

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

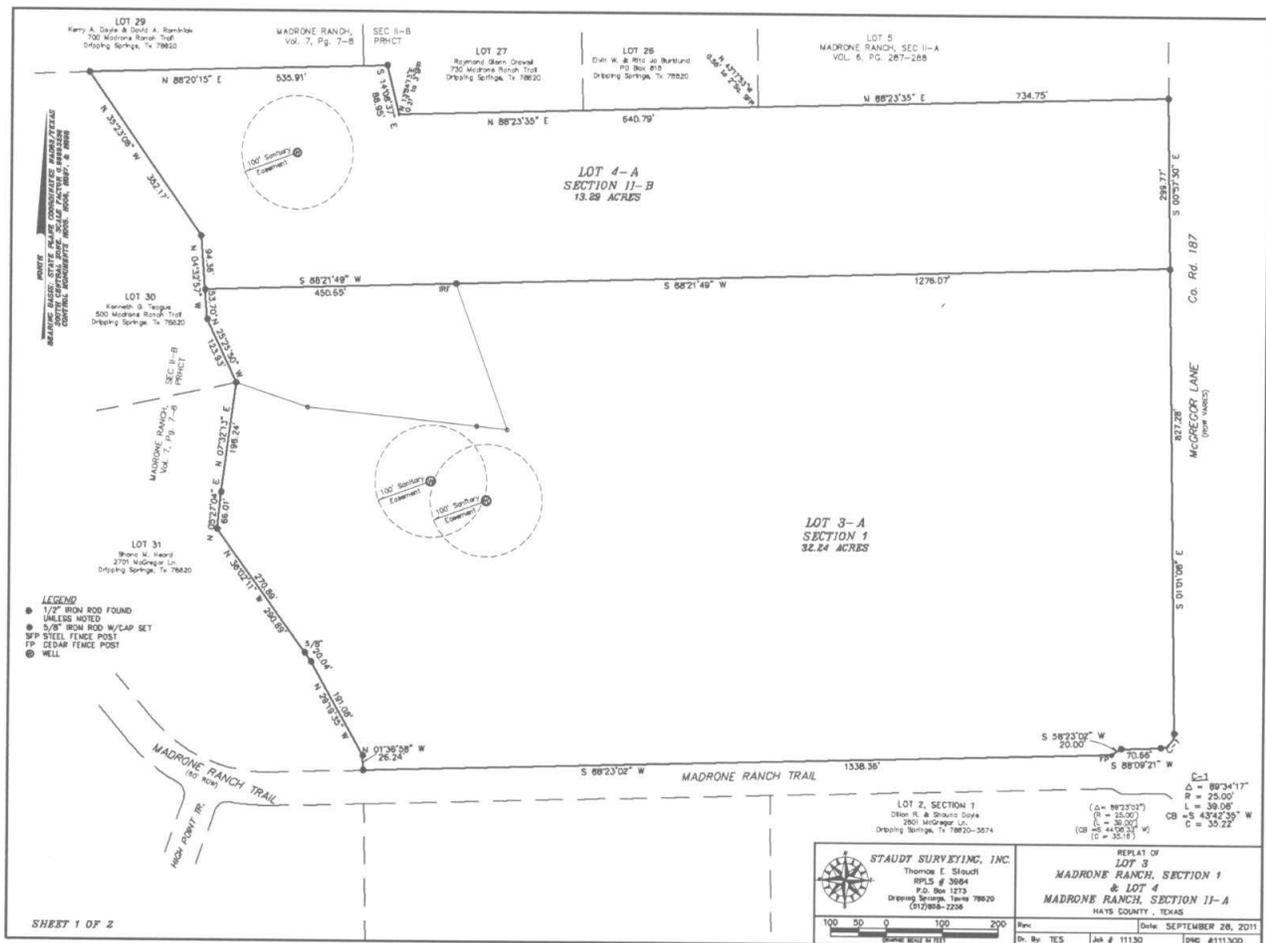
SUMMARY:

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.

OCT 11 2011

FILED:
HAYS COUNTY COMMISSIONERS' COURT

Resolution # 28495 VOL 4 PC 707



SHEET 1 OF 2

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)868-2258

REPORT OF LOT 3, MADRONE RANCH, SECTION 1 & LOT 4, MADRONE RANCH, SECTION II-A
HAYS COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I Shona 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 II-A, a subdivision of record in Volume 6, Page 287, of the Plat Records of Hays County, Texas, as conveyed to me by deeds 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 REPORT OF LOT 3, MADRONE RANCH, SECTION ONE AND LOT 4, MADRONE RANCH SECTION II-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 _____ day of _____, A.D., 2011.

Shona 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 Shona 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 _____ 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 _____ 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, at _____ o'clock _____, in the Plat Records of Hays County, Texas, in Book _____ Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D., 2011.

Liz O. Gonzalez
County Clerk
Hays County, Texas

James Cliff Garza
Director Hays County Development

Tom Page
Hays County Floodplain Administrator

E.T.I. 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 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 Less than 1 Acre: 0

ESD INFORMATION
ESD #1
ESD #8

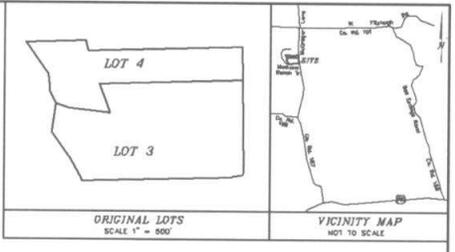
UTILITY INFORMATION
Water: Individual water wells
Sewer: Individual on-site sewage facilities
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

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 lines 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 mandated 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 4820P0005F, dated September 2, 2005.

DRIVEWAY PERMIT NOTE
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 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. 3064

STAUDT SURVEYING, INC.
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