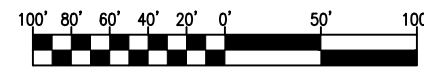


LOT 1, BLOCK A.  
LA VISTA FOUNDATION  
SUBDIVISION  
BOOK 8, PAGE 277  
P.R.H.C.T.

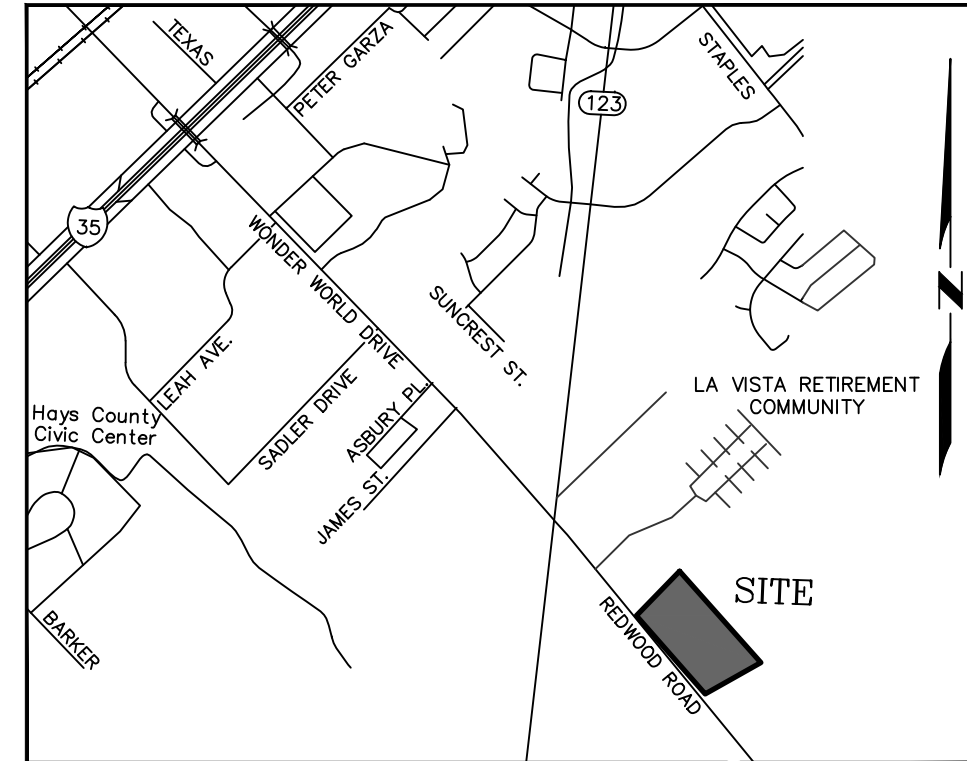
REDWOOD  
SUBDIVISION



GRAPHIC SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED  
"DAM 5348 PROP COR" FOUND  
(OR, AS NOTED)
- △ CALCULATED POINT NOT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS OF HAYS COUNTY, TEXAS



VICINITY MAP  
(NOT TO SCALE)

PRELIMINARY. THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT.

OWNER: THREE RIVERS DEVELOPMENT, LLC  
ADDRESS: 301 MAIN PLAZA, SUITE 385  
NEW BRAUNFELS, TEXAS 78130

OWNER: LDG DEVELOPMENT, LLC  
ADDRESS: 6300 LA CALMA DR, SUITE 520  
AUSTIN, TX. 78752

PHONE:

ACREAGE: 16.96 ACRES  
PATENT SURVEY: BARNETT O. KANE SURVEY  
ABSTRACT NO. 281

ENGLEMANN WAY 583 LINEAR FEET  
PAVONIA COURT 611 LINEAR FEET  
WETHERSFIELD LANE 625 LINEAR FEET

NUMBER OF LOTS: 20  
NUMBER OF BLOCKS: 2  
ACREAGE BY LOT TYPE: 13.34 ACRES  
LINEAR FEET OF NEW STREETS: 1,819 LINEAR FEET  
(2,963 ACRES)

R.O.W. DEDICATION: 0.651 OF ONE ACRE

SURVEYOR: LANDESIGN SERVICES, INC.  
10090 W HIGHWAY 29  
LIBERTY HILL, TEXAS 78642  
PHONE: 512-238-7901  
TBPELS FIRM NO. 10001800

ENGINEER: COSTELLO  
9050 N. CAPITAL OF TEXAS HWY  
BLDG. 3, SUITE 390  
AUSTIN, TX 78759  
TBPE REG. NO. F-280

Line Table		
Line #	Direction	Length
L1	N71° 05' 58"W	18.11'
L2	N12° 12' 51"W	20.59'
L3	S48° 21' 46"W	66.00'
L4	S48° 26' 28"W	25.00'
L5	N48° 26' 12"E	1.30'
L6	S48° 26' 12"W	1.17'
L7	S48° 44' 08"W	97.20'
L8	S48° 15' 14"W	14.93'
L9	N70° 19' 18"W	20.59'
L10	S41° 15' 52"E	73.36'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	404.50'	67.52'	9°33'50"	S55° 51' 34"W	67.44'
C2	127.50'	65.49'	29°25'41"	N63° 26' 49"E	64.77'
C3	192.50'	99.87'	29°43'28"	N63° 17' 56"E	98.75'
C4	127.50'	66.15'	29°43'28"	S63° 17' 56"W	65.41'
C5	192.50'	78.33'	23°18'55"	S60° 23' 26"W	77.79'
C6	192.50'	20.54'	6°06'46"	S75° 06' 17"W	20.53'
C7	304.50'	65.83'	12°23'15"	S54° 26' 51"W	65.71'
C8	192.50'	98.87'	29°25'41"	S63° 26' 49"W	97.79'
C9	304.50'	55.75'	10°29'25"	S55° 23' 46"W	55.67'
C10	304.50'	10.08'	1°53'50"	S49° 12' 09"W	10.08'

BENCHMARK TABLE				
Point #	Northing	Easting	Elevation	Raw Description
1	13854995.46	2305906.16	641.87	PK NAIL
2	13855761.33	2305206.38	634.52	PK NAIL



STATE OF TEXAS {  
COUNTY OF HAYS }

THAT LDG DEVELOPMENT, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JAKE BROWN, BEING THE OWNER OF THAT CERTAIN 15.512 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20033686 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, THAT THREE RIVERS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTION BY THROUGH \_\_\_\_\_, BEING THE OWNER OF THAT CERTAIN 13.470 ACRE TRACT DESCRIBED AS TRACT 1 AND THAT CERTAIN 5.799 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH RECORDED IN DOCUMENT NO. 19020806 AND THAT CERTAIN 84.637 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND THAT CERTAIN 85.865 ACRE TRACT DESCRIBED AS TRACT 2, BOTH RECORDED IN DOCUMENT NO. 18042251, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALL OUT OF THE BARNETT O. KANE SURVEY, ABSTRACT NO. 281, SITUATED IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO THE PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT, AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS. THIS SUBDIVISION IS TO BE KNOW AS:

REDWOOD SUBDIVISION

TO CERTIFY WHICH, WITNESS TO MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
JAKE BROWN  
LDG DEVELOPMENT, LLC,

\_\_\_\_\_  
THREE RIVERS DEVELOPMENT, LLC,

THE STATE OF TEXAS §  
COUNTY OF HAYS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_, ON BEHALF OF SAID LIMITED  
LIABILITY COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HAYS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_, ON BEHALF OF SAID LIMITED  
LIABILITY COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS {  
COUNTY OF HAYS }

I, STEVEN BUFFUM, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION IN NOT IN THE EDWARDS AQUIFER RECHARGE ZONE, NOR IS IT IN THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER RECHARGE ZONE; AND IS LOCATED IN ZONE "X" FLOOD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0483F, 48209C0481F, AND 48209C0479F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

\_\_\_\_\_  
STEVEN BUFFUM, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 115531  
9050 N. CAPITAL OF TEXAS HWY  
BLDG. 3, SUITE 390  
AUSTIN, TX 78759  
TBPE REG. NO. F-280

STATE OF TEXAS {  
COUNTY OF HAYS }

I, TRAVIS S. TABOR, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS VISIBLE UTILITY LINES OR ROAD IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACE UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS, TEXAS.

\_\_\_\_\_  
TRAVIS S. TABOR, R.P.L.S. NO. 6428 DATE  
LANDESIGN SERVICES, INC.  
10090 W HIGHWAY 29  
LIBERTY HILL, TEXAS 78642  
(512) 238-7901  
FIRM REGISTRATION NO. 10001800

PRELIMINARY. THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT.

PLAT NOTES

- NO PORTION OF THIS SUBDIVISION LIES WITH THE EDWARDS AQUIFER RECHARGE ZONE OR THE SAN MARCOS RIVER CORRIDOR.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON HAYS COUNTY F.I.R.M PANEL NO. 48209C0483F, 48209C0481F, AND 48209C0479F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY.
- ALL ACCESS IS PROVIDED TO THE PUBLIC THOUGH A PUBLIC EASEMENT FOR MAINTENANCE FOR THE CITY OF SAN MARCOS ALONG ANY "GREENWAY" AREA AS DEFINED BY THE CITY ALONG ENGLEMANN WAY, REDWOOD ROAD AND WETHERSFIELD LANE.
- THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTION: SAN MARCOS I.S.D.
- WATER SUPPLY FOR THIS SUBDIVISION IS PROVIDED BY THE CITY OF SAN MARCOS UTILITIES.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS PROVIDED BY THE CITY OF SAN MARCOS UTILITIES.
- ELECTRICITY FOR THIS SUBDIVISION IS PROVIDED BY THE BLUEBONNET ELECTRIC.
- SIDEWALKS WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS AND IS SUBJECT TO ITS ORDINANCES.
- BUILDING SETBACK LINES PER THE CITY OF SAN MARCOS ZONING ORDINANCES.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).
- DISTANCES AND AREA SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- DRAINAGE PONDS OR IMPROVEMENTS WITHIN LOTS WILL BE MAINTAINED BY THE RESPONSIBLE HOME OWNER'S ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION RELATED TO THIS DEVELOPMENT.
- PRIVATE STORMWATER AND IRRIGATION SYSTEMS WITHIN BLOCK A, LOTS 1-10 AND BLOCK B, LOTS 1-10, RESPECTIVELY, SHALL BE ALLOWED TO CROSS SHARED LOT LINES AND SHALL BE ACCESSIBLE FOR THE FOLLOWING PURPOSES: TO INSTALL, CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, MODIFY, UPGRADE, MONITOR, INSPECT, REPLACE, MAKE CONNECTIONS WITH, REMOVE, AND DECOMMISSION SAID SYSTEMS. THIS CLAUSE EXCLUDES PUBLIC RIGHTS-OF-WAY.
- EXCLUDING PUBLIC RIGHTS-OF-WAY, OWNERS OF PARCELS WITHIN THIS SUBDIVISION ARE HEREBY GRANTED MUTUAL PEDESTRIAN AND VEHICULAR ACCESS ACROSS ALL LOT LINES.

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
CIP AND ENGINEERING

\_\_\_\_\_  
RECORDING SECRETARY

\_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIRMAN

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NO. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE OFFICE OF COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

REDWOOD SUBDIVISION  
FINAL PLAT

REVISIONS		DATE	DESCRIPTION
	REV.	07/01/20	ROW/CITY COMMENTS NO. 1
		08/26/20	ADDED WRIGHT BLVD. ROW
		10/13/20	REVISED LOT LINES
PROJECT NAME: LDG REDWOOD			
JOB NUMBER: 19-033			
DATE: 04/15/2020			SCALE: 1" = 100'
DRAWING FILE PATH: L:\19033-LDG			
REDWOOD\CADD\DWGS\REDWOOD PLAT.DWG			
FIELDNOTE FILE PATH: L:\19033 - LDG			
Redwood\Descriptions\			
RPLS: AR	TECH: HAS	PC: AG, CY	
CHECKED BY: TST	FB: 324/57.	327/11	

DRAWING NAME:  
REDWOOD PLAT

SHEET  
02 of 02