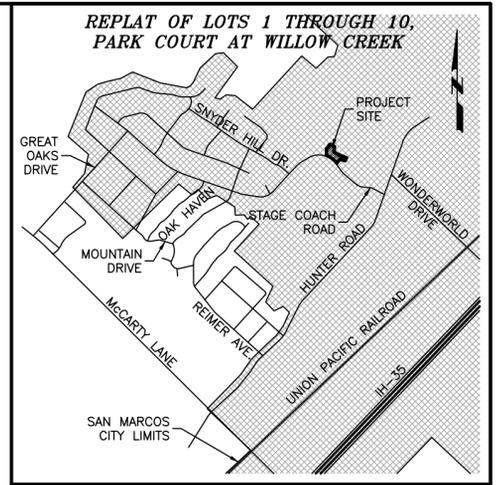


REPLAT OF LOTS 1 THROUGH 10 OF PARK COURT AT WILLOW CREEK AND ESTABLISHING PARK COURT AT WILLOW CREEK II



LOCATION MAP
SCALE: APPROX. 1"=3540'

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT W. McDONALD III, MANAGER OF WALLACE DEVELOPMENT GROUP, LLC, GENERAL PARTNER OF WDG-PARK, LTD., A TEXAS LIMITED PARTNERSHIP AND OWNER OF 2.52 ACRES OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 1 AND T.J. CHAMBERS SURVEY, HAYS COUNTY, TEXAS, SAID LAND BEING LOTS 1 THROUGH 10 OF PARK COURT AT WILLOW CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 18, PAGE 108 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVEYED TO WDG-PARK, LTD., BY WARRANTY DEED DATED JANUARY 27, 2006, AND RECORDED IN VOLUME 2852, PAGE 59 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID 2.52 ACRES OF LAND TO BE KNOWN AS "PARK COURT AT WILLOW CREEK II" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

ROBERT W. McDONALD, III, MANAGER
WALLACE DEVELOPMENT GROUP, LLC, GENERAL PARTNER
WDG-PARK, LTD.
9811 S. IH 35
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78744

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT W. McDONALD III, MANAGER, WALLACE DEVELOPMENT GROUP, LLC, GENERAL PARTNER, WDG-PARK, LTD., OWNER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C 0476 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, NO PORTION OF THIS SUBDIVISION IS WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOODPLAIN).

HERMANN VIGIL, P.E.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
(512) 326-2667

DATE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT NOTES:

1. LOT 1 IS HEREBY DEDICATED AS AN ACCESS EASEMENT FOR THE CONSTRUCTION OF COMMON ELEMENTS, INCLUDING A PRIVATE ACCESS DRIVE FOR THE EXCLUSIVE BENEFIT OF THE PROPERTY OWNERS SUBJECT TO PUBLIC UTILITY, ELECTRIC, DRAINAGE AND SIDEWALK EASEMENTS AS SHOWN.
2. A COMMON PRIVATE ACCESS DRIVE SHALL BE CONSTRUCTED ON LOT 1 FOR VEHICULAR ACCESS TO LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND 10. THESE LOTS SHALL NOT TAKE ACCESS FROM STAGECOACH TRAIL.
3. A PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON ELEMENTS, INCLUDING THE COMMON PRIVATE ACCESS DRIVE.
4. THIS REPLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS ESTABLISHED UNDER THE PARK AT WILLOW CREEK SUBDIVISION PLAT RECORDED IN VOLUME 14, PAGE 194 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. EASEMENTS DEDICATED ON THE PARK AT WILLOW CREEK SUBDIVISION PLAT ARE HEREBY VACATED AS INDICATED HEREON.
5. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THE EDWARDS TRANSITION ZONE.
6. ALL LOTS ARE SUBJECT TO THE BUILDING SETBACK LINES AND IMPERVIOUS COVER PER CITY OF SAN MARCOS DEVELOPMENT REGULATIONS.
7. SIDEWALKS ARE REQUIRED ALONG STAGECOACH ROAD AND WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT.
8. LOW IMPACT DEVELOPMENT (LID) FEATURES PROVIDED FOR THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION.
9. THIS SUBDIVISION IS SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 14036009 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
10. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48209C0477E, DATED SEPTEMBER 2, 2005 & MAP NO. 48209C0476E, DATED SEPTEMBER 2, 2005.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

SIGNATURE OF REGISTERED PUBLIC LAND SURVEYOR

REGISTRATION NO. _____

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY

APPROVED:

SHANNON MATTINGLY, AICP DATE
DIRECTOR, DEVELOPMENT SERVICES

ENGINEERING AND CIP DATE

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ Q. GONZALES, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M., AND RECORDED ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NO. _____

LIZ Q. GONZALES, COUNTY CLERK
HAYS COUNTY, TEXAS

PC-17-31_04

PURPOSE OF REPLAT:

THE PARK AT WILLOW CREEK SUBDIVISION ESTABLISHED LOTS 34 AND 35 AS DEVELOPMENT RESERVES AND NOTED THAT THESE LOTS WOULD BE PLATTED AT A LATER DATE. THE REPLAT OF LOT 34 AND 35 OF THE PARK AT WILLOW CREEK AND ESTABLISHING PARK COURT AT WILLOW CREEK PROVIDED THOSE LOTS WITHIN THE DEVELOPMENT RESERVE. THE PURPOSE OF THIS REPLAT IS TO REVISE LOTS 1-10 FOR A SPECIFIC BUILDING TYPE.

THIS REPLAT RECONFIGURES LOTS 1-10 OF THE REPLAT OF LOT 34 AND 35 OF THE PARK AT WILLOW CREEK AND ESTABLISHING PARK COURT AT WILLOW CREEK BECOMING PARK COURT AT WILLOW CREEK II.

PARK COURT AT WILLOW CREEK II

OWNER:

WDG-PARK, LTD.
9811 S IH 35
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78744
TELE: (512) 280-5353

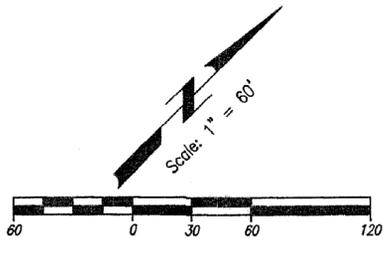
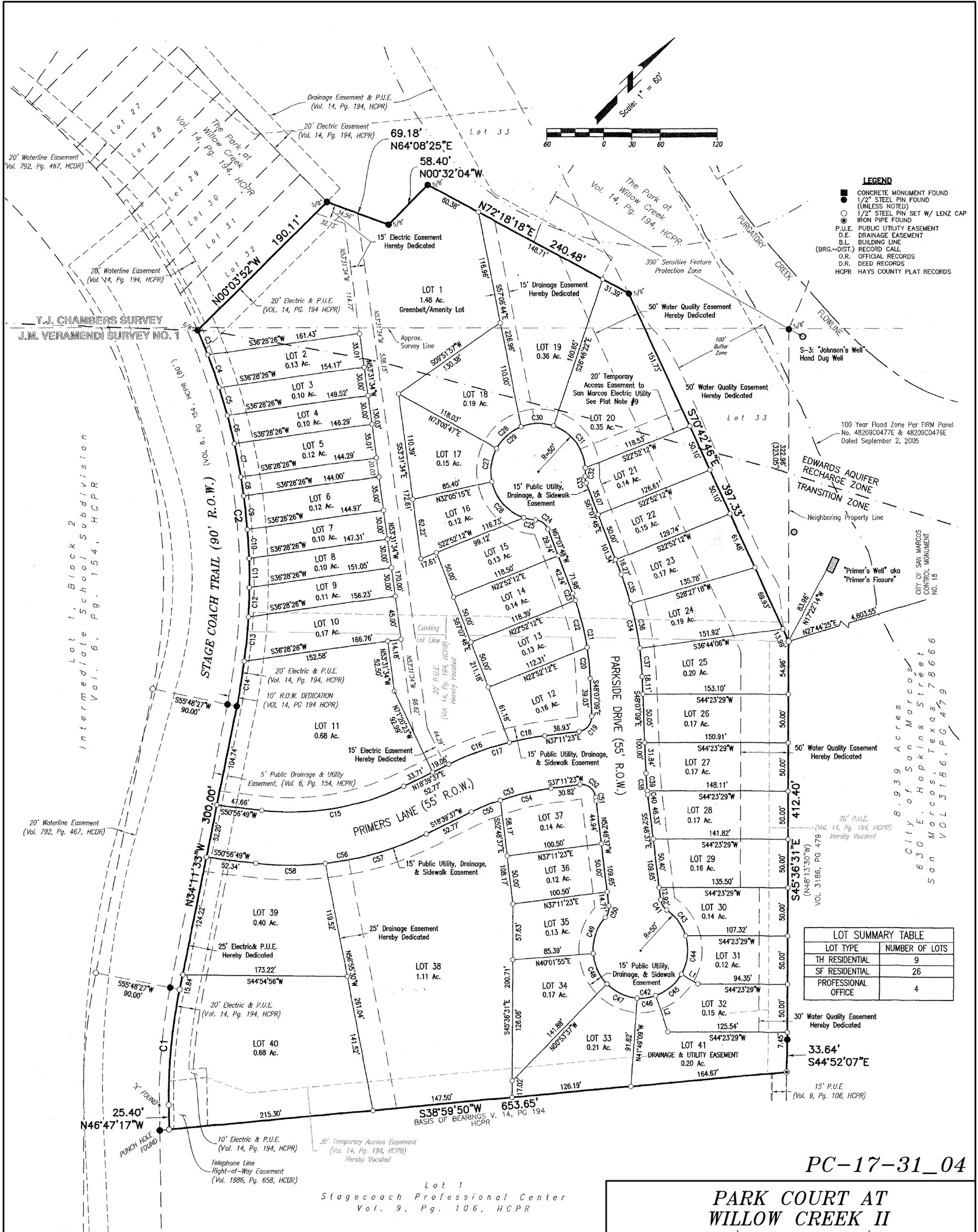
ENGINEER:

VIGIL AND ASSOCIATES
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
TELE: (512) 326-2667

SHEET

1 of 3

DATE: 6/15/18



- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - 1/2" STEEL PIN SET W/ LENZ CAP
 - IRON PIPE FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE (BRG.-DIST.)
 - RECORD CALL
 - O.R. OFFICIAL RECORDS
 - D.R. DEED RECORDS
 - HCPR HAYS COUNTY PLAT RECORDS

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
TH RESIDENTIAL	9
SF RESIDENTIAL	26
PROFESSIONAL OFFICE	4

PC-17-31_04

PARK COURT AT WILLOW CREEK II

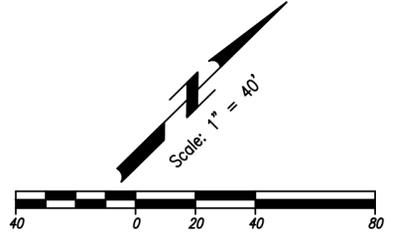
OWNER: WDG-PARK, LTD. 9811 S IH 35 BUILDING 3, SUITE 100 AUSTIN, TEXAS 78744 TELE: (512) 280-5353	ENGINEER: VIGIL AND ASSOCIATES 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704 TELE: (512) 326-2667	SHEET 2 of 3 DATE: 6/15/18
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EXISTING LOT (PLAT) CONFIGURATION
VOLUME 18 PAGE 108 HAYS COUNTY PLAT RECORDS

Lot 1
Stagecoach Professional Center
Vol. 9, Pg. 106, HCPR

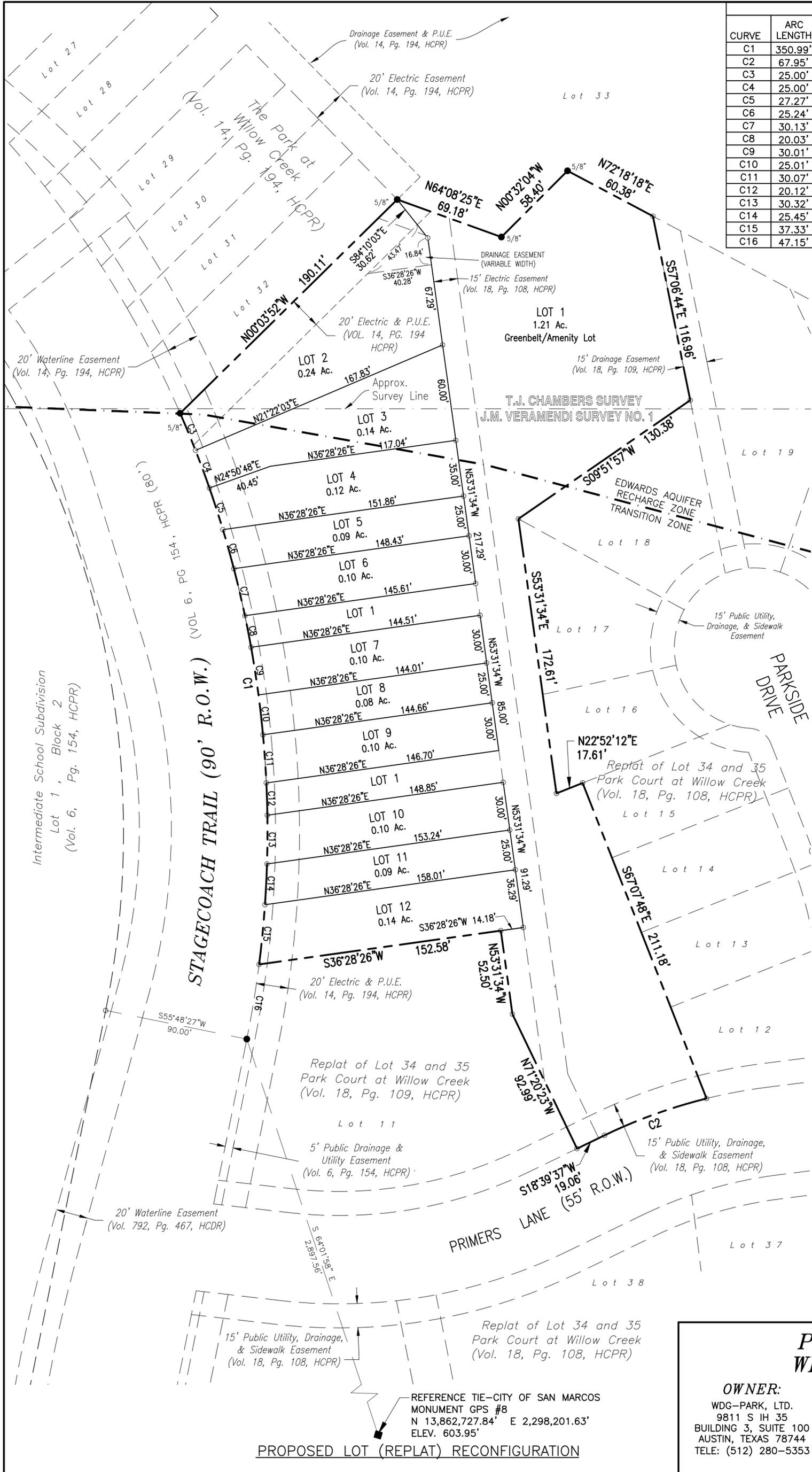
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.99'	650.00'	179.89'	30°56'19"	N53°47'16"W	346.74'
C2	67.95'	327.50'	34.10'	11°53'14"	S24°36'14"W	67.83'
C3	25.00'	650.00'	12.50'	2°12'13"	N68°09'19"W	25.00'
C4	25.00'	650.00'	12.50'	2°12'13"	N65°57'06"W	25.00'
C5	27.27'	650.00'	13.64'	2°24'15"	N63°38'51"W	27.27'
C6	25.24'	650.00'	12.62'	2°13'28"	N61°20'00"W	25.23'
C7	30.13'	650.00'	15.07'	2°39'23"	N58°53'35"W	30.13'
C8	20.03'	650.00'	10.02'	1°45'57"	N56°40'55"W	20.03'
C9	30.01'	650.00'	15.01'	2°38'42"	N54°28'36"W	30.00'
C10	25.01'	650.00'	12.51'	2°12'16"	N52°03'07"W	25.01'
C11	30.07'	650.00'	15.04'	2°39'03"	N49°37'27"W	30.07'
C12	20.12'	650.00'	10.06'	1°46'23"	N47°24'44"W	20.11'
C13	30.32'	650.00'	15.16'	2°40'22"	N45°11'21"W	30.32'
C14	25.45'	650.00'	12.73'	2°14'37"	N42°43'51"W	25.45'
C15	37.33'	650.00'	18.67'	3°17'27"	N39°57'50"W	37.33'
C16	47.15'	650.00'	23.58'	4°09'22"	N36°14'26"W	47.14'

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - 1/2" STEEL PIN SET W/ LENZ CAP
 - ⊙ IRON PIPE FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL
 - O.R. OFFICIAL RECORDS
 - D.R. DEED RECORDS
 - HCPR HAYS COUNTY PLAT RECORDS



NOTE:
ALLOWABLE LIMITS OF IMPERVIOUS COVER IN AREAS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN IN THIS PLAT:
LOT 1..... 4,089 s.f.
LOT 2..... 1,700 s.f.
LOT 3..... 1,700 s.f.

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
TH RESIDENTIAL	11
COMMON/OPEN SPACE	1



PC-17-31_04

PARK COURT AT WILLOW CREEK II

OWNER:
WDG-PARK, LTD.
9811 S IH 35
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78744
TELE: (512) 280-5353

ENGINEER:
VIGIL AND ASSOCIATES
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
TELE: (512) 326-2667

SHEET
3 of 3
DATE: 6/15/18

PROPOSED LOT (REPLAT) RECONFIGURATION

REFERENCE TIE-CITY OF SAN MARCOS MONUMENT GPS #8
N 13,862,727.84' E 2,298,201.63'
ELEV. 603.95'