



KRAMER ROAD

EDGE OF ASPHALT

1/2" IRON ROD
W/CAP AT FENCE
CORNER POST FOUND

OLD CALL FOR
OVERHEAD
TELEPHONE LINE
NO OVERHEAD LINE
OBSERVED

S 48°17'50" E 509.03'

1/2" IRON ROD
W/CAP FOUND

S 45°52'51" E 414.28'

(2.06 ACRES INGESS
AND EGRESS
EASEMENT)
MOHAMMED JAFFER, ET
UX.
4123/476 H.C.O.P.R.

P.O.B.
1/2" IRON ROD AT
FENCE CORNER POST
FOUND

12.371 ACRES
(12.36 ACRES)
1651/622 H.C.D.R.

(2.06 ACRES)
MOHAMMED JAFFER, ET
UX.
4123/476 H.C.O.P.R.

(39 ACRES)
KAYLAR ANN REDIX
560/342 H.C.D.R.

N 53°29'37" E 542.56'

S 43°59'26" W 624.28'

EDGE OF ASPHALT

EASTWOOD LANE
(COUNTY
MAINTAINED
ROADWAY)

N 45°55'59" W 441.55'

N 45°49'37" W 463.74'

3" PIPE FENCE
CORNER POST
FOUND

MAG. NAIL W/WASHER
AT FENCE CORNER
POST FOUND

FENCE CORNER POST
FOUND

3" CEDAR CORNER
POST FOUND

(41.228 ACRES)
LOT 2, RANCH ROAD
NO. 12 APARTMENTS
10/160 H.C.P.R.
CITY OF SAN MARCOS
1920/442 H.C.O.P.R.



(10 ACRES)
DOZIER H. OWEN, ET
UX.
75/319 H.C.D.R.

N 05°16'37" E
148.83'

3" PIPE FENCE
CORNER POST
FOUND

S 60°13'34" W
50.43'



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES 1,2,3,4,8,11,13,16 ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON 8/16/2021.

MARK R. WATSON RPLS #5740

8-18-2021
DATE

LEGEND:			
	BOUNDARY LINE		POINT
	ADJOINER LINE		MONUMENT FOUND
	SURVEY LINE		MONUMENT SET
	BURIED OIL/GAS PIPELINE		A/C UNIT
	OVERHEAD UTILITY LINE		UTILITY POLE/ RISER
	UNDERGROUND UTILITY LINE		LIGHTPOST
	FENCE		MAILBOX
	ROAD		CLEAN OUT
	WATERLINE		FIRE HYDRANT
	RAILROAD TRACK		TELEPHONE/CABLE PEDESTAL
			GAS METER
			MANHOLE
			ELECTRIC BOX/METER
			BENCH MARK
			FLAG POLE
			SIGN
			DRAINAGE STRUCTURE
			GAS VALVE
			WATER METER
			WATER WELL
			WATER VALVE
			SEWER VALVE
			CARVED "X" IN CONCRETE
			PUBLIC UTILITY EASEMENT
			BUILDING SETBACK LINE
			RECORD CALL

REFERENCE: -----	
TYPE OF SURVEY - ALTA/NSPS LAND TITLE SURVEY	
LEGAL DESCRIPTION: BEING 12.371 ACRES OF LAND OUT OF THE THOMAS W. H. FORESTHIE SURVEY, ABSTRACT NO. 173 IN HAYS COUNTY, TEXAS.	
JOB NO. 00-0000-00	PAGE 1 OF 2
DRAWN BY: ---	

12.371 ACRE TRACT

LEGAL DESCRIPTION: BEING 12.371 ACRES OF LAND OUT OF THE THOMAS W. H. FORESITHE SURVEY, ABSTRACT NO. 173 IN HAYS COUNTY, TEXAS AND BEING A THAT CERTAIN 12.36 ACRE TRACT, DESCRIBED VOLUME 1651, PAGE 622 OF THE DEED RECORDS OF SAID HAYS COUNTY, TEXAS; SAID 12.371 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN AUGUST 2021:

BEGINNING AT A ½” IRON ROD AT A FENCE CORNER POST FOUND IN THE NORTHWEST LINE OF EASTWOOD LANE FOR A CORNER OF THAT CERTAIN 39 ACRE TRACT DESCRIBED IN VOLUME 560, PAGE 342 OF SAID DEED RECORDS AND THE EAST CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF A FENCE FOR THE NORTHWEST LINE OF SAID EASTWOOD LANE, THE FOLLOWING 2 COURSES:

1. SOUTH 43°59'26" WEST A DISTANCE OF 624.28 FEET TO A 3” CEDAR FENCE CORNER POST FOUND;
2. SOUTH 60°13'34" WEST A DISTANCE OF 50.43 FEET TO A 3” PIPE FENCE CORNER POST FOUND IN THE EAST LINE OF THAT CERTAIN 10 ACRE TRACT DESCRIBED IN VOLUME 75, PAGE 31 OF SAID DEED RECORDS AND THE SOUTH CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF A FENCE FOR THE NORTHEAST LINE OF SAID 10 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 05°16'37" EAST A DISTANCE OF 148.83 FEET TO A 3” PIPE FENCE CORNER POST FOUND;
2. NORTH 45°49'37" WEST A DISTANCE OF 463.74 FEET TO A FENCE CORNER POST FOUND;
3. NORTH 45°55'59" WEST A DISTANCE OF 441.55 FEET TO A MAG. NAIL WITH WASHER AT A FENCE CORNER POST FOUND FOR THE NORTH CORNER OF SAID 10 ACRE TRACT, A CORNER OF THAT CERTAIN 41.228 ACRE TRACT DESCRIBED AS LOT 2 OF THE RANCH ROAD NO. 12 APARTMENTS RECORDED IN VOLUME 10, PAGE 160 OF THE PLAT RECORDS OF SAID HAYS COUNTY, TEXAS, A CORNER OF SAID 39 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF A FENCE FOR THE SOUTH AND SOUTHWEST LINE OF SAID 39 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 53°29'37" EAST A DISTANCE OF 542.56 FEET TO A ½” IRON ROD WITH CAP AT A FENCE CORNER POST FOUND FOR THE NORTH CORNER HEREOF;
2. SOUTH 48°17'50" EAST A DISTANCE OF 509.03 FEET TO A ½” IRON ROD WITH CAP AT A FENCE CORNER POST FOUND;
3. SOUTH 45°52'51" EAST A DISTANCE OF 414.28 FEET TO THE **POINT OF BEGINNING** CONTAINING 12.371 ACRES MORE OR LESS, AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE& ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)—HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
 2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs"
 3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
 4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
 5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PREFORMED OR REQUESTED BY CLIENT.
 7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE—GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.
- ALTA/NSPS TABLE A NOTES:
1. AS MARKED HEREON.
 2. NO INFORMATION PROVIDED BY CLIENT.
 3. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100—YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO.4820C0389F EFFECTIVE 9/02/2005
 4. GROSS LAND AREA OF SURVEYED BOUNDARY: 12.371 ACRES
 8. OBSERVED EVIDENCE AS SHOWN HEREON
 11. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.
 13. NAMES OF ADJOINING OWNERS SHOWN HEREON IS FROM RECORD INFORMATION FROM APPRAISAL DISTRICT RECORDS.
 16. NONE OBSERVED

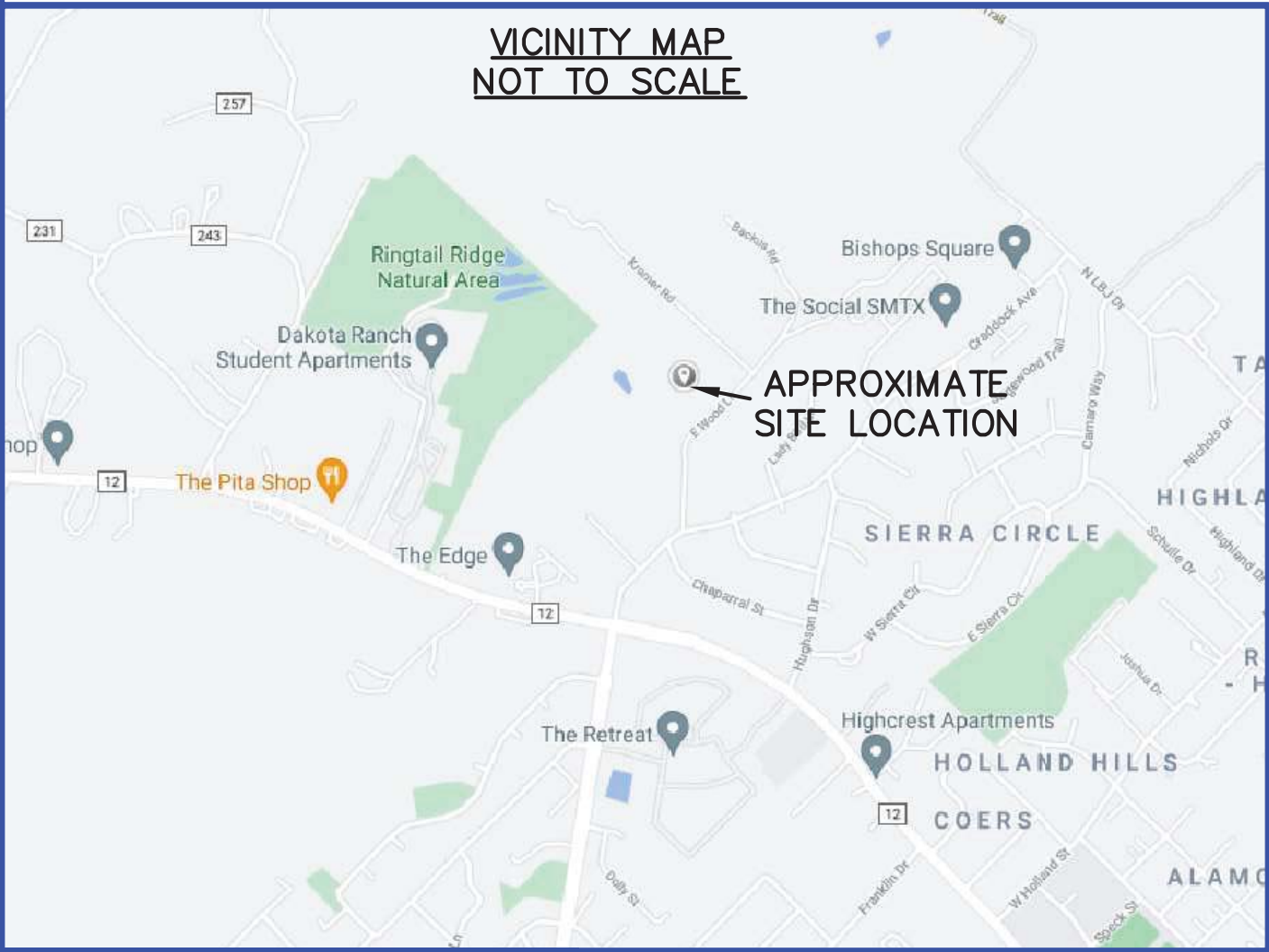
TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# 2150669—SMA DATED AUGUST 4, 2021 BY STEWART TITLE GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

- 10.
- G. POWER LINE AND TELEPHONE EASEMENTS CROSSING THE SUBJECT PROPERTY AS EVIDENCED AND REFERENCED IN DEED RECORDED IN VOLUME 362, PAGE 93, DEED RECORDS, HAYS COUNTY, TEXAS. — DOES AFFECT AND AS SHOWN HEREON.
- H. TERMS, CONDITONS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN TELEVISION TOWER LEASE RECORDED IN VOLUME 255, PAGE 61, DEED RECORDS, HAYS COUNTY, TEXAS. — DOES NOT AFFECT.



TX, FIRM REG. #100248-00
www.crosstexaslandservices.com

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DRAWN BY: MRW	