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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

13-4-7 Amended Plat of a Portion of Lot 3, Ladera (1 lot). Discussion and possible action to approve final plat.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-SUBDIVISIONS	April 2, 2013	

LINE ITEM NUMBER
[Empty box]

AUDITOR USE ONLY

AUDITOR COMMENTS:
[Empty box]

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

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

SUMMARY

Ladera is a seven lot recorded subdivision located along Highway 290 in precinct 4. Lot 3 was platted as an 11.836 acre lot and was divided by metes and bounds rather than the requisite plat revision. The 2.84 acre portion of Lot 3 which is now being platted will be served by an individual well and on-site sewage facility at the time of development.

LOT 6

Cathleen Schwab and Brett Schwab Vol. 1221 Pg. 550

LOT 7

LOT 4

Joe H. Rountree and Sheri A. Rountree
General Warranty Deed
Volume 2014 Page 686

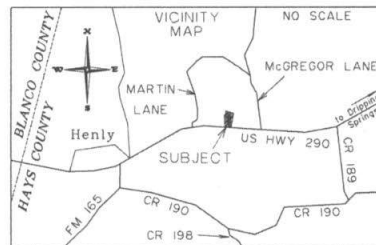
LOT 5



SCALE: 1" = 100'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ◻ Capped Iron Rod Found (marked "Staudt")
- ◻ Concrete Monument Found
- ◄ 60D Nail Found
- - - existing Overhead Utility Line



LADERA
Volume 7 Page 51

Carissa D. McNair
Warranty Deed
Volume 3461 Page 188

Jan Alan Listoe and wife,
Debra K. Listoe
(3.00 Acres)
Special Warranty Deed
Volume 4305 Page 248

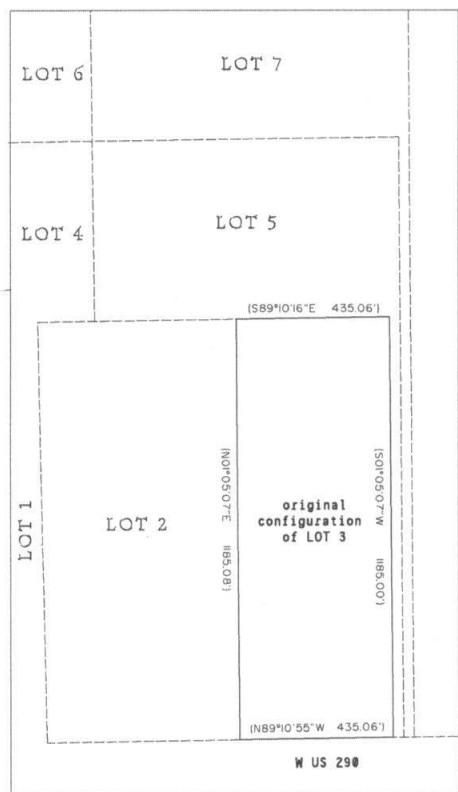
LOT 3
remainder

Carissa D. McNair
Warranty Deed
Volume 3461 Page 188

Rajendra N. Persuad
Warranty Deed
Volume 3712 Page 824

20' Ingress and Egress
Easement as shown in
Vol. 1894 Pg. 620
Vol. 3461 Pg. 188

LOT 3A
2.84 Acres



W US 290
to Johnson City

W US 290
to Dripping Springs

Bill D. Davis and Margaret A. Davis
(56.60 Acres) Volume 1079 Page 601

Ray N. Franklin, Jr. and Janet H. Franklin
(58.36 Acres) Volume 1071 Page 840

AMENDED PLAT OF A PORTION OF LOT 3

LADERA
ESTABLISHING LOT 3A

AMENDED PLAT OF A PORTION OF LOT 3

LADERA ESTABLISHING LOT 3A

THE STATE OF TEXAS: THE COUNTY OF HAYS: KNOW ALL MEN BY THESE PRESENTS:

THAT, PMG OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 2.84 ACRES OF LAND, BEING A PORTION OF LOT 3, LADERA, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 51 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED WITHOUT WARRANTY RECORDED IN VOLUME 4384 PAGE 627 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID 2.84 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 721.02 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUME NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

AMENDED PLAT OF A PORTION OF LOT 3 LADERA ESTABLISHING LOT 3A

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____ 2013.

PMG OF TEXAS LLC 14121 HWY 290 WEST BUILDING 15 AUSTIN, TEXAS 78737

THE STATE OF TEXAS THE COUNTY OF _____ BEFORE ME, THE UNDERSIGNED AUTHORITY, DID PERSONALLY APPEAR _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____ PRINTED NAME _____ COMMISSION EXPIRES _____

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 _____ PAGES _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2013.

LIZ GONZALEZ COUNTY CLERK HAYS COUNTY, TEXAS.

THE STATE OF TEXAS THE 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 THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK _____ PAGE _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2013.

BERT COBB, M.D. COUNTY JUDGE HAYS COUNTY, TEXAS

LIZ GONZALEZ COUNTY CLERK HAYS COUNTY, TEXAS

NOTES:

- 1. E.T.J. NOTE: No portion of this subdivision lies within the City Limits or Extra-Territorial Jurisdiction of any city.
2. EDWARDS AQUIFER NOTE: No portion of this subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone. This subdivision is within the Contributing Zone of the Edwards Aquifer.
3. FLOOD HAZARD NOTE: No portion of this subdivision is within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C 0085 F, dated September 2, 2005.
4. PLAT INFORMATION: Total Area = 2.84 Acres, Number of Lots = 1, Number of Lots 10 acres or larger = 0, Number of Lots 5 acres to 10 acres = 0, Number of Lots 2 acres to 5 acres = 1, Number of Lots 1 acre to 2 acres = 0, Number of Lots 1 acre or smaller = 0
5. UTILITY INFORMATION: Water: Will be provided by individual on-site water wells. Sewer: Individual on-site sewage facilities. Electricity: Pedernales Electric Cooperative, Inc. Telephone: Verizon
6. This subdivision is located in the Dripping Springs Independent School District.
7. There are no new Public streets being dedicated within this subdivision.
8. No construction or development within this subdivision may begin until all Hays County Development Permit requirements have been satisfied.
9. Driveway culverts shall be a minimum of 18" as required.
10. There is hereby dedicated a 10' wide Easement to Pedernales Electric Cooperative, Inc. along all lot lines and a 10' wide Easement centered on any existing Pedernales Electric Cooperative, Inc. utility lines and appurtenances.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN 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 TO 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.

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

Date