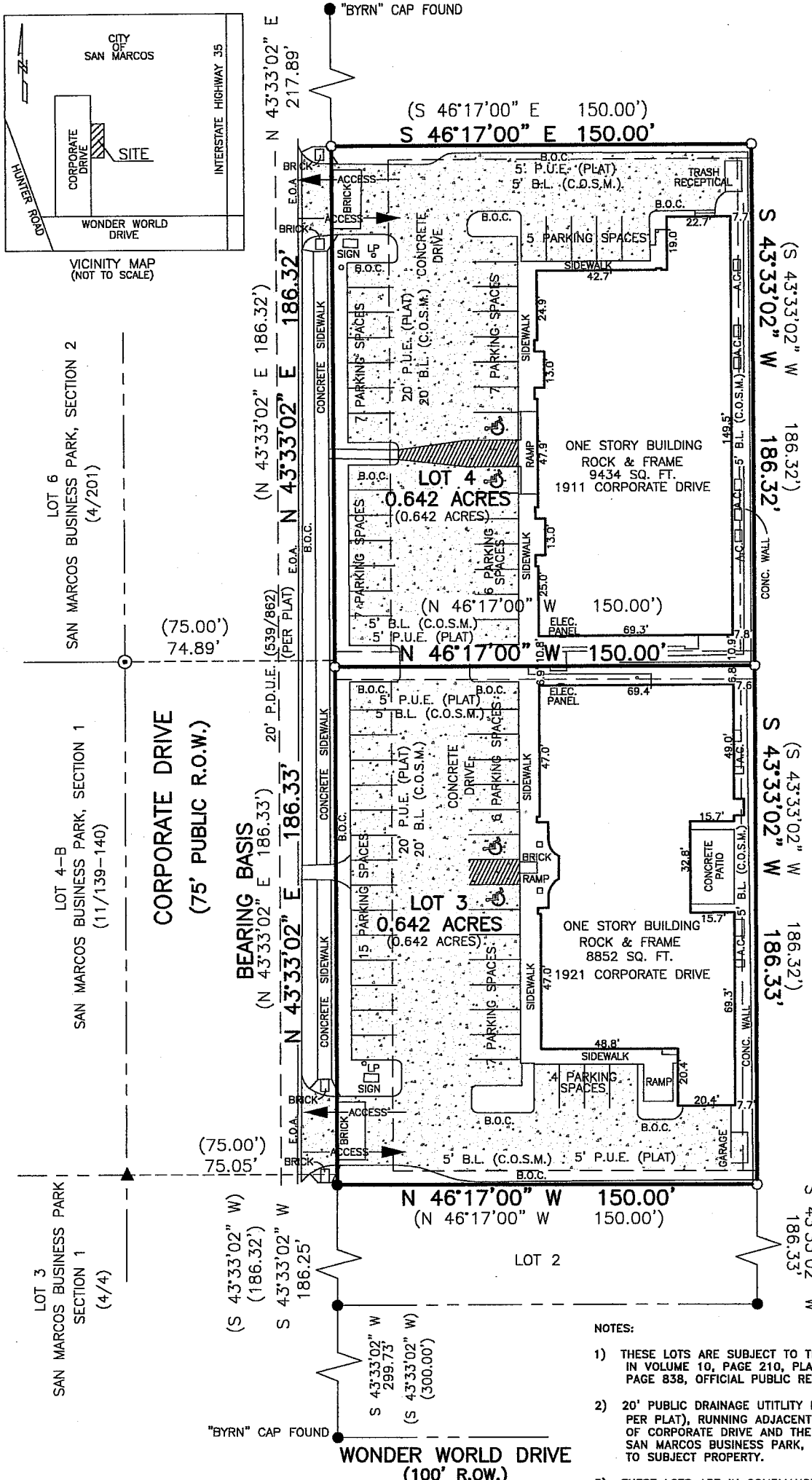


SCALE 1" = 50'

**LEGEND**

- ⊙ PUNCH HOLE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ PK FOUND
- LP LIGHT POLE
- ⊠ WATER METER
- //— WOOD FENCE
- X— CHAIN LINK FENCE
- X— WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.O.C. BACK OF CURB
- E.O.A. EDGE OF ASPHALT
- B.L. BUILDING LINE
- POWER POLE
- E— OVERHEAD ELEC. LINE
- DOWN GUY
- (BRG.-DIST.) RECORD CALL
- C.O.S.M. CITY OF SAN MARCOS
- ☐ CONCRETE



(153.429 ACRES)  
W.C. CARSON  
(752/33)

**PARKING SPACES**  
64 PARKING SPACES  
4 HANDICAP SPACES

**NOTES:**

- 1) THESE LOTS ARE SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 10, PAGE 210, PLAT RECORDS AND VOLUME 2004, PAGE 838, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
  - 2) 20' PUBLIC DRAINAGE UTILITY EASEMENT, (VOLUME 539, PAGE 862, PER PLAT), RUNNING ADJACENT WITH THE SOUTHEAST RIGHT-OF-WAY OF CORPORATE DRIVE AND THE NORTHWEST LINE OF LOTS 2, 3 AND 4, SAN MARCOS BUSINESS PARK, SECTION 4, DOES NOT IMPEDE ACCESS TO SUBJECT PROPERTY.
  - 3) THESE LOTS ARE IN COMPLIANCE WITH COMMERCIAL ZONING REQUIREMENTS PER CITY OF SAN MARCOS, TEXAS.
  - 4) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLIDWASTER DUMP, SUMP, OR SANITARY LANDFILL. ALL CONSTRUCTION HAS BEEN FINALIZED ON SUBJECT PROPERTY.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0231 E, DATED FEB. 18, 1998, THESE LOTS ARE LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

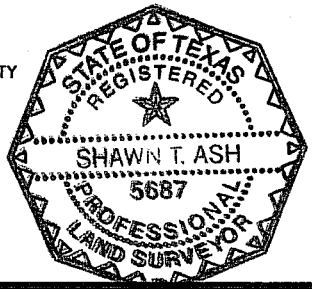
**BOUNDARY AND IMPROVEMENT SURVEY OF:**  
LOTS 3 & 4, SAN MARCOS BUSINESS PARK, SECTION 4,  
AS RECORDED IN VOLUME 10, PAGE 210, PLAT RECORDS  
OF HAYS COUNTY, TEXAS.

**BORROWER:** TERRACO INVESTMENTS, LTD. -  
A TEXAS LIMITED PARTNERSHIP  
**LENDER:** ICA MORTGAGE CAPITAL, LLC -  
AN ILLINOIS LIMITED LIABILITY COMPANY,  
ITS SUCCESSORS AND/OR ASSIGNS  
**TITLE CO:** SAN MARCOS TITLE COMPANY  
**GF NO:** 022166SMT

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY  
OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A  
CATEGORY 1A CONDITION II SURVEY.

*Shawn T. Ash*  
SHAWN T. ASH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 5687 STATE OF TEXAS

03/05/05  
DATE



**ASH & ASSOCIATES**  
surveying and mapping  
516 W. HOPKINS ST. SUITE A  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
FAX (512) 392-1928  
JOB NO: 05-0575 DRAWN BY: CJW