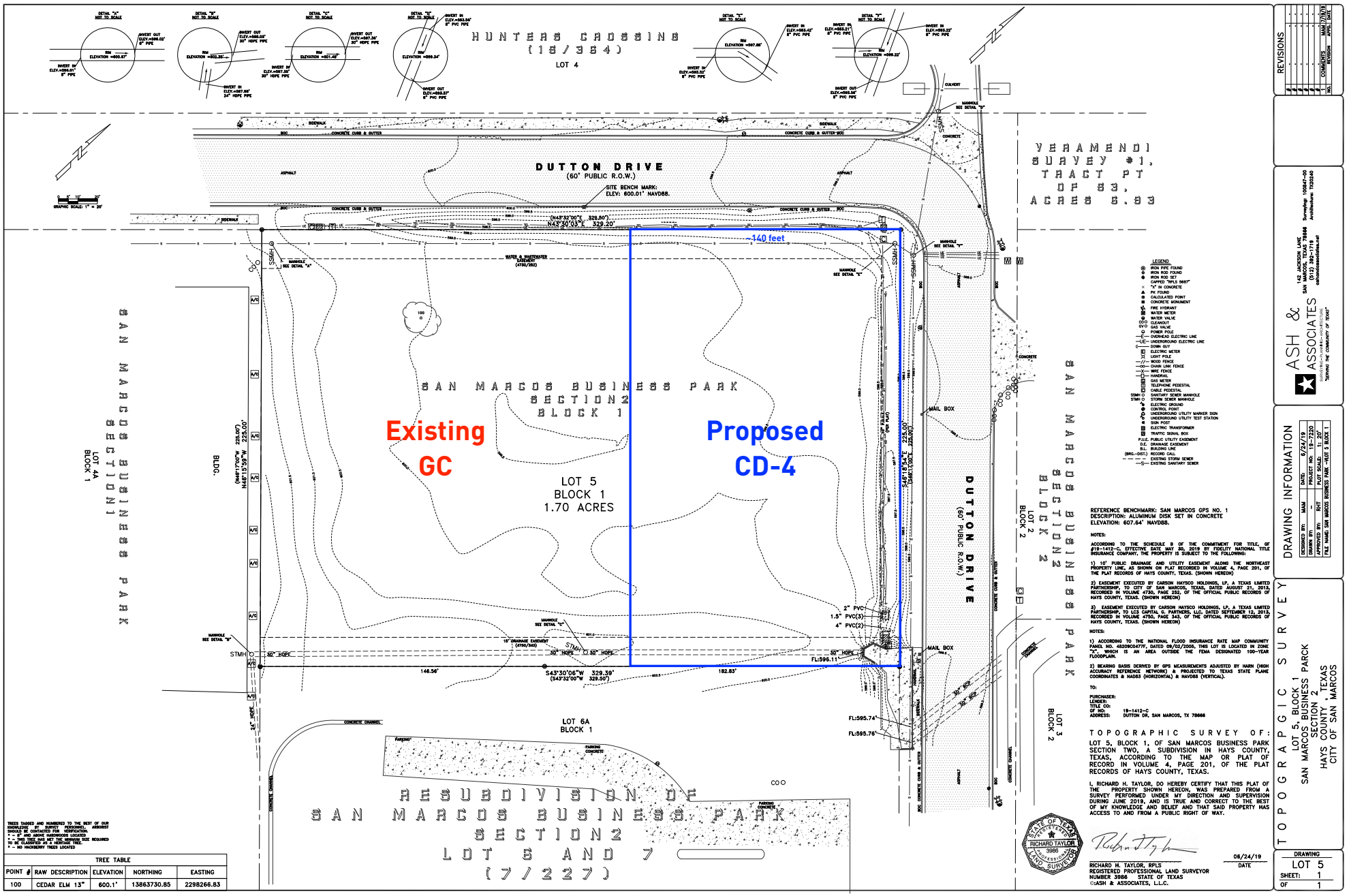

TREE TABLE				
POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
100	CEDAR ELM 13"	600.1'	13863730.85	2298266.83

TREES TAGGED AND NUMBERED TO THE BEST OF OUR KNOWLEDGE AT SURVEY LOCATION. ARBORIST SHOULD BE CONTACTED FOR VERIFICATION.
* = 8" AND ABOVE HARDWOODS LOCATED
* = 2MB TREE HAS MET THE MINIMUM SIZE REQUIRED TO BE CLASSIFIED AS A HERITAGE TREE.
* = NO HACKBERRY TREES LOCATED

REFERENCE BENCHMARK: SAN MARCOS GPS NO. 1
DESCRIPTION: ALUMINUM DISK SET IN CONCRETE
ELEVATION: 607.64' NAVD88.

NOTES:

ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF #19-1412-C, EFFECTIVE DATE MAY 20, 2019 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) 10' PUBLIC DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHEAST PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 201, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)

2) EASEMENT EXECUTED BY CARSON HAYSCO HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, TO CITY OF SAN MARCOS, TEXAS, DATED AUGUST 21, 2013, RECORDED IN VOLUME 4730, PAGE 352, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)

3) EASEMENT EXECUTED BY CARSON HAYSCO HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, TO LCS CAPITAL 6 PARTNERS, LLC, DATED SEPTEMBER 12, 2013, RECORDED IN VOLUME 4750, PAGE 343, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)

NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0477F, DATED 09/02/2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83 (HORIZONTAL) & NAVD88 (VERTICAL).

TO:

PURCHASER:
LENDER:
TITLE CO:
GF NO: 19-1412-C
ADDRESS: DUTTON DR, SAN MARCOS, TX 78666

TOPOGRAPHIC SURVEY OF:

LOT 5, BLOCK 1, OF SAN MARCOS BUSINESS PARK SECTION TWO, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 201, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JUNE 2019, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
©ASH & ASSOCIATES, L.L.C.

06/24/19
DATE

LEGEND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- CAPPED "RPLS 3986"
- "X" IN CONCRETE
- PK FOUND
- CALCULATED POINT
- CONCRETE MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- GAS VALVE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- DOWN GUY
- ELECTRIC METER
- LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- HANDRAIL
- GAS METER
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- ELECTRIC GROUND
- CONTROL POINT
- UNDERGROUND UTILITY MARKER SIGN
- UNDERGROUND UTILITY TEST STATION
- SIGN POST
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG.=DIST.) RECORD CALL
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER

REVISIONS

NO.	COMMENTS / REVISION	MM/DD/YR APPVL DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

ASH & ASSOCIATES
SURVEYING • PLANNING • DEVELOPMENT
"SERVING THE COMMUNITY AT LARGE"
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
Surveying: 100547-00
Architecture: 7025240

DRAWING INFORMATION

DESIGNED BY:	MM	DATE:	6/24/19
DRAWN BY:	MM	PROJECT NO.:	19-7220
CHECKED BY:	RHT	SCALE:	1" = 20'
FILE NAME:	SAN MARCOS BUSINESS PARK - LOT 5 BLOCK 1		

TOPOGRAPHIC SURVEY
LOT 5, BLOCK 1
SAN MARCOS BUSINESS PARCK
SECTION 2
HAYS COUNTY , TEXAS
CITY OF SAN MARCOS

DRAWING
LOT 5
SHEET: 1
OF 1