

SHEET  
1 OF 6

## INDIAN HILLS RANCH

381790

STATE OF TEXAS:  
COUNTY OF TRAVIS:

WHEREAS Farm Credit Bank of Texas, an instrumentality of the United States of America chartered by the Farm Credit Administration with its home address at 6210 Highway 290 East, Austin, Texas, is owner of that certain 516.16 acre tract of land situated in the Memory B. Tatum Survey, Abstract 456, in Hays County, Texas,

490.72 acres of said 516.15 acre tract being a portion of that certain 559.75 acre tract of land conveyed by M.G. Michaelis, III and wife Sharon Ann Michaelis to Farm Credit Bank of Texas as described in Substitute Trustee's Deed dated November 5, 1991 recorded in Volume 897 at Page 325 of the Official Public Records of Hays County,

23.17 acres of said 516.15 acre tract being a portion of that certain 454.14 acre tract of land also conveyed to Farm Credit Bank of Texas as described in the last-mentioned Substitute Trustee's Deed,

1.34 acres of said 516.15 acre tract being a portion of that certain tract of land conveyed by M.G. Michaelis, III and wife Sharon Ann Michaelis to Farm Credit Bank of Texas as described in Substitute Trustee's Deed dated November 5, 1991 recorded in Volume 897 at Page 316 of the Official Public Records of Hays County, and

0.92 acres of said 516.15 acre tract being a strip of land approximately 46.6 feet in width, which is an abandoned public road formerly known as "the Kyle-Blanco Road" (and being that same portion of said road formally abandoned by resolution of Hays County Commissioners' Court August 16, 1993 as recorded in Volume "O" at Page 683 of the Minutes of said Court) and to which strip Farm Credit Bank of Texas claims title by virtue of the two above referenced deeds,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that Farm Credit Bank of Texas does hereby subdivide said 516.15 acre tract to be known as: "INDIAN HILLS RANCH" in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said Farm Credit Bank of Texas has caused these presents to be executed by its Vice-president, Tommie F. Stuart, thereto duly authorized, this the 15th day of June, A.D. 1995.

Farm Credit Bank of Texas

ATTEST:

*Tommie F. Stuart*  
Tommie F. Stuart

*Valerie Malom*  
Valerie Malom  
Notary:

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared Tommie F. Stuart, known to me to be the person whose name is subscribed to the foregoing instrument as Vice-president of Farm Credit Bank of Texas and acknowledged to me that he executed the same in such capacity as the act and deed of Farm Credit Bank of Texas for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of June, A.D. 1995.



*Lori Harris*  
NOTARY PUBLIC - STATE OF TEXAS  
Notary's printed name: Lori Harris

Notary's commission expires: Aug. 13, 1998

APPROVED FOR RECORD:

This plat of 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 16th day of June, 1995.  
BY: *Beth H. Smith*

Beth H. Smith  
Mayor

*James A. Hill*  
Secretary

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF HAYS COUNTY.

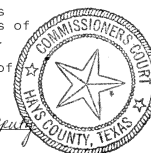
STATE OF TEXAS:  
COUNTY OF HAYS:

I, RONNIE DANNELLEY, County Clerk of Hays County, Texas, do hereby certify that on the 19th day of June, A.D. 1995, 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 in Book P at Page 446.

WITNESS MY HAND AND SEAL OF OFFICE this the 19th day of June, A.D. 1995

*Eddy E. Heredige*  
EDDY E. HEREDGE  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

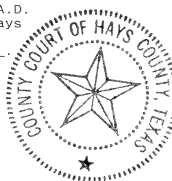
*Ronnie Dannelley*  
RONNIE DANNELLEY  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF HAYS:

I, RONNIE DANNELLEY, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 23rd day of June, 1995, at 11:00 o'clock A.M., and duly recorded on the 23rd day of June, 1995 at 11:00 o'clock A.M., in the Plat Records of Hays County, Texas, in Book 6, Pages 389-344.

WITNESS MY HAND AND SEAL OF OFFICE this the 23rd day of June, A.D., 1995.

*Ronnie Dannelley*  
RONNIE DANNELLEY  
COUNTY CLERK  
HAYS COUNTY, TEXAS



IMPORTANT NOTE:

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 the 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.

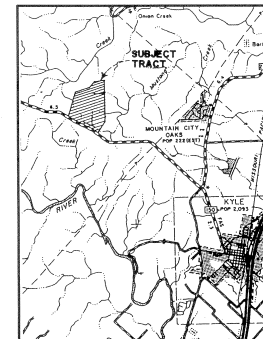
No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by the Hays County Health Department.

No construction or other development within this subdivision may begin until all Hays County development permit requirements have been met.

*Allen G. Walther*  
Allen G. Walther, Director  
Hays County Environmental Health  
Hays County Floodplain Administrator

EDWARDS AQUIFER NOTE:

This subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone as shown upon the Official Edwards Aquifer Recharge Zone Map prepared by the Texas Water Development Board in co-operation with the Texas Water Quality Board and the Edwards Underground Water District. Reference is hereby made to the Water Pollution Abatement Plan on file for this subdivision.

LOCATION MAP  
SCALE: 1" = 2 MILES

PRIVATE ROADWAYS:

The strips of land, 60 feet in width except at the circular turnarounds at the ends of said strips, annotated "INDIAN HILLS TRAIL" and "INDIAN HILL POINT" as shown upon this plat are to be used as private roadways for access to and from the lots of this subdivision and are also hereby dedicated as easements for public utilities, provided however that such use by public utilities shall not unreasonably interfere with the use of said strips as private roadways.

PUBLIC UTILITY EASEMENTS - DISTRIBUTION LINES ONLY:

Easements shown on this plat annotated "P.U.E." or "Public Utilities Easement" are hereby dedicated for the non-exclusive use of public utility companies, including Pedernales Electric Co-operative and General Telephone Company, provided however that all such easements hereby dedicated are for distribution lines only and that, in the case of the 20 ft. Public Utilities Easements shown along the side lot lines of Lots 1 through 8 and the 25 ft. Public Utilities Easement shown along the Southeast line of Lot 1, such use by public utilities shall not interfere with the prospective use of the 60 ft. wide easement heretofore granted along the East lines of Lots 1 through 8 as described upon this plat.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, that I, Kent Neal McMillan, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey-related requirements of the Hays County Subdivision Specifications and further certify that this plat is true and correctly made and was prepared from actual surveys of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

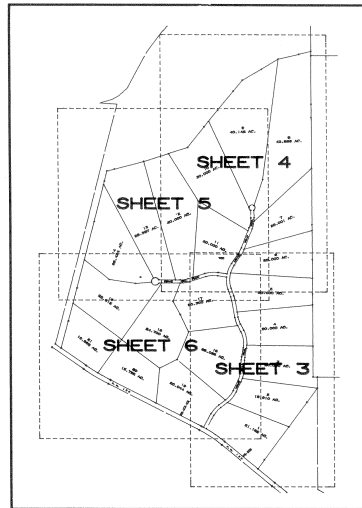
WITNESS MY HAND and seal of registration this the 25th day of May, 1995.

*Kent Neal McMillan*  
Kent Neal McMillan  
Registered Professional Land Surveyor  
No. 4341  
2104 Paramount Avenue, Austin, TX 78704  
telephone (512) 445-5441



SHEET  
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## INDIAN HILLS RANCH



KEY PLAN

## TOPOGRAPHIC INFORMATION:

Elevation contours shown upon this map were digitized from U.S. Geological Survey 7.5 Minute Quadrangle Map "Mountain City, TX" and were not determined as a part of the survey of this subdivision.

## REFERENCE BENCHMARK:

South side of F.M. Highway 150, approx. 5000 ft. Easterly from the SE corner of Lot 1, INDIAN HILLS RANCH; approx. 33 ft. South of centerline of highway pavement; set Spike with 2 in. Aluminum Washer stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341, UE" in old, faint, chiselled square in concrete at North center of Cattle Guard at the former entrance to the C.M. Decker Ranch (not in use in 1995)  
Elev. 857.18 NGVD29 (U.S. Geological Survey UE, Mile 25.76 Line 11, Buda Quadrangle, 1957)

## PROJECT BENCHMARKS:

Rod 548: On Lot 19, INDIAN HILLS RANCH, top of 5/8 in. Iron Rod set in Hole drilled in Rock outcrop in drainageway. Rod bears N10°15'20"E, 597.50 ft. from Rod and Cap 426 at SE corner of Lot 19 and N75°12'50"W, 291.31 ft. from Rod and Cap 431 at East Common corner of Lots 18 and 19.  
Elev. 832.44 NGVD29

Rod 544: On Lot 18, INDIAN HILLS RANCH, top of 5/8 in. Iron Rod set in Hole drilled in rocky bed of drainageway. Rod bears N86°42'31"E, 652.45 ft. from Rod and Cap 536 at SW corner of Lot 18 and N17°51'35"W, 797.17 ft. from Rod and Cap 431 at East Common corner of Lots 18 and 19.  
Elev. 846.36 NGVD29

Rod and Cap 804: Along SE line of Lot 1, INDIAN HILLS RANCH, top of 2 in. Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341". Rod and Cap 840 at SE corner of Lot 1 bears S34°19'24"W, 205.60 ft.  
Elev. 825.76 NGVD29

## LEGEND

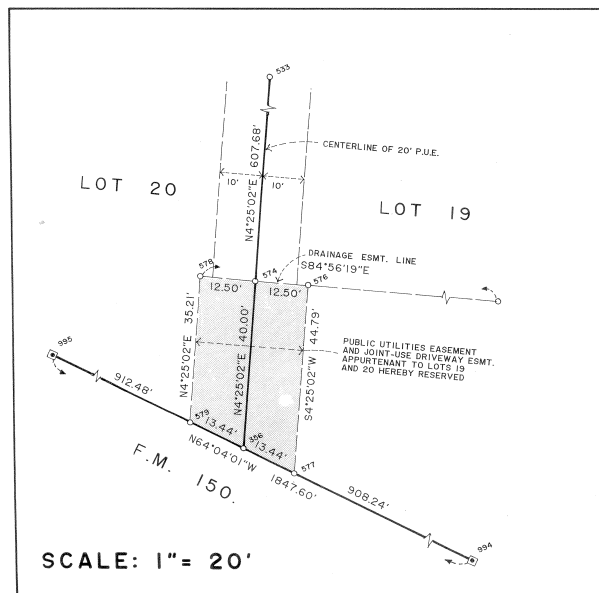
- no. ○ Placed 5/8 in. X 16 in. Iron Rod with 2 in. Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR RPLS 4341" and also stamped with number annotated on map next to symbol (along drainage easement lines, this symbol denotes a 5/8 in. x 16 in. Iron Rod placed without an Aluminum Cap)
- no. ■ Found Texas Highway Department Concrete Right-of-Way marker (refer to the KEY TO SURVEY MARKS on Sheet 2 when this symbol appears on the subdivision boundary)
- no. ● Found 5/8 in. x 16 in. Iron Rod with 2 in. Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341" placed by the undersigned in 1993 (original mark of boundary of 500.03 ac. Orr tract or of 31.15 ac. Michaelis tract as surveyed by the undersigned)
- Easement line
- 900 Elevation Contour taken from U.S. Geological Survey Map
- P.U.E. Public Utilities Easement  
C.L. Centerline
- HCDR Hays County Deed Records  
HCOPR Hays County Official Public Records

## KEY TO SURVEY MARKS

In the following list "Standard Rod and Cap" denotes a 5/8 in. x 16 in. Iron Rod with an Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341":

## NO. DESCRIPTION

- 770 Set Standard Rod and Cap on the line of the East face of an old Rock Fence, in line with a Wire Fence running Easterly, to mark the Southwest corner of that certain 35.06 ac. tract conveyed by Mary Haupt et al to J.C. Ruby as described Vol. 112 Pg. 632 HCDR
- 774 Set Standard Rod and Cap by the Corner of an old Rock Fence (5.0 ft. South of the line of an old Fence running Westerly)
- 820 Found an old 3/4 in. Metal Rod in Concrete at the base of a Fence Corner Post
- 992 Point on a Concrete Right-of-Way Marker from which a Cross scribed on the Top Center of said Marker bears N38°11'27"E, 0.07'
- 993 Point on a Concrete Right-of-Way Marker from which a Cross scribed on the Top Center of said Marker bears N38°50'30"E, 0.18'
- 994 Point on a Concrete Right-of-Way Marker from which a Cross scribed on the Top Center of said Marker bears S25°51'55"W, 0.05'
- 995 Point on a Concrete Right-of-Way Marker from which a Cross scribed on the Top Center of said Marker bears S25°54'18"W, 0.13'
- 996 Point on a Concrete Right-of-Way Marker from which a Cross scribed on the Top Center of said Marker bears N33°32'50"E, 0.09'
- 1401 Set Standard Rod and Cap along South side of an old Rock Fence to mark the re-entrant corner on the East line of that certain 847 ac. tract conveyed by M.W. Rogers et ux to M.G. Michaelis as described Vol. 58 Pg. 248 HCDR
- 1403 Set Standard Rod and Cap to mark an interior corner on the East line of the former 847 ac. Michaelis tract described Vol. 58 Pg. 248 HCDR (the Rock Fence having been removed at this point)



SCALE: 1" = 20'

DETAIL OF JOINT-USE DRIVEWAY  
EASEMENT FOR LOTS 19 AND 20

I, Marshall Neil Franklin, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Hays County Subdivision Specifications. The Drainage Easements shown upon this plat for Lots 1, 18, and 19 are of sufficient width to contain the 100 year flood plains of the waterways along which those easements are situated.

Marshall Neil Franklin, P.E.  
Marshall Neil Franklin, P.E.  
Date 6/16/95



Refer to Sheet 1 for the Surveyor's Certificate. Signed for identification this the 25th day of May, 1995.

Kent Neal McMillan  
Kent Neal McMillan  
Registered Professional Land Surveyor  
No. 4341  
2104 Paramount Avenue, Austin TX 78704  
Telephone (512) 445-5441



6/342

SHEET 6  
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# INDIAN HILLS RANCH

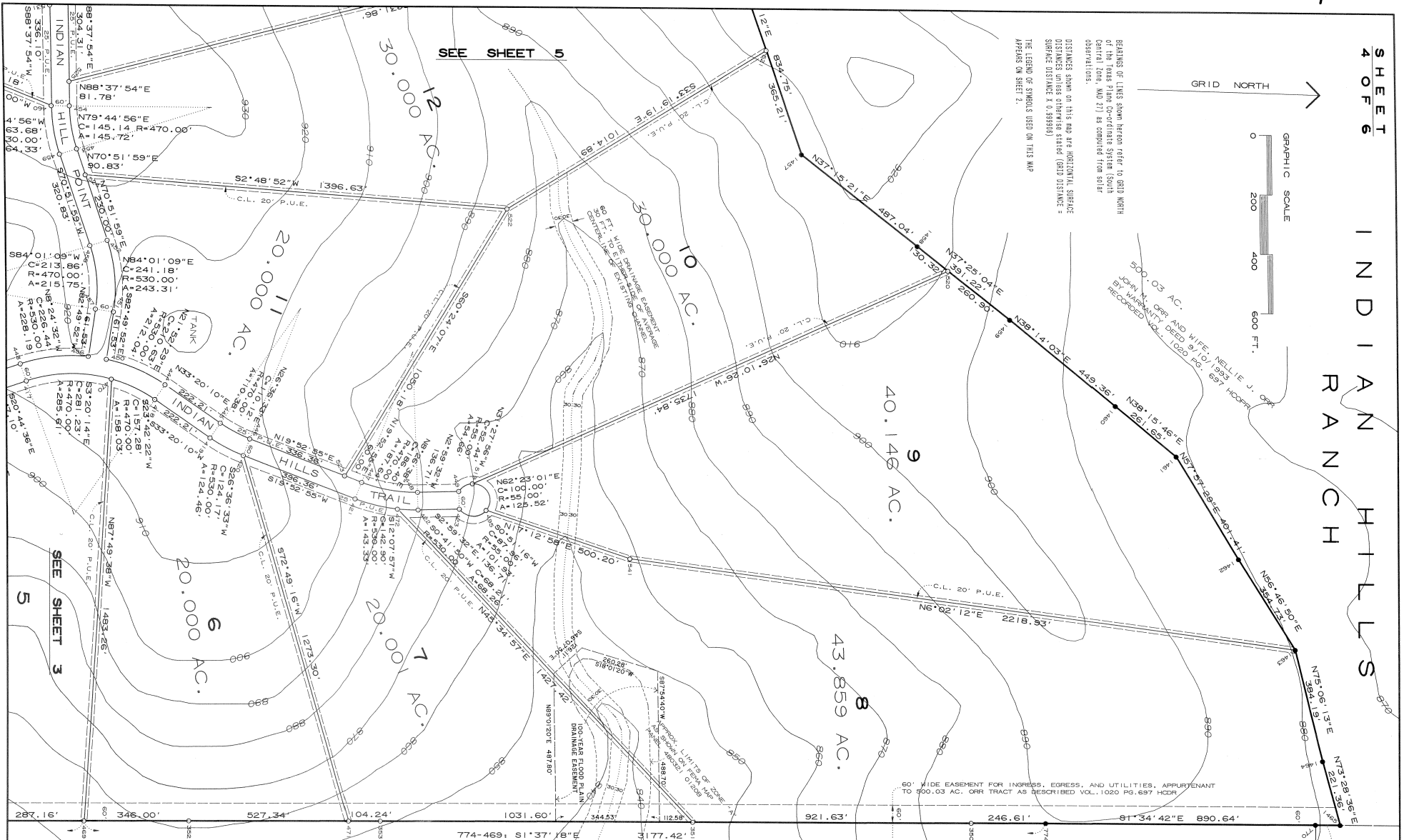


GRID NORTH

BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS PLANE-COORDINATE SYSTEM (South Central Zone, NAD 27) AS COMPUTED FROM SOLAR OBSERVATIONS.

DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL SURFACE DISTANCES UNLESS OTHERWISE STATED (GRID DISTANCE = SURFACE DISTANCE X 0.99999).

THE LEGEND OF SYMBOLS USED ON THIS MAP APPEARS ON SHEET 2.



SEE SHEET 5

SEE SHEET 3

FORMERLY, REMAINDER OF SHARE NUMBER ONE SET APART TO M.G. MICHAEL'S BY PARTITION AGREEMENT 5/22/1922 VOL. 83 PG. 404 HCDR NOW(2) MCCAMISH, INGRAM, MARTIN AND BROWN, A PROFESSIONAL CORPORATION, BY SUBSTITUTE TRUSTEE'S DEED 4/6/1993 VOL. 984 PG. 414 HCDR



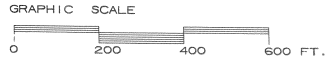
*Kent Neal McMillan*  
Kent Neal McMillan  
Registered Professional Land Surveyor  
No. 4241  
2104 Paramount Avenue, Austin TX 78704  
Telephone (512) 465-3441

Refer to Sheet 1 for the Surveyor's Certificate. Signed for identification this 25th day of May, 1995.

SHEET  
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# INDIAN HILLS RANCH

GRID NORTH



BEARINGS OF LINES shown hereon refer to GRID NORTH of the Texas Plane Co-ordinate System (South Central Zone, NAD 27) as computed from solar observations.

DISTANCES shown on this map are HORIZONTAL SURFACE DISTANCES unless otherwise stated (GRID DISTANCE = SURFACE DISTANCE X 0.999906)

THE LEGEND OF SYMBOLS USED ON THIS MAP APPEARS ON SHEET 2.

500.03 AC.  
JOHN W. ORR AND WIFE, NELLIE J. ORR  
BY WARRANTY DEED 9/10/1993  
RECORDED VOL. 1920 PG. 687 HOOFER

9  
40.146 AC.

10  
30.000 AC.  
60 FT. WIDE DRAINAGE EASEMENT  
30 FT. TO EITHER SIDE OF AVERAGE  
CENTERLINE OF EXISTING CANNEL

12  
30.000 AC.

13  
29.967 AC.

14  
25.434 AC.

11  
20.000 AC.

Refer to Sheet 1 for the Surveyor's Certificate.  
Signed for identification this the 25th day  
of May, 1995.

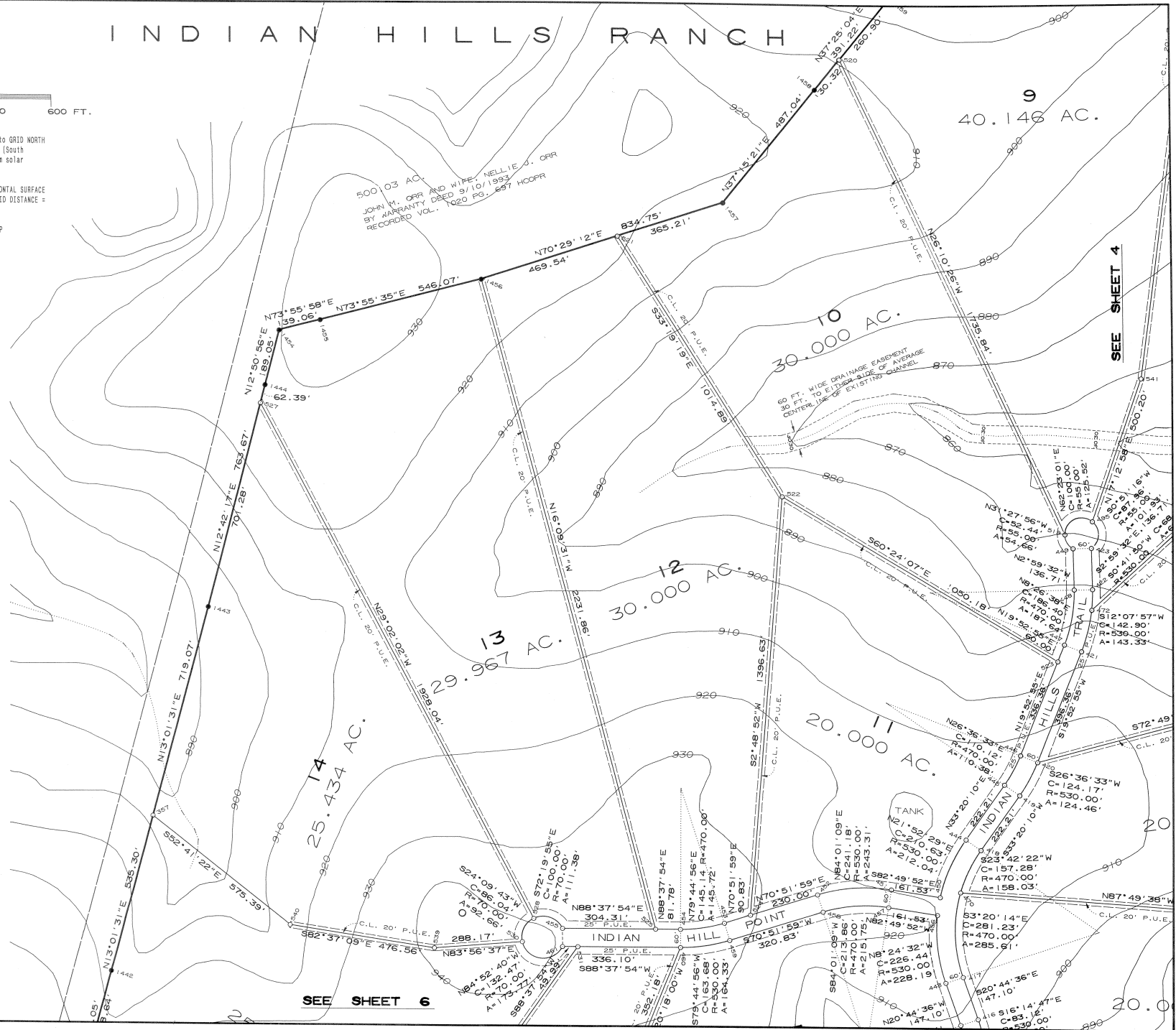
*Kent Neal McMillan*

Kent Neal McMillan  
Registered Professional Land Surveyor  
No. 4341  
2104 Paramount Avenue, Austin TX 78704  
Telephone (512) 445-9441



SEE SHEET 6

SEE SHEET 4



SHEET  
6 OF 6

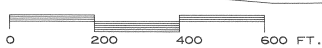


BEARINGS OF LINES shown hereon refer to GRID NORTH of the Texas Plane Co-ordinate System (South Central Zone, NAD 27) as computed from solar observations.

DISTANCES shown on this map are HORIZONTAL SURFACE DISTANCES unless otherwise stated (GRID DISTANCE = SURFACE DISTANCE X 0.999906)

THE LEGEND OF SYMBOLS USED ON THIS MAP APPEARS ON SHEET 2.

GRAPHIC SCALE



Refer to Sheet 1 for the Surveyor's Certificate.  
Signed for identification this the 25th day  
of May, 1995.

*Kent Neal McMillan*

Kent Neal McMillan  
Registered Professional Land Surveyor  
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2104 Paramount Avenue, Austin TX 78704  
Telephone (512) 445-5441



LINE MARK	BEARING	LENGTH
L10	N61°22'20"W	166.36'
L11	N61°22'20"W	361.70'
L12	N78°38'52"E	25.00'
L13	S11°21'08"E	214.88'
L14	S18°54'30"W	224.75'
L15	S14°52'41"W	220.19'
L16	S45°56'00"E	69.44'
L17	S45°56'00"E	59.09'
L18	N84°14'19"W	502.33'
L19	S 4°25'02"W	105.00'
L20	S84°56'19"E	488.24'
L21	N 4°25'02"E	40.00'

INDIAN HILLS RANCH

SEE SHEET 5

SEE SHEET 3

