

AMENDING PRELIMINARY PLAT OF LASALLE HOLDINGS

TRACT ONE: BEING 765.035 ACRES, MORE OR LESS, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2909, PAGE 684, HAYS COUNTY OFFICIAL PUBLIC RECORDS

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OWNER:
LASALLE HOLDINGS, LTD.
110 SAN ANTONIO ST. #3419
AUSTIN, TX 78701

ENGINEER:
CARLSON BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON DRIVE
AUSTIN, TX 78749

UTILITY EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

HAYS COUNTY NOTES

Total Number of Lots: 4 Average size of lots: 280.55 Acres
Total number of lots within the following size categories:
10 acres or larger — 4
larger than 5.0 acres and smaller than 10 acres — 0
2.00 acres or larger up to 5.00 acres — 0
larger than 1.00 acre and smaller than 2.0 acres — 0
smaller than 1.00 acre — 0

Driveways shall comply with Chapter 721 of Hays County Development Regulations and be permitted through the Transportation Department of Hays County under Chapter 751.

All culverts, when required, shall comply with the current Hays County standard, per Hays County Development Regulations, chapter 705, subchapter 8.03.

Mail boxes placed within the ROW shall be of an approved TxDOT or FHWA design, per Hays County Development Regulations, chapter 731, subchapter 2.01.

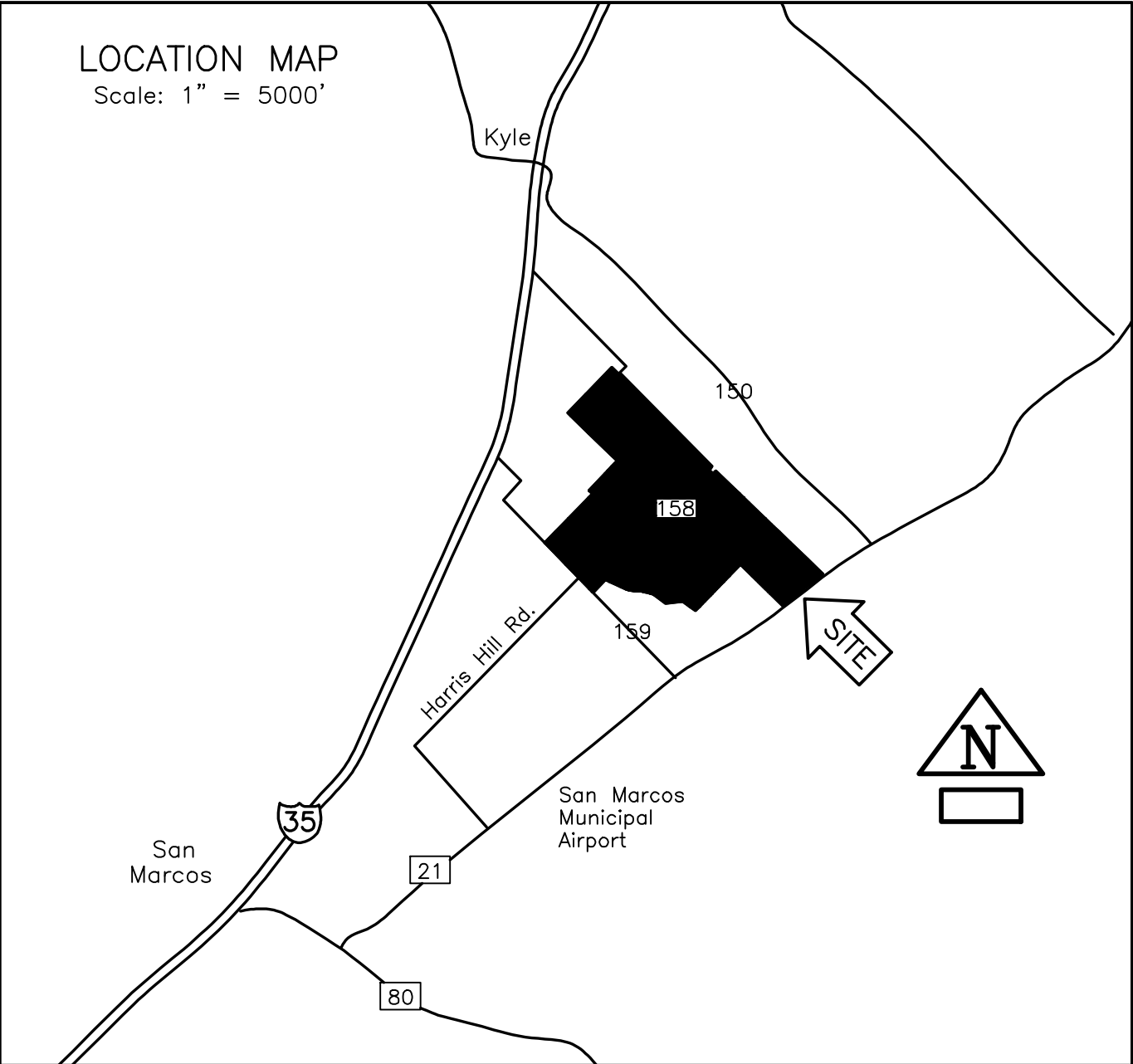
This development is located within the Hays County Emergency Services District No. 5.

Portions of this site are located in the regulated floodplain and will require Hays County floodplain development permits when they are developed per Hays County Development Regulations, chapter 735.

This Preliminary Plat is for pre-development activities only. Future ROW dedication and amended lot configurations will be required prior to Final Plat.

LOCATION MAP

Scale: 1" = 5000'



STATE OF TEXAS #
COUNTY OF _____ #

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains and public places thereon shown for the purpose and consideration therein expressed.

LaSalle Holdings, Ltd.
Michael A. Schroeder, President
110 San Antonio St. #3419
Austin, TX 78701

STATE OF TEXAS #
COUNTY OF _____ #

Before me, the undersigned authority, on this day personally appeared Michael A. Schroeder, 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 expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF TRAVIS #

I hereby certify that proper engineering consideration has been given for Lot 4 of this Amended Plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Development Plat Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of San Marcos.

Joann A. Eagle
Professional Engineer
License No. 97597

STATE OF TEXAS #
COUNTY OF TRAVIS #

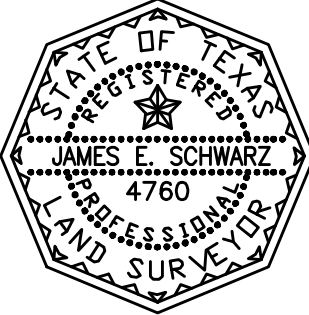
Before me, the undersigned authority, on this day personally appeared Joann A. Eagle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF KENDALL #

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

James E. Schwarz
Registered Professional
Land Surveyor No. 4760



PRELIMINARY
This document shall not be
recorded for any purpose.

STATE OF TEXAS #
COUNTY OF KENDALL #

Before me, the undersigned authority, on this day personally appeared James E. Schwarz, 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 expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and For
The State of Texas

Schwarz
*Land Surveying &
Development, Inc.*

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (830) 816-8867 Metro FAX: (830) 884-8448
FIRM LICENSE NO. 10132800

Prepared: July 20, 2018
Revised: August 20, 2018
Revised: October 12, 2018

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Course	Bearing	Distance
L28		
L29		
L30	N 46°10'52" W	278.89'
L31	N 46°08'20" W	1066.10'
L32	N 44°14'14" E	3770.10'
L33	N 45°27'56" W	240.49'
L34	N 43°27'56" E	2000.83'
L35	N 45°13'25" W	487.00'
L36	N 45°53'28" W	1455.90'
L37	N 45°48'43" W	1422.64'
L38	N 43°59'37" E	3080.80'
L39	S 45°42'13" E	1823.69'
L40	S 43°42'01" W	20.00'
L41	S 45°37'04" E	1513.59'
L42	S 43°27'56" W	9.33'
L43	S 45°37'04" E	2564.33'
L44	S 28°20'04" E	180.56'
L45	S 45°36'04" E	787.50'
L46	S 01°06'34" E	57.07'
L47	S 43°22'56" W	1989.35'
L48	S 43°22'56" W	365.98'
L49	S 43°22'56" W	1597.01'
L50	S 43°22'56" W	1010.32'
L51	S 43°28'51" W	1818.60'
L52	S 44°18'58" W	453.80'
L53	S 43°10'05" W	425.56'
L54	S 44°49'31" W	122.22'
L55	S 48°06'22" W	109.79'
L56	S 45°18'39" W	619.77'
L57	S 51°23'45" W	77.48'
L58	S 74°20'24" W	64.98'
L59	N 70°54'02" W	70.69'
L60	N 51°56'11" W	111.54'
L61	N 46°17'35" W	954.14'
L62	N 46°30'20" W	825.21'
L63		
L64		

ABSTRACT 321

HARRIS HILL RD.

Whisper Master Community
Limited Partnership
50.372 Acres
Unincorporated

S 17°10' E, 119.4 Ft.
to approximate east
corner of Abstract 321

- Notes:
- o indicates record property corner.
 - indicates 1/2" steel rod found.
 - HCOPR = Hays County Official Public Records.
 - HCPR = Hays County Plat Records.
 - The bearing basis for this survey was established by GPS.
 - These tracts are located in the City of San Marcos Extra-Territorial Jurisdiction area.
 - These tracts are located in the Hays Consolidated Independent School District.
 - Electric Service provided by Pedernales Electric Cooperative, Inc.
 - Water and Wastewater services provided by the City of San Marcos.
 - Gas service provided by Centerpoint Energy.
 - These tracts do not lie within the four zones of the Edwards Aquifer as shown on maps produced by the Edwards Aquifer Authority and Texas Commission on Environmental Quality.
 - A portion of these tracts lie within Zone A (area determined to be within the 1% annual chance floodplain, base flood elevations undetermined) as shown and the remainder of the property lies within Zone X (area determined to be outside the 0.2% annual chance flood plain) as shown on Flood Insurance Rate Map panel No. 48209C0405F and No. 48209C0415F, dated 9/2/2005.
 - The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.
 - Surface to Grid conversion factor: 0.99988292.

Proposed route
of FM 110

Proposed
Contours

Water Quality
Zone

F. M. 158 Land, Ltd.
468.288 Acres
Vol. 2702, Pg. 613, HCOPR

Quail Ridge Subdivision
Vol. 2, Pg. 337, HCOPR
City of Kyle

John H. Spooner Revocable Trust
178.67 Acres
Vol. 1965, Pg. 373, HCOPR
City of Kyle

MCPMT, Ltd.
85.12 Acres
Vol. 2199, Pg. 87, HCOPR
Unincorporated

Lennor Homes of Texas
Land & Construction, Ltd.
126.395 Acres
City of Kyle

Woodlands 75, LLC
33,764.4 Acres
City of Kyle

Andy Saucedo
10.062 Acres

Charles E. Green Jr.
Paz Saucedo Green
5.06 Acres

Francisco Cervantes
1.32 Acres

Ramiro Udave
10.057 Acres

RAYMOND
DRIVE

DRUE DRIVE

Gynthia G. Meyer
140.6 Acres
Unincorporated

LoSalle Holdings, Ltd.
811.38 Acres
Vol. 2909, Pg. 684, HCOPR
Unincorporated

Water Quality
Zone

CO. RD. 158
APPROX. 40' WIDE

600 0 600 1200 1800
Scale - 1 Inch = 600 Feet

Prepared: July 20, 2018
Revised: August 20, 2018
Revised: October 12, 2018

Job No. 18-113

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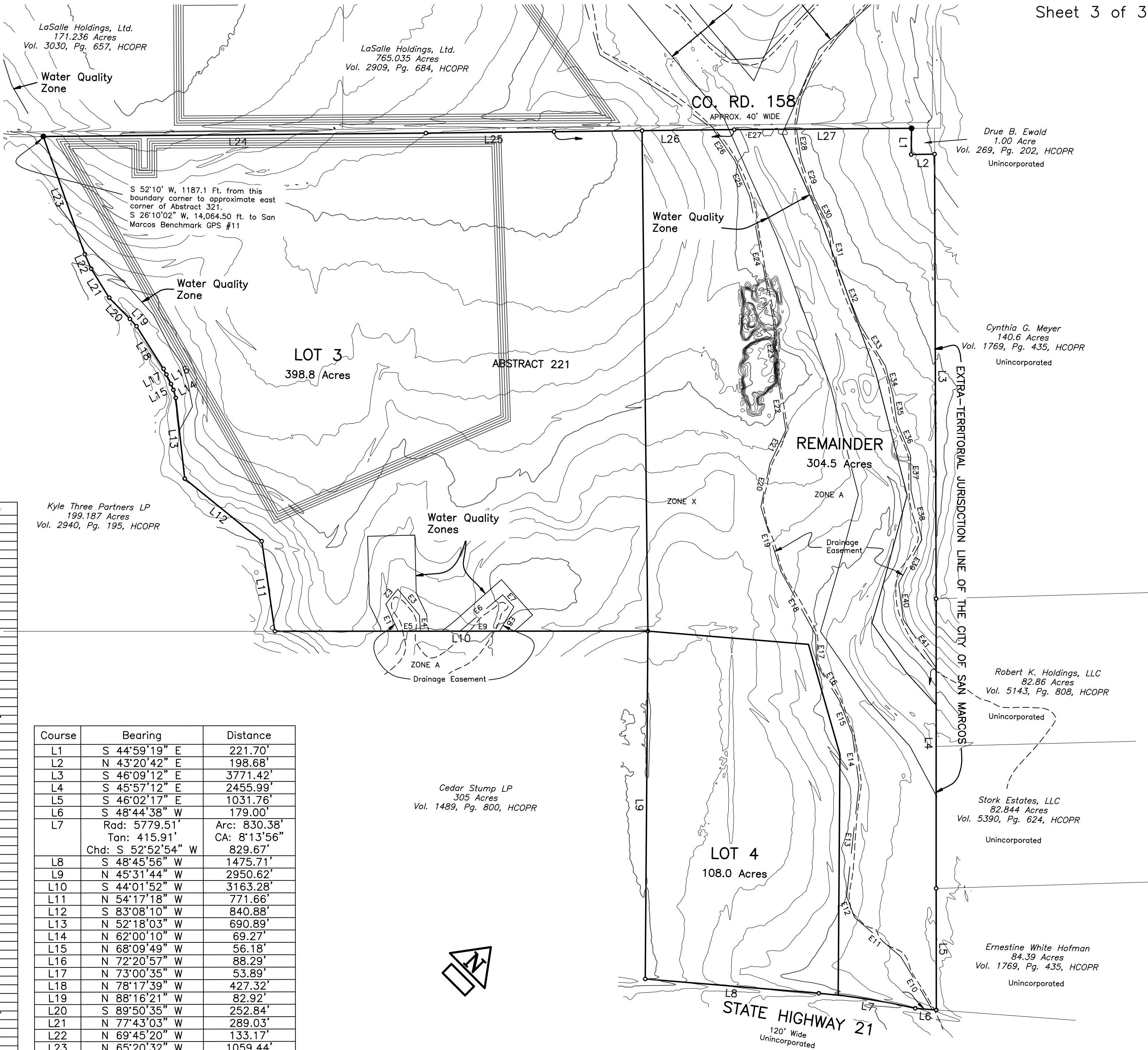
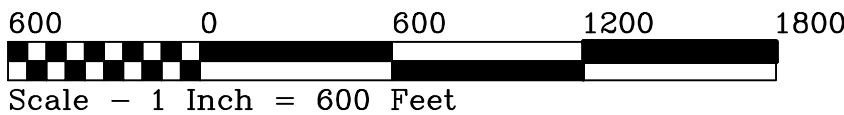
- Notes:
1. ○ indicates record property corner.
 2. ● indicates 1/2" steel rod found.
 3. HCOPR = Hays County Official Public Records.
 4. HCPR = Hays County Plat Records.
 5. The bearing basis for this survey was established by GPS.
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 8. Electric Service provided by Pedernales Electric Cooperative, Inc.
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 13. The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.
 14. Surface to Grid conversion factor: 0.99988292.

Course	Bearing	Distance
E1	N 70°31'39" W	254.02'
E2	N 06°50'59" W	162.13'
E3	S 85°42'17" E	286.56'
E4	S 49°28'32" E	136.72'
E5	S 44°01'52" W	188.26'
E6	N 03°38'42" E	475.25'
E7	S 89°07'10" E	139.67'
E8	S 15°22'35" E	239.35'
E9	S 44°01'52" W	335.71'
E10	N 76°37'24" W	523.43'
E11	S 84°15'30" W	515.06'
E12	N 66°21'48" W	190.71'
E13	N 39°39'36" W	954.88'
E14	N 53°28'42" W	431.31'
E15	N 67°06'40" W	303.43'
E16	N 78°11'07" W	361.28'
E17	N 48°12'31" W	254.41'
E18	N 74°34'56" W	612.73'
E19	N 63°14'53" W	571.14'
E20	N 34°12'32" W	375.86'
E21	N 20°25'40" W	314.82'
E22	N 54°53'21" W	417.71'
E23	N 50°35'51" W	521.11'
E24	N 56°40'10" W	1064.43'
E25	N 68°25'48" W	334.58'
E26	N 80°40'15" W	316.32'
E27	N 43°35'20" E	703.52'
E28	S 54°41'11" E	262.13'
E29	S 65°00'26" E	343.26'
E30	S 73°18'00" E	303.15'
E31	S 56°24'58" E	354.05'
E32	S 67°35'40" E	485.40'
E33	S 77°33'14" E	418.22'
E34	S 60°05'21" E	264.12'
E35	S 54°29'22" E	224.60'
E36	S 68°28'04" E	303.75'
E37	S 46°39'46" E	294.63'
E38	S 58°15'24" E	430.92'
E39	S 17°56'09" E	418.60'
E40	S 53°09'28" E	310.22'
E41	S 80°10'43" E	496.35'
E42	S 80°53'09" W	423.38'
E43	S 74°52'08" W	669.75'
E44	N 62°25'59" W	849.97'
E45	N 79°13'35" W	623.49'
E46	S 81°58'51" W	765.83'
E47	N 47°32'56" W	356.26'
E48	N 62°34'45" W	815.94'
E49	N 43°27'56" E	329.69'
E50	S 60°59'31" E	448.16'
E51	S 58°34'25" E	586.77'
E52	N 90°00'00" E	204.17'
E53	N 71°34'56" E	261.30'
E54	N 49°11'18" E	378.94'
E55	N 72°29'27" E	96.85'
E56	S 59°10'16" E	435.90'
E57	S 76°03'13" E	322.17'
E58	S 87°04'27" E	1046.51'
E59	N 82°52'55" E	235.15'
E60	N 40°37'48" E	268.75'
E61	N 02°05'33" W	665.75'
E62	N 05°13'55" W	660.89'
E63	N 37°26'09" W	1201.11'
E64	N 25°46'57" W	458.00'
E65	N 50°19'06" E	184.00'
E66	S 73°45'20" E	180.00'
E67	S 40°19'27" E	646.01'
E68	S 35°41'24" E	755.60'
E69	S 18°30'07" E	241.34'
E70	S 09°02'55" E	333.87'
E71	S 03°18'53" E	518.79'
E72	S 10°02'53" E	352.57'
E73	S 21°42'08" E	243.40'
E74	S 35°48'07" E	226.99'
E75	S 43°22'56" W	754.01'

Kyle Three Partners LP
199.187 Acres
Vol. 2940, Pg. 195, HCOPR

Course	Bearing	Distance
L1	S 44°59'19" E	221.70'
L2	N 43°20'42" E	198.68'
L3	S 46°09'12" E	3771.42'
L4	S 45°57'12" E	2455.99'
L5	S 46°02'17" E	1031.76'
L6	S 48°44'38" W	179.00'
L7	Rad: 5779.51' Tan: 415.91' Chd: S 52°52'54" W	Arc: 830.38' CA: 8°13'56" 829.67'
L8	S 48°45'56" W	1475.71'
L9	N 45°31'44" W	2950.62'
L10	S 44°01'52" W	3163.28'
L11	N 54°17'18" W	771.66'
L12	S 83°08'10" W	840.88'
L13	N 52°18'03" W	690.89'
L14	N 62°00'10" W	69.27'
L15	N 68°09'49" W	56.18'
L16	N 72°20'57" W	88.29'
L17	N 73°00'35" W	53.89'
L18	N 78°17'39" W	427.32'
L19	N 88°16'21" W	82.92'
L20	S 89°50'35" W	252.84'
L21	N 77°43'03" W	289.03'
L22	N 69°45'20" W	133.17'
L23	N 65°20'32" W	1059.44'
L24	N 43°31'55" E	3243.32'
L25	N 43°26'08" E	1088.26'
L26	N 43°23'03" E	1527.54'
L27	N 43°39'24" E	1505.31'

Cedar Stump LP
305 Acres
Vol. 1489, Pg. 800, HCOPR



Schwarz
Land Surveying &
Development, Inc.

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (830) 816-8867 Metro FAX: (830) 884-8448
FIRM LICENSE NO. 10132800

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