

RESUBDIVISION OF TRACT 14 AND A PORTION OF TRACT 15 RIVER OAKS OF WIMBERLEY A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, GAYLE MICHALEX, OWNER OF A RECORD 5.00 ACRE TRACT OF LAND, OUT OF THE WESLEY HUGHES SURVEY IN HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED DATED J MARCH 10, 2008, AND RECORDED IN VOLUME 3807, PAGE 409, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.00 ACRES OF LAND TO BE KNOWN AS "RESUBDIVISION OF TRACT 14 AND A PORTION OF TRACT 15, RIVER OAKS OF WIMBERLEY" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF: GAYLE MICHALEX HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS 15th DAY OF April A.D. 2010. CM

Gayle Michalex
GAYLE MICHALEX
OWNER
4/15/2011
DATE

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 7th DAY OF December A.D. 2010 THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK U, PAGE 497.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF December A.D. 2010

Robert Bert Cobb
ROBERT "BERT" COBB
COUNTY JUDGE
HAYS COUNTY, TEXAS



Liz Gonzalez
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

BY: [Signature]
DEPUTY

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GAYLE MICHALEX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



Cindy M. Britz
NOTARY PUBLIC IN AND FOR State of Texas
COUNTY, TEXAS
COMMISSION EXPIRES 9/30/11
PRENT NAME CINDY M. BRITZ

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, 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 20th DAY OF July A.D. 2011, AT 3:52 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 16 PAGES 124-125.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF July A.D. 2011.



Liz Gonzalez
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

BY: [Signature]
DEPUTY

GENERAL NOTES

- 1) ALL LOTS WITHIN THIS RE-SUBDIVISION ARE PROHIBITED FROM FURTHER SUBDIVISION.
- 2) TODS REGULATED DEVELOPMENT IS PROHIBITED.

DRIVEWAY NOTES

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED IN ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN SECTION 7.21 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE COUNTY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE COUNTY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER COUNTY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

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 THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR PUBLIC THROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THIS 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 STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, 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 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.

Daniel R. Edwards
DANIEL R. EDWARDS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5472
P.O. BOX 991
WIMBERLEY, TEXAS 78676
512-847-3827

12/10/10
DATE



HAYS COUNTY DEVELOPMENT SERVICES NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM, OR TO A REGIONAL WATER SUPPLY AND 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 SOURCE.

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 ENVIRONMENTAL HEALTH.

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

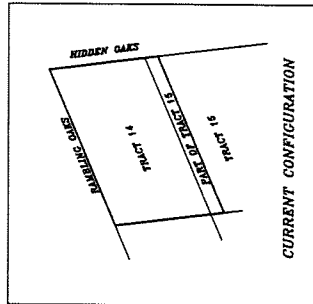
Jerry M. Edwards
JERRY M. EDWARDS, P. E. DIRECTOR
RESOURCE, PROTECTION, TRANSPORTATION,
AND PLANNING
HAYS COUNTY DEVELOPMENT SERVICES
7/19/11
DATE

Tom Pope
TOM POPE, R.E., C.P.S.
HAYS COUNTY RESOURCE PROTECTION,
TRANSPORTATION AND PLANNING
FLOODPLAIN ADMINISTRATOR
7-19-2011
DATE

**RESUBDIVISION OF TRACT 14 AND
A PORTION OF TRACT 15,
RIVER OAKS OF WIMBERLEY
A SUBDIVISION IN
HAYS COUNTY, TEXAS**

NOTES:

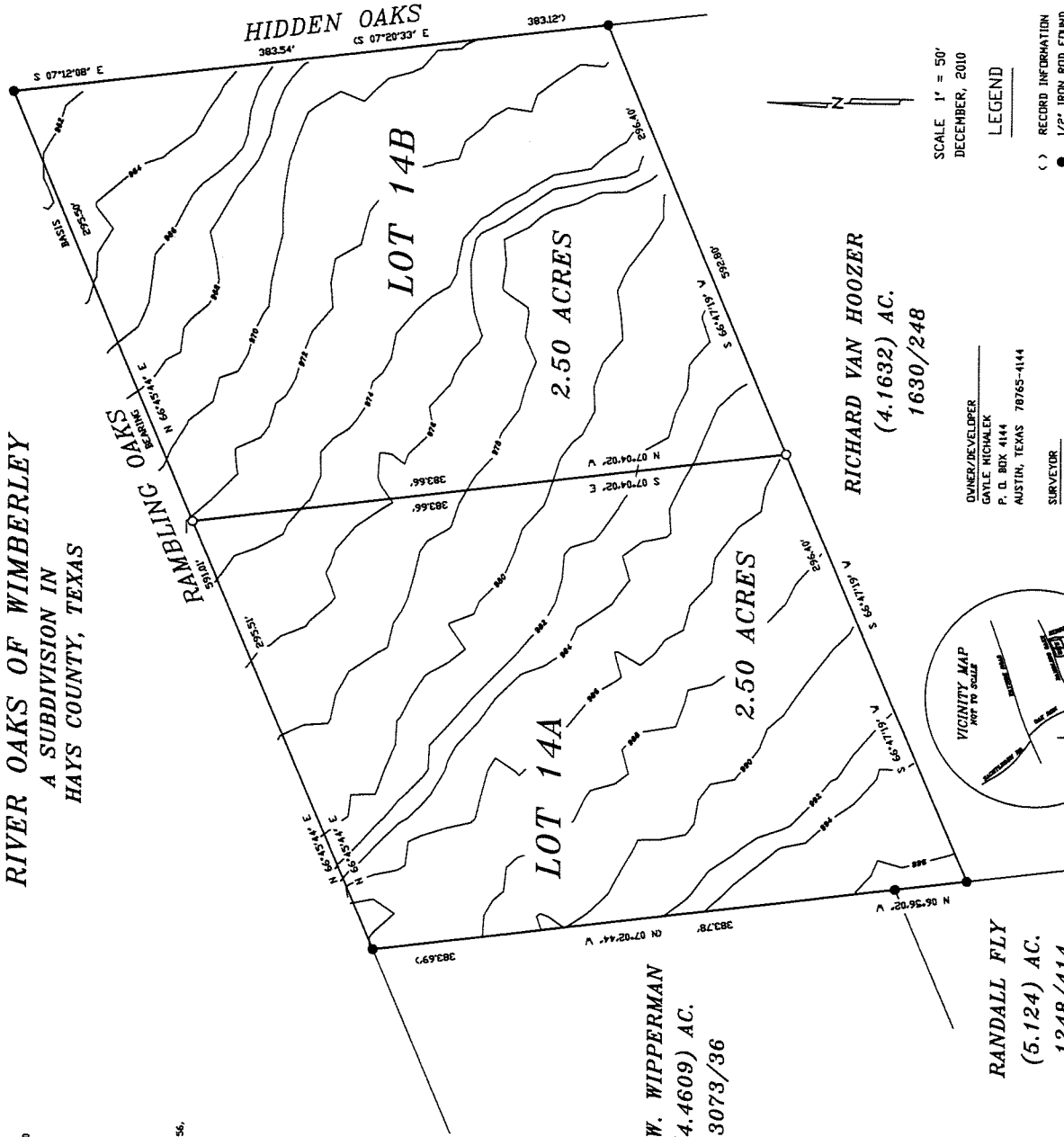
- 1) THESE LOTS ARE NOT LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 489900000E, DATED SEP. 2, 2005, THESE LOTS ARE LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 3) THIS RESUBDIVISION IS NOT WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- 4) THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE MARION CREEK SEGMENT OF THE EDWARDS AQUIFER, INDEPENDENT SCHOOL DISTRICT.
- 5) THIS SUBDIVISION IS IN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- 6) ALL CULVERTS SHALL BE 18" NOMINAL DIAMETER.
- 7) THE FOLLOWING PUBLIC UTILITY EASEMENT WAS GRANTED IN VOLUME 1456, PAGE 71, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS:
10' ALONG ALL LOT LINES.
- 8) THIS SUBDIVISION IS IN THE BOUNDARIES OF THE WIMBERLEY HAYS COUNTY ESD #7.
- 9) THIS SUBDIVISION IS IN THE BOUNDARIES OF THE WIMBERLEY RURAL FIRE DISTRICT #1.



TOTAL NO. LOTS	2
TOTAL AREA LOTS	5.00 ACRES
PROPOSED LAND USE	RESIDENTIAL
AVERAGE LOT AREA	2.50 ACRES

NO. LOTS BETWEEN 2 AC. AND 5 AC.	2
NO. LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	0

ELECTRIC SERVICE	P. E. C.
TELEPHONE SERVICE	VERIZON
WATER SUPPLY	WELL
WASTEWATER	INDIVIDUAL ON-SITE SEWAGE FACILITIES



W. W. WIPPERMAN
(4.4609) AC.
3073/36

RICHARD VAN HOOZER
(4.1632) AC.
1630/248

RANDALL FLY
(5.124) AC.
1248/414

SCALE 1" = 50'
DECEMBER, 2010

LEGEND

- () RECORD INFORMATION
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD, WITH CAP, SET

DIVNER/DEVELOPER
GAYLE HIGHLEK
P. O. BOX 4144
AUSTIN, TEXAS 78765-4144

SURVEYOR
DANIEL R. GROCKY EDWARDS
HAYS COUNTY LAND SURVEYING
P.O. BOX 991
WIMBERLEY, TEXAS 78676
512-947-3827

