

9

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

13-4-14 Amended Plat of Lots 4 and 5, The Preserve at La Ventana, Phase Two (1 lot). Discussion and possible action to approve final plat.

ITEM TYPE

ACTION-SUBDIVISIONS

MEETING DATE

April 30, 2013

AMOUNT REQUIRED

LINE ITEM NUMBER

AUDITOR USE ONLY

AUDITOR COMMENTS:

PURCHASING GUIDELINES FOLLOWED: N/A

AUDITOR REVIEW: N/A

REQUESTED BY

Roxie McInnis

SPONSOR

WHISENANT

CO-SPONSOR

N/A

SUMMARY

The proposed amended plat of lots 4 and 5, The Preserve at La Ventana, Phase Two, will combine the two lots into one 3.388 acre lot. The new lot will be served by an on-site sewage facility and La Ventana Water Company connection at the time of development.

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FILED:

HAYS COUNTY COMMISSIONERS' COURT

Resolution #

28987 VOL V PG 148

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- COTTON SPONGE FOUND
- (C) RECORD INFORMATION
- A CALCULATED POINT

ID	Revised	Delta Angle	Length	Chord Bearing	Chord Length
CT	13-05-00	187.57-08	117.08	S71°17'40"W	117.61
CT	13-05-00	197.92-33	128.51	S12°52'49"W	127.43
CT	13-05-00	197.92-33	117.08	S71°17'40"W	117.61
CT	13-05-00	197.92-33	117.08	S71°17'40"W	117.61
CT	13-05-00	197.92-33	117.08	S71°17'40"W	117.61



PLAT INFORMATION:
 AREA: 3.88 ACRES
 NUMBER OF RESIDENTIAL LOTS: 0
 NUMBER OF COMMERCIAL LOTS: 0
 NUMBER OF LOTS OVER 10 ACRES: 0
 NUMBER OF LOTS 5-10 ACRES: 0
 NUMBER OF LOTS 1-5 ACRES: 0
 NUMBER OF LOTS 1-2 ACRES: 0
 TOTAL NUMBER OF LOTS: LESS THAN 1 ACRE: 0
 AVERAGE SIZE OF LOTS: 3.88

UTILITY INFORMATION:
 WATER: GROUND WATER SUPPLY PROVIDED BY LA VENTANA WATER COMPANY, L.P.
 SEWER: THE LOT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES
 GAS: SERVICE WILL BE PROVIDED TO THIS SUBDIVISION BY S.L. CO.
 ELECTRICITY: PERSONNELS ELECTRIC COOPERATIVE
 TELEPHONE: PERSONNELS ELECTRIC COOPERATIVE
 SCHOOL DISTRICT: THIS SUBDIVISION LIES WITHIN THE IMMEDIATELY ADJACENT SCHOOL DISTRICT.

UTILITY EASEMENT NOTE:
 THOSE SHALL BE A TWENTY (20) FOOT WIDE UTILITY EASEMENT RESERVED FOR THE UNDERGROUND UTILITIES TO BE INSTALLED BY THE DEVELOPER. THE EASEMENT RESERVED ALONG ALL OTHER PROPERTIES THERE SHALL BE A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG EXISTING UTILITY POLES AND LINES.

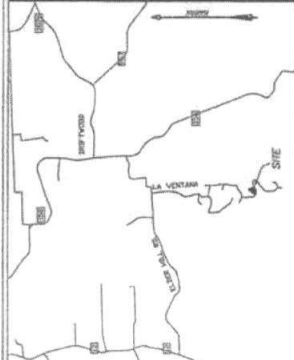
EDWARDS ADJUFER NOTE:
 NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS ADJUFER FLOOD HAZARD ZONE PROPERTY WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS ADJUFER.
 FLOOD HAZARD ZONE PROPERTY WITHIN THE EDWARDS ADJUFER FLOOD HAZARD ZONE PER HAYS COUNTY 2012 DETAILED FLOOD STUDY.
 DRIVEWAY PERMIT NOTE:
 IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOTS WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY MAINTAINED ROADWAY WITHOUT THE OBTAINING OF A DRIVEWAY PERMIT FROM THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) DRIVEWAYS ACCESSING TO THE ROAD DEPARTMENT OF HAYS COUNTY SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

E.T.A. NOTE:
 NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION.

PROJECT NAME: HAYS COUNTY DEVELOPMENT SERVICES
 COUNTY: HAYS COUNTY, TEXAS
 DATE: 02/22/2013
 SCALE: 1" = 20'

DRAWING NAME: 2430101 PAVING
 SHEET: 1 of 1

THE PRESERVE AT LA VENTANA, PHASE TWO AMENDED PLAT OF LOTS 4 AND 5,



STATE OF TEXAS |
 COUNTY OF HAYS |

I, MICHAEL J. FROST, Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the person or persons whose name or names are subscribed to the same on this _____ day of _____, A.D., 20____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

STATE OF TEXAS |
 COUNTY OF HAYS |

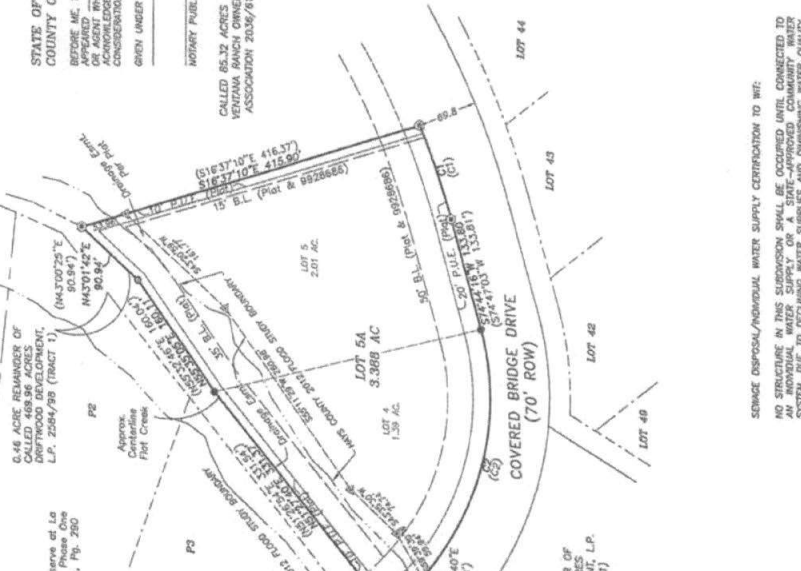
I, LIU O. GONZALEZ, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the person or persons whose name or names are subscribed to the same on this _____ day of _____, A.D., 20____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

STATE OF TEXAS |
 COUNTY OF HAYS |

I, LIU O. GONZALEZ, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the person or persons whose name or names are subscribed to the same on this _____ day of _____, A.D., 20____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.



SEWER DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO WIT:
 NO PORTION OF THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A SEWER SYSTEM DUE TO EXISTING WATER SUPPLY AND DRAINAGE WATER QUALITY, THE SELLER CONVEYS TO THE BUYER ALL NECESSARY RIGHTS AND INTERESTS IN THE SELLER'S CONCERNING GROUND WATER RIGHTS AND RIGHTS TO COLLECTIVE DEVELOPMENT AND IN SOME AREAS MAY OBTAIN THE BEST REVENUEABLE WATER SOURCE.
 NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A SEWER SYSTEM DUE TO EXISTING WATER SUPPLY AND DRAINAGE WATER QUALITY, THE SELLER CONVEYS TO THE BUYER ALL NECESSARY RIGHTS AND INTERESTS IN THE SELLER'S CONCERNING GROUND WATER RIGHTS AND RIGHTS TO COLLECTIVE DEVELOPMENT AND IN SOME AREAS MAY OBTAIN THE BEST REVENUEABLE WATER SOURCE.
 NO COVENANTS OR OTHER RESTRICTIONS APPLY TO THIS SUBDIVISION. ANY REVENUE UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

JAMES GUNT GARDNER | DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES
 DATE: _____
 TIM POPE | HAYS COUNTY FLOODPLAIN ADMINISTRATOR
 DATE: _____



DATE: 22 APR 13
 JOSEPH BEAVERS, Notary Public
 STATE OF TEXAS NO. 4833