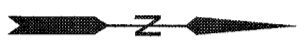
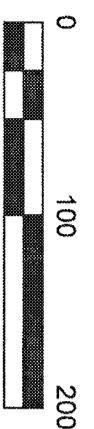
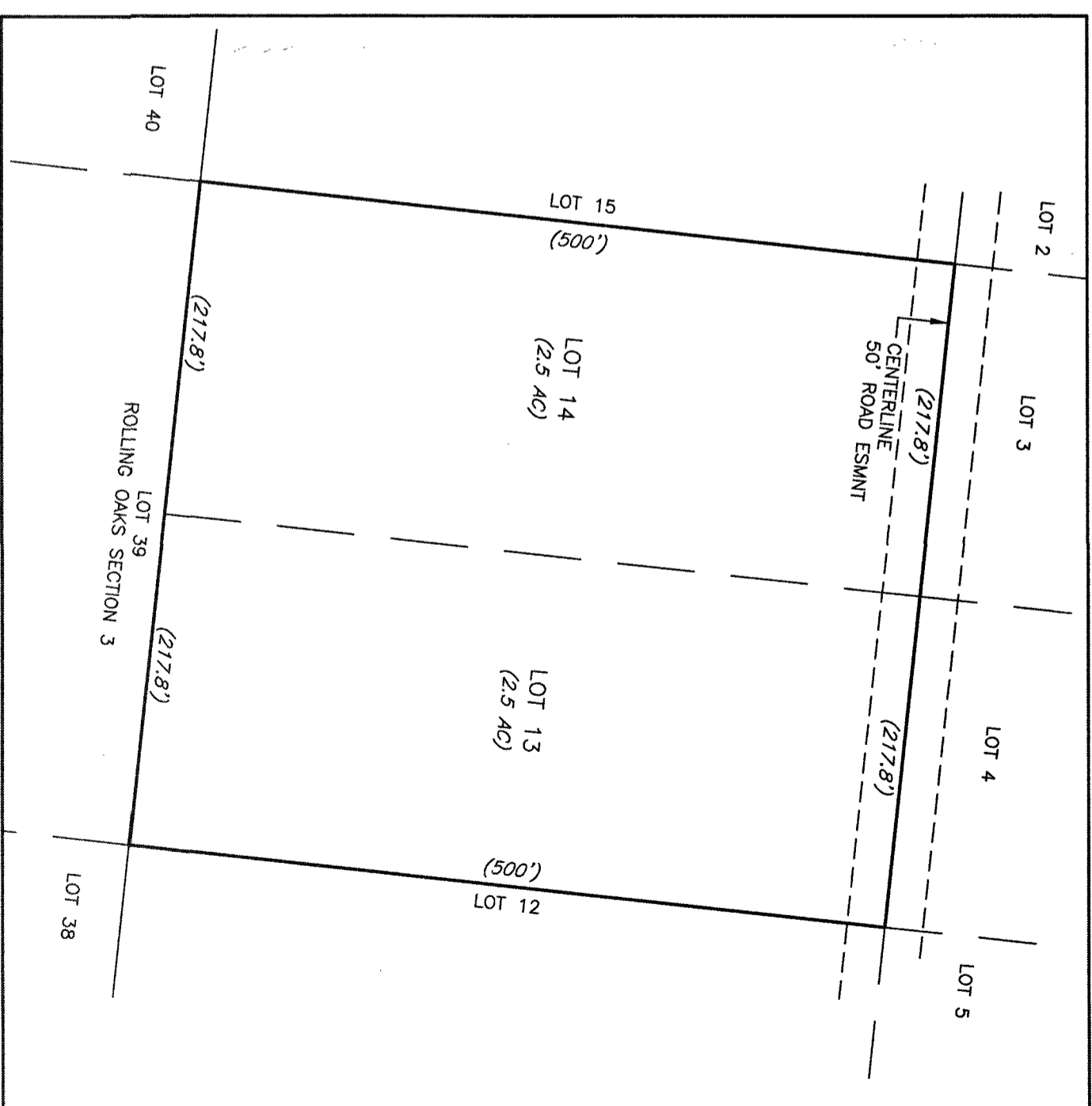
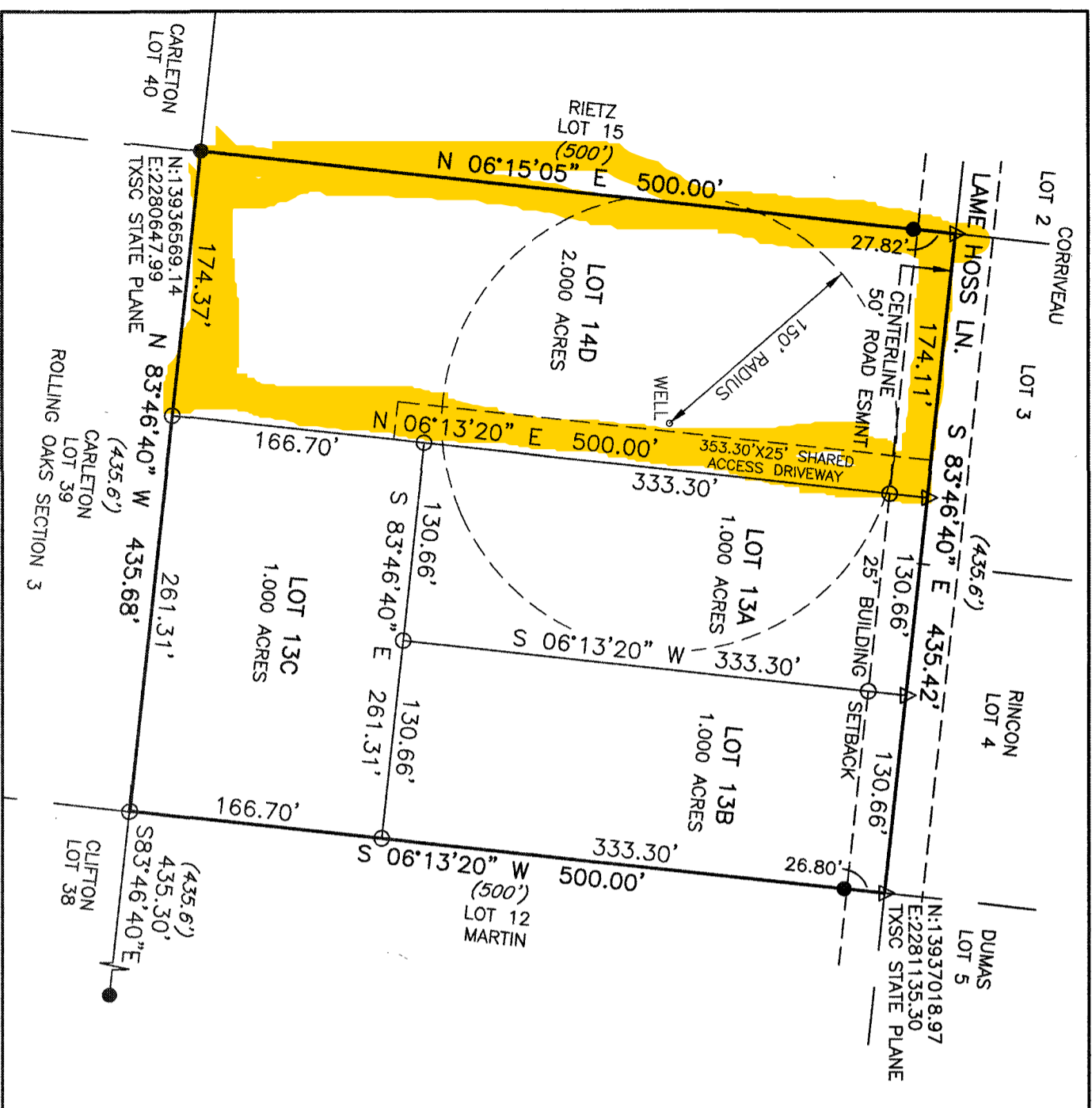


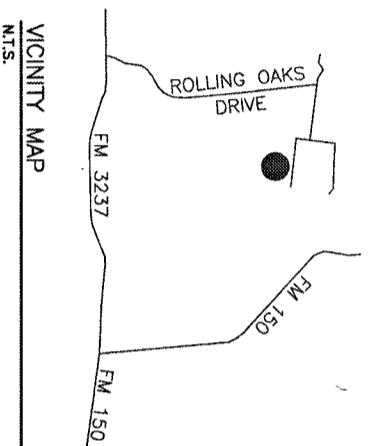
REPLAT OF LOTS 13 AND 14 OUT OF THE RESUBDIVISION OF LOTS 45 THROUGH 53 AND LOT 58 ROLLING OAKS, SECTION THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 107, PLAT RECORDS OF HAYS COUNTY, TEXAS

PER THIS REPLAT

ACCORDING TO RECORD



- LEGEND
- IRON ROD FOUND [CAPPED AS NOTED]
  - CAPPED 1/2 INCH IRON ROD SET [59111]
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
- BEARING BASIS: TXSC - STATE PLANE



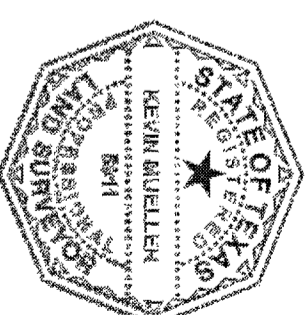
STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEVIN WUELLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT COMPLETES 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 48209C0235F, DATED 9/2/2005, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN].

KEVIN WUELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5911  
SAW TOOTH SURVEY - FIRM NO. 10194432  
P.O. BOX 1751  
ALPINE, TEXAS 79831

DATE  
10-28-2021



THE STATE OF TEXAS  
THE COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT ADAM PIERCE AND LINDSEY M. PIERCE, RESIDING AT 7 WOODHOLLOW WAY, WIMBERLEY, TEXAS 78676, OWNERS OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 21012128, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

REPLAT OF LOTS 13 AND 14, OUT OF THE RESUBDIVISION OF LOTS 45 THROUGH 53 AND LOT 58 ROLLING OAKS SECTION THREE

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 01 DAY OF December, A.D., 2021

ADAM PIERCE

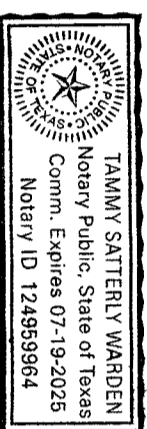
Lindsey M. Pierce

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ADAM PIERCE AND LINDSEY M. PIERCE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THE 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 01 DAY OF December, A.D., 2021.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



FINAL PLAT NOTES:

1. THE PURPOSE OF THIS REPLAT PLAT IS TO RESUBDIVIDE TWO LOTS INTO FOUR LOTS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUIFER RECHARGE ZONE. THIS PLAT LIES ENTIRELY WITHIN THE EDWARDS ACQUIFER CONTRIBUTING ZONE, CITY INDEPENDENT SCHOOL DISTRICT.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE WIMBERLEY WELLS.
4. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL GROUNDWATER WELLS.
5. WASTEWATER SERVICE WILL BE PROVIDED BY THE FEDERALWATER ELECTRIC COOPERATIVE.
6. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALWATER 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 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. 7.
12. LOTS SMALLER THAN 5 ACRES, WHICH ARE SERVED BY A SHARED ACCESS DRIVEWAY, WILL BE PROHIBITED FROM FURTHER SUBDIVISION UNLESS ADDITIONAL IMPROVED ACCESS IS PROVIDED.
13. 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.
14. THIS PLAT IS LOCATED WITHIN THE BARTON SPRINGS/EDWARDS ACQUIFER CONSERVATION DISTRICT.
15. LOTS 13A, 13B, AND 13C DO NOT MEET MINIMUM LOT SIZE REQUIREMENTS FOR PRIVATE WELLS AND ON-SITE SEWAGE FACILITIES. LOTS 13A, 13B, AND 13C ARE RESTRICTED TO RAINWATER COLLECTION/PUBLIC SURFACE WATER AND ADVANCED ON-SITE SEWAGE FACILITIES.

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.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

11/5/2021

ERIC VAN GASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

11-5-2021

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28 DAY OF November, A.D., 2021, 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 21012128.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 28 DAY OF November, A.D., 2021.

RUBEN BEGERRA  
COUNTY JUDGE  
HAYS COUNTY, TEXAS



Elaine H. Cardenas by Madeline Hsbl, Deputy  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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 18 DAY OF November, A.D., 2021, AT 4:21 O'CLOCK P.M. IN THE PLAT OF RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. 21012128.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF November, A.D., 2021.



Elaine H. Cardenas by Madeline Hsbl, Deputy  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS