

EXHIBIT "A" SURVEY SKETCH

10' AND VARIABLE WIDTH
TEMPORARY SLOPE EASEMENT
AND MAINTENANCE AGREEMENT
DOCUMENT NO. 16006896
O.P.R.H.C.T.X.

UTILITY EASEMENT
DOCUMENT NO. 15038059
VOLUME 5386, PAGE 294
O.P.R.H.C.T.X.

JULIA PARKER FAMILY
PARTNERSHIP, LTD.
REMAINDER OF 5.01 ACRES
INSTRUMENT NO. 12037119
VOLUME 4516, PAGE 633
O.P.R.H.C.T.X.
LOT 1-B
RESUBDIVISION OF LOT 1
PLUM CREEK PARK
BOOK 10, PAGE 10
P.R.H.C.T.X.

60' ELECTRIC UTILITY EASEMENT
DOCUMENT NO. 70010758
VOLUME 3146, PAGE 328
O.P.R.H.C.T.X.

UTILITY EASEMENT
DOCUMENT NO. 15038059
VOLUME 5386, PAGE 294
O.P.R.H.C.T.X.

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BOOK 10, PAGE 10
P.R.H.C.T.X.

SUBJECT PROPERTY
93,225.26 SQ. FT. - 2.140 ACRES

DAVID PAUL ASTON
0.50 ACRES
INSTRUMENT NO. 18002058
O.P.R.H.C.T.X.

BLUE MOON PROPERTIES
0.50 ACRES
DOCUMENT NO. 70016162
VOLUME 3179, PAGE 600
O.P.R.H.C.T.X.

JULIA PARKER FAMILY
PARTNERSHIP, LTD.
REMAINDER OF 5.03 ACRES
INSTRUMENT NO. 12037119
VOLUME 4516, PAGE 633
O.P.R.H.C.T.X.
LOT 1-C
RESUBDIVISION OF LOT 1
PLUM CREEK PARK
BOOK 10, PAGE 10
P.R.H.C.T.X.

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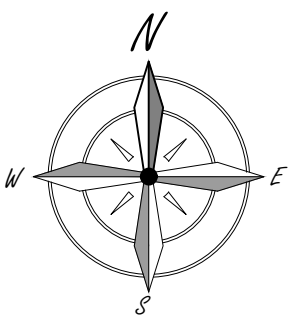
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GRAPHIC SCALE
1" = 40'

LINETYPE LEGEND:

- BOUNDARY
- RIGHT OF WAY
- EASEMENT LIMITS
- ADJOINING LOT LINES
- BARBED WIRE FENCE
- EDGE OF ASPHALT
- OVERHEAD UTILITY LINES
- GUY WIRE
- BURIED WATER LINE
- BURIED COMMUNICATIONS
- BURIED WASTEWATER LINE
- BURIED STORM DRAIN LINE

HATCH LEGEND:

- CONCRETE
- BRICK PAVERS

LEGEND:

- CB = CATCH BASIN
- COM = COMMUNICATIONS BOX/PEDESTAL
- CONC = CONCRETE
- EB = ELECTRIC BOX
- FH = FIRE HYDRANT
- ICV = IRRIGATION CONTROL VALVE
- MB = MAIL BOX
- MH = MANHOLE
- R.O.W. = RIGHT OF WAY
- SDMH = STORM DRAIN MANHOLE
- SS = STREET SIGN
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- WWCO = CLEANOUT
- WWMH = WASTEWATER MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = STREET LIGHT
- ⊙ = STREET SIGN
- O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T.X. = PLAT RECORDS, HAYS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

ADJOINING OWNER INFORMATION:

INFORMATION PROVIDED BY THE COUNTY OF HAYS, COUNTY APPRAISAL OFFICE WEBSITE HAS BEEN USED FOR THE ADJOINING INFORMATION SHOWN HEREON. THIS IS FOR REFERENCE INFORMATION ONLY AS NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING, INC. DURING THE COURSE OF THIS SURVEY.

SURVEYORS UTILITY NOTE:

SOURCE INFORMATION FROM PAINT MARKINGS ON THE GROUND, COMBINED WITH OBSERVABLE EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF AND DETERMINATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE OF ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THE UTILITIES SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE. NO ATTEMPTS WERE MADE TO OPEN OR DETERMINE THE CONDITION OF UTILITY SERVICES OR USE DURING THE COURSE OF THIS SURVEY.

SURVEYOR'S NOTICE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLIC RIGHT OF WAY.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE POLICY.

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY AND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION, SEE EXHIBIT "A" METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN, NPLS 6574, 2020/09/21 DATED
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDDA, TX 78610
TSPS FIRM NO.: 10193894
SOS J/N: 0073-0003



DATES:

FIELD WORK COMPLETED: 2020/08/31
MAP COMPLETED: 2020/09/21

GROSS AREA:

93,225.26 SQ. FT. - 2.140 ACRES

SUBJECT PROPERTY ADDRESS AND PID:

VACANT LAND - BURLINSON ROAD
KYLE, TEXAS 78640
(PORTIONS OF HCAD PID: 99808, 99809)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

BRIEF LEGAL DESCRIPTION:

DESCRIPTION OF 2.140 ACRE TRACT OF LAND BEING 1.018 ACRES OUT OF LOT 1-B AND 1.122 ACRES OUT OF LOT 1-C OF THE RESUBDIVISION OF LOT 1 PLUM CREEK PARK, A SUBDIVISION OUT OF THE HENRY LOLLAR SURVEY, ABSTRACT NO. 290 AND THE Z. HINTON SURVEY, ABSTRACT NO. 220 IN HAYS COUNTY, TEXAS, PER MAP OR PLAT RECORDED IN VOLUME 10, PAGE 10, PLAT RECORDS, HAYS COUNTY, TEXAS, (P.R.H.C.T.X.)

FLOOD ZONE INFORMATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NFIP FLOOD INSURANCE RATE MAP NO. 48209C0290F, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

MONUMENT LEGEND / NOTES:

- = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- = FOUND MONUMENT AS DESCRIBED.
- ⊙ = FOUND 1/2" IRON ROD.
- ⊙ = FOUND 3/4" IRON ROD.
- ⊙ = FOUND 5/8" IRON ROD.
- ⊙ = FOUND CAPPED IRON ROD, "ILLEGIBLE".
- ⊙ = FOUND CAPPED IRON ROD STAMPED "ASH 5687".
- ⊙ = FOUND CAPPED IRON ROD STAMPED "McGRAY McGRAY".
- ⊙ = FOUND CAPPED IRON ROD STAMPED "CARSON & BUSH".

AREA OF OWNERSHIP NOT TRANSFERRED HEREON.
TO REMAIN AS R.O.W. EASEMENT
R.O.W. EASEMENT &
MAINTENANCE AGREEMENT
DOCUMENT NO.: 16006898
O.P.R.H.C.T.X.