BASIS OF BEARINGS:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH AMERICAN DATUM OF 1983 (2011), SOUTH CENTRAL ZONE (4204).

ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET, THE PROJECT GRID–TO–SURFACE COMBINED SCALE FACTOR IS 1.00012 EXACTLY.

ELEVATIONS SHOWN HEREON ARE BASED ON NGS MON DESIGNATION "G786", HAVING A PUBLISHED ELEVATION OF 578.78'

BENCHMARKS:
NGS MON DESIGNATION "G786",
DISK STAMPED G 786 1943,
SET IN W. END OF THE N. BRIDGE ABUTMENT STRUCTURE, LOCATED ON W. R.O.W. OF SOUTH GUADALUPE ST AND THE S.E. R.O.W. OF UNION PACIFIC RAILROAD
ELEV.=578.78'

Line Table		
Line #	Direction	Length
L1	S32° 35' 34"W	4.95'
L2	N80° 55' 43"E	6.86'
L3	S32° 42' 13"W	27.89'
L5	N81° 16' 02"E	147.97'
L6	N08° 43' 58"W	2.77'
L7	N81° 27' 19"E	20.00'
L8	S08° 43' 58"E	22.70'
L9	S81° 16' 02"W	167.87'
L13	S08° 43' 58"E	222.47'
L14	S53° 43' 58"E	49.32'
L15	N10° 38' 37"W	197.63'
L16	S54° 42' 12"W	93.30'
L19	S09° 00' 24"E	15.00'
L20	N80° 59' 36"E	25.41'
L21	S53° 18' 02"E	12.49'
L22	S08° 46' 00"E	40.43'
L23	N81° 14' 00"E	15.00'
L24	S08° 46' 00"E	34.29'

GRAPHIC SCALE

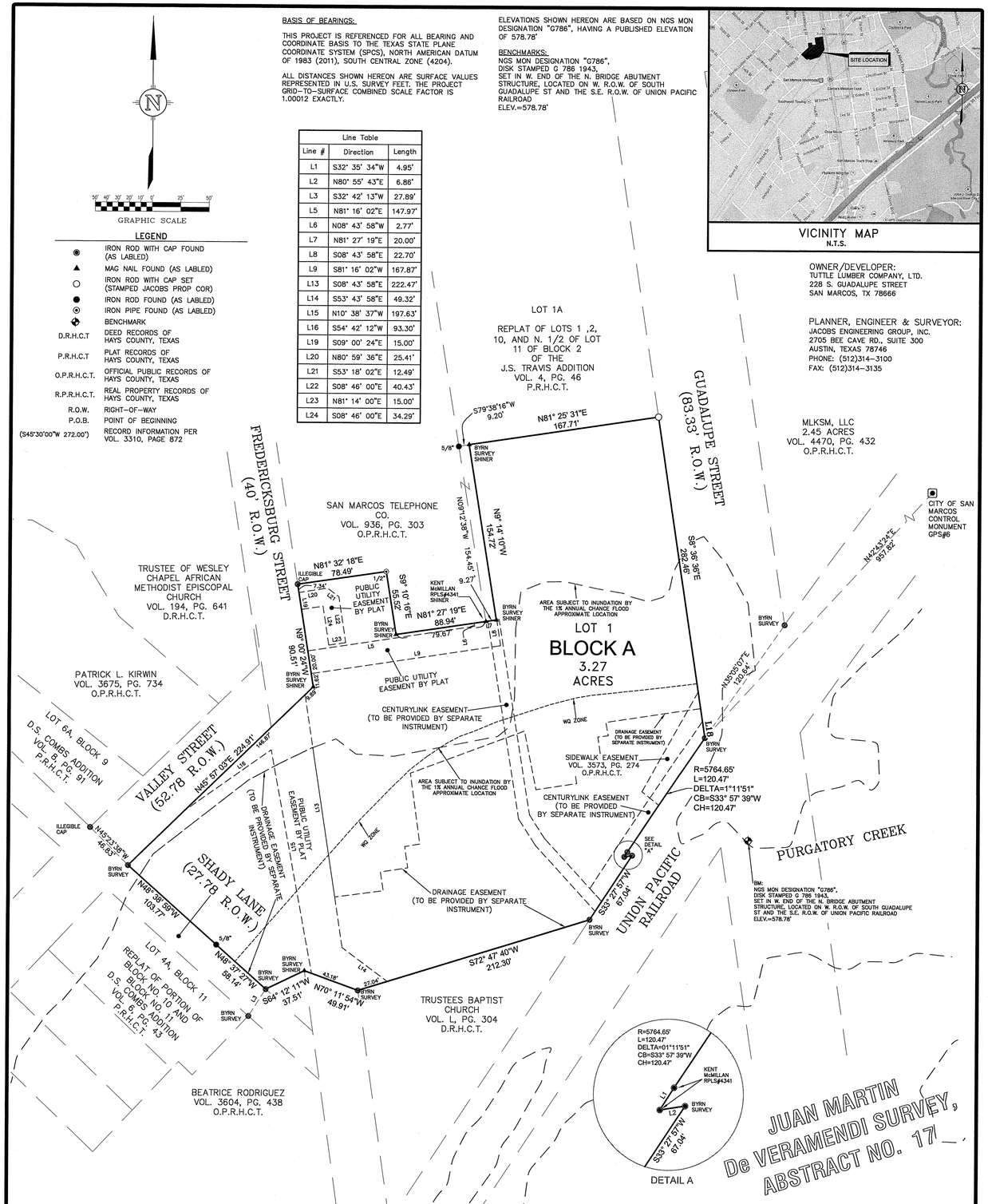
LEGEND

- IRON ROD WITH CAP FOUND (AS LABLED)
- MAG NAIL FOUND (AS LABLED)
- IRON ROD WITH CAP SET (STAMPED JACOBS PROP COR)
- IRON ROD FOUND (AS LABLED)
- IRON PIPE FOUND (AS LABLED)
- BENCHMARK
- D.R.H.C.T — DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T — PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T. — OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- R.P.R.H.C.T. — REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. — RIGHT–OF–WAY
- P.O.B. — POINT OF BEGINNING
- (S45°30'00"W 272.00') — RECORD INFORMATION PER VOL. 3310, PAGE 872

VICINITY MAP
N.T.S.

OWNER/DEVELOPER:
TUTTLE LUMBER COMPANY, LTD.
228 S. GUADALUPE STREET
SAN MARCOS, TX 78666

PLANNER, ENGINEER & SURVEYOR:
JACOBS ENGINEERING GROUP, INC.
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314–3100
FAX: (512)314–3135



PROJECT: TUTTLE LUMBER PLAT JOB NUMBER: WJXM1800 DATE: JULY, 2016 SCALE: 1" = 50' SURVEYOR: ROBERT J. GERTSON, RPLS No.6367 TECHNICIAN: A. YANEZ DRAWING: E:\Tech1\WJXM1800–Tuttle Lumber\700 CADD\700.1 AutoCAD\Plat DESCRIPTION: N/A PARTYCHIEF: G. JOHNSTONE FIELDBOOKS: 598	JACOBS® TBPLS FIRM REGISTRATION NO. 10152301 2705 Bee Cave Road, Suite 300 Austin, Texas 78746 (512) 314-3100 Fax (512) 314-3135	TUTTLE LUMBER FINAL PLAT	SHEET 1 OF 2 JACOBS PLAT No. WJXM1800

S:\PROJECTS\WJXM1800-Tuttle Lumber\700 CADD\700.1 AutoCAD\Plat\PLAT-TuttleLumber.dwg

CO-00-0000.IA

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HAYS :

THAT, TUTTLE LUMBER COMPANY, LTD., BY AND THROUGH DON GILBREATH, OWNER/MANAGING PARTNER, BEING THE OWNER OF A 3.27 ACRE TRACT OF LAND IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NO. 17 IN HAYS COUNTY, TEXAS, AS DESCRIBED IN A CALLED 0.330 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED DATED MARCH 10, 1995 TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 1135, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A CALLED 0.080 ACRE TRACT, TRACT ONE DESCRIBED IN DEED WITHOUT WARRANTY DATED JANUARY 24, 2008, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 3321, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A CALLED 0.076 ACRE TRACT, DESCRIBED IN QUITCLAIM DEED DATED MAY 21, 2013, TO TUTTLE LUMBER COMPANY, RECORDED IN DOCUMENT NO. 2013–13016782 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A CALLED 0.15 ACRE TRACT, DESCRIBED IN QUITCLAIM DEED DATED AUGUST 23, 1995, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 1170, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.342 ACRE TRACT, TRACT TWO, DESCRIBED IN DEED WITHOUT WARRANTY DATED JANUARY 24, 2008, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 3321, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.292 ACRE TRACT, DESCRIBED IN WARRANTY DEED DATED JULY 14, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 361, PAGE 8 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, A THAT TRACT, DESCRIBED IN A WARRANTY DEED DATED MARCH 29, 1982, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 372, PAGE 832 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.100 ACRE TRACT, DESCRIBED IN A WARRANTY DEED DATED NOVEMBER 14, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 367, PAGE 758 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.076 ACRE TRACT, DESCRIBED IN A WARRANTY DEED DATED DECEMBER 1, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 367, PAGE 761 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.080 ACRE TRACT, DESCRIBED IN A WARRANTY DEED WITHOUT WARRANTY DATED JANUARY 11, 2000, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 1621, PAGE 560 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 28,670 SQUARE FOOT TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 7, 1985, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 553, PAGE 376 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS,BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 4, 1961, JAMES TUTTLE, RECORDED IN VOLUME 187, PAGE 384 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 4, 1961, JAMES TUTTLE, RECORDED IN VOLUME 187, PAGE 385 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 21, 1961, TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 187, PAGE 529 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 6,121 SQUARE FOOT TRACT, ALL OF A CALLED 487 SQUARE FOOT TRACT, BOTH DESCRIBED IN A DEED DATED APRIL 19, 1968, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 223, PAGE 397 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED WITH RESERVATION OF SANITARY SEWER LINE EASEMENT DATED DECEMBER 10, 1985, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 567, PAGE 53 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 3.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH ILLEGIBLE CAP FOUND, ON THE EAST RIGHT–OF–WAY LINE OF FREDERICKSBURG STREET, BEING AT THE NORTHWEST CORNER OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500, AND BEING AN EXTERIOR ELL CORNER OF THAT TRACT, DESCRIBED IN A ASSUMPTION DEED, DATED JULY 13, 1992, TO SAN MARCOS TELEPHONE COMPANY INCORPORATED, RECORDED IN VOLUME 936, PAGE 303 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE, NORTH 81°32'18" EAST WITH THE NORTH LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500, AND THE SOUTH LINE OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT, A DISTANCE OF 78.49 FEET TO A 1/2–INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500, BEING AN EXTERIOR ELL CORNER OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT;

THENCE, SOUTH 09°10'16" EAST, WITH THE EAST LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500 AND A EAST LINE OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT, A DISTANCE OF 55.52 FEET TO A MAG NAIL WITH SHINER STAMPED "BYRN SURVEY" FOUND AT THE SOUTHEAST CORNER OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500, BEING AN INTERIOR ELL CORNER OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT AND BEING THE NORTHWEST CORNER OF SAID 0.100 ACRE TRACT;

THENCE, NORTH 81°27'19" EAST, WITH THE NORTH LINE OF SAID 0.100 ACRE TRACT AND A SOUTH LINE OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT, PASSING AT A DISTANCE OF 79.67 FEET A MAG NAIL WITH SHINER STAMPED MCMILLAN RPLS # 4341" FOUND AT THE NORTHEAST CORNER OF SAID 0.100 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 88.94 FEET TO A MAG NAIL WITH SHINER STAMPED "BYRN SURVEY" FOUND ON THE WEST LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 567, PAGE 53 AND BEING AN INTERIOR ELL CORNER OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT;

THENCE, NORTH 09°14'10" WEST, WITH THE WEST LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 567, PAGE 53 AND A WEST LINE OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT, A DISTANCE OF 154.72 FEET TO A MAG NAIL WITH SHINER STAMPED "BYRN SURVEY" FOUND ON THE NORTHWEST CORNER OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 567, PAGE 53, BEING AN EXTERIOR ELL CORNER OF SAID SAN MARCOS TELEPHONE COMPANY INCORPORATED TRACT AND BEING ON THE SOUTH LINE OF LOT 1A, OF THE REPLAT OF LOTS 1, 2, 10 AND NORTH 1/2 OF LOT 11 OF BLOCK 2 OF THE J.S. TRAVIS ADDITION RECORDED IN VOLUME 4, PAGE 46 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FROM WHICH A 5/8–INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1A, BEARS SOUTH 79°38'16" WEST A DISTANCE OF 9.20 FEET;

THENCE, NORTH 81°25'31" EAST, WITH THE NORTH LINE OF SAID 6,121 SQUARE FOOT TRACT AND A THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 167.71 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID 6,121 SQUARE FOOT TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 1A, AND BEING ON THE WEST RIGHT–OF–WAY LINE OF GUADALUPE STREET;

THENCE, SOUTH 08°36'35" EAST, WITH THE SAID WEST RIGHT–OF–WAY LINE OF GUADALUPE STREET AND THE EAST LINE OF SAID 6,121 SQUARE FOOT TRACT, THE 487 SQUARE FOOT TRACT, THE TUTTLE LUMBER COMPANY TRACT IN VOLUME 187, PAGE 529, AND THE 28,670 SQUARE FOOT TRACT, A DISTANCE OF 282.46 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE CURVING NORTHWESTERLY RIGHT–OF–WAY LINE OF UNION PACIFIC RAILROAD, FROM WHICH AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE EAST RIGHT–OF–WAY LINE OF GUADALUPE STREET BEARS NORTH 35°05'07" EAST A DISTANCE OF 120.64 FEET;

THENCE, WITH THE SAID NORTHWESTERLY RIGHT–OF–WAY LINE OF UNION PACIFIC RAILROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. WITH THE EAST LINE OF SAID 22,267 SQUARE FOOT TRACT, AND A CURVE TO THE LEFT AN ARC DISTANCE OF 120.47 FEET, HAVING A RADIUS 5764.65 FEET, A CENTRAL ANGLE OF 01°11'51", AND A CHORD WHICH BEARS SOUTH 33°57'39" WEST, A DISTANCE OF 120.47 FEET TO AN IRON ROD WITH CAP STAMPED "KENT MCMILLAN RPLS#4341" FOUND;

2. SOUTH 32°35'34" WEST, CONTINUING WITH THE EAST LINE OF SAID 22,267 SQUARE FOOT TRACT, A DISTANCE OF 4.95 FEET TO AN IRON ROD WITH CAP STAMPED "KENT MCMILLAN RPLS#4341" FOUND BEING THE SOUTHEAST CORNER OF SAID 22,267 SQUARE FOOT TRACT AND BEING ON THE NORTH LINE OF SAID 0.342 ACRE TRACT;

3. NORTH 80°55'43" EAST, WITH THE NORTH LINE OF SAID 0.342 ACRE TRACT, A DISTANCE OF 6.86 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE NORTHEAST CORNER OF SAID 0.342 ACRE TRACT;

4. SOUTH 33°27'57" WEST, WITH THE EAST LINE OF SAID 0.342 ACRE TRACT, A DISTANCE OF 67.04 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE SOUTHEAST CORNER OF SAID 0.342 ACRE TRACT AND BEING ON A NORTH LINE OF THAT TRACT, DESCRIBED IN A DEED DATED JUNE 25, 1878, TO TRUSTEES OF BAPTIST CHURCH RECORDED IN VOLUME L, PAGE 304 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE, SOUTH 72°47'40" WEST, WITH THE SOUTH LINE OF SAID 0.342 ACRE TRACT AND THE SAID NORTH LINE OF TRUSTEES OF BAPTIST CHURCH TRACT, A DISTANCE OF 212.30 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE SOUTHWEST CORNER OF SAID 0.342 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID TRUSTEES OF BAPTIST CHURCH TRACT, BEING THE SOUTHEAST CORNER OF SAID 0.076 ACRE TRACT AND BEING ON THE EAST RIGHT–OF–WAY LINE OF UNUSED PORTION OF FREDERICKSBURG STREET;

THENCE, NORTH 70°11'54" WEST, WITH THE SOUTH LINE OF SAID 0.076 ACRE TRACT AND CROSSING SAID FREDERICKSBURG STREET, A DISTANCE OF 49.91 FEET TO A MAG NAIL WITH SHINER STAMPED "BYRN SURVEY" FOUND ON THE SOUTHWEST CORNER OF SAID 0.076 ACRE TRACT, BEING THE EAST CORNER OF SAID 0.080 ACRE TRACT AND BEING ON THE WEST RIGHT–OF–WAY LINE OF UNUSED PORTION OF FREDERICKSBURG STREET;

THENCE, SOUTH 64°12'11" WEST, WITH THE SOUTHEASTERLY LINE OF SAID 0.080 ACRE TRACT A DISTANCE OF 37.51 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE SOUTH CORNER OF SAID 0.080 ACRE TRACT AND BEING ON THE NORTHEASTERLY RIGHT–OF–WAY LINE OF UNUSED SHADY LANE, FROM WHICH AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF UNUSED SHADY LANE, BEARS SOUTH 32°42'13" WEST A DISTANCE OF 27.89 FEET;

THENCE, NORTH 48°37'27" WEST, WITH THE SAID NORTHEASTERLY RIGHT–OF–WAY LINE OF UNUSED SHADY LANE AND THE SOUTHWESTERLY LINE OF SAID 0.080 ACRE TRACT, A DISTANCE OF 58.14 FEET TO A 5/8–INCH IRON ROD FOUND, BEING THE WEST CORNER OF SAID 0.080 ACRE TRACT AND BEING ON THE SOUTH CORNER OF SAID 0.330 ACRE TRACT;

THENCE, NORTH 48°38'59" WEST, CONTINUING WITH THE SAID NORTHEASTERLY RIGHT–OF–WAY LINE OF UNUSED SHADY LANE AND THE SOUTHWESTERLY LINE OF SAID 0.330 ACRE TRACT, A DISTANCE OF 103.77 FEET TO AN IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND ON THE WEST CORNER OF SAID 0.330 ACRE TRACT AND BEING ON THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF VALLEY STREET, FROM WHICH A IRON ROD WITH ILLEGIBLE CAP FOUND ON THE NORTHWESTERLY RIGHT–OF–WAY LINE OF VALLEY STREET BEARS, NORTH 45°23'38" WEST A DISTANCE OF 46.63 FEET;

THENCE, NORTH 45°57'03" EAST, WITH THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF VALLEY STREET AND THE NORTHWESTERLY LINE OF SAID 0.330 ACRE TRACT AND SAID 0.15 ACRE TRACT PASSING AT AN APPROXIMATE DISTANCE OF 173.88 FEET THE NORTH CORNER OF SAID 0.330 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.15 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 224.91 FEET TO A MAG NAIL WITH SHINER STAMPED "BYRN SURVEY" FOUND, BEING THE NORTHEAST CORNER OF SAID 0.15 ACRE TRACT, BEING ON THE WEST LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 372, PAGE 832 AND BEING ON THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF VALLEY STREET;

THENCE, NORTH 09°00'24" WEST, WITH THE WEST LINE OF SAID TUTTLE LUMBER COMPANY TRACT IN VOLUME 372, PAGE 832 AND TUTTLE LUMBER COMPANY TRACT IN VOLUME 2045, PAGE 500 AND WITH THE SAID EAST RIGHT–OF–WAY LINE OF FREDERICKSBURG STREET A DISTANCE OF 90.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.27 ACRES OF LAND MORE OR LESS.

DESCRIPTION OF PLATTED AREA

A DESCRIPTION OF A 3.27 ACRE TRACT OF LAND IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NO. 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.330 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED DATED MARCH 10, 1995 TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 1135, PAGE 117 THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.080 ACRE TRACT, TRACT ONE DESCRIBED IN DEED WITHOUT WARRANTY DATED JANUARY 24, 2008, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 3321, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.076 ACRE TRACT, DESCRIBED IN QUITCLAIM DEED DATED MAY 21, 2013, TO TUTTLE LUMBER COMPANY, RECORDED IN DOCUMENT NO. 2013–13016782 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.15 ACRE TRACT, DESCRIBED IN QUITCLAIM DEED DATED AUGUST 23, 1995, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 1170, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.342 ACRE TRACT, TRACT TWO, DESCRIBED IN DEED WITHOUT WARRANTY DATED JANUARY 24, 2008, TO TUTTLE LUMBER COMPANY, LTD., RECORDED IN VOLUME 3321, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.292 ACRE TRACT, DESCRIBED IN WARRANTY DEED DATED JULY 14, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 361, PAGE 8 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, A THAT TRACT, DESCRIBED IN A WARRANTY DEED DATED MARCH 29, 1982, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 372, PAGE 832 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT, DESCRIBED IN A GENERAL WARRANTY DEED DATED AUGUST 9, 2002, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 2045, PAGE 500 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.100 ACRE TRACT, DESCRIBED IN A WARRANTY DEED DATED NOVEMBER 14, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 367, PAGE 758 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.076 ACRE TRACT, DESCRIBED IN A WARRANTY DEED DATED NOVEMBER 14, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 367, PAGE 761 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 22,267 SQUARE FOOT TRACT, DESCRIBED IN A WARRANTY DEED DATED DECEMBER 1, 1981, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 367, PAGE 761 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, A CALLED 22,267 SQUARE FOOT TRACT, DESCRIBED IN A DEED WITHOUT WARRANTY DATED JANUARY 11, 2000, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 1621, PAGE 560 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A CALLED 28,670 SQUARE FOOT TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 7, 1985, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 553, PAGE 376 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS,BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 4, 1961, JAMES TUTTLE, RECORDED IN VOLUME 187, PAGE 384 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 4, 1961, JAMES TUTTLE, RECORDED IN VOLUME 187, PAGE 385 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT, DESCRIBED IN A DEED DATED AUGUST 21, 1961, TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 187, PAGE 529 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 6,121 SQUARE FOOT TRACT, ALL OF A CALLED 487 SQUARE FOOT TRACT, BOTH DESCRIBED IN A DEED DATED APRIL 19, 1968, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 223, PAGE 397 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED WITH RESERVATION OF SANITARY SEWER LINE EASEMENT DATED DECEMBER 10, 1985, TO TUTTLE LUMBER COMPANY, RECORDED IN VOLUME 567, PAGE 53 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY FINAL PLAT SAID 3.27 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"TUTTLE LUMBER FINAL PLAT"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

BY._____
DON GILBREATH, OWNER/MANAGING PARTNER
TUTTLE LUMBER COMPANY, LTD.
228 S. GUADALUPE STREET
SAN MARCOS, TX 78666

THE STATE OF TEXAS :
COUNTY OF HAYS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, A.D., BY, DON GILBREATH, OWNER/MANAGING PARTNER TUTTLE LUMBER COMPANY, LTD.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016, A.D.

_____
NOTARY PUBLIC IN AND
FOR HAYS COUNTY, TEXAS

1. THIS TRACT IS WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOUNDARIES.

2. THIS TRACT LIES WITHIN THE CITY OF SAN MARCOS JURISDICTION.

3. WATER, WASTEWATER AND ELECTRIC SERVICES TO BE PROVIDED BY THE CITY OF SAN MARCOS.

4. PROPOSED SAN MARCOS ELECTRIC UTILITY EASEMENT TO BE PROVIDED BY SEPARATE INSTRUMENT AND WILL ACCOUNT FOR AS–BUILT CONDITIONS.

5. SIDEWALKS ARE REQUIRED ALONG ALL RIGHTS–OF–WAY AT TIME OF SITE REDEVELOPMENT.

6. DUE TO THIS PROPERTY BEING LOCATED IN THE 100–YEAR FLOODPLAIN, THE FINISHED FLOOR ELEVATION OF ANY NEW BUILDINGS CONSTRUCTED ON THE SITE WILL BE 582.00 FEET, WHICH IS ABOVE THE BASE FLOOD ELEVATION. THE FLOODPLAIN LINE SHOWN HEREON IS THAT AS ESTABLISHED UPON APPROVAL OF THE CITY OF SAN MARCOS FLOODPLAIN MANAGER PER THE FEMA MT–2 FORM AND ASSOCIATED DOCUMENTATION A LOMR WILL BE PROCESSED THROUGH FEMA PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.

7. WITH THE EAST LINE OF LOT 2 OF THE TUTTLE LUMBER FINAL PLAT AS SHOWN HEREON IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

8. THE CENTURYLINK EASEMENTS INDICATED HEREON WILL BE DEDICATED BY SEPARATE INSTRUMENT UPON MUTUALLY AGREEABLE TERMS BETWEEN CENTURYLINK AND THE PROPERTY OWNER. PRIOR TO ISSUANCE OF THE SITE PREPARATION PERMIT FOR REDEVELOPMENT OF THE PROPERTY, THE PROPERTY OWNER OR THEIR DESIGNEE SHALL PROVIDE COPIES OF THE RECORDED EASEMENT DOCUMENTS TO THE CITY.

9. THE DRAINAGE EASEMENT IS CREATED BY 100 YEAR ULTIMATE CONDITIONS FLOW FROM PURGATORY CREEK. THIS DRAINAGE EASEMENT IS BY SEPARATE INSTRUMENT.

STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DAVID HARRIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE A