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## *Agenda Item Request Form*

# Hays County Commissioners' Court

9:00 a.m. Every Tuesday

**Request forms are due in the County Judge's Office**

no later than 2:00 p.m. on WEDNESDAY.

Phone (512) 393-2205 Fax (512) 393-2282

**AGENDA ITEM:**

11-4-9 Resubdivision of Lots 19 and 20, Los Ranchos (6 lots). Discussion and possible action to approve preliminary plan; call for public hearing August 23, 2011.

**TYPE OF ITEM:** ACTION

**PREFERRED MEETING DATE REQUESTED:** July 26, 2011

**AMOUNT REQUIRED:** N/A

**LINE ITEM NUMBER OF FUNDS REQUIRED:** N/A

**REQUESTED BY:** Roxie Botkin

**SPONSORED BY:** Precinct 4 Commissioner Ray Whisenant

**SUMMARY:**

Los Ranchos is a recorded subdivision located off of F.M. 150 in Precinct 4. The subdivision was originally platted in 1978 as a 28 lot subdivision. Today there are 35 taxable parcels on the CAD records.

The current configuration of the two lots consists of seven unplatted parcels, three of which are currently developed. This purpose of this resubdivision is to plat six new lots, thereby allowing the existing parcels to be further developed.

The proposed lot sizes are as follows: Lot 20A, 6.68; Lot 20B, 2.00; Lot 20C, 2.02; Lot 20D, 2.00; Lot 19A, 3.24; Lot 19B, 4.61. Water and wastewater service for lots 20A, 20B, 20C, 20D, and 19B will be provided by individual water wells and on-site sewage facilities. Lots 20B, 20C, and 20D are restricted to advanced septic systems only. Lot 19A will be restricted to rainwater collection and will also utilize an OSSF.

JUL 26 2011

FILED:  
HAYS COUNTY COMMISSIONERS' COURT

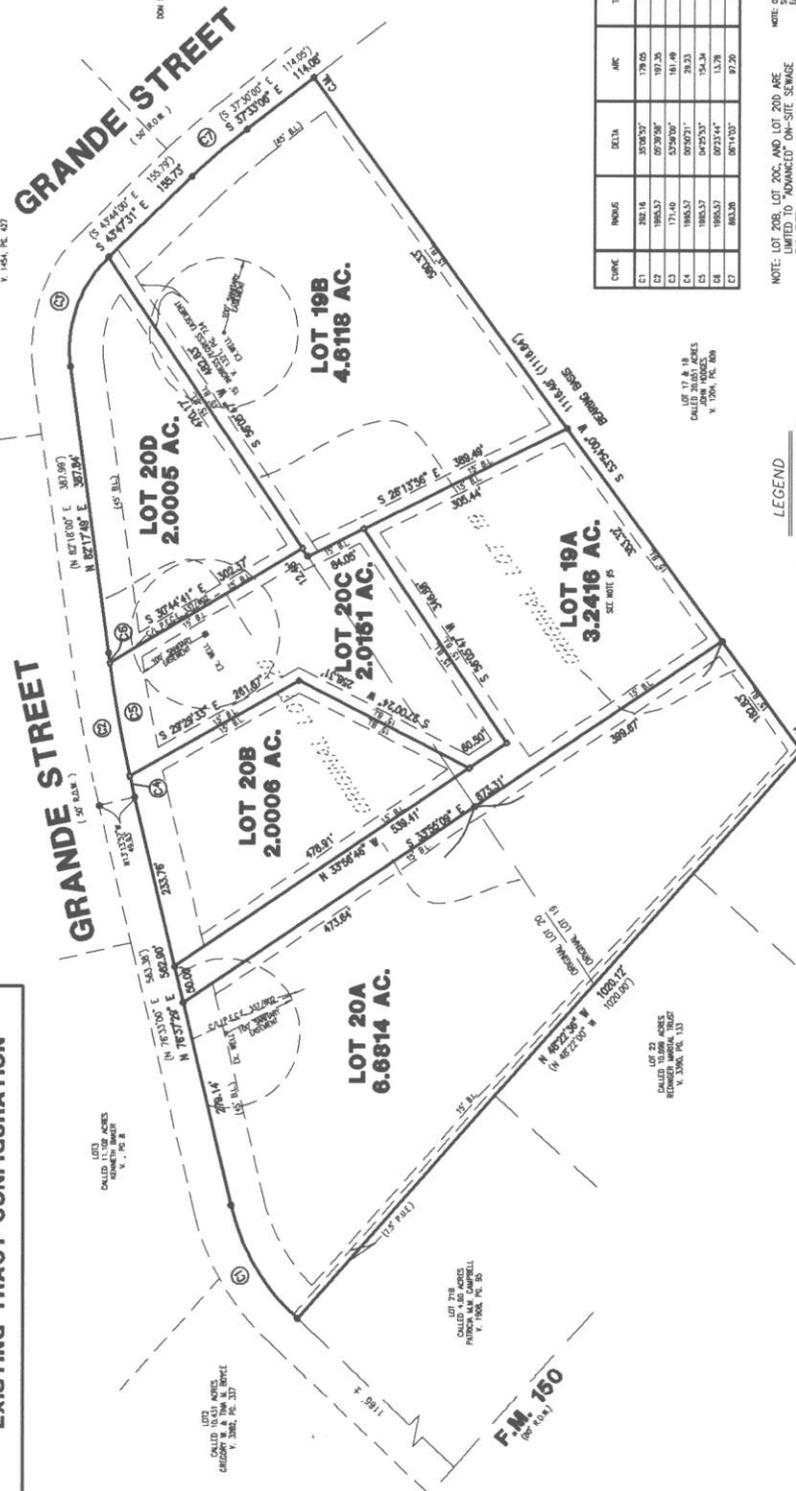
Resolution # 28250 VOL U PC U35

# RESUBDIVISION OF LOTS 19 AND 20 OF LOS RANCHOS

A SUBDIVISION IN HAYS COUNTY, TEXAS  
VOLUME 2, PAGE 8, HAYS COUNTY PLAT RECORDS

AREA TABULATION

LOT 20A	6.6814 ACRES
LOT 19A	3.2416 ACRES
LOT 20B	2.0006 ACRES
LOT 20C	2.0151 ACRES
LOT 20D	2.0005 ACRES
LOT 19B	4.6118 ACRES
ORIGINAL TRACT 19 AND TRACT 20	20.3510 ACRES



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	282.18	307.937	179.65	82.44	N 89°42'38" E	113.26
C2	188.53	209.706	102.25	96.25	N 89°29'28" E	102.25
C3	171.40	528.707	161.49	82.26	S 79°42'37" E	105.58
C4	188.53	209.707	29.23	14.63	N 77°42'38" E	29.23
C5	188.53	209.707	154.34	77.21	N 79°41'57" E	154.30
C6	188.53	209.707	13.78	6.89	N 82°02'37" E	13.78
C7	883.28	281°42'07"	87.29	48.65	S 42°32'18" E	87.15

NOTE: LOT 19, AND LOT 20C, AND LOT 20D ARE TO BE REMOVED TO A BLANKET ELEC. ENCLOSURE IN VOLUME 337, PAGE 102.

DRIVING LOT 19 SUBJECT TO A BLANKET ELEC. ENCLOSURE IN VOLUME 304, PAGE 5.

NOTE: LOT 20B, LOT 20C, AND LOT 20D ARE TO BE REMOVED TO A BLANKET ELEC. ENCLOSURE IN VOLUME 337, PAGE 102.

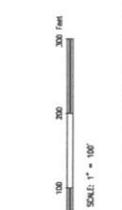
**B&G**  
B&G Surveying, Inc.  
Dewey H. Burris & Associates  
Surveyors  
1401 West North Loop West, Suite 19708  
Houston, Texas 77058  
Phone 331-548-8889 Fax 331-548-8848

**LEGEND**

- 1/4" REBAR FOUND
- 1/4" NON-FERROUS FOUND
- SPRINKLE FOUND
- 1/4" CHIPPED REBAR SET STAMPED "TENTH"
- REBAR FOUND
- PUBLIC UTILITY ENCLOSURE
- PER PLAT
- CONTROL MONUMENT
- C.M.
- R.O.W.
- PERMANENT ELEC. COOPERATIVE ENCLOSURE
- C.V.

SETBACK REQUIREMENTS:  
FRONT YARD: 45 FEET  
REAR YARD: 15 FEET  
SIDE YARD: 15 FEET

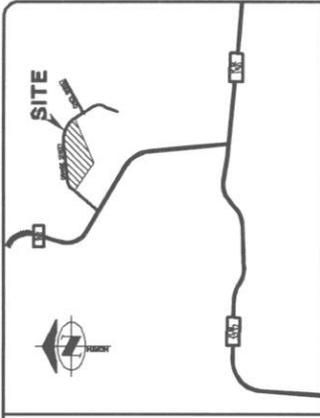
LOT 23  
CALLED 130 ACRES  
RECORDED INSTRUMENT  
VOL. 8 9000000  
JOE M. WALKER REGISTERED  
SURVEYOR



# RESUBDIVISION OF LOTS 19 AND 20 OF LOS RANCHOS

## A SUBDIVISION IN HAYS COUNTY, TEXAS

### VOLUME 2, PAGE 8, HAYS COUNTY PLAT RECORDS



No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site structure in which each lot is provided with an approved private sewage disposal system. No structure in this subdivision shall be occupied until connected to a public water supply system or to an approved community water system. Due to existing water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the water concerning ground water availability, construction or development within the subdivision may begin until all Hays County Development Permit requirements have been satisfied.

James "Cory" Harris, Director,  
Hays County Development Services

\_\_\_\_\_  
Date

Tom Pope, R.S., C.T.M.  
Hays County Floodplain Administrator

\_\_\_\_\_  
Date

I, Liz O. Gonzalez, County Clerk of Hays County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011, the Commission Court of Hays County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book \_\_\_\_\_ Page(s) \_\_\_\_\_.

Witness my hand and seal of the County Clerk of said County this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011.

Albert "Terry" Cook, M.D., County Judge, Hays County, Texas

Liz O. Gonzalez, County Clerk, Hays County, Texas

I, Liz O. Gonzalez, Clerk of Hays County, Texas, do hereby certify the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Plat records of said County and State in Plat Book No. \_\_\_\_\_ Page(s) \_\_\_\_\_.

Witness my hand and seal of office of the County Clerk, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011.

Liz O. Gonzalez, County Clerk, Hays County, Texas

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HAYS |

That I, Victor M. Garza, a Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Ordinance and further certify that this plat is true and correctly made and is prepared from an actual survey of the property and that I am duly licensed under my supervision on the ground and that the other requirements were properly placed under my supervision.

This plat is not depicted as being in a special flood hazard area per Fema's Flood Insurance Rate Map 48209C 0255, dated 09/02/2005.

It is represented as in Zone "X".

Victor M. Garza  
Registered Professional Land Surveyor  
No. 4740 - State of Texas

\_\_\_\_\_  
Date

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HAYS |

That we, Bryan and Karen Timmons and Lawrence Carl Spector, and Robert D. King, owners of tract certain 20.551 acre tract of land being Lot 19 and Lot 20 of the Los Ranchos Subdivision recorded in Volume 2, Page 8 of the Plat Records of Hays County, Texas, said Lots 19 and 20 being comprised of the following tracts:

- 1) Called 4.61 acre portion of Lot 19 conveyed to Robert D. King in Volume 294-1, Page 686, the Official Public Records of Hays County, Texas.
- 2) Called 4.61 acre portion of Lot 19 and 50 conveyed to Bryan and Karen Timmons in Volume 2337, Page 786 of the Official Public Records of Hays County, Texas.
- 3) Called 4.01 acre portion of Lot 20 conveyed to Bryan and Karen Timmons in Volume 472, Page 37 of the Official Public Records of Hays County, Texas.
- 4) Called 4.01 acre portion of Lot 20 conveyed to Lawrence Carl Spector in Deed Number 9715424, 9704852, 2677086 and Volume 983, Page 102, Volume 1258, Page 778, and Volume 1343, Page 333 of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE 20.551 acres of land to be known as:

#### THE RESUBDIVISION OF LOTS 19 AND 20 OF LOS RANCHOS

subject to any restrictions, covenants, conditions, easements, liens, mortgages, and other interests which may be in force and effect on the date hereof, and to all other restrictions, covenants, conditions, easements, liens, mortgages, and other interests which may be in force and effect on the date hereof.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2011.

Lawrence C. Spector  
312 Grande Street  
Driftwood, Tx. 78619

Bryan R. Timmons  
210 Grande Street  
452 Grande St.  
Driftwood, Tx. 78619

Karen Timmons  
Robert D. King  
452 Grande St.  
Driftwood, Tx. 78619

STATE OF TEXAS |  
COUNTY OF HAYS |

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by me to be the person whose name is subscribed to the foregoing instrument, and he did acknowledge to me that he executed the same in said capacity, for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

Hays County, State of Texas

STATE OF TEXAS |  
COUNTY OF HAYS |

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by me to be the person whose name is subscribed to the foregoing instrument, and he did acknowledge to me that he executed the same in said capacity, for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

Hays County, State of Texas

STATE OF TEXAS |  
COUNTY OF HAYS |

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by me to be the person whose name is subscribed to the foregoing instrument, and he did acknowledge to me that he executed the same in said capacity, for the purposes and considerations expressed therein.

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Hays County, State of Texas

STATE OF TEXAS |  
COUNTY OF HAYS |

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by me to be the person whose name is subscribed to the foregoing instrument, and he did acknowledge to me that he executed the same in said capacity, for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

Hays County, State of Texas

#### GENERAL NOTES:

1. This subdivision lies within the boundaries of the Barlow Ranching Zone, as defined in the Hays County Comprehensive Zoning Ordinance, Chapter 10, Article 10.01, Section 10.01.01.
2. No portion of the subject Tract lies within the boundaries of the 100 year floodplain as delineated on Hays County Community Panel #44029C 0255, F dated September 2, 2005.
3. This subdivision does not lie within the City Limits or EU of any city or town in Hays County, Texas.
4. This subdivision lies within the Hays Consolidated Independent School District.
5. Water services for this subdivision is to be by private well or rainwater harvesting.
6. Sewer services for this subdivision is to be by private, individual on-site sewage facilities as approved by Hays County Development Services.
7. Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
8. Telephone service for this subdivision is provided by Verizon.
9. In order to promote safe uses of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be used for a purpose other than the roadway unless (a) a Driveway Permit has been issued by the Board of Commissioners of Hays County and (b) the driveway satisfies the minimum spacing required for driveways set forth in Table 721.02 of the Hays County Development Regulations.
10. When required, lots shall have a minimum driveway culvert size of 18" x 18".
11. No development or construction within the subdivision may begin until all Hays County Development Permit requirements have been satisfied.
12. No buildings or structures shall be constructed within the Flood Protection Zone as defined in the Hays County Comprehensive Zoning Ordinance, Chapter 10, Article 10.01, Section 10.01.01, and landscaping shall be allowed only to the extent they do not obstruct the natural flow of said drainage.
13. This subdivision is subject to all general notes and restrictions appearing on the plat of Vol. 2, Pg. 8, Los Ranchos, of the Plat Records of Hays County, Texas.
14. The requirement concerning construction standards for manholes installed within the right-of-way of streets and highways and requiring all such manholes to be made of collapsible materials, as defined in the Hays County Development Regulations, shall not apply to this subdivision.
15. Erosion/Sedimentation controls are required for all construction, including single family development.
16. This Subdivision is located within ESJ #5.
17. This Subdivision is located within the Edwards Underground Water District.

LOT SIZE CATEGORIES	
10 ACRES OR LARGER	0 LOTS
LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES	1 LOTS
2.00 ACRES OR LARGER UP TO 5.00 ACRES	4 LOTS
LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES AND SMALLER THAN 1.00 ACRE	0 LOTS

REVISED 06/07/11  
PAGE 1 OF 2

DATE: 06/07/11

**B&G Surveying, Inc.**  
Dewey H. Burris & Associates  
Surveyors by Dewey H. Burris & Associates  
1000 West Loop West, Suite 200  
Dallas, Texas 75243  
Phone: 972-382-8888