



License to Encroach Application and Utility Providers' Consent Form

The purposes of a license to encroach are: 1. To determine the potential impacts of proposed encroachments into a City Property, right-of-way, or easement; and 2. To execute a license agreement between the encroaching property owner and the City of Dripping Springs regarding the improvements to be constructed, or which are constructed, on City property, right-of-way, or easement. When proposing to encroach into an easement or right-of-way, any additional utility companies who are entitled to use the easement or right-of-way must be notified and must consent to the encroachment. A list of the utility companies and each representative is included in this form for your convenience as well as a signature blocks for their approvals. All applicable signature blocks must be completed by the respective utility companies prior to submittal of the License to Encroach application. A separate form is required for each property.

Check one: License to Encroach into Easement License to Encroach into Right-of-Way


Property Information:

Address: 101 College Street
City: Dripping Springs State: Texas Zip Code: 78620
Legal Description: Original Town of Dripping Springs, Bl B,
Deed Reference (Document Number): V 4639 P 274
Owner's Name (or Corporate Entity): Short Mama's LLC

Applicant's Information: (If different from the owner)

Name: Jon Thompson Company: J Thompson Professional
Mailing Address: PO Box 172, Dripping Springs, Texas 78620
Phone number: (512) 568-2184 Email: jthompsonconsultingds@gm

By signing this application I acknowledge that even with a license to encroach, anything constructed under this license could be required to be removed by a utility provider, the City, or anyone with a right to use an easement or right-of-way. The cost to remove and replace or reconstruct the facility will be born by the property owner at the time of request. Any license to encroach shall be provided to any future purchaser of a piece of property. Should a license to encroach cease to be needed due to release or removal of right-of-way or easement, the license shall become void.

Applicants Signature:  Date: 01/31/24



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Description and Reason for Current or Proposed Encroachment:

See attached addendum.

Please attach a site plan which shows where current or proposed utility lines run, where right-of-way and easements are located and where the proposed or current encroachment is located. The fee for this application is the same as a Vacation/Right-of-Way as listed in the Fee Ordinance.

Utility Provider Acknowledgements:

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Dripping Springs, that portion of the public utility easement or right-of-way sought for license in the Application for License to encroach into said public utility easement or right-of-way, do hereby consent to the license to encroach into the described portion of said utility easement or right-of-way.

By signing this document the utility contact consents to placement of an encroachment in an area designated for their use and that the contact is authorized to approve this request. Letters can also be attached separately to this document to show consent.



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Electric Utility Provider N/A
 Provider: Pedernales Electric Coopera
 Printed Name: _____
 Title: _____
 Signature: _____

Communications Utility Provider N/A
 Provider: Spectrum Enterprise
 Printed Name: _____
 Title: _____
 Signature: _____

Water Utility Provider N/A
 Provider: Dripping Springs WSC
 Printed Name: _____
 Title: _____
 Signature: _____

Sewer Utility Provider N/A
 Provider: Dripping Springs WSC
 Printed Name: _____
 Title: _____
 Signature: _____

Gas Utility Provider N/A
 Provider: _____
 Printed Name: _____
 Title: _____
 Signature: _____

Other Utility Provider N/A
 Provider: Waste Connections
 Printed Name: _____
 Title: _____
 Signature: _____

Utility Provider Contact Information:

Utility providers change their staff responsible for reviewing requests and may not service the area in which your property is located. Therefore, if you are unaware of the contact information for the appropriate utility providers in your area please reach out to the Dripping Springs Planning Department.

Planning Department

Planning@cityofdrippingsprings.com

(512) 858-4725

511 Mercer Street

Dripping Springs, Texas 78620

License to Encroach Application Addendum

Short Mama's House, as this property is affectionately known to the local community, has been constructed on this site for well over 100 years, and has been a cornerstone to the Dripping Springs' community and to one of the oldest families in Dripping Springs. This property as a whole and in its parts, is recognized as an architecturally significant contributing property to the Dripping Springs Mercer Street Historic District. As such, this request is to preserve the portion of the carriage house and perimeter fence that were constructed over 100 years ago and that now, apparently, encroach on the Wallace Street ROW, the construction of these improvements is believed to have been done so unintentionally when built due to the rural nature of the community at that time. From a historic sense, the carriage house and the fence reflect the once rural nature of the community and it is our understanding that the carriage house was once the community's first fire station, thus both the carriage house and perimeter fence are significant contributing street level scale elements that make up the whole of the Short Mama property. It is the request of the owner to preserve these historically and architecturally significant structures and the ability to upkeep and maintain them in a good, operable condition for future owners and generations of the community.