

LAND TITLE SURVEY OF 1.168 ACRES OR 50,911 SQ. FT.
OF LAND OUT OF JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
HAYS COUNTY, TEXAS

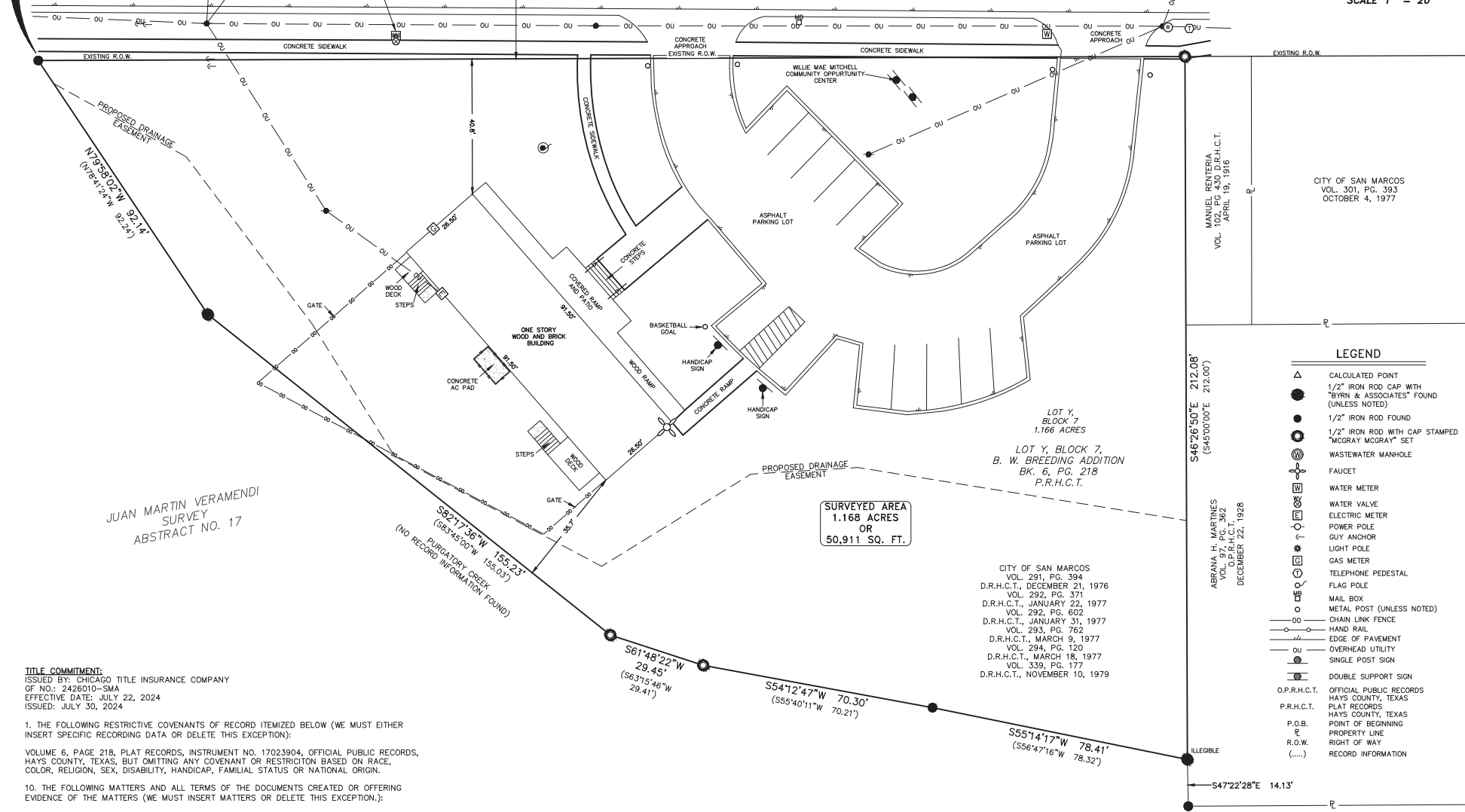


SCALE 1" = 20'

P.O.B.
SURFACE COORDINATE
N= 13,869,158.38
E= 2,303,123.33

VALLEY STREET
(52.78' R.O.W. WIDTH)
(VOL. 0, PG. 202)
ASPHALT PAVING

(N45°00'00"E 345.67')
N43°33'04"E 345.80'



SURVEYED AREA
1.168 ACRES
OR
50,911 SQ. FT.

LOT Y, BLOCK 7
1.166 ACRES
LOT Y, BLOCK 7,
B. W. BREEDING ADDITION
BK. 6, PG. 218
P.R.H.C.T.

CITY OF SAN MARCOS
VOL. 291, PG. 394
D.R.H.C.T., DECEMBER 21, 1976
VOL. 292, PG. 371
D.R.H.C.T., JANUARY 22, 1977
VOL. 292, PG. 602
D.R.H.C.T., JANUARY 31, 1977
VOL. 293, PG. 762
D.R.H.C.T., MARCH 9, 1977
VOL. 294, PG. 120
D.R.H.C.T., MARCH 18, 1977
VOL. 339, PG. 177
D.R.H.C.T., NOVEMBER 10, 1979

MANUEL RENTERIA
VOL. 100 PG. 30 DIR.H.C.T.
APRIL 19, 1919

CITY OF SAN MARCOS
VOL. 301, PG. 393
OCTOBER 4, 1977

JUAN MARTIN VERAMENDI
SURVEY
ABSTRACT NO. 17

TITLE COMMITMENT:

ISSUED BY: CHICAGO TITLE INSURANCE COMPANY
OF NO.: 2426010-SMA
EFFECTIVE DATE: JULY 22, 2024
ISSUED: JULY 30, 2024

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

VOLUME 6, PAGE 218, PLAT RECORDS, INSTRUMENT NO. 17023904, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATED OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. ANY AND ALL EASEMENT, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 6, PAGE 218, PLAT RECORDS, HAYS COUNTY, TEXAS. [DOES NOT AFFECT]

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TEXAS 78731 (512) 451-8591

Chris Conrad



9/27/2024
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD CAP WITH "BYRN & ASSOCIATES" FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- ⊕ WASTEWATER MANHOLE
- ⊕ FAUCET
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ FLAG POLE
- ⊕ MAIL BOX
- ⊕ METAL POST (UNLESS NOTED)
- CHAIN LINK FENCE
- HAND RAIL
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- SINGLE POST SIGN
- DOUBLE SUPPORT SIGN
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

S46°26'50"E 212.08'
(S45°00'00"E 212.00')

ABRAHAM H. MARTINES
VOL. 97, PG. 362
O.P.R.H.C.T., 1928
DECEMBER 22, 1928

ILLEGIBLE

S47°22'28"E 14.13'

REVISED: 09/27/2024
REVISED: 08/21/2024
ISSUED: 08/12/2024

HCAD# R60284

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HAYS COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE, #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 20'	TECH:	EAN
DATE:	09/XX/24	FIELD:	DS/TLR
PROJECT:	2429/24	SHEET:	1 OF 1