

VICINITY MAP - 1"=5000'

#### 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. 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' 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.
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.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

12-13-2022  
DATE

  
ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

12-13-2022  
DATE

#### 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

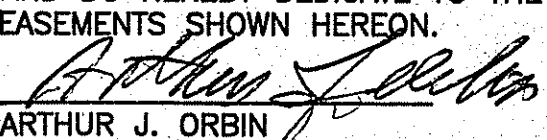
#### DRIVEWAY PERMIT STATEMENT:

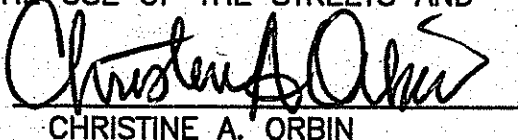
DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

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

STATE OF TEXAS\*  
COUNTY OF HAYS\*

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  
229 EAST OAK ESTATES  
SAN ANTONIO, TX., 78258

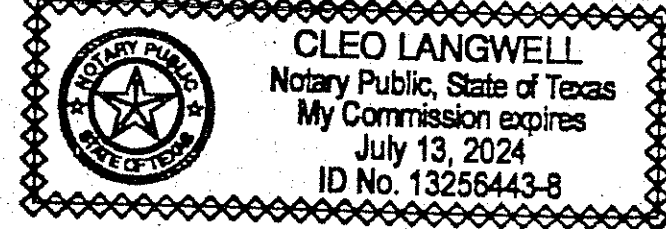
  
CHRISTINE A. ORBIN  
229 EAST OAK ESTATES  
SAN ANTONIO, TX., 78258

STATE OF TEXAS\*  
COUNTY OF HAYS\*

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<sup>th</sup> DAY OF December, A.D., 2022


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

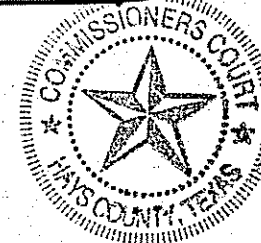



STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13 DAY OF November, A.D. 2022, 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 IN THE MINUTES OF THE SAID COURT INSTRUMENT NUMBER 28044-22-c

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

  
RUBEN BECERRA  
COUNTY JUDGE  
HAYS COUNTY, TEXAS



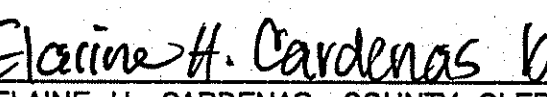
  
ELAINE H. CARDENAS by: Cynthia Bertram, Deputy  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13 DAY OF November, 2022, AT

10:06 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY,

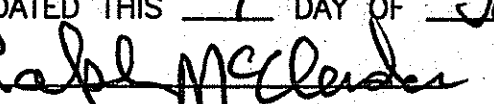
TEXAS IN INSTRUMENT NUMBER 23001317

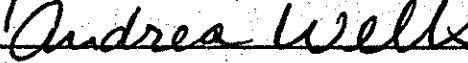
  
ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS




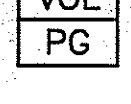
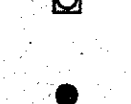

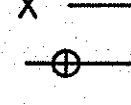
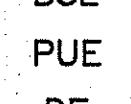






THIS RESUBDIVISION PLAT OF LOT 9, INDIAN HILLS RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF ADJUSTMENTS OF THE CITY OF MOUNTAIN CITY, TEXAS, AND IS HEREBY APPROVED BY SUCH BOARD.

DATED THIS 9 DAY OF January, 2023

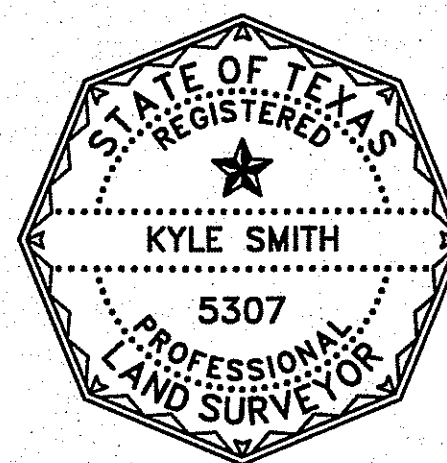
  
RALPH MCCLENDON  
MAYOR

  
ANDREA WELLS  
SECRETARY

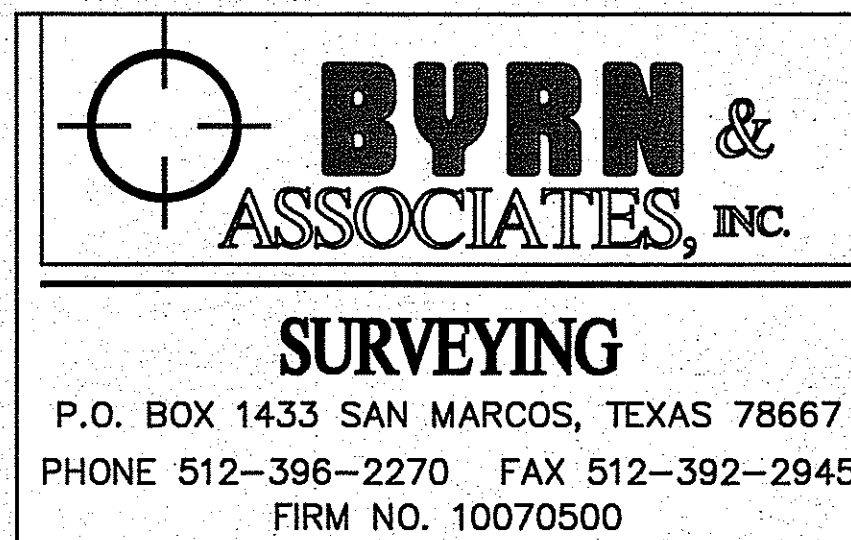
#### LEGEND

	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 OR DIAMETER NOTED
	1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "McMILLAN"
	WIRE FENCE
	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 <u>1156</u> <u>383</u>

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



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



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



ORIGINAL SCALE  
1" = 600'

ORIGINAL LOT CONFIGURATION  
LOT 9, INDIAN HILLS RANCH, RECORDED IN  
VOLUME 6, PAGE 339 OF THE HAYS COUNTY  
PLAT RECORDS, HAYS COUNTY, TEXAS

LOT 9  
40.14 Acres

TEJAS RISK, LLC TO  
T2L INVESTMENTS, LTD.  
11/13/2014 (133.89 AC.)

4475  
217 THE INN ABOVE ONION CREEK, INC. TO  
ONION CREEK INN, LLC  
10/31/2012 (88.77 AC.)

LOT 9B  
22.14 Acres

1307  
657 REMAINING PORTION OF  
FARM CREDIT BANK OF TEXAS TO  
DAN T. JANOSEK ET UX  
4/28/1997 (LOT 8)

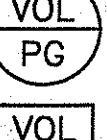
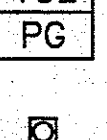


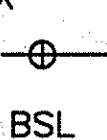
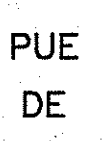






LOT 9A  
18.00 Acres

LOT 8

LOT 10  
OWNERS  
GUNNAR SEQUIST &  
KATHRINE SHARP

ORIGINAL SCALE  
1" = 200'

# LEGEND

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

RAD=55.00'  
ARC L.=62.72'  
CENTRAL ANGLE=65°20'07"  
CHD. BRG.=S 29°46'13" W  
CHD. DST.=59.37'

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

**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-c