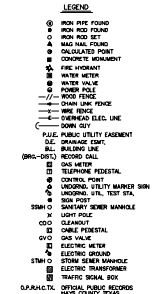


**MOON STREET**



NOTES:

ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE OF # 18-1831-C, EFFECTIVE JULY 20, 2018 BY FIRST AMERICAN TITLE INSURANCE COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS TO DELETE THIS SECTION):

1. A COMMITMENT GRANTED TO THE CITY OF SAN MARCOS, TEXAS, BY BROADWAY BANK, SSB, RECORDED IN DOCUMENT NO. 17040242, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (PORTION OF TRACT 4)

(SHOWN HEREON)

2. A COMMITMENT GRANTED TO THE CITY OF SAN MARCOS, TEXAS, BY BROADWAY BANK, SSB, RECORDED IN DOCUMENT NO. 17040243, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (TRACT 1) (SHOWN HEREON)



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ALTA/ACSM LAND TITLE SURVEY  
LOT 5, BLK 21, PARTS OF LOTS 2, 3, 6, 7, 8  
ORIGINAL TOWN OF SAN MARCOS  
HAYS COUNTY  
TEXAS  
301 N. C.M. ALLEN PARKWAY, SAN MARCOS TX 78666

ALTA/ACSM LAND TITLE SURVEY  
LOT 5, BLK 21, PARTS OF LOTS 2, 3, 6, 7, 8  
ORIGINAL TOWN OF SAN MARCOS  
HAYS COUNTY TEXAS  
301 N. C.M. ALLEN PARKWAY, SAN MARCOS TX 78881

# **SURVEYORS NOTES**

1. FENCES MEANDER.

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0393F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

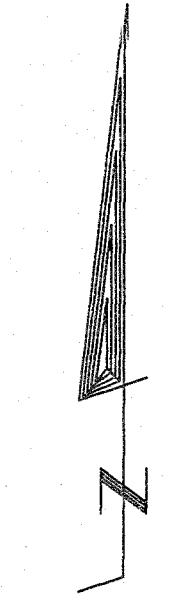
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 28, 2014 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.

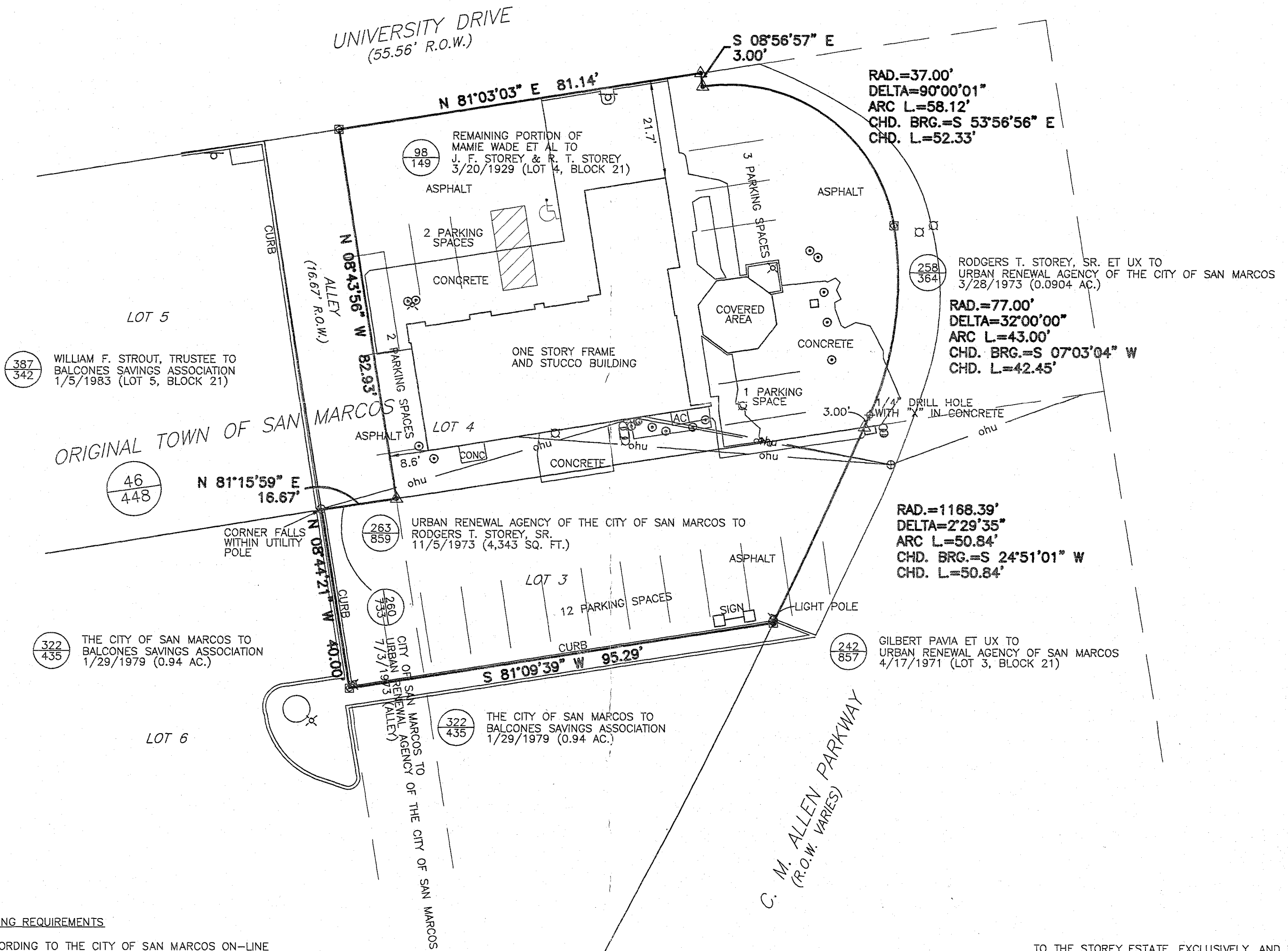
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

## **LEGEND**

	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
	1/2" IRON ROD FOUND OR DIAMETER NOTED
	1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "PRO-TECH ENG"
	COTTON SPINDLE SET
	CONCRETE NAIL SET
	WOOD FENCE
	UTILITY LINE, POLE AND GUY
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	UTILITY PEDESTAL
	CLEANOUT
	LIGHT POLE
	GAS METER
	SIGN
	GUARD POST



ORIGINAL SCALE  
1" = 20'



## **ZONING REQUIREMENTS**

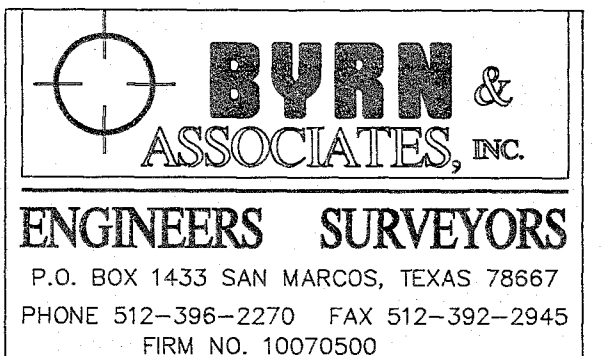
ACCORDING TO THE CITY OF SAN MARCOS ON-LINE PLANNING AND ZONING ATLAS THIS LOT IS ZONED T5

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF SAN MARCOS PLANNING DEPARTMENT:  
630 E. HOPKINS  
SAN MARCOS, TX 78666  
512-393-8230

TO THE STOREY ESTATE, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JULY 28, 2014. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307



CLIENT: STOREY ESTATE  
DATE: 7/28/2014  
OFFICE: K. SMITH  
CREW: C. SMITH, HADEN  
FB/PG: 716/62  
PLAT NO. 27089-14-c

PLAT OF 0.31 OF AN ACRE, BEING A PORTION OF LOTS 3 AND 4, BLOCK 21, ORIGINAL TOWN OF SAN MARCOS, HAYS COUNTY, TEXAS