

4475
217

THE INN ABOVE ONION CREEK, INC. TO
ONION CREEK INN, LLC
10/31/2012 (88.77 AC.)

ORIGINAL SCALE
1" = 200'

242.65'
S 38°16'03" W

N 38°16'03" E
19.01'

N 57°36'11.5" E
101.58'

N 53°45'17.3" E
55.94'

S 06°02'09" W 2218.93'

LOT 9B
22.14 Acres±

50' BSL PER DR

N 05°16'23" W 2266.43'

LOT 9A

LOT 8

50' BSL PER DR
10' PUE PER PLAT
REMAINING PORTION OF
FARM CREDIT BANK OF TEXAS TO
DAN T. JANOSKE ET UX
4/28/1997 (LOT 8)

HCIN 23001317
RESUBDIVISION PLAT OF LOT 9,
INDIAN HILLS RANCH

500.31'

60' WIDE DRAINAGE EASEMENT
CENTERED ON CREEK PER PLAT

25' P.U.E. PER PLAT AND
25' B.S.L. PER HCIN 23001317

RAD=55.00'
ARC L=62.72'
CENTRAL ANGLE=65°20'07"
CHD. BRG.=N 84°53'40" W
CHD. DST.=59.37'

INDIAN HILLS TRAIL
(60' R.O.W.)

59.37'
S 29°46'13" W

SURVEYORS' NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0270F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
5. THIS LOT IS SUBJECT TO A 25' P.U.E. ALONG THE FRONT AND A 10' PUE ALONG SIDE LINES AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 339 OF THE HAYS COUNTY PLAT RECORDS.
6. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 2207901-DRP, DATED 2/16/2022 PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NO. 2207901-DRP

10(F) A 25' WIDE PUBLIC UTILITY EASEMENT RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 23001317 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(G) A 10' WIDE PUBLIC UTILITY EASEMENT RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 23001317 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(H) A 60' WIDE DRAINAGE EASEMENT RECORDED IN VOLUME 6, PAGE 339 OF THE HAYS COUNTY PLAT RECORDS AND SHOWN ON HAYS COUNTY INSTRUMENT NUMBER 23001317 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(I) A 25' WIDE FRONT BUILDING SETBACK AND A 50' WIDE SIDE AND REAR BUILDING SETBACK RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 23001317 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(J) A 25' WIDE FRONT BUILDING SETBACK AND A 10' WIDE SIDE PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 6, PAGE 339 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

LEGEND

 HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS

 HAYS COUNTY PLAT RECORDS

 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"

 1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "MCMILLAN"

 WIRE FENCE

 UTILITY LINE, POLE AND GUY

 BUILDING SETBACK LINE

 PUBLIC UTILITY EASEMENT

 DRAINAGE EASEMENT

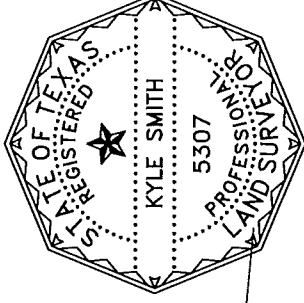
 PLAT RECORDED IN VOLUME 6, PAGE 339 OF THE HAYS COUNTY PLAT RECORDS

 DEED RESTRICTIONS RECORDED IN VOLUME 1156, PAGE 383 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS

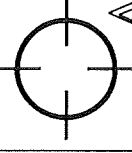
 HAYS COUNTY INSTRUMENT NUMBER

TO ARTHUR ORBIN AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MARCH 16, 2022; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.



KYLE SMITH, R.P.L.S. NO. 5307

 **BYRN & ASSOCIATES, INC.**

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

CLIENT: ORBIN, ARTHUR
DATE: 3/16/2022
OFFICE: K. SMITH
CREW: K. SMITH, BANKS
FB/PG: 800/8
PLAT NO. 28044-22-2-b

PLAT OF LOT 9B,
RESUBDIVISION OF LOT 9, INDIAN
HILLS RANCH, HAYS COUNTY, TEXAS