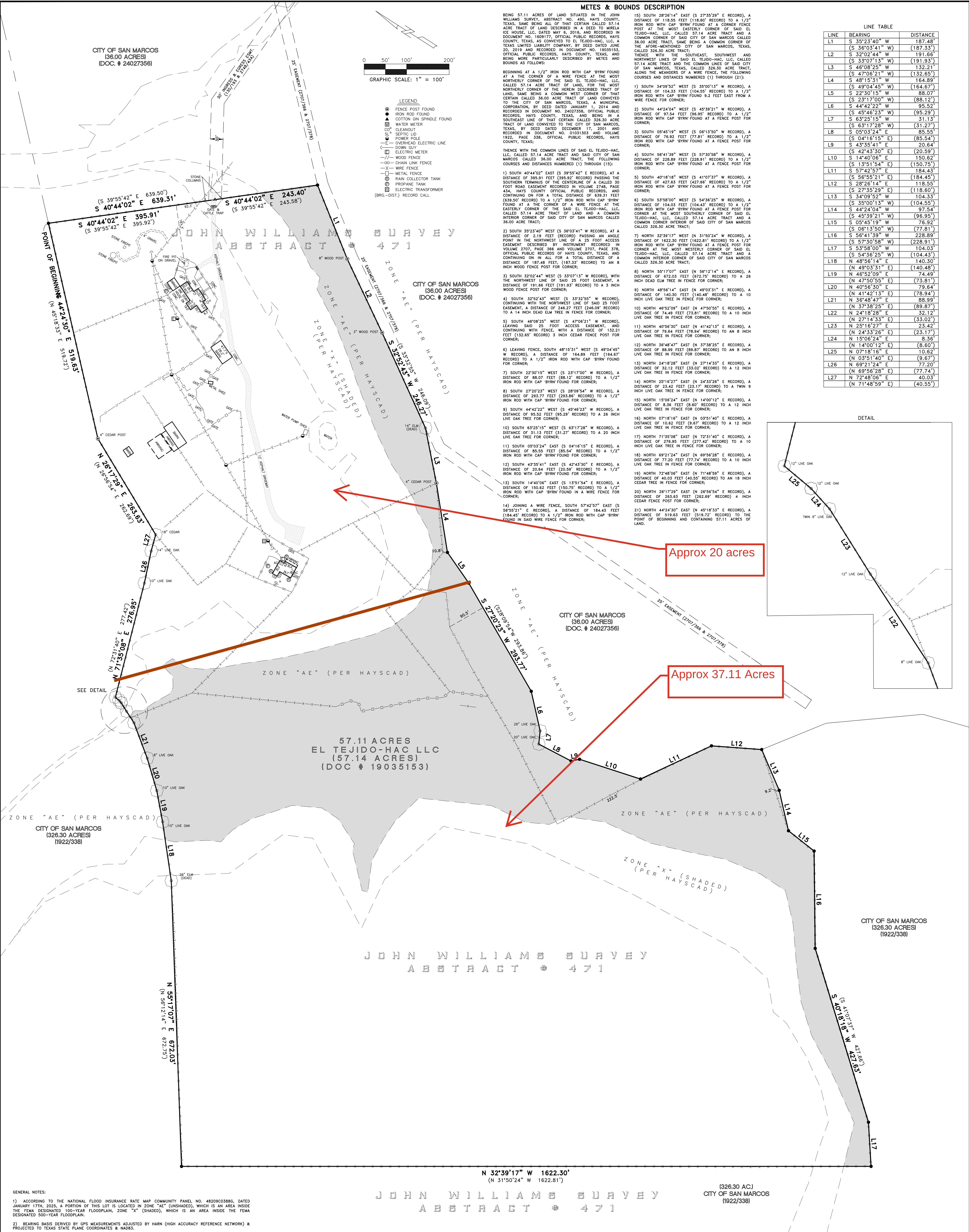
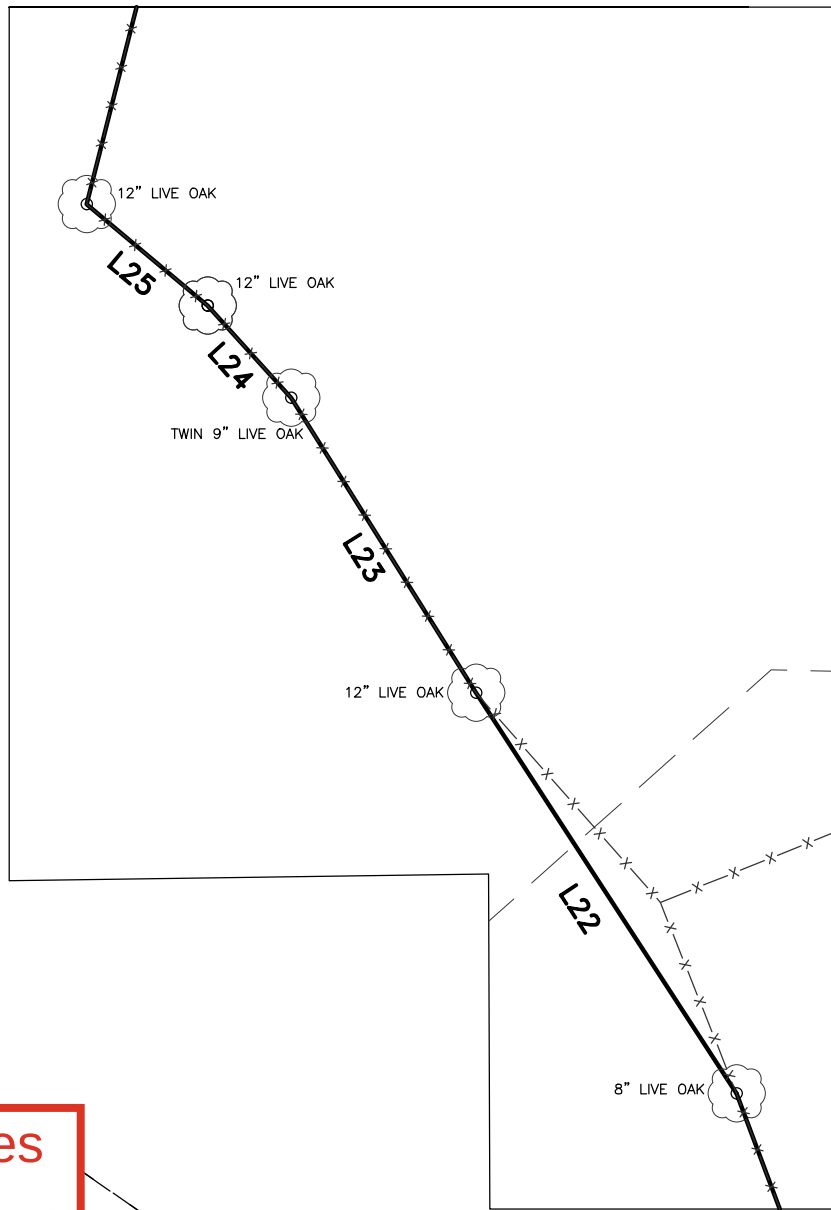




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°23'40" W	187.48'
L2	S 32°02'44" W	191.66'
L3	S 33°07'13" W	(191.93')
L4	S 48°08'25" W	132.21'
L5	S 47°06'21" W	(152.65')
L6	S 48°15'31" W	164.89'
L7	S 49°04'45" W	(164.67')
L8	S 22°30'15" W	88.07'
L9	S 23°17'00" W	(88.12')
L10	S 44°42'22" W	95.53'
L11	S 45°46'23" W	(95.29')
L12	S 63°25'15" W	31.13'
L13	S 63°17'28" W	(31.27')
L14	S 05°03'24" E	85.55'
L15	S 04°16'15" E	(85.54')
L16	S 43°35'41" E	20.64'
L17	S 42°43'30" E	(20.59')
L18	S 14°40'06" E	150.62'
L19	S 13°51'54" E	(150.75')
L20	S 57°42'57" E	184.43'
L21	S 56°55'21" E	(184.45')
L22	S 28°26'14" E	118.55'
L23	S 27°35'29" E	(118.60')
L24	S 34°09'52" W	104.33'
L25	S 35°00'13" W	(104.55')
L26	S 44°24'04" W	97.54'
L27	S 45°39'21" W	(96.95')
L28	S 05°45'19" W	76.92'
L29	S 08°13'50" W	(77.81')
L30	S 58°41'59" W	228.89'
L31	S 57°30'58" W	(228.91')
L32	S 53°58'00" W	104.03'
L33	S 54°36'25" W	(104.43')
L34	N 48°56'14" E	140.30'
L35	N 49°03'51" E	(140.48')
L36	N 46°52'09" E	74.49'
L37	N 47°50'55" E	(73.81')
L38	N 40°56'30" E	79.64'
L39	N 41°42'13" E	(78.94')
L40	N 35°48'47" E	88.99'
L41	N 37°38'25" E	(89.87')
L42	N 27°18'28" E	32.12'
L43	N 24°14'33" E	(33.02')
L44	N 25°16'27" E	23.42'
L45	N 24°33'26" E	(23.17')
L46	N 15°08'24" E	8.36'
L47	N 14°00'12" E	(8.60')
L48	N 07°18'16" E	10.62'
L49	N 03°51'40" E	(9.67')
L50	N 69°21'24" E	72.20'
L51	N 69°56'28" E	(77.74')
L52	N 72°48'06" E	40.03'
L53	N 71°48'59" E	(40.55')



GENERAL NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0386G, DATED JANUARY 17TH, 2025, A PORTION OF THIS LOT IS LOCATED IN ZONE "AE" (UNSHADED), WHICH IS AN AREA INSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN, ZONE "X" (SHADED), WHICH IS AN AREA INSIDE THE FEMA DESIGNATED 500-YEAR FLOODPLAIN.

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

TITLE NOTES:

ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, OF # 2440470-SMA, EFFECTIVE 11/12/24 BY CHICAGO TITLE INSURANCE COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) PIPELINE EASEMENTS FOR THE TRANSPORTATION OF OIL OR GAS TO THE TEXAS PIPE LINE COMPANY, AS RECORDED IN VOLUME 97, PAGE 535 & VOLUME 154, PAGE 107, DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT - ACCORDING TO THE TEXAS RAILROAD COMMISSION, NO PIPELINE CROSSES SUBJECT PROPERTY)

2) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT TO LOWER COLORADO RIVER AUTHORITY, AS RECORDED IN VOLUME 245, PAGE 73, DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT LOCATE AS CITED - OVERHEAD ELECTRIC UTILITIES AS SHOWN HEREON)

3) TEMPORARY INUNDATION EASEMENT TO THE UPPER SAN MARCOS WATERSHED RECLAMATION AND FLOOD CONTROL DISTRICT, AS RECORDED IN VOLUME 336, PAGE 149, DEED RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT)

4) MAINTENANCE AND MANAGEMENT EASEMENT TO THE CITY OF SAN MARCOS, AS RECORDED IN VOLUME 2707, PAGE 366, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT - EASEMENT LIES ADJACENT TO SUBJECT TRACT AS SHOWN HEREON)

5) PUBLIC ACCESS EASEMENT TO THE CITY OF SAN MARCOS, AS RECORDED IN VOLUME 2707, PAGE 372, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT - EASEMENT LIES OFF SITE)

6) CONSTRUCTION OF WATER UTILITY FACILITIES EASEMENT TO THE CITY OF SAN MARCOS, AS RECORDED IN VOLUME 2707, PAGE 378, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT - EASEMENT LIES ADJACENT TO SUBJECT TRACT AS SHOWN HEREON)

7) EASEMENT GRANTED TO CENTURY TEL OF SAN MARCOS, INC. BY INSTRUMENT RECORDED IN VOLUME 5138, PAGE 129, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT - BLANKET-TYPE EASEMENT)

8) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN C & G DEVELOPMENT, LTD., THE CITY OF SAN MARCOS & MARTHA E. HOLMES, AS RECORDED IN VOLUME 2748, PAGE 434, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT - EASEMENT LIES ADJACENT TO SUBJECT TRACT AS SHOWN HEREON)

9) TERMS, CONDITIONS AND STIPULATIONS IN THE LEASE AGREEMENT BETWEEN C & G DEVELOPMENT, LTD. LP & DALLAS MTA, LP, DBA VERIZON WIRELESS, AS RECORDED IN VOLUME 2745, PAGE 337, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT - EASEMENT LIES ADJACENT TO SUBJECT TRACT AS SHOWN HEREON)

10) TERMS, CONDITIONS AND STIPULATIONS IN THE LEASE AGREEMENT BETWEEN C & G DEVELOPMENT, LTD. LP & DALLAS MTA, LP, DBA VERIZON WIRELESS, AS RECORDED IN VOLUME 2745, PAGE 337, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT - EASEMENT LIES OFF SITE)

57.14 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CALLED 57.14 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MIRELA ICE HOUSE, LLC, DATED MAY 6, 2016, AND RECORDED IN DOCUMENT NO. 1609177, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AS CONVEYED TO EL TEJIDO-HAC, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 20, 2019 AND RECORDED IN DOCUMENT NO. 19035153, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ENCLOSED AND ATTACHED:

TO:
PURCHASER: TBD
COUNTERSIGNER: INDEPENDENCE TITLE
OF NO.: 2440470-SMA
ADDRESS: 1661 VALENCIA WAY, SAN MARCOS, TEXAS

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JANUARY 31, 2017, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS APPROPRIATE ACCESS TO AND FROM A PUBLIC RIGHT OF WAY AS SHOWN. SURVEY UPDATED REVEALED 01/28/25 PER LOCATION OF IMPROVEMENTS AND COMMITMENT FOR TITLE.

Richard H. Taylor
RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 - STATE OF TEXAS
GASH & ASSOCIATES, L.L.C.

01/28/25

LAND TITLE SURVEY

57.14 ACRE TRACT OF LAND
JOHN WILLIAMS SURVEY - ABSTRACT NO. 471
1661 VALENCIA WAY
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

DRAWING INFORMATION

DESIGNED BY: RHT
DRAWN BY: GMH/RHT
APPROVED BY: RHT
FILE NAME: 57.14 AC LAND TITLE SURVEY 2025

DATE: 07/31/17
PROJECT NO: 17-6543
PLOT SCALE: 1" = 100'
DATE: 07/31/17

ASH & ASSOCIATES

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net

Surveying: 100847-00

REVISIONS

NO. REVISION
1 LAND TITLE SURVEY RHT 01/28/25