



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR - AMENDED PLANNING AND ZONING COMMISSION MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676

THURSDAY, APRIL 11, 2024 - 6:00 PM

AGENDA

1. **CALL TO ORDER** April 11, 2024, at 6:00 PM
2. **CALL OF ROLL**
3. **CITIZENS COMMUNICATIONS**
This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.
4. **MINUTES**
 - 4.1. Consider approval of the February 8, 2024, Regular Planning & Zoning Commission meeting minutes.
5. **DISCUSSION AND POSSIBLE ACTION**
 - 5.1. Discuss and consider possible action on a replat of Brinkley Reserve, Paradise Valley Section 2, located at 263 Blanco Drive.
 - 5.2. Discuss and consider possible action on a replat of Lot 9B, Replat of Lot 9, Green Acres Section 1, located at 790 Green Acres Drive.
 - 5.3. Discuss and consider possible action on a replat of Canyon Oaks Lot 2 by adding portions of an 8.6923 acre tract out of the John Warren Survey, Abstract 484, located at 660 and 700 Wayside Drive.
 - 5.4. Discuss and consider possible action on a plat of T. Baker Estates, being part of a an 8.6923 acre tract of land and all of a 0.2 acre tract of land out of the John Warren Survey, Abstract 484, located at 700 Wayside Drive.
6. **BOARD MEMBER REPORTS**
 - 6.1. Announcements

6.2. Future Agenda Items

7. ADJOURNMENT

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Monday, April 8, 2024, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

ORIGINAL AGENDA POSTED ON FRIDAY, APRIL 5, 2024
AMENDED AGENDA POSTED ON MONDAY, APRIL 8, 2024



Nathan Glaiser
Director of Planning & Public Works

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.





City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676

THURSDAY, FEBRUARY 8, 2024 - 6:00 PM

MINUTES

1. **CALL TO ORDER** February 8, 2024, at 6:00 PM

Chair Weeks calls the meeting to order at 6:01 pm

2. **CALL OF ROLL**

Commissioners Present:
Austin Weeks, Chair
Anne Ulfelder, Vice Chair
David Hester
Bob Clark
Vance McCracken
Jerry Lunow
Michael Rambo

Staff Present:
Nathan Glaiser, Planning and Public Works Director
Alexis Esparza, Permit Coordinator
Lee Simmons, City Attorney

3. **CITIZENS COMMUNICATIONS**

This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.

There were no citizen comments.

4. **MINUTES**

4.1. Consider approval of the January 11, 2024, Regular Planning & Zoning Commission meeting minutes.

A motion was made to approve the 1.11.2024 Regular Planning and Zoning Commission meeting minutes by Commissioner Hester, seconded by Commissioner Ulfelder. The motion passed unanimously (7-0).

5. PUBLIC HEARING AND POSSIBLE ACTION

- 5.1.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-001, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 105 Oak Dr, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on Case CUP-24-001, a Conditional Use Permit application that would allow for the operation of a Vacation Rental (STR2) on a property located at 105 Oak Dr, Wimberley, Texas.

Michael James, the applicant's business partner, spoke in support of the request and answered questions presented by the commissioners.

Chair Weeks opened the public hearing at 6:07p.m. There being no comments, the public hearing was closed at 6:07p.m.

Upon completion of discussion, a motion was made by Commissioner Lunow, seconded by Commissioner Hester to approve a recommendation to City Council on case CUP-24-001, an application for a conditional use permit to allow for the operation of a Vacation Rental (STR2) on a property located at 105 Oak Dr, Wimberley, Texas. The motion carried unanimously (7-0)

- 5.2.** Hold a public hearing and consider making a recommendation to City Council regarding case ZA-24-001, an application for a Zoning Amendment to change the zoning from Rural Residential (R1) to Single-Family Residential (R2) for a property located at 263 Blanco Dr, Wimberley, TX.

Nathan Glaiser, Planning and Public Works, provided a presentation on case ZA-24-001, an application for a zoning amendment to change the zoning from Rural Residential (R1) to Single-Family Residential (R2) for property located at 263 Blanco Dr, Wimberley, Texas.

Mike Weaver, the surveyor, spoke in favor of the request and answered questions presented by the commissioners.

Chair Weeks opened the public hearing at 6:17p.m.

Those who spoke:

Walt Shofner, POA president of Paradise Valley, spoke in opposition. He presented the fear of the lot being divided into smaller lots if a sewer was ever placed in the area.

Erik Wollam spoke in opposition. He presented his fear of the lot being divided into smaller lots.

Stephanie Smith, the applicant, spoke in favor of the request.

The applicant, addressed the concerns about a potential sewer.

Monica Michelle spoke in opposition. They would like them to build what they want but are afraid of the lot being divided into smaller lots.

Rick Byers, addressed concerns about the future and provided suggestions for a solution.

Chair Weeks closed the public hearing at 6:38pm

Upon completion of discussion, a motion was made by Commissioner Ulfelder , seconded by Commissioner Rambo to approve a recommendation to City Council on case ZA-24-001, an application for a zoning amendment to change the zoning from Rural Residential (R1) to Single-Family Residential (R2) for property located at 263 Blanco Dr, Wimberley, Texas. The motion fails by a vote of 3-2-2. Commissioners: Bob Clark, Anne Ulfelder, and Michael Rambo in support. Commissioners: Vance McCracken, Jerry Lunow in opposition. Commissioners: David Hester, Austin Weeks abstaining from a vote. No recommendation is being given to City Council.

- 5.3.** Hold a public hearing and consider making a recommendation to City Council regarding amendments to Article 4.10 of the Wimberley Code of Ordinances regulating antenna facilities.

Nathan Glaiser, Planning and Public Works Director, gave a presentation regarding the amendment to Article 4.10 of the Wimberley Code of ordinance regarding antenna facilities.

The commissioner presented questions regarding height maximums for the antenna, to which Glaiser responded that the height would be considered case by case.

Chair Weeks opened the public hearing at 7:18 p.m. There being no comments, the public hearing was closed at 7:18 p.m.

Upon completion of discussion, a motion was made by Commissioner Hester, seconded by Commissioner Clark to approve a recommendation to City Council regarding the amendment to Article 4.10 of the Wimberley Code of ordinance regarding antenna facilities. The motion carried with a vote of 6 in favor, 0 opposed, 1 abstained (6-0-1) Chair Weeks abstained.

- 5.4.** Hold a public hearing and consider possible action regarding case COA-24-003, an application for a Certificate of Appropriateness for exterior alterations to a property located at 151 Old Kyle Rd, Wimberley, TX.

Nathan Glaiser, Planning and Public Works Director, gave a presentation regarding case COA-24-003, an application for a Certificate of Appropriateness for exterior alterations to the property located at 151 Old Kyle Rd, Wimberley, TX.

Phil Gilio, the applicant, spoke in favor of the request and answered questions presented by the commissioners.

Chair Weeks opened the public hearing at 8:13 p.m. There being no comments, the public hearing was closed at 8:13 p.m.

Upon completion of discussion, a motion was made by Commissioner Ulfelder, seconded by Commissioner McCracken to approve the application for a Certificate of Appropriateness for the exterior alteration to the property located at 151 Old Kyle Rd, Wimberley, TX with the conditions of a wood pergola, wood railing, wood porch, wood framing around the windows and all new construction will mimic the existing style of the 1940s. The motion carried unanimously (7-0).

6. DISCUSSION AND POSSIBLE ACTION

- 6.1.** Discuss and consider possible action on a replat of Lot 1 and Vacated Preston Road of the Riverledge Estates subdivision, establishing Lot 1A of Riverledge Estates, located at 100 Deer Crossing Ln, Wimberley, TX 78676 (HAYSCAD # R39983).

Nathan Glaiser, Planning and Public Works Director, gave a presentation regarding the replat of lot 1 and vacated Preston Road of the Riverledge Estates Subdivision, establishing Lot 1A of Riverledge Estates, located at 100 Deer Crossing Ln, Wimberley, TX.

Chair Weeks opened the public hearing at 8:20 p.m. There being no comments, the public hearing was closed at 8:20 p.m.

Upon completion of discussion, a motion was made by Commissioner Mccracken, seconded by Commissioner Ulfelder to approve the replat of lot 1 and vacated Preston Road of the Riverledge Estates Subdivision, establishing Lot 1A of Riverledge Estates, located at 100 Deer Crossing Ln, Wimberley, TX. The motion carried unanimously (7-0)

- 6.2. Hold a discussion and consider making a recommendation to City Council regarding an Ordinance amendment that amends Chapter 4, Article 4.04 -Temporary Structures, of the City of Wimberley Code of Ordinances.

This item has been pulled from the agenda.

7. **BOARD MEMBER REPORTS**

7.1. Announcements

There were no announcements this evening.

7.2. Future Agenda Items

There were no future agenda items this evening

8. **ADJOURNMENT**

Chair Weeks adjourned the meeting at 8:21 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson



AGENDA ITEM:	1. Discuss and consider possible action on a replat of Brinkley Reserve, Paradise Valley Section 2, located at 263 Blanco Drive.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	04/02/2024
MEETING DATE:	April 11, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Brinkley Reserve, Paradise Valley Section 2 is a 3.986 acre parcel located at 263 Blanco Dr, Wimberley, TX, 78676. The applicant is proposing a replat of this parcel into two lots, BR-1 and Br-2. BR-1 will be 1.996 acres and BR-2 will be 1.990 acres. Both lots will have access from Blanco Dr. Both lots have the capability of being served by On-site sewage facilities (septic). Both lots can be served by Wimberley Water Supply Corporation and PEC. Both lots are compliant with all City of Wimberley ordinances, including the Single-family Residential 2 zoning district.

REQUESTED ACTION

Motion

FINANCIAL

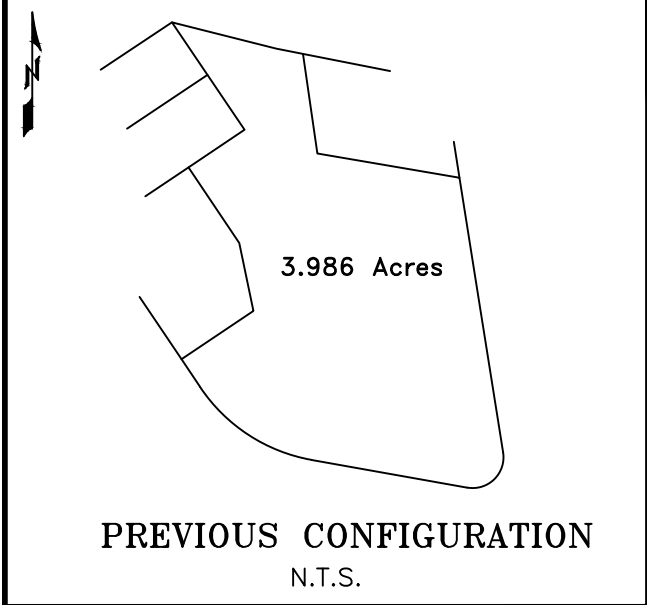
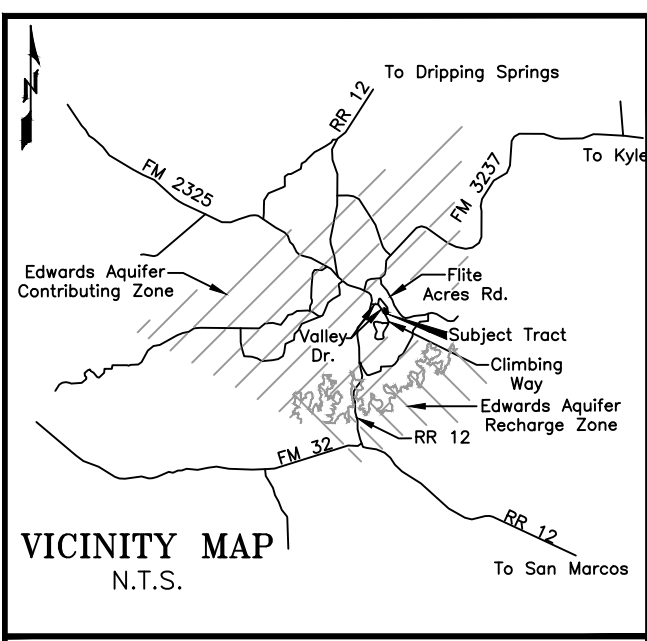
N/A

STAFF RECOMMENDATION

Staff recommends approval of this replat.

ATTACHMENT/S

1. Paradise Valley S2 Brinkley Reserve FINAL



CITY:
This subdivision lies within the boundaries of the city limits of Wimberley.

SCHOOL DISTRICT:
This subdivision lies within the Wimberley Independent School District.

EDWARDS AQUIFER NOTE:
This subdivision is located in the Edwards Aquifer Contributing Zone. No portion of this subdivision lies within the Edwards Aquifer Recharge Zone.

GROUNDWATER CONSERVATION DISTRICT:
This subdivision is located in Hays-Trinity Groundwater Conservation District #5.

FLOODPLAIN NOTE:
This tract is not within an Identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas Map Number 48209C0355F, dated September 2, 2005.

DRIVEWAY SPACING:
Driveways shall comply with the minimum spacing requirement for driveways set forth in City of Wimberley Code of Ordinance Chapter 9.02.115.

WATER:
No structure in this subdivision shall be occupied until connected to an individual water supply or state approved community water system. Due to declining water supply, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater collection is encouraged and, in some areas, may offer the best renewable water resource.

WASTEWATER:
No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by the City of Wimberley.

CONSTRUCTION/DEVELOPMENT:
No construction or development within the subdivision may begin until all City of Wimberley development authorization requirements have been satisfied.

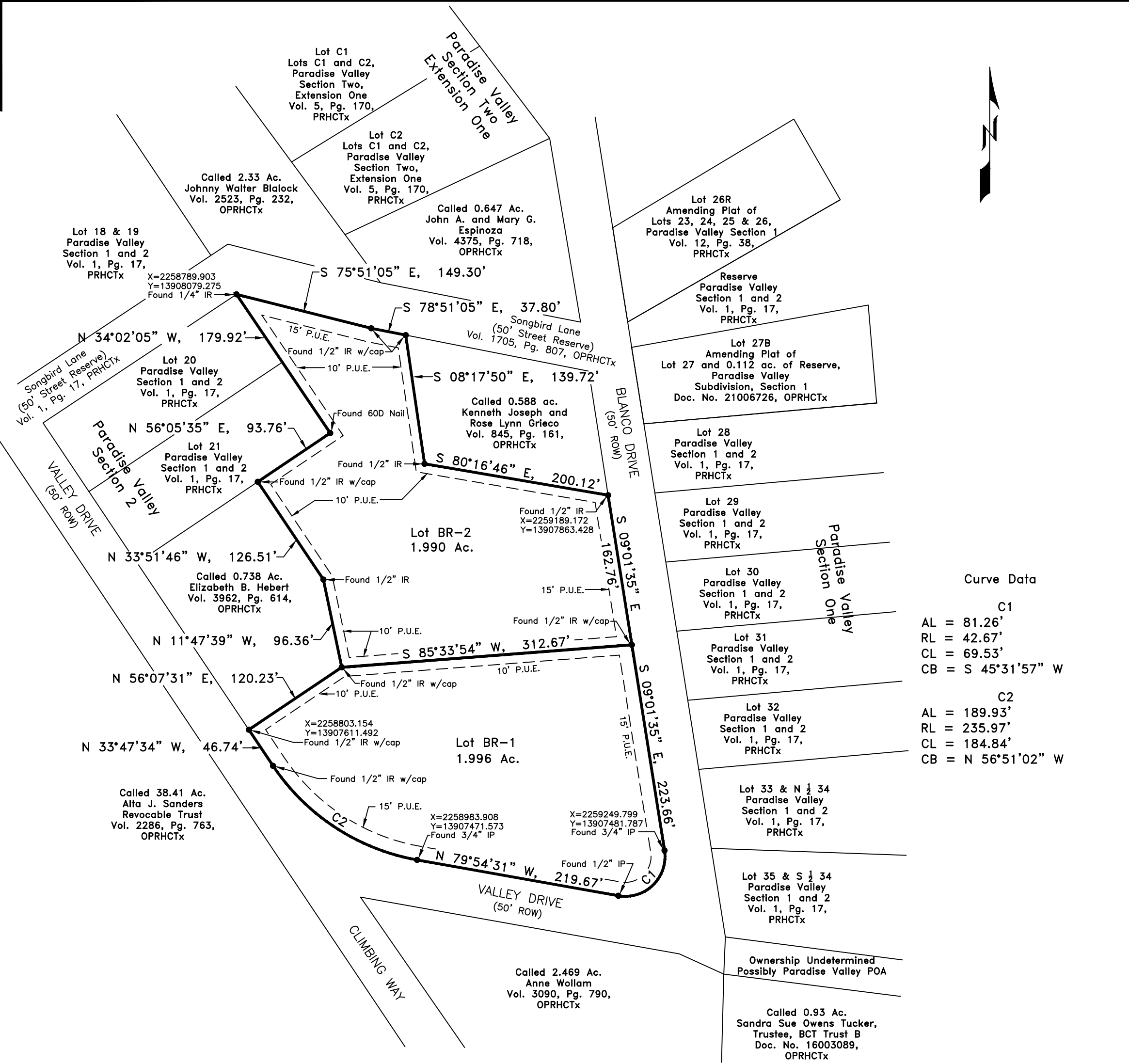
BUILDING SETBACKS:
Building setback lines per City of Wimberley Zoning Ordinance shall apply to this subdivision.

CITY OF WIMBERLEY COMPREHENSIVE PLAN:
Provisions of the City of Wimberley Comprehensive Plan shall also govern this subdivision.

EMERGENCY SERVICES DISTRICTS:
This subdivision lies within Wimberley Hays County Emergency Services District #7 and Wimberley Fire Hays County Emergency Services District #7.

SURVEY NOTE:
Survey based on Texas State Plane Grid Coordinates, South Central Zone, NAD83 (2011), U.S. Feet. Survey calls and record calls are the same.

PEDERNALES ELECTRIC COOPERATIVE NOTES:
1. Pedernales Electric Cooperative (PEC) is hereby dedicated a fifteen foot (15') wide utility easement along all lot lines adjoining a public right of way and a ten foot (10') wide utility easement along all other front, side, and rear lot lines.
2. Private property within public and private roadway easements, access easements and right of way reservations shall be designated as a utility easement. A 15' utility easement is hereby granted along all right of way reservations, roadway easements and access easements.
3. All existing overhead lines shall possess a twenty foot (20') wide utility easement centered 10' each side of line. all existing underground lines shall possess a fifteen foot (15') wide utility easement centered 7.5' each side of line.
4. Each lot is subject to a floating ten foot (10') wide by thirty foot (30') long guy wire easement as required by PEC.
5. All utility easements are for the purpose of construction, reconstruction, upgrading, maintenance (including but not limited to removal of vegetation, trees, and other obstructions), inspecting, removal, reading of meters, and repair of all overhead and underground lines.
6. No buildings or any other obstructions shall be placed within utility easements. Where access is obstructed within easement, PEC shall have the right of ingress and egress over grantor's adjacent land to and from said utility easement.



THOMAS CAROTHERS SURVEY, ABSTRACT NO. 106
HAYS COUNTY, TEXAS

OWNERS' CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS: That we, Gregory K. Goshorn and Stephanie L. Smith, owners of record of a called 3.986 acre tract, conveyed to us by deed dated October 7, 2019, effective October 11, 2019 from Michael Edwin Holmes, Trustee, recorded in Document No. 19037695 of the Official Public Records of Hays County, Texas, located in the Thomas Carothers Survey, Abstract No. 106, Hays County, Texas, do hereby resubdivide this 3.986 acre tract out of the the Brinkley Reserve in Paradise Valley, Section Two, according to the plat of Paradise Valley, Section One & Two, recorded in Volume 1, Page 17 of the Plat Records of Hays County, Texas, establishing Lots BR-1 and BR-2, Replat of Paradise Valley, Section One & Two, in accordance with the plat hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the easements shown hereon.

WITNESS MY HAND, this the _____ day of _____, 2024.

Gregory K. Goshorn

Stephanie L. Smith

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Gregory K. Goshorn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

NOTARY PUBLIC, State of Texas

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie L. Smith, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

NOTARY PUBLIC, State of Texas

STATE OF TEXAS
COUNTY OF HAYS

I, Elaine Hanson Cardenas, 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 _____, 2024 at _____ o'clock ____m., in the Official Public Records of Hays County, Texas, in Instrument Number _____.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Elaine Hanson Cardenas
County Clerk
Hays County, Texas

I hereby certify this subdivision plat conforms to all requirements of the subdivision regulations to which approval is required.

Timothy Patek
City Administrator

Nathan Glaiser
Planning & Development Coordinator

Date

Date

This plat of Replat of Brinkley Reserve, Paradise Valley Section 2 has been submitted to and considered by the Planning and Zoning Commission of the City of Wimberley, and hereby approved.

By _____
Chairperson

Date

By _____
Secretary

Date

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS, that I, C. Michael Weaver, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey requirements of the Hays County Development Regulations and further certify that this plat 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.

WITNESS MY HAND AND SEAL, this the _____ day of _____, 2024

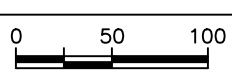
C. Michael Weaver
Registered Professional Land Surveyor No. 4427

PLAT INFORMATION

Total Area: 3.986 Acres	Number of Lots Over 10 Acres: 0
Total Number of Lots: 2	Number of Lots 5 - 10 Acres: 0
Average Lot Size: 1.993 Acres	Number of Lots 2 - 5 Acres: 0
	Number of Lots 1 - 2 Acres: 2
	Number of Lots Less than 1 Acre: 0

UTILITY INFORMATION

Water: Wimberley Water Supply Corporation
Sewer: Individual Advanced On-Site Sewage Facilities
Electricity: Pedernales Electric Cooperative, Inc.

REPLAT OF Brinkley Reserve Paradise Valley Section 2 Establishing Lots BR-1 and BR-2 HAYS COUNTY, TEXAS		
 Weaver Surveying, LLC P.O. Box 1129 Dripping Springs, Texas 78620 (512) 777-9190 TBPELS Firm # 10194053	Revision No:	0
	Revision Date:	-
 SCALE: 1" = 100'	Drawing Date:	4/02/2024
	Drawing No.:	H231221-01A

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



AGENDA ITEM:	2. Discuss and consider possible action on a replat of Lot 9B, Replat of Lot 9, Green Acres Section 1, located at 790 Green Acres Drive.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	04/02/2024
MEETING DATE:	April 11, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a replat of Replat of Lot 9, Green Acres, Section 1 located at 690 Green Acres, Wimberley, TX 78676. This property is in the Extraterritorial Jurisdiction (ETJ) of the city and must conform with the requirements stated in the Interlocal Agreement with Hays County. This property is 8.0696 acres and has frontage on both Green Acres and Carney Ln. The proposed replat will create four lots with acreages described below. These lots will have access either via Carney Ln, or a shared access agreement on Green Acres. The shared access agreement has been approved by Hays County. These lots have been designed in compliance with Hays County rules for on-site sewage facilities (septic). These lots can be served by Wimberley Water Supply Corporation and PEC. These lots are in compliance with all requirements stated in the Interlocal Agreement between Hays County and the City of Wimberley.

Lot A - 2.0084 Acres
Lot B - 2.0010 Acres
Lot C - 2.0038 Acres
Lot D - 2.0564 Acres

REQUESTED ACTION

Motion

FINANCIAL

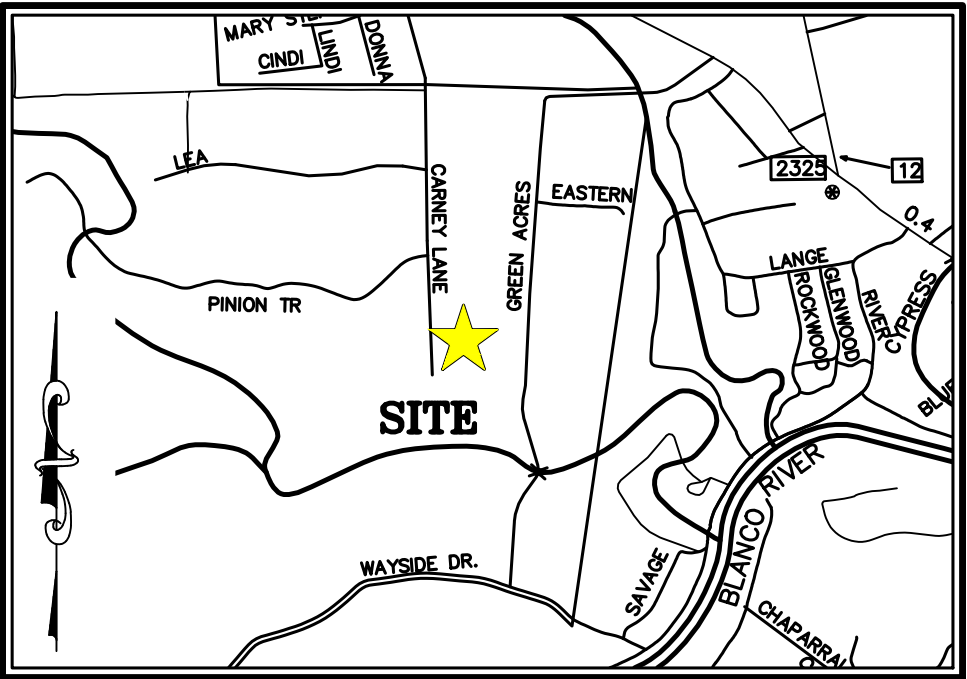
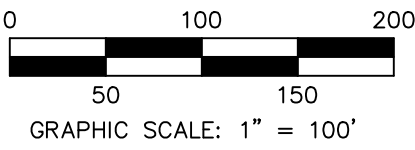
STAFF RECOMMENDATION

Staff recommends approval of this replat.

ATTACHMENT/S

1. 01778_PLAT_2024-03-28 signed sealed

REPLAT OF LOT 9B,
REPLAT OF LOT 9, GREEN ACRES, SECTION 1



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- CALCULATED POINT
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "NL" CAP FOUND (UNLESS NOTED)
- NAIL FOUND AS NOTED
- SURVEY CONTROL POINT
- EASEMENT DEDICATED HEREON
- B.L. BUILDING LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- HCAD HAYS COUNTY APPRAISAL DISTRICT
- VOL./PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- R.P.R.H.C.T. REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER PLAT VOL. 15 PG. 149
- {.....} RECORD INFORMATION FOR ADJACENT PROPERTIES

LOT SUMMARY TABLE

LOT 9B-1	2.0084 ACRES	(87,487 SQ. FT.)
LOT 9B-2	2.0010 ACRES	(87,164 SQ. FT.)
LOT 9B-3	2.0038 ACRES	(87,285 SQ. FT.)
LOT 9B-4	2.0564 ACRES	(89,578 SQ. FT.)
TOTAL - 4 LOTS	8.0696 ACRES	(315,514 SQ. FT.)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000114933800.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES STATE PLANE TEXAS SOUTH CENTRAL 4204 AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED NOVEMBER 29, 2023.



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/28/2024
Project:	01778
Scale:	1" = 100'
Reviewer:	PG
Tech:	DK
Field Crew:	RT/CE
Survey Date:	NOV. 2023
Sheet:	1 OF 2

P:\01778\Drawg\01778_PLAT.dwg

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID C. MOOTY, OWNER OF LOT 9B, REPLAT OF LOT 9, GREEN ACRES, SECTION 1, RECORDED IN VOLUME 15, PAGE 149, PLAT RECORDS OF HAYS COUNTY, TEXAS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012-12005992 OF THE OFFICIAL PUBLIC RECODES OF HAYS COUNTY TEXAS. DO HEREBY SUBDIVIDE THIS PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, AND TO BE KNOWN AS:

REPLAT OF LOT 9B, REPLAT OF LOT 9, GREEN ACRES, SECTION 1

IN WITNESS MY HAND, THIS _____ DAY OF _____ A.D. 2024

DAVID C. MOOTY
803 CARNEY LANE
WIMBERLEY, TEXAS 78676

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS THE _____ DAY OF _____, A.D., 20____ BY _____

NOTARY PUBLIC, STATE OF TEXAS

ENGINEER'S CERTIFICATE:

I, BLAYNE STANSBERRY, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY FEMA FIRM PANEL 48209C0355F DATED SEPTEMBER 2, 2005.

Blayne Stansberry

BLAYNE STANSBERRY, P.E.
STANSBERRY ENGINEERING CO.
POST OFFICE BOX 132, MANCHACA, TEXAS 78652



FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48209C0355F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

Paul N. Guerrero

PAUL N. GUERRERO, R.P.L.S.
TEXAS REGISTRATION NO. 5992

3/21/2024
DATE



GENERAL NOTES:

- 1) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- 2) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE REPLAT OF LOT 9, GREEN ACRES, SECTION 1, RECORDED IN VOLUME 15, PAGES 149-150 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 3) THIS PROPERTY FALLS ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WIMBERLEY.
- 4) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 5) THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE BOUNDARY OF THE FOLLOWING POLITICAL SUBDIVISIONS: WIMBERLEY INDEPENDENT SCHOOL DISTRICT, HAYS TRINITY GROUND WATER DISTRICT, AND HAYS COUNTY EMERGENCY SERVICES DISTRICT # 3.
- 6) NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN, AS DELINEATED IN FIRM PANEL 48209C0355F DATED SEPTEMBER 2, 2005.
- 7) WATER SERVICE SHALL BE SUPPLIED BY WIMBERLEY WATER SUPPLY CORPORATION.
- 8) ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE. NATURAL GAS SERVICE AND COPPER TELEPHONE LINE SERVICE ARE NOT AVAILABLE.
- 9) ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED TO DETERMINE LOT SIZING UNDER THE HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.
- 10) THIS SUBDIVISION REPLAT CONTAINS FOUR (4) LOTS: THE AVERAGE SIZE OF THE LOTS IS 2.017 ACRES; THE TOTAL NUMBER OF LOTS WITHIN 2.00 ACRES - 5.00 ACRES IS FOUR (4) LOTS.
- 11) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- 12) 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 NEW 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 FOR PURPOSES OF THIS PARAGRAPH.
- 13) THE OWNERS OF THE SINGLE-FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, 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.
- 14) LOTS SMALLER THAN 5 ACRES WHICH ARE SERVED BY A SHARED ACCESS DRIVEWAY WILL BE PROHIBITED FROM FURTHER SUBDIVISION UNLESS ADDITIONAL IMPROVED ACCESS IS PROVIDED.
- 15) LOT 9B-1 PROVIDES SHARED ACCESS FOR LOT 9B-3 TO ACCESS GREEN ACRES DRIVE AND LOT 9B-4 PROVIDES SHARED ACCESS TO LOT 9B-2 TO ACCESS CARNEY LANE. A RESTRICTIVE COVENANT FOR SHARED ACCESS REQUIREMENTS ARE RECORDED BY SEPARATE INSTRUMENT.
- 16) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS.
- 17) PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.
- 18) PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
- 19) ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- 20) EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
- 21) ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- 22) NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.
- 23) THIS SUBDIVISION IS PROHIBITED FROM FURTHER NON-EXEMPT SUBDIVISION OR RE-SUBDIVISION FOR A PERIOD OF FIVE (5) YEARS FOLLOWING THE FILING OF THE FINAL PLAT TO BE EXEMPT FROM DEMONSTRATING WATER AVAILABILITY PRIOR TO FILING PER 715.3.01(C).
- 24) MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.

THIS PLAT OF REPLAT OF LOT 9B, REPLAT OF LOT 9, GREEN ACRES, SECTION 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND HEREBY APPROVED.

BY _____
CHAIRPERSON DATE

BY _____
SECRETARY DATE

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF WIMBERLEY FOR SUBDIVISION REGULATIONS WITHIN THE EXTRATERRITORIAL JURISDICTION.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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 ENCOURAGE 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 HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____, AT ____O'CLOCK ____M.,

IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN

INSTRUMENT. NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____ A.D.

ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/28/2024
Project:	01778
Scale:	1" = 100'
Reviewer:	PG
Tech:	DK
Field Crew:	RT/CE
Survey Date:	NOV. 2023
Sheet:	1 OF 2



AGENDA ITEM:	3. Discuss and consider possible action on a replat of Canyon Oaks Lot 2 by adding portions of an 8.6923 acre tract out of the John Warren Survey, Abstract 484, located at 660 and 700 Wayside Drive.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	04/02/2024
MEETING DATE:	April 11, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a replat of Lot 2 Canyon Oaks and part of an 8.6923 acre tract located at 700 Wayside Drive, Wimberley, TX 78676. This property is in the Extraterritorial Jurisdiction (ETJ) of the city and must conform with the requirements stated in the Interlocat Agreement with Hays County. The owner lives on the property and wants to sell part of his acreage to his neighbor and retain 3.17 acres for his homestead. The neighbor's property is Canyon Oaks Lot 2, located at 660 Wayside Dr, Wimberley, TX 78676. This replat combines a portion of the applicant's property with the existing Canyon Oaks Lot 2 creating Canyon Oaks Lot 2A. This lot will be 9.35 acres. This lot will be served by individual on-site sewage facilities, Wimberley Water Supply Corporation, and PEC. Access will be off Wayside Dr. This replat conforms with all requirements stated in the Interlocal agreement with Hays County and the City. This replat leaves a remainder to be platted as T. Baker Estates Lot 1.

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this plat.

ATTACHMENT/S

1. 1981-22 Canyon Oaks Lot 2A 20240402 Pre 1 of 2
2. 1981-22 Canyon Oaks Lot 2A 20240402 Pre 2 of 2

CANYON OAKS

BEING PART OF A CALLED 8.6923 ACRE TRACT OF LAND SITUATED IN THE JOHN WARREN SURVEY NO. 3, ABSTRACT NO. 484 RECORDED IN VOLUME 600, PAGE 359, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS AND LOT 2, CANYON OAKS SUBDIVISION RECORDED IN VOLUME 7, PAGE 134, PLAT RECORDS, HAYS COUNTY, TEXAS ESTABLISHING LOT 2A, CANYON OAKS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF WIMBERLEY FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WIMBERLEY.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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 ENCOURAGE 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 HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

MARCUS PACHECO,
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

WIMBERLEY WATER SUPPLY CORPORATION

THE AREA OF THIS SUBDIVISION IS WITHIN THE WATER SERVICE AREA OF CCN# 10314 ISSUED TO WIMBERLEY WATER SUPPLY CORPORATION (WIMBERLEY WSC), AN APPROVED PUBLIC WATER SYSTEM. WIMBERLEY WSC HAS ADEQUATE WATER SUPPLY AND FACILITIES TO PROVIDE WATER SERVICE TO THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF WIMBERLEY WCS.

WIMBERLEY WSC

DATE

CITY OF WIMBERLEY, TEXAS

I, TIM PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIM PATEK, CITY ADMINISTRATOR

DATE

CITY OF WIMBERLEY, TEXAS

THIS PLAT OF CANYON OAKS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND HEREBY APPROVED.

BY
CHAIRPERSON

DATE

BY
SECRETARY

DATE

CITY OF WIMBERLEY, TEXAS

I, NATHAN GLAISER, PLANNING & DEVELOPMENT COORDINATOR OF THE CITY OF WIMBERLEY, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER

DATE

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, 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 _____, 20____, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

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

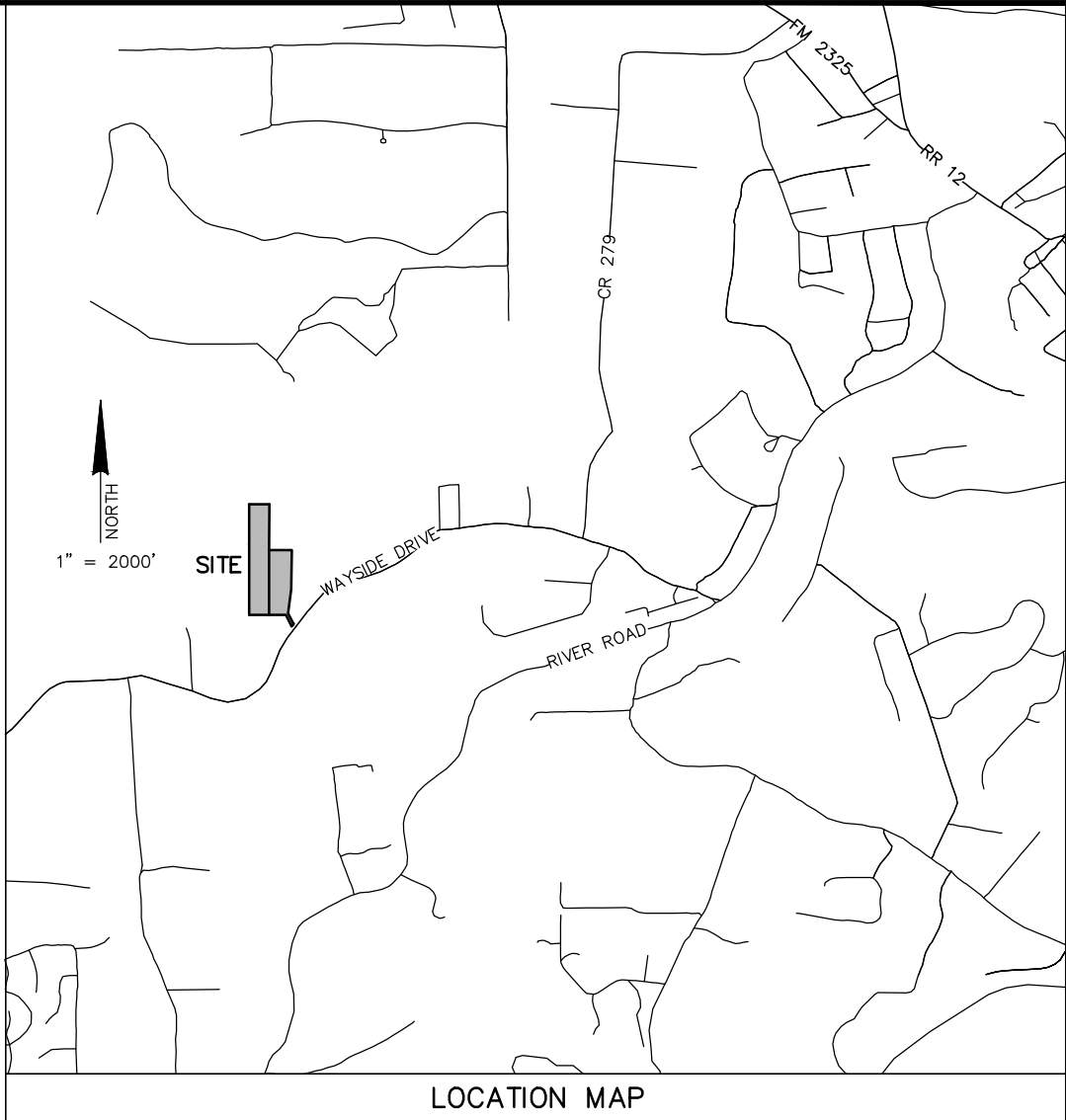
ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS

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 THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

10/25/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JURICA, R.P.L.S. NO. 6344



LOCATION MAP

PEDERNALES ELECTRIC COOPERATIVE NOTES

- 1) PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES. PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
- 2) ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED TO EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- 3) EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
- 4) ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- 5) NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

PLAT INFORMATION

TOTAL NUMBER OF LOTS:	1
AVERAGE SIZE OF LOTS:	9.35 ACRES
NUMBER OF LOTS OVER 10 ACRES:	0
NUMBER OF LOTS 5-10 ACRES:	1
NUMBER OF LOTS 2-5 ACRES:	0
NUMBER OF LOTS 1-2 ACRES:	0
NUMBER OF LOTS LESS THAN 1 ACRE:	0

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 TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

GENERAL NOTES

- 1) MAILBOXES PLACED WITHIN THE ROW, SHALL BE AN APPROVED TXDOT OR FHWA DESIGN.
- 2) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3) THIS SUBDIVISION DOES NOT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- 4) NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON FLOOD INSURANCE RATE MAP, PANEL #4820900355f, DATED SEPTEMBER 2, 2005.
- 5) THIS SUBDIVISION LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WIMBERLEY.
- 6) THIS SUBDIVISION LIES WITHIN THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- 7) ELECTRICITY FOR THIS SUBDIVISION IS PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 8) TELEPHONE SERVICE APPEARS TO BE PROVIDED BY VERIZON.
- 9) WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY WIMBERLEY WATER SUPPLY COMPANY.
- 10) WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- 11) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- 12) THERE IS HEREBY DEDICATED A PUBLIC UTILITY EASEMENT BEING 20' WIDE ALONG THE FRONT PROPERTY LINES, 10' WIDE ALONG THE SIDE AND REAR LINES.
- 13) THERE IS HEREBY DESIGNATED BUILDING SETBACK LINES ALONG WAYSIDE DRIVE, BEING 25' AS SET FORTH IN THE HAYS COUNTY DEVELOPMENT REGULATIONS, TABLE 721.02.
- 14) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- 15) THIS SUBDIVISION IS LOCATED WITHIN EMERGENCY SERVICE DISTRICT #4 AND #7.
- 16) BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 17) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 18) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 19) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 20) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, TAYLOR BAKER, OWNER OF A CALLED 8.6923 ACRE TRACT OF LAND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 600, PAGE 359, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, DO HEREBY PLAT THIS PROPERTY TO BE KNOWN AS LOT 2A, CANYON OAKS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TAYLOR BAKER
700 WAYSIDE DR
WIMBERLEY, TEXAS 78676

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAYLOR BAKER, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT JAMIESON PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, THE OWNERS AND DULY AUTHORIZED AGENTS OF JAMIESON PROPERTIES, LLC, IS THE OWNER OF LOT 2, CANYON OAKS RECORDED IN VOLUME 7, PAGE 134, PLAT RECORDS, HAYS COUNTY, TEXAS, AS CONVEYED TO JAMIESON PROPERTIES, LLC BY DEEDS DATED DECEMBER 12, 2014 AND FEBRUARY 9, 2021, AND RECORDED IN DOCUMENT NOS. 14036523 AND 21007028, OFFICIAL PUBLIC RECORDS, HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND WE DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS LOT 2A, CANYON OAKS, A SUBDIVISION IN HAYS COUNTY, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JOSEPH JAMIESON
JAMIESON PROPERTIES LLC
PO BOX 3123
WIMBERLEY, TEXAS 78676

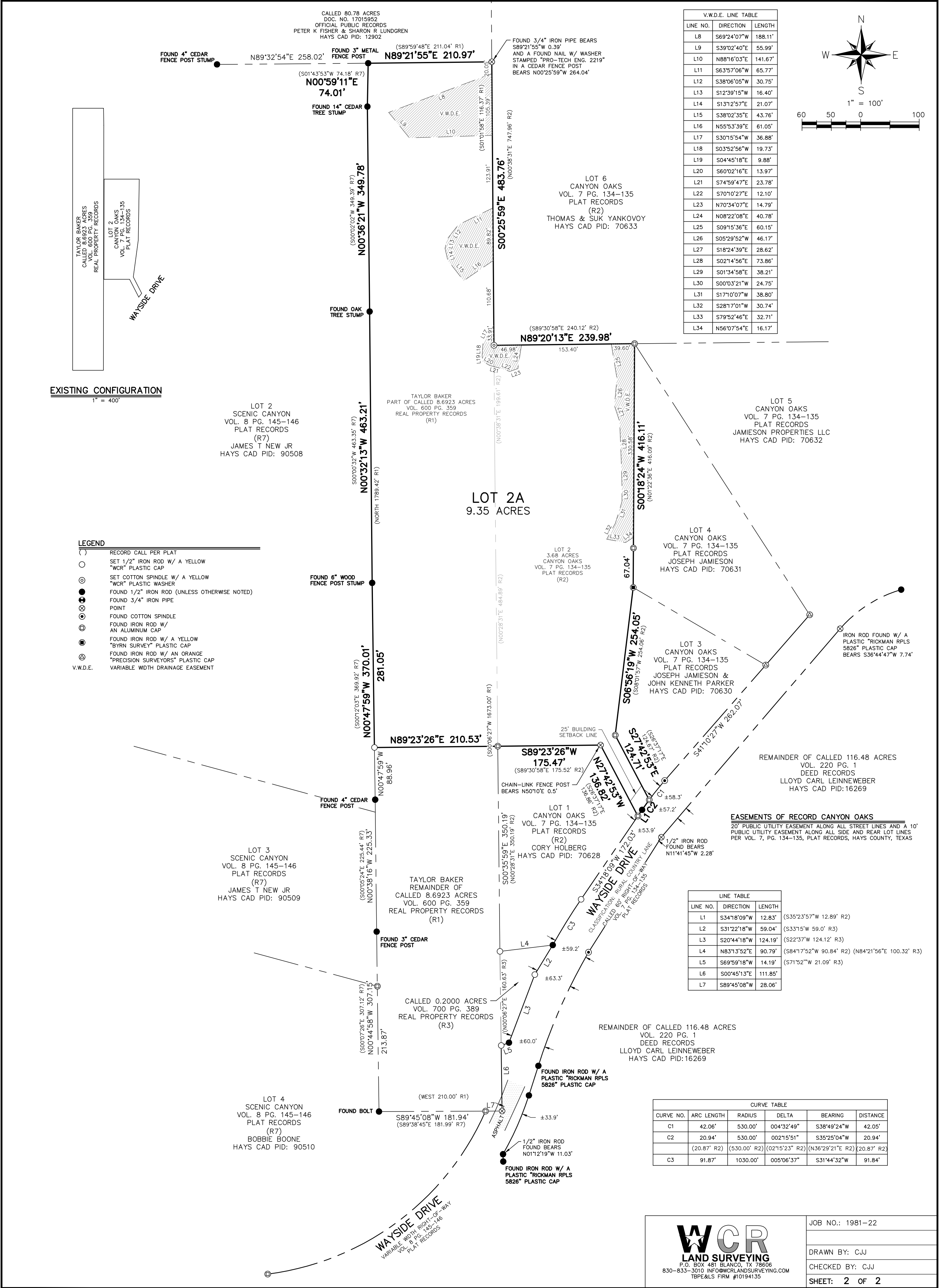
STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH JAMIESON, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

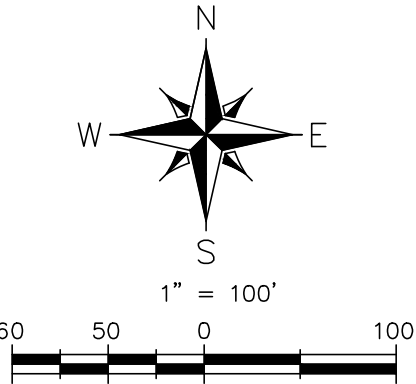
GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 P.O. BOX 481 BLANCO, TX 78606 830-833-3010 INFO@WCRLANDSURVEYING.COM TBPE&LS FIRM #10194135	JOB NO.: 1981-22
	DRAWN BY: CJJ
	CHECKED BY: CJJ
	SHEET: 1 OF 2



V.W.D.E. LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S69°24'07"W	188.11'
L9	S39°02'40"E	55.99'
L10	N88°16'03"E	141.67'
L11	S63°57'06"W	65.77'
L12	S38°06'05"W	30.75'
L13	S12°39'15"W	16.40'
L14	S13°12'57"E	21.07'
L15	S38°02'35"E	43.76'
L16	N55°53'39"E	61.05'
L17	S30°15'54"W	36.88'
L18	S03°52'56"W	19.73'
L19	S04°45'18"E	9.88'
L20	S60°02'16"E	13.97'
L21	S74°59'47"E	23.78'
L22	S70°10'27"E	12.10'
L23	N70°34'07"E	14.79'
L24	N08°22'08"E	40.78'
L25	S09°15'36"E	60.15'
L26	S05°29'52"W	46.17'
L27	S18°24'39"E	28.62'
L28	S02°14'56"E	73.86'
L29	S01°34'58"E	38.21'
L30	S00°03'21"W	24.75'
L31	S17°10'07"W	38.80'
L32	S28°17'01"W	30.74'
L33	S79°52'46"E	32.71'
L34	N56°07'54"E	16.17'



- LEGEND**
- () RECORD CALL PER PLAT
 - SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - ⊙ SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊗ FOUND 3/4" IRON PIPE POINT
 - ⊙ FOUND COTTON SPINDLE
 - ⊕ FOUND IRON ROD W/ AN ALUMINUM CAP
 - ⊙ FOUND IRON ROD W/ A YELLOW "BYRN SURVEY" PLASTIC CAP
 - ⊙ FOUND IRON ROD W/ AN ORANGE "PRECISION SURVEYORS" PLASTIC CAP
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S34°18'09"W	12.83' (S35°23'57"W 12.89' R2)
L2	S31°22'18"W	59.04' (S33°15'W 59.0' R3)
L3	S20°44'18"W	124.19' (S22°37'W 124.12' R3)
L4	N83°13'52"E	90.79' (S84°17'52"W 90.84' R2) (N84°21'56"E 100.32' R3)
L5	S69°59'18"W	14.19' (S71°52"W 21.09' R3)
L6	S00°45'13"E	111.85'
L7	S89°45'08"W	28.06'

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	42.06'	530.00'	004°32'49"	S38°49'24"W	42.05'
C2	20.94'	530.00'	002°15'51"	S35°25'04"W	20.94'
	(20.87' R2)	(530.00' R2)	(02°15'23" R2)	(N36°29'21"E R2)	(20.87' R2)
C3	91.87'	1030.00'	005°06'37"	S31°44'32"W	91.84'

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LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #0194135

JOB NO.: 1981-22

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 2 OF 2



AGENDA ITEM:	4. Discuss and consider possible action on a plat of T. Baker Estates, being part of a an 8.6923 acre tract of land and all of a 0.2 acre tract of land out of the John Warren Survey, Abstract 484, located at 700 Wayside Drive.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	04/02/2024
MEETING DATE:	April 11, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This plats the remainder of property from the Canyon Oaks Lot 1 replat into Lot 1 of T. Baker Estates. This portion of the original 8.692 acre tract out of the John Warren Survey will be the applicant's homestead. This property is in the ETJ, located at 700 Wayside Drive. The newly created Lot is 3.17 acres and has access on Wayside Drive. It is served by individual on-site sewage systems, Wimberley Water Supply Corporation and PEC. This plat conforms with all regulations stated in the interlocal agreement between Hays County and the City.

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this plat.

ATTACHMENT/S

1. 1981-22 T. Baker Estates Lot 1 20240402 Pre 1 of 2
2. 1981-22 T. Baker Estates Lot 1 20240402 Pre 2 of 2

T. BAKER ESTATES
BEING PART OF A CALLED 8.6923 ACRE TRACT OF LAND RECORDED IN
VOLUME 600, PAGE 359, DEED RECORDS, HAYS COUNTY, TEXAS AND
ALL OF A CALLED 0.2000 ACRE TRACT OF LAND RECORDED IN VOLUME
700, PAGE 386, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS
AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY
OF WIMBERLEY FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE
CITY OF WIMBERLEY.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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 ENCOURAGE 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 HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

MARCUS PACHECO,
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

WIMBERLEY WATER SUPPLY CORPORATION

THE AREA OF THIS SUBDIVISION IS WITHIN THE WATER SERVICE AREA OF CON# 10314 ISSUED TO
WIMBERLEY WATER SUPPLY CORPORATION (WIMBERLEY WSC), AN APPROVED PUBLIC WATER
SYSTEM. WIMBERLEY WSC HAS ADEQUATE WATER SUPPLY AND FACILITIES TO PROVIDE WATER
SERVICE TO THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF WIMBERLEY WCS.

WIMBERLEY WSC

DATE

CITY OF WIMBERLEY, TEXAS

I, TIM PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS DO HEREBY CERTIFY
THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIM PATEK, CITY ADMINISTRATOR

DATE

CITY OF WIMBERLEY, TEXAS

THIS PLAT OF T. BAKER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND HEREBY APPROVED.

BY
CHAIRPERSON

DATE

BY
SECRETARY

DATE

CITY OF WIMBERLEY, TEXAS

I, NATHAN GLAISER, PLANNING & DEVELOPMENT COORDINATOR OF THE CITY OF WIMBERLEY,
TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF
THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER

DATE

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, 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 _____, 20____,
AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY
OF _____ A.D., 20____, AT _____ O'CLOCK _____M., IN THE
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

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

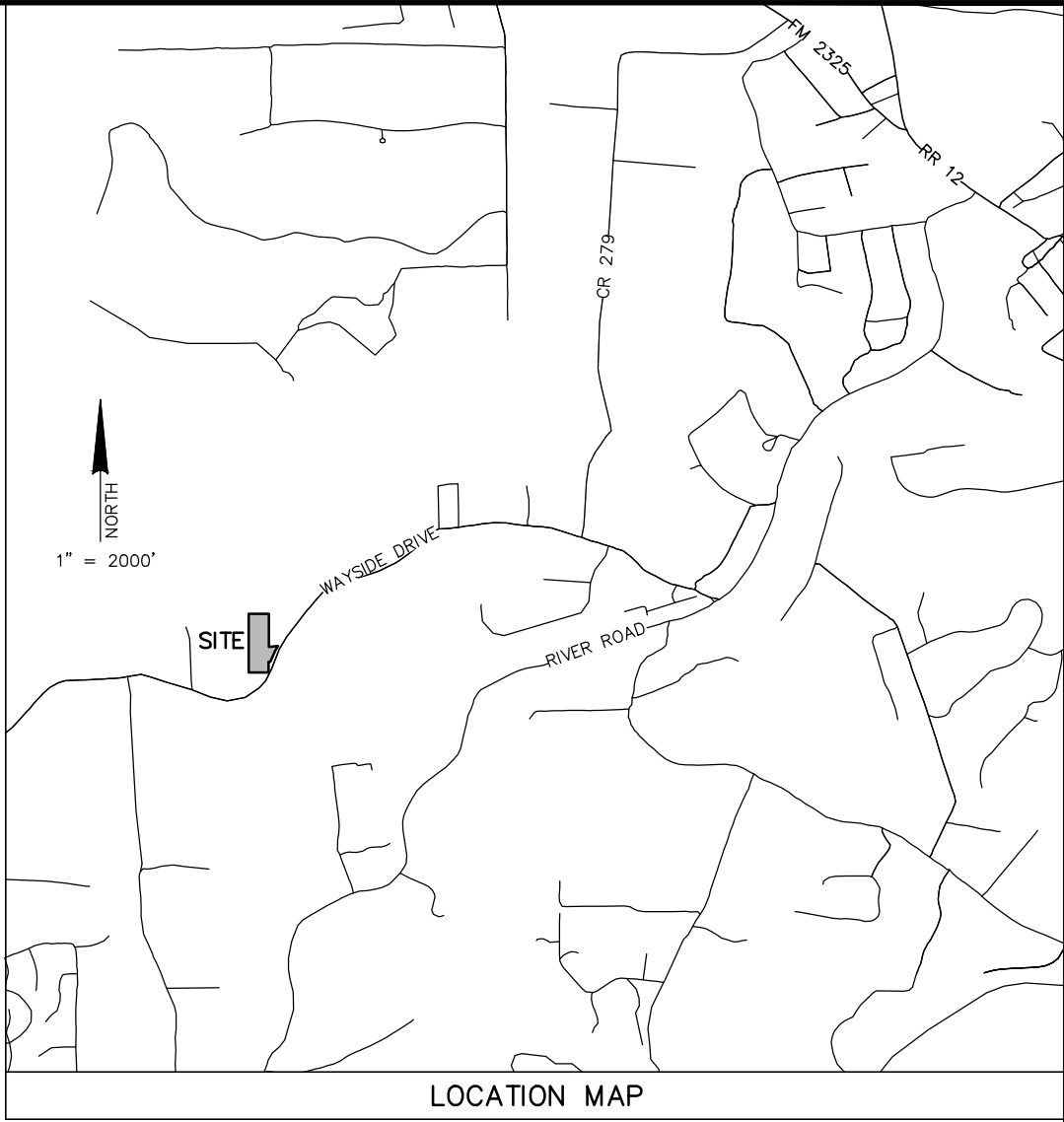
ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS

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 THE CORNER MONUMENTS WERE PROPERLY PLACED
UNDER MY SUPERVISION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

10/25/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JURICA, R.P.L.S. NO. 6344



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, TAYLOR BAKER, OWNER OF A CALLED 8.6923 ACRE
TRACT OF LAND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 600, PAGE 359, DEED
RECORDS, HAYS COUNTY, TEXAS AND OF A CALLED 0.20 ACRE TRACT OF LAND RECORDED IN
VOLUME 700, PAGE 386, DEED RECORDS, HAYS COUNTY, TEXAS, DO HEREBY PLAT THIS PROPERTY
TO BE KNOWN AS LOT 1 OF THE T. BAKER ESTATES, IN ACCORDANCE WITH THE PLAT SHOWN
HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO
HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TAYLOR BAKER
700 WAYSIDE DR
WIMBERLEY, TEXAS 78676

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAYLOR BAKER,
KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE _____ DAY OF
_____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT INFORMATION

TOTAL NUMBER OF LOTS:	1
AVERAGE SIZE OF LOTS:	3.17 ACRES
NUMBER OF LOTS OVER 10 ACRES:	0
NUMBER OF LOTS 5-10 ACRES:	0
NUMBER OF LOTS 2-5 ACRES:	1
NUMBER OF LOTS 1-2 ACRES:	0
NUMBER OF LOTS LESS THAN 1 ACRE:	0

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 TO
ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY
RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM
SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

GENERAL NOTES

- 1) MAILBOXES PLACED WITHIN THE ROW, SHALL BE AN APPROVED TXDOT OR FHWA DESIGN.
- 2) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3) THIS SUBDIVISION DOES NOT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- 4) NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON FLOOD INSURANCE RATE MAP, PANEL #48209C0355f, DATED SEPTEMBER 2, 2005.
- 5) THIS SUBDIVISION LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WIMBERLEY.
- 6) THIS SUBDIVISION LIES WITHIN THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- 7) ELECTRICITY FOR THIS SUBDIVISION IS PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 8) TELEPHONE SERVICE APPEARS TO BE PROVIDED BY VERIZON.
- 9) WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY PRIVATE WELL.
- 10) WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- 11) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- 12) THERE IS HEREBY DEDICATED A PUBLIC UTILITY EASEMENT BEING 20' WIDE ALONG THE FRONT PROPERTY LINES, 10' WIDE ALONG THE SIDE AND REAR LINES.
- 13) THERE IS HEREBY DESIGNATED BUILDING SETBACK LINES ALONG WAYSIDE DRIVE, BEING 25' AS SET FORTH IN THE HAYS COUNTY DEVELOPMENT REGULATIONS, TABLE 721.02.
- 14) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- 15) THIS SUBDIVISION IS LOCATED WITHIN EMERGENCY SERVICE DISTRICT #4 AND #7.
- 16) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 17) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 18) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 19) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 20) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

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