

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485505 0477 F (MAP NO. 48209C0477F), WHICH BEARS AN EFFECTIVE DATE OF 09/02/2005, ANI S NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EGEND AND ABBREVIATIONS CONCRETE SURFACE CALCULATED DATA CONCRETE CURB CONCRETE CURB & GUTTEF NO PARKING AREA HANDICAP PARKING COLUMN DUMPSTER AREA UTILITY POLE **GUY ANCHOR** LANDSCAPED AREA LIGHT POLE FIELD MEASURED DATA STORM MANHOLE POINT OF BEGINNING GRATE TOP STORM INLET FLARED END SECTION PARKING SPACE(S) RECORD DESCRIPTION SANITARY MANHOLE CLEANOUT WATER VAULT IRRIGATION CONTROL VALVE ARC LENGTH CENTRAL ANGLE BACK FLOW PREVENTER FIRE HYDRANT WATER METER UTILITY RISER MAIL BOX RECOVERED MONUMENT AS NOTED — CHAIN LINK FENCE OVERHEAD UTILITY LINE

## 6Cvii Platted Setback or recorded Building restriction Lini IONE PROVIDED TO THIS SURVEYOR.

## "SCHEDULE B - SECTION 2" ITEMS

- UTILITY EASEMENT DATED AUGUST 15, 1977, IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED IN VOLUME 302, PAGE 688, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- (AFFECTS, AS SHOWN.) EASEMENT FOR INGRESS AND EGRESS AND SIGNBOARD EASEMENT GRANTED BY DEED DATED OCTOBER 21, 1977, RECORDED IN VOLUME 302, PAGE 694, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN. SAID EASEMENT, AS SHOWN, CONTAINS AN
- EIGHT FOOT ELECTRICAL UTILITY EASEMENT IN FAVOR OF LOWER COLORADO RIVER AUTHORITY, AS GRANTED BY INSTRUMENT DATED APRIL 12, 1978, RECORDED IN VOLUME 308, PAGE 802 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN.)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN PERPETUAL PRIVATE INGRESS, EGRESS AND SIGNAGE EASEMENT DATED JULY 3, 1984, RECORDED IN VOLUME 453, PAGE 386 OF THE OF REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN.)
- WASTE WATER AND PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS. BY INSTRUMENT DATED APRIL 21, 1989, RECORDED IN VOLUME 865, PAGE 363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN.)
- PUBLIC UTILITY EASEMENT 10 FEET WIDE ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES OF THE SUBJECT PROPERTY AS REFLECTED Y THE PLATS RECORDED IN VOLUME 3, PAGE 98, VOLUME 5, PAGE 94, AND VOLUME 6, PAGE 3 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN.)
- 5 FOOT PUBLIC UTILITY EASEMENT ON THE SUBJECT PROPERTY AS REFLECTED BY THE PLAT RECORDED IN VOLUME 6, PAGE 3 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN.)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT DATED FEBRUARY 19, 1993, RECORDED IN VOLUME 777, PAGE 575 OF THE OF REAL PROPERTY RECORDS OF HAYS COUNTY, (AFFECTS, BLANKET IN NATURE-AGREEMENT-NOTHING TO PLOT.)

6Diie VICINITY MAP

6Diig SURVEYOR'S NOTES

"TABLE A" BUILDING AREA

"TABLE A" BUILDING HEIGHT

19 TABLE A" OFFSITE EASEMENTS OR SERVITUDE

6Dvi TYPE OF SURVEY

CONTINUED...

3 "TABLE A" FLOOD INFORMATION

"SCHEDULE B - SECTION 2" ITEMS

6 TABLE "A" ZONING INFORMATION

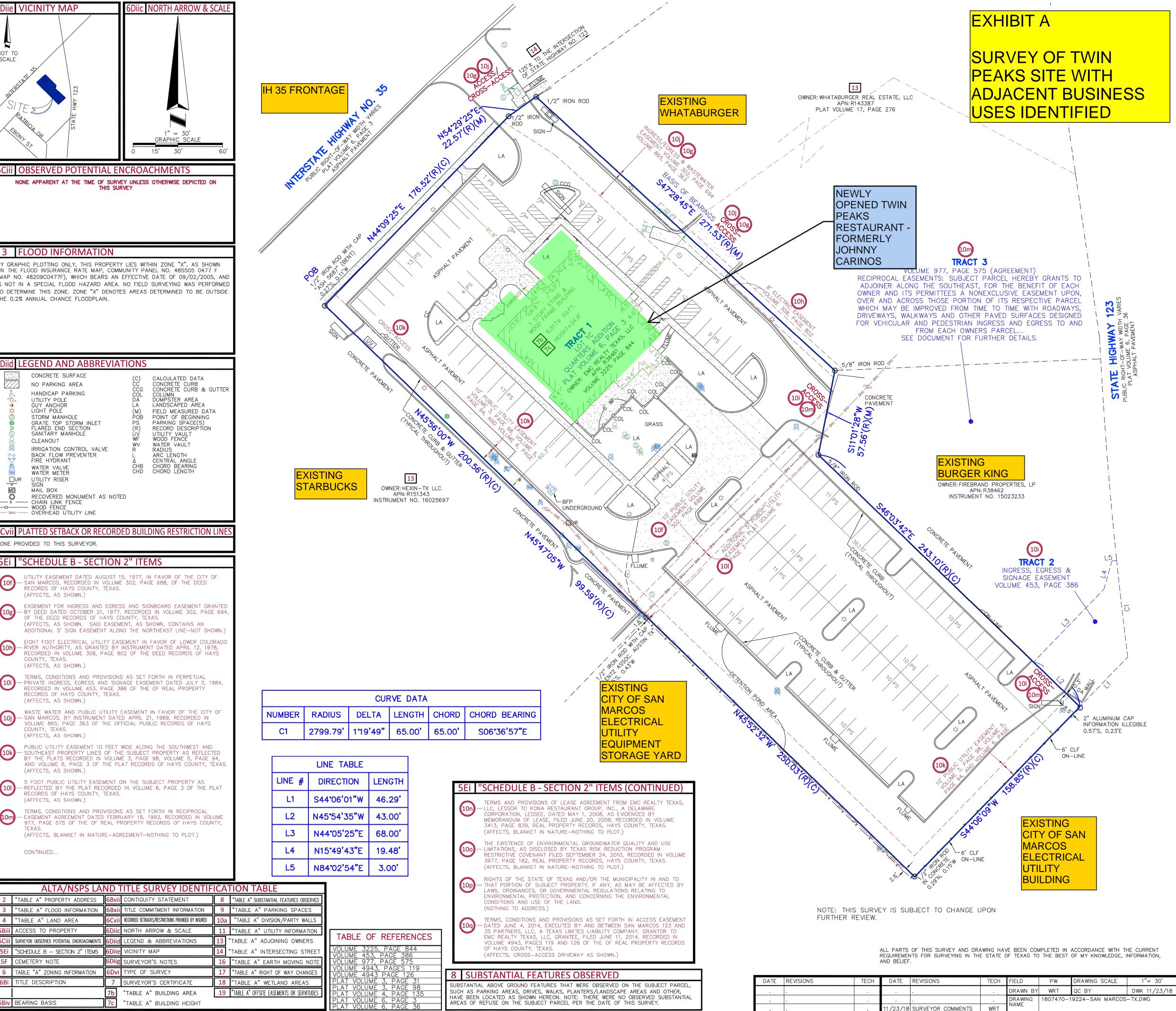
4 "TABLE A" LAND AREA

Biii ACCESS TO PROPERTY

**5F** CEMETERY NOTE

6Bi TITLE DESCRIPTION

Biv BEARING BASIS



SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER,

AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL

SBxii**i** TITLE COMMITMENT INFORMATION

OF SAID LOT 1C, AND THE MOST SOUTHERLY CORNER OF SAID LOT 2;

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. "NOT APPLICABLE" (GF. NO. 18-386435-DB), HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2018 AND BEING ISSUED ON OCTOBER 31, 201

TITLE DESCRIPTION

BEING ALL OF LOT 1C, OF QUARTERS ADDITION, AN ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 3, PLAT RECORDS, HAYS COUNTY, TEXAS, OUT OF THE J.M. VERAMENDI SURVEY NO. 1, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT A 5/8" IRON ROD FOUND IN SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35, A VARIABLE WIDTH RÍGHT-OF-WAY, THE WEST CORNER OF SAID LOT 1C OF QUARTERS ADDITION, AND BEING TH MOST NORTHERLY CORNER OF THE 1.50 ACRE REMAINDER OF THE ORIGINAL 2.25 ACRE TRACT CONVEYED TO R.T.

THENCE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 35, NORTH 44 DEGREES, 09 MINUTES, 25 SECONDS EAST, A DISTANCE OF 176.52 FEET TO A 1-1/2" ALUMINUM DISK STAMPED "BYRN & ASSOCIATES, INC.";

STOREY BY DEED RECORDED IN VOLUME 190, PAGE 212, DEED RECORDS, HAYS COUNTY, TEXAS;

THENCE CONTINUING ALONG SAID SOUTHEAST RIGHT OF WAY LINE, NORTH 54 DEGREES, 29 MINUTES, 25 SECONDS EAST, A DISTANCE OF 22.57 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHERLY CORNER OF SAID LOT 1C, ALSO BEING THE MOST WESTERLY CORNER OF LOT 3 OF QUARTERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 135, PLAT RECORDS, HAYS COUNTY, TEXAS;

THENCE DEPARTING SAID SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35, AND ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 1C OF SAID QUARTERS ADDITION, SOUTH 47 DEGREES, 28 MINUTES, 45 SECONDS EAST, PASSING A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 AT A DISTANCE OF 131.53 FEET, CONTINUING ALONG THE SOUTHWEST LINE OF LOT 1, OF WHATABURGER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 36, PLAT RECORDS, HAYS COUNTY, TEXAS, IN ALL A DISTANCE OF 271.53 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GRE RPLS 3501", THE MOST SOUTHERLY CORNER OF SAID LOT 1 OF WHATABURGER ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 1C AND LOT 2 OF QUARTERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 98, PLAT RECORDS, HAYS COUNTY, TEXAS, SOUTH 11 DEGREES, 01 MINUTES, 28 SECONDS WEST, A DISTANCE OF 57.56 FEET TO A 1-1/2" ALUMINUM DISK STAMPED "BYRN & ASSOCIATES, INC": THENCE CONTINUING ALONG SAID COMMON LINE. SOUTH 46 DEGREES, 03 MINUTES, 42 SECONDS EAST, A DISTANCE OF 243.10 FEET TO A 1-1/2" ALUMINUM DISK STAMPED "BYRN & ASSOCIATES, INC.", THE MOST EASTERLY CORNER

THENCE ALONG THE COMMON LINE OF SAID LOT 1C, AND A 4,070 ACRE TRACT CONVEYED TO THE CITY OF SAN MARCOS BY DEED RECORDED IN VOLUME 634. PAGE 813. DEED RECORDS. HAYS COUNTY, TEXAS, SOUTH 44 DEGREES, 06 MINUTES, 09 SECONDS WEST, A DISTANCE OF 158.85 FEET TO A 1/2" IRON PIPE FOUND AT THE

THENCE CONTINUING ALONG SAID COMMON LINE NORTH 45 DEGREES, 52 MINUTES, 32 SECONDS WEST, A DISTANCE OF 250.03 FEET TO A 5/8" IRON ROD SET WITH RED PLASTIC CAP STAMPED "R.P.L.S. 5199" AT THE MOST NORTHERLY CORNER OF SAID 4.070 ACRE TRACT, AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 1 OF SIMON ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 31, PLAT RECORDS, HAYS COUNTY,

THENCE ALONG THE COMMON LINE OF SAID LOT 1C AND SAID LOT 1 OF SIMON ADDITION, NORTH 45 DEGREES, 47 MINUTES, 05 SECONDS WEST, A DISTANCE OF 99.59 FEET TO A 1" IRON PIPE FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 1, ALSO BEING THE MOST EASTERLY CORNER OF SAID 1.50 ACRE R.T. STOREY TRACT;

THENCE ALONG THE COMMON LINE OF SAID LOT 1C AND SAID 1.50 ACRE REMAINDER OF THE R.T. STOREY TRACT, NORTH 45 DEGREES, 56 MINUTES, 00 SECONDS WEST, A DISTANCE OF 200.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 99,959 SQUARE FEET OR 2.2947 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

NON-EXCLUSIVE EASEMENTS AS CREATED IN THAT CERTAIN PERPETUAL PRIVATE INGRESS AND EGRESS AND SIGNAGE EASEMENT DATED JULY 3, 1984, RECORDED IN VOLUME 453, PAGE 386 OF THE OF REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

NON-EXCLUSIVE EASEMENTS AS CREATED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED FEBRUARY 9, 1993 EXECUTED BY AND BETWEEN GOLDEN CORRAL CORPORATION AND INSURED INCOME PROPERTIES 1984, A DELAWARE LIMITED PARTNERSHIP, RECORDED IN VOLUME 977, PAGE 575, OF THE REAL PROPERTY RECORDS OF

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

## g SURVEYOR'S NOTES

. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. ALL STATEMENTS WITHIN THE CERTIFICATION. AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE

GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.

4	LAND AREA	99,961± SQUARE FEET	2.295± ACRES
6Biv	<b>BEARING BAS</b>	SIS	

BEARINGS SHOWN HEREON ARE BASED ON NORTHEASTERLY LINE OF TRACT 1, WHICH BEARS S47°28'45"E, PER VOLUME 3225, PAGE 844.

5F | CEMETERY NOTE THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY. 9 IPARKING SPACES

REGULAR = 135 HANDICAP = 6TOTAL = 141

Biiil ACCESS TO PROPERTY IHE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO INTERSTATE 35 (ACCESS ROAD), A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO INTERSTATE (ACCESS ROAD) AND STATE HIGHWAY NO. 123, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA ACCESS AGREEMENT AND CROSS—ACCESS AGREEMENT PER VOLUME 453, PAGE 386.

VOLUME 977, PAGE 575, VOLUME 4943, PAGES 119, VOLUME 4943 PAGE 126. 16 **LEARTH MOVING NOTE** 

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. Brii Contiguity Statement

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

## I SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/21/2018.

DATE OF PLAT OR MAP: 11/21/2018. PROFESSIONAL LAND SURVEYOR NO: STATE OF: TEXAS

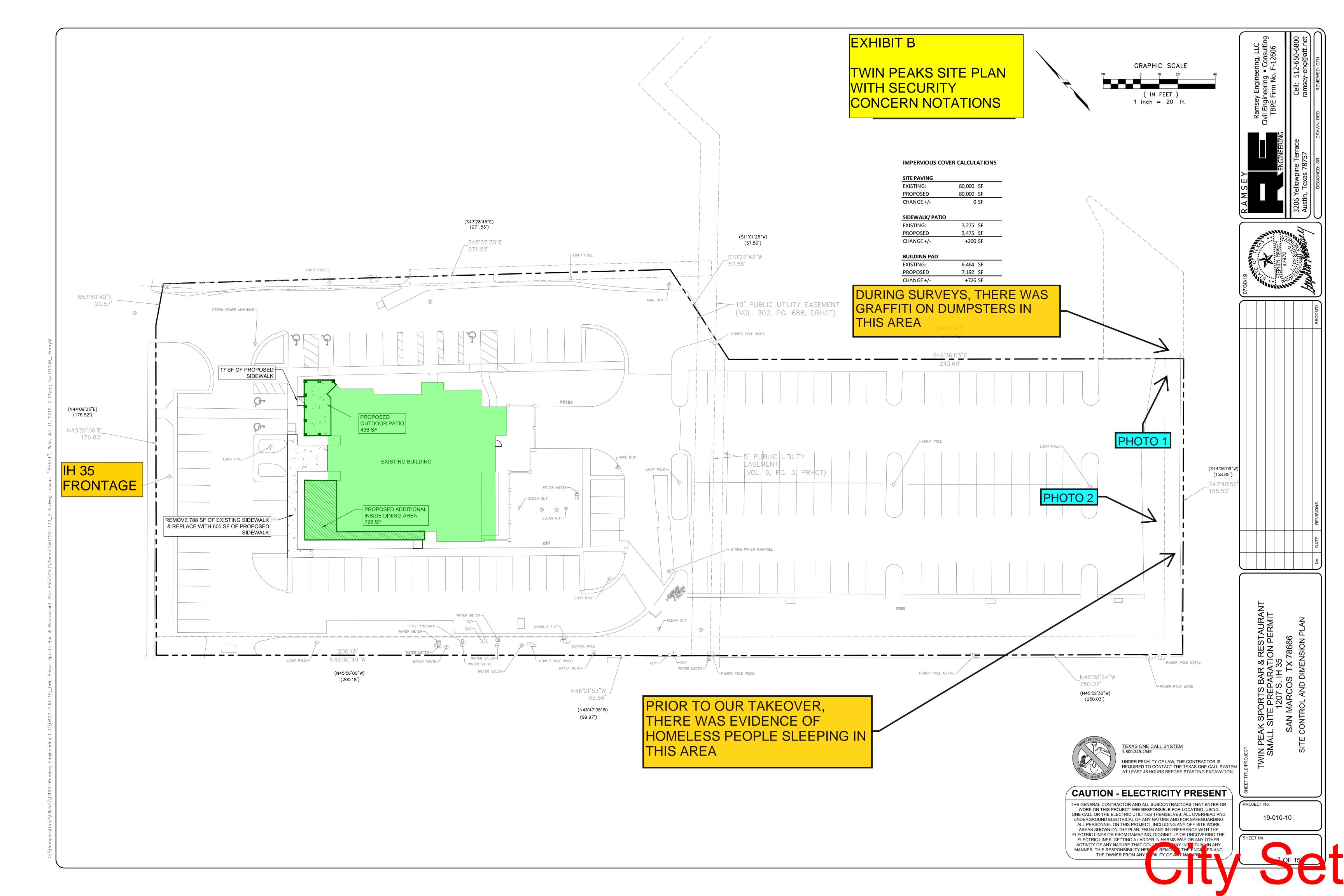
PROJECT NO: 1807470-19224 SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.

3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERTIFICATE OF AUTHORIZATION #10146100 PHONE: (407) 426-7979

1807470-19224-SAN MARCOS-TX.DWG

/23/18 SURVEYOR COMMENTS WRT

FAX: (407) 426-9741 THIS DOCUMENT SHOUL INFO@ASMCORPORATE.COM A LICENSED SURVEYOR



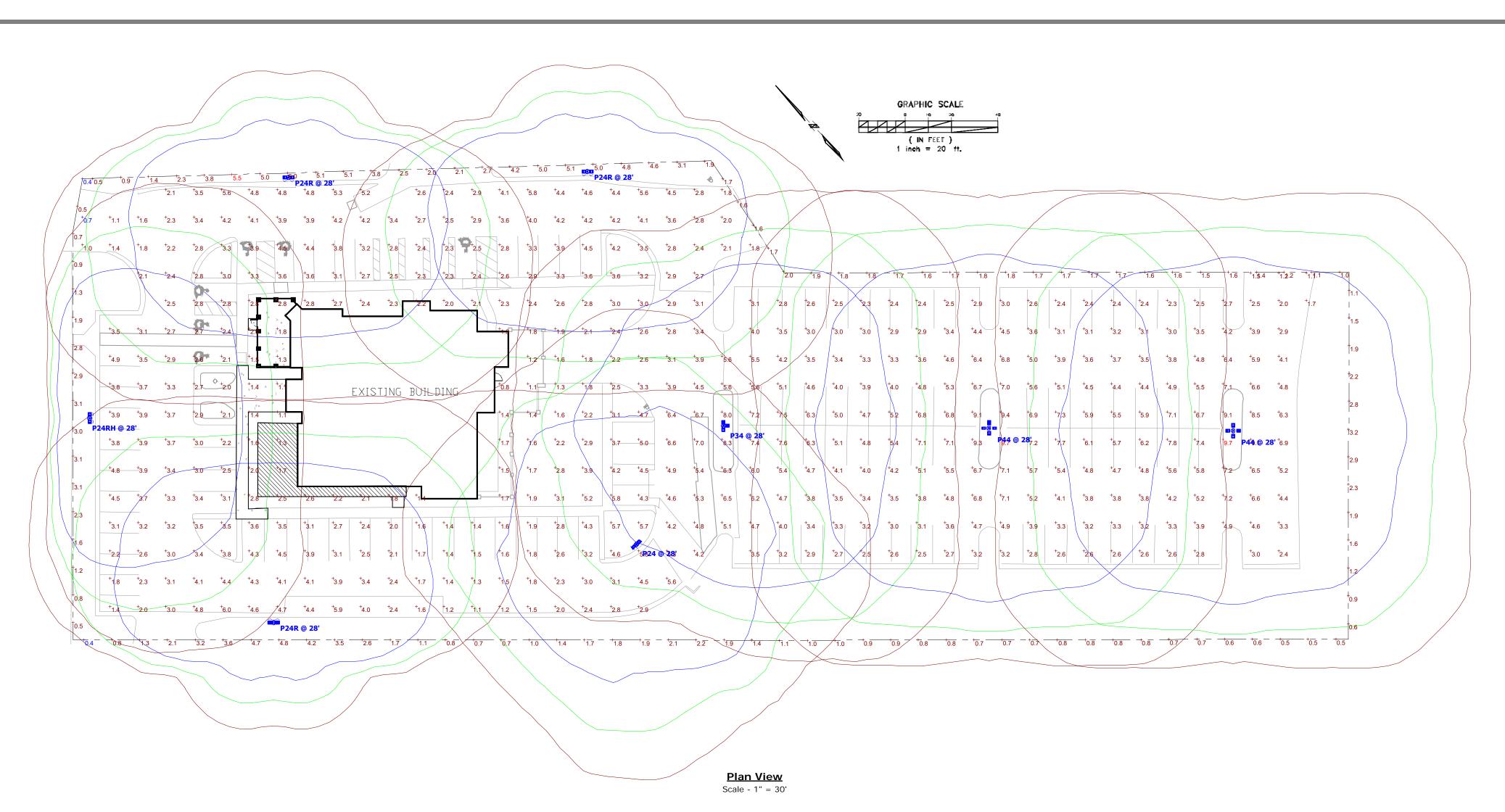






Designer
Adam Carrier
Date
9/4/2019
Scale
Not to Scale
Drawing No.

Summary



Statistics	istics					
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	3.7 fc	9.7 fc	0.7 fc	13.9:1	5.3:1
Property Line Light Levels	+	2.0 fc	5.5 fc	0.4 fc	13.8:1	5.0:1

Schedule									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	LLF	Wattage
	P24	1	PRV-C60-D-UNV-T4- SA-BZ-L90/R90	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	306
<b>=</b> >	P24R	3	PRV-C60-D-UNV-T4- SA-BZ-L90/R90	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution & Rotated Optics (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	306
<b>□</b> >	P24RH	1	PRV-C60-D-UNV-T4- SA-BZ-L90/R90-HSS	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution & Rotated Optics (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base) House Side Shielding	LED/4000K	2	7759	0.95	262
<b>=</b>	P34	1	PRV-C60-D-UNV-T4- SA-BZ-L90/R90	Triple Head T90 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	459
= 	P44	2	PRV-C60-D-UNV-T4- SA-BZ-L90/R90	Quad Head Q90 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	612