



**NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
OF
BUDA, TX
7:00 PM - Tuesday, May 9, 2017
121 S. Main Street
Buda, TX 78610**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular P&Z Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

A. CALL TO ORDER

A.1. Signed & Posted Agenda

[PZ Agenda 050917 signed.pdf](#)

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

D. ROLL CALL

E. PUBLIC COMMENTS

At this time, comments will be take from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission (P&Z), please submit a Citizen's Comment Form to the City Liaison prior to the start of the meeting. No action may be taken by the P&Z during Public Comments.

F. WORKSHOP

G. CONSENT AGENDA

G.1. Approval of the regular Planning and Zoning Commission meeting minutes dated April 11, 2017.

[Minutes from 04.11.17.pdf](#)

H. PUBLIC HEARINGS

H.1. Hold a public hearing regarding a replat of Lot 3 of the Bridgeport Buda Subdivision, establishing Lots 3-A, 3-B, 3-C, 3-D and 3-E, being 9.311 acres and located on the southwest side of Robert S. Light Boulevard at its intersection with Warehouse Drive (RP 17-06)

[PH050917 Bridgeport Replat RP 17-06.pdf](#)

I. REGULAR AGENDA

- I.1. Deliberation and possible action regarding a replat of Lot 3 of the Bridgeport Buda Subdivision, establishing Lots 3-A, 3-B, 3-C, 3-D and 3-E, being 9.311 acres and located on the southwest side of Robert S. Light Boulevard at its intersection with Warehouse Drive (RP 17-06).**

[SR050917 Bridgeport Replat RP 17-06.pdf](#)

[RP 17-06 Bridgeport Buda Replat Lot 3.pdf](#)

J. STAFF REPORTS

K. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

L. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 5:00 pm on DATE, 2016.



Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on meetings may be obtained from the Board Liaison, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
BUDA, TEXAS**

An agenda information packet is available for public inspection in the Buda Public Library.

This notice is posted pursuant to the Texas Open Meeting Act. Notice is hereby given that a **Regular Planning and Zoning Commission Meeting** of the City of Buda, Texas, will be held on **Tuesday, May 9, 2017 at 7:00 p.m.** in the **Council Chambers of Buda City Hall at 121 Main Street, Buda, Texas 78610**, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the City Liaison prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated April 11, 2017.

G. PUBLIC HEARINGS

1. Hold a public hearing regarding a replat of Lot 3 of the Bridgeport Buda Subdivision, establishing Lots 3-A, 3-B, 3-C, 3-D and 3-E, being 9.311 acres and located on the southwest side of Robert S. Light Boulevard at its intersection with Warehouse Drive (RP 17-06).

H. REGULAR AGENDA ITEMS

1. Deliberation and possible action regarding a replat of Lot 3 of the Bridgeport Buda Subdivision, establishing Lots 3-A, 3-B, 3-C, 3-D and 3-E, being 9.311 acres and located on the southwest side of Robert S. Light Boulevard at its intersection with Warehouse Drive (RP 17-06).

I. STAFF REPORTS

The Planning & Zoning Commission may discuss any of the items under Staff Reports, but no formal action will be taken.

- Update regarding the Unified Development Code Re-Write
- Update regarding legislative activity
- Update regarding the activities of other city Boards and Commissions, including the Economic Development Corporation Board.
- Update regarding recent and ongoing Capital Improvements Projects

J. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission during this agenda item.

K. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 5:00 p.m. on Friday, May 5, 2017.



Chance Sparks, AICP, CNU-A
Director of Planning

AGENDA NOTICES:

Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CITY OF BUDA
PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 11, 2017 - 7:00 P.M.

A. CALL TO ORDER

Chair Strother called the meeting to order at 7:00 p.m.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

Commissioner Henry Altmiller	Present
Commissioner Angela Britain	Present
Commissioner Michael Britton	Absent - Excused
Vice-Chair Meghan McCarthy	Present
Commissioner Clark Beach	Present
Commissioner John Ellis	Present
Chair Colin Strother	Present

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen Comment Form to the City Liaison **prior** to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments*

No comments were made.

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated March 28, 2017.

Commissioner Strother made the motion to approve the minutes, seconded by Commissioner McCarthy. The motion passed 5-0 with Commissioner Britain abstaining.

G. REGULAR AGENDA ITEMS

1. Workshop regarding the draft Unified Development Code provisions for Subdivision Regulations (pages 229-335), Sight Visibility Triangle (pages 336-339), Wireless Transmission Facilities (pages 373-385), Tree Preservation & Park Land (pages 386-398), Environmental Protection & Water Quality (pages 399-410), Flood Protection (pages 411-420), and Well Drilling (pages 421-423).

Staff gave a presentation to the commission. The Commission provided comments and feedback regarding the respective sections of the draft Code.

H. STAFF REPORTS

The Planning & Zoning Commission may discuss any of the items under Staff Reports, but no formal action will be taken.

- Update regarding the Unified Development Code Re-Write
- Update regarding the activities of other city Boards and Commissions, including the Economic Development Corporation Board.
- Update regarding recent and ongoing Capital Improvements Projects

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission during this agenda item.

J. ADJOURNMENT

Commissioner Strother made a motion to adjourn the meeting, and a second was made by Commissioner McCarthy. Upon a unanimous vote and having no further business to consider, Chair Strother adjourned the meeting at 9:01 p.m.

ATTEST:

Recording Secretary



Planning and Zoning Commission

Agenda Item Report

May 9, 2017

Contact – Chance Sparks, AICP, CNUa, Director of Planning
512-312-0084 / csparks@ci.buda.tx.us

SUBJECT: HOLD A PUBLIC HEARING REGARDING A REPLAT OF LOT 3 OF THE BRIDGEPORT BUDA SUBDIVISION, ESTABLISHING LOTS 3-A, 3-B, 3-C, 3-D AND 3-E, BEING 9.311 ACRES AND LOCATED ON THE SOUTHWEST SIDE OF ROBERT S. LIGHT BOULEVARD AT ITS INTERSECTION WITH WAREHOUSE DRIVE (RP 17-06).

1. EXECUTIVE SUMMARY

This is the statutory public hearing for this replat. Staff has made the required public notifications in advance of this hearing, pursuant to the requirements of the city's Unified Development Code and state law. This hearing is being held in accordance with applicable state and local laws as they pertain to public hearings.

2. BACKGROUND/HISTORY

N/A

3. STAFF'S REVIEW AND ANALYSIS

This is the public hearing aspect of a replat. Detailed analyses are found with the regular agenda item. This replat public hearing is triggered due to the increase in the number of lots resulting in the creation of more than four parcels. The public hearing puts other property owners within the subdivision on notice should there be any other restrictions that have been filed that might affect the status of this replat (a replat cannot attempt to remove any restrictions).

4. RECOMMENDATION

This is the public hearing to hear public comments, but not take any action. Action on this item can be considered under the associated regular agenda item. The Chair shall open the public hearing and state the time, receive public comments, then close the public hearing and state the time.



Planning and Zoning Commission

Agenda Item Report

May 9, 2017

Contact – Chance Sparks, AICP, CNUA, Director of Planning
512-312-0084 / csparks@ci.buda.tx.us

SUBJECT: DELIBERATION AND POSSIBLE ACTION REGARDING A REPLAT OF LOT 3 OF THE BRIDGEPORT BUDA SUBDIVISION, ESTABLISHING LOTS 3-A, 3-B, 3-C, 3-D AND 3-E, BEING 9.311 ACRES AND LOCATED ON THE SOUTHWEST SIDE OF ROBERT S. LIGHT BOULEVARD AT ITS INTERSECTION WITH WAREHOUSE DRIVE (RP 17-06).

1. EXECUTIVE SUMMARY

This is the action item for considering approval of a re-plat for Bridgeport Buda Subdivision Lot 3.

The City of Buda has received an application to replat lot 3 of the Bridgeport Buda Subdivision, involving 9.311 acres. The replat is triggered due to resubdividing land in a manner that increases the number of lots, which also triggers public hearings. Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations.

2. BACKGROUND/HISTORY

This is the action item for considering approval of a re-plat for Bridgeport Buda Subdivision Lot 3. It was originally platted in 2013, with Lot 3 largely serving as a remainder lot. At the time, sewer service was not convenient to the property. In the four years since, other projects have developed nearby that resulted in utility extensions that made re-subdivision and development of this lot feasible.

Water service is provided by Monarch, and sewer service is provided through the City of Buda.

3. STAFF'S REVIEW AND ANALYSIS

This re-plat establishes Lots 3-A thru 3-E of the Bridgeport Buda Subdivision, along Robert S. Light Blvd. at its intersection with Warehouse Drive. The property carries an I1-Light Industrial & Warehousing zoning designation, along with the Gateway Corridor Overlay. These aspects informed the design of the re-subdivision.

Lots 3-A thru 3-D are developable light industrial lots. Lot 3-E is a lot for the sole purpose of access. All lots within the subdivision have blanket joint & cross-access for enhanced access management and to assure driveway spacing requirements are easily met.

The property drains to the west and southwest toward the Plum Creek tributary, which flows south and southeast. An existing pond is identified within an existing drainage easement on the rear of Lot 3-D, but there is still sufficient buildable area outside of the easement. There is also a small stock pond on the property, which will likely be modified for conversion into a water quality or detention pond for one of the lots.

No new roads are proposed.

The applicant will be constructing wastewater & water lines to serve the project via cross easements (by separate easement instrument).

4. FINANCIAL IMPACT

Development of the Bridgeport Buda Replat results in the creation of additional light industrial lots with reasonable access to critical transportation facilities. The project will create opportunity for small-medium sized businesses producing sales tax and ad valorem tax proceeds. The development results in the payment of related development fees.

5. SUMMARY/CONCLUSION

This is a conventional replat. The replat, as shown, complies with applicable codes and regulations. Plat approval is a ministerial function of the City—if the final plat meets applicable codes and regulations, approval is required.

6. PROS AND CONS

Pros and cons are discussed within the alternatives.

7. ALTERNATIVES

Pros and cons are discussed within the alternatives.

As a ministerial action, few alternatives are available. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations.

Approve as presented – The applicant has satisfied the provisions of the UDC, and other applicable regulations.

Denial – Should this option be chosen, the City and individual members are exposed to significant liability. Specific deficiencies would need to be identified.

Table – Should this option be chosen, staff requests specification of the information needed in order to take action at a future date.

Take No Action – This option would ultimately result in a statutory approval under Chapter 212 of Local Government Code. While possible, staff does not recommend this approach.

8. RECOMMENDATION

Staff recommends approval of this final plat because the lots comply with the requirements of the Unified Development Code.

Approval of subdivision plats constitutes a ministerial action under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations.

RE-PLAT OF LOT 3, BRIDGEPORT BUDA SUBDIVISION

SHEET 1 OF 3 SHEETS

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.

● = SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" SET UPON APPROVAL.

⌈A⌋ FOUND IRON ROD W/ CAP STAMPED "RPLS 4615".

⌈B⌋ FOUND 1/2" IRON ROD.

⌈C⌋ FOUND IRON ROD W/ CAP STAMPED "CHAPARRAL".

⌈D⌋ FOUND IRON ROD W/ CAP, ILLEGIBLE.

⌈E⌋ FOUND SCRIBE "+" IN CONCRETE.

⌈F⌋ FOUND 1" IRON PIPE.

⌈G⌋ FOUND STEEL ROD IN COVERED MONUMENT WELL, NGS (NATIONAL GEODETIC SURVEY) PID: BM0749, COORDINATES SHOWN REFLECT MEASUREMENTS PERFORMED BY SPOT ON SURVEYING ON 15/03/03, MONUMENT DATA AVAILABLE ON NGS.NOAA.GOV - HORIZONTAL DATUM: (NAD '83, TSPSC ZONE) VERTICAL DATUM: (NAVD '88)

AREA CALCULATIONS:

EXISTING LOT 3, (R1)

405,599.87 SQ. FT. - 9.311 ACRES

PROPOSED LOTS

LOT 3-A

44,489.98 SQ. FT. - 1.021 ACRES

LOT 3-B

57,261.65 SQ. FT. - 1.314 ACRES

LOT 3-C

27,213.70 SQ. FT. - 0.625 ACRES

LOT 3-D

239,885.94 SQ. FT. - 5.507 ACRES

LOT 3-E

36,748.60 SQ. FT. - 0.844 ACRES

REFERENCE LEGEND:

(R1) = BRIDGEPORT BUDA SUBDIVISION, VOLUME 16, PAGES 217-218, P.R.H.C.TX.

(R2) = FRANK Y. SMITH SUBDIVISION, VOLUME 19, PAGES 95-96, P.R.H.C.TX.

(R3) = BUDA BUSINESS CENTER SUBDIVISION, INST. NO.: 16029061, O.P.R.H.C.TX.

(R4) = VOL. 2870, PG. 26, O.P.R.H.C.TX.

(R5) = VOL. 2554, PG. 256, O.P.R.H.C.TX.

(R6) = VOL. 3393, PG. 708, O.P.R.H.C.TX.

(R7) = VOL. 4106, PG. 357, O.P.R.H.C.TX.

(R8) = INST. NO.: 16022505, O.P.R.H.C.TX.

D.E. = DRAINAGE EASEMENT.

D.R.H.C.TX. = DEED RECORDS, HAYS COUNTY, TEXAS.

E.U.E. = ELECTRICAL UTILITY EASEMENT.

J.U.A.E. = JOINT USE ACCESS EASEMENT.

O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.

W.W.E. = WASTE WATER EASEMENT

R.P.R.H.C.TX. = REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS.

W.L.E. = WATERLINE EASEMENT

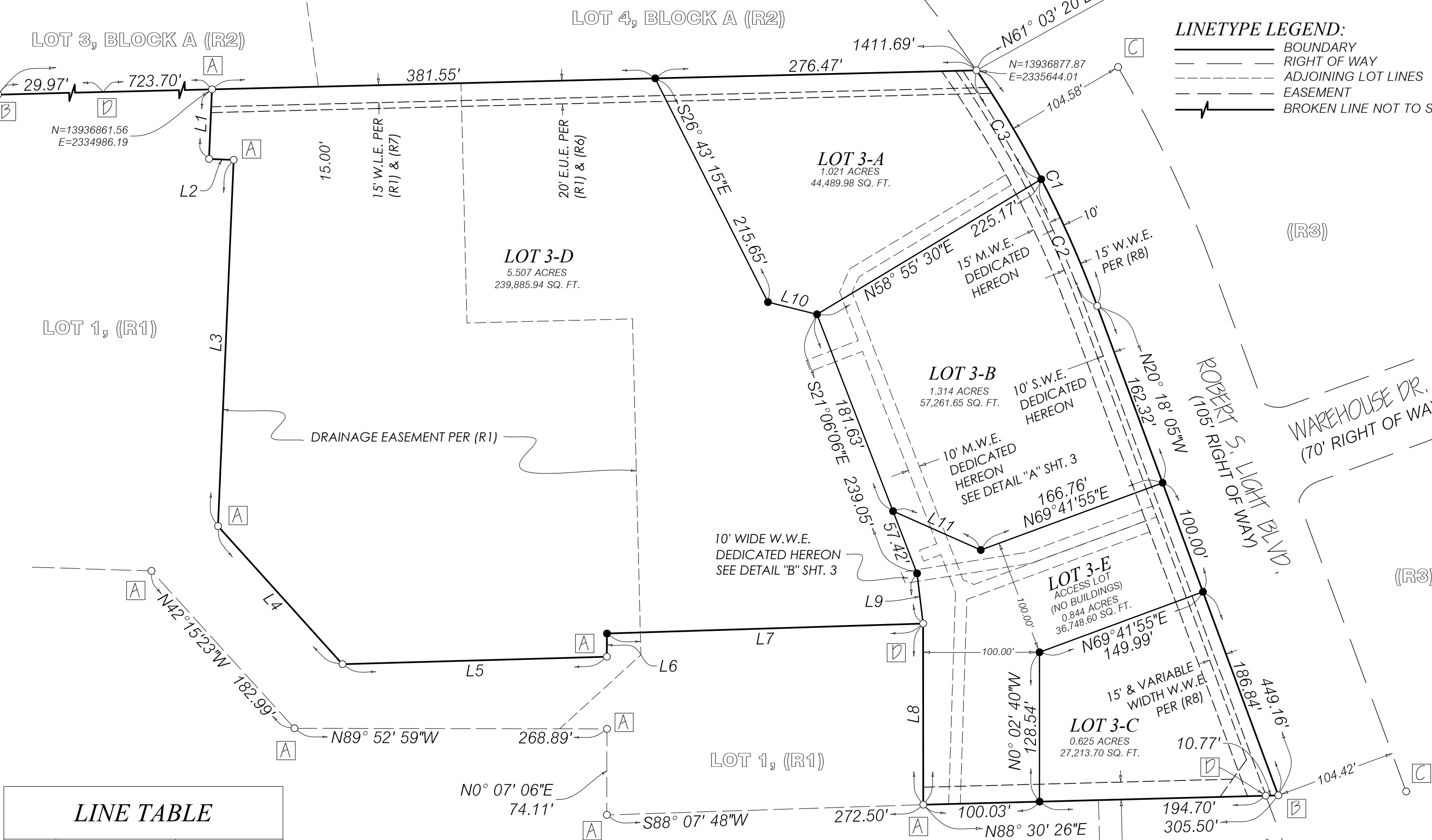
M.W.E. = MONARCH WATERLINE EASEMENT

S.W.E. = SIDEWALK EASEMENT

CURVE TABLE					
C #	DELTA	RAD.	LENGTH	CHD. BEAR.	CHD. L.
C1	Δ=13°45'50"	R=950.59'	L=228.36'	N27°06'54"W	227.81'
C2	Δ=7°11'23"	R=950.59'	L=119.28'	N23°49'41"W	119.21'
C3	Δ=6°34'27"	R=950.59'	L=109.07'	N30°42'36"W	109.01'
C4	Δ=0°37'11"	R=925.59'	L=10.01'	N28°11'32"W	10.01'

LINETYPE LEGEND:

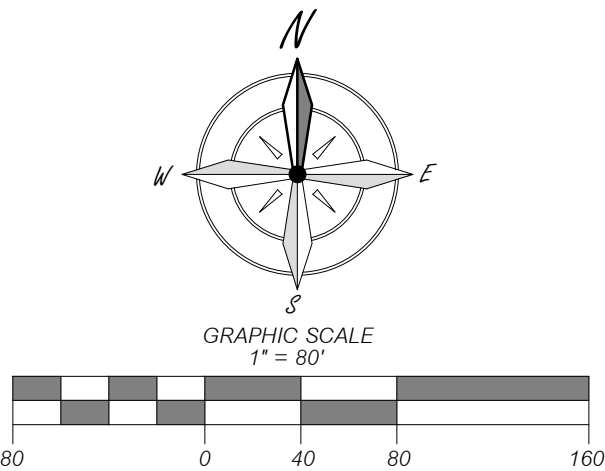
— BOUNDARY
--- RIGHT OF WAY
--- ADJOINING LOT LINES
--- EASEMENT
--- BROKEN LINE NOT TO SCALE



LINE TABLE		
L #	BEARING	LENGTH
L1	S2°23'19"W	59.94'
L2	S87°46'58"E	21.20'
L3	S2°27'02"W	315.50'
L4	S42°02'41"E	160.03'
L5	N88°24'05"E	227.49'
L6	S0°22'41"W	20.00'
L7	N88°10'57"E	272.21'
L8	S0°02'40"E	155.90'
L9	N6°57'57"W	43.45'
L10	S76°04'30"E	43.52'
L11	N66°06'06"W	82.63'
L12	S58°55'30"W	156.83'
L13	S23°53'54"W	21.74'
L14	S21°06'06"E	44.80'
L15	S68°53'54"W	47.83'

LINE TABLE		
L #	BEARING	LENGTH
L16	S21°06'06"E	10.00'
L17	N68°53'54"E	47.83'
L18	S21°06'06"E	177.54'
L19	S68°53'54"W	15.84'
L20	S21°06'06"E	10.00'
L21	N68°53'54"E	15.84'
L22	S21°06'06"E	34.77'
L23	S1°50'21"W	182.32'
L24	N88°30'26"E	10.02'
L25	N1°50'21"E	175.85'
L26	N69°41'55"E	167.77'
L27	N69°41'55"E	157.63'
L28	N20°18'05"W	10.00'

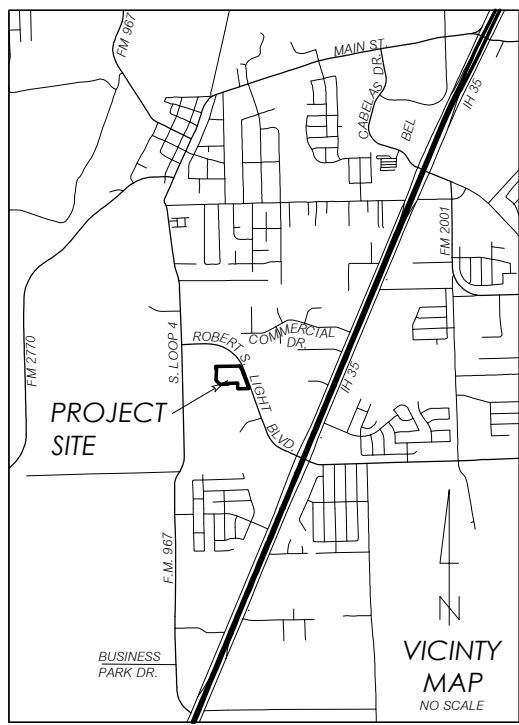
LINE TABLE		
L #	BEARING	LENGTH
L29	S66°06'06"E	10.17'
L30	S21°06'06"E	265.23'
L31	S23°53'54"W	14.44'
L32	S58°55'30"W	153.17'
L33	N69°41'55"E	114.42'
L34	N81°00'49"E	110.38'
L35	N21°06'06"W	10.23'
L36	S81°00'49"W	109.22'
L37	S69°41'55"W	115.41'
L38	N20°18'05"W	10.00'



SOS J/N: 0016-16-067

RE-PLAT OF LOT 3, BRIDGEPORT BUDA SUBDIVISION
9.311 ACRES, IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

SHEET 2 OF 3 SHEETS



GENERAL NOTES:

- 1. LOTS 3-A, 3-B, 3-C, 3-D, AND 3-E ARE HEREBY GRANTED SHARED PARKING AND VEHICULAR ACCESS RIGHTS.
- 2. ALL DRAINAGE AND ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, PURSUANT TO THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 4. THIS SUBDIVISION LIES WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 5. PEDERNALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THESE PUBLIC UTILITY EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 6. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 7. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF BUDA SHALL BE REQUIRED PRIOR TO THE DEVELOPMENT ON THESE LOTS.
- 8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BUDA.
- 9. THIS SUBDIVISION LIES ENTIRELY OUTSIDE THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
- 10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
- 11. UTILITY SERVICES PER RECORD PLAT:
ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE - VERIZON
WATER - CITY OF BUDA
WASTEWATER - CITY OF BUDA
- 12. LOT 3-E IS TO BE PRIVATELY MAINTAINED AND USED FOR SHARED ACCESS AND PARKING ONLY. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THIS LOT.
- 13. ALL LOTS WITHIN THIS SUBDIVISION SHALL ALLOW JOINT AND CROSS ACCESS.

SURVEYORS NOTICE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894



STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS

OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, BRIDGEPORT PROPERTIES BUDA, LLC., AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF LOT 3, OF BRIDGEPORT BUDA SUBDIVISION, A SUBDIVISION IN THE CITY OF BUDA, COUNTY OF HAYS, STATE OF TEXAS OUT OF THE JAMES HURDMAN SURVEY NO. 33, ABSTRACT NO. 231, AS RECORDED IN VOLUME 16, PAGES 217-218, PLAT RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RE-SUBDIVIDE SAID LOT 3, TO BE KNOWN AS LOTS 3-A, 3-B, 3-C, 3-D AND 3-E AND DO HEREBY RE-SUBDIVIDE BEING A RE-PLAT OF LOTS 3, BRIDGEPORT BUDA SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

BRIDGEPORT PROPERTIES BUDA, LLC.

BY:
NAME:
DATE
TITLE:

4760 RICHMOND ROAD, SUITE 200, CLEVELAND, OH. 44128

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
OF BRIDGEPORT PROPERTIES BUDA, LLC., A OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID BRIDGEPORT PROPERTIES BUDA, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF , 20, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY CERTIFICATION:

I, ALICIA RAMIREZ, CITY SECRETARY OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING RE-PLAT OF LOT 3, BRIDGEPORT BUDA SUBDIVISION, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE DAY OF , 20, SAID RE-PLAT SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

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

ALICIA RAMIREZ, TRMC, CPM
CITY SECRETARY
CITY OF BUDA, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20, A.D., AT O'CLOCK M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. , O.P.R.H.C.TX.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE DAY OF , 2017, A.D.

LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48209C0280F, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

ENGINEER'S CERTIFICATION:

I, MATTHEW DRINGENBERG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MATTHEW DRINGENBERG
TEXAS REGISTRATION NO. - P.E. 114250
SOUTHWEST ENGINEERS, INC., TBPE FIRM NO.: F-1909
142 CIMARRON PARK LOOP, SUITE A, BUDA, TEXAS 78610



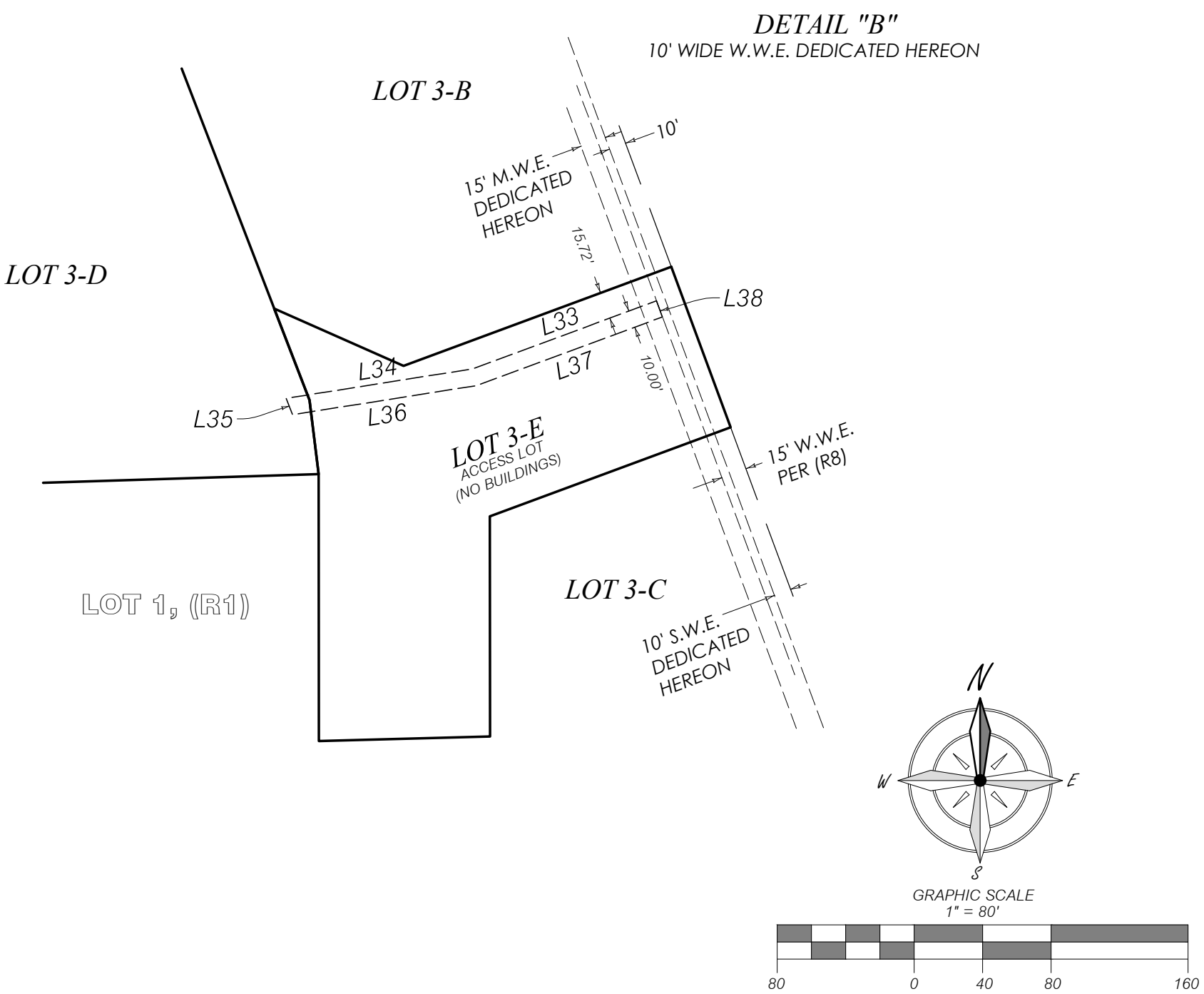
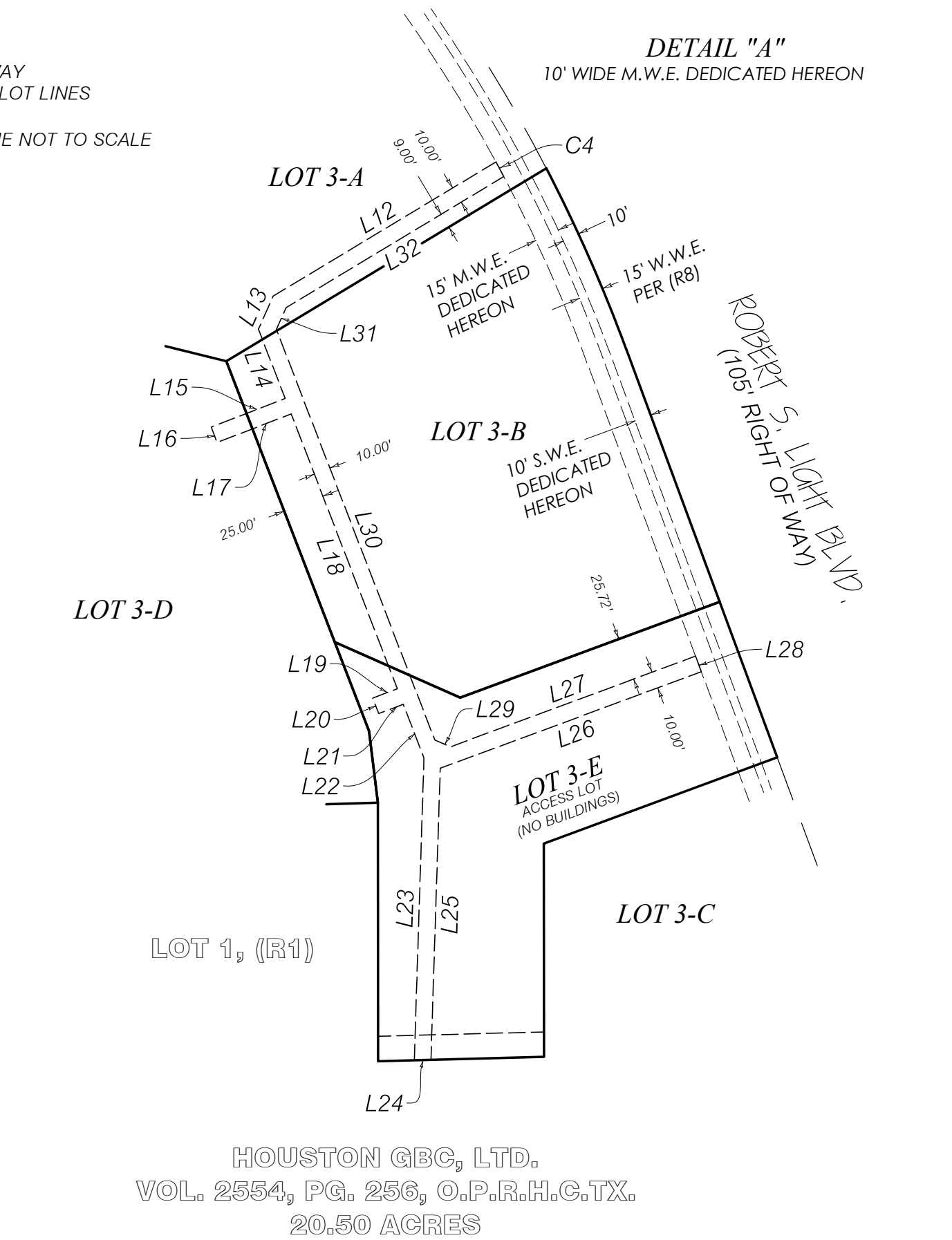
RE-PLAT OF LOT 3, BRIDGEPORT BUDA SUBDIVISION
9.311 ACRES, IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

SHEET 3 OF 3 SHEETS

LINE TABLE		
L #	BEARING	LENGTH
L1	S2°23'19"W	59.94'
L2	S87°46'58"E	21.20'
L3	S2°27'02"W	315.50'
L4	S42°02'41"E	160.03'
L5	N88°24'05"E	227.49'
L6	S0°22'41"W	20.00'
L7	N88°10'57"E	272.21'
L8	S0°02'40"E	155.90'
L9	N6°57'57"W	43.45'
L10	S76°04'30"E	43.52'
L11	N66°06'06"W	82.63'
L12	S58°55'30"W	156.83'
L13	S23°53'54"W	21.74'
L14	S21°06'06"E	44.80'
L15	S68°53'54"W	47.83'
L16	S21°06'06"E	10.00'
L17	N68°53'54"E	47.83'
L18	S21°06'06"E	177.54'
L19	S68°53'54"W	15.84'
L20	S21°06'06"E	10.00'
L21	N68°53'54"E	15.84'
L22	S21°06'06"E	34.77'
L23	S1°50'21"W	182.32'
L24	N88°30'26"E	10.02'
L25	N1°50'21"E	175.85'
L26	N69°41'55"E	167.77'
L27	N69°41'55"E	157.63'
L28	N20°18'05"W	10.00'
L29	S66°06'06"E	10.17'
L30	S21°06'06"E	265.23'
L31	S23°53'54"W	14.44'
L32	S58°55'30"W	153.17'
L33	N69°41'55"E	114.42'
L34	N81°00'49"E	110.38'
L35	N21°06'06"W	10.23'
L36	S81°00'49"W	109.22'
L37	S69°41'55"W	115.41'
L38	N20°18'05"W	10.00'

CURVE TABLE					
C #	DELTA	RAD.	LENGTH	CHD. BEAR.	CHD. L.
C1	Δ=13°45'50"	R=950.59'	L=228.36'	N27°06'54"W	227.81'
C2	Δ=7°11'23"	R=950.59'	L=119.28'	N23°49'41"W	119.21'
C3	Δ=6°34'27"	R=950.59'	L=109.07'	N30°42'36"W	109.01'
C4	Δ=0°37'11"	R=925.59'	L=10.01'	N28°11'32"W	10.01'

LINETYPE LEGEND:
— BOUNDARY
- - - RIGHT OF WAY
- - - ADJOINING LOT LINES
- - - EASEMENT
- - - BROKEN LINE NOT TO SCALE



SOS J/N: 0016-16-067