

PARTEN RANCH, PHASE 4 PRELIMINARY PLAT

F.M. 1826

PRELIMINARY PLAT

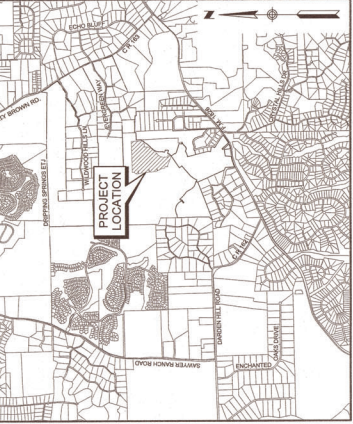
DESCRIPTION

- 1. TITLE PAGE
- 2. PRELIMINARY PLAN (OVERALL)
- 3. PRELIMINARY PLAN (O.C.)
- 4. PRELIMINARY PLAN (O.C. 1)
- 5. PRELIMINARY PLAN (O.C. 2)
- 6. PRELIMINARY PLAN (O.C. 3)
- 7. LINE AND CURVE TABLES
- 8. PHASING PLAN

SHEET NO.:

NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
2. THE PROPERTY LIES WITHIN THE BOUNDARIES OF THE EDWARDS RESERVE, PHASE 4.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
4. THE PROPERTY LIES WITHIN THE BOUNDARIES OF THE EDWARDS QUAD.
5. THE PROPERTY LIES WITHIN THE BOUNDARIES OF THE EDWARDS QUAD.
6. FLOOD INSURANCE RATE MAP NO. 48006Z-0146 F, EFFECTIVE DATE OF SEPTEMBER 2, 2004, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, HAYS COUNTY, TEXAS.
7. WATER SERVICE WILL BE PROVIDED BY WEST TARRANT COUNTY PUBLIC UTILITY AGENCY.
8. ELECTRIC SERVICE SHALL BE SUPPLIED BY FERNALDES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
10. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
11. MINIMUM FRONT SETBACK SHALL BE 15 FEET.
12. MINIMUM REAR SETBACK SHALL BE 15 FEET.
13. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
14. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
15. PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
16. THIS PLAT IS TO BE CONSIDERED AS CONFORMING WITH THE DEVELOPMENT AGREEMENT AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS, TEXAS.
17. THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS, TEXAS.
18. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6.71 AC. (PLATTED)
19. APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
20. SPRING HOLLOW MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION POND AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION. THE HOLO MUD SHALL BE RESPONSIBLE FOR MAINTAINING BLOCK 31, BLOCK 4 LOT 38, AND BLOCK 4 LOTS 4-24.
21. THIS PLAT AND SUBSEQUENT SUBDIVISION PLANS SHALL COMPLY WITH THE MOST CURRENT SPECIFICATIONS, ORDINANCES AND REGULATIONS AS APPLIED AND ENFORCED BY THE SHERBURN SERVICE DISTRICT, ITS SUCCESSORS.
22. POST DEVELOPED CONDITION DRAWINGS SHALL BE LESS THAN 30 DAYS PRIOR TO THE DEED BEING RECORDED. CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION. THIS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY CLERK AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ORIGINAL PLATING. THE DESIGN STANDARDS SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ORIGINAL PLATING. THE DESIGN STANDARDS SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ORIGINAL PLATING. THE DESIGN STANDARDS SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ORIGINAL PLATING.
23. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DOCUMENT #2018-1001848 BETWEEN THE CITY OF DRIPPING SPRINGS AND HAI PARTEN RANCH DEVELOPMENT, INC.
24. TO BOOT OR FINAL DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS (CHAPTER 72), SUBCHAPTER 2.01.
25. THE PROJECT IS LOCATED WITHIN NORTH HAYS COUNTY FIRE RESERVE.
26. THIS PROJECT SHALL COMPLY WITH CHAPTER 72 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 72.1.
27. THE GRASSES ON ANY LOT WITHIN THE PROCESSES MUST BE LIMITED TO ZOYSIA, BUFFALO, BERMOUDA OR THREE (3) INCH TREES PLANTED ON EVERY SINGLE FAMILY LOT. THERE SHALL BE A MINIMUM OF TWO (2) INCH TREES PLANTED ON EVERY SINGLE FAMILY LOT. AT LEAST ONE OF THE TREES SHALL BE IN WATER.
28. THE OWNER AGREES THAT NO NEW WATER WELLS WILL BE DRILLED TO PROVIDE POTABLE WATER TO THE PROJECT. THE OWNER MAY CONTINUE TO USE THE EXISTING WELLS ON THE PROPERTY.
29. THE REMAINDER OF THE PROPERTY SHALL BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL CONCEPT PLAN. NO PARK LOTS EXIST WITHIN PARTEN RANCH PHASE 4, BUT PARKS AND REQUIREMENTS WERE MET ELSEWHERE IN PARTEN RANCH. ALSO, THE REMAINDER OF PARKLAND DEDICATION WAS MADE BY THE DEVELOPER ALONG PARTEN RANCH PARKWAY. THIS EXCEEDS THE TOTAL AMOUNT OF FEES THAT WOULD BE DUE FOR THE ENTIRE PROJECT.



LOCATION MAP
SCALE: N.T.S.

SUBMITTAL DATE:

LEGAL DESCRIPTION
SUBDIVISION PHASE 4, AND THE EAST 1/2 AND THE EAST 1/4 OF THE NORTHWEST CORNER OF THE SECTION 16, T20N, R10E, E1/4 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS.

BENCHMARKS
 BM1: COTTON SPINDLE SET IN EAST SIDE OF LIVE OAK ST, TAG NO. 10146, ±50' EAST FROM THE NORTHEAST CORNER OF LOT 1, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.
 BM2: COTTON SPINDLE SET IN NORTH SIDE OF ALIVE OAK ST, TAG NO. 10084, ±30' NORTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK E, PARTEN RANCH. VERTICAL DATUM: NAVD 88 (GEOID 128), ELEV. 1037.85'.
 BM3: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK ST, TAG NO. 10078, EAST OF THE NORTHEAST CORNER OF LOT 8, BLOCK E, PARTEN RANCH. VERTICAL DATUM: NAVD 88 (GEOID 128), ELEV. 1015.87'.
 BM4: COTTON SPINDLE FOUND IN EAST SIDE OF CEDAR ST, WEST SIDE OF KINCHIK PARK, SET AT INTERSECTION OF W 11th STREET AND SHERBURN SERVICE DISTRICT OF CORKSBOROUGH PARK SEC. VERTICAL DATUM: NAVD 88 (GEOID 128).

OWNERS:
HAI PARTEN RANCH DEVELOPMENT, INC.
1011 NORTH LAMAR BLVD.
AUSTIN TEXAS 78752
CONTACT PERSON: JAY MANANA, VP
PHONE # (512) 472-2400

ENGINEERS:
LJA ENGINEERING INC.
FRM # F-1386
7500 RELLIS BOULEVARD
BUILDING 11, SUITE 100
AUSTIN TEXAS 78752
PHONE # (512) 499-4710
FAX # (512) 498-4718

SURVEYOR:
GB PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
T.B.P.L.S. FIRM REG. NO. 1018150
3300 BRANTLEY ROAD, SUITE 200
AUSTIN, TX 78754
PHONE # (512) 286-2820

DATE: _____

REVIEWED BY: _____

STATE OF TEXAS)
COUNTY OF HAYS)
CITY OF DRIPPING SPRINGS)

THIS PLAT, PARTEN RANCH PHASE 4, PRELIMINARY PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____ 20____

BY: _____

CHAIR OR VICE-CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: _____

ANDREA CUNNINGHAM, CITY SECRETARY

HAYS COUNTY

LAND USE SUMMARY

USE	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY:	25.49	87	34.52%
DRAINAGE / OPEN SPACE:	39.40	4	53.39%
BLOCK 'K', LOT 42			
BLOCK 'K', LOT 39			
BLOCK 'K', LOT 38			
UTILITY:	2.24	1	3.02%
RIGHT-OF-WAY:	6.71	92	100.00%
TOTAL:	73.84	92	100.00%

RESIDENTIAL LOT SIZE

RESIDENTIAL LOT SIZE	NO.
> 3 ACRES	0
1 - 3 ACRES	0
1/2 - 1 AC.	0
10,000 - 15,000 s.f.	76
0 - 10,000 s.f.	5
TOTAL LOT NO.	87

HAYS COUNTY LOT SIZE LIST

HAYS COUNTY LOT SIZE LIST	NO.
> 10 ACRES	1
5 TO 10 ACRES	1
1 TO 2 ACRES	0
< 1 ACRES	87
TOTAL LOT NO.	92

REVISIONS / CORRECTIONS

Number	Description	Date

REVISIONS / CORRECTIONS

Total # of Revisions	Total # of Acres	Total # of Lots	Total # of Acre-Feet

PLATTING INFORMATION

Plat #	Acres	Lots	Acre-Feet

RESIDENTIAL LOT SIZE

RESIDENTIAL LOT SIZE	NO.
> 3 ACRES	0
1 - 3 ACRES	0
1/2 - 1 AC.	0
10,000 - 15,000 s.f.	76
0 - 10,000 s.f.	5
TOTAL LOT NO.	87

LEGAL DESCRIPTION

PRELIMINARY PLAT OF PARTEN RANCH, PHASE 4, SUBDIVISION PHASE 4, AND THE EAST 1/2 AND THE EAST 1/4 OF THE NORTHWEST CORNER OF THE SECTION 16, T20N, R10E, E1/4 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS.

REVISIONS / CORRECTIONS

Revisions Made	Date

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Revisions Made	Date

REVISIONS / CORRECTIONS

Revisions Made	Date

LJA Engineering, Inc.
7500 Rellis Boulevard
Building 11, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



PARTON RANCH PHASE 4
OVERALL PRELIMINARY PLAN



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

BLOCK K		BLOCK L		BLOCK M	
LOT #	SQUARE FOOTAGE	ACREAGE	LOT #	SQUARE FOOTAGE	ACREAGE
1	12486	0.29	1	12870	0.29
2	12486	0.29	2	12870	0.29
3	12486	0.29	3	12870	0.29
4	12486	0.29	4	12870	0.29
5	12486	0.29	5	12870	0.29
6	12486	0.29	6	12870	0.29
7	12486	0.29	7	12870	0.29
8	12486	0.29	8	12870	0.29
9	12486	0.29	9	12870	0.29
10	12486	0.29	10	12870	0.29
11	12486	0.29	11	12870	0.29
12	12486	0.29	12	12870	0.29
13	12486	0.29	13	12870	0.29
14	12486	0.29	14	12870	0.29
15	12486	0.29	15	12870	0.29
16	12486	0.29	16	12870	0.29
17	12486	0.29	17	12870	0.29
18	12486	0.29	18	12870	0.29
19	12486	0.29	19	12870	0.29
20	12486	0.29	20	12870	0.29
21	12486	0.29	21	12870	0.29
22	12486	0.29	22	12870	0.29
23	12486	0.29	23	12870	0.29
24	12486	0.29	24	12870	0.29
25	12486	0.29	25	12870	0.29
26	12486	0.29	26	12870	0.29
27	12486	0.29	27	12870	0.29
28	12486	0.29	28	12870	0.29
29	12486	0.29	29	12870	0.29
30	12486	0.29	30	12870	0.29
31	12486	0.29	31	12870	0.29
32	12486	0.29	32	12870	0.29

BLOCK N		BLOCK O		BLOCK P	
LOT #	SQUARE FOOTAGE	ACREAGE	LOT #	SQUARE FOOTAGE	ACREAGE
1	12486	0.29	1	12870	0.29
2	12486	0.29	2	12870	0.29
3	12486	0.29	3	12870	0.29
4	12486	0.29	4	12870	0.29
5	12486	0.29	5	12870	0.29
6	12486	0.29	6	12870	0.29
7	12486	0.29	7	12870	0.29
8	12486	0.29	8	12870	0.29
9	12486	0.29	9	12870	0.29
10	12486	0.29	10	12870	0.29
11	12486	0.29	11	12870	0.29
12	12486	0.29	12	12870	0.29
13	12486	0.29	13	12870	0.29
14	12486	0.29	14	12870	0.29
15	12486	0.29	15	12870	0.29
16	12486	0.29	16	12870	0.29
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18	12486	0.29	18	12870	0.29
19	12486	0.29	19	12870	0.29
20	12486	0.29	20	12870	0.29
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22	12486	0.29	22	12870	0.29
23	12486	0.29	23	12870	0.29
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26	12486	0.29	26	12870	0.29
27	12486	0.29	27	12870	0.29
28	12486	0.29	28	12870	0.29
29	12486	0.29	29	12870	0.29
30	12486	0.29	30	12870	0.29
31	12486	0.29	31	12870	0.29
32	12486	0.29	32	12870	0.29

PARTEN RANCH PHASE 4
PRELIMINARY PLAT (1 OF 4)

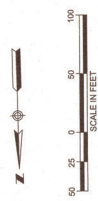
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DATE	DESCRIPTION	BY	DATE

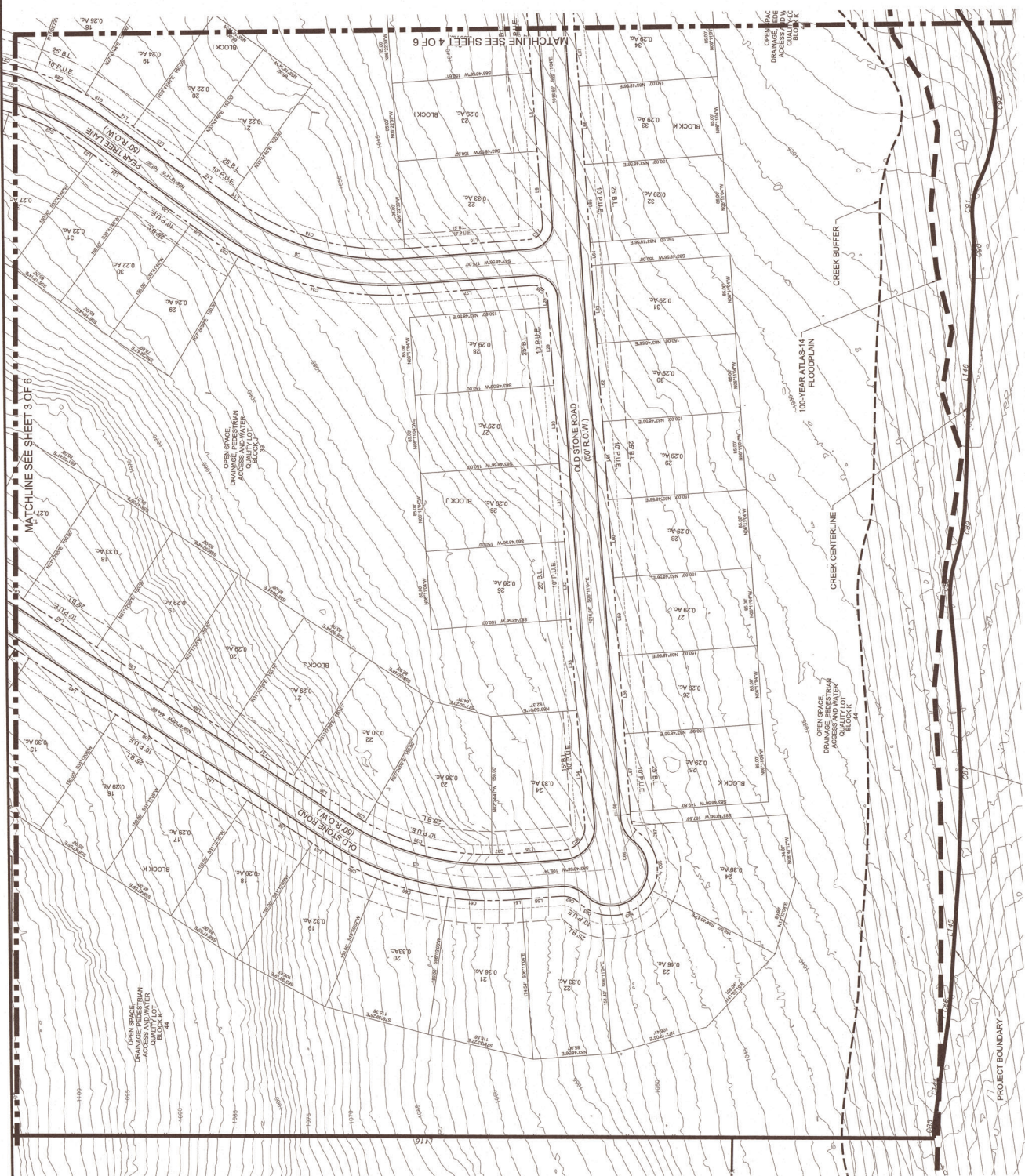


LA Engineering, Inc.
 7500 Bella Boulevard
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4718
 PPN - F-1386

JOB NUMBER: A311-0409
 SHEET NO. **3**
 OF 7 SHEETS



- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - WATER QUALITY EASEMENT
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-4 PRECIPITATION)

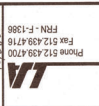


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 Last Modified: 04/21/20 15:13:19

PARTEN RANCH PHASE 4
PRELIMINARY PLAN (2 OF 4)

NO.	DESCRIPTION	BY	DATE

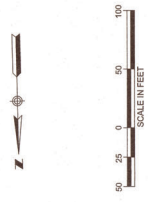
DATE:	08-08-18
DESIGNED BY:	J.M.C.
CHECKED BY:	D.W.M.
DRAWN BY:	D.W.M.
DATE:	08-08-18



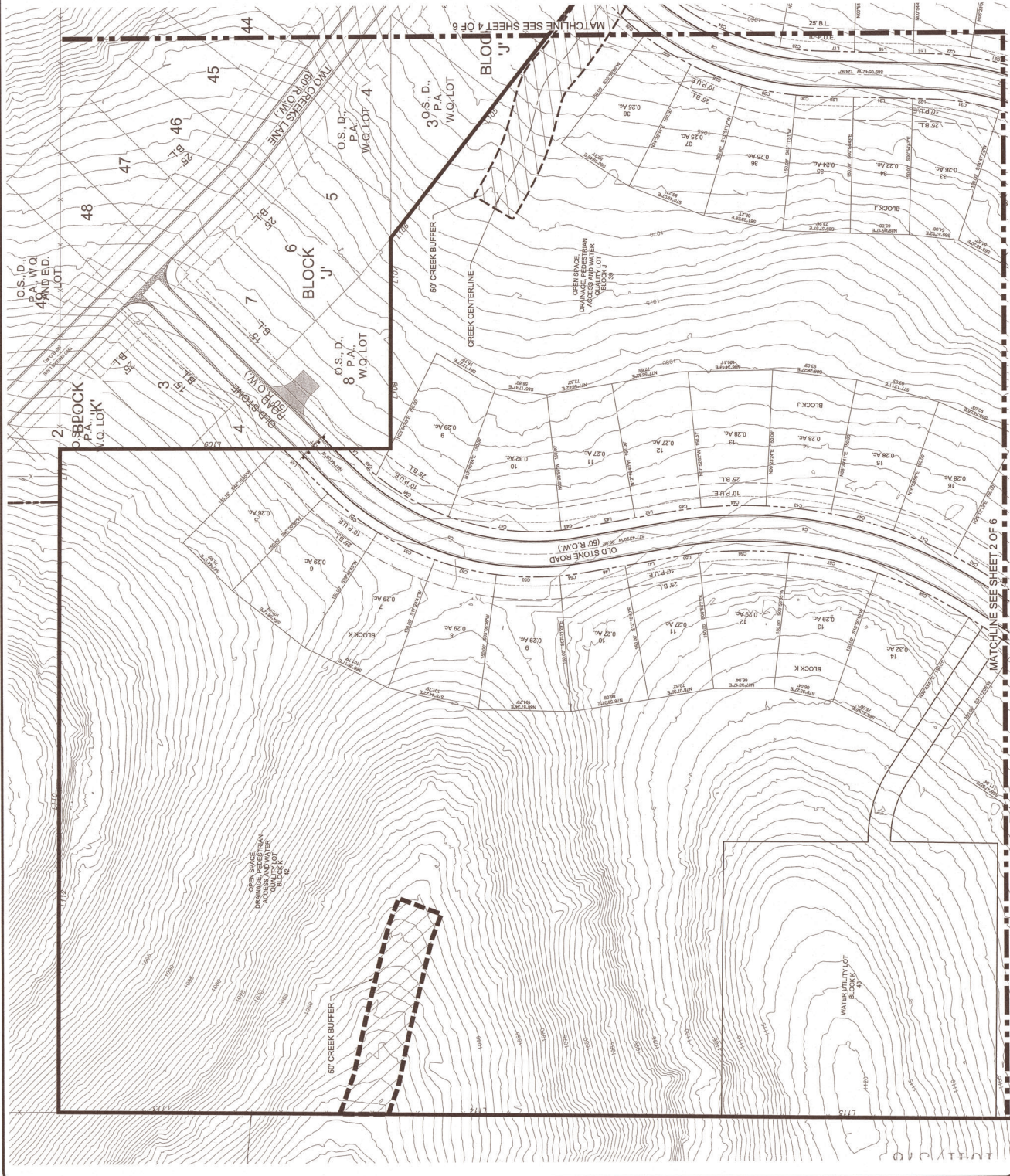
LL
Phone 512.439.4700
Fax 512.439.4716
FNN-F-1388

LJA Engineering, Inc.
2500 Rains Boulevard
Austin, Texas 78755

JOB NUMBER: A311-0409
SHEET NO. 4
OF 7 SHEETS



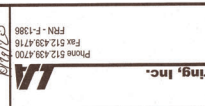
- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - WATER QUALITY EASEMENT
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)



MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LJA11 Parten Ranch Phase 4 Preliminary Plan (2 of 4) Daniel M. Williams, P.E. License No. 10422 State of Texas
Date Plotted: 08/21/2020 10:13 AM
File Size: 10.1 MB



DATE:	##-##-18
DESIGNED BY:	JMC
CHECKED BY:	JOS
DRAWN BY:	DWA
DATE:	##-##-18

REVISIONS	
NO.	DESCRIPTION
BY	DATE



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



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 2 OF 6

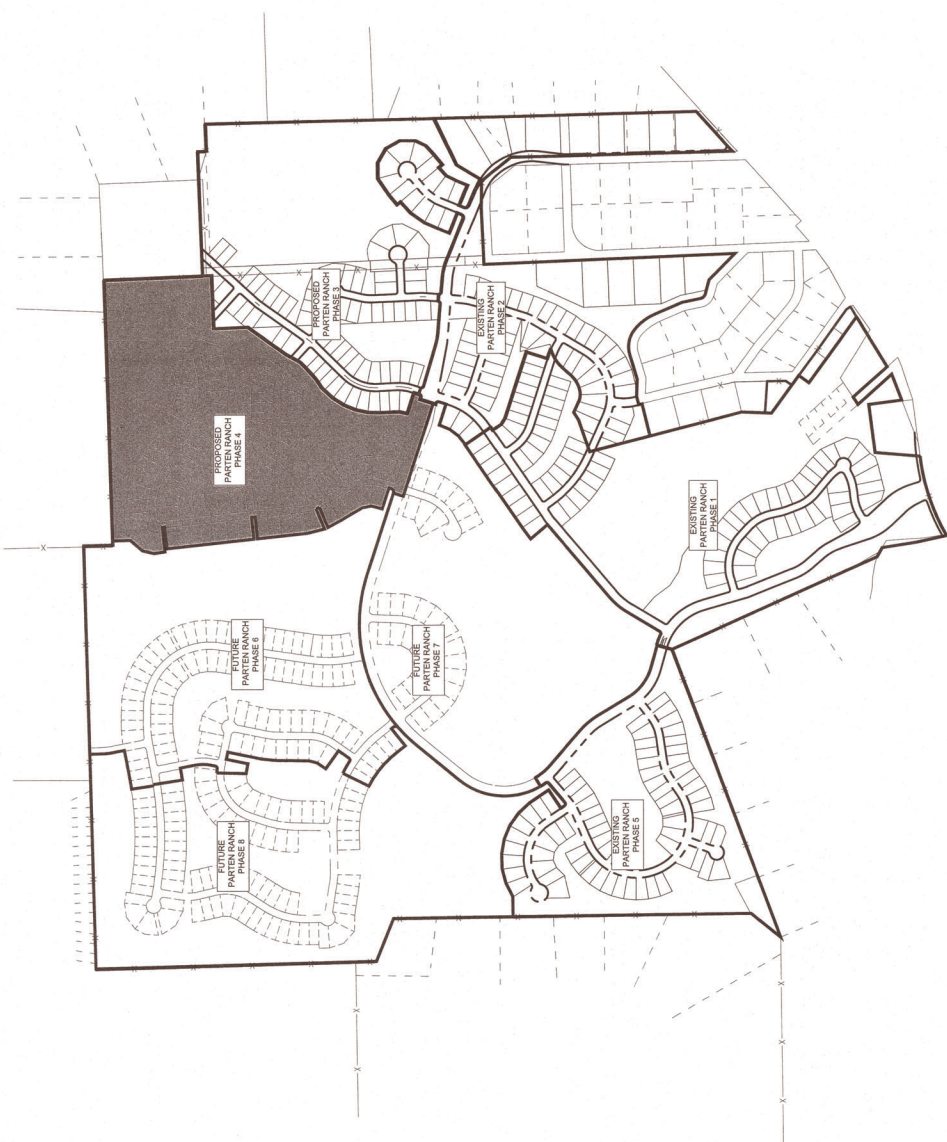
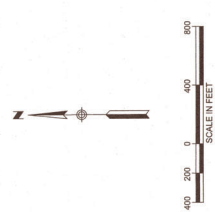
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File Size: 101,261,261 - 98,951 KB

PARTEN RANCH PHASE 4 PHASING PLAN

NO.	DESCRIPTION	BY	DATE

DATE: 08-08-18
 DESIGNED BY: JMC
 DRAWN BY: JSS
 CHECKED BY: DVM
 NAME: JVA Engineering, Inc.
 PHONE: 512.433.4700
 FAX: 512.433.4716
 FIRM: P-1398

JVA Engineering, Inc.
 27000 Rialto Boulevard
 Austin, Texas 78735
 JOB NUMBER: 25110009
 SHEET NO: 7
 OF 7 SHEETS



PROPOSED PHASE	ALLOWABLE 20% NET USE AREA	TOTAL LOT AREA	TOTAL LOT AREA LESS BUFFERS	AVAILABLE 20% NET USE AREA	PROVIDED OR IMPROVED PER PHASE	REMAINING IMPROVABLE COVER	OPEN SPACE	OPEN SPACE AS A % OF TOTAL LOT AREA	SINGLE FAMILY LOTS	SPACED LOTS	OPEN SPACE LOTS	LOT COVER	REMAINING IMPROVABLE COVER
PARTEN RANCH PHASE 4	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 1	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 2	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 3	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 5	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 6	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 7	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
PARTEN RANCH PHASE 8	18.59	52.17	52.17	18.59	13.13	2.39	47.07	90.36%	72	72	7	7.00	3.34
TOTAL	148.72	417.00	417.00	148.72	105.00	19.50	377.50	90.53%	672	672	49	7.00	33.32

1. XATT Print and Plot: 2018 Partén Ranch Phasing Plan - Engineering - Partén Ranch Phasing Plan - 10/20/18
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 Last Modified: Oct 21, 2018 10:28 AM
 Print Date/Time: Oct 21, 2018 10:28 AM