

SURVEYORS NOTES

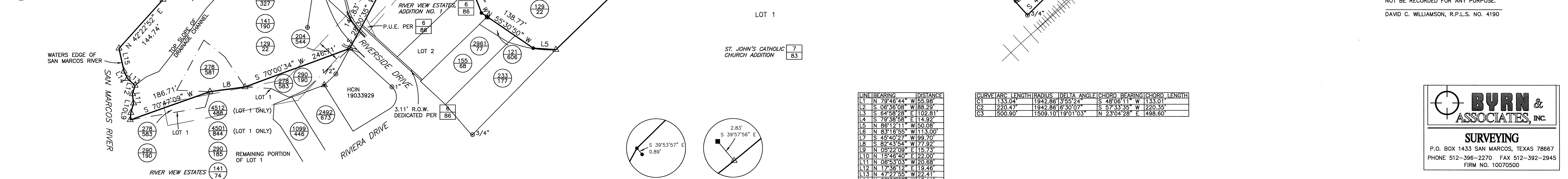
1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0939F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS (SFHA's) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. 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.
5. 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.
6. THIS TRACT MAY BE SUBJECT TO THE RIGHTS OF THE STATE OF TEXAS UP TO THE GRADIENT BOUNDARY OF THE SAN MARCOS RIVER, THEREFORE AREAS ARE APPROXIMATE ONLY.
7. TREE SYMBOLS ARE NOT TO SCALE AND DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.

DEED REFERENCES:

- HCIN 19033929
BILL HENRY, ET UX TO
ANTHONY DUKE, ET UX
SEPTEMBER 19, 2019 (0.3584 ACRES)
- (4501) EDDIE V. GRAY & FAYE W. GRAY TO
FAYE W. GRAY
NOVEMBER 1, 2012 (LOT 1)
- (4512) FAYE W. GRAY TO
EDDIE V. GRAY, TRUSTEE
DECEMBER 14, 2012 (LOT 1)
- (2981) EUGENIE CRAIG SNOGA, ET UX TO
TAMMY BINGHAM, ET VIR
JUNE 28, 2006 (0.3199 ACRES)
- (2492) JOE SCOTT MAUPIN, JR. TO
MARY LYNN ELLINGSON
JUNE 19, 2004 (0.22 ACRES)
- (1099) EDDIE V. GRAY TO
MARY LYNN ELLINGSON
AUGUST 31, 1994 (0.18 ACRES)
- (394) SOUTHWEST TEXAS STATE UNIVERSITY TO
CITY OF SAN MARCOS
AUGUST 31, 1994 (0.18 ACRES)
- (297) MISSOURI PACIFIC RAILROAD COMPANY TO
SOUTHWEST TEXAS STATE UNIVERSITY
MAY 18, 1977 (TRACT 3)
- (290) BARBARA LYNN BACKUS, ET AL TO
EDDIE V. GRAY
OCTOBER 28, 1976 (TRACT B & C)
- (290) BARBARA LYNN BACKUS, ET AL TO
EDDIE V. GRAY
OCTOBER 28, 1976 (REMAINDER OF LOT 1)
- (278) CITY OF SAN MARCOS TO
BARBARA BACKUS, EXECUTRIX
SEPTEMBER 25, 1975 (5700 SQ.FT.)
- (278) BARBARA BACKUS, EXECUTRIX TO
CITY OF SAN MARCOS
SEPTEMBER 24, 1975 (9390 SQ.FT.)
- (233) WILLIAM EDWIN JORDAN, ET UX TO
ANITA RAMIREZ
OCTOBER 1, 1969
- (204) CITY OF SAN MARCOS TO
STATE OF TEXAS
FEBRUARY 26, 1965 (DRAINAGE EASEMENT)
- (159) CLAIRECREST CORPORATION TO
JAMES J. AUSSANT, ET UX
JANUARY 3, 1953
- (121) JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY TO
PAUL J. ROGERS
FEBRUARY 24, 1941 (FIRST TRACT 172.84 ACRES)
- (80) SAN MARCOS UTILITIES COMPANY TO
TEXAS PUBLIC UTILITIES COMPANY
JULY 6, 1925
- (50) SAN MARCOS SEWER COMPANY TO
THE MISSOURI, KANSAS & TEXAS RAILWAY CO. OF TEXAS
JUNE 30, 1906 (0.586 ACRES-R.O.W. EASEMENT)
- (32) CHARLES L. MCGEEHEE, ET UX TO
THE MISSOURI, KANSAS & TEXAS RAILWAY CO. OF TEXAS
MAY 5, 1894 (1.44 ACRES)
- (32) ROBERT M. PETTIT TO
THE MISSOURI, KANSAS & TEXAS RAILWAY CO. OF TEXAS
MAY 5, 1894 (0.68 ACRES)
- (442) J.F. MCGEEHEE, ET UX TO
TAYLOR, BASTROP & HOUSTON RAILWAY
FEBRUARY 18, 1887 (100' STRIP)
- (439) THOMAS R. FOURQUERAN TO
TAYLOR, BASTROP & HOUSTON RAILWAY
JANUARY 31, 1887 (100' STRIP)
- (19) SHADRACH DIXON, ET UX TO
INTERNATIONAL RAILROAD COMPANY
SEPTEMBER 20, 1871

LEGEND

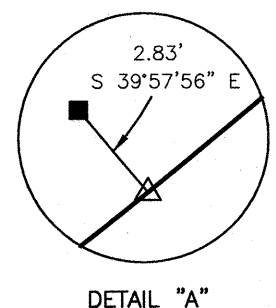
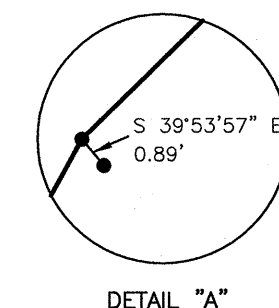
- (VOL PG) HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- (VOL PG) HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- COTTON SPINDLE SET
- FENCE POST
- CALCULATED POINT
- CONCRETE NAIL SET
- CONCRETE MONUMENT FOUND
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PIPE FENCE
- UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY PEDESTAL
- CLEANOUT
- TREE
- SIGN
- MANHOLE
- BSL BUILDING SETBACK LINE



CLIENT: CITY OF SAN MARCOS
DATE: JULY 12, 2021
OFFICE: K. SMITH, HADEN
CREW: C. SMITH, HADEN
FB/PG: 789/1
PLAT NO. 27853-21-d

LINE	BEARING	DISTANCE
L1	N 79°46'44" W	55.98'
L2	S 06°36'08" W	88.29'
L3	S 64°58'28" E	102.81'
L4	S 79°38'58" E	114.92'
L5	N 86°12'11" W	50.08'
L6	N 83°16'55" W	113.00'
L7	S 45°40'27" W	99.70'
L8	S 82°43'54" W	77.92'
L9	N 05°22'09" E	115.73'
L10	N 15°48'40" E	22.00'
L11	N 06°53'03" W	20.68'
L12	N 17°36'12" W	19.48'
L13	N 47°27'55" W	22.41'
L14	N 25°33'07" W	18.11'
L15	N 12°12'45" W	51.96'
L16	S 79°42'43" E	143.05'
L17	N 81°09'13" E	48.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.04'	1942.86'	7°55'24"	S 48°06'11" W	133.01'
C2	220.47'	1942.86'	6°30'07"	S 57°33'35" W	220.38'
C3	500.90'	1509.10'	19°01'03"	N 25°04'28" E	498.60'



TO CITY OF SAN MARCOS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JULY 12, 2021, THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

EXHIBIT OF CITY PROPERTY,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS