

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0392F & 48209C0394F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20611059, DATED NOVEMBER 3, 2006 PROVIDED BY HAYS COUNTY ABSTRACT COMPANY. 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.
- A. THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 4, PAGE 212 OF THE HAYS COUNTY PLAT RECORDS AND IN VOLUME 1341, PAGE 282 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

B. ITEM 10ii OF THE TITLE COMMITMENT REFERENCES AN EASEMENT TO THE CITY OF SAN MARCOS RECORDED IN VOLUME 342, PAGE 599 OF THE HAYS COUNTY DEED RECORDS, KNOWN AS TRACT ONE, SAID EASEMENT WAS ABANDONED UPON THE APPROVAL OF THE RIVER RIDGE SUBDIVISION AND THEREFORE DOES NOT AFFECT LOT 14.

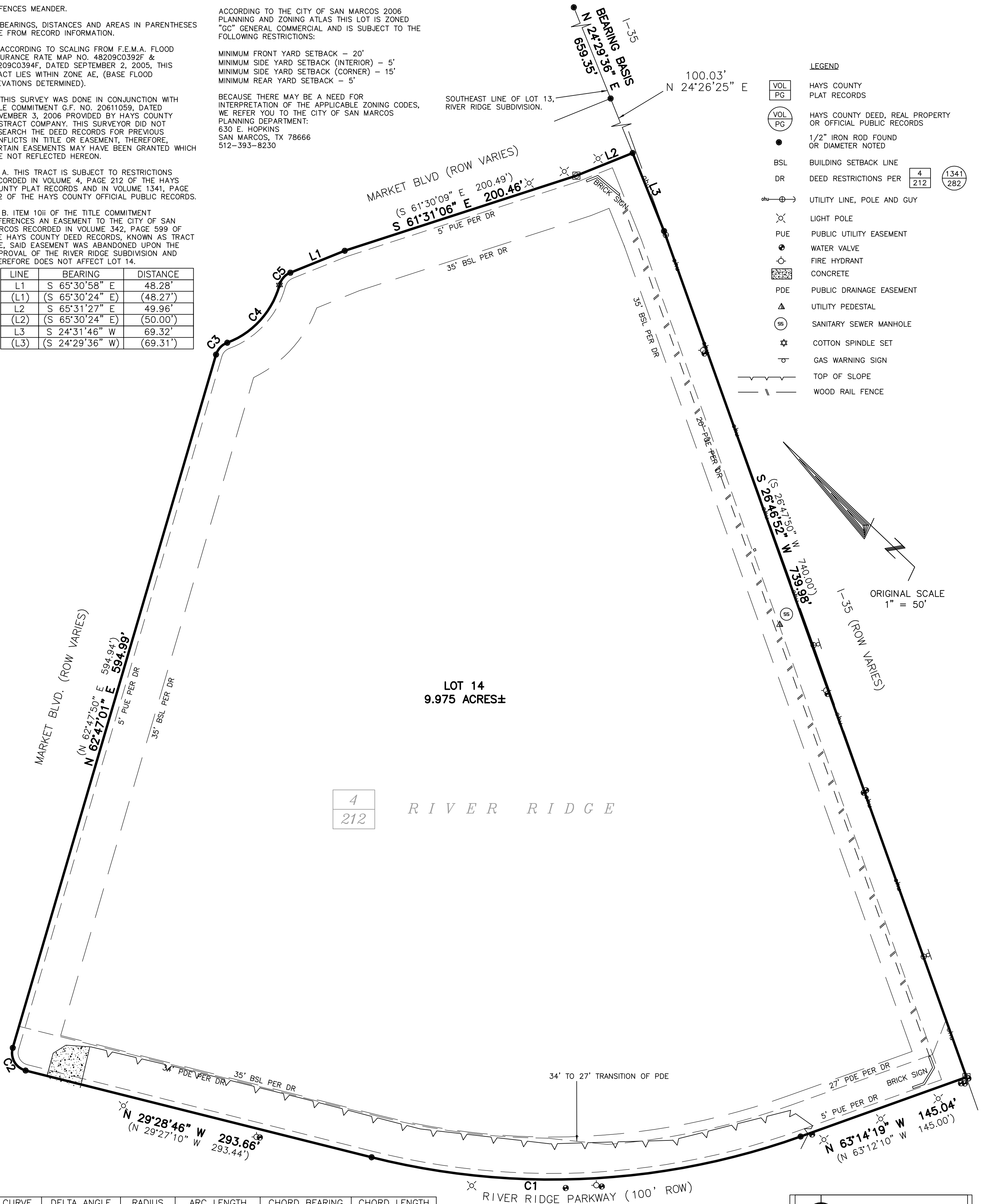
LINE	BEARING	DISTANCE
L1	S 65°30'58" E	48.28'
(L1)	(S 65°30'24" E)	(48.27')
L2	S 65°31'27" E	49.96'
(L2)	(S 65°30'24" E)	(50.00')
L3	S 24°31'46" W	69.32'
(L3)	(S 24°29'36" W)	(69.31')

ZONING REQUIREMENTS

ACCORDING TO THE CITY OF SAN MARCOS 2006 PLANNING AND ZONING ATLAS THIS LOT IS ZONED "GC" GENERAL COMMERCIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

MINIMUM FRONT YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK (INTERIOR) - 5'
MINIMUM SIDE YARD SETBACK (CORNER) - 15'
MINIMUM REAR YARD SETBACK - 5'

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



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	33°44'14"	609.31'	358.78'	N 46°19'33" W	353.62'
(C1)	(33°45'00")	(609.31')	(358.91')	(N 46°19'40" W)	(353.75')
C2	91°37'23"	15.00'	23.99'	N 16°51'34" E	21.51'
(C2)	(92°15'00")	(15.00')	(24.15')	(N 16°40'20" E)	(21.63')
C3	53°11'17"	15.00'	13.92'	N 89°51'19" E	13.43'
(C3)	(53°07'48")	(15.00')	(13.91')	(N 89°21'44" E)	(13.42')
C4	54°34'11"	70.00'	66.67'	N 88°33'42" E	64.18'
(C4)	(54°33'50")	(70.00')	(66.66')	(N 88°38'43" E)	(64.17')
C5	53°12'52"	15.00'	13.93'	N 87°56'44" E	13.44'
(C5)	(53°07'48")	(15.00')	(13.91')	(N 87°55'42" E)	(13.42')

TO BMC REAL ESTATE, INC. AND HAYS COUNTY ABSTRACT COMPANY 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 NOVEMBER 27, 2006; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

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

LEGEND

- VOL PG HAYS COUNTY PLAT RECORDS
- VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- BSL BUILDING SETBACK LINE
- DR DEED RESTRICTIONS PER 4 212 1341 282
- UTILITY LINE, POLE AND GUY
- LIGHT POLE
- PUE PUBLIC UTILITY EASEMENT
- WATER VALVE
- FIRE HYDRANT
- CONCRETE
- PDE PUBLIC DRAINAGE EASEMENT
- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- COTTON SPINDLE SET
- GAS WARNING SIGN
- TOP OF SLOPE
- WOOD RAIL FENCE

ORIGINAL SCALE
1" = 50'

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
1115 HWY 80 EAST, SAN MARCOS TEXAS 78667-1433
PHONE 512-396-2270 FAX 512-392-2945

PLAT OF LOT 14,
RIVER RIDGE,
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

CLIENT: BMC REAL ESTATE, INC.
DATE: NOVEMBER 27, 2006
OFFICE: PAYNE
CREW: EVERETT, DAVIDSON, C. SMITH
FB/PG: 682/2
PLAT NO. 26086-06-14-c