MINTER ADDITION SUBDIVISION, PHASE ONE (4/242) — LOT 3

105' PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER (4/242)

27.5' STRIP DEDICATED TO THE PUBLIC AS PER (4/242)

N 44°08'00" E 37.50'

S 45°30'58" E 1698.02' (S45°31'01"E 1698.84')

S 45°31'54" E 1697.85'

THIS TRACT DEDICATED TO THE PUBLIC BY (3/383)

S 45°03'49" W 37.50'

POB 22.95 AC. TRACT

LOT 5

STEWART AND STEVENSON TO THE CITY OF SAN MARCOS (330/384) W. UTILITY EASEMENT FEBRUARY 25, 1985

SHERILYN ESTATES (ABANDONED)

LOT 4

APPROXIMATE LOCATION OF ZONE AE LIMITS ACCORDING TO SCALING FROM FEMA FLOOD INSURANCE RATE MAP NO. 48209C4717 & 48209C4719F DATED 9/2/05.

22.95 ACRES ±
999,550 SQ. FT.

L.H. 35 (300' R.O.W.) N 44°08'00" E 457.66'

UTILITY VAULTS

N 55°48'52" W 313.91'

GRAVEL DRIVE

LIGHT POLE

"X" ETCHED IN CONCRETE

1 STORY METAL BUILDING ON CONCRETE SLAB

N 47°43'20" W 100.69'

CONCRETE WING WALL

1" CAP

LIGHT POLE

N 44°49'44" W 497.94'

(TRACT 1-LOT 1, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION)

JIMMY HASSOUR & JOHN C. LEWIS TO 3809 N. IH-35, LTD. (4 TRACTS) SEPTEMBER 20, 2005

INTERNATIONAL ELECTRIC CORPORATION ADDITION LOT 1, BLOCK 1

3/393

A/C PAD WITH 1' ROCK WALL 22'x12.5'

ELECTRIC TRANSFORMER PAD

LOT 3

WILLIAM D. McMORRIS TO THE CITY OF SAN MARCOS (437/065) 15' PRIVATE PUBLIC UTILITY EASEMENT) DEC. 2, 1998

STONE BUILDING ON CONCRETE SLAB 12,700 sq ft ±

MAIN BUILDING METAL BUILDING ON CONCRETE SLAB 72,300 sq ft ±

CONCRETE RETAINING WALL

LOADING AREA

CONCRETE RETAINING WALL

9.61 ACRES ±
418,620 SQ. FT.

TELEPHONE PEDESTAL

CONCRETE SLAB AND FLAG POLE

APPROXIMATE CENTERLINE OF DITCH

S 45°29'11" W 438.62'

CONCRETE RIP RAP

N 44°08'00" E 384.75'

SEGUIN GREWS TO CENTRAL TEXAS POWER & LIGHT CO. (231/187) APRIL 30,1958) UTILITY EASEMENT

COVERED BREAK AREA

APPROXIMATE ℄ OF DITCH

CONCRETE DRAINAGE DITCH

CONCRETE WALKWAY

LOT 1

LOT 2

SHERILYN ESTATES (ABANDONED)

AREA LIGHTS

ASPHALT PARKING AREA

AREA LIGHT

POB 9.81 AC. TRACT

24" RCP

12" HEADWALL

ASPHALT DRIVE

APPROXIMATE CENTERLINE OF DRAINAGE DITCH

12" HEADWALL

2" HEADWALL

APPROXIMATE CENTERLINE OF DITCH

CONCRETE CURB

S 45°31'31" E 904.82'

(TRACT 2-60' STRIP)

12" RCP CONCRETE CURB

N 45°31'31" W 770.63'

BASE OF LEANING 3/4" DIA. PIPE

BILLBOARD

N 45°31'31" W 904.83'

APPROXIMATE CENTERLINE OR DRAINAGE DITCH

0.62 ACRES ± 27,140 SQ. FT.

POB 0.62 AC. TRACT

± 1150'

McCARTY LANE.

GILMORE PROPERTIES, LTD. TO GILMORE AUSTEX PROPERTIES, LTD. JANUARY 4, 2003 (2033.33 ACRES)

J.M. VERAMENDI SURVEY NO. 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°29'12" W	30.00'
L2	N 44°08'00" E	30.00'
L3	N 44°08'00" E	30.00'
L4	S 44°29'12" W	30.00'

⚠ REVISED: 12/19/05

⚠ REVISED: 11/11/05, UPDATE TITLE SURVEY

CLIENT: LEWIS/HASSOUR
DATE: 8/5/04, 9/9/04
OFFICE: SMITH, SCHULTZ, BRYANT
CREW: EVERETT, DAVIDSON
FB/PG: 466/17; 801/20
PLAT NO.: S 2481-04-F

LEGEND

- (VOL/PG) HAYS COUNTY PLAT RECORDS
- (VOL/PG) HAYS COUNTY DEED, REAL PROPERTY, OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CONCRETE MAR. SET WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND
- FENCE POST
- 1/2" IRON PIPE FOUND
- UTILITY LINE, POLE AND GUY
- WIRE FENCE
- EDGE OF ASPHALT
- CONCRETE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC JUNCTION BOX
- GROUND LIGHT
- SANITARY SEWER CLEANOUT
- GAS VALVE
- DIRECTION OF STORM SURFACE DRAINAGE

ORIGINAL SCALE 1"=50'

"THIS SURVEY IS MADE FOR THE BENEFIT OF THE PURCHASER, THE LENDER, AND THE TITLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS."

"THE UNDERSIGNED HEREBY CERTIFIES TO THE AFORESAID PARTIES AS OF THE DATE SET FORTH BELOW, THAT:"

"(A) THIS SURVEY (I) WAS MADE ON THE GROUND AS PER THE BEARINGS & DISTANCES SHOWN HEREON AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON (THE "PROPERTY"), (II) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND MATTERS, IF ANY, SITUATED ON THE PROPERTY AND THERE ARE NO KNOWN VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND MATTERS, (III) CORRECTLY SHOWS THE DISTANCE TO THE NEAREST INTERSECTING STREET AND THE POINT OF REFERENCE FROM WHICH THE PROPERTY IS MEASURED IN THE RECORD DESCRIPTION, (IV) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SET-BACK LINES AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, (V) WHETHER OR NOT VISIBLE, ACCORDING TO THE LEGAL DESCRIPTION IN SUCH INSTRUMENT (VOLUME AND / PAGE NUMBERS INDICATED), AND (V) CORRECTLY STATES THE NUMBER OF SQUARE FEET CONTAINED IN THE PROPERTY."

"(B) EXCEPT AS SHOWN, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS-OF-WAY ACROSS THE PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS OR CONFLICTS, NO VISIBLE ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES."

"(C) THE STREETS ABUTTING THE PROPERTY HAVE BEEN DEDICATED TO GOVERNMENTAL AUTHORITIES HAVING JURISDICTION AND ADEQUATE INGRESS AND EGRESS TO AND FROM THE PROPERTY IS PROVIDED BY INTERSTATE HIGHWAY NO. 35, AND SAID STREETS ABUT AND ARE CONTIGUOUS TO THE PROPERTY."

"(D) (I) ALL VISIBLE UTILITY SERVICES FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, (II) ANY UTILITY TRANSFORMER LOCATED ON THE PROPERTY IS DEPICTED HEREON, (III) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM SURFACE DRAINAGE, AND (IV) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY,"

⚠ "(E) A PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN PURSUANT TO THE FEDERAL EMERGENCY ACT; AND

"(F) THIS SURVEY IS MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING."

BY: [signature] (KYLE SMITH)
REGISTERED NO. 5307
DATE: 12/19/05
ADDRESS P.O. BOX 1485, SAN MARCOS, TX 78667
TELEPHONE NO. 512-396-2270

SURVEYORS NOTES

1. FENCES MEANDER
2. BEARINGS, DISTANCES, AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM FEMA FLOOD INSURANCE RATE MAP NO. 48209C4717 AND 48209C4719F, DATED 9/2/05, A PORTION OF THIS TRACT IS WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD).
⚠ 4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 0305818-COM DATED NOVEMBER 8, 2005 PROVIDED BY INDEPENDENCE TITLE COMPANY.
   A. THAT PORTION OF THIS TRACT WITHIN SHERILYN ESTATES (ABANDONED) AND THE 60' STRIP IS SUBJECT TO A 20' TEMPORARY WATERLINE EASEMENT "THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED" RECORDED IN VOLUME 349, PAGE 248 OF THE HAYS COUNTY DEED RECORDS.
   B. ACCORDING TO THE DEED RECORDED IN VOLUME 330, PAGE 131 OF THE HAYS COUNTY DEED RECORDS, THE PORTION OF THIS TRACT LOCATED WITHIN LOTS 1 AND 2 OF SHERILYN ESTATES (ABANDONED) IS SUBJECT TO A 12' x 70' UNRECORDED ADVERTISING PERMIT.
   C. THAT PORTION OF THIS TRACT WITHIN THE 60' STRIP IS SUBJECT TO COVENANTS AND CONDITIONS RECORDED IN VOLUME 332, PAGE 823, HAYS COUNTY DEED RECORDS.
   D. THIS TRACT IS NOT SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 80, PAGE 342; VOLUME 96, PAGE 219; VOLUME 112, PAGE 358 & 368; VOLUME 182, PAGE 233; VOLUME 203, PAGE 204; VOLUME 286, PAGE 818; AND VOLUME 288, PAGE 253 OF THE HAYS COUNTY DEED RECORDS.
   E. ACCORDING TO THE CITY OF SAN MARCOS ZONING ATLAS (2003 EDITION) THIS TRACT IS ZONED "I-1" (LIGHT INDUSTRIAL). THE CURRENT BUILDING SETBACK REQUIREMENTS FOR I-1 ZONING ARE:
   FRONT = 20'
   SIDE = 10'
   REAR = 10'

BYRN & ASSOCIATES INC.
ENGINEERS SURVEYORS
1115 HIGHWAY 80 EAST
P.O. BOX 1485
SAN MARCOS, TEXAS 78666
(512) 396-2270

PLAT OF LOT 1, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION, AND 1.25 ACRES ± IN THE J.M. VERAMENDI SURVEY NO. 1, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS