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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 (5 lots). Discussion and possible action to approve preliminary plan; 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:

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 five new lots, thereby allowing the existing parcels to be further developed. A plat for lots 19 and 20 was approved on September 6, 2011 and was not recorded. This plat shows newly configured lots which reflect an exchange of property agreed upon by the owners.

The proposed lot sizes are as follows: Lot 20A, 4.5017 acres; Lot 20B, 2.3868; Lot 20C, 2.0005; Lot 19A, 7.0502; Lot 19B, 4.6118. Lots 20A, 20B, 19A, and 19B are currently served by private wells and individual on-site sewage facilities. Water and wastewater service will be provided to Lot 20C by individual water wells and on-site sewage facilities at the time of development.

OCT 11 2011

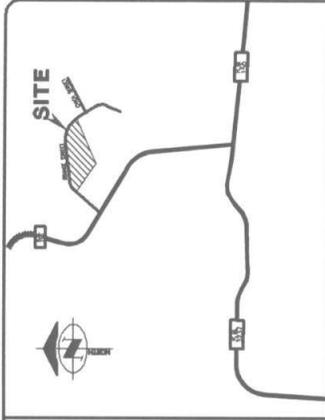
FILED:
HAYS COUNTY COMMISSIONERS' COURT

Resolution # 28490 VOL 4 PC 707

RESUBDIVISION OF LOTS 19 AND 20 OF LOS RANCHOS

A SUBDIVISION IN HAYS COUNTY, TEXAS

VOLUME 2, PAGE 8, HAYS COUNTY PLAT RECORDS



VICINITY MAP

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 Environmental Health. 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 existing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability, construction of development, and the availability of water. Some areas may offer the best renewable water resource. No construction of development within the subdivision may begin until all Hays County Development Permit requirements have been satisfied.

James "Dart" Gorzo, Director,
Hays County Development Services
Date _____

Tom Page, R.S., C.E.M.,
Hays County Township Administrator
Date _____

L. Liz O. Gonzalez, County Clerk of Hays County, Texas, do hereby certify that on the _____ day of _____, A.D. 2011, at _____, Texas, in my presence and in the presence of the witnesses named in this plat and that said order has been duly entered in the records 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 "Dart" Cobb, M.D., County Judge, Hays County, Texas

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

L. 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 }
COUNTY OF HAYS } KNOW ALL MEN BY THESE PRESENTS

That I, Victor M. Gorzo, 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 correct monuments 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 46209C 0255 I dated 05/07/2005. It is represented as in Zone "X".

Victor M. Gorzo,
Registered Professional Land Surveyor
No. 4740 - State of Texas
Date _____

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

That we, Byron and Karen Timmons and Lawrence Carl Specter, and Robert D. King, owners of that certain 20.521 acre tract of land being Lot 19 and Lot 20 out 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) Caled 4.81 acre portion of Lot 19 conveyed to Robert D. King in Volume 2941, Page 688, the Official Public Records of Hays County, Texas;
- 2) Lot 19 and 20 conveyed to Byron and Karen Timmons in Volume 2357, Page 785 of the Official Public Records of Hays County, Texas;
- 3) Caled 4.01 acre portion of Lot 20 conveyed to Byron and Karen Timmons in Volume 472, Page 37 of the Official Public Records of Hays County, Texas;
- 4) Lot 19 and 20 conveyed to Lawrence Carl Specter in Document Number 975424, 975425, 975426, 975427, 975428, 975429, 975430, 975431, 975432, 975433, 975434, 975435, 975436, 975437, 975438, 975439, 975440, 975441, 975442, 975443, 975444, 975445, 975446, 975447, 975448, 975449, 975450, 975451, 975452, 975453, 975454, 975455, 975456, 975457, 975458, 975459, 975460, 975461, 975462, 975463, 975464, 975465, 975466, 975467, 975468, 975469, 975470, 975471, 975472, 975473, 975474, 975475, 975476, 975477, 975478, 975479, 975480, 975481, 975482, 975483, 975484, 975485, 975486, 975487, 975488, 975489, 975490, 975491, 975492, 975493, 975494, 975495, 975496, 975497, 975498, 975499, 975500, 975501, 975502, 975503, 975504, 975505, 975506, 975507, 975508, 975509, 975510, 975511, 975512, 975513, 975514, 975515, 975516, 975517, 975518, 975519, 975520, 975521, 975522, 975523, 975524, 975525, 975526, 975527, 975528, 975529, 975530, 975531, 975532, 975533, 975534, 975535, 975536, 975537, 975538, 975539, 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