

## *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:**

11-4-33 Revised Plat of Lot 3 Madrone Ranch Section 1 and Lot 4 Madrone Ranch Section II-A (2 lots). Discussion and possible action to consider cancelling a portion of Lot 4 Madrone Ranch Section II-A and establishing lot 3-A Madrone Ranch Section 1 and lot 4-A Madrone Ranch Section II-A; approve preliminary plan of Revised Plat of Lot 3 Madrone Ranch Section 1 and Lot 4 Madrone Ranch Section II-A; call for public hearing November 8, 2011.

**TYPE OF ITEM: ACTION**

**PREFERRED MEETING DATE REQUESTED: October 11, 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:**

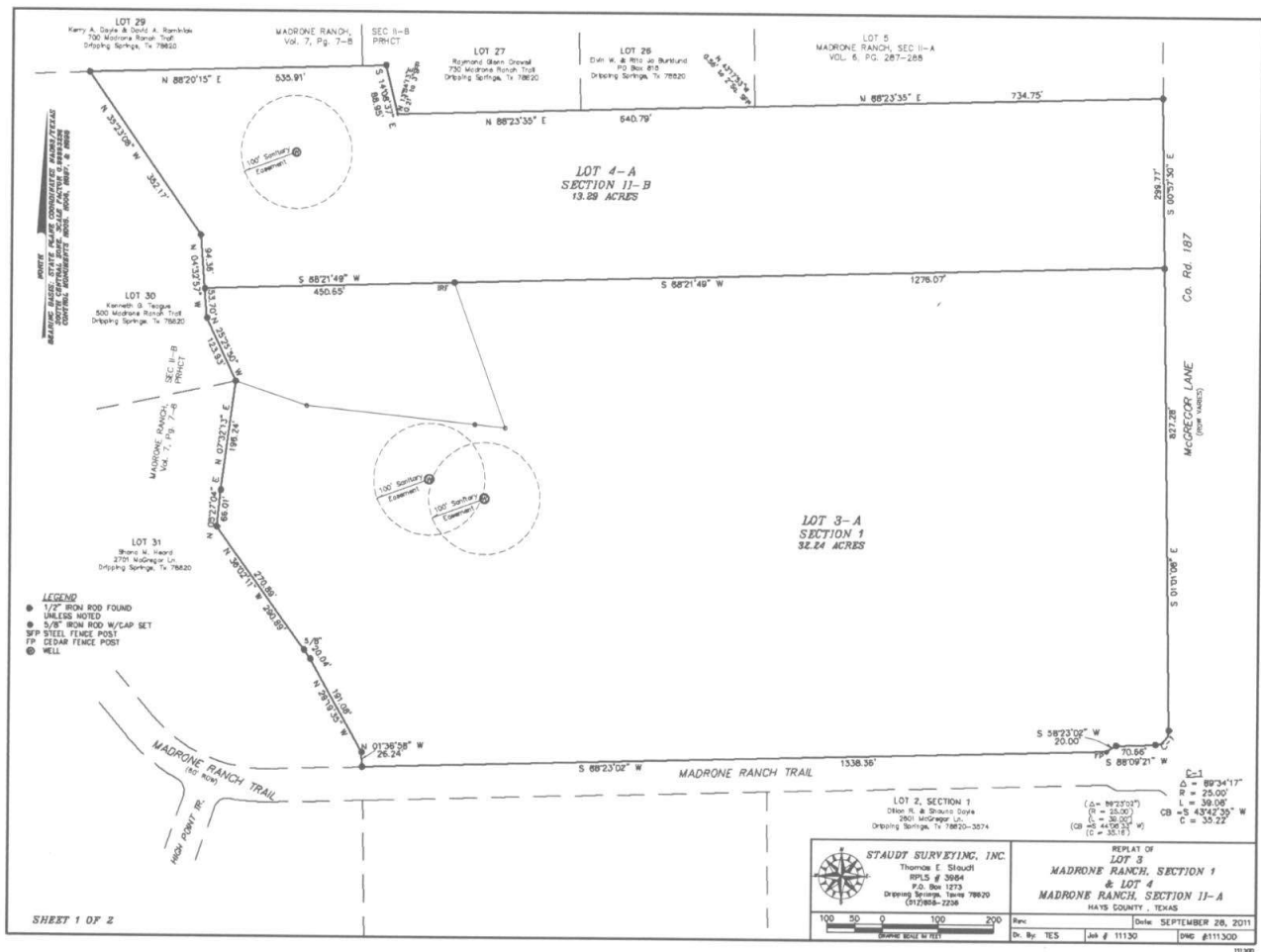
Madrone Ranch is a multiple-section subdivision located off of McGregor Lane in Precinct 4. There are currently a combined 17 parcels between Sections 1 and II-A. The property owner is proposing to reconfigure Lot 3 (Section 1) and Lot 4 (Section II-A). Because the two lots are located in different sections, the portion of Lot 4 which is to be moved to Section 1 must be cancelled. The resulting lots will be configured as follows: Lot 3-A, 32.24 acres; Lot 4-A, 13.29 acres. Both lots are currently developed and are served by private wells and individual on-site sewage facilities.

FILED:

HAYS COUNTY COMMISSIONERS' COURT

Resolution # 28495 VOL 4 PC 707

OCT 11 2011



SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I Shana M. Heard, owner of 45.53 acres being Lot 3, Madrone Ranch, Section One, a subdivision of record in Volume 6, Page 241, of the Plat Records of Hays County, Texas, and Lot 4, Madrone Ranch, Section 11-A, a subdivision of record in Volume 6, Page 287, of the Plat Records of Hays County, Texas, as conveyed to me by deed dated June 11, 2003, of record in Volume 2244, Page 48, of the Official Public Records of Hays County, Texas, and Volume 2533, Page 377, of the Official Public Records of Hays County, Texas, respectively, DO HEREBY SUBDIVIDE 45.53 acres to be known as the REPLAT OF LOT 3, MADRONE RANCH, SECTION ONE AND LOT 4, MADRONE RANCH SECTION 11-A, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

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

Shana M. Heard  
10825 Signal Hill Road  
Austin, Texas 78737

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Shana M. Heard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2011.

NOTARY PUBLIC IN and for Hays County, Texas

STATE OF TEXAS  
COUNTY OF HAYS

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

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2011.

Bert Cobb, M.D.  
County Judge  
Hays County, Texas

Liz O. Gonzalez  
County Clerk  
Hays County, Texas

STATE OF TEXAS  
COUNTY OF HAYS

I, Liz O. Gonzalez, 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 \_\_\_\_\_, A.D., 2011, of \_\_\_\_\_ o'clock \_\_\_\_\_ in the Plat Records of Hays County, Texas, in Book \_\_\_\_\_ Page \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2011.

Liz O. Gonzalez  
County Clerk  
Hays County, Texas

#### SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied 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 the 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 or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

James Clint Garza  
Director Hays County Development

Date \_\_\_\_\_

Tom Pope  
Hays County Floodplain Administrator

Date \_\_\_\_\_

#### E.T. NOTE

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits or extra territorial jurisdiction.

#### EDWARDS AQUIFER NOTE

No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This subdivision does lie within the boundaries of the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.

#### PLAT INFORMATION

Total Area: 45.53 Acres  
Total Number of Lots: 2  
Number of Residential Lots: 2  
Number of Commercial Lots: 0  
Average Size of Lots: 22.765 Acres  
Number of Lots Over 10 Acres: 2  
Number of Lots 5-10 Acres: 0  
Number of Lots 2-5 Acres: 0  
Number of Lots 1-2 Acres: 0  
Number of Lots Less than 1 Acre: 0

#### ESD INFORMATION

ESD #1  
ESD #5

#### UTILITY INFORMATION

Water: Individual water wells  
Sewer: Individual on-site sewage facilities  
Electricity: Pedernales Electric Cooperative, Inc.  
Telephone: Verizon

#### UTILITY EASEMENT NOTE

There shall be a twenty (20) foot wide utility easement reserved along all roadway property lines, and a ten (10) foot wide utility easement reserved along all other property lines. There shall be a fifteen (15) foot wide utility easement along existing utility poles and lines.

#### SCHOOL DISTRICT

This subdivision lies within the Dripping Springs Independent School District.

#### FLOOD PLAIN NOTE

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C008F, dated September 2, 2005.

#### DRIVEWAY PERMIT NOTE

To 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 to access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 721 of the Hays County Subdivision Regulations.

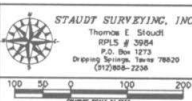
STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications and further certify that this plat is 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.

"Preliminary. This document shall not be recorded for any purpose."

Thomas E. Staudt  
Registered Professional Land Surveyor No. 3984

Date \_\_\_\_\_



**STAUDT SURVEYING, INC.**  
Thomas E. Staudt  
RPLS # 3984  
P.O. Box 1273  
Dripping Springs, Texas 78620  
(512)858-2258

**REPLAT OF LOT 3 MADRONE RANCH, SECTION 1 & LOT 4 MADRONE RANCH, SECTION 11-A**  
HAYS COUNTY, TEXAS

DATE: SEPTEMBER 28, 2011  
BY: TES  
JOB # 11130  
DWG #111300

111300

SHEET 1 OF 2