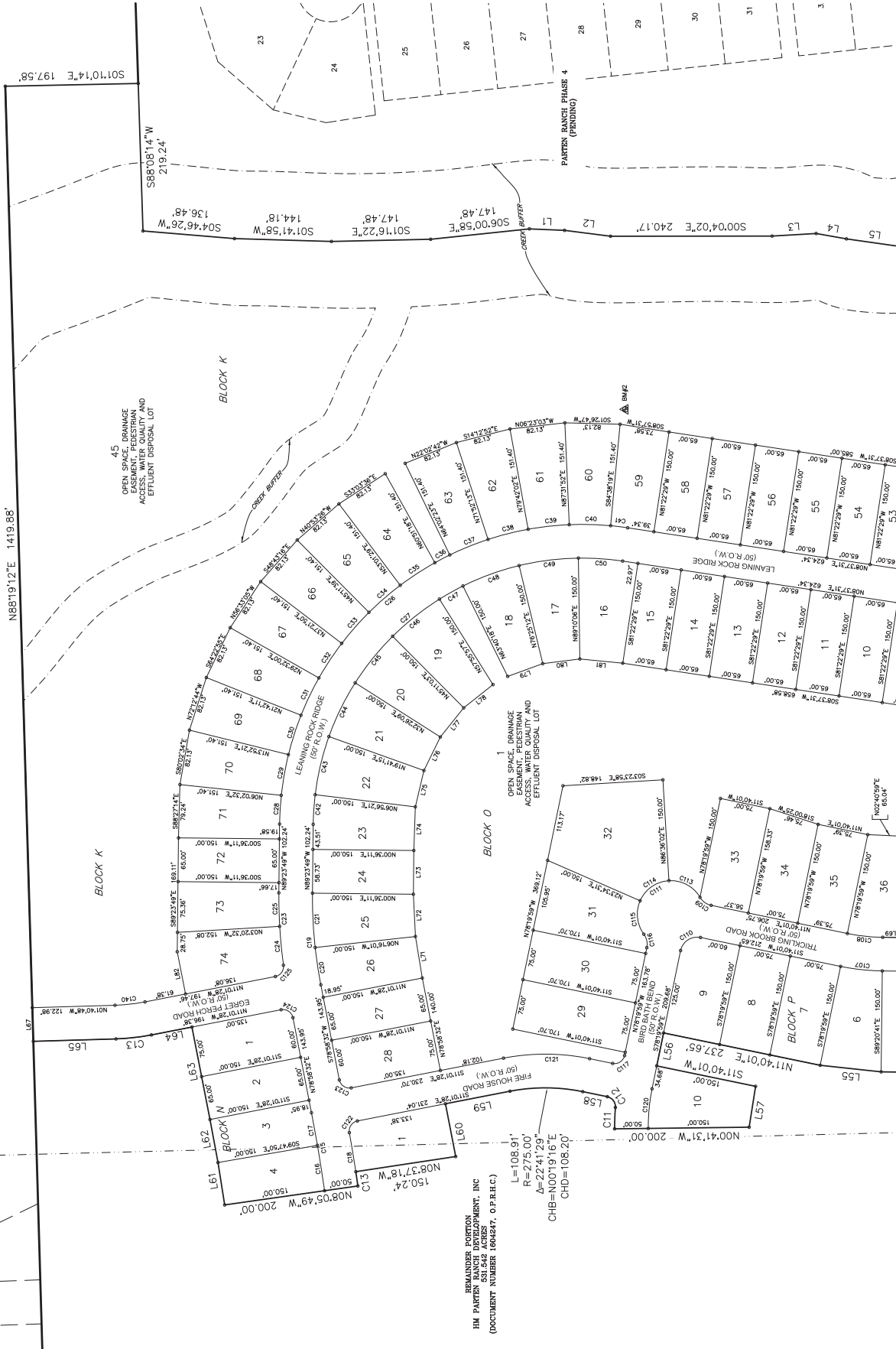


PARTEN RANCH PHASE 6 & 7

CHARLES W. KAMAN
38.50 ACRES
49387164, H.C.D.R.

CHARLES W. KAMAN
38.50 ACRES
49387164, H.C.D.R.

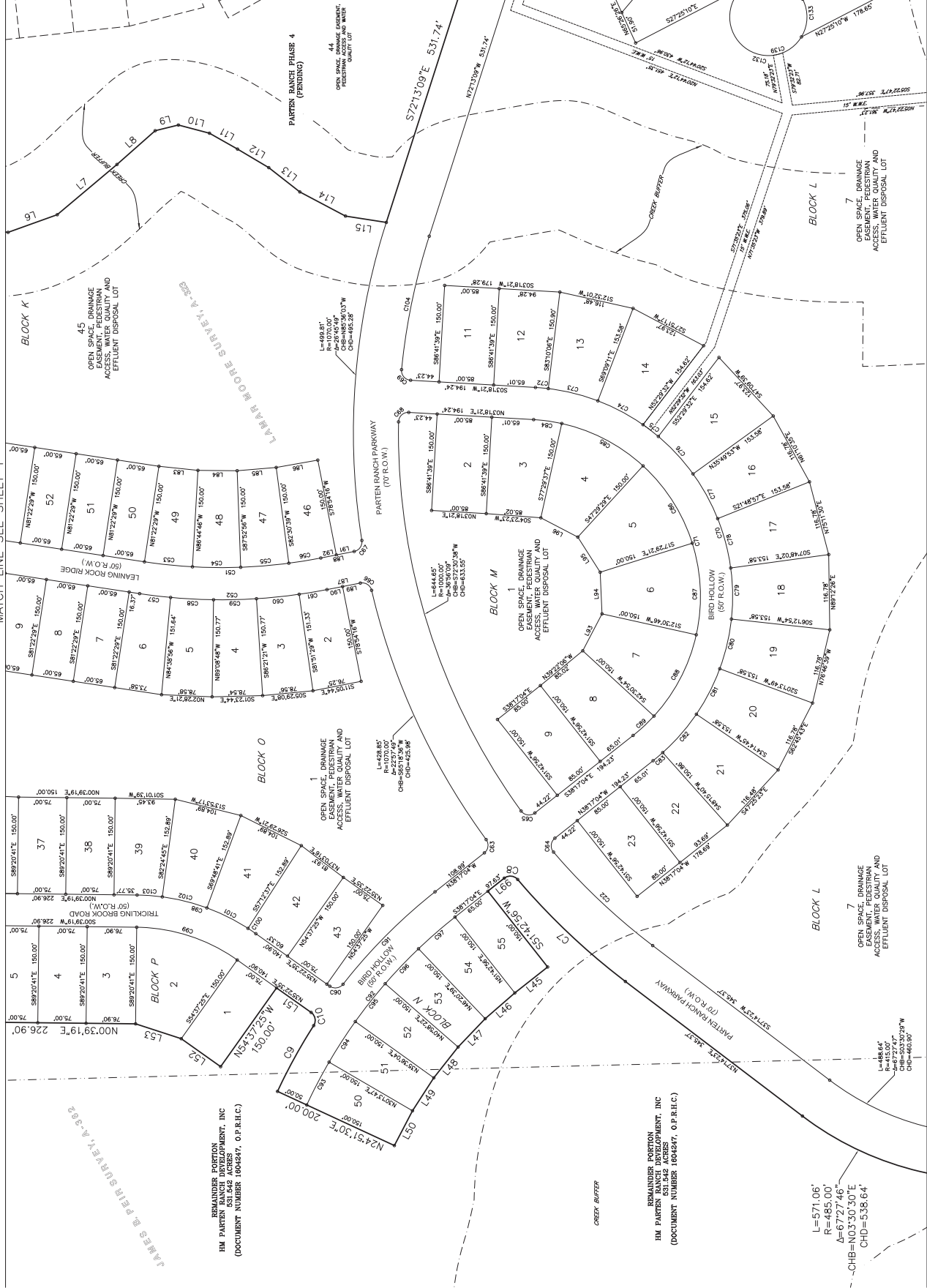


PARTEN RANCH PHASE 6 & 7

MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3



JAMES O. BEIRN SURVEY # 4-388

REMANUVER PROPERTY
 HM PARTEN RANCH DEVELOPMENT, INC
 531.542 ACRES
 DOCUMENT NUMBER 1604247, O.P.R.I.C.

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

$L=571.06'$
 $R=485.00'$
 $\Delta=67^{\circ}27'46''$
 $CHD=N03^{\circ}30'30''E$
 $CHD=538.64'$



GPI PARTNERS
 LAND SURVEYING CONSULTANTS
 1000 S.B. BUILDING 22, STE. A LANDER, TX 78641
 PHONE: 512.261.1100 FAX: 512.261.1101
 TABLES # 101941.80 • TUBE # F17284

SCALE: 1" = 100'
 JOB NO. A211001
 CREW CHIEF:
 FIELD BOOK:
 DATE: 8-05-2022
 DWG.: 201001-PLAT

SHEET 2 OF 6

DATE: 8-05-2022

DWG.: 201001-PLAT

FIELD BOOK:

CREW CHIEF:

DATE: 8-05-2022

DWG.: 201001-PLAT

FIELD BOOK:

CREW CHIEF:

DATE: 8-05-2022

DWG.: 201001-PLAT

FIELD BOOK:

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FIELD BOOK:

CREW CHIEF:

PARTEN RANCH PHASE 6 & 7

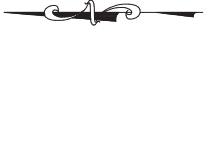


MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3



VICINITY MAP
N.T.S.



LEGEND

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE HAYS COUNTY DEED RECORDS (H.C.D.R.) AND HAYS COUNTY PLAT RECORDS (H.C.P.R.) DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

BM#1: PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE.

SURFACE COORDINATES: N 13971449.79
E 2291197.59

GRID COORDINATES: N 13969633.74
E 2290699.77

ELEVATION = 1003.44'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: IS A 5/8-INCH IRON ROD WITH RED CAP:

SURFACE COORDINATES: N 13974076.55
E 2291341.88

GRID COORDINATES: N 13972260.16
E 2291044.05

ELEVATION = 1038.60'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

WATER QUALITY BUFFER ZONE WIDTHS

1. Streams draining between 5 and 40 acres should have a minimum buffer of 25 feet from the centerline.
2. Streams draining between 40 and 128 acres should have a minimum buffer of 50 feet from the centerline.
3. Streams draining between 128 and 320 acres should have a minimum buffer of 100 feet from the centerline.
4. Streams draining between 320 and 640 acres should have a minimum buffer of 150 feet from the centerline.
5. Streams draining more than 640 acres should have a minimum buffer of 300 feet from the centerline.

	TOTAL ACREAGE	USWS BUFFERS	TOTAL ACREAGE MINUS USWS BUFFERS	ALLOWABLE IMPERVIOUS COVER PER ACRE	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	65.89	13.13	75.76	**300
PARTEN RANCH PHASE 1	62.97	30.49	32.48	0.99	0.99	71.97	47.67
PARTEN RANCH PHASE 2	115.56	3.66	111.90	19.67	19.67	52.10	50.57
PARTEN RANCH PHASE 3	46.57	3.03	43.54	9.42	9.42	42.68	22.83
PARTEN RANCH PHASE 4	73.84	6.20	67.65	11.56	11.56	31.12	38.40
PARTEN RANCH PHASE 5	123.03	40.14	82.89	17.46	17.46	13.66	78.17

**APPROXIMATE ACREAGE FOR CONCEPT PLAN



GBI PARTNERS
LAND SURVEYING CONSULTANTS
1000 S.W. BUILDING 42, STE. A, GAITHERSBURG, MD 20878
PHONE: (301) 251-1100 • FAX: (301) 251-1101
WWW.GBIPARTNERS.COM

SCALE: 1" = 100'
JOB NO. A21001
CREW CHIEF:
FIELD BOOK:
DATE: 8-05-2022
DWG.: 201001-PLAT

PARTEN RANCH PHASE 6 & 7

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	9.40'	485.00'	136°56'	S71°59'51"E	9.40'
C2	38.79'	25.00'	88°53'53"	S26°39'36"E	35.01'
C3	24.53'	15.00'	87°53'14"	N64°38'49"E	21.89'
C4	28.86'	411.00'	1°09'43"	S73°59'54"E	78.75'
C5	75.47'	15.00'	97°14'19"	S30°52'07"E	22.51'
C6	138.03'	415.00'	19°32'24"	N39°45'02"W	137.39'
C7	175.03'	1070.00'	9°02'22"	N44°01'17"E	174.84'
C8	23.01'	15.00'	87°53'13"	N05°39'33"E	20.82'
C9	116.72'	850.00'	7°20'32"	N81°12'29"E	116.63'
C10	22.87'	15.00'	87°50'58"	N19°03'04"E	20.77'
C11	31.78'	325.00'	53°06'08"	S87°53'26"E	31.77'
C12	21.79'	15.00'	83°14'39"	N53°17'19"E	19.93'
C13	21.52'	2300.00'	0°31'29"	S81°38'26"W	21.52'
C14	8.04'	415.00'	1°06'36"	N71°39'51"W	8.04'
C15	117.52'	2300.00'	2°55'39"	N80°26'21"E	117.50'
C16	68.25'	2300.00'	1°42'01"	N81°03'10"E	68.25'
C17	49.27'	2300.00'	1°13'38"	N79°35'21"E	49.26'
C18	58.80'	2350.00'	1°26'01"	S80°39'41"W	58.80'
C19	136.98'	675.00'	1°13'79"	S844°72'1"W	136.75'
C20	56.05'	675.00'	44°5'27"	S81°12'15"W	56.03'
C21	80.87'	675.00'	6°52'02"	S87°10'05"W	80.88'
C22	212.03'	1000.00'	12°08'54"	S43°18'50"W	211.63'
C23	107.92'	725.00'	4°31'44"	S86°20'19"W	107.82'
C24	58.00'	725.00'	3°56'43"	S84°21'57"W	57.98'
C25	49.92'	725.00'	3°56'43"	S88°37'49"W	49.91'
C26	789.87'	450.00'	98°01'20"	N40°23'09"W	679.35'
C27	684.32'	400.00'	98°01'20"	N40°23'09"W	603.87'
C28	42.72'	450.00'	5°26'21"	N86°40'39"W	42.70'
C29	61.50'	450.00'	7°49'50"	N80°02'34"W	61.45'
C30	61.50'	450.00'	7°49'50"	N71°21'44"W	61.45'
C31	61.50'	450.00'	7°49'50"	N68°22'55"W	61.45'
C32	61.50'	450.00'	7°49'50"	N36°33'05"W	61.45'
C33	61.50'	450.00'	7°49'50"	N48°53'26"W	61.45'
C34	61.50'	450.00'	7°49'50"	N40°53'26"W	61.45'
C35	61.50'	450.00'	7°49'50"	N33°03'36"W	61.45'
C36	25.01'	450.00'	3°11'05"	N27°33'09"W	25.01'
C37	61.50'	450.00'	7°49'50"	N22°02'42"W	61.45'
C38	61.50'	450.00'	7°49'50"	N14°12'52"W	61.45'
C39	61.50'	450.00'	7°49'50"	N06°23'03"W	61.45'
C40	61.50'	450.00'	7°49'50"	N01°26'47"E	61.45'
C41	25.63'	450.00'	3°15'50"	N86°39'36"E	25.63'
C42	44.24'	400.00'	6°20'11"	N86°13'44"W	44.21'
C43	89.00'	400.00'	12°44'54"	N76°41'12"W	88.82'
C44	89.00'	400.00'	12°44'54"	N63°56'18"W	88.82'
C45	89.00'	400.00'	12°44'54"	N51°11'24"W	88.82'
C46	89.00'	400.00'	12°44'54"	N38°26'30"W	88.82'
C47	40.07'	400.00'	5°44'21"	N29°11'52"W	40.05'
C48	89.00'	400.00'	12°44'54"	N19°57'15"W	88.82'
C49	89.00'	400.00'	12°44'54"	N07°12'21"W	88.82'
C50	66.02'	400.00'	9°27'25"	N03°53'48"E	65.95'
C51	275.35'	800.00'	19°43'15"	S0114°08"E	274.00'
C52	275.35'	800.00'	19°43'15"	S0114°08"E	274.00'
C53	275.35'	800.00'	19°43'15"	S0114°08"E	274.00'
C54	75.00'	800.00'	5°22'17"	S09°56'22"W	74.97'
C55	75.00'	800.00'	5°22'17"	S00°34'05"W	74.97'
C56	75.00'	800.00'	5°22'17"	S04°48'12"E	74.97'
C57	50.35'	800.00'	3°36'23"	S09°17'32"E	50.34'
C58	66.72'	850.00'	4°29'52"	S06°59'17"W	66.71'
C59	66.72'	850.00'	4°29'52"	S01°23'44"E	66.71'
C60	66.72'	850.00'	4°29'52"	S05°53'35"E	66.71'
C61	43.62'	850.00'	2°57'13"	S09°37'07"E	43.61'
C62	3.16'	500.00'	0°21'51"	S49°52'36"W	3.16'
C63	23.01'	15.00'	82°13'41"E	N40°11'05"E	20.82'
C64	24.17'	15.00'	92°19'40"	N84°26'54"W	21.64'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C65	24.17'	15.00'	92°19'40"	S07°52'45"W	21.64'
C66	23.01'	15.00'	87°53'14"	N32°50'53"E	20.82'
C67	23.01'	15.00'	87°53'14"	S55°02'21"E	20.82'
C68	24.17'	15.00'	92°19'38"	N42°51'28"W	21.64'
C69	24.17'	15.00'	92°19'38"	S49°28'11"W	21.64'
C70	785.10'	325.00'	138°24'35"	N72°30'39"E	607.66'
C71	664.32'	275.00'	138°24'35"	N72°30'39"E	611.17'
C72	20.00'	325.00'	3°31'33"	N13°50'47"E	20.00'
C73	79.50'	325.00'	14°00'56"	N13°50'47"E	79.30'
C74	79.50'	325.00'	14°00'56"	N27°51'17"E	79.30'
C75	30.01'	325.00'	51°72'27"	N37°30'28"E	30.00'
C76	79.50'	325.00'	14°00'56"	N47°09'39"E	79.30'
C77	79.50'	325.00'	14°00'56"	N61°10'35"E	79.30'
C78	79.50'	325.00'	14°00'56"	N75°11'30"E	79.30'
C79	79.50'	325.00'	14°00'56"	N89°12'26"E	79.30'
C80	79.50'	325.00'	14°00'56"	S76°46'39"E	79.30'
C81	79.50'	325.00'	14°00'56"	S62°45'43"E	79.30'
C82	79.50'	325.00'	14°00'56"	S48°44'48"E	79.30'
C83	19.59'	325.00'	3°27'16"	S40°00'42"E	19.59'
C84	44.16'	275.00'	9°12'02"	N07°50'42"E	44.11'
C85	144.00'	275.00'	30°00'08"	N27°30'27"E	142.36'
C86	144.00'	275.00'	30°00'08"	N37°30'35"E	142.36'
C87	144.00'	275.00'	30°00'08"	N47°30'43"E	142.36'
C88	143.28'	275.00'	30°00'08"	S62°29'10"E	142.36'
C89	44.16'	275.00'	9°12'02"	S42°3'05"E	44.11'
C90	22.87'	15.00'	87°20'58"	S081°7'55"E	20.72'
C91	203.08'	850.00'	13°41'20"	N45°07'44"W	202.60'
C92	375.00'	800.00'	26°51'27"	N142°47'7"W	371.58'
C93	75.00'	800.00'	5°22'17"	N62°22'22"W	74.97'
C94	75.00'	800.00'	5°22'17"	N57°05'04"W	74.97'
C95	75.00'	800.00'	5°22'17"	N46°20'30"W	74.97'
C96	75.00'	800.00'	5°22'17"	N40°58'12"W	74.97'
C97	75.00'	800.00'	5°22'17"	N34°43'15"	74.97'
C98	196.95'	325.00'	34°43'15"	N18°00'57"E	193.95'
C99	166.65'	275.00'	34°43'15"	N18°00'57"E	164.11'
C100	14.67'	325.00'	2°35'11"	N13°53'17"E	14.67'
C101	71.48'	325.00'	12°36'04"	N26°29'21"E	71.33'
C102	71.48'	325.00'	12°36'04"	N13°53'17"E	71.33'
C103	39.32'	325.00'	6°55'56"	N04°07'17"E	39.30'
C104	212.01'	1000.00'	12°08'51"	N78°17'34"W	211.62'
C105	—	—	—	—	—
C106	—	—	—	—	—
C107	62.46'	325.00'	11°00'41"	S06°09'40"W	62.36'
C108	52.85'	275.00'	11°00'41"	S06°09'40"W	52.77'
C109	21.03'	25.00'	48°11'23"	S35°45'42"W	20.41'
C110	39.27'	25.00'	90°00'00"	N33°19'59"W	35.36'
C111	162.65'	50.00'	186°22'46"	N33°19'59"W	99.85'
C112	—	—	—	—	—
C113	55.20'	50.00'	63°15'21"	N28°13'43"E	52.44'
C114	55.00'	50.00'	63°01'31"	N34°54'43"W	52.27'
C115	52.45'	50.00'	63°05'37"	S83°31'34"W	50.07'
C116	21.03'	25.00'	48°11'23"	N77°34'19"E	20.41'
C117	23.56'	15.00'	90°00'00"	S33°19'59"E	21.21'
C118	—	—	—	—	—
C119	—	—	—	—	—
C120	59.32'	275.00'	12°21'31"	N84°30'45"W	59.20'
C121	128.71'	325.00'	22°41'29"	N00°19'16"E	127.87'
C122	23.31'	15.00'	89°01'51"	N55°52'24"W	21.03'
C123	23.56'	15.00'	90°00'00"	N33°58'32"W	21.21'
C124	23.56'	15.00'	90°00'00"	N33°58'32"W	21.21'
C125	22.75'	15.00'	86°54'85"	S84°28'31"E	20.63'
C126	214.96'	275.00'	44°47'30"	N40°11'05"E	209.55'
C127	254.07'	325.00'	44°47'30"	N40°11'05"E	247.65'
C128	107.49'	275.00'	22°23'45"	N28°59'13"E	106.81'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C129	107.49'	275.00'	22°23'45"	N51°22'58"E	106.81'
C130	—	—	—	—	—
C131	—	—	—	—	—
C132	210.84'	60.00'	201°20'09"	S41°44'54"W	117.93'
C133	61.26'	60.00'	58°29'59"	S88°10'10"E	58.63'
C134	35.24'	325.00'	61°06'48"	N89°28'26"E	35.23'
C135	80.00'	325.00'	14°06'14"	N49°18'55"E	79.80'
C136	80.00'	325.00'	14°06'13"	N35°12'42"E	79.80'
C137	58.83'	325.00'	10°22'15"	N22°48'28"E	58.75'
C138	34.83'	25.00'	79°50'09"	S77°30'05"E	32.08'
C139	272.10'	60.00'	259°50'09"	S122°05'55"W	92.04'
C140	44.85'	275.00'	9°20'40"	S06°21'08"E	44.80'

LINE TABLE				
NUMBER	BEARING	DISTANCE	DELTA	CHORD BEARINGS
L1	S02°26'56"W	52.33'	52.33'	S02°26'56"W
L2	S07°17'12"W	68.97'	68.97'	S07°17'12"W
L3	S03°21'25"E	65.50'	65.50'	S03°21'25"E
L4	S10°03'13"W	45.67'	45.67'	S10°03'13"W
L5	S08°06'07"W	81.20'	81.20'	S08°06'07"W
L6	S19°46'13"E	81.20'	81.20'	S19°46'13"E
L7	S40°03'10"E	121.16'	121.16'	S40°03'10"E
L8	S41°26'32"E	79.17'	79.17'	S41°26'32"E
L9	S13°48'13"E	37.14'	37.14'	S13°48'13"E
L10	S14°51'08"W	49.96'	49.96'	S14°51'08"W
L11	S29°27'50"W	49.96'	49.96'	S29°27'50"W
L12	S30°42'32"W	56.46'	56.46'	S30°42'32"W
L13	S37°59'54"W	61.26'	61.26'	S37°59'54"W
L14	S27°52'38"W	80.24'	80.24'	S27°52'38"W
L15	S08°49'53"W	64.14'	64.14'	S08°49'53"W
L16	S71°06'33"E	64.35'	64.35'	S71°06'33"E
L17	S16°53'27"W	70.00'	70.00'	S16°53'27"W
L18	S71°06'33"E	2.31'	2.31'	S71°06'33"E
L19	S74°20'20"W	0.20'	0.20'	S74°20'20"W
L20	S79°29'26"E	104.31'	104.31'	S79°29'26"E
L21	S17°45'13"W	51.16'	51.16'	S17°45'13"W
L22	S22°16'51"W	76.75'	76.75'	S22°16'51"W
L23	S36°53'28"W	74.75'	74.75'	S36°53'28"W
L24	S51°24'10"W	76.68'	76.68'	S51°24'10"W
L25	S53°23'04"W	78.10'	78.10'	S53°23'04"W
L26	S40°20'03"E	150.00'	150.00'	S40°20'03"E
L27	S30°56'09"W	68.96'	68.96'	S30°56'09"W
L28	N47°44'11"W	4.84'	4.84'	N47°44'11"W
L29	N41°59'49"W	86.14'	86.14'	N41°59'49"W
L30	N33°21'03"W	86.14'	86.14'	N33°21'03"W
L31	N61°48'50"W	94.09'	94.09'	N61°48'50"W
L32	N53°55'36"W	78.59'	78.59'	N53°55'36"W
L33	N52°22'06"W	39.00'	39.00'	N52°22'06"W
L34	N49°47'08"W	48.48'	48.48'	N49°47'08"W
L35	N47°06'00"W	72.12'	72.12'	N47°06'00"W
L36	N55°20'03"W	104.04'	104.04'	N55°20'03"W
L37	S67°41'21"W	58.65'	58.65'	S67°41'21"W

