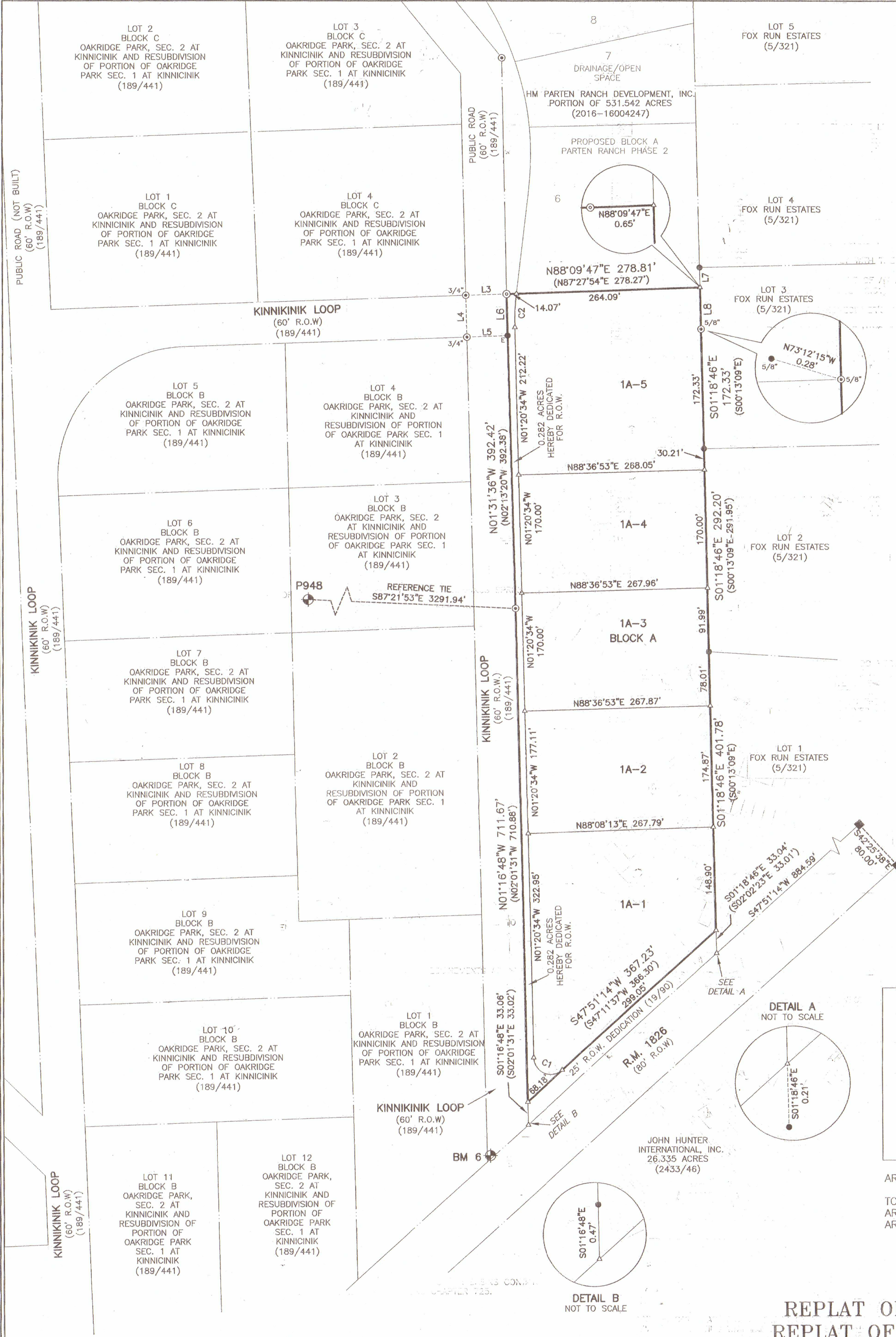
 <p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2A
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
DRAWN BY: PMC/JED	SHEET 04 OF 05

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E,
 LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE
 PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE
 PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT
 OVERALL LAYOUT BY PHASE



 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2A
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: PMC/JED
SHEET 05 OF 05	

32



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
 N 13971449.79
 E 2291197.59

TEXAS STATE PLANE COORDINATES:
 N 13969633.74
 E 2290899.77

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

COMBINED SCALE FACTOR = 0.999870017
 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
 THETA ANGLE: 0°29'59"

LEGEND

- E 1/2" REBAR WITH "EMERALD" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ REBAR WITH "TRIAD" CAP FOUND
- CONC. HIGHWAY MON. FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION

AREA TABLE

TOTAL AREA OF SUBDIVISION = 6.668 ACRES
 AREA WITHIN ROADWAYS = 0.282 ACRES
 AREA WITHIN RESIDENTIAL LOTS = 6.386 ACRES

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SECTION 1, AT KINNINIK SUBDIVISION, FINAL PLAT

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	130°48'12"	57.07'	N66°44'40"W	45.46'
C2	340.00'	8°10'36"	48.52'	N02°44'44"E	48.48'

BENCHMARK INFORMATION:

BM#6: COTTON SPINDLE FOUND IN EAST SIDE OF A CEDAR 14" WEST SIDE OF KINNINIK LOOP, +- 10' NORTHEAST OF THE SOUTHEAST CORNER OF LOT 1 BLOCK B, OAKRIDGE PARK, SEC. 2 AT KINNINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNINIK.

ELEVATION = 1003.26'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

LINE TABLE

LINE	BEARING	DISTANCE
L3	N88°07'55"E	58.72'
L4	S01°21'12"E	60.08'
L5	S87°57'32"W	58.56'
L6	S01°12'12"E	59.91'
L7	N01°18'02"W	28.75'
L8	S01°18'46"E	60.11'

BLOCK A

LOT	ACRES	SQ. FEET
1A-1	1.603	69821
1A-2	1.082	47134
1A-3	1.046	45546
1A-4	1.046	45561
1A-5	1.609	70085
Total	6.386	278147

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 Firm No. 10124500

PROJECT NO.: 1373-001	DRAWING NO.: 1373-001-PL- PHASE 2B
PLOT DATE: 09/09/19	PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED	
SHEET 01 OF 03	

**REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A
OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT**

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 6.668 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SEC.1, AT KINNICKINIK, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 90 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 6.668 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A
OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT.

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

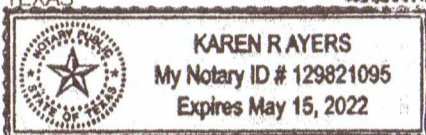
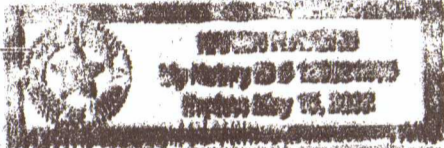
JAY HANNA, PARTNER
HM PARTEN DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

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 9th DAY OF September A.D., 2019.

Karen Rayers

NOTARY PUBLIC IN AND FOR
Travis COUNTY, TEXAS



NOTES:

- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 2) NO 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 PLAIN 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) INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS 1A-1-2, 2A-5, BLOCK A. *NOTES 1A-2, 1A-3, 1A-4 ARE RESTRICTED TO ADVANCED ON SITE SEWAGE SYSTEMS.*
- 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) THIS PLAT INCLUDES A 10' DEDICATION OF RIGHT-OF-WAY TO KINNICKINIK LOOP.
- 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 = 0.282 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 OR 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 IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.
- 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 DEVELOPMENT REGULATIONS CHAPTER 725.

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

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD.
BUILDING II, SUITE 100
AUSTIN, TX 78735

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	58.15	1.48	54.67		11.81	59.96	5.33

**APPROXIMATE ACREAGE PER CONCEPT PLAN

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 GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR 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 OF 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.

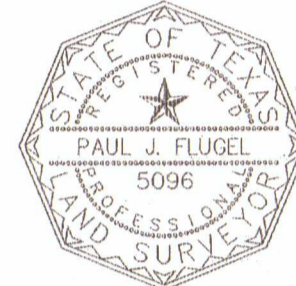
34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Paul J. Flugel 9-09-2019

PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

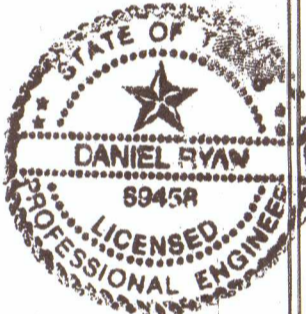


STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED 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.

Daniel Ryan 9-9-2019

DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR 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

MICHELLE FISCHER, CITY ADMINISTRATOR

9/16/19
DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

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.

Caitlyn Strickland

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

9-12-19
DATE

Tom Pope

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

9-13-2019
DATE

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

Caitlyn Strickland

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

9-12-19
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

16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK Instrument # 19033167

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

Elaine H. Cardenas by Jill Kostjan, Deputy

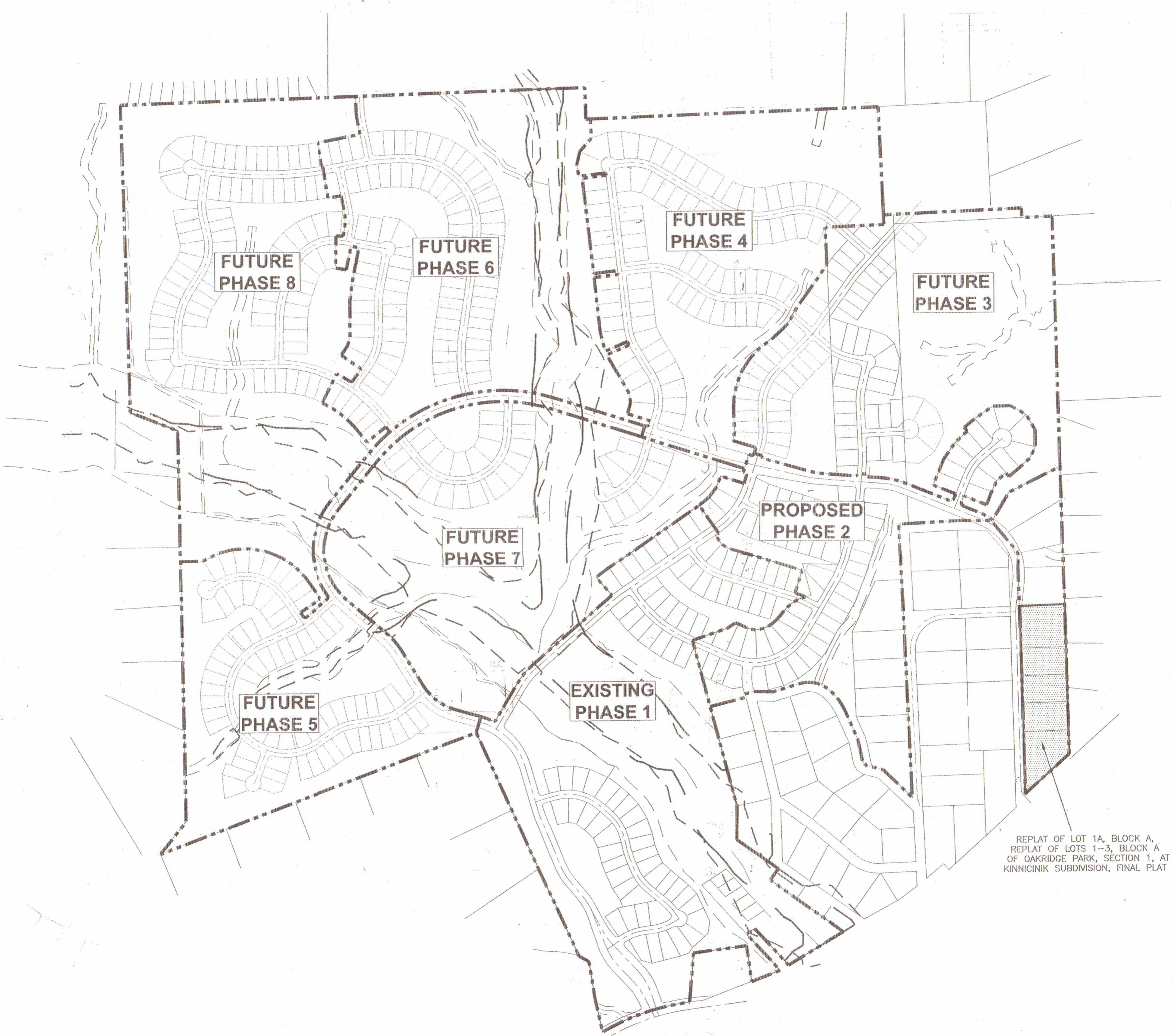
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS




Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1373-001
DRAWING NO.:
1373-001-PL-
PHASE 2B
PLOT DATE:
09/09/19
PLOT SCALE:
1" = 100'
DRAWN BY:
BBP/JBE/JED
SHEET
02 OF 03

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A
OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT
OVERALL LAYOUT BY PHASE



REPLAT OF LOT 1A, BLOCK A,
REPLAT OF LOTS 1-3, BLOCK A
OF OAKRIDGE PARK, SECTION 1, AT
KINNICKINIK SUBDIVISION, FINAL PLAT

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2B
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: BBP/JBE/JED
	SHEET 03 OF 03