

*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:**

11-3-13 Resubdivision of Lot 6, Thompson Ranch Estates (2 lots). Hold public hearing; discussion and possible action to approve final plat.

**TYPE OF ITEM:** ACTION

**PREFERRED MEETING DATE REQUESTED:** July 19, 2011

**AMOUNT REQUIRED:** N/A

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

**REQUESTED BY:** Roxie Botkin

**SPONSORED BY:** Precinct 3 Commissioner Will Conley

**SUMMARY:**

Thompson Ranch Estates is a 16 lot subdivision located off of Wayside Drive in Precinct 3. The owner of lot 6 wishes to divide the 9.98 acre lot into two new parcels. The new configuration will consist of the following: Lot 6-A 3.98 ac; Lot 6-B 6 ac.

Lot 6-A is currently served by a private well and an on-site sewage facility. Lot 6-B will utilize a private well and OSSF at the time of development.

FILED: JUL 19 2011  
HAYS COUNTY COMMISSIONERS' COURT  
Resolution # 28227 VOL 4 PC 628

# RESUBDIVISION OF LOT 6, THOMPSON RANCH ESTATES

A SUBDIVISION IN HAYS COUNTY, TEXAS  
VOLUME 1, PAGE 351, HAYS COUNTY PLAT RECORDS

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I, Christine Sterffin, the owner of Lot 6, Thompson Ranch Estates, a Subdivision of Record in Volume 1, Page 351, Hays County Plat Records as conveyed to me by deed dated June 26, 2009 and recorded in Volume 3894, Page 801, of the Hays County Plat Records, do hereby divide said Lot 6, into two lots, to be known as Lot 6-A and Lot 6-B, in accordance with the plat shown herein subject to any and all easements or restrictions hereinafter granted.

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

CHRISTINE STERFFIN  
DRIFTWOOD, TEXAS 76819-0287

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared, Christine Sterffin known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have 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

I, Liz G. Gonzalez, 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 that said order has been duly entered in the minutes of said Court in Book \_\_\_\_ Page(s) \_\_\_\_\_

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

Bert Cobb, County Judge, Hays County, Texas  
Liz G. Gonzalez, County Clerk, Hays County, Texas

I, Liz G. Gonzalez, Clerk of Hays County, Texas, do hereby certify 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 G. Gonzalez, County Clerk, Hays County, Texas

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I, Rudolf J. Pata, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and the corner monuments were found or properly placed under my supervision.

Rudolf J. Pata, Jr.  
P.O. Box #6036, State of Texas

Date



LEGEND  
 (1) - 1/2" IRON ROD FOUND - UNLESS NOTED  
 (2) - 1/2" IRON ROD SET - DRIFTWOOD SURVEYING  
 --- EASEMENT  
 --- SETBACK  
 --- HAYS COUNTY OFFICIAL PUBLIC RECORDS  
 --- PLAT RECORDS



**PLAT INFORMATION**  
 Total Area: 9.98 Acres  
 Total Number of Lots: 2  
 Number of Lots: 0  
 Number of Commercial Lots: 0  
 Average Size of Lots: 4.99 Acres  
 Greater than 10 Acres: 0  
 Larger than 5, less than 10 acres: 1  
 Between 2 and 5 acres: 1

**Driftwood Surveying**  
 Professional Land Surveyors - Serving the US County  
 P.O. Box 379  
 Minersburg, TX 76769  
 TEL: (817) 817-7222 www.driftwoodsurveying.com



**VICINITY MAP**  
NTE

**NOTES**

- The subdivision lies within the boundaries of the Edwards Contracting Zone of the Edwards Aquifer Recharge Zone.
- No portion of this subdivision lies within the boundaries of the 100-year flood plain as delineated on Hays County Community Panel #46200C 0219 F, dated September 2, 2008.
- This subdivision is not located within any City limit or EIL.
- This subdivision lies within the Wimberly Independent School District.
- Wastewater treatment for this subdivision to be private, individual on-site sewage facilities as approved by Hays County Development Services. 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.
- Water services for this subdivision to be private individual water wells. Under Department Regulations, this subdivision is exempt from the requirements to demonstrate the availability of water and wastewater services.
- Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
- Telephone services for this subdivision is provided by Verizon.
- In order to promote safe use of roadways and preserve the condition of public roadways, no driveway constructed on any lot within this subdivision shall be permitted 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 required for driveway set forth in Table 721.02 of the Hays County Development Regulations.
- When required, lots shall have a minimum driveway culvert size of 18".
- Erosion/sedimentation control is required for all construction including single family lots.
- Approval of this preliminary plan does not constitute approval of any deviation from County's land development regulations in the final plat, construction plan or site plan stage, unless such deviations have been specifically requested in writing and subsequently approved in writing by the County. Such approvals do not relieve the engineer of the obligation to modify the design of the project if it does not meet all other County land development regulations or if it is subsequently determined that the design would adversely impact the public's safety, health, welfare or property.
- This subdivision is located within ESD #4 & #7.

Merle L. Moden  
1111 Thompson Ranch Road  
Wimberley, Texas 78676-6129  
512 847-1335  
July 14, 2011

Attn: Roxie Botkin  
Hays County Development Services  
P. O. Box 1006  
San Marcos, TX 78667-1006

Re: Re-subdivision of 6, Thompson Ranch Estates

My wife and I are the owners of Lot 15, Thompson Ranch Estates. We respectfully oppose the re-subdivision of 6, Thompson Ranch Estates.

We oppose this re-subdivision of a 10.07-acre tract in Thompson Ranch Estates for three reasons:

- (1) We oppose increasing the population density of our subdivision and decreasing the amount of open space;
- (2) We oppose breaking 10-acre tracts into smaller tracts, as we chose this subdivision in 1985 specifically due to its preponderance of 10-acre tracts; and,
- (3) We oppose additional burdens on available and limited groundwater.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script that reads "Merle L. Moden". The signature is written in black ink and includes a long, sweeping flourish at the end.

Mr. Merle L. Moden

## Roxie Botkin

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**From:** Terri S.  
**Sent:** Wednesday, July 13, 2011 10:34 PM  
**To:** Roxie Botkin  
**Subject:** Re-subdivision of 6, Thompson Ranch Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Botkin,

With regards to the letter received regarding the re-subdivision of Lot 6, I must state that we are against this.

We appreciate the fact that the parcels down our stretch of road are 10 acre+- tracts. This is one of the reasons we like living out here. If residents start dividing up their tracts into smaller lots and more houses are built, it will only take away from the comfort, peace and integrity of Thompson Ranch. We are an established large tract subdivision and it should stay that way. A 10 acre tract in a small tract subdivision does not have the same value as a 10 acre tract in a large tract subdivision such as ours. Allowing division of the large tracts here will eventually impact the value of the others in a negative way. You are toying with many lot owner's life saving - their home.

If the owner of Lot 6 prefers a smaller lot there are more than enough of these subdivisions throughout Hays County to go to. As the owners of Lot 7, we have seen and heard enough since the metal building Lot 6 is using as a home was built 3 years ago. There is easily double the traffic & activity on that lot compared to any other on our road. It would be unfair to all the neighbors to subdivide Lot 6 and potentially double the problem. Most of us have been living here for many years and allowing a relative newcomer or anyone to turn the neighborhood upside down by subdividing is not right. We live across from Lot 6 and we want Thompson Ranch to continue to be a good place to live. However, if you grant this, we should submit a re-subdivision of our lot into 5 two acre tracts (complete with mobile homes) and move from Hays County.

It also concerns us that this will mean that another well and septic system may go in, impacting the area of influence of the others around it. We do not need to further tax our area with another water and wastewater system. These tracts were supposed to support and designed for (per the original covenant) one single family dwelling. Subdividing Lot 6 degrades this.

Our area of Thompson Ranch Estates is large established country tracts/horse property. Just because the original Declaration of Covenants, Conditions, Easements and Restrictions for Thompson Ranch Estates (which all of us landowners agreed to when we moved here) have run their 25 year course, does that mean that anything goes now? It all goes out the window?? We want to see it stay the way it was originally intended - a nice, spacious, quiet place for people to live without disturbing each other. If Don & Ruby White, the original owner of Lot 6 ( and Lot 4 & 2) had wanted small tracts they would have made it so when they bought out here about 1977. They did not - they valued the land and their home as we do ours. Please do not destroy the integrity of our home now.

Respectfully,  
Terri & Michael Seelinger  
Owners - Lot 7 Thompson Ranch Estates  
1407 Thompson Ranch Rd