

14

**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**

Call for a public hearing on October 1, 2013 to discuss final plat approval of the Replat of Lot 13 Rolling Oaks, Section 2.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-SUBDIVISIONS	September 17, 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	CONLEY	N/A

**SUMMARY**

Rolling Oaks is a recorded subdivision located off of FM 3237 in Precinct 3. The proposed re-plat will divide the 12.74 acre lot into two lots. Water service will be provided by private wells and wastewater service will be accomplished by individual on-site sewage facilities. Lot 13A is currently served by an advanced OSSF and an existing private well.

FILED: 09/17/2013  
HAYS COUNTY COMMISSIONERS' COURT  
Resolution # 28317 VOL V PG 238

**REPLAT OF LOT 13  
ROLLING OAKS, SECTION TWO  
ESTABLISHING LOT 13A & LOT 13B  
A SUBDIVISION IN  
HAYS COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, MARIA ANTONIETTA BALDERRAMA, OWNER OF A RECORD 12.89 ACRE TRACT OF LAND, OUT OF THE JESUSA PEREZ SURVEY IN HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DIVORCE DECREE DATED NOV. 26, 2012, AND RECORDED IN DISTRICT CLERK'S OFFICE OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF TEXAS IN VOLUME 281, PAGE 162, DEED RECORDS OF HAYS COUNTY, TEXAS, FOR ROADWAY PURPOSES, DATED AUGUST 14, 1973, DO HEREBY SUBDIVIDE 12.74 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOT 13, ROLLINGS OAKS, SECTION TWO" ESTABLISHING LOT 13A & LOT 13B IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF: MARIA ANTONIETTA BALDERRAMA HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

\_\_\_\_\_  
MARIA ANTONIETTA BALDERRAMA  
OWNER

\_\_\_\_\_  
DATE

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 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.

\_\_\_\_\_  
ALBERT "BERT" COBB, M. D.  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

\_\_\_\_\_  
LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA ANTONIETTA BALDERRAMA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
COUNTY, TEXAS  
COMMISSION EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING WITH IT'S 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(S) \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

\_\_\_\_\_  
LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

**DRIVEWAY NOTES**

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 ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN SECTION 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE 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.

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 PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THIS 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 COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND FURTHER 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**HAYS COUNTY DEVELOPMENT SERVICES NOTES:**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO INCOMING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

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.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
JAMES (DANT) GARZA, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
DATE

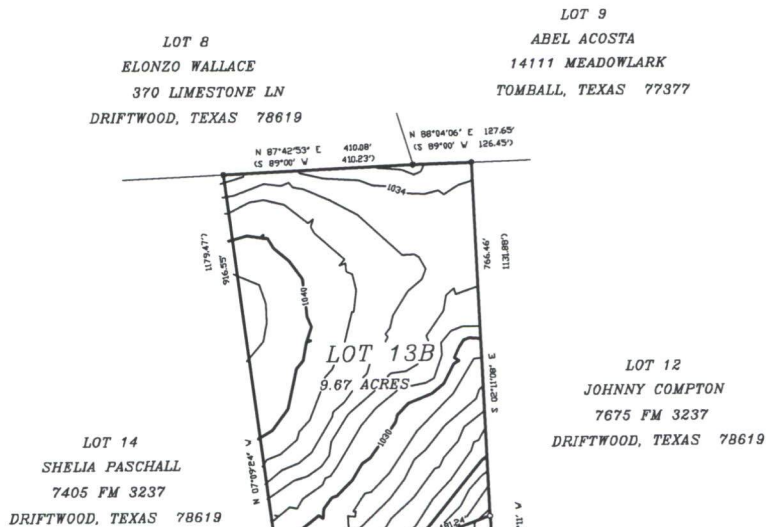
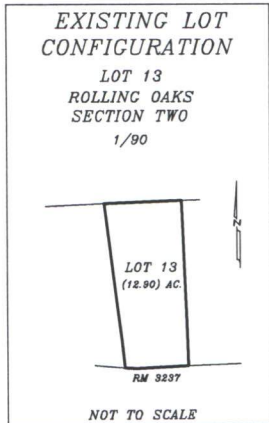
\_\_\_\_\_  
TOM POPE, R.S., C.F.M.  
HAYS COUNTY DEVELOPMENT SERVICES  
FLOODPLAIN ADMINISTRATOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DANIEL R. (ROCKY) EDWARDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5472  
P.O.B. 991  
WIMBERLEY, TEXAS 78676  
512-847-3827

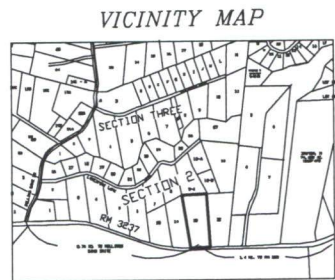
\_\_\_\_\_  
DATE

**REPLAT OF LOT 13**  
**ROLLING OAKS SECTION TWO**  
**ESTABLISHING LOT 13A & LOT 13B**  
**A SUBDIVISION IN**  
**HAYS COUNTY, TEXAS**



- NOTES:
- 1) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT TITLED ROLLING OAKS SECTION TWO, RECORDED IN VOLUME 1, PAGE 90, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
  - 2) THERE SHALL BE NO FURTHER SUBDIVISION OF THESE LOTS.
  - 3) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT TO DEMONSTRATE WATER AVAILABILITY. FURTHER RESUBDIVISION IS PROHIBITED FOR A PERIOD OF 5 YEARS FOLLOWING THE FILING OF THIS PLAT.
  - 4) THE OWNERS OF LOTS 13A AND 13B OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE EASEMENT INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.
  - 5) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0235F, DATED SEP. 2, 2005, THESE LOTS ARE LOCATED IN ZONE X AND ARE NOT IN THE 100-YEAR FLOODPLAIN.
  - 6) THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
  - 7) THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
  - 8) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:  
 20' PUBLIC UTILITY EASEMENT ALONG ALL STREET LOT LINES  
 10' PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
  - 9) LOT 13A IS RESTRICTED TO AN ADVANCED ON SITE SEWAGE FACILITY.
  - 10) ALL LOTS SERVED BY A SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS ON ANY OF THE LOTS OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY, THEN SUCH DWELLING UNIT MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT FRONTAGE ONTO AND PHYSICAL ACCESS TO A REGULATED ROADWAY PRIOR TO CONSTRUCTION OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE FAMILY RESIDENCE.

696.58 AC. 1419/904  
**BRIDGES BROTHERS FAMILY PARTNERSHIP**  
 1108 CLAIRE AVE.  
 AUSTIN, TEXAS 78703



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	01°30'08"	2814.79'	73.81'	73.80'	N 88°17'36" W
		(2814.79')	(55.69')	(55.62')	(N 87°34'17" E)

TOTAL NO. LOTS	2
TOTAL AREA LOTS	12.74 ACRES
PROPOSED LAND USE	RESIDENTIAL
AVERAGE LOT AREA	6.37 ACRES
NO. LOTS BETWEEN 2 AC. AND 5 AC.	1
NO. LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
ELECTRIC SERVICE	P. E. C.
TELEPHONE SERVICE	VERIZON
WATER SUPPLY	INDIVIDUAL WELL/RAINWATER COLLECTION
WASTEWATER	INDIVIDUAL OSSF

OWNER/DEVELOPER  
 MARIA ANTONIETTA BALDERRAMA  
 7625 RM 3237  
 DRIFTWOOD, TEXAS 78619

SURVEYOR  
 DANIEL R. (ROCKY) EDWARDS  
 HAYS COUNTY LAND SURVEYING  
 P.O. BOX 991  
 WIMBERLEY, TEXAS 78676  
 512-847-3827

SCALE 1" = 100'  
 JULY, 2013

**LEGEND**

- ( ) RECORD INFORMATION
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD, WITH CAP, SET
- CONCRETE HIGHWAY MONUMENT FOUND