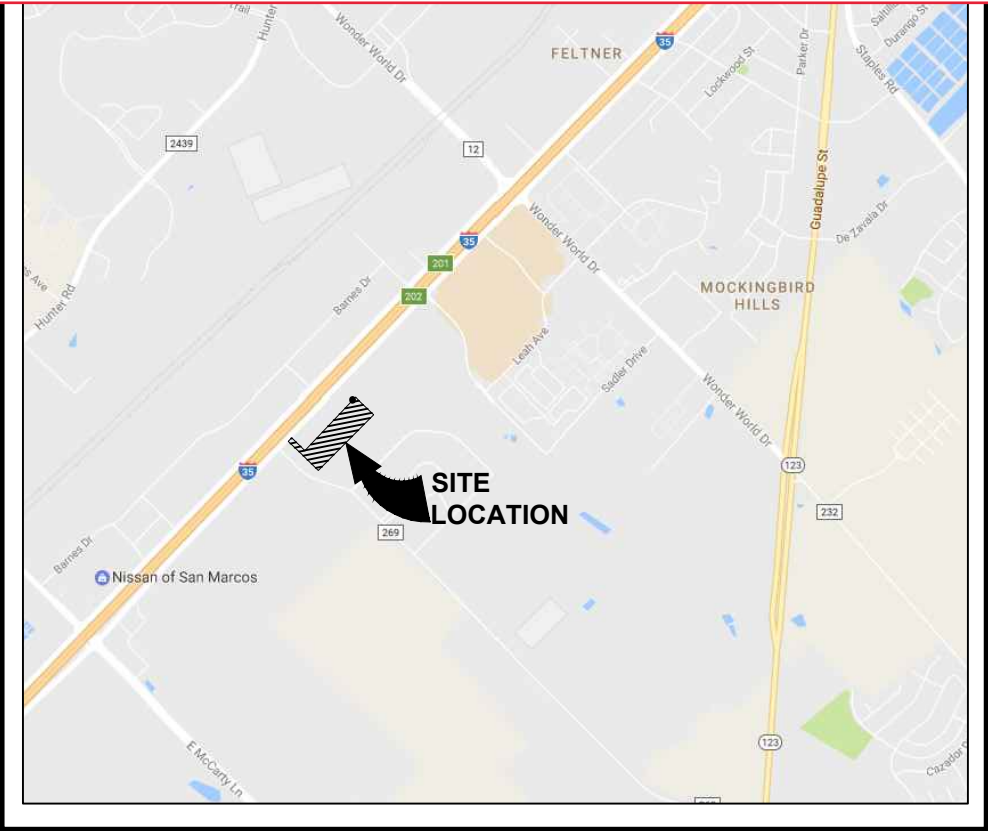


Proposed Plat - (currently in review - not approved)



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- A portion of this property is located within **"Zone AE"** and the remainder is located within in **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 9, 2005 and is located in Community Number 485505 as shown on Map Number 48209C0477F. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this replat is to create two lots of record from a previous lot and dedicate easements.
- The bearings and distances shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, South Central Zone (4204) and are based on the American Datum of 1983, 2011 Adjustment, to obtain ground distances apply Combined Scale Factor: 1.0001263125804.
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- Sidewalks are required at the time of development.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°25'19" E	99.63
L2	N 43°54'53" E	91.89
L3	N 41°46'49" W	99.57
L4	N 82°42'48" E	31.58
L5	S 88°48'46" E	35.10
L6	S 80°11'15" E	27.09
L7	S 76°08'01" E	94.64
L8	S 72°37'22" E	22.63
L9	S 70°58'57" E	22.09
L10	S 72°05'03" E	19.36
L11	S 77°33'40" E	12.43
L12	S 83°36'44" E	10.33
L13	N 90°00'00" E	11.63
L14	N 86°43'16" E	9.16
L15	N 77°05'01" E	30.85
L16	N 68°36'51" E	32.32
L17	N 52°14'01" E	38.96
L18	N 57°50'02" E	69.86
L19	N 48°55'57" E	130.96
L20	N 51°05'47" E	53.96
L21	N 54°51'36" E	38.38
L22	N 33°56'57" E	58.53
L23	N 28°44'03" E	45.64
L24	N 20°40'47" E	42.67
L25	N 07°40'41" E	22.78
L26	N 01°50'12" W	24.99
L27	N 08°18'05" E	15.53
L28	N 37°25'10" E	15.56
L29	N 56°08'56" E	14.66
L30	N 79°54'27" E	11.88
L31	S 87°22'08" E	13.95
L32	S 87°23'55" E	14.11
L33	N 73°56'50" E	22.00
L34	N 56°09'57" E	26.27
L35	N 51°36'36" E	33.51
L36	N 57°40'55" E	29.94
L37	N 64°32'21" E	40.64
L38	N 62°02'22" E	97.05
L39	N 60°56'11" E	24.94
L40	N 67°24'05" E	62.50
L41	N 72°13'39" E	13.87
L42	N 46°26'25" E	20.67
L43	N 52°25'09" E	33.49

STATE OF TEXAS
COUNTY OF HAYS

APPROVED by the City of San Marcos Planning & Zoning Commission on this the _____ day of _____, 2018.

Jim Garber, Chairman

Shannon Mattingly, AICP
Director of Planning & Development Services

Recording Secretary

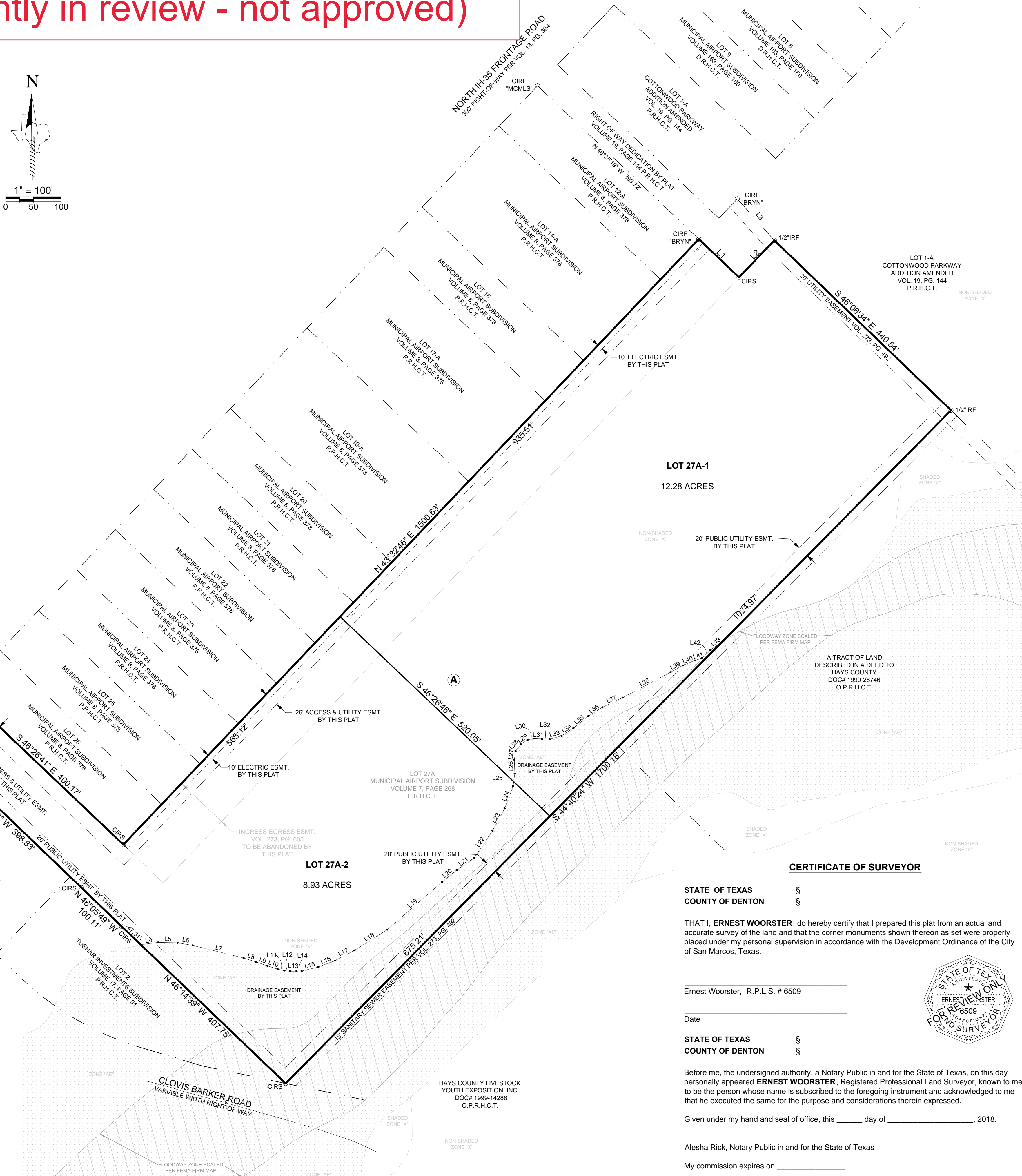
CIP & Engineering

Date

Date

Date

Date



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

Ernest Wooster, R.P.L.S. # 6509

Date

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **ERNEST WOOSTER**, Registered Professional Land Surveyor, 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 _____, 2018.

Alesha Rick, Notary Public in and for the State of Texas

My commission expires on _____.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF HAYS

WHEREAS, **THE CITY OF SAN MARCOS & DENNIS G. DAVEE**, acting by and through the undersigned, their duly authorized agent, are the sole owners of all that particular tract of land situated in the J.M. Veramendi Survey No.1, Abstract Number 17, Hays County, Texas, and being all of Lot 27A of Municipal Airport Subdivision according to the Plat thereof as recorded in Volume 7, Page 268 of the Plat Records of Hays County, Texas, and being a tract of land known as Runway No. One to the City of San Marcos according to the deed thereof as recorded in Volume 163, Page 426 of the Official Public Records of Hays County, Texas;

BEGINNING at a 1/2" capped iron rod stamped "Eagle Surveying" set for the Southwest corner of the herein described tract and being the Northwest corner of Lot 1 of Tushar Investments Subdivision, according to the Plat thereof as recorded in Volume 17, Page 91 of the Plat Records of Hays County, Texas, said point lies in the East Right-of-Way line of North Interstate Highway 35 Frontage Road;

Thence North 43°24'25" East with the East Right-of-Way line of said frontage road for a distance of 106.19 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner, and being the Southwest corner of Lot 26 of Municipal Airport Subdivision according to the Plat thereof as recorded in Volume 8, Page 378 of the Plat Records of Hays County, Texas;

Thence South 46°26'41" East with the South boundary line of said Lot 26 for a distance of 400.17 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner, and being the Southeast corner of said Lot 26;

Thence North 43°32'46" East with the East boundary line of said Municipal Airport Subdivision for a distance of 1500.64 feet to a 1/2" capped iron rod stamped "Bryn" found for corner, being the Northeast corner of Lot 12-A of said Subdivision and being the Southeast corner of Lot 10-A of the Amending Plat of Lots 10 & 11 Municipal Airport Subdivision, according to the Plat thereof as recorded in Volume 16, Page 69 of the Plat Records of Hays County, Texas;

Thence South 46°25'19" East a distance of 99.63 feet to a capped iron rod stamped "Eagle Surveying" set;

Thence North 43°34'53" East a distance of 91.89 feet to a 1/2" iron rod found;

Thence South 46°06'34" East with the Southwestern boundary line of said Lot 1-A for a distance of 440.54 feet to a 1/2" iron rod found for the Northeast corner of the herein described tract, and being the North corner of a tract of land described to Hays County according to the deed thereof as recorded in Document Number 1999-28746 of the Official Public Records of Hays County, Texas, said point lies in the Southwestern boundary line of said Lot 1-A;

Thence South 44°40'24" West with the Northwestern boundary line of said Hays County tract and the Northwestern boundary line of a tract of land described to Hays County Livestock Youth Exposition, Inc. according to the deed thereof as recorded in Document Number 1999-14288 of the Official Public Records of Hays County, Texas, for a distance of 1700.18 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the most Southern corner of the herein described tract, and being the Southwest corner of said Livestock Exposition tract and being the most eastern corner of Lot 2 of an aforementioned Tushar Investments Subdivision, said point lies in the North Right-of-Way line of Clovis Barker Road;

Thence with the Northeastern boundary line of said Tushar Investments Subdivision the following calls to wit:
North 46°14'39" West for a distance of 407.75 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
North 46°05'49" West for a distance of 100.11 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
North 46°11'48" West for a distance of 398.83 feet to the **POINT OF BEGINNING** and there terminating, enclosing 21.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **THE CITY OF SAN MARCOS & DENNIS G. DAVEE**, acting herein by and through the undersigned, their duly authorized agents, do hereby adopt this replat designating the hereinabove described property as **MUNICIPAL AIRPORT SUBDIVISION, LOTS 27A-1 & 27A-2**, an addition to the City of San Marcos, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of San Marcos, Texas

WITNESS, my hand, this _____ day of _____, 2018.

OWNER: **CITY OF SAN MARCOS**

BY: _____
Bert Lumbreras
City Manager

Date

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 **BERT LUMBRERAS**, City Manager of San Marcos, 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 _____, 2018.

Notary Public in and for the State of Texas

My commission expires on _____.

OWNER: **DENNIS G. DAVEE**

BY: _____
Dennis G. Davee

Date

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 _____, Authorized Agent, 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 _____, 2018.

Notary Public in and for the State of Texas

My commission expires on _____.

STATE OF TEXAS
COUNTY OF HAYS

I, Liz Q. Gonzalez, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the _____ day of _____, 2018 at _____ O'Clock ____M., and recorded on the _____ day of _____, 2018 at _____ O'Clock ____M., in the plat records of Hays County, Texas

in Book _____ at Page _____.

Liz Q. Gonzalez
County Clerk
Hays County, Texas

REPLAT
MUNICIPAL AIRPORT
SUBDIVISION
LOTS 27A-1, 27A-2 & 10A-1

BEING A REPLAT OF LOT 27A OF MUNICIPAL AIRPORT SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 268 - P.R.H.C.T. & LOT 10-A AMENDING PLAT OF LOTS 10 & 11 MUNICIPAL AIRPORT SUBDIVISION VOLUME 16, PAGE 69, P.R.H.C.T. BEING 21.21 ACRES OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 17, AN ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LEGEND

- Ⓐ = BLOCK

IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

CIRS = CAPPED IRON ROD SET
- POB = POINT OF BEGINNING

R.O.W. = RIGHT-OF-WAY

—○— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER

CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVENUE
SUITE: 400
DALLAS, TX 75201
972.554.1100

OWNERS

CITY OF SAN MARCOS
630 E. HOPKINS
SAN MARCOS, TX 78666
512.246.8090

DENNIS G. DAVEE
606 LEDGEROCK ROAD
WIMBERLEY, TX 78676

JOB #: 16-11-34 RP

DATE: 3/20/2018

DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177