

C:\Compass\Draws\Clients\1104 - 1300-B Commercial Site Plan\Cad [csm] Sheets\1104-001\_EXST.dwg -- Layout: "EXISTING CONDITIONS (SURVEY)" -- Tue, Sep 17, 2024, 10:02am, By: jared.ledley

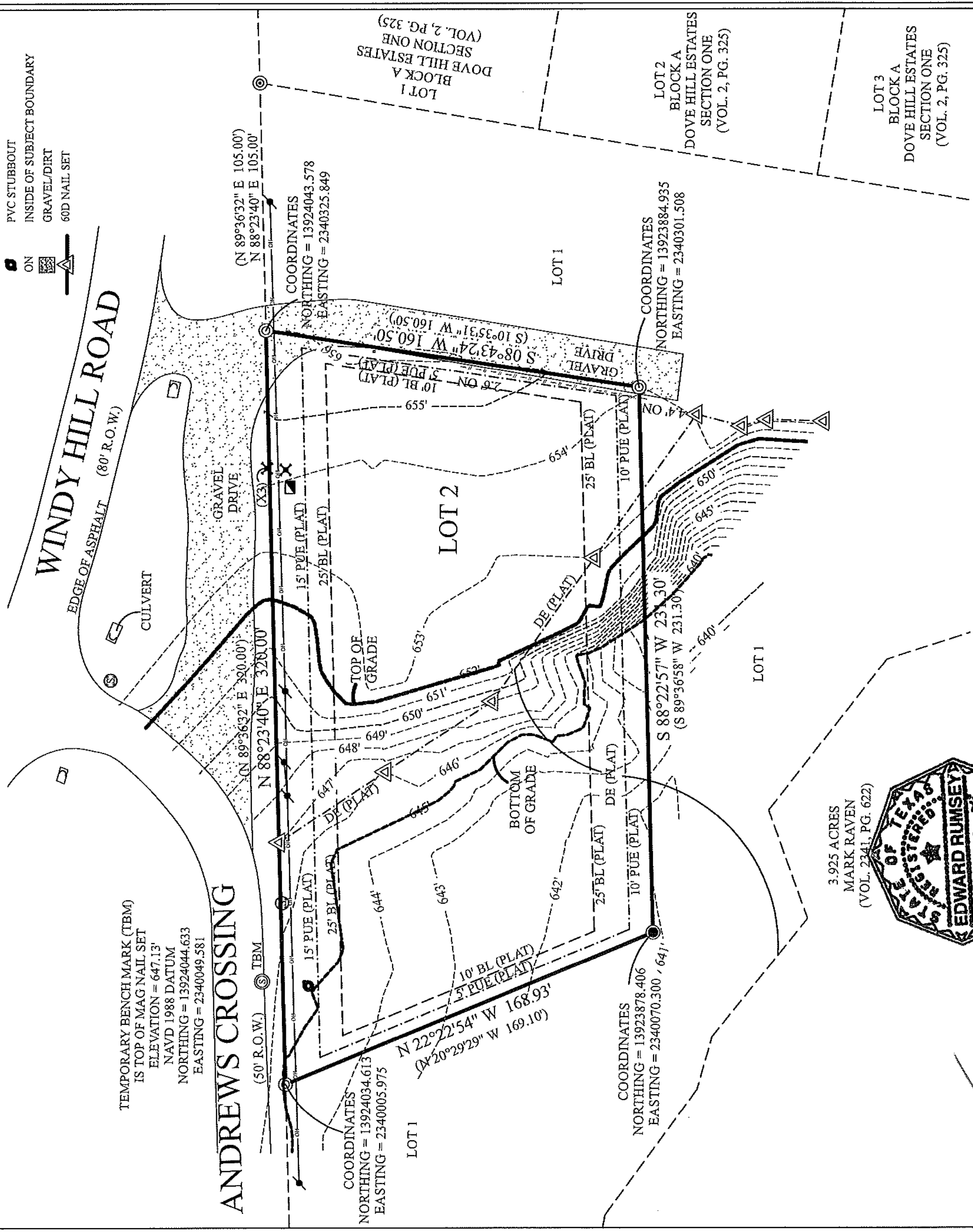
**LEGEND**

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALL STAR 5729"
- 1/2" IRON PIPE FOUND
- MAG NAIL SET
- WOOD FENCE
- BUILDING LINE
- DRAINAGE ESMT
- PUBLIC UTILITY ESMT
- RECORD INFORMATION
- WATER METER
- WATER VALVE
- STREET SIGN
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- PVC STUBROUT
- INSIDE OF SUBJECT BOUNDARY
- GRAVEL/DIRT
- 60D NAIL SET

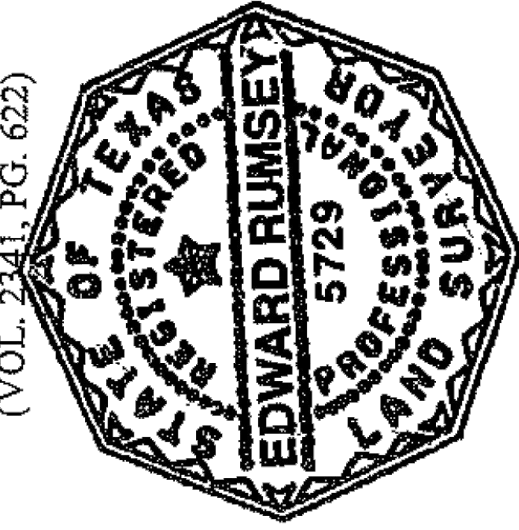
**\*\*\*NOTICE\*\*\***  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE (4204) NAD83 HARN HORIZONTAL CONTROL.

TEMPORARY BENCHMARK (TBM)  
IS TOP OF MAG NAIL SET  
ELEVATION = 647.13'  
NAVD 1988 DATUM  
NORTHING = 13924044.633  
EASTING = 2340049.581



3.925 ACRES  
MARK RAVEN  
(VOL. 2341, PG. 622)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 4, TOPOGRAPHIC SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

**RESTRICTIONS**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

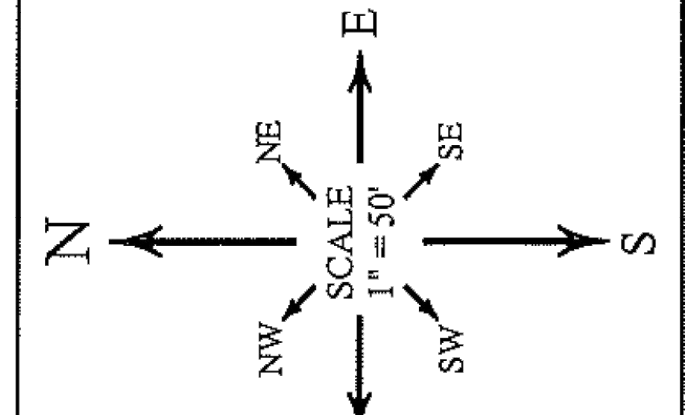
**LEGAL DESCRIPTION**

LOT 2, SILVER CLOUD, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGES 40-41, PLAT RECORDS, HAYS COUNTY, TEXAS.

**F.I.R.M. MAP INFORMATION**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0390F PANEL: 0290F DATED: 09/02/2005 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN PANEL FOR THE CURRENT STATUS OF THIS TRACT.

**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBP&LS FIRM NO. 10135000



TEXAS ONE CALL SYSTEM  
1-800-245-4545  
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, HAYS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**CAUTION - ELECTRICITY PRESENT**

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARM'S WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NOTE: APPROVAL OF THESE PLANS BY HAYS COUNTY INDICATES COMPLIANCE WITH APPLICABLE REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY COUNTY ENGINEER.

**FOR REFERENCE ONLY (N.T.S.)**

NO.	REVISION	DATE


**Southwest Engineers**  
TBP&E NO. F-1909  
www.swengineers.com

**HEADQUARTERS**  
307 Saint Lawrence Street, Gonzales TX 78629  
P: 830.672.7546 F: 830.672.2034

**CENTRAL TEXAS**  
205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4330

**WARNING**  
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY:   A.L.  

CHECKED BY:   N.L./J.S.  

EXISTING CONDITIONS (SURVEY)

**1300-B COMMERCIAL SITE PLAN**  
WINDY HILL ROAD & ANDREWS CROSSING, KYLE, TEXAS 78640

PROJECT NO.   1104-001  

DRAWING NO.           

SHEET   4   OF   12  

FIELDED BY:	REX NOWLIN	12/29/2022
CALC. BY:	CHRIS ZOTTER	05/22/2023
DRAWN BY:	DAVID BAK	05/23/2022
UPDATE BY:	CHRIS ZOTTER	05/22/2023
RELS. CHECK:	EDWARD RUMSEY	05/22/2023