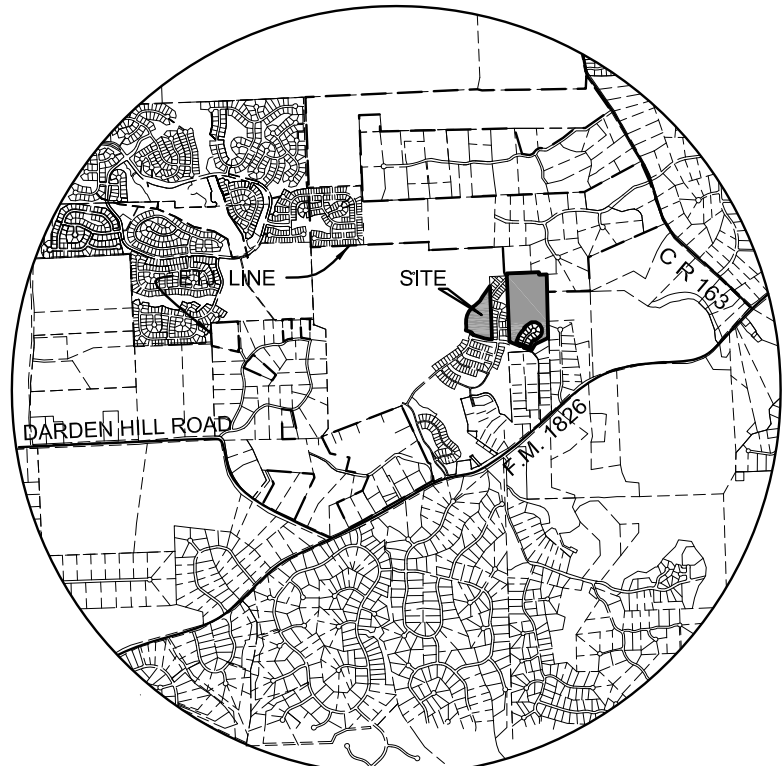
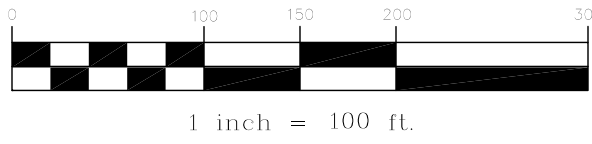


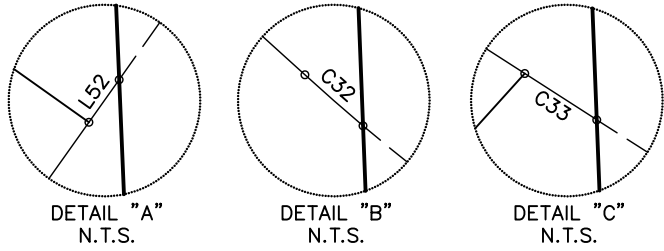
PARTEN RANCH PHASE 2B



VICINITY MAP
N.T.S.



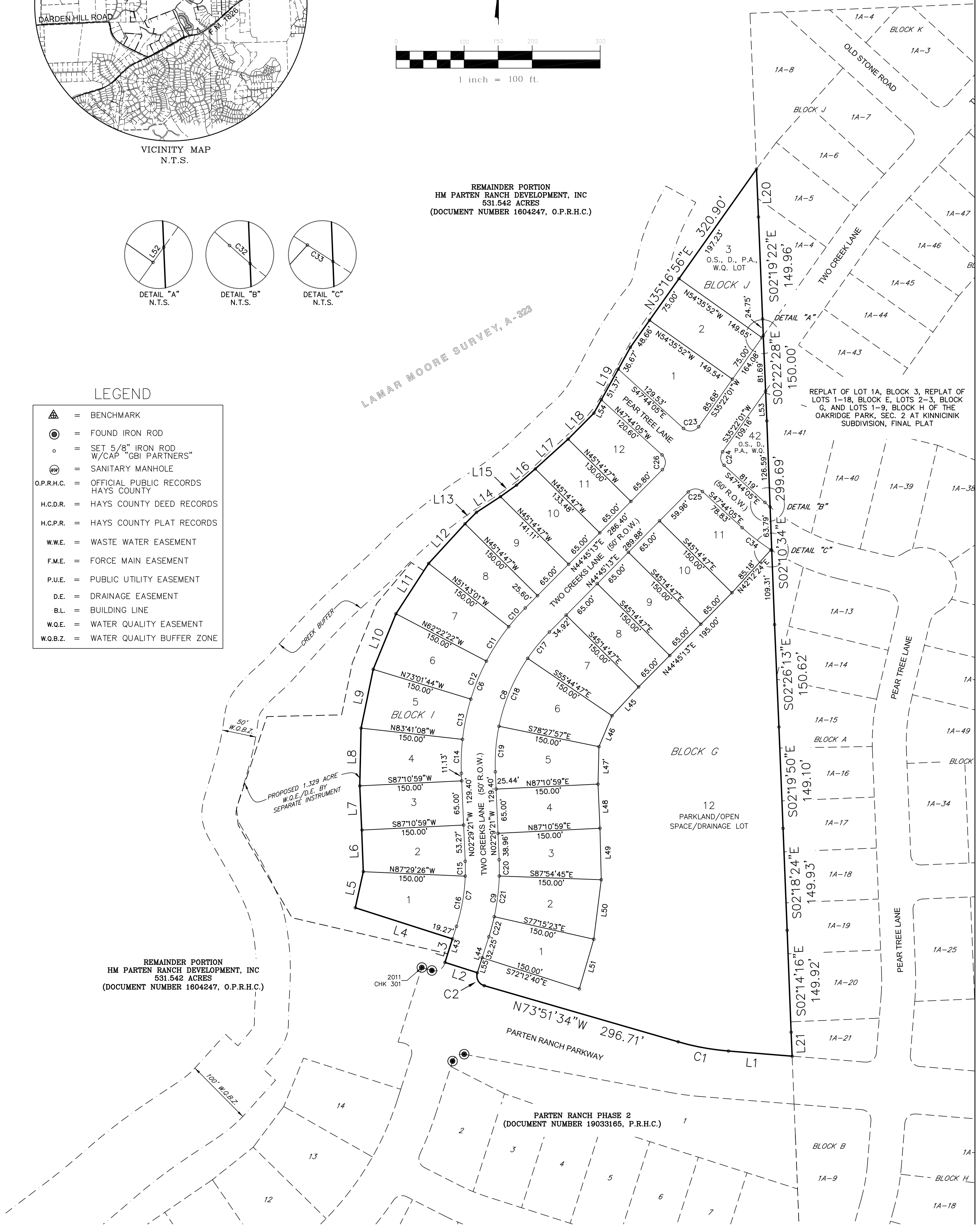
REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)



LEGEND

	= BENCHMARK
	= FOUND IRON ROD
	= SET 5/8" IRON ROD W/CAP "GBI PARTNERS"
	= SANITARY MANHOLE
	= OFFICIAL PUBLIC RECORDS HAYS COUNTY
	= HAYS COUNTY DEED RECORDS
	= HAYS COUNTY PLAT RECORDS
	= WASTE WATER EASEMENT
	= FORCE MAIN EASEMENT
	= PUBLIC UTILITY EASEMENT
	= DRAINAGE EASEMENT
	= BUILDING LINE
	= WATER QUALITY EASEMENT
	= WATER QUALITY BUFFER ZONE

LAMAR MOORE SURVEY, A-323



REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)

PARTEN RANCH PHASE 2
(DOCUMENT NUMBER 19033165, P.R.H.C.)

MATCH LINE SHEET 2

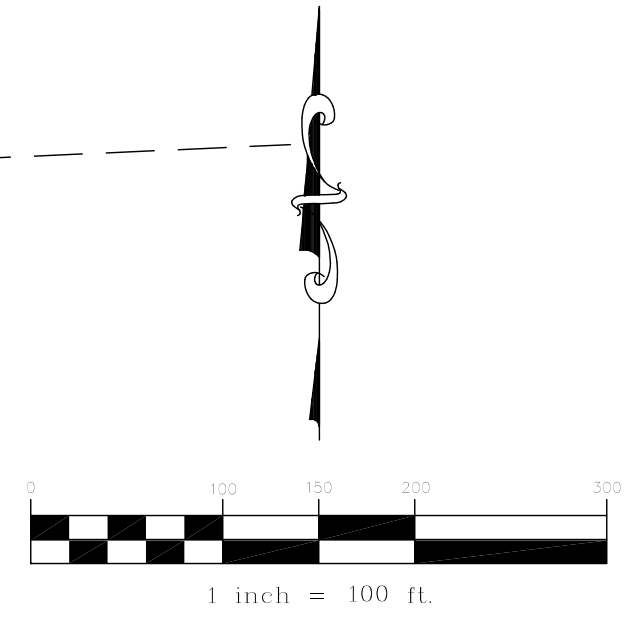
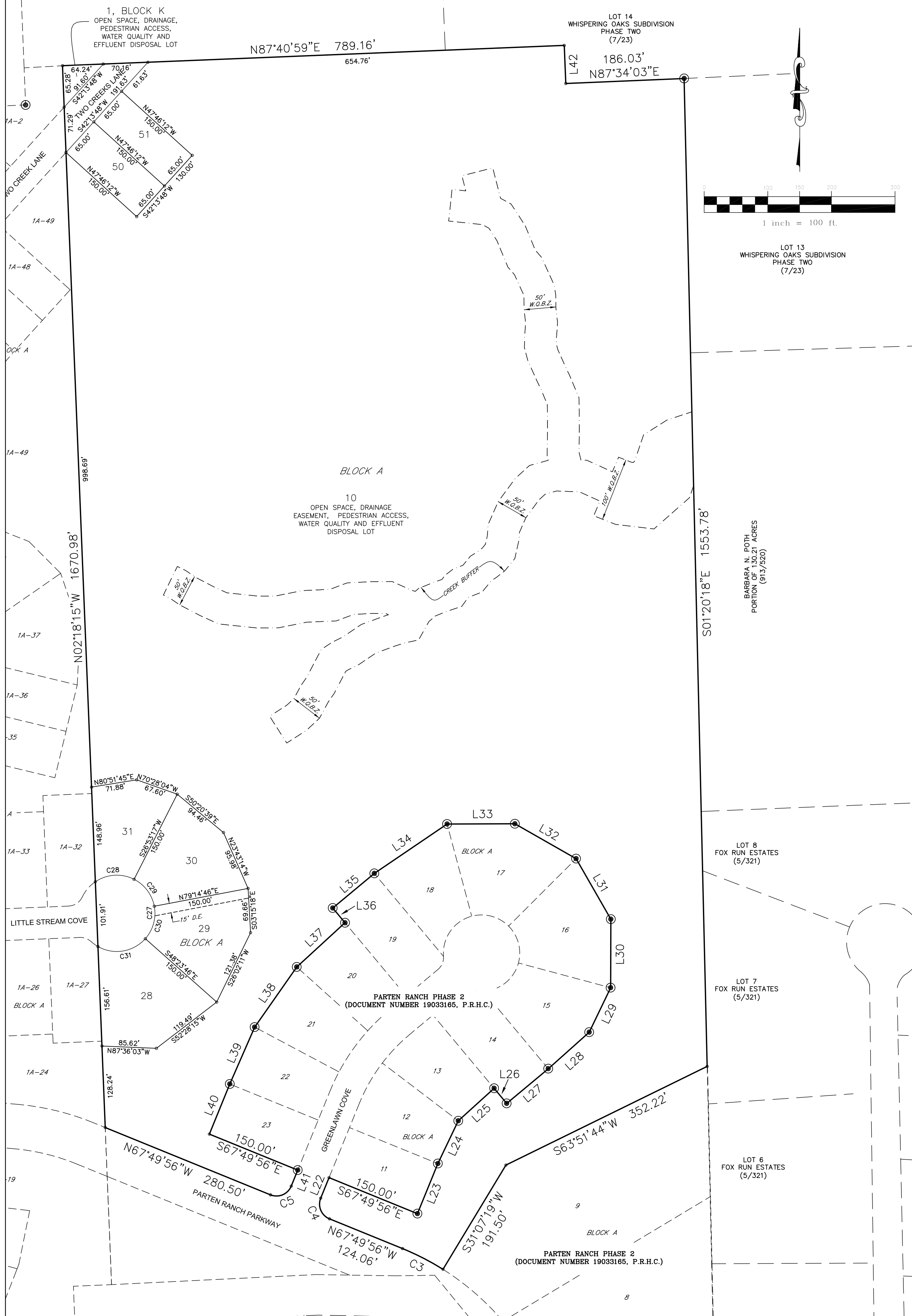
GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG

C:\GBI-Austin\Parten_2B\191003-PLAT.dwg

PARTEN RANCH PHASE 2B

MATCH LINE SHEET 1



GBI PARTNERS
 LAND SURVEYING CONSULTANTS
 7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
 PHONE: 512-296-2675 • WWW.GBISURVEY.COM
 TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG

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STATE OF TEXAS
COUNTY OF HAYS

PARTEN RANCH PHASE 2B

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 45.17 ACRES OF LAND IN THE LAMAR MOORE SURVEY, A-323, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 46.571 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 2B" SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____, A.D., 20/____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

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

SURVEYOR:
GBI PARTNERS L.L.P.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LJA ENGINEERING, INC.
FIRM REGISTRATION NO., F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735

STATE OF TEXAS COUNTY OF TRAVIS

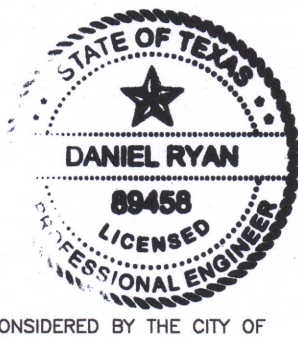
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

I, DANIEL RYAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD 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
8/14/2021

DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, PARTEN RANCH PHASE 2B FINAL PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____, 2021

PLANNING AND ZONING CHAIR OF VICE CHAIR _____ DATE _____

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S. C.F.M. _____ DATE _____
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 20____, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

NOTES:

- 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.
- 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.
- WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
- ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- MINIMUM UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- 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.
- LINEAR FOOTAGE OF TWO CREEK LANE (LOCAL STREET): 1,185 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 319 L.F.
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 42 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 1,546 L.F.
- 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 = 6.196 ACRES.
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 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 REGULATIONS.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, LP., RECORDED IN DOCUMENT NUMBER 2016-16010149, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
- 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 STANDINGS FOR THIS SUBDIVISION.
- 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 THIS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAY ACCEPTANCE, IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS. SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
- MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S 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.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- LOT 10, BLOCK A CONTAINS USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
- LOT 10, BLOCK A IS AN OPEN SPACE/DRAINAGE EASEMENT/PEDESTRIAN ACCESS/WATER QUALITY LOT AND LOT 12, BLOCK G IS A PARKLAND/OPEN SPACE/DRAINAGE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- THIS PLAT LIES IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # _____, IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG

PARTEN RANCH PHASE 2B

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	75.32'	375.00'	11°30'28"	N79°36'47"W	75.19'
C2	23.98'	15.00'	91°36'53"	N28°03'10"W	21.51'
C3	71.46'	410.00'	9°59'11"	N62°50'20"W	71.37'
C4	39.27'	25.00'	90°00'00"	N22°49'56"W	35.36'
C5	39.27'	25.00'	90°00'00"	S67°10'04"W	35.36'
C6	267.98'	325.00'	47°14'34"	N21°07'56"E	260.45'
C7	97.16'	275.00'	20°14'34"	N07°37'56"E	96.65'
C8	226.75'	275.00'	47°14'34"	N21°07'56"E	220.38'
C9	114.82'	325.00'	20°14'34"	N07°37'56"E	114.23'
C10	36.66'	325.00'	6°27'46"	N41°31'20"E	36.64'
C11	60.45'	325.00'	10°39'23"	N32°57'46"E	60.36'
C12	60.45'	325.00'	10°39'24"	N22°18'23"E	60.36'
C13	60.45'	325.00'	10°39'24"	N11°38'59"E	60.36'
C14	49.98'	325.00'	8°48'38"	N01°54'58"E	49.93'
C15	21.91'	275.00'	4°33'57"	N00°12'23"W	21.91'
C16	75.24'	275.00'	15°40'37"	N09°54'55"E	75.01'
C17	50.35'	275.00'	10°29'27"	N39°30'29"E	50.28'
C18	109.05'	275.00'	22°43'15"	N22°54'08"E	108.34'
C19	67.34'	275.00'	14°01'51"	N04°31'35"E	67.18'
C20	23.88'	325.00'	4°12'37"	N00°23'03"W	23.88'
C21	60.37'	325.00'	10°38'35"	N07°02'34"E	60.28'
C22	30.57'	325.00'	5°23'21"	N15°03'32"E	30.56'
C23	25.37'	15.00'	96°53'54"	N83°48'58"E	22.45'
C24	21.76'	15.00'	83°06'06"	S06°11'02"E	19.90'
C25	22.91'	15.00'	87°30'43"	N88°30'34"E	20.75'
C26	24.21'	15.00'	92°29'17"	N01°29'26"W	21.67'
C27	255.24'	60.00'	24°34'23"	N02°18'15"W	101.91'
C28	63.96'	60.00'	61°04'37"	S86°21'52"W	60.97'
C29	54.86'	60.00'	52°23'24"	N36°54'07"W	52.97'
C30	54.82'	60.00'	52°21'12"	N15°28'11"E	52.94'
C31	81.60'	60.00'	77°55'09"	N80°36'22"E	75.45'
C32	10.07'	275.00'	2°05'50"	S48°46'59"E	10.07'
C33	1.39'	325.00'	0°14'43"	S57°18'23"E	1.39'
C34	54.99'	325.00'	9°41'40"	S52°34'54"E	54.92'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N85°22'01"W	93.88'
L2	N72°14'47"W	50.00'
L3	N17°45'13"E	36.23'
L4	N72°12'40"W	150.00'
L5	N12°31'06"E	54.27'
L6	N02°12'15"W	61.23'
L7	N02°29'21"W	65.00'
L8	N01°17'31"E	84.91'
L9	N11°38'51"E	88.22'
L10	N22°18'14"E	88.22'
L11	N32°57'37"E	88.22'
L12	N42°33'58"E	79.14'
L13	N44°46'26"E	23.73'
L14	N56°53'29"E	42.22'
L15	N54°28'20"E	28.96'
L16	N49°03'54"E	36.56'
L17	N47°48'59"E	65.09'
L18	N44°45'45"E	53.76'
L19	N28°59'40"E	110.68'
L20	S02°22'34"E	70.43'
L21	S02°20'28"E	35.25'
L22	N22°10'04"E	34.74'
L23	N22°10'04"E	85.00'
L24	N25°28'51"E	74.52'
L25	N47°47'31"E	76.01'
L26	S39°49'06"E	30.95'
L27	N50°10'54"E	85.00'
L28	N48°12'25"E	86.35'
L29	N25°41'19"E	77.65'
L30	N00°10'50"E	107.67'
L31	N29°49'10"W	109.74'
L32	N60°15'43"W	110.80'
L33	S89°44'17"W	106.60'
L34	S55°49'22"W	138.21'
L35	S50°10'54"W	85.00'
L36	S39°49'06"E	30.07'
L37	S47°27'09"W	102.95'
L38	S34°58'06"W	115.36'
L39	S23°36'25"W	97.70'
L40	S22°10'04"W	85.00'
L41	S22°10'04"W	27.16'
L42	S02°21'08"E	59.98'
L43	S17°45'13"W	55.50'
L44	N17°45'13"E	55.50'
L45	N42°40'56"E	57.69'
L46	N22°54'44"E	49.25'
L47	N01°24'14"E	55.04'
L48	N02°29'21"W	65.00'
L49	N01°27'52"W	75.66'
L50	N07°09'38"E	88.14'
L51	N16°14'17"E	75.99'
L52	N35°22'01"E	3.40'
L53	S02°22'28"E	43.57'
L54	N28°59'40"E	22.65'
L55	N17°45'13"E	23.25'

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

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

SURFACE COORDINATES: N 13971449.79
E 2291197.59.

GRID COORDINATES: N 13969633.74
E 2290899.77

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

	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, PHASE 2B	45.17	2.26	42.91		-	-	-

BLOCK A		
LOT	AREA (S.F.)	AREA (AC.)
10	1,337,794	30.712
31	14,751	0.339
32	17,850	17,850
33	17,883	0.411
34	21,319	0.489
42	9,338	0.146
50	9,750	0.224
51	9,750	0.224

BLOCK G		
LOT	AREA (S.F.)	AREA (AC.)
1	10,366	0.238
2	11,027	0.253
3	10,354	0.238
4	9,750	0.224
5	11,165	0.256
6	11,978	0.275
7	10,773	0.247
8	9,750	0.224
9	9,750	0.224
10	9,750	0.224
11	11,527	0.265
12	168,765	3.874

BLOCK I		
LOT	AREA (S.F.)	AREA (AC.)
1	11,253	0.258
2	10,240	0.235
3	9,750	0.224
4	10,857	0.249
5	11,039	0.253
6	11,039	0.253
7	11,038	0.253
8	10,544	0.242
9	9,566	0.220
10	8,874	0.204
11	8,563	0.197
12	10,238	0.235

BLOCK J		
LOT	AREA (S.F.)	AREA (AC.)
1	13,856	0.318
2	11,219	0.258
3	15,016	0.345

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
1	2,096	0.048

TOTAL SINGLE FAMILY LOTS = 31 LOTS
 TOTAL PARKLAND/OPEN SPACE/DRAINAGE/PEDESTRIAN ACCESS/WATER QUALITY LOTS = 4 LOTS
 TOTAL LOTS INCLUDED IN THIS PLAT = 35 LOTS

GBI PARTNERS
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 TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG