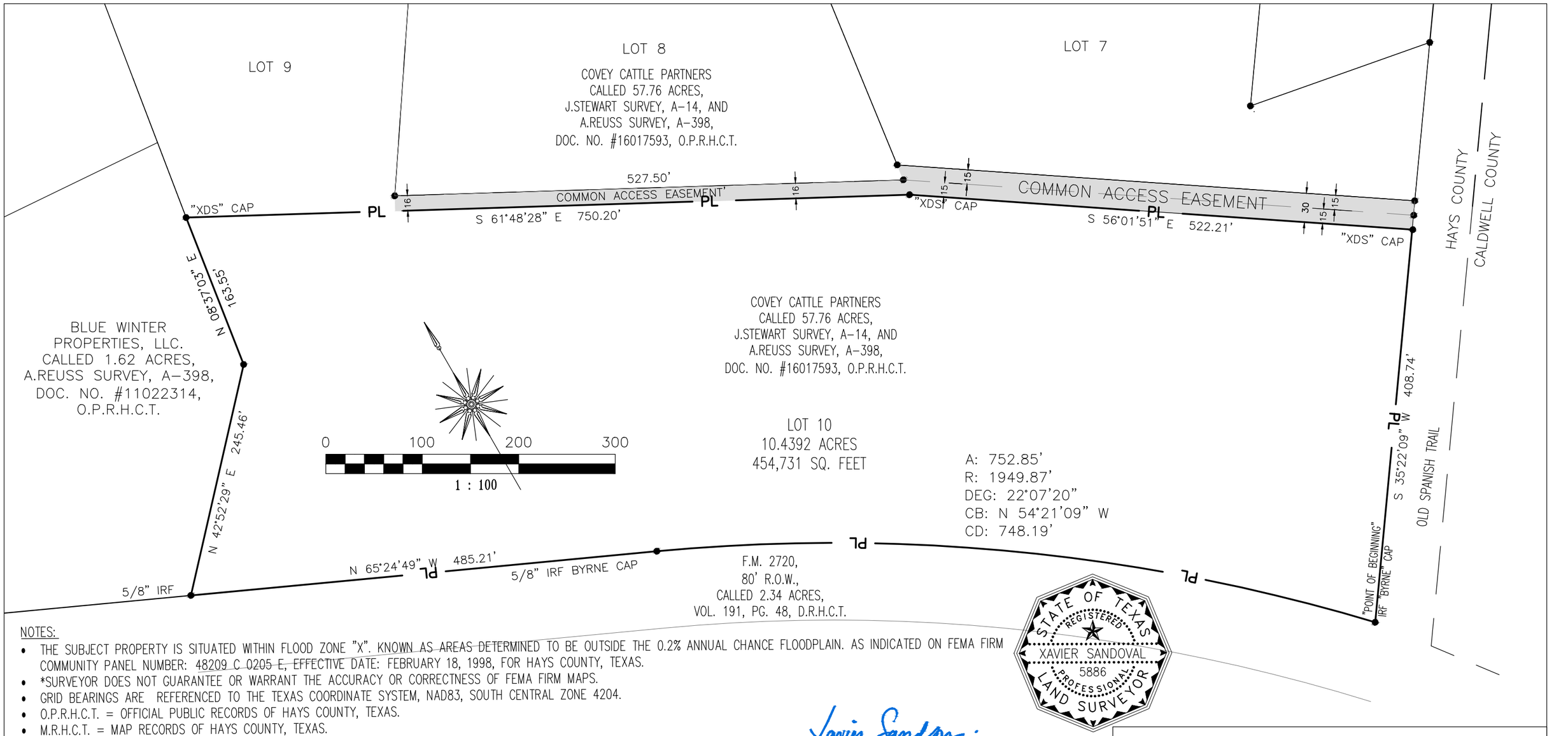

NOTES:

- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X". KNOWN AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 48209 C 0205 E, EFFECTIVE DATE: FEBRUARY 18, 1998, FOR HAYS COUNTY, TEXAS.
- *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE 4204.
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- M.R.H.C.T. = MAP RECORDS OF HAYS COUNTY, TEXAS.
- D.R.H.C.T. = DEED RECORDS HAYS COUNTY TEXAS.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND.
- XDS = 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "XDS".
- PROPERTY CORNERS NOTED.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (http://texas811.org/).
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
- ALL RIGHTS RESERVED © UCC1-308, 2020.

Xavier Sandoval

REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE XTH DAY OF FEBRUARY, 2020.

SURVEY OF LOT 10, 10.4392 ACRES (454,731 SQ. FEET) OUT OF A CALLED 57.94 ACRES, CONVEYED TO COVEY CAPITAL PARTNERS IN DOC. NO. #16017593, O.P.R.H.C.T., SITUATED IN THE J.STEWART LEAGUE SURVEY, A-14 & A.REUSS SURVEY, A-398, HAYS COUNTY, TX.

DRAWN XDS	DATE	SURVEYING & MAPPING SERVICES
APPROVED XDS	DATE 09/07/2016	
SCALE 1 : 100	PROJECT NO. 160727 LOT 10	Xavier D Sandoval SURVEYOR, 210.718.7189 xavierdsandoval@gmail.com 320 S. WALNUT AVE, NEW BRAUNFELS, TX 78130