

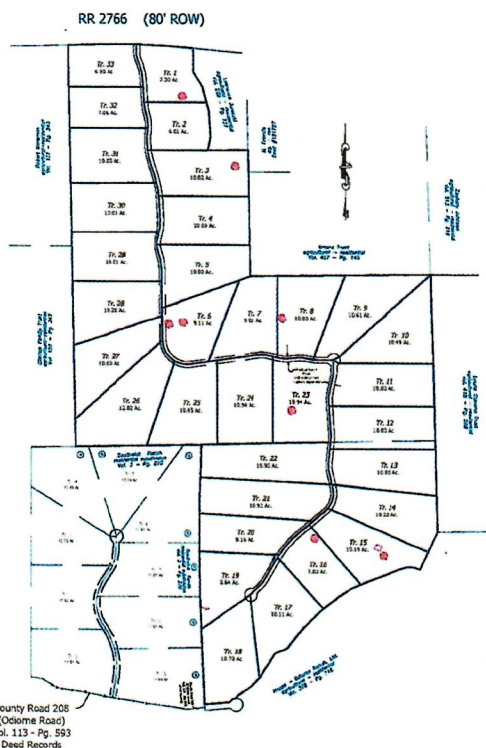
DRAWN BY:	d.a.s.	DATE:	22
CHECKED BY:	d.a.s.	DRAWING NO.:	Prel. Plat
REV. NO.:	5-7111	SHEET	1 of 3

Preliminary Plat

for:

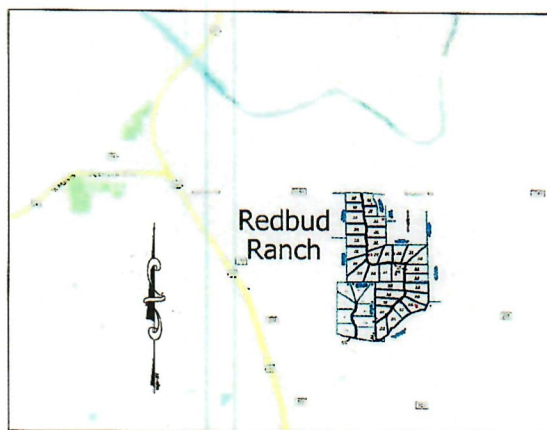
REDBUD RANCH

A 321.76 Acre Tract of Land Out of the
Elijah Marshall Survey No. 175, Abstract
No. 393; Blanco County, TX.



GENERAL NOTES:

1. OWNER/DEVELOPER:
Southwick Development LLC
P. O. Box 55
Johnson City, TX 78636
2. Total area: 321.76 acres
Total tract area: 321.76 acres
No. tracts: 33
Average tract size: 9.75 acres
Tract density: 1 tract per 9.75 acres
3. Road length: 7662 ft
Easement R.O.W.: 60 ft
Road easement area: 10.55 acres
4. Land use: agricultural/residential.
5. Per FIRM, 48031C0135C, 02-06-1991, this property is located in Zone X; an area determined to be outside the 500-year floodplain and outside the limits of the study.
6. The contour interval shown/depicted hereon is a 2011 TNRS five foot (5') interval provided by the Texas Natural Resources Information System: UTM Zone 15, NAD83 Datum. They are for graphic purposes only. SULTEMEIER SURVEYING & ENGINEERING MAKES NO WARRANTY OR GUARANTEE TO THEIR ACCURACY.
7. Water service: Each tract will have an individual water well.
8. Sewage: Each tract will have an OSSF permitted by Blanco County.
9. Roadway signage will comply with Blanco County Rural Addressing specifications/requirements.
10. Contiguous properties are residential/agricultural; Southwick Ranch is platted.
11. Service providers: electrical: Pedernales Electric Cooperative, Inc.
telephone: Verizon
12. Commercial waste collection and disposal services are available for this subdivision.
13. Public Utility Easements:
 - 10 ft. either side of side tract lines,
 - 20 ft. along perimeter of subdivision, and
 - 20 ft. along right-of-way line.
14. This property is not located within the City Limits or ETJ of any municipality.
15. Roadways are private and will be maintained by a Home Owner's Association.



LOCATION MAP
(not to scale)



SULTEMEIER
SURVEYING & ENGINEERING

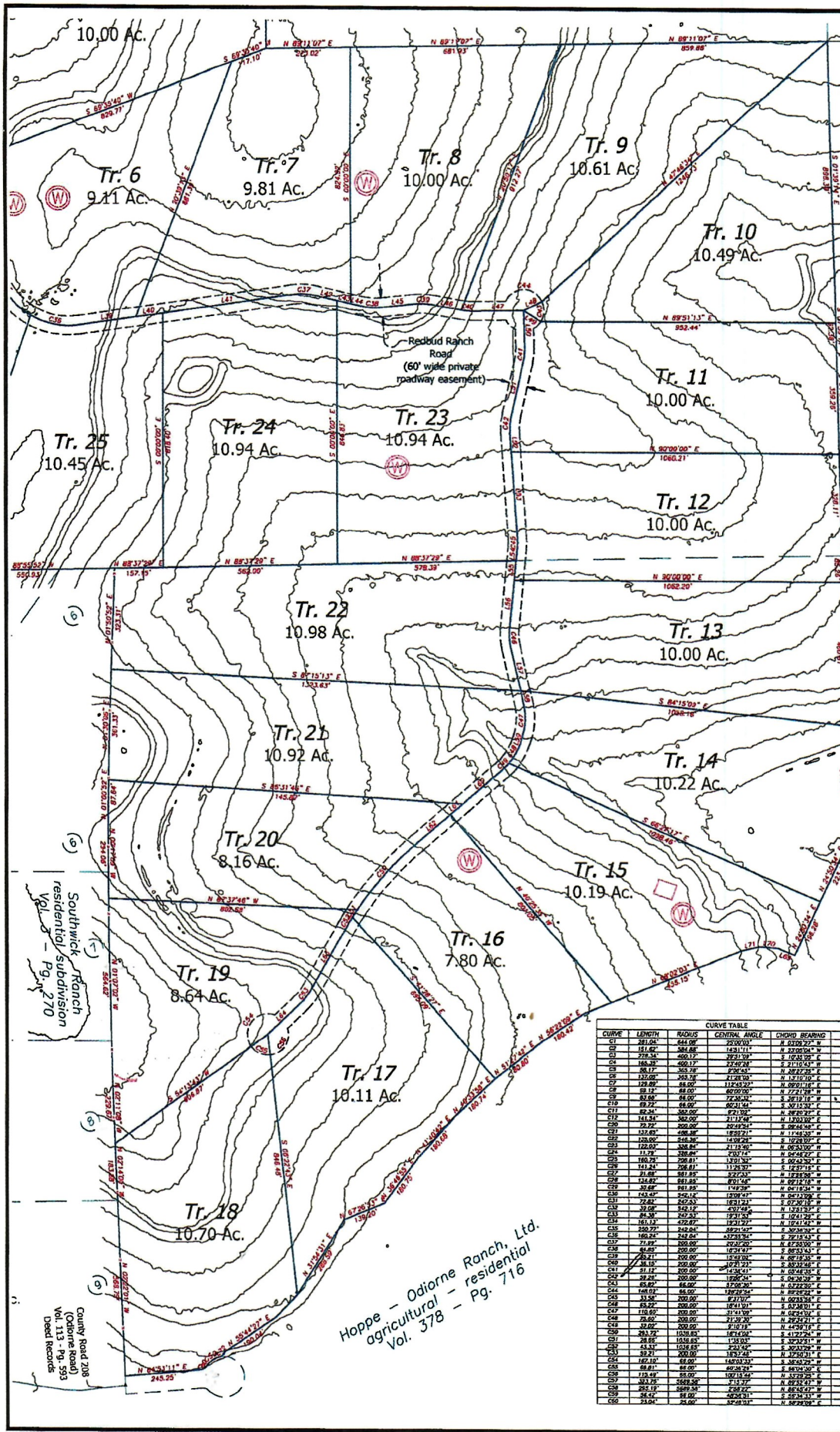
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221
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sultemeiersurveying.com

TBPELS
Surveying Firm
100930-00

TBPELS
Engineering Firm
F-10608

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF RECORD
REVIEW. IT IS NOT TO BE USED
FOR ANY OTHER PURPOSE OR
CONSTRUCTION.
Data: Allen Sultemeier, P.E., BPLS
R.E. Registration No. 77082
P.E.L. Registration No. 4342
June 25th, 2022
PRELIMINARY - THIS DOCUMENT
SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT
BE USED OR ROLLED OR REPRODUCED
UPON AS A FINAL SURVEY
DOCUMENT.

Preliminary Plat
for:
REDBUD RANCH



DRAWN BY: d.a.s. DATE: 22
 CHECKED BY: d.a.s. DRAWING NO.: Prel Plot
 JOB NO.: S-7111 SHEET 3 of 3

Laurie Stevens Trust
 agricultural - residential
 Vol. 415 - Pg. 566

LINE TABLE

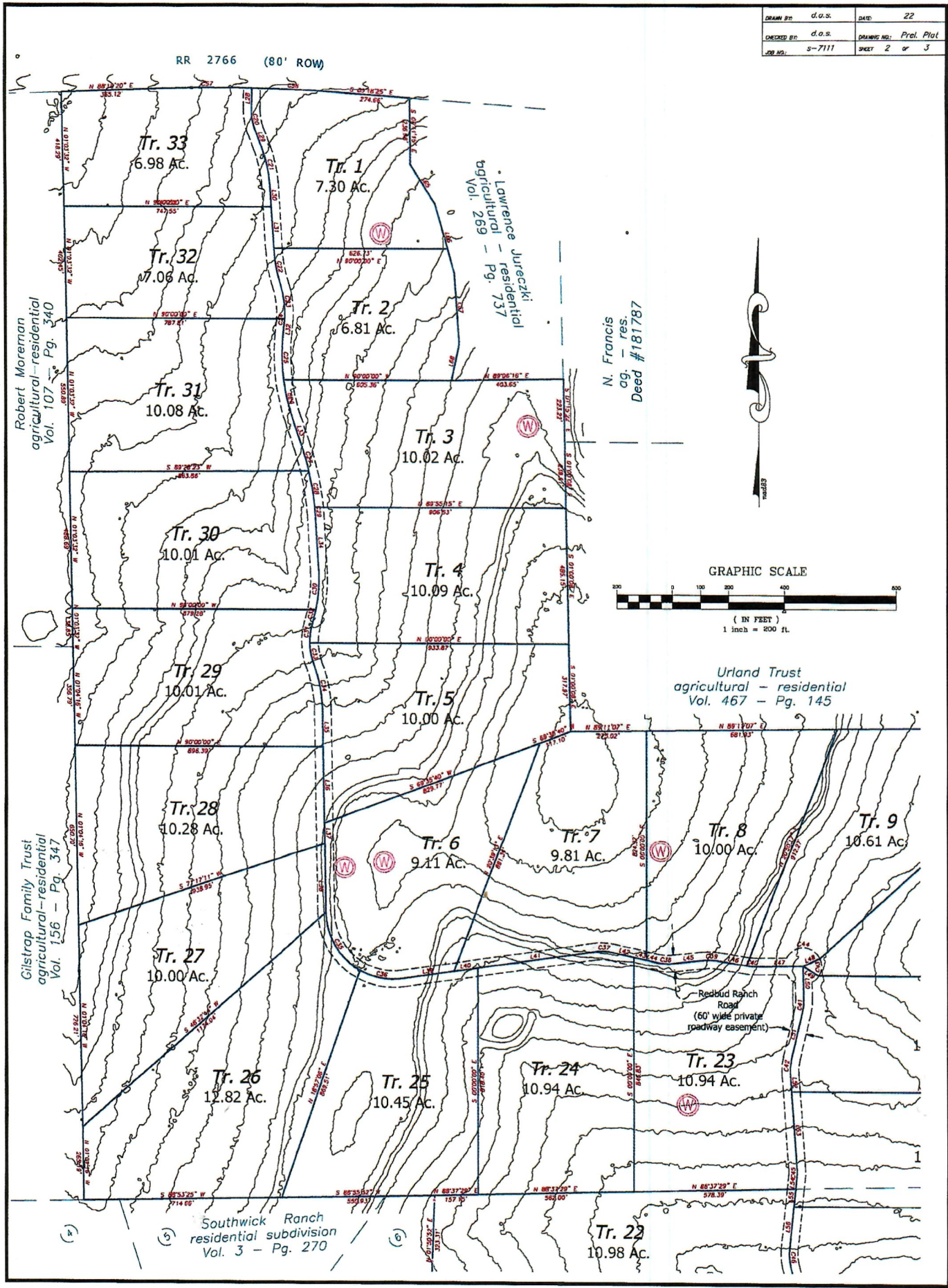
LINE	BEARING	LENGTH
1	N 89°20'33" E	211.78
2	S 72°28'00" E	30.44
3	N 30°30'50" W	64.17
4	N 30°30'50" E	22.86
5	N 30°30'50" E	130.86
6	N 89°20'33" E	103.11
7	N 89°20'33" E	89.06
8	N 42°36'42" E	86.00
9	N 72°12'30" W	96.00
10	N 89°20'33" E	248.00
11	N 89°20'33" E	155.77
12	N 89°20'33" E	53.44
13	N 89°20'33" E	181.00
14	N 89°20'33" E	135.00
15	N 89°20'33" E	142.01
16	N 89°20'33" E	54.00
17	N 89°20'33" E	91.17
18	N 89°20'33" E	124.44
19	N 89°20'33" E	124.16
20	N 89°20'33" E	103.12
21	N 89°20'33" E	32.88
22	N 89°20'33" E	105.41
23	N 89°20'33" E	87.36
24	N 89°20'33" E	31.47
25	N 89°20'33" E	26.81
26	N 89°20'33" E	89.86
27	N 89°20'33" E	81.62
28	N 89°20'33" E	149.29
29	N 89°20'33" E	45.24
30	N 89°20'33" E	103.53
31	N 89°20'33" E	139.56
32	N 89°20'33" E	135.84
33	N 89°20'33" E	22.86
34	N 89°20'33" E	76.00
35	N 89°20'33" E	230.00
36	N 89°20'33" E	106.77
37	N 89°20'33" E	87.81
38	N 89°20'33" E	42.81
39	N 89°20'33" E	73.53
40	N 89°20'33" E	66.76
41	N 89°20'33" E	35.87
42	N 89°20'33" E	108.00
43	N 89°20'33" E	89.77
44	N 89°20'33" E	103.61
45	N 89°20'33" E	89.00
46	N 89°20'33" E	89.00
47	N 89°20'33" E	115.81
48	N 89°20'33" E	126.36
49	N 89°20'33" E	61.89
50	N 89°20'33" E	229.22
51	N 89°20'33" E	37.00
52	N 89°20'33" E	80.43
53	N 89°20'33" E	121.53
54	N 89°20'33" E	124.50
55	N 89°20'33" E	45.00
56	N 89°20'33" E	138.77
57	N 89°20'33" E	163.84
58	N 89°20'33" E	89.45
59	N 89°20'33" E	125.01
60	N 89°20'33" E	258.78
61	N 89°20'33" E	134.17
62	N 89°20'33" E	50.48
63	N 89°20'33" E	20.72
64	N 89°20'33" E	29.75
65	N 89°20'33" E	29.75

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	281.04	444.00	25°00'00"	N 89°20'33" E	238.62
C2	151.67	244.00	14°31'11"	N 89°20'33" E	124.86
C3	278.34	440.17	25°21'09"	N 89°20'33" E	236.77
C4	156.80	240.17	14°36'42"	N 89°20'33" E	124.16
C5	38.17	305.78	3°58'11"	N 89°20'33" E	36.11
C6	132.06	208.16	11°21'00"	N 89°20'33" E	128.28
C7	128.00	88.00	114°53'51"	N 89°20'33" E	109.82
C8	39.12	88.00	80°00'00"	N 89°20'33" E	86.00
C9	63.86	66.00	72°00'00"	N 89°20'33" E	57.18
C10	88.72	66.00	80°21'54"	N 89°20'33" E	86.53
C11	62.34	66.00	89°00'00"	N 89°20'33" E	66.00
C12	141.54	380.00	21°12'44"	N 89°20'33" E	139.72
C13	62.34	380.00	20°28'50"	N 89°20'33" E	75.42
C14	133.85	380.00	11°58'50"	N 89°20'33" E	131.18
C15	128.00	214.36	14°08'28"	N 89°20'33" E	126.62
C16	128.00	380.00	21°12'44"	N 89°20'33" E	127.53
C17	11.79	380.00	2°07'12"	N 89°20'33" E	11.79
C18	160.71	298.81	13°01'30"	N 89°20'33" E	160.11
C19	141.84	298.81	11°24'30"	N 89°20'33" E	141.00
C20	31.88	298.81	2°42'30"	N 89°20'33" E	31.88
C21	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C22	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C23	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C24	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C25	250.72	244.00	25°21'09"	N 89°20'33" E	236.77
C26	151.67	244.00	14°31'11"	N 89°20'33" E	124.86
C27	278.34	440.17	25°21'09"	N 89°20'33" E	236.77
C28	156.80	240.17	14°36'42"	N 89°20'33" E	124.16
C29	38.17	305.78	3°58'11"	N 89°20'33" E	36.11
C30	132.06	208.16	11°21'00"	N 89°20'33" E	128.28
C31	128.00	88.00	114°53'51"	N 89°20'33" E	109.82
C32	39.12	88.00	80°00'00"	N 89°20'33" E	86.00
C33	63.86	66.00	72°00'00"	N 89°20'33" E	57.18
C34	88.72	66.00	80°21'54"	N 89°20'33" E	86.53
C35	62.34	66.00	89°00'00"	N 89°20'33" E	66.00
C36	141.54	380.00	21°12'44"	N 89°20'33" E	139.72
C37	62.34	380.00	20°28'50"	N 89°20'33" E	75.42
C38	133.85	380.00	11°58'50"	N 89°20'33" E	131.18
C39	128.00	214.36	14°08'28"	N 89°20'33" E	126.62
C40	128.00	380.00	21°12'44"	N 89°20'33" E	127.53
C41	11.79	380.00	2°07'12"	N 89°20'33" E	11.79
C42	160.71	298.81	13°01'30"	N 89°20'33" E	160.11
C43	141.84	298.81	11°24'30"	N 89°20'33" E	141.00
C44	31.88	298.81	2°42'30"	N 89°20'33" E	31.88
C45	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C46	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C47	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C48	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C49	250.72	244.00	25°21'09"	N 89°20'33" E	236.77
C50	151.67	244.00	14°31'11"	N 89°20'33" E	124.86
C51	278.34	440.17	25°21'09"	N 89°20'33" E	236.77
C52	156.80	240.17	14°36'42"	N 89°20'33" E	124.16
C53	38.17	305.78	3°58'11"	N 89°20'33" E	36.11
C54	132.06	208.16	11°21'00"	N 89°20'33" E	128.28
C55	128.00	88.00	114°53'51"	N 89°20'33" E	109.82
C56	39.12	88.00	80°00'00"	N 89°20'33" E	86.00
C57	63.86	66.00	72°00'00"	N 89°20'33" E	57.18
C58	88.72	66.00	80°21'54"	N 89°20'33" E	86.53
C59	62.34	66.00	89°00'00"	N 89°20'33" E	66.00
C60	141.54	380.00	21°12'44"	N 89°20'33" E	139.72
C61	62.34	380.00	20°28'50"	N 89°20'33" E	75.42
C62	133.85	380.00	11°58'50"	N 89°20'33" E	131.18
C63	128.00	214.36	14°08'28"	N 89°20'33" E	126.62
C64	128.00	380.00	21°12'44"	N 89°20'33" E	127.53
C65	11.79	380.00	2°07'12"	N 89°20'33" E	11.79
C66	160.71	298.81	13°01'30"	N 89°20'33" E	160.11
C67	141.84	298.81	11°24'30"	N 89°20'33" E	141.00
C68	31.88	298.81	2°42'30"	N 89°20'33" E	31.88
C69	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C70	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C71	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C72	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C73	250.72	244.00	25°21'09"	N 89°20'33" E	236.77
C74	151.67	244.00	14°31'11"	N 89°20'33" E	124.86
C75	278.34	440.17	25°21'09"	N 89°20'33" E	236.77
C76	156.80	240.17	14°36'42"	N 89°20'33" E	124.16
C77	38.17	305.78	3°58'11"	N 89°20'33" E	36.11
C78	132.06	208.16	11°21'00"	N 89°20'33" E	128.28
C79	128.00	88.00	114°53'51"	N 89°20'33" E	109.82
C80	39.12	88.00	80°00'00"	N 89°20'33" E	86.00
C81	63.86	66.00	72°00'00"	N 89°20'33" E	57.18
C82	88.72	66.00	80°21'54"	N 89°20'33" E	86.53
C83	62.34	66.00	89°00'00"	N 89°20'33" E	66.00
C84	141.54	380.00	21°12'44"	N 89°20'33" E	139.72
C85	62.34	380.00	20°28'50"	N 89°20'33" E	75.42
C86	133.85	380.00	11°58'50"	N 89°20'33" E	131.18
C87	128.00	214.36	14°08'28"	N 89°20'33" E	126.62
C88	128.00	380.00	21°12'44"	N 89°20'33" E	127.53
C89	11.79	380.00	2°07'12"	N 89°20'33" E	11.79
C90	160.71	298.81	13°01'30"	N 89°20'33" E	160.11
C91	141.84	298.81	11°24'30"	N 89°20'33" E	141.00
C92	31.88	298.81	2°42'30"	N 89°20'33" E	31.88
C93	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C94	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C95	124.82	298.81	8°01'54"	N 89°20'33" E	124.82
C96	30.88	298.81	1°42'30"	N 89°20'33" E	30.88
C97	250.72	244.00	25°21'09"	N 89°20'33" E	236.77
C98	151.67	244.00	14°31'11"	N 89°20'33" E	124.86
C99	278.34	440.17	25°21'09"	N 89°20'33" E	236.77
C100	156.80	240.17	14°36'42"	N 89°20'33" E	124.16

Hope - Odiorne Ranch, Ltd.
 agricultural - residential
 Vol. 378 - Pg. 716

DRAWN BY:	d.o.s.	DATE:	22
CHECKED BY:	d.o.s.	DRAWING NO.:	Prel. Plat
JOB NO.:	S-7111	SHEET	2 of 3



Redbud Ranch
Lot Pricing

Lot	Listing Price	Acres	Price/Acre
1	\$395,000.00	7.30	\$54,109.59
2	\$375,000.00	6.81	\$55,066.08
3	\$512,000.00	10.02	\$51,097.80
4	\$529,000.00	10.09	\$52,428.15
5	\$589,000.00	10.00	\$58,900.00
6	\$595,000.00	9.11	\$65,312.84
7	\$516,000.00	9.81	\$52,599.39
8	\$559,000.00	10.00	\$55,900.00
9	\$542,000.00	10.61	\$51,083.88
10	\$549,000.00	10.49	\$52,335.56
11	\$525,000.00	10.00	\$52,500.00
12	\$539,000.00	10.00	\$53,900.00
13	\$519,000.00	10.00	\$51,900.00
14	\$545,000.00	10.22	\$53,326.81
15	\$572,000.00	10.19	\$56,133.46
16	\$416,000.00	7.80	\$53,333.33
17	\$529,000.00	10.11	\$52,324.43
18	\$599,000.00	10.70	\$55,981.31
19	\$499,000.00	8.64	\$57,754.63
20	\$485,000.00	8.16	\$59,436.27
21	\$545,000.00	10.92	\$49,908.42
22	\$522,000.00	10.98	\$47,540.98
23	\$559,000.00	10.94	\$51,096.89
24	\$549,000.00	10.94	\$50,182.82
25	\$560,000.00	10.45	\$53,588.52
26	\$599,000.00	12.82	\$46,723.87
27	\$519,000.00	10.00	\$51,900.00
28	\$545,000.00	10.28	\$53,015.56
29	\$516,000.00	10.01	\$51,548.45
30	\$525,000.00	10.01	\$52,447.55
31	\$505,000.00	10.08	\$50,099.21
32	\$379,000.00	7.06	\$53,682.72
33	\$359,000.00	6.98	\$51,432.66