



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: January 26, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsultingds@gmail.com

Permit Number: SUB2020-0042
Project Name: Tractor Supply Replat & Plat Vacation
Project Address: 1711-A Hwy 290W, Dripping Springs, TX
78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. Provide a public sidewalk easement for the sidewalks along US290 and Purcell Place.
2. Update the title of the "Sewage Disposal/Individual Water Certification" statement to "Engineering and Public Works Department".
3. Change the signature block for the above statement to "Chad Gilpin, P.E. – City Engineer".
4. Change all references to Hays County in the above statement to City of Dripping Springs.
5. Change note 14 to refer to "City of Dripping Springs or TxDOT Standard" rather than Hays County.
6. Change note 10 to refer to "City of Dripping Springs or TxDOT Standard" rather than Hays County.

City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email robyn@texasmunicipallawyers.com.

Comments attached, as well as outlined below:

7. Update the description of the property to be by acreage and survey details with reference to the vacation to include the instrument number of the vacation;
8. With the lot being vacated from the previous subdivision, the new plat will not be called the Tractor Supply Company subdivision and should be renamed, and be Lot 1, Block A.

9. Please provide details regarding all of the company names that are mentioned in order to clarify who's signature is required on the plat. There are many company names mentioned, and staff just wants to ensure what is required on the plat is there, and any unnecessary information can be removed.
10. Provide metes and bounds on the plat itself, as required by the subdivision checklist.
11. Remove note 8. This lot is vacated from the previous plat, therefore there is no requirement to adhere to the previous plat notes.
12. Remove all references to Hays County regs, since this lot is in the City of Dripping Springs.
13. Chapter 212.013 Vacating Plat of Texas Local Gov't Code states that in order to vacate a plat, "all the owners of lots in the plat" shall join in the application to vacate. The affidavit that was signed for the owner of the Tractor Supply lot also needs to have the signature of the owner of Lot 2 for us to vacate Lot 2 from the Tractor Supply Company plat.
14. If there will be storm water facilities, please state that they will be owned and maintained by the property owner, as required by the subdivision checklist.
15. The previous plat calls this as the Benjamin F. Hanna, but this plat states Philip A. Smith Survey. Just want to ensure accuracy.

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

16. Fire Approves

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, MEADOW DRIP, LP, OWNER OF RECORDS, HAYS COUNTY, TEXAS, COUNTY, TEXAS, DO HEREBY REPLAT LOT 2, TRACTOR SUPPLY COMPANY, TEXAS, DO HEREBY REPLAT LOT 1, [rename subdivision]

REPLAT OF LOT 2, TRACTOR SUPPLY COMPANY, TEXAS, DO HEREBY REPLAT LOT 1, [rename subdivision]

AND DO HEREBY DEDICATE TO THE PUBLIC EASEMENTS OR RESTRICTIONS HERETO

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__ A.D.

MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP
310 COMAL STREET
BUILDING A, SUITE 301
AUSTIN, TX 78702

BY: PORTDAV MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: JOHN H. DEAVENPORT, MANAGER

PDFP 2.0 SERIES 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SERIES 3 OF PARAMOUNT DEVELOPMENT FINANCE PARTNERS 2.0 LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY, ITS MEMBER
BY: PARAMOUNT SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
NAME: _____
TITLE: _____

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 20__ A.D. BY _____ PARTNER OF MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP, AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME _____

MY COMMISSION EXPIRES _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, THE _____ OF PARAMOUNT SPECIALTY FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE _____ OF SERIES 3 OF PARAMOUNT DEVELOPMENT FINANCE PARTNERS 2.0 LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY, THE MEMBER OF PDFP 2.0 SERIES 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID ENTITY AND THAT HE/SHE EXECUTED THE SAME AS THE ACT OF SUCH ENTITY FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF _____ PRINTED NAME _____

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOT 2, TRACTOR SUPPLY COMPANY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20__ A.D.

BY: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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 ENCOURAGED 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 DEPARTMENT.

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT
TOM POPE, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

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 DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

THIS THE _____ DAY OF _____, 20__ A.D.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M., IN DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

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

WILLIAM R. HERRING _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

Please update this language. The plat vacation will be filed first, therefore "lot 2" of the Tractor Supply subdivision will no longer exist when this document is filed. Would suggest something like this: That, Meadow Drip, LP, Owner of approximately 2.11 acres situated in the Benjamin F. Hannah Survey No. 28, A-222, Hays County, Texas, previously called Lot 2, Tractor Supply Company vacated by instrument No. _____, conveyed by deed of record in Instrument No. 19014812 of the official public records, Hays County, Texas, Do hereby Final Plat Lot 1, [rename subdivision] in accordance with the City of Dripping Springs subdivision regulations, to be known as:
Final Plat of Lot 1, Block A, [rename subdivision]

REPLAT OF LOT 2 TRACTOR SUPPLY COMPANY

Rename subdivision. The vacation removes them from the previous plat, so we're removing lot 2 from a plat and renaming the subdivision and treating this like a new subdivision.

Please provide backup from the SOS or otherwise showing that Portdav is a partnership and can sign on behalf of Meadow Drip, LP. - This information is needed to confirm the property owners are accurately described, as required by the subdivision checklist.

Please clarify who's responsible for signing on behalf of Meadow Drip. There is a Delaware company mentioned, as well as PortDav. - This information is needed to confirm the property owners are accurately described, as required by the subdivision checklist.

Please explain. - This information is needed to confirm the property owners are accurately described, as required by the subdivision checklist.

Lot 1, Block A - [Rename subdivision]

Chad Gilpin, P.E.
City Engineer

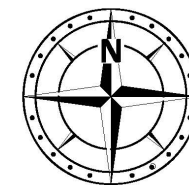
We are vacating the lot from the subdivision, therefore this plat note does not make sense.

City of Dripping Springs

City of Dripping Springs

Add a note stating that this lot was vacated from the Tractor Supply Company Subdivision Recorded in Vol. 12, Page 51, Plat Records, Hays County, Texas by Instrument No. _____

Final Plat

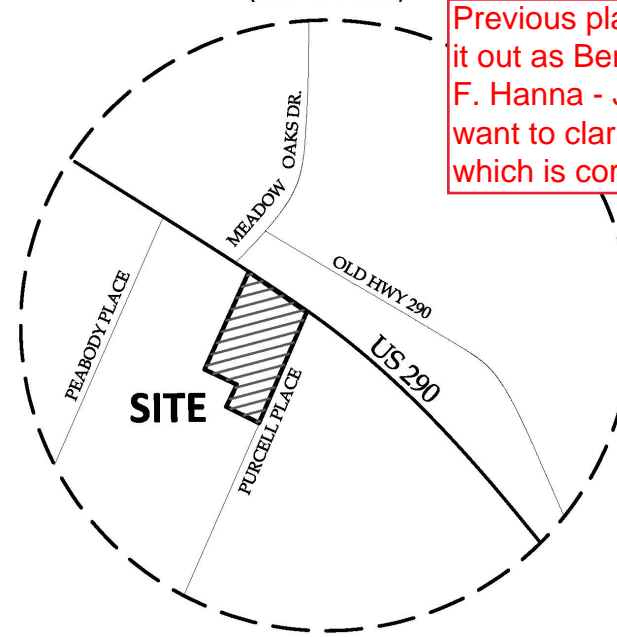


0 50 100

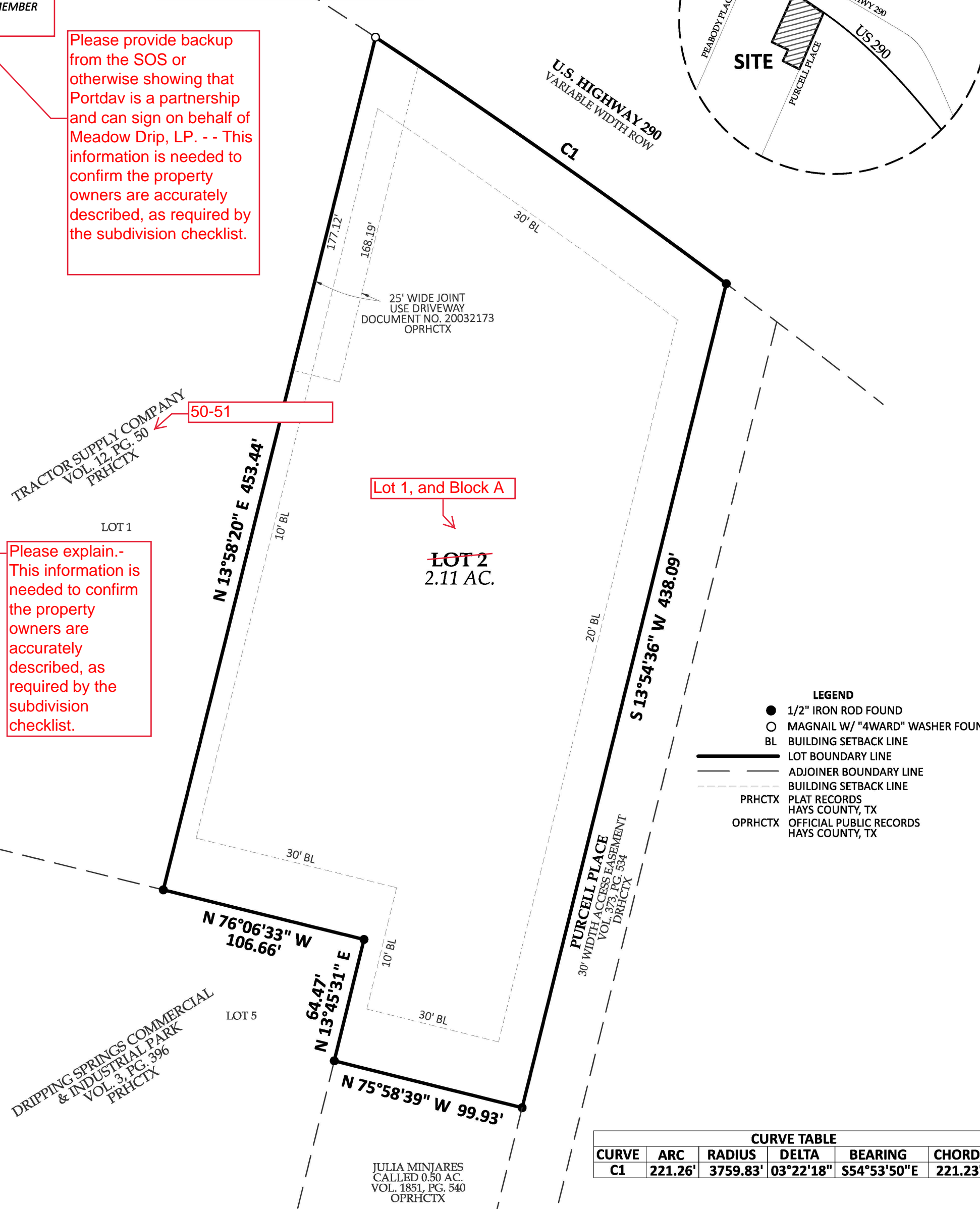
GRAPHIC SCALE

1" = 50'
PHILIP A. SMITH SURVEY, A-415
HAYS COUNTY, TX

VICINITY MAP
(NOT TO SCALE)



Previous plat calls it out as Benjamin F. Hanna - Just want to clarify which is correct.



LEGEND

- 1/2" IRON ROD FOUND
- MAGNAIL W/ "4WARD" WASHER FOUND
- BL BUILDING SETBACK LINE
- LOT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- BUILDING SETBACK LINE
- PRHCTX PLAT RECORDS HAYS COUNTY, TX
- OPRHCTX OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	221.26'	3759.83'	03°22'18"	S54°53'50"E	221.23'

As required by the subdivision checklist, please provide a metes and bounds description by bearings and distances on the plat.

PLAT NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.
- THIS SUBDIVISION LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005.
- THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE LIMITS OF THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS WITH THE EXCEPTION OF THE "COMMERCIAL WASTEWATER NOTE LIMITING ON-SITE SEWAGE FACILITIES DISCHARGE TO 350 GALLONS PER DAY PER ACRE" AS APPEARING ON THE ORIGINAL TRACTOR SUPPLY COMPANY SUBDIVISION RECORDED IN VOLUME 12, PAGE 51, PLAT RECORDS, HAYS COUNTY, TEXAS.
- A STRIP 20' WIDE IS RESERVED ALONG ALL ROADWAYS AND A STRIP 10' WIDE IS RESERVED ALONG ALL OTHER PROPERTY LINES FOR PUBLIC UTILITIES.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY CITY.
- THIS DEVELOPMENT SHALL COMPLY WITH THE WATER QUALITY CRITERIA APPROVED FOR THIS SUBDIVISION (AS APPLICABLE) -
- Owner and operator of all stormwater facilities.
- Shall comply with zoning regulations at the time of development.
- THIS SUBDIVISION SHALL COMPLY WITH THE WATER QUALITY CRITERIA APPROVED FOR THIS SUBDIVISION.
- ALL CULVERTS, VENTILATORS, AND OTHER STRUCTURES SHALL BE CONSTRUCTED TO PERMIT THE WATER QUALITY CRITERIA APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

WHITECAP SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBPLS FIRM NO. 10194424
PO BOX 1226
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM