

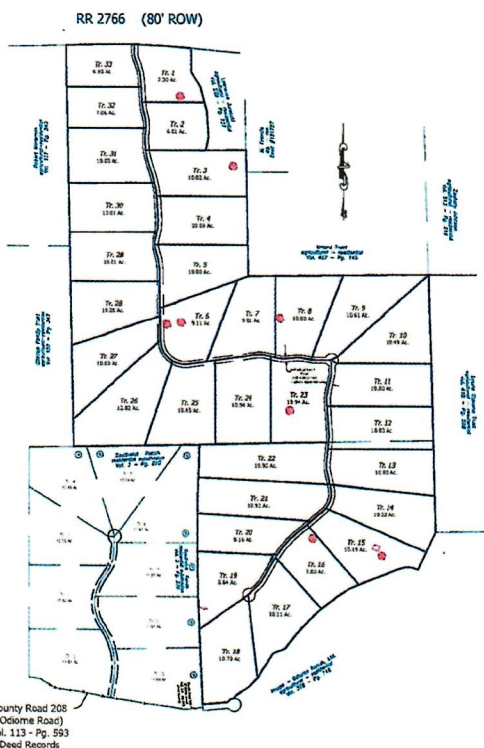
|             |        |              |            |
|-------------|--------|--------------|------------|
| DRAWN BY:   | d.a.s. | DATE:        | 22         |
| CHECKED BY: | d.a.s. | DRAWING NO.: | Prel. Plat |
| REV. NO.:   | 5-7111 | SHEET        | 1 of 3     |

# Preliminary Plat

for:

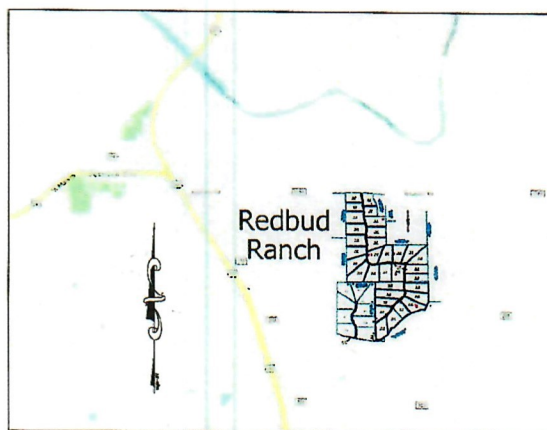
REDBUD RANCH

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

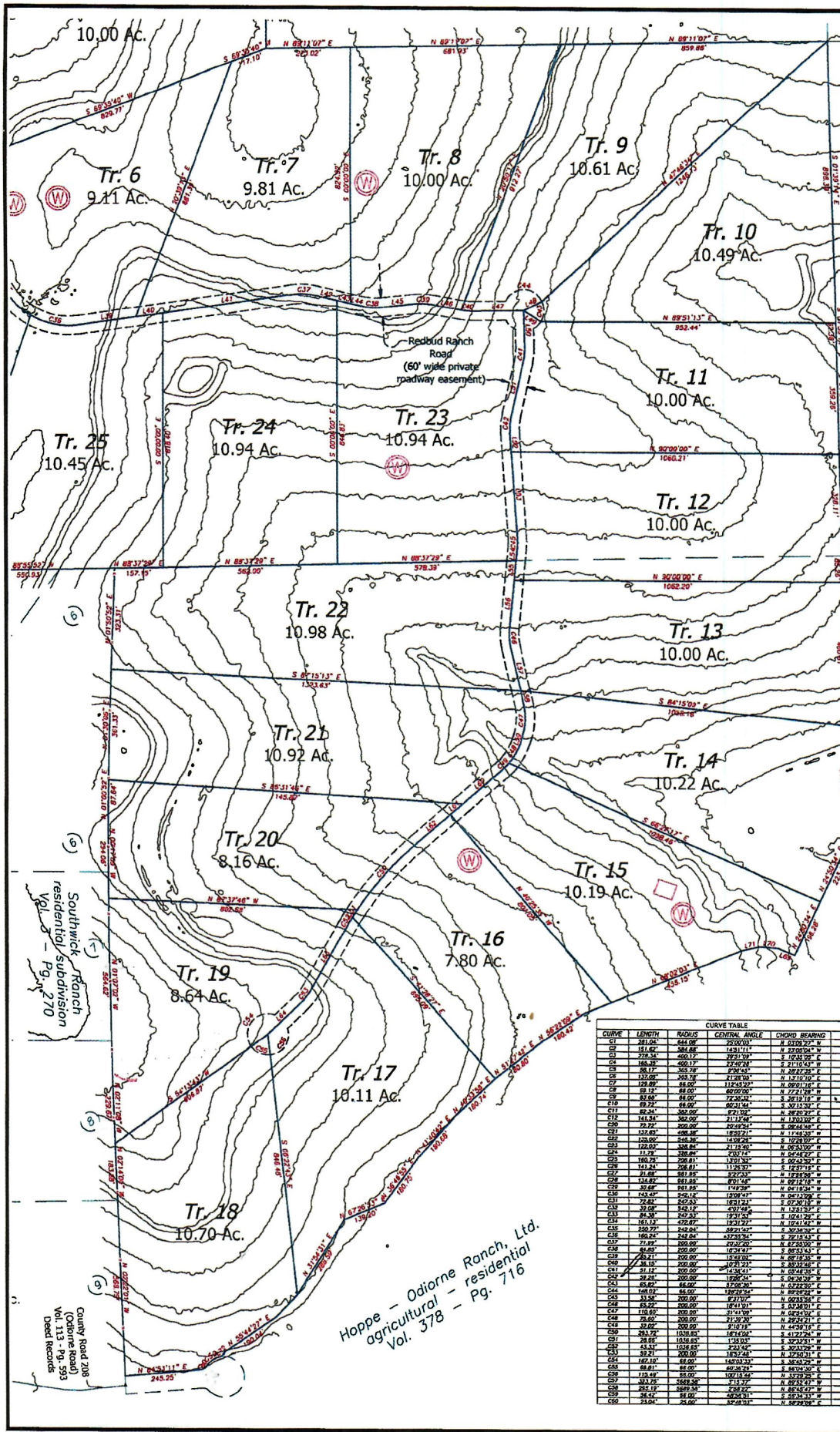
Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
501 West Main, Suite 102  
Fredericksburg, Texas 78624  
(830) 990-1221  
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sultemeiersurveying.com

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 RELIED ON 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°20'43" E | 211.78 |
| 2          | S 72°28'04" E | 30.44  |
| 3          | N 30°30'50" W | 64.47  |
| 4          | N 30°30'50" E | 22.86  |
| 5          | N 30°30'50" E | 130.86 |
| 6          | N 89°28'06" E | 103.11 |
| 7          | N 89°28'06" E | 89.06  |
| 8          | N 42°36'42" E | 86.00  |
| 9          | N 72°21'34" W | 86.00  |
| 10         | N 80°00'00" W | 248.00 |
| 11         | N 89°28'06" E | 145.77 |
| 12         | N 89°28'06" E | 53.44  |
| 13         | N 81°11'11" E | 105.33 |
| 14         | N 81°11'11" E | 124.16 |
| 15         | N 89°28'06" E | 181.00 |
| 16         | N 89°28'06" E | 135.00 |
| 17         | N 89°28'06" E | 142.01 |
| 18         | N 89°28'06" E | 54.00  |
| 19         | N 89°28'06" E | 91.17  |
| 20         | N 91°11'11" E | 124.44 |
| 21         | N 81°11'11" E | 124.16 |
| 22         | N 89°28'06" E | 105.33 |
| 23         | N 89°28'06" E | 53.44  |
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| 27         | N 89°28'06" E | 135.00 |
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| 29         | N 89°28'06" E | 54.00  |
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| 31         | N 91°11'11" E | 124.44 |
| 32         | N 81°11'11" E | 124.16 |
| 33         | N 89°28'06" E | 105.33 |
| 34         | N 89°28'06" E | 53.44  |
| 35         | N 81°11'11" E | 105.33 |
| 36         | N 81°11'11" E | 124.16 |
| 37         | N 89°28'06" E | 181.00 |
| 38         | N 89°28'06" E | 135.00 |
| 39         | N 89°28'06" E | 142.01 |
| 40         | N 89°28'06" E | 54.00  |
| 41         | N 89°28'06" E | 91.17  |
| 42         | N 91°11'11" E | 124.44 |
| 43         | N 81°11'11" E | 124.16 |
| 44         | N 89°28'06" E | 105.33 |
| 45         | N 89°28'06" E | 53.44  |
| 46         | N 81°11'11" E | 105.33 |
| 47         | N 81°11'11" E | 124.16 |
| 48         | N 89°28'06" E | 181.00 |
| 49         | N 89°28'06" E | 135.00 |
| 50         | N 89°28'06" E | 142.01 |
| 51         | N 89°28'06" E | 54.00  |
| 52         | N 89°28'06" E | 91.17  |
| 53         | N 91°11'11" E | 124.44 |
| 54         | N 81°11'11" E | 124.16 |
| 55         | N 89°28'06" E | 105.33 |
| 56         | N 89°28'06" E | 53.44  |
| 57         | N 81°11'11" E | 105.33 |
| 58         | N 81°11'11" E | 124.16 |
| 59         | N 89°28'06" E | 181.00 |
| 60         | N 89°28'06" E | 135.00 |
| 61         | N 89°28'06" E | 142.01 |
| 62         | N 89°28'06" E | 54.00  |
| 63         | N 89°28'06" E | 91.17  |
| 64         | N 91°11'11" E | 124.44 |
| 65         | N 81°11'11" E | 124.16 |
| 66         | N 89°28'06" E | 105.33 |
| 67         | N 89°28'06" E | 53.44  |
| 68         | N 81°11'11" E | 105.33 |
| 69         | N 81°11'11" E | 124.16 |
| 70         | N 89°28'06" E | 181.00 |
| 71         | N 89°28'06" E | 135.00 |
| 72         | N 89°28'06" E | 142.01 |
| 73         | N 89°28'06" E | 54.00  |
| 74         | N 89°28'06" E | 91.17  |
| 75         | N 91°11'11" E | 124.44 |
| 76         | N 81°11'11" E | 124.16 |
| 77         | N 89°28'06" E | 105.33 |
| 78         | N 89°28'06" E | 53.44  |
| 79         | N 81°11'11" E | 105.33 |
| 80         | N 81°11'11" E | 124.16 |
| 81         | N 89°28'06" E | 181.00 |
| 82         | N 89°28'06" E | 135.00 |
| 83         | N 89°28'06" E | 142.01 |
| 84         | N 89°28'06" E | 54.00  |
| 85         | N 89°28'06" E | 91.17  |
| 86         | N 91°11'11" E | 124.44 |
| 87         | N 81°11'11" E | 124.16 |
| 88         | N 89°28'06" E | 105.33 |
| 89         | N 89°28'06" E | 53.44  |
| 90         | N 81°11'11" E | 105.33 |
| 91         | N 81°11'11" E | 124.16 |
| 92         | N 89°28'06" E | 181.00 |
| 93         | N 89°28'06" E | 135.00 |
| 94         | N 89°28'06" E | 142.01 |
| 95         | N 89°28'06" E | 54.00  |
| 96         | N 89°28'06" E | 91.17  |
| 97         | N 91°11'11" E | 124.44 |
| 98         | N 81°11'11" E | 124.16 |
| 99         | N 89°28'06" E | 105.33 |
| 100        | N 89°28'06" E | 53.44  |
| 101        | N 81°11'11" E | 105.33 |
| 102        | N 81°11'11" E | 124.16 |
| 103        | N 89°28'06" E | 181.00 |
| 104        | N 89°28'06" E | 135.00 |
| 105        | N 89°28'06" E | 142.01 |
| 106        | N 89°28'06" E | 54.00  |
| 107        | N 89°28'06" E | 91.17  |
| 108        | N 91°11'11" E | 124.44 |
| 109        | N 81°11'11" E | 124.16 |
| 110        | N 89°28'06" E | 105.33 |
| 111        | N 89°28'06" E | 53.44  |
| 112        | N 81°11'11" E | 105.33 |
| 113        | N 81°11'11" E | 124.16 |
| 114        | N 89°28'06" E | 181.00 |
| 115        | N 89°28'06" E | 135.00 |
| 116        | N 89°28'06" E | 142.01 |
| 117        | N 89°28'06" E | 54.00  |
| 118        | N 89°28'06" E | 91.17  |
| 119        | N 91°11'11" E | 124.44 |
| 120        | N 81°11'11" E | 124.16 |
| 121        | N 89°28'06" E | 105.33 |
| 122        | N 89°28'06" E | 53.44  |
| 123        | N 81°11'11" E | 105.33 |
| 124        | N 81°11'11" E | 124.16 |
| 125        | N 89°28'06" E | 181.00 |
| 126        | N 89°28'06" E | 135.00 |
| 127        | N 89°28'06" E | 142.01 |
| 128        | N 89°28'06" E | 54.00  |
| 129        | N 89°28'06" E | 91.17  |
| 130        | N 91°11'11" E | 124.44 |
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| 132        | N 89°28'06" E | 105.33 |
| 133        | N 89°28'06" E | 53.44  |
| 134        | N 81°11'11" E | 105.33 |
| 135        | N 81°11'11" E | 124.16 |
| 136        | N 89°28'06" E | 181.00 |
| 137        | N 89°28'06" E | 135.00 |
| 138        | N 89°28'06" E | 142.01 |
| 139        | N 89°28'06" E | 54.00  |
| 140        | N 89°28'06" E | 91.17  |
| 141        | N 91°11'11" E | 124.44 |
| 142        | N 81°11'11" E | 124.16 |
| 143        | N 89°28'06" E | 105.33 |
| 144        | N 89°28'06" E | 53.44  |
| 145        | N 81°11'11" E | 105.33 |
| 146        | N 81°11'11" E | 124.16 |
| 147        | N 89°28'06" E | 181.00 |
| 148        | N 89°28'06" E | 135.00 |
| 149        | N 89°28'06" E | 142.01 |
| 150        | N 89°28'06" E | 54.00  |
| 151        | N 89°28'06" E | 91.17  |
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| 153        | N 81°11'11" E | 124.16 |
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| 157        | N 81°11'11" E | 124.16 |
| 158        | N 89°28'06" E | 181.00 |
| 159        | N 89°28'06" E | 135.00 |
| 160        | N 89°28'06" E | 142.01 |
| 161        | N 89°28'06" E | 54.00  |
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| 168        | N 81°11'11" E | 124.16 |
| 169        | N 89°28'06" E | 181.00 |
| 170        | N 89°28'06" E | 135.00 |
| 171        | N 89°28'06" E | 142.01 |
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| 175        | N 81°11'11" E | 124.16 |
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| 180        | N 89°28'06" E | 181.00 |
| 181        | N 89°28'06" E | 135.00 |
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| 186        | N 81°11'11" E | 124.16 |
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| 188        | N 89°28'06" E | 53.44  |
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| 190        | N 81°11'11" E | 124.16 |
| 191        | N 89°28'06" E | 181.00 |
| 192        | N 89°28'06" E | 135.00 |
| 193        | N 89°28'06" E | 142.01 |
| 194        | N 89°28'06" E | 54.00  |
| 195        | N 89°28'06" E | 91.17  |
| 196        | N 91°11'11" E | 124.44 |
| 197        | N 81°11'11" E | 124.16 |
| 198        | N 89°28'06" E | 105.33 |
| 199        | N 89°28'06" E | 53.44  |
| 200        | N 81°11'11" E | 105.33 |

| CURVE TABLE |        |        |               |               |
|-------------|--------|--------|---------------|---------------|
| CURVE       | LENGTH | RADIUS | CENTRAL ANGLE | CHORD BEARING |
| C1          | 281.04 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C2          | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C3          | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C4          | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C5          | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C6          | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C7          | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C8          | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C9          | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C10         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C11         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C12         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C13         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C14         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C15         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C16         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C17         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C18         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C19         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C20         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C21         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C22         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C23         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C24         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C25         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C26         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C27         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C28         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C29         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C30         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C31         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C32         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C33         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C34         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C35         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C36         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C37         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C38         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C39         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C40         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C41         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C42         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C43         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C44         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C45         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C46         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C47         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C48         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C49         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C50         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C51         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C52         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C53         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C54         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C55         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C56         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C57         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C58         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C59         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C60         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C61         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C62         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C63         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C64         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C65         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C66         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C67         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C68         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C69         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C70         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C71         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C72         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C73         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C74         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C75         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C76         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C77         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C78         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C79         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C80         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C81         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C82         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C83         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C84         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C85         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C86         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C87         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C88         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C89         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C90         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C91         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C92         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C93         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C94         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C95         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C96         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C97         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C98         | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |
| C99         | 278.34 | 444.00 | 25°00'00"     | N 89°28'06" E |
| C100        | 151.67 | 244.00 | 14°00'00"     | N 89°28'06" E |

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

