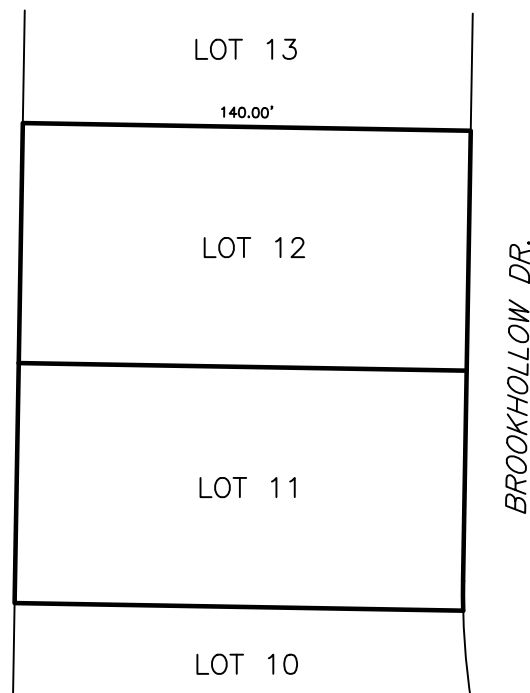


VICINITY MAP - 1"=500'

**LEGEND**

- HCIN HAYS COUNTY INSTRUMENT NUMBER
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TRITECH"
- 60D NAIL FOUND
- BREAK IN SCALE

HCIN 22043106  
WIMBERLEY QUICKSAND PARTNERS, LTD. TO  
JAGJR, LLC  
9/6/2022 (22.669 AC.)



ORIGINAL CONFIGURATION  
LOTS 11 AND 12, CORRECTED PLAT OF WOODCREEK,  
SECTION 6-C, AS RECORDED IN VOLUME 1, PAGE 301  
OF THE HAYS COUNTY PLAT RECORDS

ORIGINAL SCALE  
1" = 60'

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAY L. GALLAWAY AND NANCY S. GALLAWAY, OWNERS OF LOTS 11 AND 12, WOODCREEK SECTION 6-C, AS CONVEYED TO US BY DEED DATED SEPTEMBER 24, 2014, RECORDED IN VOL. 5042 PAGE 865 AND ANOTHER DATED APRIL 30, 2018, RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 18015122 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS REPEAT OF LOTS 11 AND 12, WOODCREEK, SECTION 6-C, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JAY L. GALLAWAY  
76 BROOKHOLLOW DR.  
WIMBERLEY, TX., 78676

NANCY S. GALLAWAY  
76 BROOKHOLLOW DR.  
WIMBERLEY, TX., 78676

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY L. GALLAWAY AND NANCY S. GALLAWAY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

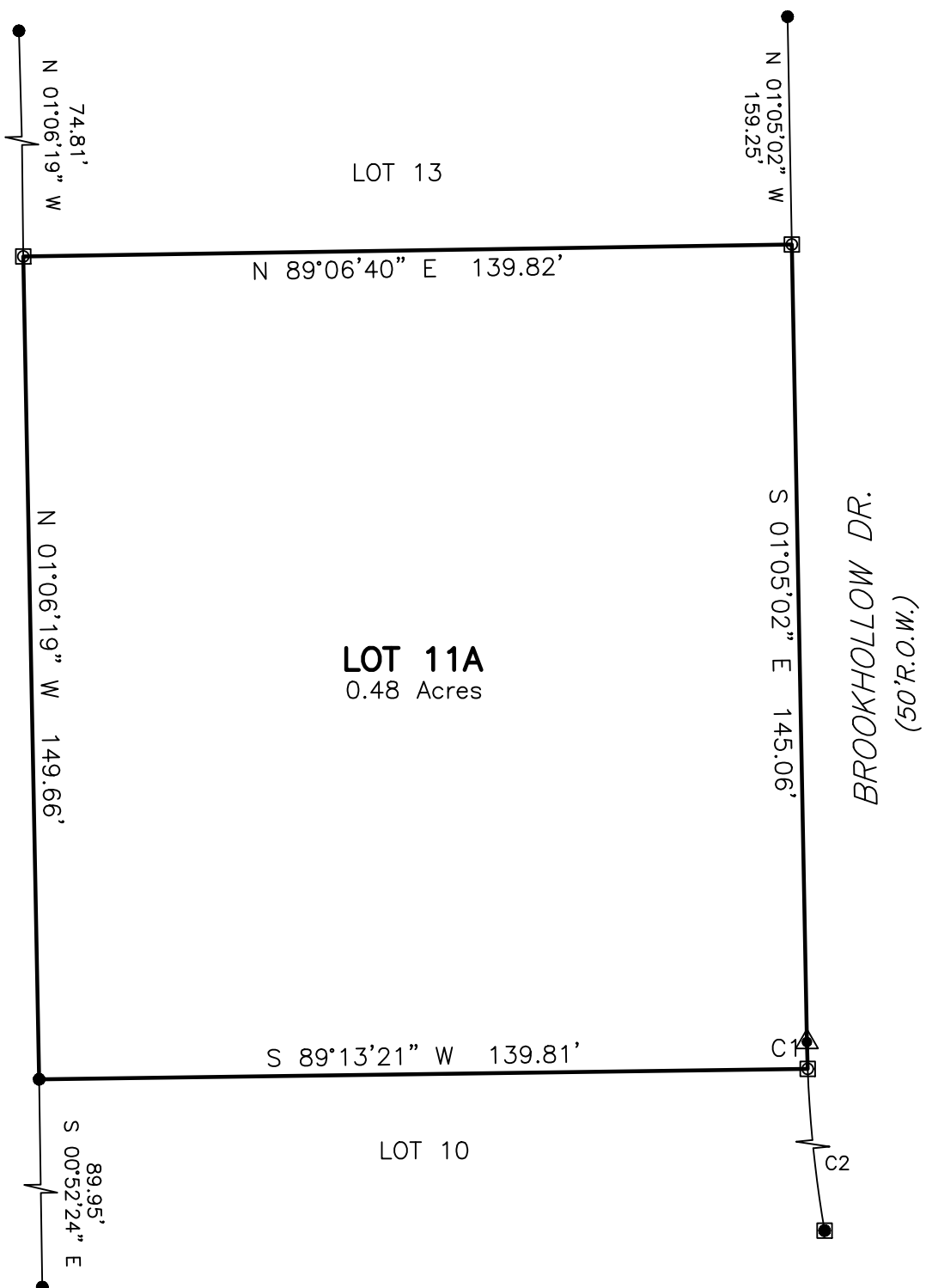
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER \_\_\_\_\_.

ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS

HCIN 22043106  
WIMBERLEY QUICKSAND PARTNERS, LTD. TO  
JAGJR, LLC  
9/6/2022 (22.669 AC.)



ORIGINAL SCALE  
1" = 30'

THIS REPEAT OF LOTS 11 AND 12, WOODCREEK, SECTION 6-C, HAS BEEN SUBMITTED TO THE CITY OF WOODCREEK, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF WOODCREEK, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY ENGINEER  
CITY OF WOODCREEK, TEXAS

I, KEVIN RULE, CITY MANAGER OF THE CITY OF WOODCREEK, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

KEVIN RULE, CITY MANAGER  
CITY OF WOODCREEK, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
KYLE SMITH, R.P.L.S. NO. 5307

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	114°33'	4.88'	S 01°35'00" E	4.88'
C2	225.00'	27°46'14"	109.06'	S 16°05'24" E	107.99'

**SURVEYORS NOTES**

- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0238F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- ACCORDING TO SCALING FROM TCEQ MAPS, THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF WOODCREEK, TEXAS.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 4 AND 7.
- THIS SUBDIVISION MAY BE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 259, PAGE 718 OF THE HAYS COUNTY DEED RECORDS, ALTHOUGH IT APPEARS THAT RESTRICTIONS FOR WOODCREEK SECTION 6-C WERE REPEALED IN VOLUME 1811, PAGE 117 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

CLIENT: GALLAWAY, JAY  
DATE: 12/28/2023  
OFFICE: K. SMITH  
CREW: K. SMITH, BANKS  
FB/PG: 794/44  
PLAT NO. 28243-23-c

REPEAT OF LOTS 11 AND 12, CORRECTED PLAT OF  
WOODCREEK, SECTION 6-C, CITY OF WOODCREEK,  
HAYS COUNTY, TEXAS