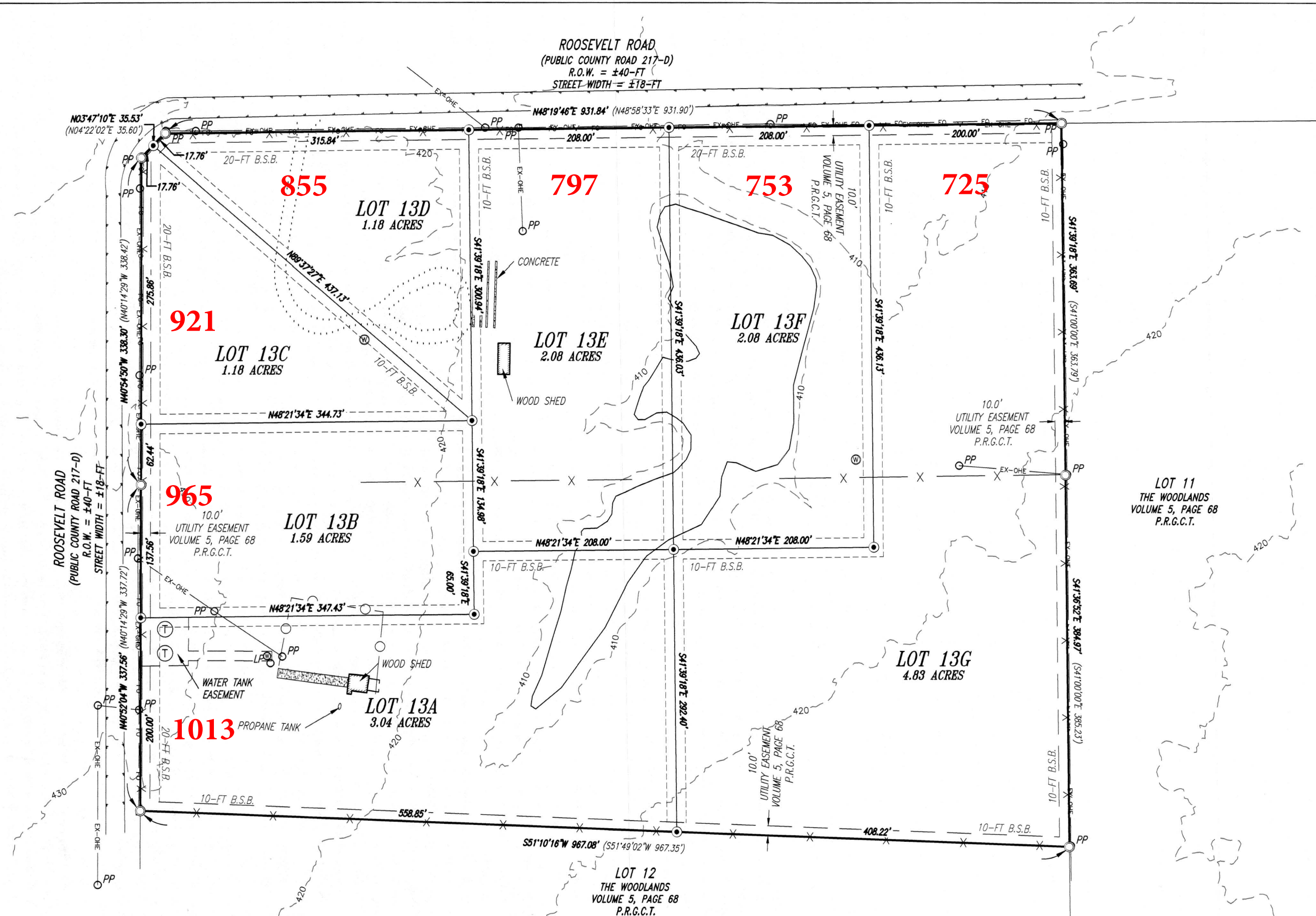


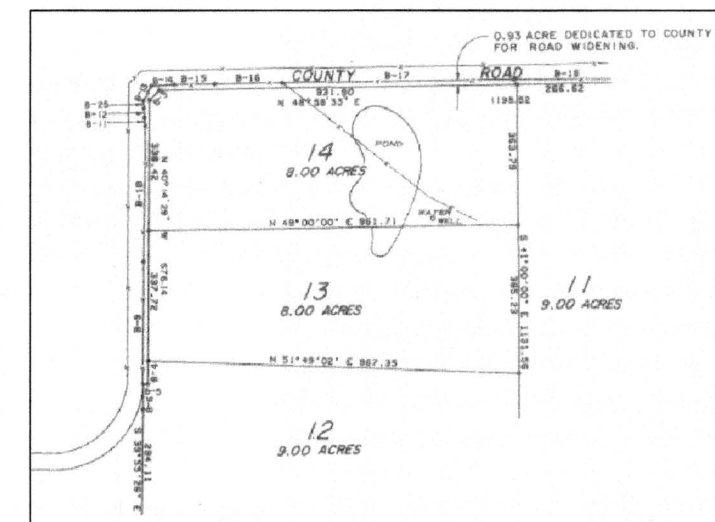


- * SURVEYORS NOTES ***
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE ADJUSTED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. SCALE = 1.0001381803
 - THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS.
 - WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I.E. 1680.61' (COURSE VALUE PER PLAT VOL. 5, PG. 68 P.R.G.C.T.).
 - THIS PLAT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
 - THIS PROPERTY LIES COMPLETELY WITHIN THE LULING INDEPENDENT SCHOOL DISTRICT.
 - THIS PROPERTY LIES COMPLETELY WITHIN GUADALUPE COUNTY PRECINCT 1.
 - ALL PROPERTIES ARE SUBJECT TO A 20-FT BUILDING SETBACK FROM THE COUNTY RIGHT-OF-WAY AND 10-FOOT BUILDING SETBACK IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF GUADALUPE COUNTY.
 - THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS ON COMMUNITY PANEL NO. 48187C0190G, EFFECTIVE DATE 12/30/2020, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - SUBDIVISION DESIGN, LAYOUT AND CONSTRUCTION SHALL BE DONE TO MINIMIZE ANY ADVERSE IMPACT TO PRIVATE PROPERTY, PUBLIC PROPERTY, ALL EASEMENTS, AND ALL PUBLIC OR PRIVATE RIGHT-OF-WAYS EITHER WITHIN OR OUTSIDE THE PROPOSED SUBDIVISION. PROVISIONS MUST BE MADE TO ASSURE THAT NO ADVERSE IMPACT IS MADE TO EXISTING DRAINAGE SYSTEMS WITHIN PUBLIC RIGHT-OF-WAYS. ALL DRAINAGE DESIGN, LAYOUT AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LAWS OF THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA.
 - NO STRUCTURES, WALLS, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF DRAINAGE EASEMENTS. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED.
 - NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.
 - IN ORDER TO PROMOTE SAFE USE OF STREETS AND PRESERVE THE CONDITION OF PUBLIC STREETS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY RIGHT-OF-WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT SPECIFICATIONS WHICH SHALL BE STATED ON THE PERMIT.
 - NO STRUCTURES/HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL AN ON-SITE SEWAGE FACILITY PERMIT HAS BEEN ISSUED OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED.
 - THIS SUBDIVISION SHALL BE SERVED BY INDIVIDUAL AEROBIC TREATMENT/SPRAY IRRIGATION ON-SITE SEWAGE FACILITIES.
 - NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.
 - A 5/8" DIAMETER IRON ROD WITH PLASTIC CAP STAMPED "WES #10194410" WILL BE PLACED AT ALL OBLITERATED EXTERIOR BOUNDARY CORNERS AND AT EACH BOUNDARY POINT OF THE INDIVIDUAL LOTS.
 - UTILITY COMPANIES:
ELECTRIC = A.E.P. TEXAS
TELEPHONE = SOUTHWESTERN BELL TELEPHONE COMPANY

STATE OF TEXAS
COUNTY OF Hays

WE, WOODLAND HOLDINGS PARTNERS, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY MAKE A SUBDIVISION OF SAID LAND ACCORDING TO THE LINES SHOWN. IMPROVEMENTS AND MAINTENANCE OF THE EXISTING EASEMENT AREA SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THOSE PARTIES DESIRING SUCH MAINTENANCE AND IMPROVEMENT.

OWNER: WOODLAND HOLDINGS PARTNERS, LLC
BY: [Signature]
TYPE NAME: COLE SISTO
TITLE: PRESIDENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED AUTHORITY, THE 14th DAY OF December, 2024.
[Signature]
NOTARY PUBLIC/STATE OF TEXAS
MY COMMISSION EXPIRES: 04-28-2024



AS-PLATTED
VOLUME 5, PAGE 68
SCALE = 1"=500'

ROOSEVELT ROAD
(PUBLIC COUNTY ROAD 217-D)
R.O.W. = ±40'-FT
STREET WIDTH = ±18'-FT

GRID

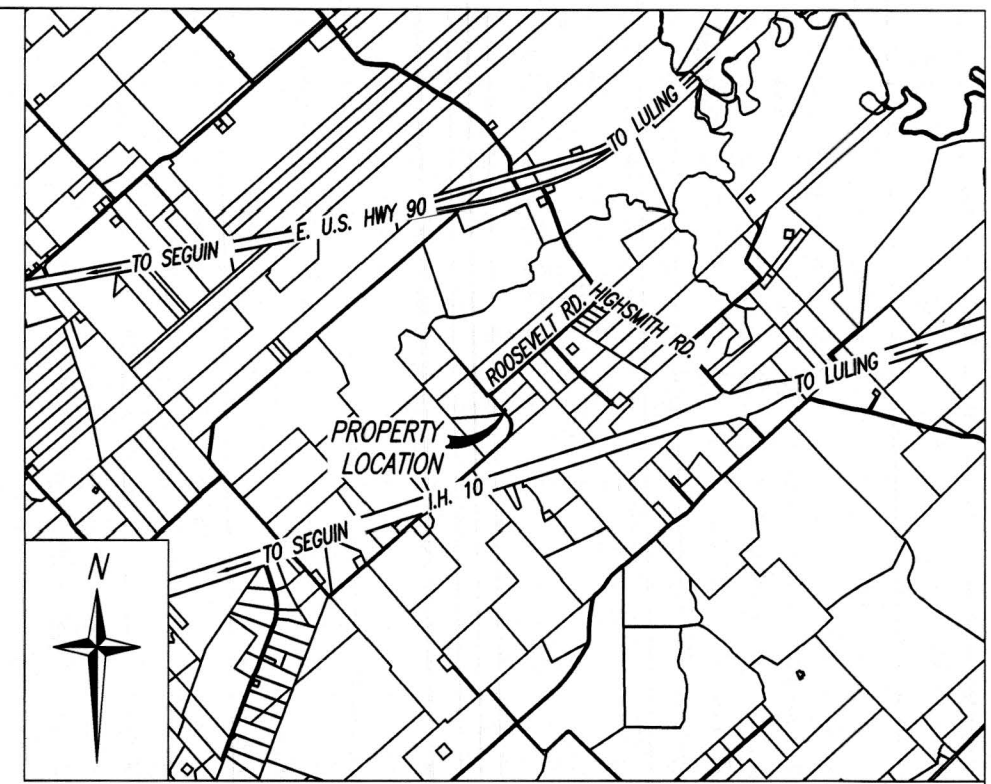
SCALE: 1"=100'

*** LEGEND ***

- FOUND 1/2" I.R.
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PP EXISTING UTILITY POLE
- LP EXISTING LIGHT POLE
- ⊖ EXISTING WATER WELL
- ⊞ EXISTING TELEPHONE PEDESTAL
- ① PROPOSED WATER TANK FOR FIRE SUPPRESSION
- ⊙ OSSF SITE EVALUATION LOCATIONS
- R.O.W. = RIGHT-OF-WAY
- B.S.B. = BUILDING SETBACK
- P.R.G.C.T. = PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS

PROPERTY LINE
EASEMENT LINE
BUILDING SETBACK LINE
CONTOUR LINES
EXISTING EDGE OF PAVEMENT
EXISTING DIRT ROAD
EXISTING BARBED WIRE FENCE
EXISTING CHAIN LINK FENCE LINE
EX-OHE EXISTING OVERHEAD ELECTRIC LINE
FO EXISTING FIBER OPTIC LINE
EXISTING BUILDING
EXISTING CONCRETE

LOT 13A: 3.04 AC
LOT 13B: 1.59 AC
LOT 13C: 1.18 AC
LOT 13D: 1.18 AC
LOT 13E: 2.08 AC
LOT 13F: 2.08 AC
LOT 13G: 4.83 AC



VICINITY MAP
1"=5000'
SOURCE: T.N.R.I.S. GIS

STATE OF TEXAS ~
COUNTY OF GUADALUPE ~

THIS REVISION OF PLAT OF THE WOODLANDS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF GUADALUPE COUNTY, TEXAS, WHICH COURT ACKNOWLEDGES THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS OF SAID COUNTY AND DOES HEREBY APPROVE SUCH REVISION OF PLAT.

DATED 17 DAY OF December, A.D., 2024

[Signature] COUNTY JUDGE
[Signature] COUNTY CLERK
[Signature] COMMISSIONER, PREC. 1
[Signature] COMMISSIONER, PREC. 2
[Signature] COMMISSIONER, PREC. 3
[Signature] COMMISSIONER, PREC. 4

DEVELOPER: EDEN DEVELOPMENT GROUP, LLC
1308 COMMON ST. SUITE 205 #13
NEW BRAUNFELS, TX 78130

SURVEYOR: GARY BRANDENBURG
WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
KERRVILLE, TX 78028

STATE OF TEXAS ~
COUNTY OF KERR ~

I HEREBY CERTIFY TO THE FOLLOWING:
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS AN ACCURATE REPRESENTATION OF A SURVEY OF THE PROPERTY MADE ON THE GROUND AND UNDER MY SUPERVISION IN MAY-JUNE, 2024.

[Signature]
NAME: GARY MAX BRANDENBURG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5164

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED AUTHORITY, THE 3rd DAY OF December, 2024.

[Signature]
NOTARY PUBLIC/STATE OF TEXAS
MY COMMISSION EXPIRES: 10-11-2026

BRANDON ELLIS MEREDITH
Notary Public, State of Texas
Comm. Expires 10-11-2026
Notary ID 126329221

SHALYN LIGHTFOOT MCCUMBER
Notary Public, State of Texas
Comm. Expires 04-28-2026
Notary ID 2504800



REVISION OF PLAT
LOTS 13 & 14,
THE WOODLANDS
CREATING LOTS 13A THROUGH 13G

A SUBDIVISION CONTAINING 15.99 ACRES OF LAND OUT OF THE SAMUEL HIGHSMITH SURVEY No. 13, ABSTRACT No. 25, BEING A LOTS TRACTS 13 & 14 THE WOODLANDS RECORDED IN VOLUME 5, PAGE 68A-B, MAP RECORDS OF GUADALUPE COUNTY, TEXAS

WELLBORN
ENGINEERING & SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT: WES: 24-062	SCALE: 1" = 100'	FIELD: JVS/SP	DRAFTING: BM CHECKED: GMB
LAST FIELD VISIT: 06.13.2024 LAST DRAFT REVISION: 11.26.2024			SHEET NO. 1 of 1