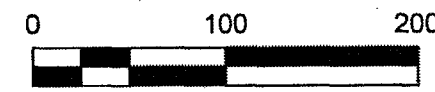
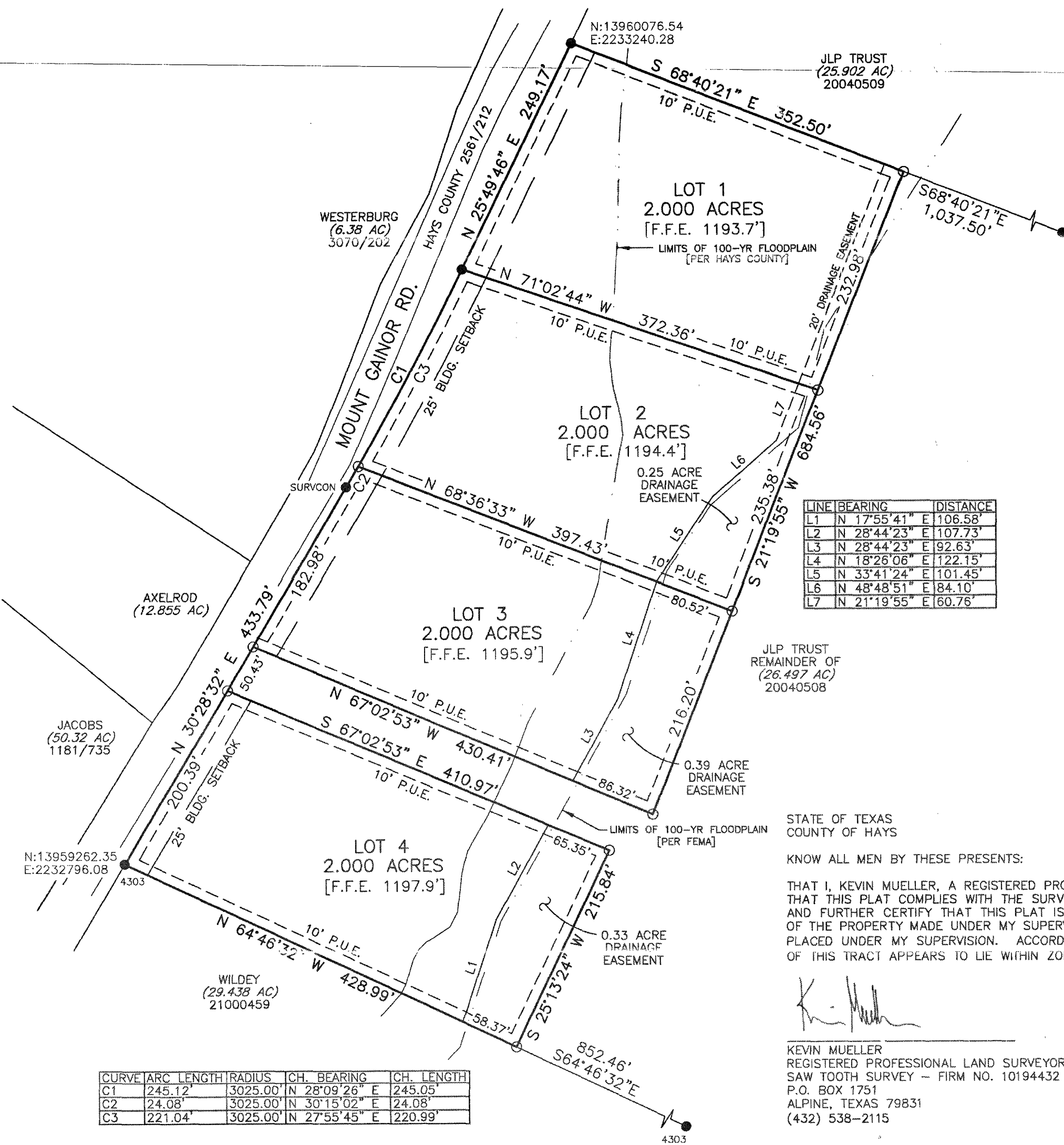


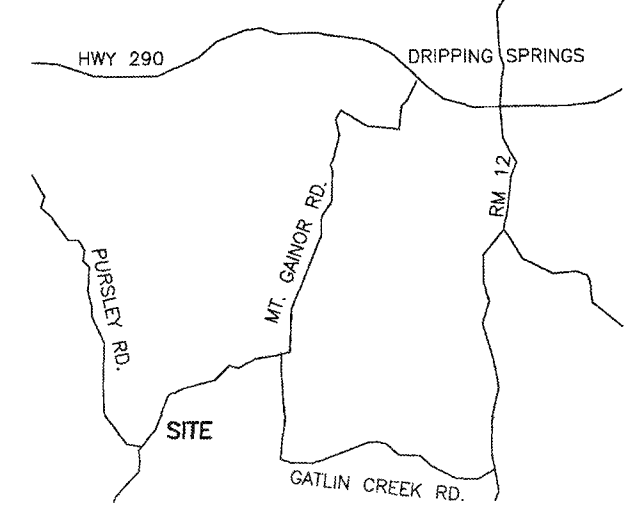
MOUNT GAINOR ESTATES

A SUBDIVISION IN HAYS COUNTY, TEXAS



LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED IRON ROD SET [5911]
- () RECORD INFORMATION
- F.F.E. FINISHED FLOOR ELEVATION [PROVIDED BY HAYS COUNTY]
- BEARING BASIS: TXSC - STATE PLANE



LINE	BEARING	DISTANCE
L1	N 17°55'41" E	106.58'
L2	N 28°44'23" E	107.73'
L3	N 28°44'23" E	92.63'
L4	N 18°26'06" E	122.15'
L5	N 33°41'24" E	101.45'
L6	N 48°48'51" E	84.10'
L7	N 21°19'55" E	60.76'

CURVE	ARC LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C1	245.12'	3025.00'	N 28°09'26" E	245.05'
C2	24.08'	3025.00'	N 30°15'02" E	24.08'
C3	221.04'	3025.00'	N 27°55'45" E	220.99'

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEVIN MUELLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION REGULATIONS 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. ACCORDING TO FEMA FIRM MAP PANEL 48209C0095F, DATED 9/2/2005, A PORTION OF THIS TRACT APPEARS TO LIE WITHIN ZONE A [BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED].

Kevin Mueller
 KEVIN MUELLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5911
 SAW TOOTH SURVEY - FIRM NO. 10194432
 P.O. BOX 1751
 ALPINE, TEXAS 79831
 (432) 538-2115

1-5-2022
DATE

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT TRACY LORRAINE PEEL, TRUSTEE OF THE TLP TRUST, OWNER OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 20040508, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

MOUNT GAINOR ESTATES

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 4th DAY OF MARCH A.D., 2022

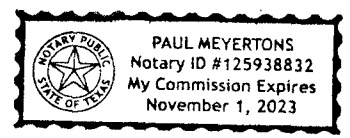
Tracy Lorraine Peel
 TRACY LORRAINE PEEL
 TRUSTEE OF THE TLP TRUST
 PO BOX 1669
 DRIPPING SPRINGS, TX 78620

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED TRACY PEEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF MARCH A.D., 2022.

Paul Meyertons
 NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



- FINAL PLAT NOTES:
1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE FOUR LOTS.
 2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE. THIS PLAT LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 4. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL GROUNDWATER WELLS.
 5. WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY ON-SITE SEWAGE FACILITIES.
 6. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
 7. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
 8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
 9. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705.8.03.
 10. MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.2.01.
 11. THE PLAT IS LOCATED WITHIN HAYS COUNTY ESD NO. 1.
 12. ALL LOTS WITHIN THIS PLAT ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE FACILITIES ONLY.
 13. THIS PLAT IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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 THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

UNDER DEPARTMENT REGULATIONS, THE 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.

Marcus Pacheco 3-11-2022
 MARCUS PACHECO
 DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES

Eric Van Gaasbeek 3-10-2022
 ERIC VAN GAASBEEK, R.S., C.F.M.
 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 8th DAY OF MARCH, 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 37202.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF MARCH, A.D. 2022.

Ruben Becerra
 RUBEN BECERRA
 COUNTY JUDGE
 HAYS COUNTY, TEXAS

Elaine H. Cardenas
 ELAINE H. CARDENAS
 COUNTY CLERK
 HAYS COUNTY, TEXAS



THE STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, 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 15th DAY OF MARCH, A.D. 2022, AT 1:23 O'CLOCK P.M. IN THE PLAT OF RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. 22012019.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF MARCH, A.D. 2022.

Elaine H. Cardenas
 ELAINE H. CARDENAS
 COUNTY CLERK
 HAYS COUNTY, TEXAS

