

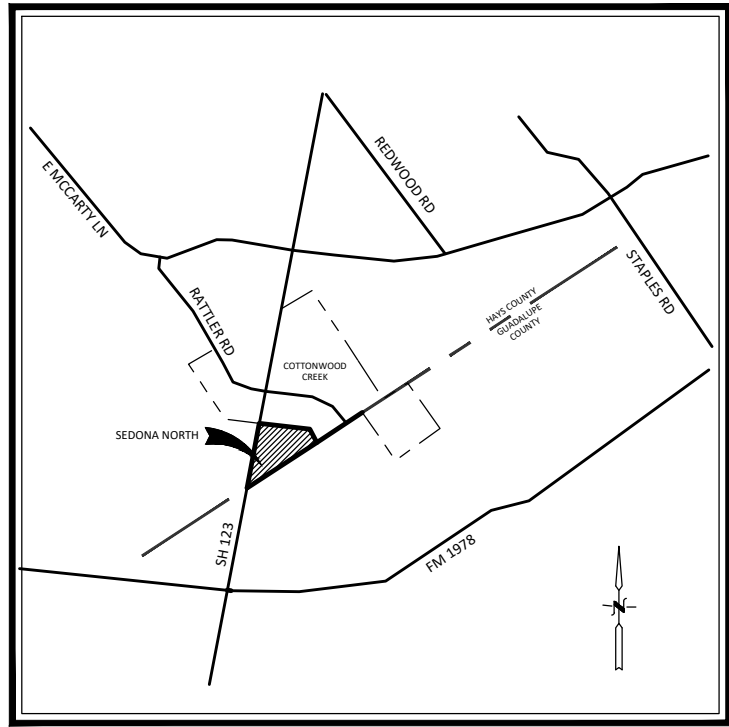
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:

- AT&T (CABLE & INTERNET)
- BLUEBONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)
- CITY OF SAN MARCOS (SEWER)
- CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (WATER)

1. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN MARCOS AND IS SUBJECT TO ITS ORDINANCES.
2. SIDEWALK AND STREETSCAPE TREES ARE REQUIRED ALONG ALL STREET RIGHTS-OF-WAY.
3. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
5. WATERSHED PROTECTION PLAN PHASE 2 PERMIT APPROVED. PERMIT# 2022-41865.
6. THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS ARE REQUIRED TO BE APPROVED BEFORE THE PLAT APPROVAL AND EITHER THE IMPROVEMENTS CONSTRUCTED OR BOND POSTED FOR THE FILING OF THE PLAT.
7. ANY PRIVATE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPE IRRIGATION, REQUIRES APPROVAL OF A LICENSE AGREEMENT.
8. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
9. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY.
10. LOT 902, BLOCK M IS DEDICATED AS A PUBLIC ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A MULTI-USE GREENWAY PER SECTION 3.7.2.6.F OF THE CITY OF SAN MARCOS LAND DEVELOPMENT CODE.
11. A 2' SHARED-USE PATH AND MULTI-USE GREENWAY PER SECTION 3.7.2.6.F OF THE SAN MARCOS LAND DEVELOPMENT CODE SHALL BE CONSTRUCTED ALONG SIDE OF THE COMMERCIAL LOT (LOT 54, BLOCK M) FRONTING SH123 AT THE TIME OF SITE DEVELOPMENT.
12. LOT 903, BLOCK M IS DEDICATED AS A DRAINAGE & LANDSCAPE EASEMENT AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. DEDICATED PARKLAND (LOT 901, BLOCK J) IS HEREBY DEDICATED AS A PUBLIC ACCESS EASEMENT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

BEING A 1.95 ACRE TRACT OF LAND OUT OF THE CHARLES
HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY,
TEXAS, ALSO BEING OUT OF THAT SAME TRACT CALLED 66.017
ACRES AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY
27, 2021 TO JLBC 710 INVESTMENTS, LLC, RECORDED IN
DOCUMENT NO. 21040821, OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS.

1. WATER IS TO BE SUPPLIED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD).
2. CCSUD SHALL HAVE ACCESS TO ALL METERS. METERS SHALL BE LOCATED IN THE FRONT YARD, WITHIN EASEMENT AND NOT WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED FOR PLACEMENT OF A CCSUD UTILITY SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ONLY SIDE LOT EASEMENTS MAY BE WITHIN A FENCED AREA. NO UTILITIES MAY BE INSTALLED WITHIN REAR LOT EASEMENTS.
4. ALL CCSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY CCSUD INFRASTRUCTURE LOCATED WITHIN THE UTILITY EASEMENT.
5. NO CONCRETE OR PAVEMENT MAY BE PLACED OVER CCSUD WATER INFRASTRUCTURE EXCEPT AT PERPENDICULAR CROSSINGS. IN AREAS WHERE A WATER MAIN CROSSES A ROADWAY, THE WATER MAIN MUST BE ENCASED OR CONSTRUCTED OF DUCTILE IRON PIPE.
6. SERVICE LINES MUST BE ENCASED PER CCSUD STANDARD CONSTRUCTION DETAILS.



LOCATION MAP
NOT TO SCALE

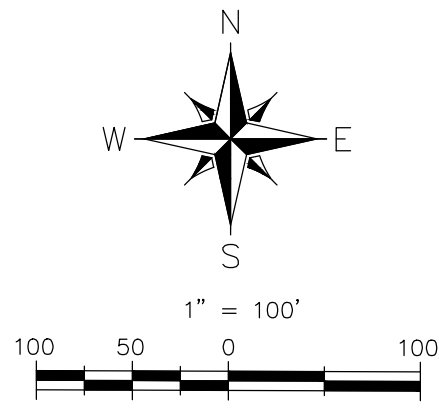
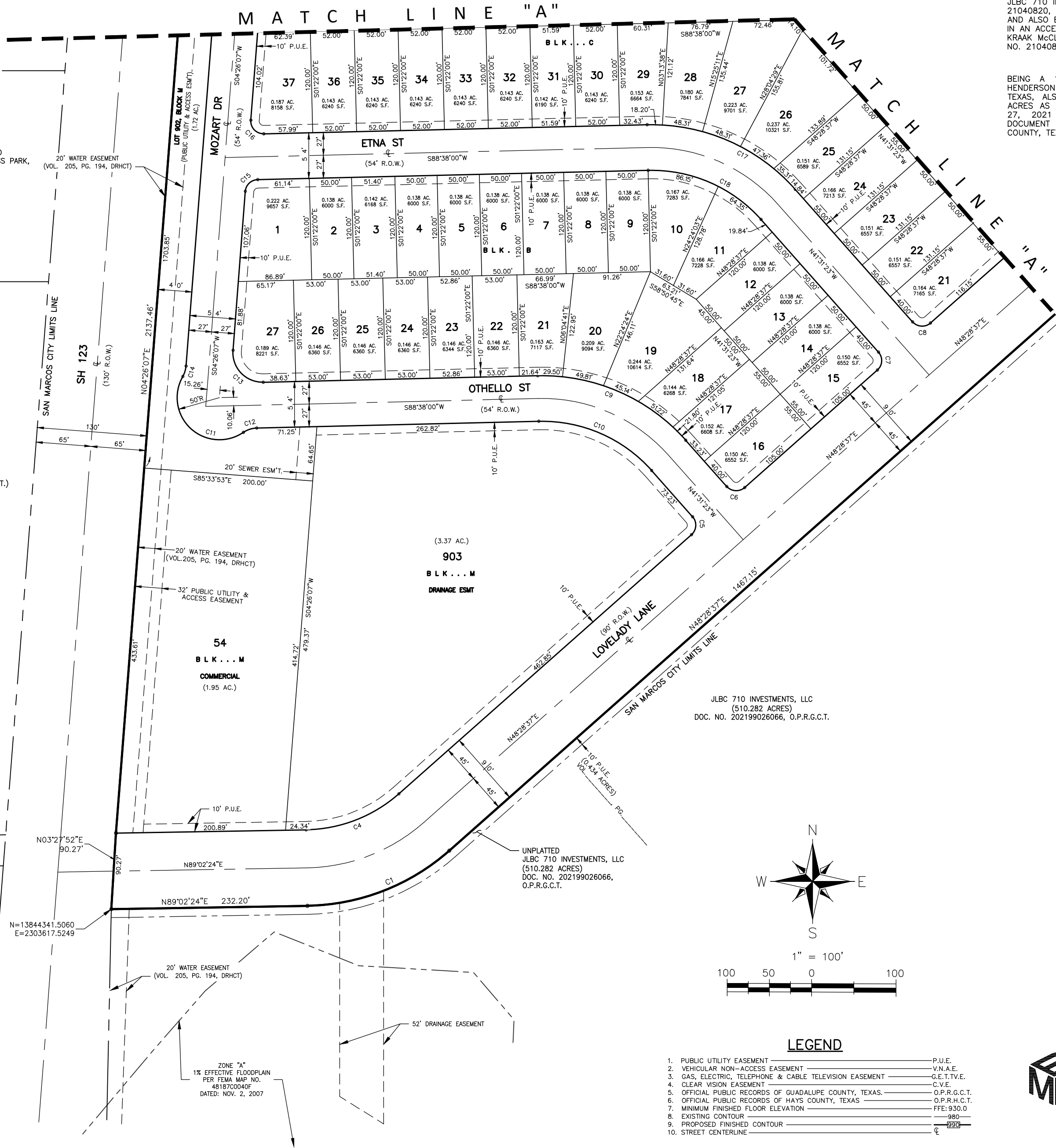
Line Table		
Line #	Length	Direction
L1	7.32'	N71° 18' 29.76"E
L2	7.60'	N71° 18' 29.76"E
L3	75.77'	S53° 12' 29.74"W
L4	79.71'	N49° 13' 17.28"E
L5	20.91'	S49° 13' 17.28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	184.15'	260.00'	040°34'49"	96.13'	180.32'
C2	191.15'	270.00'	040°33'47"	99.78'	187.18'
C3	98.91'	270.00'	020°59'25"	50.02'	98.36'
C4	120.35'	170.00'	040°33'47"	62.82'	117.85'
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'
C7	23.56'	15.00'	090°00'00"	15.00'	21.21'
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'
C9	197.48'	227.00'	049°50'37"	105.47'	191.31'
C10	150.50'	173.00'	049°50'37"	80.38'	145.80'
C11	134.94'	50.00'	154°37'53"	222.15'	97.56'
C12	16.83'	29.00'	033°15'32"	8.66'	16.60'
C13	58.52'	35.00'	095°48'07"	38.74'	51.94'
C14	12.94'	29.00'	025°34'13"	6.58'	12.84'
C15	22.04'	15.00'	084°11'53"	13.55'	20.11'
C16	25.08'	15.00'	095°48'07"	16.60'	22.26'
C17	197.48'	227.00'	049°50'37"	105.47'	191.31'
C18	150.50'	173.00'	049°50'37"	80.38'	145.80'
C19	22.04'	15.00'	084°11'53"	13.55'	20.11'
C20	25.08'	15.00'	095°48'07"	16.60'	22.26'
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'
C22	23.56'	15.00'	090°00'00"	15.00'	21.21'
C23	23.56'	15.00'	090°00'00"	15.00'	21.21'
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'
C26	22.20'	15.00'	084°46'52"	13.69'	20.23'
C27	53.52'	177.00'	017°19'30"	28.97'	53.32'
C28	37.19'	123.00'	017°19'30"	18.74'	37.05'
C29	22.09'	15.00'	084°23'15"	13.60'	20.15'
C30	87.90'	430.00'	011°42'45"	44.10'	87.75'
C31	132.18'	430.00'	017°36'45"	66.62'	131.66'
C32	259.32'	370.00'	040°09'23"	135.24'	254.04'
C33	25.08'	15.00'	095°48'07"	16.60'	22.26'
C34	22.04'	15.00'	084°11'53"	13.55'	20.11'
C35	197.48'	227.00'	049°50'37"	105.47'	191.31'
C36	150.50'	173.00'	049°50'37"	80.38'	145.80'
C37	22.04'	15.00'	084°11'53"	13.55'	20.11'
C38	25.08'	15.00'	095°48'07"	16.60'	22.26'
C39	23.56'	15.00'	090°00'00"	15.00'	21.21'
C40	23.56'	15.00'	090°00'00"	15.00'	21.21'
C41	23.56'	15.00'	090°00'00"	15.00'	21.21'
C42	25.06'	15.00'	095°43'08"	16.58'	22.25'
C43	23.56'	15.00'	090°00'00"	15.00'	21.21'
C44	23.56'	15.00'	090°00'00"	15.00'	21.21'
C45	23.56'	15.00'	090°00'00"	15.00'	21.21'
C46	23.56'	15.00'	090°00'00"	15.00'	21.21'
C47	51.43'	35.00'	084°11'53"	31.62'	46.93'
C48	12.73'	29.00'	025°09'00"	6.47'	12.63'
C49	16.11'	29.00'	031°49'16"	8.27'	15.90'
C50	123.19'	50.00'	141°10'09"	141.86'	94.31'
C51	23.56'	15.00'	090°00'00"	15.00'	21.21'
C52	23.56'	15.00'	090°00'00"	15.00'	21.21'
C53	159.10'	227.00'	040°09'23"	82.97'	155.86'
C54	121.25'	173.00'	040°09'23"	63.23'	118.78'
C55	23.56'	15.00'	090°00'00"	15.00'	21.21'
C56	23.56'	15.00'	090°00'00"	15.00'	21.21'
C57	213.82'	245.00'	050°00'15"	114.26'	207.10'
C58	260.95'	299.00'	050°00'15"	139.44'	252.74'
C59	23.52'	15.00'	089°50'22"	14.96'	21.18'
C60	23.60'	15.00'	090°09'38"	15.04'	21.24'
C61	18.75'	227.00'	004°43'53"	9.38'	18.74'
C62	14.29'	172.99'	004°43'53"	7.15'	14.28'
C63	22.37'	15.00'	085°25'45"	13.85'	20.35'
C64	24.76'	15.00'	094°34'12"	16.25'	22.04'
C65	15.66'	225.00'	003°59'12"	7.83'	15.65'
C66	12.18'	175.00'	003°59'12"	6.09'	12.17'
C67	211.15'	245.00'	049°22'47"	112.63'	204.68'
C68	257.69'	299.00'	049°22'47"	137.46'	249.79'

4768 SH 123 LTD
SEGUIN HIGHWAY BUSINESS PARK,
LOT 2
(6.61 ACRES)

GEORGIA MANN
(139.13 ACRES)
(PG. 336, VOL. 4412, O.P.R.H.C.T.)

LEWIS SMITH VENTURE LLC
123 BUSINESS PARK, LOT 1
(6.21 ACRES)
(DEED NO. 19047895, O.P.R.H.C.T.)



LEGEND

- | | |
|---|--------------------|
| 1. PUBLIC UTILITY EASEMENT | _____ P.U.E. |
| 2. VEHICULAR NON-ACCESS EASEMENT | _____ V.N.A.E. |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | _____ G.E.T.T.V.E. |
| 4. CLEAR VISION EASEMENT | _____ C.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. | _____ O.P.R.G.C.T. |
| 6. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS | _____ O.P.R.H.C.T. |
| 7. MINIMUM FINISHED FLOOR ELEVATION | _____ FFE: 930.0 |
| 8. EXISTING CONTOUR | _____ 980 |
| 9. PROPOSED FINISHED CONTOUR | _____ 990 |
| 10. STREET CENTERLINE | _____ CL |

280 RESIDENTIAL LOTS
1 COMMERCIAL LOT
3 OPEN SPACE LOTS
FINAL PLAT
OF
SEDONA NORTH
SUBDIVISION
69.86 ACRES

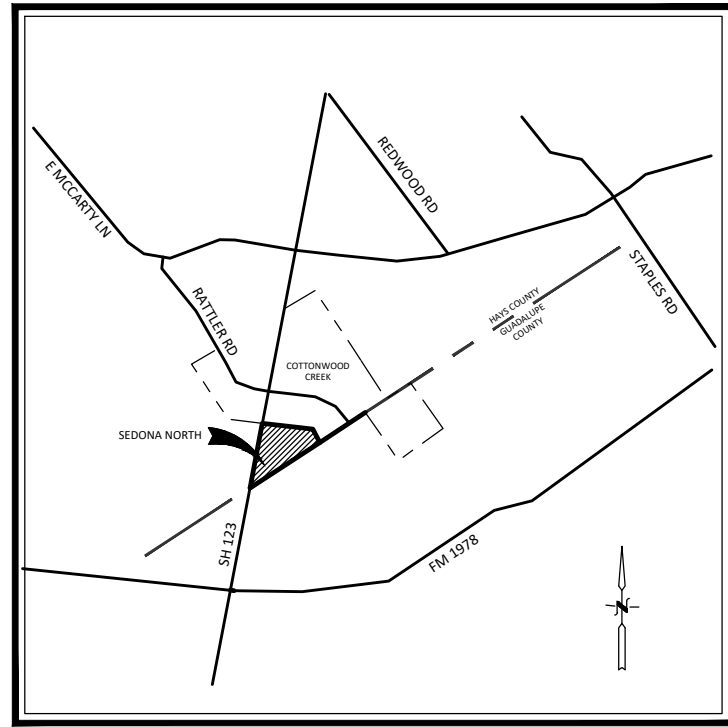
(RESIDENTIAL - 67.91 ACRES)
BEING A 67.91 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, AND THE ANDREW MITCHELL SURVEY NO. 62, ABSTRACT NO. 220, GUADALUPE COUNTY, TEXAS, BEING OUT OF THAT SAME TRACT CALLED 66.017 ACRES AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JIBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040821, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALSO BEING OUT OF A 510.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JIBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040820, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING OUT OF AN ABANDONED COUNTY ROAD DESCRIBED IN AN ACCESS EASEMENT DATED JULY 27, 2021 TO JONNIE LYNN KRAAK MCLELLAN AND JONATHAN KRAAK, RECORDED IN DOCUMENT NO. 21040818, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

(COMMERCIAL - 1.95 ACRES)
BEING A 1.95 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME TRACT CALLED 66.017 ACRES AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JIBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040821, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
B	1	CD-3	SF	9,657	0.222
B	2	CD-3	SF	6,000	0.138
B	3	CD-3	SF	6,168	0.142
B	4	CD-3	SF	6,000	0.138
B	5	CD-3	SF	6,000	0.138
B	6	CD-3	SF	6,000	0.138
B	7	CD-3	SF	6,000	0.138
B	8	CD-3	SF	6,000	0.138
B	9	CD-3	SF	6,000	0.138
B	10	CD-3	SF	7,283	0.167
B	11	CD-3	SF	7,228	0.166
B	12	CD-3	SF	6,000	0.138
B	13	CD-3	SF	6,000	0.138
B	14	CD-3	SF	6,000	0.138
B	15	CD-3	SF	6,552	0.150
B	16	CD-3	SF	6,552	0.150
B	17	CD-3	SF	6,608	0.152
B	18	CD-3	SF	6,268	0.144
B	19	CD-3	SF	10,614	0.244
B	20	CD-3	SF	9,094	0.209
B	21	CD-3	SF	7,117	0.163
B	22	CD-3	SF	6,360	0.146
B	23	CD-3	SF	6,344	0.146
B	24	CD-3	SF	6,360	0.146
B	25	CD-3	SF	6,360	0.146
B	26	CD-3	SF	6,360	0.146
B	27	CD-3	SF	8,221	0.189
BLOCK B TOTAL				183,146	4.204

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
C	1	CD-3	SF	8,927	0.205
C	2	CD-3	SF	6,000	0.138
C	3	CD-3	SF	6,000	0.138
C	4	CD-3	SF	6,000	0.138
C	5	CD-3	SF	6,000	0.138
C	6	CD-3	SF	6,000	0.138
C	7	CD-3	SF	6,000	0.138
C	8	CD-3	SF	6,000	0.138
C	9	CD-3	SF	6,000	0.138
C	10	CD-3	SF	6,000	0.138
C	11	CD-3	SF	6,000	0.138
C	12	CD-3	SF	6,410	0.147
C	13	CD-3	SF	8,563	0.197
C	14	CD-3	SF	6,552	0.150
C	15	CD-3	SF	6,557	0.151
C	16	CD-3	SF	6,557	0.151
C	17	CD-3	SF	7,213	0.166
C	18	CD-3	SF	6,557	0.151
C	19	CD-3	SF	6,557	0.151
C	20	CD-3	SF	7,165	0.164
C	21	CD-3	SF	7,165	0.164
C	22	CD-3	SF	6,557	0.151
C	23	CD-3	SF	6,557	0.151
C	24	CD-3	SF	7,213	0.166
C	25	CD-3	SF	6,589	0.151
C	26	CD-3	SF	10,321	0.237
C	27	CD-3	SF	9,701	0.223
C	28	CD-3	SF	7,841	0.180
C	29	CD-3	SF	6,664	0.153
C	30	CD-3	SF	6,240	0.143
C	31	CD-3	SF	6,190	0.142
C	32	CD-3	SF	6,240	0.143
C	33	CD-3	SF	6,240	0.143
C	34	CD-3	SF	6,240	0.143
C	35	CD-3	SF	6,240	0.143
C	36	CD-3	SF	6,240	0.143
C	37	CD-3	SF	8,158	0.187
BLOCK C TOTAL				251,454	5.773

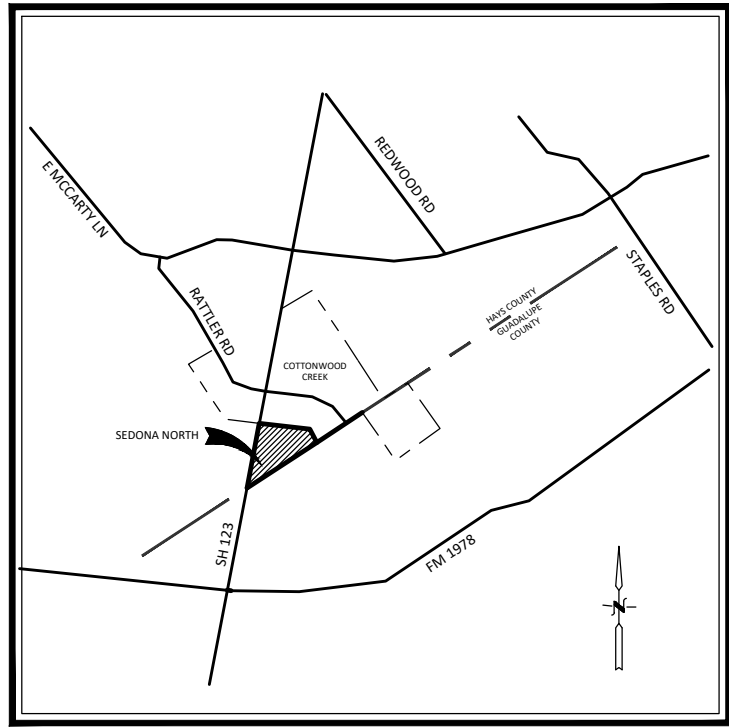
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210-494-7223
TBPELS Registration No. F-1712
TBPELS LS Registration No. 10020900



LOCATION MAP
NOT TO SCALE

LOT SUMMARY TABLE							D	26	CD-3	SF	7,239	0.166
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)		D	27	CD-3	SF	6,625	0.152
D	1	CD-3	SF	9,117	0.209		D	28	CD-3	SF	6,625	0.152
D	2	CD-3	SF	6,000	0.138		D	29	CD-3	SF	8,016	0.184
D	3	CD-3	SF	6,000	0.138		D	30	CD-3	SF	6,625	0.152
D	4	CD-3	SF	6,000	0.138		D	31	CD-3	SF	6,625	0.152
D	5	CD-3	SF	6,000	0.138		D	32	CD-3	SF	6,634	0.152
D	6	CD-3	SF	6,000	0.138		D	33	CD-3	SF	9,825	0.226
D	7	CD-3	SF	6,000	0.138		D	34	CD-3	SF	10,617	0.244
D	8	CD-3	SF	6,000	0.138		D	35	CD-3	SF	8,651	0.199
D	9	CD-3	SF	6,000	0.138		D	36	CD-3	SF	7,441	0.171
D	10	CD-3	SF	6,000	0.138		D	37	CD-3	SF	6,489	0.149
D	11	CD-3	SF	6,000	0.138		D	38	CD-4	SF	6,489	0.149
D	12	CD-3	SF	6,000	0.138		D	39	CD-5	SF	6,489	0.149
D	13	CD-3	SF	6,000	0.138		D	40	CD-6	SF	6,489	0.149
D	14	CD-3	SF	6,000	0.138		D	41	CD-7	SF	6,489	0.149
D	15	CD-3	SF	6,000	0.138		D	42	CD-8	SF	6,489	0.149
D	16	CD-3	SF	10,726	0.246		D	43	CD-9	SF	7,391 <th>0.170</th>	0.170
D	17	CD-3	SF	6,840	0.157		D	44	CD-10	SF	6,789	0.156
D	18	CD-3	SF	6,626	0.152		D	45	CD-11	SF	6,678	0.153
D	19	CD-3	SF	6,625	0.152		D	46	CD-12	SF	6,300 <th>0.145</th>	0.145
D	20	CD-3	SF	6,625	0.152		D	47	CD-13	SF	7,250 <th>0.166</th>	0.166
D	21	CD-3	SF	6,625	0.152	BLOCK D TOTAL 323,954 7.437						
D	22	CD-3	SF	8,016	0.184							
D	23	CD-3	SF	6,625	0.152							
D	24	CD-3	SF	6,625	0.152							
D	25	CD-3	SF	7,239	0.166							

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
E	1	CD-3	SF	7,328	0.168
E	2	CD-3	SF	6,120	0.140
E	3	CD-3	SF	6,120	0.140
E	4	CD-3	SF	6,120	0.140
E	5	CD-3	SF	6,120	0.140
E	6	CD-3	SF	6,120	0.140
E	7	CD-3	SF	6,120	0.140
E	8	CD-3	SF	6,480	0.149
E	9	CD-3	SF	6,000	0.138
E	10	CD-3	SF	6,000	0.138
E	11	CD-3	SF	6,000	0.138
E	12	CD-3	SF	6,000	0.138
E	13	CD-3	SF	6,000	0.138
E	14	CD-3	SF	6,000	0.138
E	15	CD-3	SF	8,727	0.200
E	16	CD-3	SF	9,892	0.227
E	17	CD-3	SF	7,800	0.179
E	18	CD-3	SF	6,000	0.138
E	19	CD-3	SF	6,000	0.138
E	20	CD-3	SF	6,000	0.138
E	21	CD-3	SF	6,000	0.138
E	22	CD-3	SF	6,000	0.138
E	23	CD-3	SF	6,000	0.138
E	24	CD-3	SF	6,000	0.138
E	25	CD-3	SF	6,000	0.138
E	26	CD-3	SF	6,000	0.138
E	27	CD-3	SF	6,000	0.138
E	28	CD-3	SF	6,000	0.138
E	29	CD-3	SF	6,000	0.138
E	30	CD-3	SF	7,305	0.168
BLOCK TOTAL				192,252	4.413



LOCATION MAP
NOT TO SCALE

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
F	1	CD-3	SF	7,971	0.183
F	2	CD-3	SF	6,240	0.143
F	3	CD-3	SF	6,240	0.143
F	4	CD-3	SF	6,240	0.143
F	5	CD-3	SF	6,240	0.143
F	6	CD-3	SF	6,240	0.143
F	7	CD-3	SF	6,240	0.143
F	8	CD-3	SF	6,240	0.143
F	9	CD-3	SF	6,240	0.143
F	10	CD-3	SF	6,240	0.143
F	11	CD-3	SF	6,240	0.143
F	12	CD-3	SF	6,240	0.143
F	13	CD-3	SF	6,240	0.143
F	14	CD-3	SF	8,651	0.199
F	15	CD-3	SF	8,171	0.188
F	16	CD-3	SF	6,000	0.138
F	17	CD-3	SF	6,000	0.138
F	18	CD-3	SF	6,000	0.138
F	19	CD-3	SF	6,000	0.138
F	20	CD-3	SF	6,000	0.138
F	21	CD-3	SF	6,000	0.138
F	22	CD-3	SF	6,000	0.138
F	23	CD-3	SF	6,000	0.138
F	24	CD-3	SF	6,000	0.138
F	25	CD-3	SF	6,000	0.138
F	26	CD-3	SF	6,000	0.138
F	27	CD-3	SF	6,000	0.138
F	28	CD-3	SF	6,000	0.138
F	29	CD-3	SF	6,939	0.159
BLOCK F TOTAL				184,612	4.238

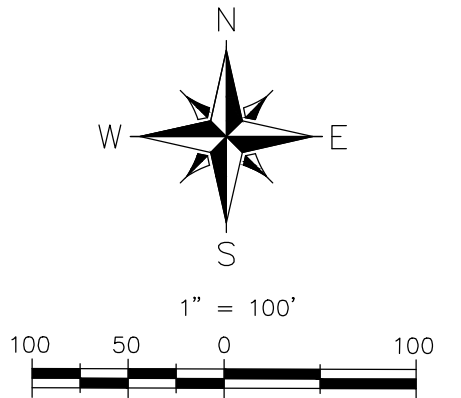
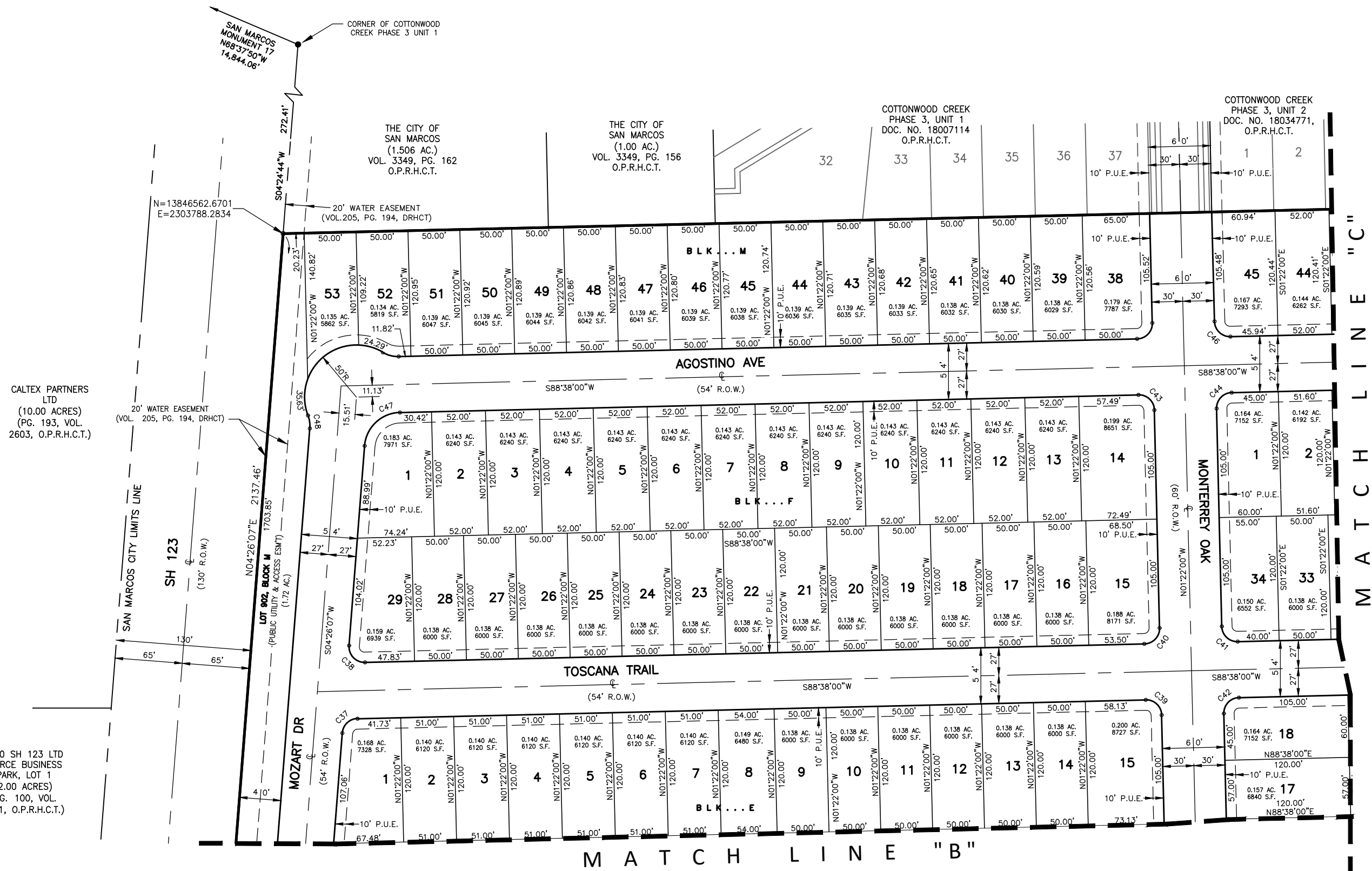
LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
M	38	CD-3	SF	7,787	0.179
M	39	CD-3	SF	6,029	0.138
M	40	CD-3	SF	6,030	0.138
M	41	CD-3	SF	6,032	0.138
M	42	CD-3	SF	6,033	0.138
M	43	CD-3	SF	6,035	0.139
M	44	CD-3	SF	6,036	0.139
M	45	CD-3	SF	6,038	0.139
M	46	CD-3	SF	6,039	0.139
M	47	CD-3	SF	6,041	0.139
M	48	CD-3	SF	6,042	0.139
M	49	CD-3	SF	6,044	0.139
M	50	CD-3	SF	6,045	0.139
M	51	CD-3	SF	6,047	0.139
M	52	CD-3	SF	5,819	0.134
M	53	CD-3	SF	5,862	0.135
M	54	CM	COMM	84,834	1.948
M	902	CD-3	GREENWAY	74,436	1.709
M	903	CD-3	DRAINAGE	146,942	3.373
BLOCK M TOTAL				404,171	9.278

280 RESIDENTIAL LOTS
1 COMMERCIAL LOT
3 OPEN SPACE LOTS

FINAL PLAT OF SEDONA NORTH SUBDIVISION 69.86 ACRES

(RESIDENTIAL - 67.91 ACRES)
BEING A 67.91 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, AND THE ANDREW MITCHELL SURVEY NO. 62, ABSTRACT NO. 220, GUADALUPE COUNTY, TEXAS, BEING OUT OF THAT SAME TRACT CALLED 66.017 ACRES AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JLBG 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040821, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALSO BEING OUT OF A 510.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JLBG 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040820, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING OUT OF AN ABANDONED COUNTY ROAD DESCRIBED IN AN ACCESS EASEMENT DATED JULY 27, 2021 TO JONNIE LYNN KRAAK MCLELLAN AND JONATHAN KRAAK, RECORDED IN DOCUMENT NO. 21040818, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

(COMMERCIAL - 1.95 ACRES)
BEING A 1.95 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME TRACT CALLED 66.017 ACRES AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JLBG 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 21040821, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



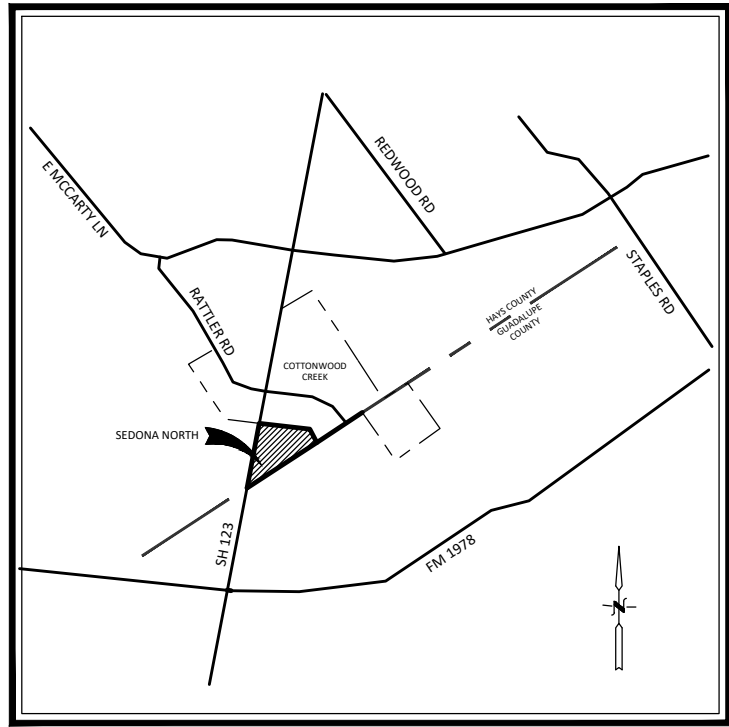
LEGEND

- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- STREET CENTERLINE



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7073 San Pedro Avenue
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210-494-7223
TBPELS Registration No. F-1712
TBPELS LS Registration No. 10020900

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT



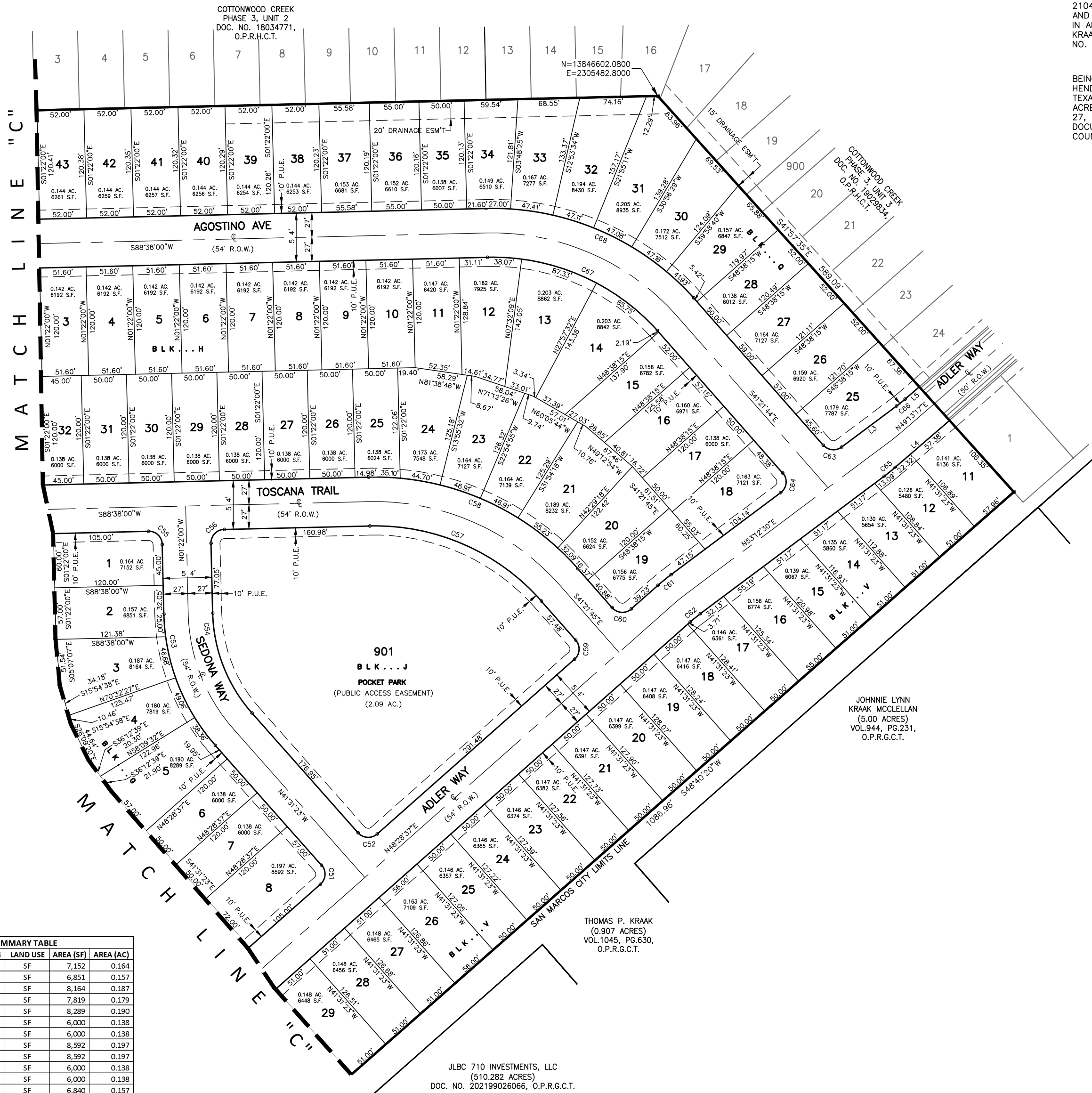
LOCATION MAP
NOT TO SCALE

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
H	1	CD-3	SF	7,152	0.164
H	2	CD-3	SF	6,192	0.142
H	3	CD-3	SF	6,192	0.142
H	4	CD-3	SF	6,192	0.142
H	5	CD-3	SF	6,192	0.142
H	6	CD-3	SF	6,192	0.142
H	7	CD-3	SF	6,192	0.142
H	8	CD-3	SF	6,192	0.142
H	9	CD-3	SF	6,192	0.142
H	10	CD-3	SF	6,192	0.142
H	11	CD-3	SF	6,420	0.147
H	12	CD-3	SF	7,925	0.182
H	13	CD-3	SF	8,862	0.203
H	14	CD-3	SF	8,842	0.203
H	15	CD-3	SF	6,782	0.156
H	16	CD-3	SF	6,971	0.160
H	17	CD-3	SF	6,000	0.138
H	18	CD-3	SF	7,121	0.163
H	19	CD-3	SF	6,775	0.156
H	20	CD-3	SF	6,624	0.152
H	21	CD-3	SF	8,232	0.189
H	22	CD-3	SF	7,139	0.164
H	23	CD-3	SF	7,127	0.164
H	24	CD-3	SF	7,548	0.173
H	25	CD-3	SF	6,024	0.138
H	26	CD-3	SF	6,000	0.138
H	27	CD-3	SF	6,000	0.138
H	28	CD-3	SF	6,000	0.138
H	29	CD-3	SF	6,000	0.138
H	30	CD-3	SF	6,000	0.138
H	31	CD-3	SF	6,000	0.138
H	32	CD-3	SF	6,000	0.138
H	33	CD-3	SF	6,000	0.138
H	34	CD-3	SF	6,552	0.150
BLOCK H TOTAL				225,824	5.184

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
Q	25	CD-3	SF	7,787	0.179
Q	26	CD-3	SF	6,920	0.159
Q	27	CD-3	SF	7,127	0.164
Q	28	CD-3	SF	6,012	0.138
Q	29	CD-3	SF	6,847	0.157
Q	30	CD-3	SF	7,512	0.172
Q	31	CD-3	SF	8,935	0.205
Q	32	CD-3	SF	8,490	0.194
Q	33	CD-3	SF	7,277	0.167
Q	34	CD-3	SF	6,510	0.149
Q	35	CD-3	SF	6,007	0.138
Q	36	CD-3	SF	6,610	0.152
Q	37	CD-3	SF	6,681	0.153
Q	38	CD-3	SF	6,253	0.144
Q	39	CD-3	SF	6,254	0.144
Q	40	CD-3	SF	6,256	0.144
Q	41	CD-4	SF	6,257	0.144
Q	42	CD-5	SF	6,259	0.144
Q	43	CD-6	SF	6,261	0.144
Q	44	CD-7	SF	6,262	0.144
Q	45	CD-8	SF	7,293	0.167
BLOCK Q TOTAL				143,750	3.300

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
V	11	CD-3	SF	6,136	0.141
V	12	CD-3	SF	5,480	0.126
V	13	CD-3	SF	5,654	0.130
V	14	CD-3	SF	5,860	0.135
V	15	CD-3	SF	6,067	0.139
V	16	CD-3	SF	6,774	0.156
V	17	CD-3	SF	6,361	0.146
V	18	CD-3	SF	6,416	0.147
V	19	CD-3	SF	6,408	0.147
V	20	CD-3	SF	6,399	0.147
V	21	CD-3	SF	6,391	0.147
V	22	CD-3	SF	6,382	0.147
V	23	CD-3	SF	6,374	0.146
V	24	CD-3	SF	6,365	0.146
V	25	CD-3	SF	6,357	0.146
V	26	CD-3	SF	7,109	0.163
V	27	CD-4	SF	6,465	0.148
V	28	CD-5	SF	6,456	0.148
V	29	CD-6	SF	6,448	0.148
V	30	CD-7	SF	6,439	0.148
V	31	CD-8	SF	7,515	0.173
BLOCK V TOTAL				133,856	3.073

LOT SUMMARY TABLE					
BLOCK	LOT	ZONING	LAND USE	AREA (SF)	AREA (AC)
G	1	CD-3	SF	7,152	0.164
G	2	CD-3	SF	6,851	0.157
G	3	CD-3	SF	8,164	0.187
G	4	CD-3	SF	7,819	0.179
G	5	CD-3	SF	8,289	0.190
G	6	CD-3	SF	6,000	0.138
G	7	CD-3	SF	6,000	0.138
G	8	CD-3	SF	8,592	0.197
G	9	CD-3	SF	8,592	0.197
G	10	CD-3	SF	6,000	0.138
G	11	CD-3	SF	6,000	0.138
G	12	CD-3	SF	6,840	0.157
G	13	CD-3	SF	6,487	0.149
G	14	CD-3	SF	6,681	0.153
G	15	CD-3	SF	6,681	0.153
G	16	CD-3	SF	7,418	0.170
G	17	CD-3	SF	6,840	0.157
G	18	CD-3	SF	7,152	0.164
BLOCK G TOTAL				127,558	2.928



LEGEND

- 1. PUBLIC UTILITY EASEMENT
- 2. VEHICULAR NON-ACCESS EASEMENT
- 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 4. CLEAR VISION EASEMENT
- 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
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