



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PLAT VACATION APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

APPLICANT NAME Brian Estes, PE
COMPANY Civil & Environmental Consultants, Inc.
STREET ADDRESS 3711 South MoPac Expressway, Building 1, Suite 550
CITY Austin STATE TX ZIP CODE 78746
PHONE (512)-230-6383 EMAIL bestes@cecinc.com

OWNER NAME Steve Harren
COMPANY Bunker Ranch, LLC
STREET ADDRESS 317 Grace Lane #240
CITY Austin STATE TX ZIP CODE 78746
PHONE (512)-644-6800 EMAIL steveharren@aol.com

PLAT VACATION

The purpose of a Plat Vacation is to nullify a portion of or the entire previously recorded plat. A plat vacation application must be considered by the Planning and Zoning Commission as permitted and in compliance with Ch. 28, Exhibit A, Sec 9 of the Code of Ordinances. There will be property owner notifications and newspaper notifications prior to the meeting that the plat vacation will be on the agenda. Please note: a vacation of plat is not guaranteed. If the vacation intends to vacate an easement and one of the utility providers refuses to grant the vacation, then you may, at your own expense, attempt to negotiate with the utility company. Depending on what is being vacated, other entities may need to sign off on the vacation. **Also, be aware that all plat vacation (partial or total) require the signatures of 100% of the property owners in the subdivision who own intact original lots as shown on the original plat as required by State Law per Section 212.013 of the Local Government Code, prior to submittal for completeness check.**

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Steve Harren (Bunker Ranch, LLC)
PROPERTY ADDRESS	2751 US 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Final Plat of Bunker Ranch Phase 3
TAX ID #	R15053, R15068
JURISDICTION	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	40.20 Ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	SF2
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

PLAT ATTRIBUTES

Requesting Partial Plat Vacation Total Plat Vacation

Do the lot(s) being vacated receive utility service? Yes No

Specific Services and utility provider(s):

Water DSWSC Waste Water: Private Septic

Electric: PEC Gas: Texas Gas

Communications: _____

Has any development occurred on the lot(s) being vacated? Yes No

Specify type of development:

Will a replat also be submitted? Yes (this is recommended) No

Have parkland fees been paid for the lot(s) being vacated? Yes No

Was a Right-of-Way dedicated by the plat? Yes No

Was an easement dedicated by the plat? Yes No

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Electric Utility Provider N/A
Provider: PEC
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Communications Utility Provider N/A
Provider: Spectrum
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Water Utility Provider N/A
Provider: DSWSC
Printed Name: Kyle Dannhaus
Title: General Manager
Contact Info:
Phone Number: 5128587897
Email: kyle@drippingspringswater.com
Approval of the Vacation ~~Yes~~ No
Signature: *Kyle Dannhaus*

Sewer Utility Provider N/A
Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Gas Utility Provider N/A
Provider: Texas Gas
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Other Utility Provider N/A
Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Electric Utility Provider N/A

Provider: PEC

Printed Name: Wzzielh Marquez

Title: Electrical Distribution Planner 2

Contact Info:

Phone Number: 800-868-4791 Ext. 7923

Email: wzzielh.marquez@peci.com

Approval of the Vacation Yes No

Signature:

Wzzielh Marquez

Communications Utility Provider N/A

Provider: Spectrum

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Water Utility Provider N/A

Provider: DSWSC

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Sewer Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Gas Utility Provider N/A

Provider: Texas Gas

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Other Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Electric Utility Provider N/A
Provider: PEC
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Communications Utility Provider N/A
Provider: Spectrum
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Water Utility Provider N/A
Provider: DSWSC
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Sewer Utility Provider N/A
Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

Gas Utility Provider N/A
Provider: Texas Gas
Printed Name: Christopher McKnight
Title: Manager, Commercial Project Management
Contact Info:
Phone Number: 512-465-1110
Email: christopher.mcknight@onegas.com
Approval of the Vacation Yes No
Signature: _____

Other Utility Provider N/A
Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature: _____

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)



Applicant Name

Brian Estes, P.E.

3/5/21

Applicant Signature

Date

3/5/21

Notary



Date 3/5/21

Notary Stamp Here



Steve Harren (Bunker Ranch, LLC)

Property Owner Name

X



3/5/21

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Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 3-5-21

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PLAT VACATION CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	County Application Submittal - proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form (Attached)
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Drainage Study (if applicable) <small>(Refer to original Bunker Drainage Study submitted with Preliminary Plan Application)</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat to be vacated or plat containing lot(s) to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates and Deeds for lot(s) or plat to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Letter of Intent - Specify the existing legal description (subdivision name, lot(s), block(s)) - Indicate the original legal description that will be resumed upon the plat vacation - Explain the location of all structures on the property
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider Letters Authorizing the Vacation (if applicable)
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Letter signed by the property owner(s) within the subdivision indicating their consent (All affected lots are owned by Bunker Ranch, LLC) see signature on Page 5 of 9

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat Vacation Affidavit <ul style="list-style-type: none"> - A signed and notarized affidavit filled out completely and accurately by the landowner for the type of plat that is proposed to be vacated must be included (Affidavit template is provided on the next page)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vicinity Map (8 ½" X 11")
<input type="checkbox"/>	<input type="checkbox"/>	Survey of existing/proposed buildings No existing buildings. <ul style="list-style-type: none"> - Submit map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff Meeting held 1/7/2021

Plat Vacation Affidavit

Total/Partial Vacation of "Bunker Ranch Phase" 3

STATE OF TEXAS

COUNTY OF Hays

WHEREAS, (Bunker Ranch, LLC), owner (Bunker Ranch Phase 3

), did heretofore subdivide the same into the subdivision

designated (_____), the plat of which is recorded in Book _____, Page _____ or

Document No. ²¹⁰⁰⁹⁷⁰¹ of Hays County, Texas Plat Records, and WHEREAS, the following lots in

said subdivision are now owned by the parties indicated, to wit: LOT 15, 18, 19 OWNER

Bunker ranch, LLC


WHEREAS, (Bunker Ranch, LLC) who collectively constitute the owners of all original, intact lots in (Bunker Ranch Phase 3) are desirous of (partially) vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (Bunker Ranch, LLC) for and in consideration of the premises and pursuant to he provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) 15, 18, 19 only. Said subdivision shall, however, remain in full force and effect as to all other lots in (Bunker Ranch Phase 3).

EXECUTED THE DAYS HEREAFTER NOTED.

Date _____ Owner's Signature _____

Date 3/8/21 Owner's Signature 

BE IT KNOWN, that on the ___ day of _____, 20___, the _____ Commission of the

City of Dripping Springs, at its regular meeting, did approve the total/partial vacation of the subdivision known as _____, as recorded in Book _____, Page _____, _____ County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____

Chair
_____ Commission
City of Dripping Springs
Hays County, Texas

ATTEST:

_____, Executive Secretary

_____ Commission of the City of Dripping Springs

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the _____ Commission of the City of Dripping Springs, Texas a municipal corporation, and she/he acknowledge to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

Seal

Printed name _____
Notary Public in and for the State of Texas

My Commission Expires: _____