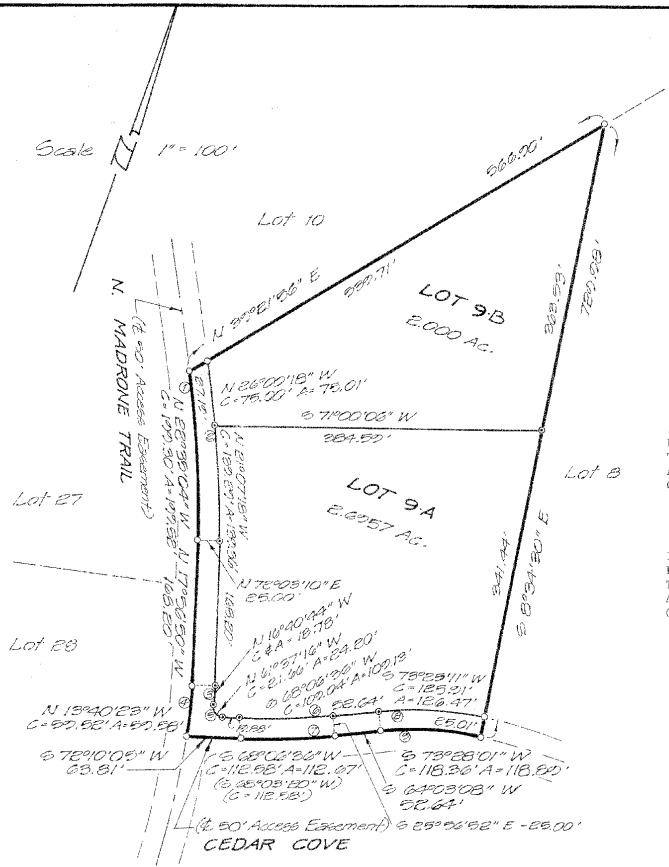
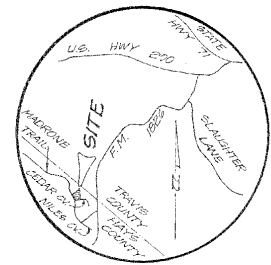


RESUBDIVISION OF LOT 9 BEAR CREEK OAKS II - UNRECORDED SUBDIVISION

Doc # 367987



- LEGEND**
- o Iron pin found
 - Iron pin set
 - () Record information

CURVE DATA

	1)	2)	3)	4)	5)	6)
I	09°16'28"	09°46'00"	02°32'12"	08°32'54"	92°25'17"	08°06'57"
R	2132.58'	1257.58'	474.31'	399.31'	15.00'	770.45'
T	99.98'	107.44'	9.39'	29.84'	15.65'	54.66'
A	199.52'	214.37'	18.78'	59.58'	24.20'	109.13'
C	199.30'	214.11'	18.78'	59.52'	21.66'	109.04'
I	08°06'57"	18°44'07"	18°49'46"			
R	795.43'	386.78'	361.78'			
T	56.43'	63.81'	59.99'			
A	112.67'	126.47'	118.89'			
C	112.58'	125.91'	118.36'			

LOCATION MAP
NO SCALE

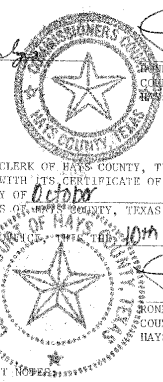
STATE OF TEXAS
COUNTY OF HAYS

I, RONNIE DANFELLEY, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 10th DAY OF October, A.D., 1994, 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 BOOK _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF October, A.D., 1994.

Eddy E. Hedge
EDDY ETHEL HEDGE
COUNTY JUDGE
HAYS COUNTY, TEXAS

Ronnie Danfelley
RONNIE DANFELLEY
COUNTY CLERK
HAYS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HAYS

I, RONNIE DANFELLEY, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF October, A.D., 1994, AT 9:00 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 16, PAGE 225.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF October, A.D., 1994.

Ronnie Danfelley
RONNIE DANFELLEY
COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY HEALTH DEPARTMENT

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 STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE WATER WELL OR APPROVED COMMUNITY WATER SUPPLY SYSTEM.

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

Allen G. Sather
ALLEN G. SATHER,
DIRECTOR OF ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

NOTE:
THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, DEPT. OF HOUSING & URBAN DEVELOPMENT FLOOD HAZARD BOUNDARY MAP REVISED 6-16-93 AS SHOWN ON PANEL NUMBER 480321 00720 B.

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

FRONT BUILDING SETBACK LINE: 30 FT. MIN.

REAR YARD SETBACK LINE: 30 FT. MIN.

SIDE YARD SETBACK LINE: 30 FT. MIN.

AN EASEMENT OF 10 FEET (10') ALONG THE SIDE LOT LINES IS HEREBY DEDICATED WITH THIS PLAT FOR PUBLIC UTILITIES.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DONALD P. HAYNES AND TURKAN P. HAYNES, OWNERS OF 5.152 ACRES OF LAND OUT OF THE RICHARD HAILEY LEAGUE IN HAYS COUNTY, TEXAS, SAID 5.152 ACRES OF LAND ALSO BEING KNOWN AS LOT 9 OF BEAR CREEK OAKS II, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS, SAID TRACT HAVING BEEN CONVEYED TO US BY DEED DATED NOVEMBER 13, 1978 AND RECORDED IN VOLUME 319 PAGE 125 OF THE HAYS COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 4.6957 ACRES OF LAND OUT OF SAID RICHARD HAILEY LEAGUE IN HAYS COUNTY, TEXAS, SAID PROPERTY TO BE KNOWN AS:

"RESUBDIVISION OF LOT 9 BEAR CREEK OAKS II - UNRECORDED SUBDIVISION"
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.

IN WITNESS WHEREOF: DONALD P. HAYNES AND TURKAN P. HAYNES, HAVE CAUSED THESE PRESENTS TO BE EXECUTED, AND THEREUNTO DULY AUTHORIZED, THIS THE 22 DAY OF September, A.D., 1994.

Donald P. Haynes
DONALD P. HAYNES
8300 Cedar Cove
Austin, Texas 78737

Turkan P. Haynes
TURKAN P. HAYNES
8300 Cedar Cove
Austin, Texas 78737

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. HAYNES, KNOWN 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 CONSIDERATIONS THEREIN STATED.



Judith A. Mark
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES September 11, 1996
PRINT NAME JUDITH A. MARK

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TURKAN P. HAYNES, KNOWN 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 CONSIDERATIONS THEREIN STATED.



Judith A. Mark
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES September 11, 1996
PRINT NAME JUDITH A. MARK

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, JIMMY F. JOHNSON, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MARKS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Jimmy F. Johnson
JIMMY F. JOHNSON, REG. PROF. LAND SURVEYOR NO. 4018
DATE Sept 22, 1994