


A circular map of San Marcos, Texas, showing the project site. The map includes major roads like SR 82, SR 35, and SR 12, and landmarks such as the Hospital, Towne, and Springtown. A north arrow is present in the top left corner.

SCALE: 1" = 20'

GRAPHIC SCALE



A horizontal graphic scale bar with a black and white alternating pattern. Below the bar are numerical markings: 20, 10, 0, and 20. The bar is divided into segments corresponding to these values.



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:

10e) 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, of 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 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. 48209C0393F, 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:
Cerro Development, Inc.
Thorpe Lane Professional Center, Inc.
Stewart Title Guaranty Company
Corridor Title



PROPERTY ADDRESS: 1346 Thorpe Lane, San Marcos TX 78666

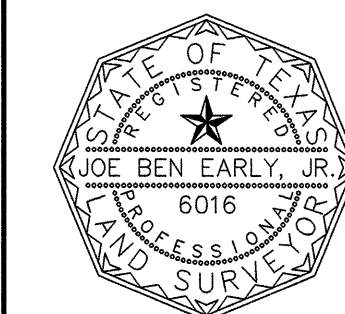
DATE OF SURVEY: October 12, 2016

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 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, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.



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



Joe Ben Early, Jr.
R.P.L.S. 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-BA

PLOT DATE:
10/18/16

PLOT SCALE:
1" = 30'

DRAWN BY:
MAW & JBF

SHEET
01 OF 05

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 COORDIN
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"