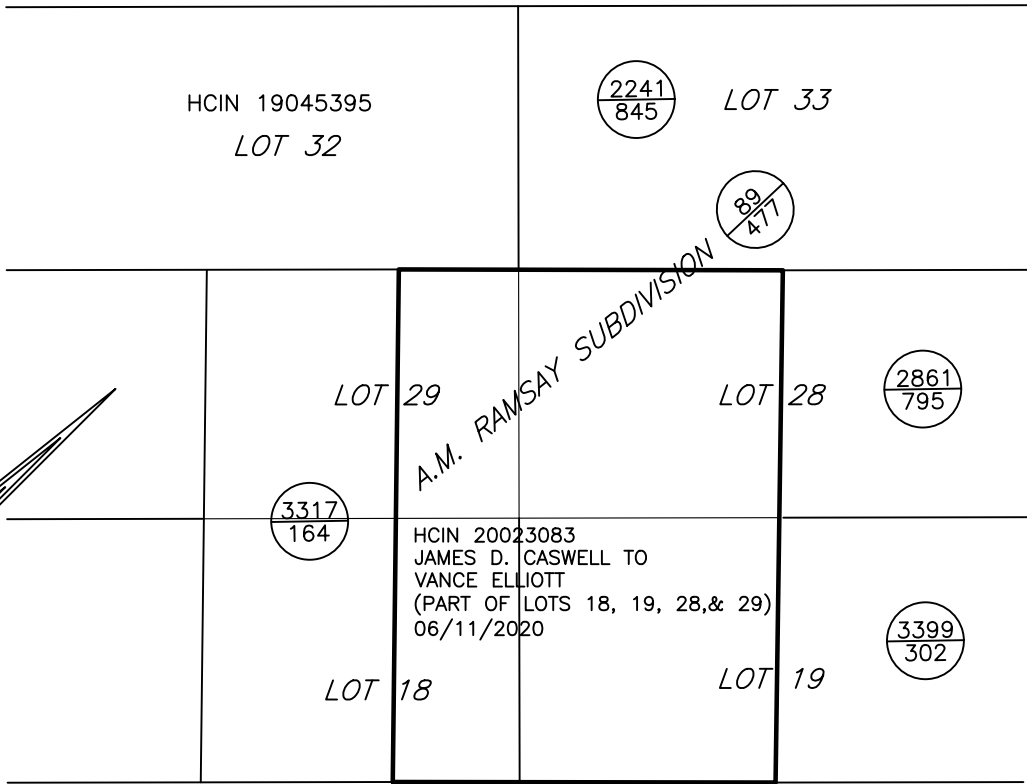


VICINITY MAP - 1"=1000'

ORIGINAL SCALE
1" = 60'



MILL STREET (40' R.O.W.)

EXISTING LOT CONFIGURATION
PORTION OF LOTS 18, 19, 28 AND 29, A. M. RAMSAY
SUBDIVISION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

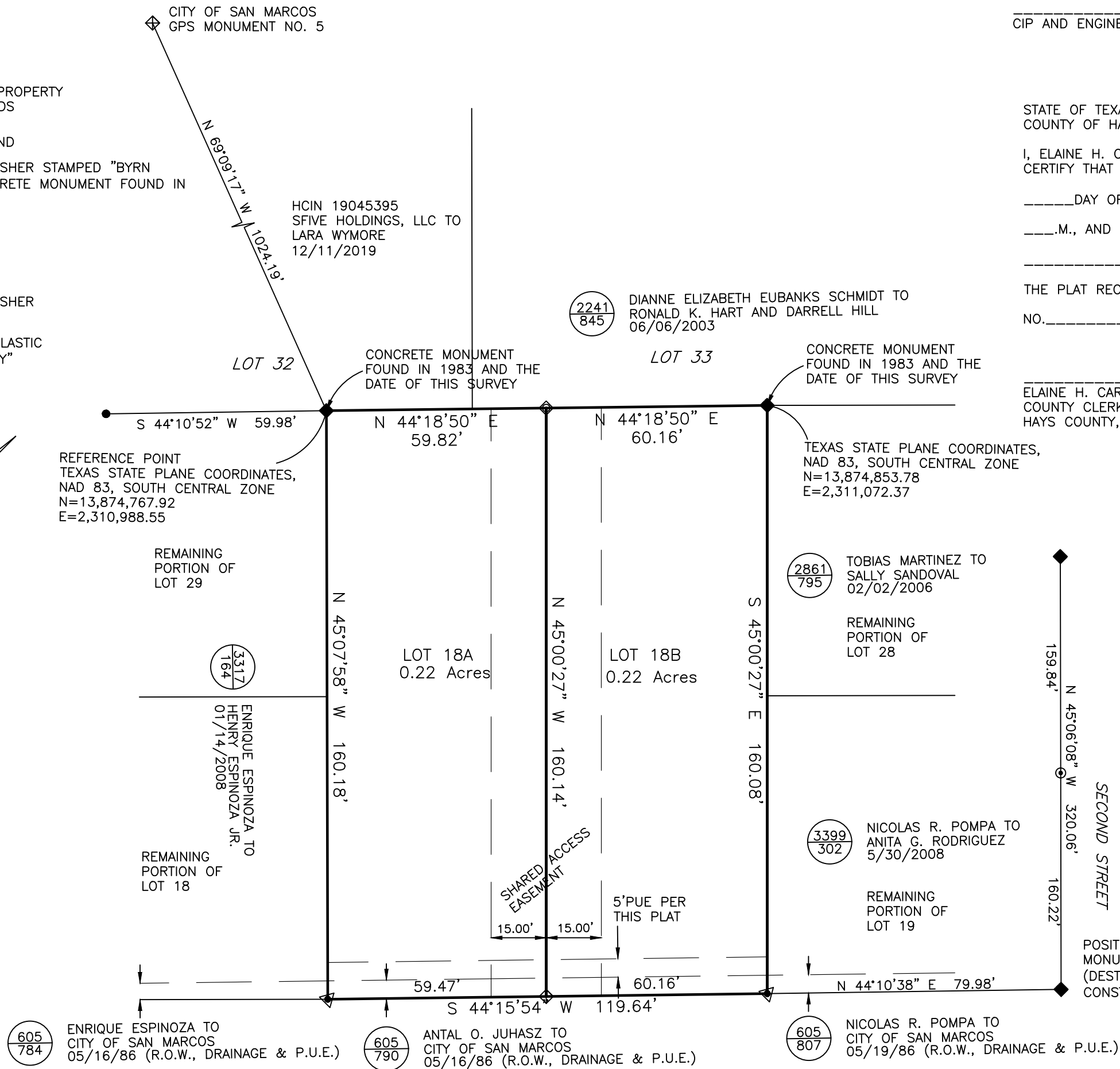
GENERAL NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0393F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
2. SIDEWALKS ARE REQUIRED AT THE TIME OF DEVELOPMENT.

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- CONCRETE MONUMENT FOUND
- CONCRETE NAIL SET WITH WASHER STAMPED "BYRN SURVEY" TO REPLACE CONCRETE MONUMENT FOUND IN 1983
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- CONCRETE NAIL SET WITH WASHER STAMPED "BYRN SURVEY"
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"

ORIGINAL SCALE
1" = 30'



MILL STREET (40' R.O.W.)

REPLAT

SURVEYORS NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
3. THIS IS A SURFACE DRAWING, SCALED UP ABOUT THE REFERENCE POINT. THE SURFACE TO GRID SCALE FACTOR IS 0.99988229. THE GRID TO SURFACE SCALE FACTOR IS 1.00011772.

CLIENT: ANNE GALLUP ENGINEERING
DATE: AUGUST 25, 2020
OFFICE: PRADO, K. SMITH
CREW: C. SMITH, PRADO, K. SMITH
FB/PG: 776/72
PLAT NO. 27804-20-2

STATE OF TEXAS*
COUNTY OF HAYS*

I, VANCE ELLIOTT, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS A PORTION OF LOTS 18, 19, 28, AND 29, A.M. RAMSAY SUBDIVISION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, REPLAT THIS PROPERTY TO BE KNOWN AS LOT 18A AND 18B, A.M. RAMSAY SUBDIVISION, AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

VANCE ELLIOTT
1801 CHALK ROCK COVE
AUSTIN, TEXAS 78735

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VANCE ELLIOTT, OWNER, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION
ON _____ OF _____, 2021.

_____, CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

DIRECTOR OF PLANNING
AND DEVELOPMENT SERVICES

DATE

RECORDING SECRETARY

DATE

CIP AND ENGINEERING

DATE

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE

_____, DAY OF _____, 2020 AT _____ O'CLOCK

_____, M., AND RECORDED ON THE _____ DAY OF

_____, 2020 AT _____ O'CLOCK _____, M., IN

THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT

NO. _____.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE SMITH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

SECOND STREET

POSITION OF CONCRETE
MONUMENT FOUND IN 1983
(DESTROYED BY SIDEWALK
CONSTRUCTION)

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

REPLAT OF A PORTION OF LOTS 18, 19, 28 AND
29 A.M. RAMSAY SUBDIVISION ESTABLISHING
LOTS 18A AND 18B, A.M. RAMSAY SUBDIVISION,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS