



Date: May 19, 2023

Richie Mendoza

Permit Number: SUB2023-0016
Project Name: 520 Matzig Replat
Project Address: 520 Matzig Cove, Buda, TX 78610

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 Purpose of Replat Statement [Sub Ord 7.6]
2. Provide a copy of the currently recorded Plat [Plat Application Checklist]
3. Provide inset showing "Current Parcel configuration". [Sec 7.3 Sub Ord]
4. Update the water service provider note. The Letter from RRWSC says it does not serve these lots. [Sub Ord 4.7(t)]
5. Provide a 20 ft PUE along the frontage Matzig Cove [Sub Ord 12.2.4]
6. Show and label widths of all Water Quality Buffer Zones [WQO 22.05.017].
7. Provide an existing condition exhibit showing existing improvements to show that proposed lot lines and building setbacks are not in conflict with existing facilities.. Include an aerial photo background.
8. Show the existing water well on the plat. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Annotate 50 ft offset.

City Planner Comments

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email Wrivera@cityofdrippingsprings.com.

9. In the location map, show the boundaries of the City of Dripping Springs' ETJ. [4.7.a]
10. Please add the recording information to the property directly northwest of Lot 8, Block C. [4.7.c]

11. Recording information for Phase 1, Block B, lots 21 and 22 seems incorrect, please adjust. [4.7.c]
12. Hays County 1445 Approval Letter [5.3.2]
13. Both lots being platted are owned by Scott D Follett and Sally E Follett. This replat must be signed and acknowledged by both property owners. Please create a signature block for Sally E Follett. [7.2.1]
14. Under the title block, the recording information of Lot 3, Block A of Ruby Ranch Phase two has a typo. Instead of volume 7, "Volume 17" was written. Please adjust. [7.3]
15. In the plat notes please transfer the building setback requirements from the final plats of Ruby Ranch Phases 1 and 2, which are 60 feet on the front, side, and rear. [7.2.3]

Open spaces, friendly faces.