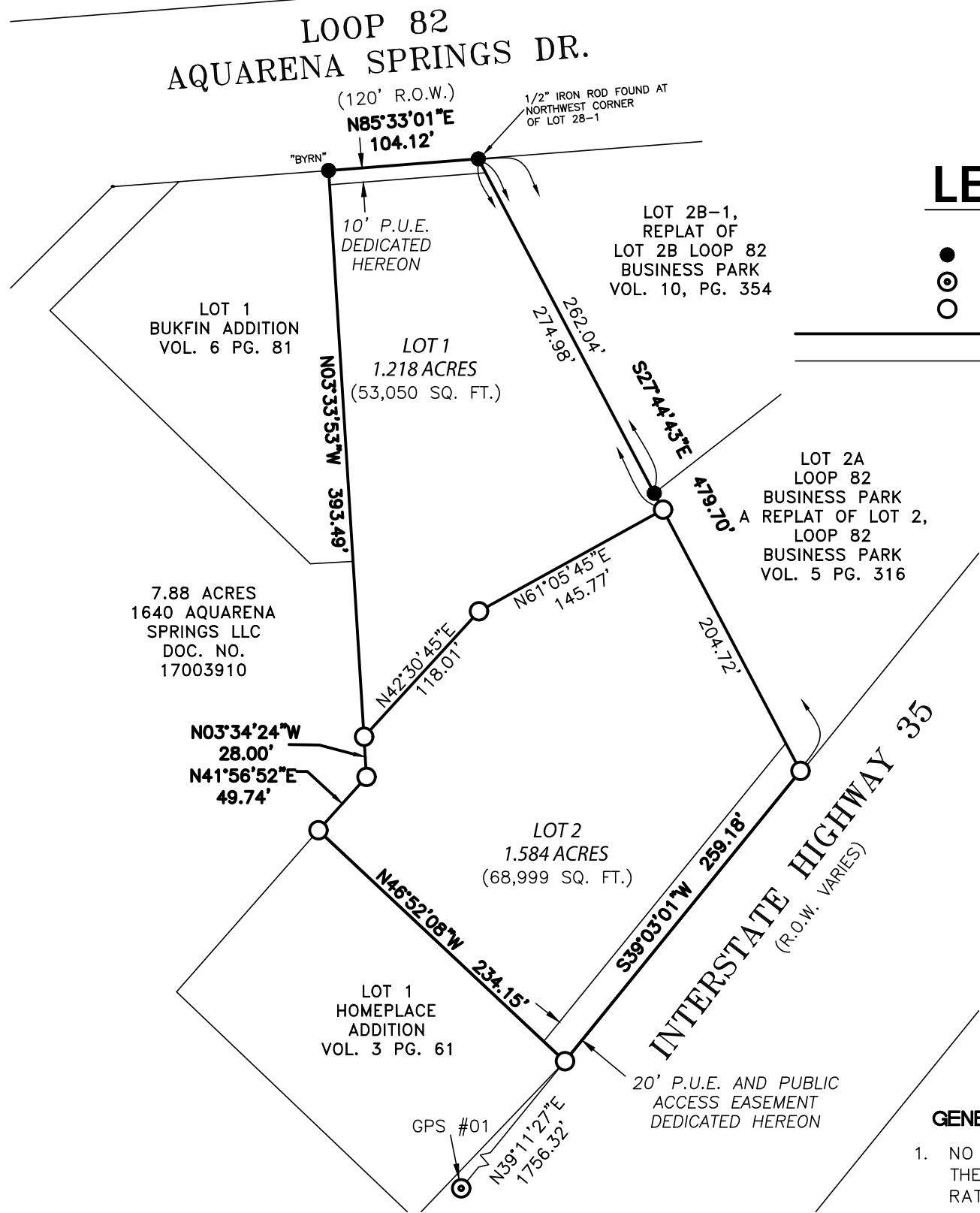


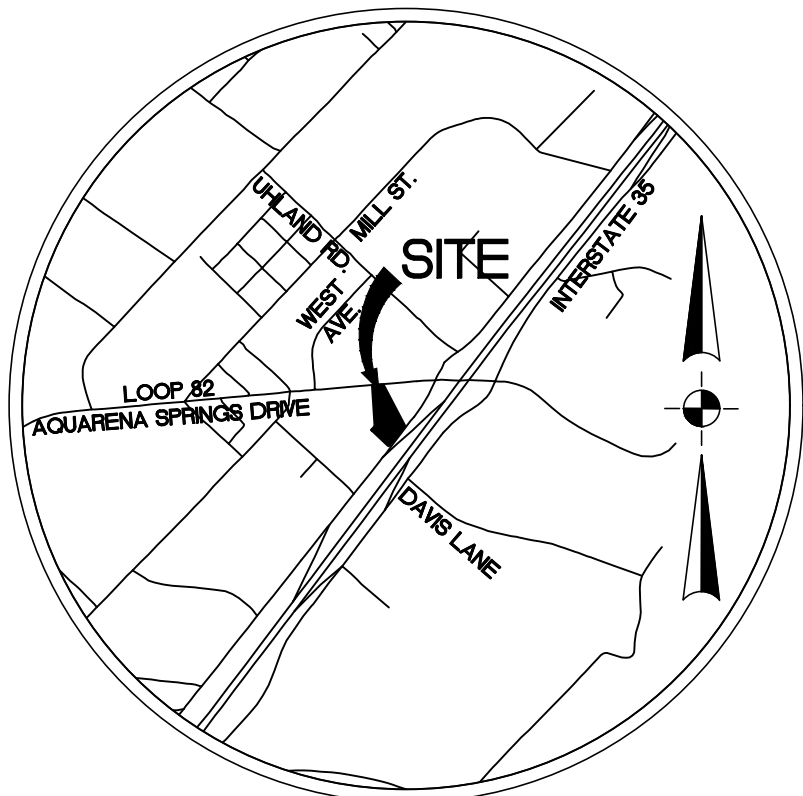
AQUARENA SPRINGS SUBDIVISION

2.802 ACRES OUT OF THE J.M. VERAMENDI SURVEY NO. 2
HAYS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- CITY OF SAN MARCOS CONTROL MONUMENT ALUMINUM DISK
- 1/2" IRON ROD SET W/ "KBGE" CAP
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE



VICINITY MAP
NOT TO SCALE

AQUARENA SPRINGS SUBDIVISION
CITY OF SAN MARCOS, TEXAS

OWNER:
JAY DALWADI
JAY SHREE LAXMI HOSPITALITY CORPORATION
3033 CHIMNEY ROCK SUITE 305
HOUSTON, TX 77056

SURVEYOR:
SYDNEY SMITH XINOS, RPLS NO. 5361
STATE OF TEXAS
CIVIL AND ENVIRONMENTAL CONSULTING, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704
(512)439-0400

CIVIL ENGINEER:
JENNIFER MARR GARCIA, PE NO. 106000
STATE OF TEXAS
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704
(512)439-0400

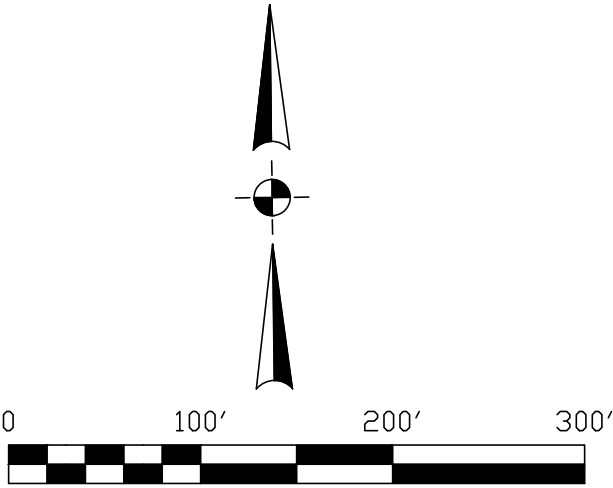
PREPARED ON AUGUST 20, 2018

J.M. VERMENDI SURVEY NO. 2
HAYS COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°33'01"E	20.00'
L2	S04°19'26"E	37.89'
L3	S27°44'43"E	216.82'
L4	S72°40'06"E	21.09'
L5	S27°40'06"E	223.64'
L6	S39°03'01"W	21.77'
L7	N27°40'06"W	223.96'
L8	N72°40'06"W	21.07'
L9	N27°44'43"W	229.23'
L10	N04°19'26"W	41.99'

AREA TABULATION			
	LOT NUMBER	ACREAGE	SF
	1	1.218	53,050
	2	1.584	68,999
TOTAL	2	2.802	122049.00



GENERAL NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0393F DATED SEPTEMBER 2, 2005.
- A DEMOLITION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO A SITE PREPARATION PERMIT BEING ISSUED BY THE CITY OF SAN MARCOS.
- A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- SIDEWALKS ARE REQUIRED ALONG AQUARENA SPRINGS DRIVE AND INTERSTATE HWY 35 FRONTAGE ROAD AND SHALL BE INSTALLED AT THE TIME OF DEVELOPMENT. SIDEWALKS SHALL BE CONSTRUCTED BASED ON CITY REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT AND SHALL BE DEDICATED AS A SIDEWALK EASEMENT WITHIN THE PROPERTY BOUNDARY AT THE TIME OF DEVELOPMENT.
- THE OWNERS OF LOT 1 AND LOT 2 HAVE AGREED TO HAVE SHARED ACCESS BETWEEN THE TWO LOTS.

GPS #01:
(CITY OF SAN MARCOS GPS #01)
ALUMINUM DISK SET IN CONCRETE
SOUTH CENTRAL ZONE COORDINATES

N= 13871765.37'
E= 2311117.01'

NAD88 ELEVATION= 607.64'

INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

FIELD NOTES:

BEING A 2.802 ACRE TRACT OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, SITUATED IN HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 2.801 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO JAY SHREE LAXMI HOSPITALITY CORPORATION BY DEED OF RECORD IN VOLUME 3770, PAGE 665 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 2.802 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF AQUARENA SPRINGS DRIVE (LOOP 82) (120' R.O.W.), BEING THE NORTHEAST CORNER OF LOT 1, BUKFIN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 6, PAGE 81 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, N85°33'01"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AQUARENA SPRINGS DRIVE, BEING THE NORTH LINE OF SAID LOT 2B-1, AND THE SOUTHWEST LINE OF LOT 2A, LOOP 82 BUSINESS PARK, A REPLAT OF LOT 2, LOOP 82 BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 354 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, S27°44'43"E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID AQUARENA SPRINGS DRIVE, ALONG THE WEST LINE OF SAID LOT 2B-1, AND THE SOUTHWEST LINE OF LOT 2A, LOOP 82 BUSINESS PARK, A REPLAT OF LOT 2, LOOP 82 BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 316 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING THE EAST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, PASSING AT A DISTANCE OF 262.04 FEET, A 1/2-INCH IRON ROD FOUND AT THE MOST WEST CORNER OF SAID LOT 2A, BEING THE SOUTHWEST CORNER OF SAID LOT 2B-1, AND CONTINUING FOR A TOTAL DISTANCE OF 479.70 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES), BEING THE MOST SOUTH CORNER OF SAID LOT 2A, FOR THE MOST EASTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, S39°03'01"W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, BEING THE SOUTHEAST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, A DISTANCE OF 259.18 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET FOR THE MOST SOUTH CORNER OF SAID 2.801 ACRE TRACT AND HEREOF, BEING THE MOST EAST CORNER OF LOT 1, HOMEPLACE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 61 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS;

THENCE, N46°52'08"W, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, ALONG THE NORTHEAST LINE OF SAID LOT 1, HOMEPLACE ADDITION, BEING THE SOUTHWEST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, A DISTANCE OF 234.15 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET IN THE IRREGULAR EAST LINE OF THAT CERTAIN 7.88 ACRE TRACT OF LAND CONVEYED TO 1640 AQUARENA SPRINGS LLC BY DEED OF RECORD IN DOCUMENT NO. 17003910 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING THE MOST NORTH CORNER OF SAID LOT 1, HOMEPLACE ADDITION, FOR THE MOST WESTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, ALONG THE IRREGULAR EAST LINE OF SAID 7.88 ACRE TRACT AND THE EAST LINE OF SAID LOT 1, BUKFIN ADDITION, BEING THE WEST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N41°56'52"E, A DISTANCE OF 49.74 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET FOR AN ANGLE POINT;
- N03°33'53"W, A DISTANCE OF 421.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.802 ACRES (122,048 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS:
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

COMBINED SCALE FACTOR FOR SITE IS: 0.999870017

AQUARENA SPRINGS SUBDIVISION

2.802 ACRES OUT OF THE J.M. VERAMENDI SURVEY NO. 2
HAYS COUNTY, TEXAS

APPROVED BY:
SSX
JOB NUMBER: 395-002
ISSUE DATE: 08-20-2018

SHEET:

2 OF 2

SUBMITTAL DATE:
08-20-2018

STATE OF TEXAS §
COUNTY OF _____§

KNOW ALL MEN BY THESE PRESENTS:

THAT JAY SHREE LAXMI HOSPITALITY CORPORATION, BY AND THROUGH JAY DALWADI BEING THE OWNER OF THAT CERTAIN 2.802 ACRE TRACT OF LAND OUT OF THE J.M. VERAMANDI SURVEY NO. 2, ABSTRACT NO. 17 SITUATED IN HAYS COUNTY, TEXAS; AS CONVEYED BY DEED OF RECORD IN VOLUME 3770, PAGE 665 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.801 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE LOCAL TEXAS GOVERNMENT CODE TO BE KNOWN AS:

AQUARENA SPRINGS SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

JAY DALWADI
JAY SHREE LAXMI HOSPITALITY CORPORATION
3033 CHIMNEY ROCK SUITE 305
HOUSTON, TX 77056

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED JAY DALWADI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____.

NOTARY PUBLIC, IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES,

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48209C0393F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

JENNIFER MARR GARCIA
P.E. NO. 106000
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

SURVEYOR'S CERTIFICATION

THAT I, SYDNEY SMITH XINOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STAT OF TEXAS, HEREBY CERTIFY TO THE BEST ON MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

SYDNEY SMITH XINOS
R.P.L.S. NO. 5361
CIVIL AND ENVIRONMENTAL CONSULTING, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____, 2018, A.D., AT _____ O'CLOCK ____M, AS DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 2018, A.D.

BY
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

ENGINEERING AND CAPITAL IMPROVEMENTS
DATE _____

SHANNON MATTINGLY
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
DATE _____

RECORDING SECRETARY
DATE _____

CHAIR OF THE PLANNING AND ZONING COMMISSION
DATE _____