

VICINITY MAP - 1"=5000'

SUBJECTORS' NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT T.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. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND 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.
5. ACCORDING TO SCALING FROM TCEQ MAPS ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. THIS TRACT LIES WITHIN THE BOUNDARIES OF MOUNTAIN CITY EXTRA TERRITORIAL JURISDICTION.
8. THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 5.
9. THIS SUBDIVISION LIES WITHIN THE BARTON SPRINGS EDWARDS AQUIFER GROUNDWATER CONSERVATION DISTRICT.
10. ACCORDING TO SCALING FROM TCEQ MAPS ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
11. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
12. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
13. 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.
14. THESE LOTS ARE SUBJECT TO A 25' PUE 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.
15. THESE LOTS ARE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1156, PAGE 383 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.
16. THESE LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND TCEQ REGULATED DEVELOPMENT IS PROHIBITED.
17. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
18. INDIAN HILLS TRAIL IS CLASSIFIED AS A LOCAL ROADWAY.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ARTHUR J. ORBIN AND CHRISTINE A. ORBIN, OWNERS OF LOT 9, INDIAN HILLS RANCH, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 1/21/2004, AND RECORDED IN VOLUME 2391, PAGE 98 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS RESUBDIVISION PLAT OF LOT 9, INDIAN HILLS RANCH, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

ARTHUR J. ORBIN
CHRISTINE A. ORBIN
229 EAST OAK ESTATES
SAN ANTONIO, TX, 78258

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARTHUR J. ORBIN AND CHRISTINE A. ORBIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF December, A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
CLEO LANGWELL
Notary Public, State of Texas
My Comm. Expires July 13, 2024
ID No. 13256443-8

STATE OF TEXAS

I, ELAINE H. CARDENS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF December, A.D. 2022.

ELAINE H. CARDENS, COUNTY CLERK
COUNTY CLERK
HAYS COUNTY, TEXAS
Deputy

STATE OF TEXAS

I, ELAINE H. CARDENS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 13 DAY OF December, 2022, AT 2:00 PM.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF December, A.D. 2022.

ELAINE H. CARDENS, COUNTY CLERK
COUNTY CLERK
HAYS COUNTY, TEXAS
Deputy

THIS RESUBDIVISION PLAT OF LOT 9, INDIAN HILLS RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF ADJUSTMENTS OF THE CITY OF MOUNTAIN CITY, TEXAS, AND IS HEREBY APPROVED BY SUCH BOARD.

DATED THIS 9 DAY OF January, 2023
Caleb McCloud
Mayor

SECRETARY

LEGEND

| (VOL) | HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS |
|--|---|
| PG | |
| PG | |
| HAYS COUNTY PLAT RECORDS | |
| 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BTRN SURVEY" | |
| 1/2" IRON ROD FOUND OR DIAMETER NOTED | |
| 1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "McMILLAN" | |
| X | WIRE FENCE |
| ohu | UTILITY LINE, POLE AND GUY |
| BSL | BUILDING SETBACK LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| PLAT | PLAT RECORDED IN VOLUME 6, PAGE 339 OF THE HAYS COUNTY PLAT RECORDS |
| DR | DEED RESTRICTIONS RECORDED IN 1156 383 |

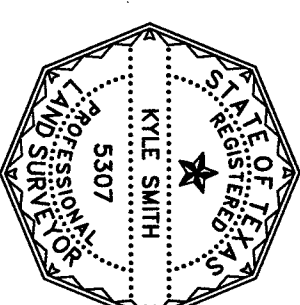
LOT SIZE CATEGORIES

TOTAL AREA = 40.14 ACRES
TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 20.07 ACRES
NUMBER OF LOTS OVER 10 ACRES = 2
NUMBER OF LOTS 5 - 10 ACRES = 0
NUMBER OF LOTS 2 - 5 ACRES = 0
NUMBER OF LOTS 1 - 2 ACRES = 0
NUMBER OF LOTS LESS THAN 1 ACRE = 0

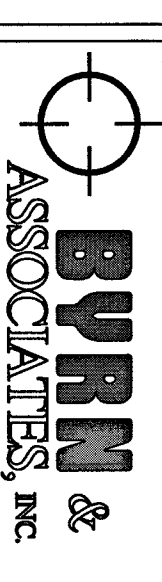
UTILITIES:
ELECTRIC--PEDERNALES ELECTRIC COOP.
WATER--WATER WELL OR RAINWATER COLLECTION
SEWER--INDIVIDUAL OSSF

DRIVEWAY PERMIT STATEMENT:
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.

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



REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307



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

RESUBDIVISION PLAT OF LOT

9, INDIAN HILLS RANCH,
HAYS COUNTY, TEXAS