

VICINITY MAP - 1" = 2000'

GENERAL NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 482090380F, DATED SEPTEMBER 5, 2005, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
2. ACCORDING TO SCALING FROM MAPS ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUIFER RECHARGE ZONE AND NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUIFER CONTRIBUTING ZONE.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS. ALL OF THIS TRACT LIES WITHIN THE CITY OF KYLE'S AREA OF EXTRA TERRITORIAL JURISDICTION.
5. THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 4 AND 7.

LOT SIZE CATEGORIES

TOTAL AREA = 15.24 ACRES
TOTAL NUMBER OF LOTS = 3
AVERAGE LOT SIZE = 5.08 ACRES
NUMBER OF LOTS OVER 10 ACRES = 0
NUMBER OF LOTS 5 - 10 ACRES = 3
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 COOPERATIVE
TELEPHONE-CENTURIONK
WATER-INDIVIDUAL WELL
SEWER-INDIVIDUAL ON-SITE SEWAGE FACILITIES

WATER AVAILABILITY NOTE:

UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF 5 YEARS FOLLOWING THE FILING OF THIS PLAT.

DRAINAGE PERMIT STATEMENT:

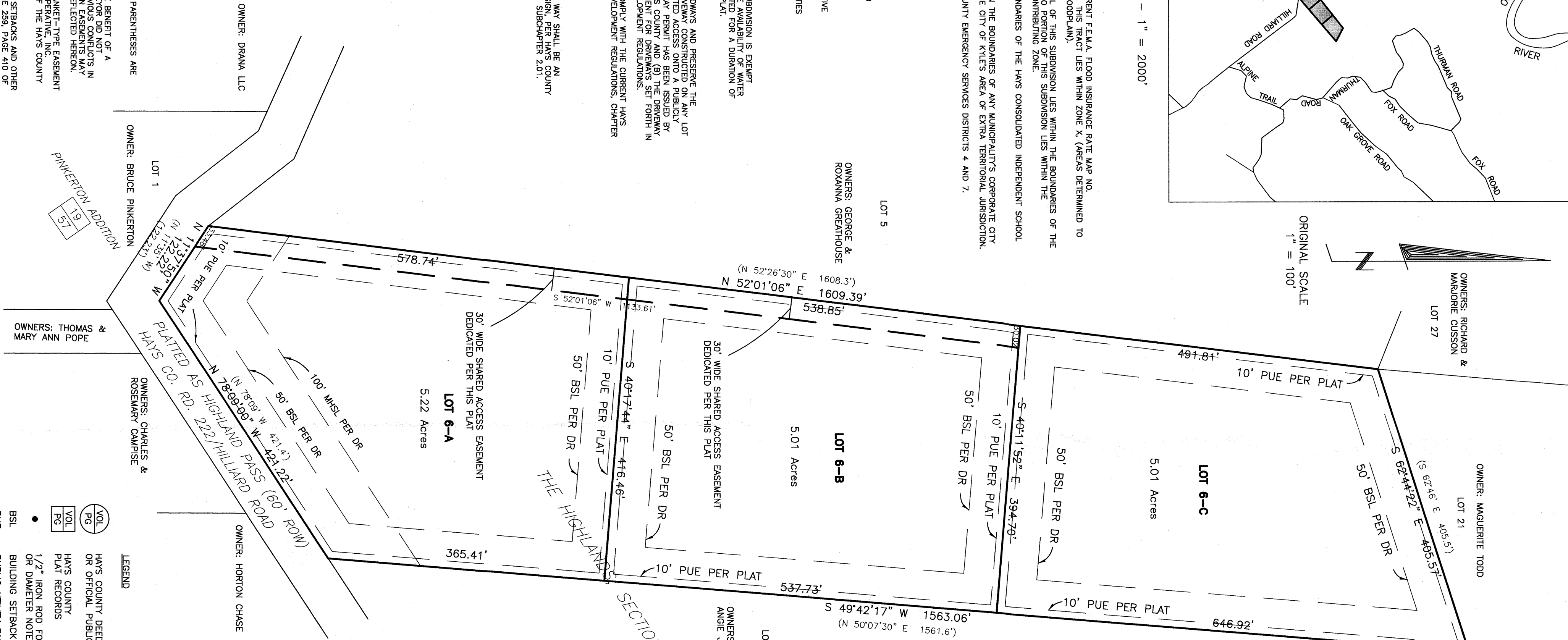
IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.

MALIBOX NOTE:

ALL MALIBOXES LOCATED IN THE RIGHT OF WAY SHALL BE AN APPROVED TxDOT OR FHWA APPROVED DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

ORIGINAL SCALE
1" = 100'



SURVEYORS NOTES

1. FENCES MAINDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. 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.
4. THIS TRACT IS SUBJECT TO THAT BLANKET-TYPE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 289, PAGE 802 OF THE HAYS COUNTY DEED RECORDS.
5. THIS TRACT IS SUBJECT TO BUILDING SETBACKS AND OTHER DEED RESTRICTIONS RECORDED IN VOLUME 259, PAGE 410 OF THE HAYS COUNTY DEED RECORDS.

CLIENT: THORN, CLEVE
DATE: DATE OF SURVEY
OFFICE: HADEN
CREW: FIELD CREW
FB/Pg: BOOK/PAGE
PLAT NO. 25717-18-3-c

OWNER: DRANA LLC
LOT 1
OWNER: BRUCE PINKERTON
PINKERTON ADDITION
19
57

OWNERS: THOMAS & MARY ANN POPE

OWNERS: CHARLES & ROSEMARY CAMPBELL

OWNER: HORTON CHASE

LEGEND

VOL	PG
HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS	
HAYS COUNTY PLAT RECORDS	
1/2" IRON ROD FOUND OR DIAMETER NOTED	
BUILDING SETBACK LINE	
PUBLIC UTILITY EASEMENT	
MOBILE HOME SETBACK LINE	
DEED RESTRICTIONS RECORDED IN VOL. 259, PG 410	
DR	
PLAT	RECORDED IN VOL. 1, PAGE 217

OWNERS: ROGER, SR & CAROL JOHNSON

LOT 20-A

OWNER: MAGUERITE TODD
LOT 21

STATE OF TEXAS*

COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT I, CLEVE & ELISA THORN, OWNERS OF LOT 6, THE HIGHLANDS, SECTION C, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED SEPTEMBER 2, 2004, AND RECORDED IN VOLUME 2542, PAGE 354, OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS LOT 6-A, LOT 6-B, AND LOT 6-C, THE HIGHLANDS, SECTION C, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS RECORDED IN THE PUBLIC RECORDS, AND I HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

RAFAEL C. THORN, OWNER
5640 HILLIARD ROAD
SAN MARCOS, TEXAS 78666

ELISA E. THORN, OWNER

STATE OF TEXAS*

COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOW 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, A.D. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS*

COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOW 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, A.D. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS *

COUNTY OF HAYS *

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT ON THE ____ DAY OF ____, A.D. 2018, 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 SAID COURT IN INSTRUMENT NUMBER ____

BERI COBB
COUNTY JUDGE
HAYS COUNTY, TEXAS

LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS *

COUNTY OF HAYS *

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 2018, AT ____

____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____, 2018 AT ____ O'CLOCK ____ M., IN

THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER ____

LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

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.

TOM POPE, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

ROXIE MAGNIN, ASSISTANT DIRECTOR, COUNTYWIDE OPERATIONS PLANNING AND PUBLIC HEALTH SERVICES

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID C. WILLIAMSON, R.P.L.S. NO. 4190



SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-386-2270 FAX 512-392-2945
FIRM NO. 10070500

REPLAT OF
LOT 6, THE HIGHLANDS, SECTION C,
HAYS COUNTY, TEXAS