

SURVEY NOTES:

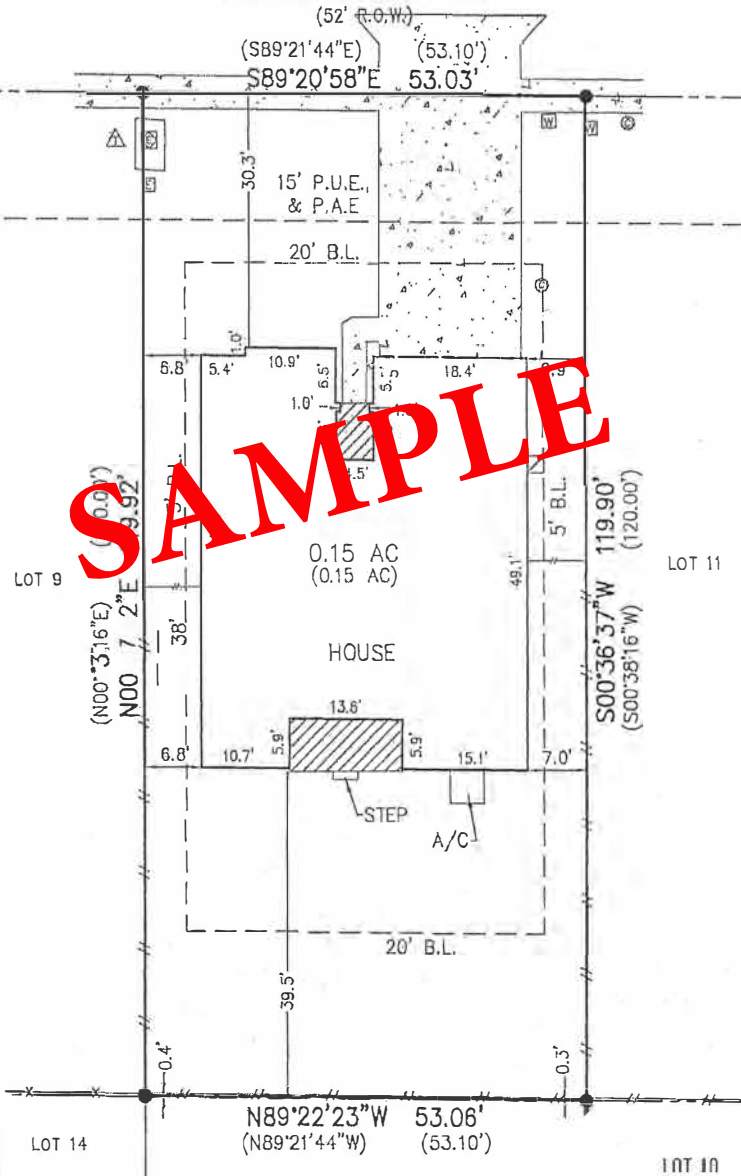
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

LEGEND:

- = FND 1/2" IRON PIN W/ CAP STAMPED "DOUCET" UNLESS OTHERWISE NOTED
- ⊗ = SET "X" IN CONCRETE
- B.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- P.R.H.C.T. = PLAT RECORDS OF COUNTY, TEXAS =
- ⊠ = TRANSFORMER
- ⊞ = WATER METER
- ⊕ = CLEAN OUT
- ⊞ = ELECTRIC METER
- ⊞ = TELEPHONE PEDESTAL
- = WOOD FENCE
- ▨ = CONCRETE
- ▨ = COVERED CONCRETE
- ▨ = GAS METER

SCALE: 1"=20'



OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS AND THOSE SET OUT ON THE PLAT RECORDED IN DOCUMENT NO. 22027502, OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS.

10(f) EASEMENT AND RIGHT OF WAY, TOGETHER WITH ALL RIGHTS GRANTED THEREIN, CONVEYED TO UNITED GAS PIPE LINE COMPANY AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME 177, PAGE 175 OF THE DEED RECORDS OF A COUNTY, TEXAS.

10(g) EASEMENT AND RIGHT OF WAY, TOGETHER WITH ALL RIGHTS GRANTED THEREIN, CONVEYED TO UNITED GAS PIPE LINE COMPANY AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME 177, PAGE 288 OF THE DEED RECORDS OF COUNTY, TEXAS.

10(h) GRAVE ACCESS EASEMENT RECORDED ON NOVEMBER 11, 1915 IN INSTRUMENT RECORDED IN VOLUME 68, PAGE 294, ALSO REFERENCED IN VOLUME 269, PAGE 648, DEED RECORDS OF COUNTY, TEXAS.

10(i) TERMS AND CONDITIONS OF THAT CERTAIN LANDOWNER AGREEMENT AND NOTICE OF SPECIAL ASSESSMENTS AGREEMENT REGARDING TRACE PUBLIC IMPROVEMENT DISTRICT, DATED OCTOBER 18, 2016, RECORDED IN DOCUMENT NO. 17006517 OF THE OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS, EXECUTED BY AND BETWEEN AS AFFECTED BY ORDINANCE NO. 2016-42, RECORDED IN DOCUMENT NO. 19001714, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BY CERTIFICATE OF ORDINANCE RECORDED IN DOCUMENT NO. OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS.

10(j) TERMS AND CONDITIONS OF THAT CERTAIN LICENSE AGREEMENT DATED JUNE 6, 2022, RECORDED IN DOCUMENT NO. 22028896 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, EXECUTED BY AND BETWEEN HIGHPOINTE TRACE, LLC AND THE CITY OF SAN MARCOS.

THIS SURVEY IS CERTIFIED TO:
 DHI TITLE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

DRAWN BY: GRS
 FIELD CREW: IJU

ENGINEERING & SURVEY

22-0929