

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 # 28496 VOL 4 PC 707

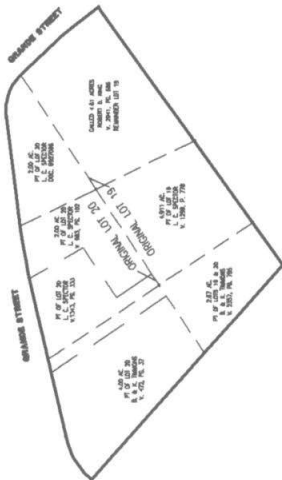
RESUBDIVISION OF LOTS 19 AND 20 OF LOS RANCHOS

A SUBDIVISION IN HAYS COUNTY, TEXAS

VOLUME 2, PAGE 8, HAYS COUNTY PLAT RECORDS

AREA TABULATION

LOT 20A	4.5017 ACRES
LOT 19A	7.0502 ACRES
LOT 20B	2.3868 ACRES
LOT 20C	2.0005 ACRES
LOT 19B	4.6118 ACRES
ORIGINAL TRACT 19 AND TRACT 20	20.5510 ACRES

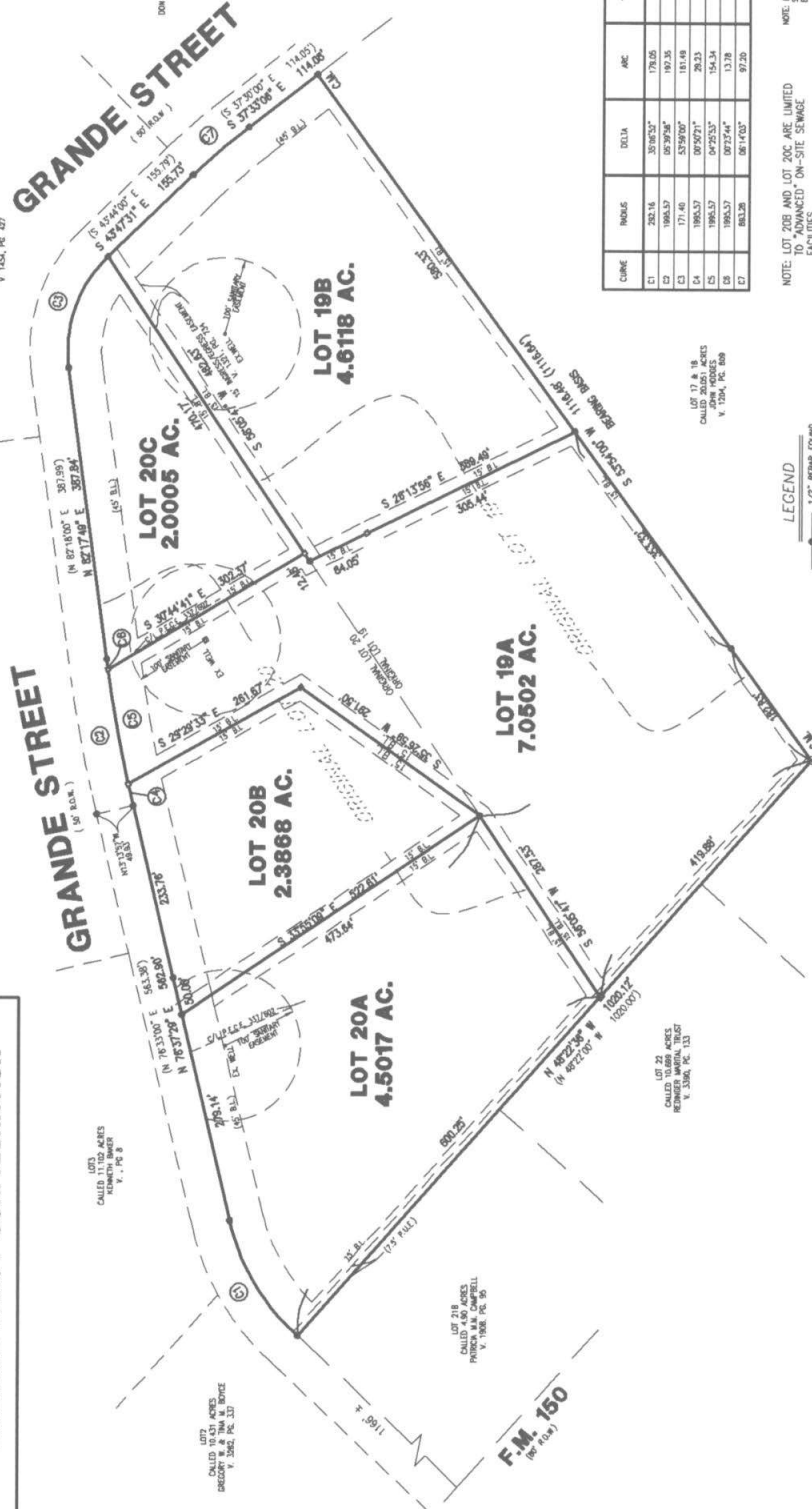


EXISTING TRACT CONFIGURATION

LOTS 19 AND 20
CALLED 11.258 ACRES
DOW TRACT, HAYS COUNTY, TEXAS
V. 11.258, PG. 803

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CURVE	INCHES	FEET	ARC	DEGREE	BEARING	CHORD
C1	250.14	30.9023	178.05	92.44	N 58°17'20" E	171.28
C2	186.53	22.3024	192.35	88.75	N 79°29'20" E	187.28
C3	171.40	20.9023	181.49	87.30	S 79°29'20" E	155.58
C4	186.53	22.3024	192.35	88.75	N 77°03'50" E	28.23
C5	186.53	22.3024	192.35	88.75	N 79°41'45" E	154.30
C6	186.53	22.3024	192.35	88.75	S 77°03'50" E	13.78
C7	186.53	22.3024	192.35	88.75	S 47°23'15" E	97.15

NOTE: LOTS 19 AND 20 ARE LIMITED TO 10' ADVANCED ON-SITE SEWAGE FACILITIES.

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

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GRAPHIC SCALE: 1" = 100'

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VOLUME 2, PAGE 8, HAYS COUNTY PLAT RECORDS

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Notary Public, State of Texas

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

(5) years following recodation of this plat.

10 ACRES OR LARGER	0 LOTS
LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES	1 LOT
2.00 ACRES OR LARGER UP TO 5.00 ACRES	4 LOTS
LARGER THAN 1.00 ACRE AND SMALLER THAN 2.0 ACRES AND SMALLER THAN 1.00 ACRE	0 LOTS

B&G
B&G Surveying, Inc.
Dewey H. Burnis & Associates
Surveyed by: Dewey H. Burnis & Associates
1404 West North Loop Blvd. Austin, Texas 78758
Office 512-438-6889
Fax 512-438-9845