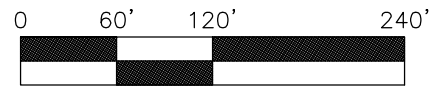


**LEGEND**

- IRON ROD FOUND
- IRON ROD SET
- CAPPED "RPLS 5687"
- ▲ 60D NAIL FOUND
- ⊙ WATER VALVE
- ⊙ TELECOMMUNICATIONS MANHOLE
- ⊙ SIGN POST
- ⊙ UNDERGROUND UTILITY MARKER SIGN
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATER LINE EASEMENT
- (BRG.-DIST.) RECORD CALL



GRAPHIC SCALE: 1" = 120'

**TITLE NOTES:**  
 ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF # 24-1491-C, EFFECTIVE 03/29/24 BY TITLE RESOURCES GUARANTY COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 12, PAGE 130, VOLUME 16, PAGE 114, AND VOLUME 16, PAGE 158, PLAT RECORDS; DOCUMENT NO. 17023904, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
- 10F) 15' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY PROPERTY LINE, AND TRAVERSING THE WESTERLY PROPERTY LINE PARALLEL AND ADJACENT TO EASEMENT RECORDED IN VOLUME 205, PAGE 197, DEED RECORDS, AS SHOWN ON PLAT RECORDED IN VOLUME 12, PAGE 130, VOLUME 16, PAGE 114 & VOLUME 16, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 10G) 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS AS STATED ON PLAT RECORDED IN VOLUME 12, PAGE 130, PLAT RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 10H) EASEMENT EXECUTED BY WILLIE R. HENK, TO CRYSTAL CLEAR WATER SUPPLY CORPORATION, DATED FEBRUARY 24, 1965, RECORDED IN VOLUME 205, PAGE 197, OF THE DEED RECORDS, AND AFFECTED BY PARTIAL RELEASE RECORDED IN VOLUME 2019, PAGE 816, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 10I) EASEMENT EXECUTED BY RIO MARC DEVELOPMENT, LTD., TO THE CITY OF SAN MARCOS, DATED OCTOBER 30, 2012, RECORDED IN VOLUME 4502, PAGE 24, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 10J) EASEMENT EXECUTED BY RIO MARC DEVELOPMENT, LTD., TO CRYSTAL CLEAR WATER SUPPLY CORP., DATED DECEMBER 3, 2012, RECORDED IN VOLUME 4502, PAGE 32, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 10K) TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN NOTICE OF CITY OF SAN MARCOS ZONING RESTRICTIONS, OCCUPANCY BY UNRELATED INDIVIDUALS, AS RECORDED IN DOCUMENT NO. 17023904, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 10L) LIMITATION ON ACCESS AS SET OUT IN DEED, DATED OCTOBER 13, 2011, RECORDED IN L. VOLUME 4209, PAGE 577, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 10M) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF YORK CREEK IMPROVEMENT DISTRICT.

**LOT 2 - BLOCK A (16/158)**  
 (29.526 AC.)  
 EL CAMINO REAL ASSOCIATES LLC  
 (DOC. # 19004301)

**LOT 2 - BLOCK A (16/158)**  
 (29.526 AC.)  
 EL CAMINO REAL ASSOCIATES LLC  
 (DOC. # 19004301)

**9.04 AC.**  
**PART OF LOT 1 - BLOCK A**  
**EL CAMINO REAL PHASE 5**  
**AMENDED FINAL PLAT**  
**(16/158)**  
**RIO MARC DEVELOPMENT LTD**  
**(DOC. # 18041756)**

**CYRUS WICKSON SURVEY**  
**ABSTRACT NO. 474**

**STATE HIGHWAY 123**  
 (130' PUBLIC R.O.W.)

**FARM TO MARKET ROAD 110**  
 (VARYING WIDTH PUBLIC R.O.W.)

(5.446 AC.)  
 COUNTY OF HAYS  
 (4209/577)  
 STATE OF TEXAS  
 (4899/1)  
 (PARCEL NO. 9)

**(REMAINDER OF LOT 1)**  
**(BLOCK A)**  
**(DOC 18041756)**  
**C.R. 266**  
**OLD BASTROP ROAD**

**NOTE:**  
 PER PLAT RECORDED IN VOLUME 16, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS: "A SHARED ACCESS DRIVEWAY FOR LOTS 1 AND 2 IS REQUIRED ACROSS FROM THE HWY 123/CLOVIS-BARKER INTERSECTION. AN APPROPRIATE SHARED ACCESS PLAN FOR LOTS 1 AND 2, DEMONSTRATING INTERNAL CONNECTIVITY FOR ACCESS TO HWY 123 AND COUNTY ROAD 266 IS REQUIRED AT THE TIME OF SITE DEVELOPMENT TO MINIMIZE CURB CUTS. INTERNAL SHARED ACCESS BETWEEN THE LOTS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT OF THE FIRST LOT."

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 84°26'12" E	170.07'	L4	N 81°01'47" W	174.40'
	(S 83°47'29" E)	(170.01')		(N 81°06'53" W)	(174.40')
L2	S 53°49'07" E	169.93'	L5	N 85°43'57" W	183.74'
	(S 53°17'16" E)	(170.00')		(N 85°49'03" W)	(183.74')
L3	S 13°23'35" E	297.41'	L6	N 41°37'18" W	91.16'
	(S 12°50'46" E)			(N 41°42'24" W)	(91.17')

**NOTES:**

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0479F, DATED SEPTEMBER 2ND, 2005, AND LETTER OF MAP REVISION CASE NO. 18-06-1845P, DATED APRIL 4TH, 2019, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
- 2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

**LAND TITLE SURVEY**

BEING A 9.04 ACRE TRACT OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, SAME BEING PART OF LOT 1, BLOCK A, AMENDED PLAT OF EL CAMINO REAL PHASE 5 AMENDED FINAL PLAT, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 158, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO MICHAEL K. LAMON, TRUSTEE, BY RIO MARC DEVELOPMENT LTD., BY DEED OF TRUST RECORDED IN DOCUMENT NO. 18041756, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS ATTACHED:

**TO:**  
**PURCHASER:** TBD  
**LENDER:** TBD  
**TITLE CO:** TITLE RESOURCES GUARANTY COMPANY  
**GF NO:** 24-1491-C  
**ADDRESS:** TBD SH 123, SAN MARCOS, TEXAS

NO.	RADIUS	DELTA ANGLE	ARC	BEARING	DISTANCE
C1	792.00'	9°00'04"	124.42'	N 84°32'39" W	124.30'
	(792.00')		(124.73')		
C2	2890.79'	2°22'28"	119.80'	N 81°13'51" W	119.79'
	(2890.79')	(2°22'25")	(119.79')	(N 81°18'57" W)	(119.79')
C3	374.00'	1°23'44"	9.11'	N 81°43'13" W	9.11'
	(374.00')	(1°23'44")	(9.11')	(N 81°48'19" W)	(9.11')
C4	426.00'	5°25'44"	40.37'	N 83°01'06" W	40.35'
	(426.00')	(5°25'42")	(40.36')	(N 83°06'12" W)	(40.35')

I, RICHARD TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JUNE 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

*Richard Hardy Taylor*  
 06/18/24  
 DATE



RICHARD HARDY TAYLOR, RPLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NUMBER 3986 STATE OF TEXAS  
 ©:ASH & ASSOCIATES, L.L.C.



**ASH & ASSOCIATES**  
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 ashandassociates.net  
 Surveying: 100847-00  
 "SERVING THE COMMUNITY OF TEXAS"