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**AGENDA ITEM REQUEST FORM**

**Hays County Commissioners Court**

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

**AGENDA ITEM**

13-2-8 Replat of Lot 7 and Lot 8, Block A, Ruby Ranch Phase Seven (1 lot). Discussion and possible action to approve final plat.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-SUBDIVISIONS	March 26, 2013	

LINE ITEM NUMBER

AUDITOR USE ONLY

AUDITOR COMMENTS:

PURCHASING GUIDELINES FOLLOWED: N/A                      AUDITOR REVIEW: N/A

REQUESTED BY	SPONSOR	CO-SPONSOR
Roxie McInnis	JONES	N/A

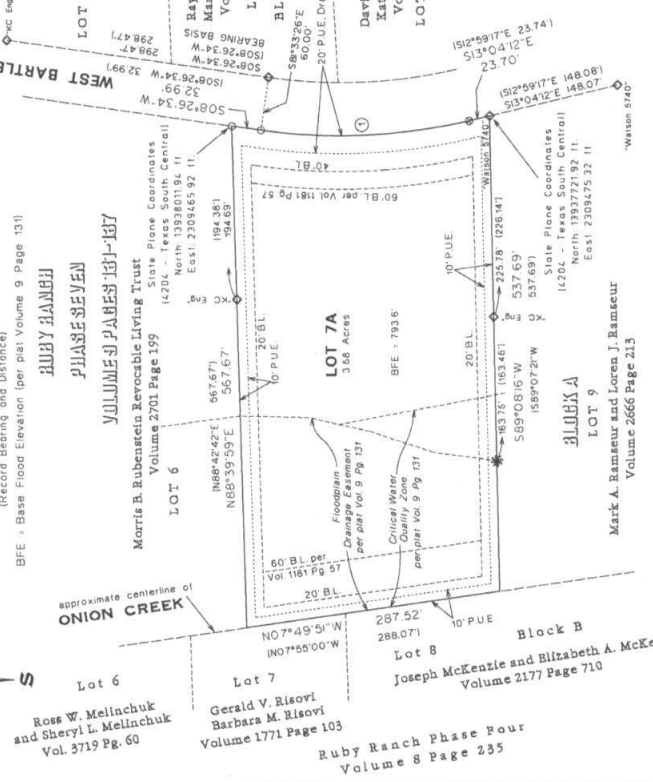
**SUMMARY**  
The proposed replat of Lot 7 and Lot 8, Block A, Ruby Ranch Phase Seven will combine the two lots into one 3.58 acre lot. Lot 7A is served by an existing on-site sewage facility and public water supply connection.

SCALE: 1" = 100'

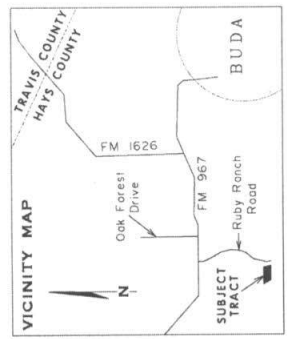
Orientation for this plat is based upon the State Plane Coordinate System (4204 - Texas South Central) Combined Scale Factor 0.99991050  
All distances shown hereon are surface values

Legend

- Iron Rod Found
- 1/2" Iron Rod Found with plastic cap
- Imprinted with "Holt Carson, Inc."
- Copper Iron Rod Found (as noted)
- Spindle Found
- Chiseled "X" found in concrete (Record Bearing and Distance)
- BFE = Base Flood Elevation (per plat Volume 9 Page 131)

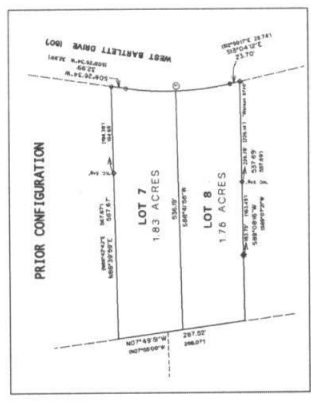


**REPLAT OF  
LOT 7 AND LOT 8  
BLOCK A  
RUBY RANCH PHASE SEVEN**



**CURVE DATA**

Δ = 21°26'38"
R = 650.00'
T = 119.29'
Δ = 254.79'
CB = S2°08'42"E



THE STATE OF TEXAS  
THE COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS, AND IS HEREBY APPROVED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013, BY THE CITY COUNCIL.

JO ANN TOUCHSTONE  
CITY SECRETARY

TODD PURCELL  
MAYOR

THE STATE OF TEXAS  
THE COUNTY OF HAYS  
I, Liz 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. 2013, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Plat Records of Hays County, Texas, in Book \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

Liz Gonzalez  
County Clerk  
Hays County, Texas

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**WATER SUPPLY STATEMENT**  
Ruby Ranch Water Supply Corporation, an approved water supply system, has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in this subdivision in accordance with the policies of the water supply system.

Ruby Ranch Water Supply Corporation Representative \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby state that to the best of my skill and knowledge 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 that the corner monuments were properly placed under my supervision.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704 (512)-442-0990

No structure in this subdivision shall be occupied until connected to a 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 an on-site wastewater system which has been approved and permitted by the Hays County Development Services Department.  
No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

James C. Garza Director Tom Pope R.S., C.F.M.  
Hays County Development Services Department Floodplain Administrator

**NOTES:**  
1. E.T.J. NOTE:  
This subdivision is located within the Extraterritorial Jurisdiction of the City of Dripping Springs, Texas.  
2. EDWARDS ACQUIFER NOTE:  
This subdivision lies within the boundaries of the Recharge Zone of the Edwards Aquifer.  
3. FLOOD HAZARD NOTE:  
A portion of this subdivision is within a special flood hazard area (Zone AE) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C020E, dated September 2, 2005.  
4. PLAT INFORMATION:  
Total Area = 3.59 Acres  
Number of Lots = 1

5. UTILITY INFORMATION  
Water: Ruby Ranch Water Supply Corporation  
Sewer: Individual on-site sewage facilities  
Electricity: Pedernales Electric Cooperative, Inc.  
Telephone: Verizon  
6. This subdivision is located in the Hays Consolidated Independent School District.  
7. DRIVEWAY PERMIT STATEMENT:  
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 access onto a public roadway unless:  
(1) a Permit for use of the County Roadway right-of-way has been issued under Chapter 75b, and,  
(2) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 72f.  
8. No construction will be allowed within the limits of the Critical Water Quality Zone (CWQZ), except as allowed in Ordinance 30E, Section 12.

STATE OF TEXAS  
COUNTY OF HAYS  
I, Liz Gonzalez, County Clerk of Hays County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013, the Commissioners Court of Hays County, Texas, passed an order authorizing this plat for record in the Plat and Order Book of Hays County, Texas, in Book \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

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

Liz Gonzalez  
County Clerk  
Hays County, Texas