

# PARTEN RANCH, PHASES 6 & 7

SHEET NO. DESCRIPTION

F.M. 1826

PARTEN RANCH PHASES 6 & 7  
PRELIMINARY PLAT

- 1 TITLE PAGE
- 2 PRELIMINARY PLAN (INDEX SHEET)
- 3 PRELIMINARY PLAN (1 OF 2)
- 4 PRELIMINARY PLAN (2 OF 2)
- 5 LINE AND CURVE TABLES
- 6 PHASING PLAN

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 0146 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHALL BE OBTAINED WITHIN THE RIGHTS OF WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.



Daniel Ryan  
LICENSED PROFESSIONAL ENGINEER

9/15/2010  
DATE

REVIEWED BY:  
  
(STATE OF TEXAS)  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

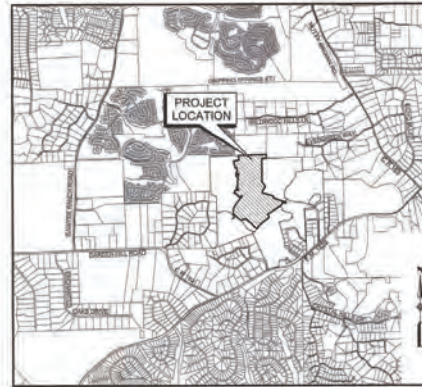
THIS PLAT, PARTEN RANCH PHASES 6 & 7, PRELIMINARY PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED

APPROVED, THIS THE 22 DAY OF SEPTEMBER, 2010

BY:  
CHAIR OR VICE-CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST:  
ANDREA CLUNNINGHAM, CITY SECRETARY

HAYS COUNTY DATE



LOCATION MAP  
SCALE: N.T.S.

SUBMITTAL DATE:

**LEGAL DESCRIPTION**  
123.83 ACRES OF LAND IN THE SEABORN J. WHITLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 831.842 ACRES RECORDED IN BOOK # 8718-1859497 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS.

**BENCHMARKS**  
TBM1: COTTON SPINDLE SET IN EAST SIDE A LIVE OAK 48", TAG NO. 10105, +320 EAST FROM THE NORTHEAST TERMINUS OF TWO CREEKS LAKE WITHIN PARTEN RANCH SUBDIVISION PHASE 1. ELEV. 1047.42. VERTICAL DATUM: NAVD 88 (GEOID 128)

TBM2: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK C, PARTEN RANCH SUBDIVISION PHASE 1. ELEV. 1037.89. VERTICAL DATUM: NAVD 88 (GEOID 128)

TBM3: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 47", TAG NO. 10079, EAST SIDE OF POND. ELEV. 1033.69. VERTICAL DATUM: NAVD 88 (GEOID 128)

TBM4: COTTON SPINDLE FOUND IN EAST SIDE OF A CEDAR 14", WEST SIDE OF KINNINGK LOOP, +172' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1 BLOCK B, GARIBOLDI PARK, SEC. 2 AT KINNINGK AND RESUBDIVISION OF PORTION OF GARIBOLDI PARK SEC. 1 AT KINNINGK. ELEV. 1003.29. VERTICAL DATUM: NAVD 88 (GEOID 128)

**OWNERS:** HM PARTEN RANCH DEVELOPMENT, INC.  
1011 NORTH LAMAR BLVD  
AUSTIN, TX 78703  
CONTACT PERSON: JAY HANNA, VP  
PHONE # (512) 477-2400

**ENGINEER:** LJA ENGINEERING INC.  
FRM # F-1395  
7500 RIALTO BOULEVARD  
BUILDING B, SUITE 100  
AUSTIN TEXAS 78735  
CONTACT PERSON: DANIEL RYAN, P.E.  
PHONE # (512) 438-4700  
FAX # (512) 438-4716

**SURVEYOR:** GB PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
T & P L.P. FROM REG. NO. 18194180  
1812 CENTRE CREEK DR., STE. 200  
AUSTIN, TX 78754  
CONTACT PERSON: ALAN HORTON, P.E., R.P.L.S.  
PHONE # (512) 298-2878

**LAND USE SUMMARY**

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	33.46	122	27%
DRAINAGE/OPEN SPACE	78.17	4	63%
RIGHT-OF-WAY	12.00	n/a	10%
<b>TOTAL</b>	<b>123.63</b>	<b>126</b>	<b>100%</b>

**RESIDENTIAL LOT SIZE**

NO.	NO.
> 3 ACRES	0
1 - 3 ACRES	13
15,000 s.f. TO 1 AC	84
10,000 - 15,000 s.f.	25
0 - 10,000 s.f.	25
<b>TOTAL LOT NO.</b>	<b>122</b>

**HAYS COUNTY LOT SIZE LIST**

NO.	NO.
> 10 ACRES	2
5 TO 10 ACRES	1
2 TO 5 ACRES	1
1 TO 2 ACRES	0
< 1 ACRES	122
<b>TOTAL LOT NO.</b>	<b>126</b>

REVISIONS / CORRECTIONS

Number	Description	Revised By	Date	Drawn By	Check By	Approval Date

	TOTAL ACREAGE	USPVS BUREYERS	TOTAL ACREAGE MINUS BUREYERS	ALLOWABLE IMPROVEMENT COVER 3% NET SITE AREA	PROPOSED IMPROVEMENT COVER PER PHASE	REMARKING IMPROVEMENT COVER	OPEN SPACE INCREASE	OPEN SPACE	SHADE TREES	OPEN SPACE INCREASE	LOT IMPROVEMENT COVER	ROADWAY/BIOROADWAY IMPROVEMENT COVER
PARTEN RANCH DEVELOPMENT**	123.75	103.28	20.47	35.98	13.13	22.85	47.63	75	7	5.28	28.54	28.54
PARTEN RANCH PHASE 1*	82.36	20.14	62.22	18.67	0.88	21.77	40.45	75	1	1.58	8.88	8.88
PARTEN RANCH PHASE 2	58.15	1.41	56.74	11.81	11.81	45.94	6.50	75	5	4.03	5.75	5.75
PARTEN RANCH PHASE 3	58.41	2.18	56.23	7.89	7.89	32.10	45.24	82	19			
PARTEN RANCH PHASE 4	49.87	3.03	46.84	8.42	8.42	42.85	22.85	88	2	1.71	3.32	3.32
PARTEN RANCH PHASE 5	73.84	6.20	67.64	11.88	11.88	21.12	39.45	81	4	3.07	3.48	3.48
PARTEN RANCH PHASES 6 & 7	123.83	40.14	83.69	17.46	17.46	13.86	70.17	132	4	11.21	8.28	8.28

\*Phase 1 originally included 3.8 acres IC for the amenity which became a separate project  
\*\*APPROXIMATE ACREAGE PER CONCEPT PLAN

NOTES:

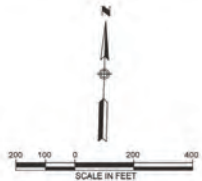
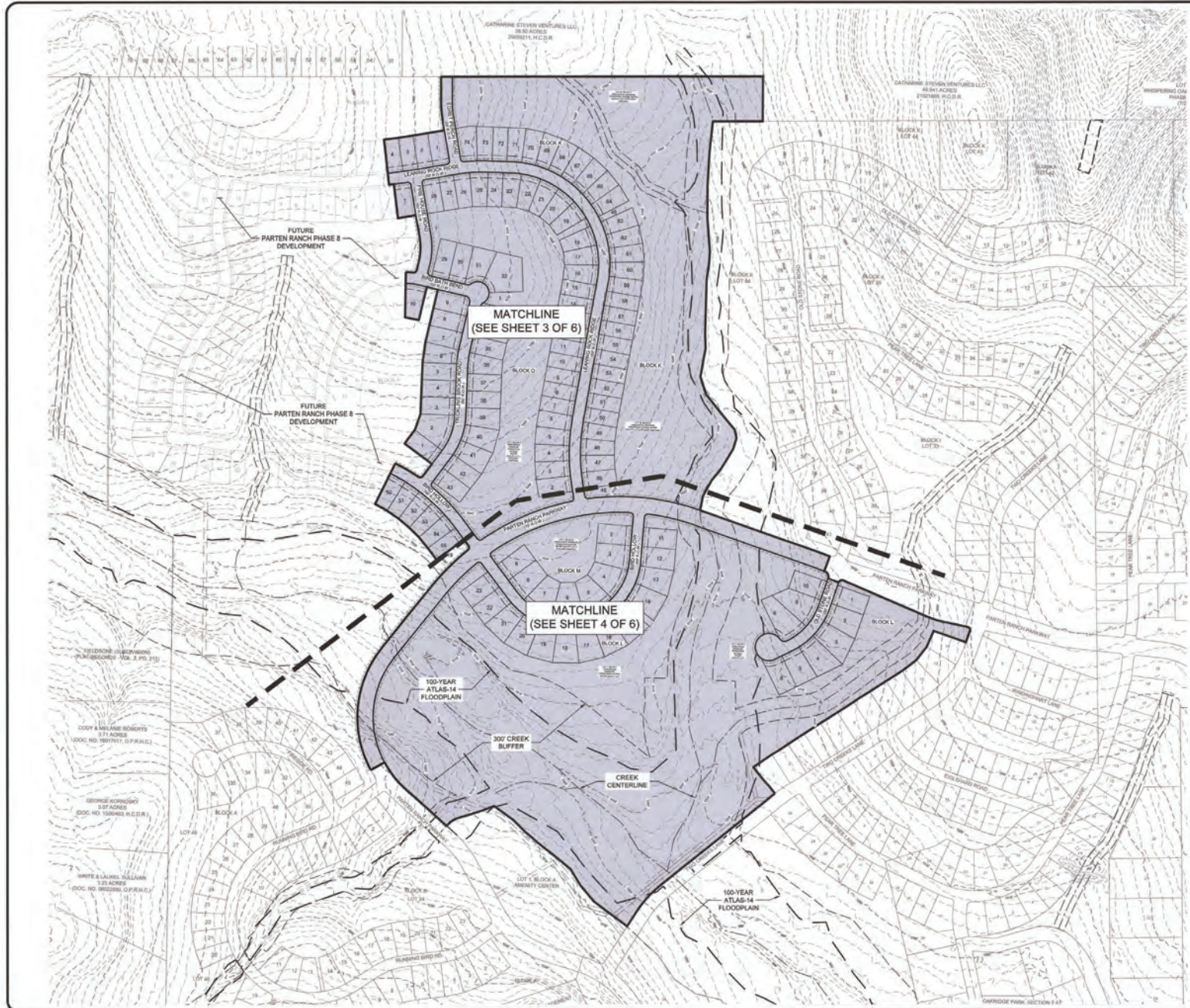
- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS
  - NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE
  - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
  - THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
  - A PORTION OF THE PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0146 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, HAYS COUNTY, TEXAS
  - WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
  - WASTEWATER SERVICE WILL BE BY SPRING HOLLOW MUD
  - ELECTRIC SERVICES SHALL BE SUPPLIED BY FEDERAL ENERGY ELECTRIC COOPERATIVE
  - TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T
  - ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS
  - BUILDING RETRACKS SHALL COMPLY WITH CITY ORDINANCES OF THE PARTEN RANCH DEVELOPMENT AGREEMENT, WHICHEVER IS APPLICABLE
  - PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS
  - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY REQUIREMENTS IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE
- | STREET NAME          | LINEAR FOOTAGE   | R.O.W. | CLASSIFICATION  |
|----------------------|------------------|--------|-----------------|
| OLD STONE ROAD       | 478 L.F.         | (90')  | LOCAL ROADWAY   |
| BIRD HOLLOW          | 1793 L.F.        | (90')  | LOCAL ROADWAY   |
| LEANING ROCK RIDGE   | 2284 L.F.        | (50')  | LOCAL ROADWAY   |
| FIRE HOUSE ROAD      | 465 L.F.         | (50')  | LOCAL ROADWAY   |
| BIRD BATH BEND       | 324 L.F.         | (50')  | LOCAL ROADWAY   |
| TRICKLING BROOK ROAD | 609 L.F.         | (50')  | LOCAL ROADWAY   |
| EGGETT PETCH ROAD    | 408 L.F.         | (50')  | LOCAL ROADWAY   |
| PARTEN RANCH PKWY.   | 2754 L.F.        | (75')  | RURAL COLLECTOR |
| <b>TOTAL:</b>        | <b>9370 L.F.</b> |        |                 |
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT
  - AREA WITHIN NEW ROAD RIGHT-OF-WAY = 12.05 AC. (PLATTED)
  - DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT
  - SPRING HOLLOW MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND AND WATER QUALITY STRUCTURES. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION. THE HOA OR MUD SHALL BE RESPONSIBLE FOR MAINTAINING BLOCK K LOT 45, BLOCK L LOT 7, BLOCK M LOT 1, AND BLOCK O LOT 1
  - 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, OR ITS SUCCESSORS
  - 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
  - PURSUANT TO CHAPTER 245 SECTION 04A (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THIS 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
  - ALL CULTURALS, UNLESS REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS
  - 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 GRANTED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE T21.01 OF THE HAYS COUNTY SUBDIVISION REQUIREMENTS
  - IF APPROVED THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TX, IT IS UNDERSTOOD THAT THE CONSTRUCTION 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 ON SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TX. THE COMMISSIONERS COURT OF HAYS COUNTY, TX ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH
  - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DOCUMENT 8035-1901248 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH DEVELOPMENT, INC.
  - MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TYSLOT OR FRWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 72), SUBCHAPTER 2.01.
  - THE PROJECT IS LOCATED WITHIN NORTH HAYS COUNTY FIRE RESERVE
  - BIOROADWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR SPRING HOLLOW MUD
  - DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751
  - TURF GRASSES ON ANY LOT WITHIN THE PROJECT WILL BE LIMITED TO ZOYISA, BUFFALO, BEREMUDA OR OTHER NATIVE OR BROADLEAF RESISTANT GRASSES. ST AUGUSTINE GRASS WILL BE PROHIBITED
  - TREE PLANTING: RESIDENTIAL STREET TREE REQUIREMENTS: THERE SHALL BE A MINIMUM OF TWO (2) THREED (3) INCH TREES PLANTED ON EVERY SINGLE FAMILY LOT. AT LEAST ONE OF THE TREES SHALL BE IN THE FRONT OF THE LOT
  - WELLS: THE OWNER AGREES THAT NO NEW WATER WELLS WILL BE DRILLED TO USED TO PROVIDE POTABLE WATER TO THE PROJECT. THE OWNER MAY CONTINUE TO USE THE EXISTING WELLS ON THE PROPERTY
  - PARKLAND DEDICATION AND SPECIFIC PARKLAND LOTS WERE APPROVED WITH THE REVIEW OF THE CONCEPT PLAN. NO PARK LOTS EXIST WITHIN PARTEN RANCH PHASES 6&7, BUT PARKLAND REQUIREMENTS WERE MET ELSEWHERE IN PARTEN RANCH. ALSO, THE REMAINDER OF PARKLAND DEDICATION WAS ADDRESSED THROUGH THE CONSTRUCTION OF THE 8 FOOT HARD SURFACE TRAIL AS AGREED TO BY THE DEVELOPER ALONG PARTEN RANCH PARKWAY. THIS EXCEEDS THE TOTAL AMOUNT OF FEES THAT WOULD BE DUE FOR THE ENTIRE PROJECT
  - THIS PLAT IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT

LJA Engineering, Inc.

7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386





- LEGEND**
- PROPOSED BOUNDARY
  - 10' P.U.E.
  - BUILDING SETBACK
  - CREEK BUFFER
  - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

**PARTEN RANCH PHASES 6 & 7  
PRELIMINARY PLAT (INDEX SHEET)**

NO.	REVISIONS	DATE	DESCRIPTION

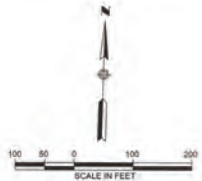
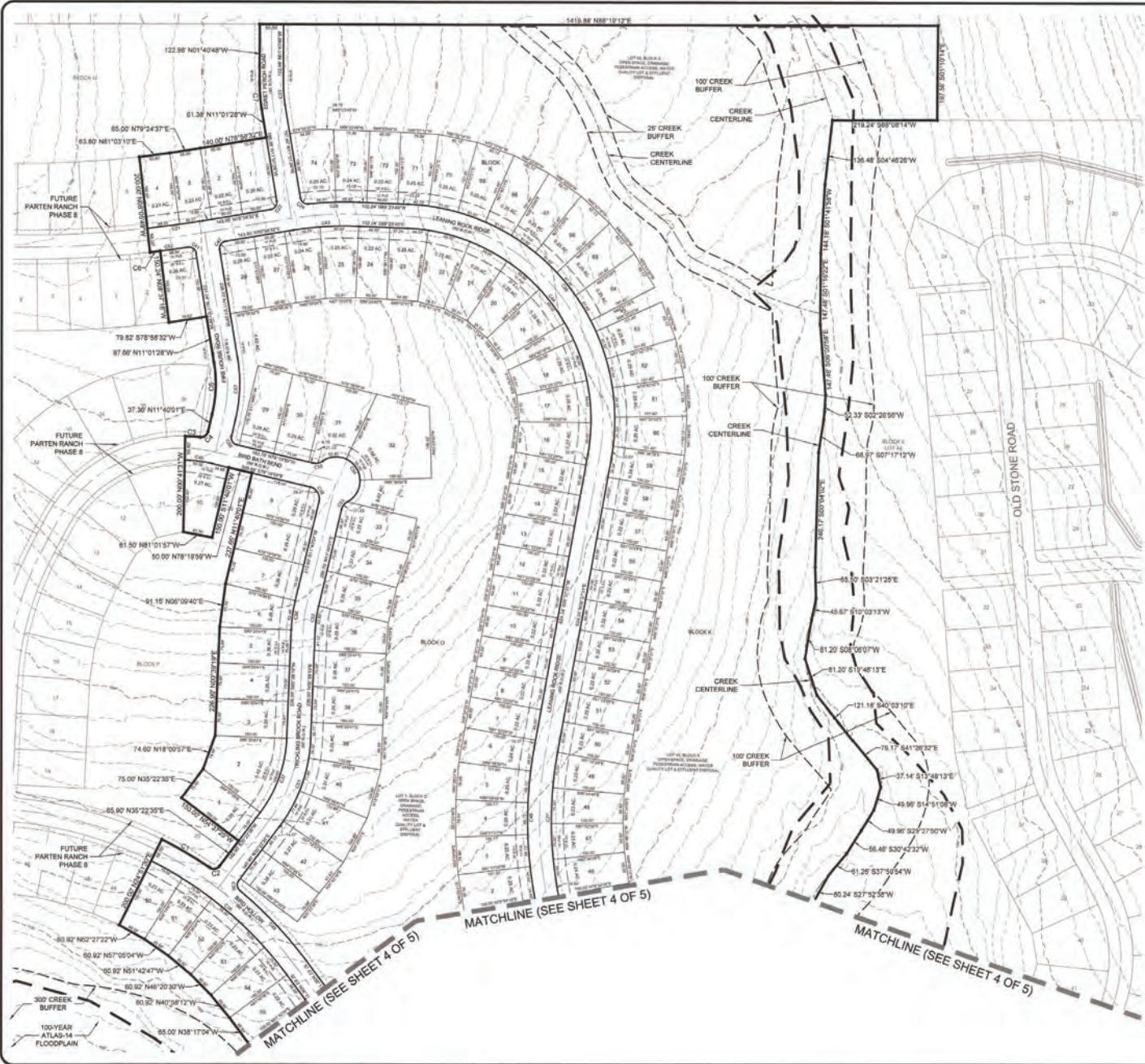
DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_



**LJA Engineering, Inc.**  
 JOB NUMBER: A311-0412  
 SHEET NO: **2**  
 OF 6 SHEETS

LJA Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. © 2011 LJA Engineering, Inc. All rights reserved. Date: 10/11/11. 11-08-00. Plat No. 11-08-00. Plat No. 11-08-00. Plat No. 11-08-00.





- LEGEND**
- PROPOSED BOUNDARY
  - 10' P.U.E.
  - BUILDING SETBACK
  - CREEK BUFFER
  - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

**PARTEN RANCH PHASES 6 & 7**  
PRELIMINARY PLAT (SHEET 1 OF 2)

NO.	DATE	REVISIONS

DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

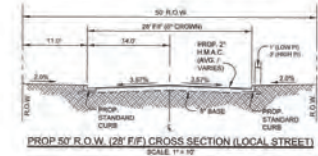
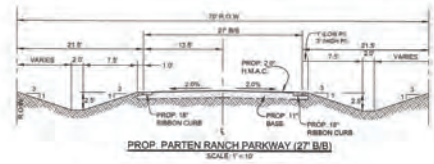
**LJA Engineering, Inc.**  
 1000 Rock Boulevard  
 Spring Lake, TX 75776  
 Austin, Texas 78735  
 Phone: 817.435.8700  
 Fax: 512.435.8710  
 FREN - F-1506





**PARTEN RANCH PHASES 6 & 7**  
LINE AND CURVE TABLES

Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	118.718	850.000	007.8676	C28	23.000	15.000	087.8872	C33	21.027	25.000	048.1807
C2	22.868	15.000	087.3486	C29	489.827	1070.000	026.7846	C34	182.647	50.000	180.3794
C3	31.778	325.000	008.6024	C30	212.032	1000.000	012.1485	C35	21.027	25.000	048.1807
C4	21.793	15.000	083.2437	C31	24.171	15.000	082.3274	C36	23.992	15.000	080.0000
C5	108.911	275.000	022.6914	C32	785.104	325.000	138.4007	C37	128.713	325.000	022.6914
C6	21.518	2390.000	000.5248	C33	24.171	15.000	082.3274	C38	24.171	15.000	082.3274
C7	53.005	325.000	009.3444	C34	212.032	1000.000	012.1485	C39	644.647	1000.000	036.9355
C8	11.966	1070.000	000.7479	C35	488.834	415.000	067.4819	C40	24.171	15.000	082.3274
C9	38.789	25.000	088.8880	C36	375.000	800.000	028.8074	C41	664.319	275.000	138.4007
C10	24.535	15.000	093.7158	C37	186.648	275.000	034.7209	C42	80.322	2360.000	001.9583
C11	78.873	411.000	010.8953	C38	62.461	325.000	011.0115	C43	214.985	275.000	044.7917
C12	25.457	15.000	097.2385	C39	39.270	25.000	090.0000	C44	34.835	25.000	079.8358
C13	3.179	500.000	000.3643	C40	56.317	275.000	012.3587	C45	272.099	50.000	258.8338
C14	163.410	500.000	018.7254	C41	23.308	15.000	089.0308	C46	284.073	325.000	044.7917
C15	138.829	415.000	019.0596	C42	23.962	15.000	080.0000				
C16	571.054	485.000	087.4919	C43	136.893	875.000	011.6275				
C17	230.882	1070.000	012.3831	C44	884.325	400.000	088.0223				
C18	23.009	15.000	087.8872	C45	292.853	850.000	019.7207				
C19	117.515	2300.000	002.8275	C46	23.009	15.000	087.8872				
C20	23.562	15.000	080.0000	C47	428.842	1070.000	022.9034				
C21	44.850	275.000	028.3444	C48	23.009	15.000	087.8872				
C22	22.751	15.000	080.9014	C49	203.076	800.000	013.8888				
C23	107.922	725.000	008.5289	C50	22.868	15.000	087.3486				
C24	788.895	450.000	098.0223	C51	196.948	325.000	034.7209				
C25	275.383	800.000	019.7207	C52	62.851	275.000	011.0115				



NO.	DATE	BY	REVISIONS
			DESCRIPTION

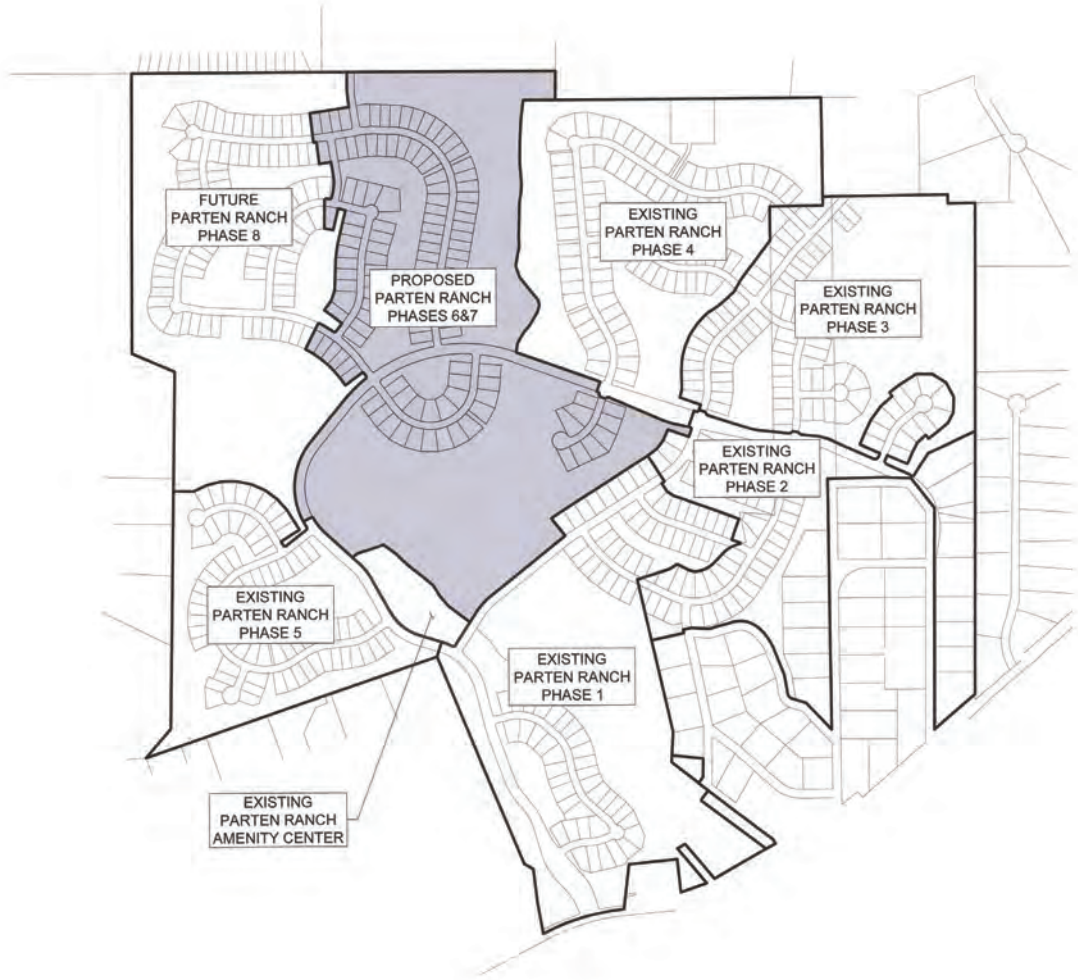
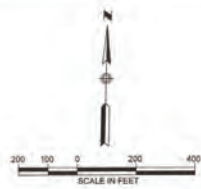


**LJA Engineering, Inc.**  
1800 South Loop West  
Suite 100  
Houston, Texas 77058  
Phone: 281.438.4716  
Fax: 281.438.4716  
P.E. # 1335

JOB NUMBER: AS11-0412  
SHEET NO. **5**  
OF 6 SHEETS

CAUTION: Review all utility lines before construction. Verify all utility lines are marked and correct. Do not construct on utility lines. All utility lines are shown as approximate. Do not construct on utility lines. All utility lines are shown as approximate. Do not construct on utility lines.





PARTEN RANCH PHASES 6 & 7  
PHASING PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE	DESIGNED BY	
	DRAWN BY	
	CHECKED BY	



**LJA Engineering, Inc.**  
 1000 South Boulevard  
 Building 100  
 Austin, Texas 78726  
 Phone 512.438.4700  
 Fax 512.438.4718  
 FRN - F-1386

JOB NUMBER:  
A311-0412

SHEET NO.  
**6**

OF 6 SHEETS

LJA Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. LJA Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. LJA Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.