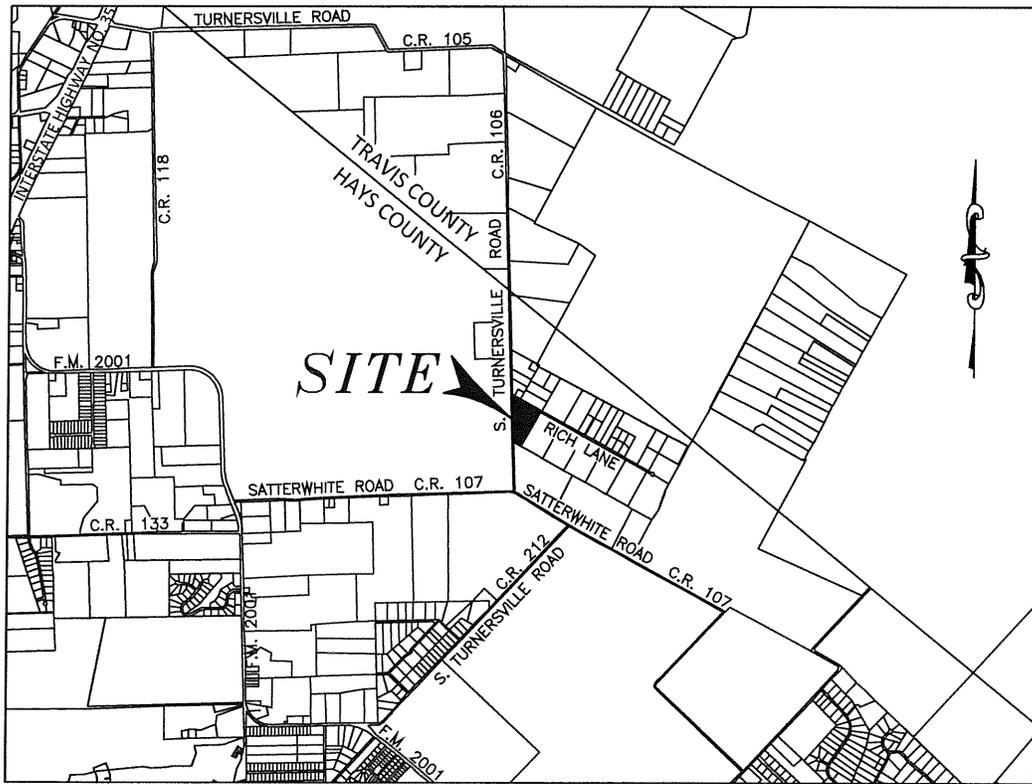


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0058.0A**ZAP DATE:** July 3, 2018**SUBDIVISION NAME:** Triple R Ranchettes**AREA:** 12.3 acres**LOTS:** 4**APPLICANT:** Victoriano Jr, Imelda & Lawrence Canales, and Pablo & Claudia Hernandez**AGENT:** Landmark Surveying (Eleuterio Leos)**ADDRESS OF SUBDIVISION:** At the SE corner of S Turnersville Road and Rich Lane**GRIDS:** H**COUNTY:** Hays**WATERSHED:** Plum Creek**JURISDICTION:** 5 mile ETJ**EXISTING ZONING:** none**DISTRICT:** not within a council district**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along S Turnersville Rd.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 15 of Triple R Ranchettes. The plat is comprised of 4 lots on 12.3 acres. The applicant proposes to resubdivide an existing lot into four lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

LOCATION MAP

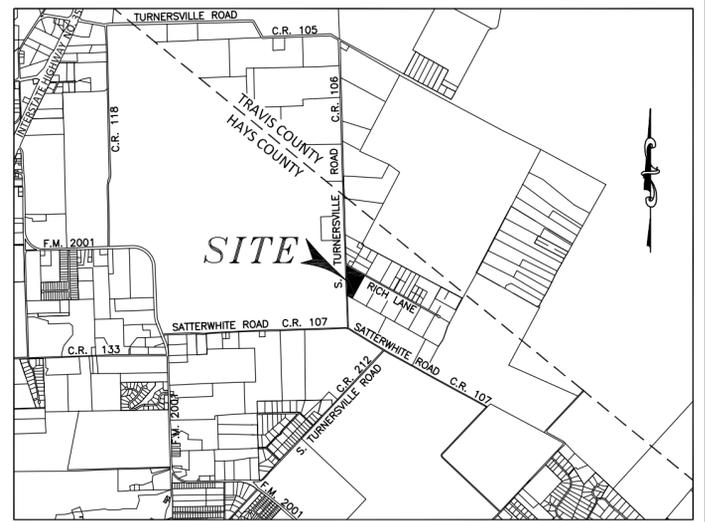
RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES



LOCATION MAP
NOT TO SCALE

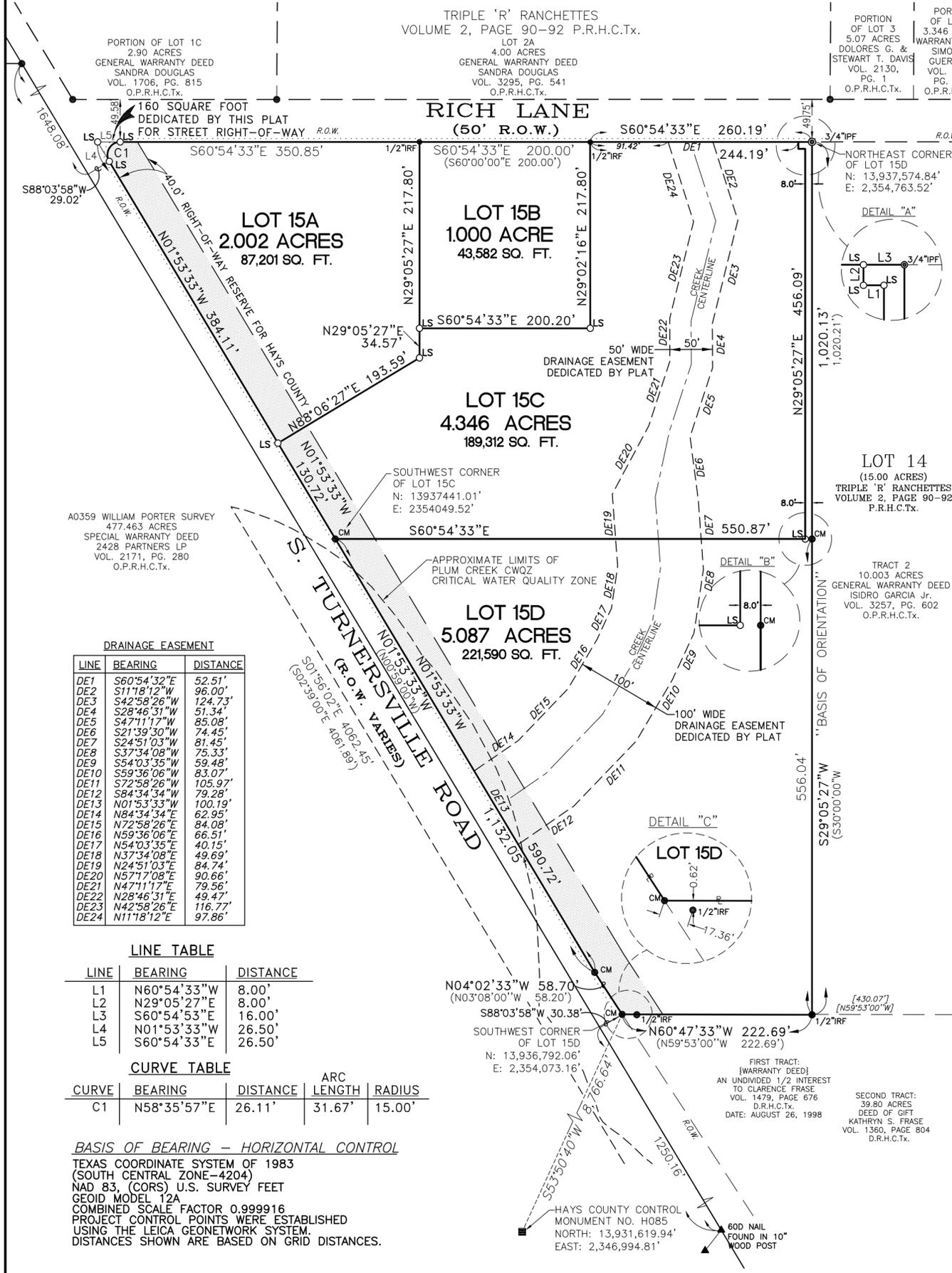
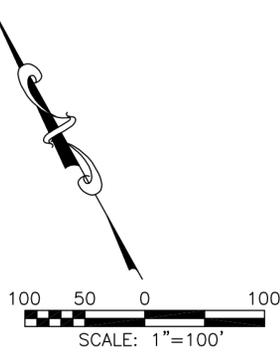
RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES

HAYS COUNTY, TEXAS
SHEET 1 OF 3



LOCATION MAP
N.T.S.

- LEGEND**
- LS ○ 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
 - IRON PIPE FOUND
 - IRON ROD FOUND (SIZE AND TYPE SHOWN HEREON)
 - CM ● 5/8" IRON ROD WITH 1-1/4" DIA. YELLOW PLASTIC CAP FOUND, STAMPED "CM&N SURVEY 4453"
 - ▲ 60D NAIL FOUND
 - () RECORD INFORMATION
 - R.O.W. RIGHT OF WAY
 - VOL. VOLUME
 - P PROPERTY LINE
 - O.P.R.H.C.Tx. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 - P.R.H.C.Tx. PLAT RECORDS, HAYS COUNTY, TEXAS
 - BREAK ON LINE (NOT TO SCALE)
 - PROPOSED SIDEWALK



GENERAL NOTES

- 1.) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS OF "TRIPLE 'R' RANCHETTES", A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 90-92 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND "RESUBDIVISION OF LOT 15 TRIPLE 'R' RANCHETTES" A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 285 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 2.) NO DRIVEWAY ACCESS OFF OF RICH LANE FOR LOT 15D.
- 3.) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CREEDMOOR MAHA WATER SUPPLY CORP'S WATER UTILITY SYSTEM AND AN ONSITE SEWAGE FACILITY APPROVED BY HAYS COUNTY.
- 4.) THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER AND CREEDMOOR MAHA. ALL WATER CONSTRUCTION MUST BE INSPECTED BY CREEDMOOR WATER SUPPLY CORP. OR ITS' ASSIGNS.
- 5.) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6.) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR HAYS COUNTY.
- 7.) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY PROPERTY OWNER OR ASSIGNS.
- 8.) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 9.) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 10.) STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- 11.) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG TURNERSVILLE ROAD AND RICH LANE AND ARE INDICATED BY DOTTED LINES ON PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 12.) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 13.) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR TWO RESIDENCES. NO FEE WAS CHARGED FOR THE 2 EXISTING RESIDENCES.
- 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.) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 16.) MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

SURVEYOR'S NOTES

- 1.) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE OR THE EDWARDS AQUIFER TRANSITION ZONE.
- 2.) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 5 MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___ 2018.
- 3.) NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48209C0285F FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005, THIS SUBDIVISION LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD ZONE).

UTILITY NOTES

- 1.) WATER UTILITY SERVICE WILL BE PROVIDED BY CREEDMOOR-MAHA WATER CORP.
- 2.) ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 3.) TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.
- 4.) ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
- 5.) WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON SITE SEWAGE FACILITIES.

DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
DE1	S60°54'32"E	52.51'
DE2	S11°18'12"W	96.00'
DE3	S42°58'26"W	124.73'
DE4	S28°46'31"W	51.34'
DE5	S47°11'17"W	85.08'
DE6	S21°39'30"W	74.45'
DE7	S24°51'03"W	81.45'
DE8	S37°34'08"W	75.33'
DE9	S54°03'35"W	59.48'
DE10	S59°36'06"W	83.07'
DE11	S72°58'26"W	105.97'
DE12	S84°34'34"W	79.28'
DE13	N01°53'33"W	100.19'
DE14	N84°34'34"E	62.95'
DE15	N72°58'26"E	84.08'
DE16	N59°36'06"E	66.51'
DE17	N54°03'35"E	40.15'
DE18	N37°34'08"E	49.69'
DE19	N24°51'03"E	84.74'
DE20	N57°17'08"E	90.66'
DE21	N47°11'17"E	79.56'
DE22	N28°46'31"E	49.47'
DE23	N42°58'26"E	116.77'
DE24	N11°18'12"E	97.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N60°54'33"W	8.00'
L2	N29°05'27"E	8.00'
L3	S60°54'53"E	16.00'
L4	N01°53'33"W	26.50'
L5	S60°54'33"E	26.50'

CURVE TABLE

CURVE	BEARING	DISTANCE	ARC LENGTH	RADIUS
C1	N58°35'57"E	26.11'	31.67'	15.00'

BASIS OF BEARING - HORIZONTAL CONTROL
 TEXAS COORDINATE SYSTEM OF 1983
 (SOUTH CENTRAL ZONE-4204)
 NAD 83, (CORS) U.S. SURVEY FEET
 GEOID MODEL 12A
 COMBINED SCALE FACTOR 0.999916
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE LEICA GEONETWORK SYSTEM.
 DISTANCES SHOWN ARE BASED ON GRID DISTANCES.

PROPOSED LAND USE

LOT 15A	RESIDENTIAL
LOT 15B	RESIDENTIAL
LOT 15C	RESIDENTIAL
LOT 15D	RESIDENTIAL

Landmark SURVEYING, LP
 TEXAS FIRM REGISTRATION NO. 100727-00
 2205 East 5th STREET
 AUSTIN, TEXAS 78702
 PH: (512)328-7411 FAX: (512)328-7413

JOB NO.:	1259-01-01
FILE No.:	CM&N 26007-01
DATE:	05/23/2018
DESIGNED:	-
DRAWN:	E.LEOS/A.YOUNG
CHECKED:	JACKIE L. CROW
SCALE:	1"=100'
Sheet:	1 OF 3

RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES

HAYS COUNTY, TEXAS
SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, VICTORIANO CANALES, JR., AND WIFE IMELDA CANALES, BEING THE OWNERS OF LOTS 15A AND 15C, EQUIVALENT TO 6.439 ACRES OF LAND, RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES, A SUBDIVISION OF RECORD IN VOLUME 13, PAGE 285, PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID LOTS 15A AND 15C BEING OUT OF AND A PART OF THE INITIAL 12.922 ACRES OF LAND CONVEYED BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 291, PAGE(S) 66-69 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; LAWRENCE DAVID CANALES, OWNERS OF LOT 15B, EQUIVALENT TO 1.000 ACRES OF LAND, RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 285, PLAT RECORDS OF HAYS COUNTY, TEXAS, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN VOLUME 1336, PAGE 420 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND PABLO G. HERNANDEZ AND WIFE, CLAUDIA A. HERNANDEZ, BEING THE OWNERS OF LOT 15D, EQUIVALENT TO 5.000 ACRES OF LAND, RESUBDIVISION OF LOT 15, TRIPLE 'R' RANCHETTES, RECORDED IN VOLUME 13, PAGE 285, PLAT RECORDS OF HAYS COUNTY, TEXAS, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015-15035097 (VOLUME 5365, PAGE 869) OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 15 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 15 TRIPLE 'R' RANCHETTES

AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

VICTORIANO CANALES, JR

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTORIANO CANALES, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

IMELDA CANALES

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED IMELDA CANALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

LAWRENCE DAVID CANALES

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LAWRENCE DAVID CANALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

PABLO G. HERNANDEZ

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PABLO G. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

CLAUDIA A. HERNANDEZ

STATE OF TEXAS,
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLAUDIA A. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A.D.

STATE OF TEXAS,
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

 <p>Landmark SURVEYING, LP TEXAS FIRM REGISTRATION NO. 100727-00 2205 East 5th STREET AUSTIN, TEXAS 78702 PH: (512)328-7411 FAX: (512)328-7413</p>	JOB NO.: 1259-01-01
	FILE No. CM&N 26007-01
	DATE: 05/23/2018
	DESIGNED: -
	DRAWN: E.LEOS/A.YOUNG
	CHECKED: JACKIE L. CROW
	SCALE: 1"=100'
	Sheet:
	2 OF 3

