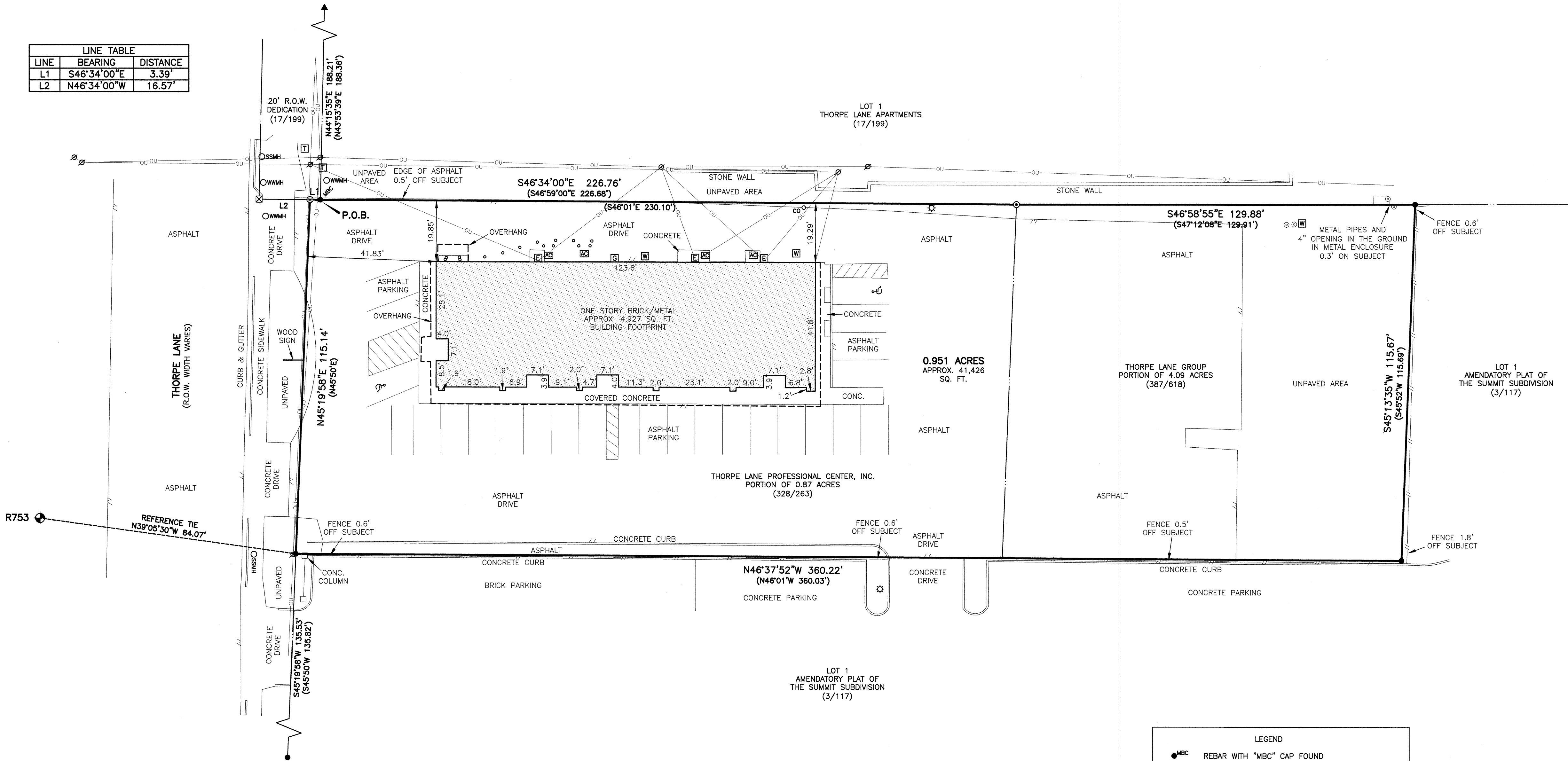


A LAND TITLE SURVEY OF 0.951 ACRES (APPROXIMATELY 41,426 SQ. FT.) IN THE J. M. VERAMENDI SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS, BEING A PORTION OF A 0.87 ACRE TRACT CONVEYED TO THORPE LANE PROFESSIONAL CENTER, INC. IN A WARRANTY DEED/VENDOR'S LIEN EXECUTED JUNE 28, 1979 AND RECORDED IN VOLUME 328, PAGE 263 AND BEING A PORTION A 4.09 ACRE TRACT CONVEYED TO THORPE LANE GROUP IN A WARRANTY DEED EXECUTED JANUARY 17, 1983 AND RECORDED IN VOLUME 387, PAGE 618, BOTH OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°34'00"E	3.39'
L2	N46°34'00"W	16.57'



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R753".

1/2" REBAR WITH CHAPARRAL "RANDOM" CAP SET

SURFACE COORDINATES:
N 13874598.57
E 2310752.68

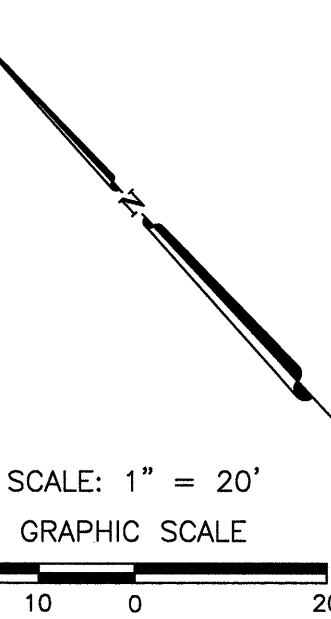
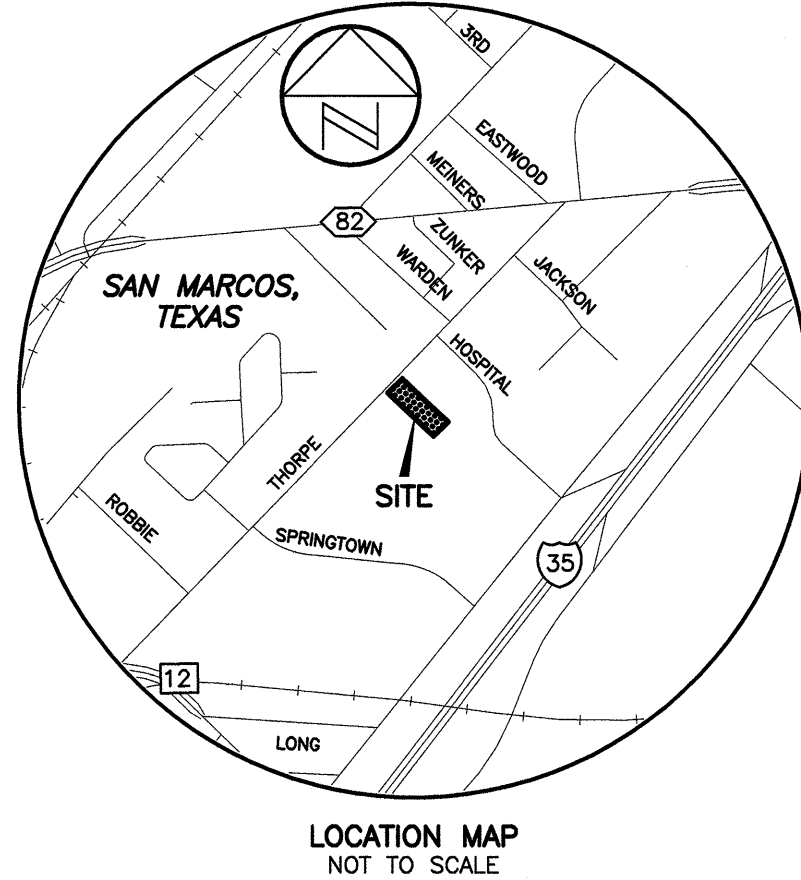
TEXAS STATE PLANE COORDINATES:
N 13872795.11
E 2310452.32

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°01'31"

LEGEND	
●MBC	REBAR WITH "MBC" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	3/4" IRON PIPE FOUND
▲	MAG NAIL FOUND
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
⊠	"X" IN CONCRETE FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
Ⓜ	WATER METER
⊙	PIPE STUB-OUT
⊘	UTILITY POLE
—OU—	OVERHEAD UTILITIES
Ⓛ	ELECTRIC UTILITY
☆	LIGHT POLE
Ⓣ	TELEPHONE UTILITY
Ⓜ	GAS UTILITY
Ⓜ	AC PAD
Ⓜ	CLEANOUT
OWMH	WASTEWATER MANHOLE
OSMH	STORMSEWER MANHOLE
Ⓜ	HANDICAP PARKING SPACE
Ⓜ	BOLLARD
—/—	EDGE OF PAVEMENT
—/—	WOOD FENCE
()	RECORD INFORMATION



TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Stewart Title Guaranty Company
Corridor Title

G.F. No.: 16-1680-S Effective Date: 09/23/16 Issued: 10/05/16

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

10a) Easement in favor of Irv. Peterson and Sylvia Peterson, as recorded in Volume 160, Page 61, Deed Records of Hays County, Texas. -- Does not affect

10h) Easement in favor of Irv. Peterson and Sylvia Peterson, as recorded in Volume 160, Page 62, Deed Records of Hays County, Texas. -- Does not affect

10g) Easement in favor of the City of San Marcos, as recorded in Volume 180, Page 562, Deed Records of Hays County, Texas. -- Does not affect

10h) Easement in favor of Lower Colorado River Authority, as recorded in Volume 209, Page 324, Deed Records of Hays County, Texas. May affect, unable to locate easement on the ground with information provided in document. No recording reference is given for grantor "Hays Memorial Hospital". The description of the easement is vague. No width is given for the easement. Document also contains a blanket ingress and egress easement "over Grantor's adjacent lands"

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48209C0393, dated September 2, 2005, for Hays County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
Cerca Development, Inc.
Thorpe Lane Professional Center, Inc.
Stewart Title Guaranty Company
Corridor Title

PROPERTY ADDRESS: 1346 Thorpe Lane, San Marcos TX 78666

DATE OF SURVEY: October 12, 2016

ATTACHMENTS: Metes and Bounds Description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Joe Ben Early, Jr. Date 10/18/16
Registered Professional Land Surveyor
State of Texas No. 6016

	Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 372-026 DRAWING NO.: 372-026-BASE PLOT DATE: 10/18/16 PLOT SCALE: 1" = 20' DRAWN BY: MAW & JBE SHEET 01 OF 01
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