

SCALE: 1" = 100'

graphic scale  
0 100 200 300



WERTH SUBDIVISION  
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# REPLAT OF A PORTION OF LOT 4 WERTH SUBDIVISION

## Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Staudt" (unless noted)
- ▲ 60D Nail Found
- ⊙ Cotton Gin Spindle Found
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Concrete Monument Found
- ⊙ Calculated Point
- B.L. = Building Setback Line

LOT 3  
WERTH SUBDIVISION  
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LOT 4 remainder  
WERTH SUBDIVISION  
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David Werth  
(18.90 Acres)  
Special Warranty Deed  
Instrument No. 21031210

David Werth  
(18.90 Acres)  
Special Warranty Deed  
Instrument No. 21031210

formerly  
B.F. Werth Partnership, Ltd.  
(22.044 Acres) "Tract Nine"  
Special Warranty Deed  
Volume 1814 Page 644

formerly  
Fred W. Werth, Jr. and wife,  
Emily M. Werth  
(22.044 Acres)  
Redemption Deed  
Volume 847 Page 205

formerly  
William Robert Laming  
"Tract Three"  
(22.044 Acres)  
Volume 490 Page 131

David Werth  
(2.50 Acres)  
Special Warranty Deed  
Instrument No. 21031210

LOT 2-A

REPLAT OF LOT 2  
GIBSON-WERTH  
SUBDIVISION  
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## CURVE DATA

① Δ = 74°05'33" R = 300.00' T = 226.45' C = 361.48' A = 387.95' CB = N43°23'09"E	② Δ = 20°09'26" R = 300.00' T = 53.32' C = 105.00' A = 105.54' CB = N70°21'12"E	③ Δ = 20°09'26" R = 300.00' T = 53.32' C = 105.00' A = 105.54' CB = N50°11'46"E
④ Δ = 16°17'19" R = 300.00' T = 42.93' C = 85.00' A = 85.29' CB = N31°58'23"E	⑤ Δ = 17°29'21" R = 300.00' T = 46.15' C = 91.22' A = 91.57' CB = N15°05'03"E	⑥ Δ = 101°18'20" R = 250.00' T = 304.93' C = 386.66' A = 442.03' CB = N57°00'36"E
⑦ Δ = 9°18'39" R = 250.00' T = 20.36' C = 40.68' A = 40.63' CB = N11°00'45"E	⑧ Δ = 91°59'41" R = 250.00' T = 258.86' C = 359.65' A = 401.40' CB = N61°39'55"E	

## PLAT INFORMATION:

TOTAL AREA: 14.62 ACRES  
TOTAL NUMBER OF LOTS: 8  
AVERAGE SIZE OF LOTS: 1.83 ACRES  
NUMBER OF LOTS OVER 10 ACRES: 0  
NUMBER OF LOTS 5-10 ACRES: 0  
NUMBER OF LOTS 2-5 ACRES: 3  
NUMBER OF LOTS 1-2 ACRES: 5  
NUMBER OF LOTS LESS THAN 1 ACRE: 0



THE STATE OF TEXAS  
THE COUNTY OF HAYS  
KNOW ALL MEN BY THESE PRESENTS:  
THAT, REIMAGINE REALTY SOLUTIONS, LLC, ACTING BY AND THROUGH ITS MANAGER,  
JEFF HOUSTON, OWNER OF 14.62 ACRES OF LAND OUT OF THE JUANA RODRIGUEZ SURVEY  
ABSTRACT No. 380 IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY VIRTUE OF ASSUMPTION  
AND MODIFICATION AGREEMENT RECORDED IN INSTRUMENT No. 24045419  
OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE  
SAID 14.62 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT  
TO BE KNOWN AS

REPLAT OF A PORTION OF  
LOT 4 WERTH SUBDIVISION

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND  
NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS  
AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 8 DAY OF July A.D., 2025

JEFF HOUSTON  
Manager of  
REIMAGINE REALTY SOLUTIONS, LLC  
32045 MIRELA ANNE ROAD  
DRIPPING SPRINGS, TEXAS 78620

THE STATE OF TEXAS  
THE COUNTY OF HAYS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF HOUSTON  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO  
THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT SHE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8 DAY OF  
July A.D. 2025

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



THE STATE OF TEXAS  
THE COUNTY OF HAYS  
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF  
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY  
OF August A.D. 2025, AT 11:21 O'CLOCK A.M. IN THE PLAT RECORDS OF  
HAYS COUNTY, TEXAS, IN INSTRUMENT No. 15028233

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF  
August A.D. 2025

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF HAYS  
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY  
THAT ON THE 8th DAY OF July, A.D. 2025, THE COMMISSIONERS COURT  
OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD  
OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE  
SAID COURT IN INSTRUMENT No. 41997 Resolution

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF August A.D. 2025.

RUBEN BECERRA  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS.



I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY THAT  
THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN REQUIREMENTS AS  
STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ERIC VAN GAASBEEK, R.S., C.F.M.  
FLOODPLAIN ADMINISTRATOR  
HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT,  
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS  
AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS AND/OR HAYS COUNTY RULES  
FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE  
CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT  
WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY  
DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE  
TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES  
THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 721.02 OF THE  
HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY,  
TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND  
OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND  
ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN  
SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN  
CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER  
AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN  
ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE  
COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS  
OF HAYS COUNTY, TEXAS, ASSUME NO OBLIGATION TO BUILD THE STREETS,  
ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF  
CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

REPLAT OF A PORTION OF  
LOT 4 WERTH SUBDIVISION

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED  
TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER  
SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER  
QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY  
TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN  
WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE  
BEST RENEWABLE WATER RESOURCE.

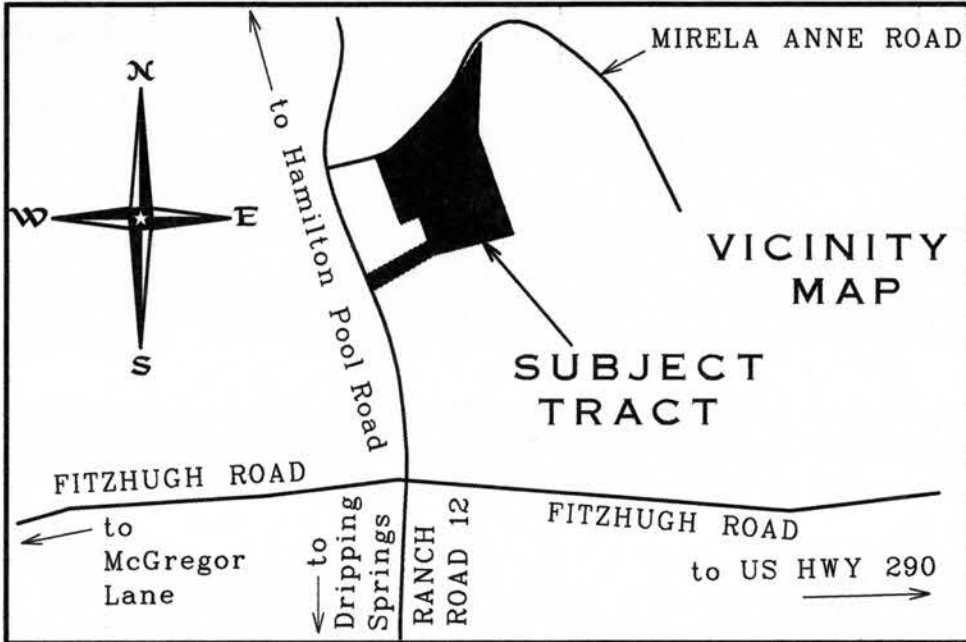
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED  
TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH  
HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL  
ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO DIRECTOR  
HAYS COUNTY DEVELOPMENT  
SERVICES DEPARTMENT

ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

- FINAL PLAT NOTES:
1. THIS FINAL PLAT IS NOT LOCATED WITHIN THE JURISDICTION OF ANY MUNICIPALITY.
  2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS  
AQUIFER RECHARGE ZONE.
  3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE  
EDWARDS AQUIFER.
  4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS  
INDEPENDENT SCHOOL DISTRICT.
  5. THIS SUBDIVISION LIES WITHIN ZONE X AS IDENTIFIED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL No.  
48209C 0050 G, EFFECTIVE DATE OF JANUARY 17, 2025.
  6. WATER SERVICE WILL BE PROVIDED TO EACH LOT THROUGH RAIN WATER HARVESTING.
  7. WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY AN ON-SITE SEWAGE FACILITY.
  8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
  9. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS  
OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS  
SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED  
ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY HAYS COUNTY.
  10. THIS PROPERTY IS LOCATED ENTIRELY WITHIN HAYS COUNTY, TEXAS.
  11. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY EMERGENCY SERVICES  
DISTRICT No. 1 AND 6.
  12. THIS PROPERTY FALLS ENTIRELY WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
  13. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS COMMISSION  
ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER REGULATIONS FOUND IN TITLE 30  
OF THE TEXAS ADMINISTRATIVE CODE, CHAPTER 213.
  14. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
  15. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TxDOT OR  
FHWA APPROVED DESIGN.
  16. ALL LOTS SERVED BY A SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE  
FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS  
ON ANY OF THE LOTS OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY, THEN SUCH  
NEW DWELLING UNIT MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT  
FRONTAGE ONTO AND PHYSICAL ACCESS TO A REGULATED ROADWAY PRIOR TO CONSTRUCTION  
OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE-FAMILY RESIDENCE  
FOR PURPOSES OF THIS SUBPARAGRAPH.
  17. EACH OF THE LOTS SHARING THE USE OF THE SHARED ACCESS DRIVEWAY SHALL HOLD  
EQUAL, INDIVISIBLE AND UNRESTRICTED RIGHTS IN THE SHARED ACCESS DRIVEWAY, WHICH RIGHTS  
SHALL BE ESTABLISHED BY RECORDED EASEMENT AND THE EASEMENT SHALL RUN WITH THE  
LAND OF EACH OF THE BENEFITED LOTS. THE EASEMENT INSTRUMENT SHALL CLEARLY STATE  
EACH LOT'S PRO RATA RESPONSIBILITY WITH RESPECT TO FUTURE MAINTENANCE OR REPAIRS  
OF THE SHARED ACCESS DRIVEWAY.
  18. LOTS 4A, 4B, 4C AND 4D ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE FACILITIES ONLY.
  19. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE HAYS COUNTY DEVELOPMENT  
REGULATIONS AND THE HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.
  20. THE OWNERS OF THE SINGLE-FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE  
SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE  
DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE  
DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL  
PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.
  21. THE FILER OF THIS PLAT HAS SUBMITTED TO THE DEPARTMENT A RAINWATER SERVICE PLAN  
DESCRIBING HOW RAINWATER SERVICE WILL BE PROVIDED TO THIS SUBDIVISION.
  22. NO DEVELOPMENT WITHIN THIS SUBDIVISION FOR COMMERCIAL OPERATION SHALL BEGIN UNTIL  
ALL HAYS COUNTY FIRE MARSHAL REQUIREMENTS HAVE BEEN SATISFIED. FOR THE PURPOSE OF  
THIS PARAGRAPH, COMMERCIAL OPERATION DOES NOT INCLUDE ONE- AND TWO-FAMILY  
DWELLINGS ON A SINGLE LOT.
  23. THE REASON FOR THIS REPLAT IS TO DIVIDE THE 14.62 ACRE TRACT OF LAND, WHICH INCLUDES  
A PORTION OF LOT 4, WERTH SUBDIVISION, INTO 8 NEW LOTS AS SHOWN HEREON.



STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,  
HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE  
HAYS COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT 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.

HOLT CARSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166  
HOLT CARSON, INC. FIRM 10050700  
1904 FORTVIEW ROAD AUSTIN, TEXAS 78704



6-30-2025  
DATE