

**CONSTRAINTS MAP OF 5.00 ACRE TRACT AND A 22.60 ACRE TRACT, BOTH OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NO. 203, THE FARNHAM FRYE SURVEY, ABSTRACT NO. 183, AND THE REBECCA BROWN SURVEY, ABSTRACT NO. 46
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS**

SITE ADDRESS:
2411 S. OLD BASTROP HWY
SAN MARCOS, TX 78666

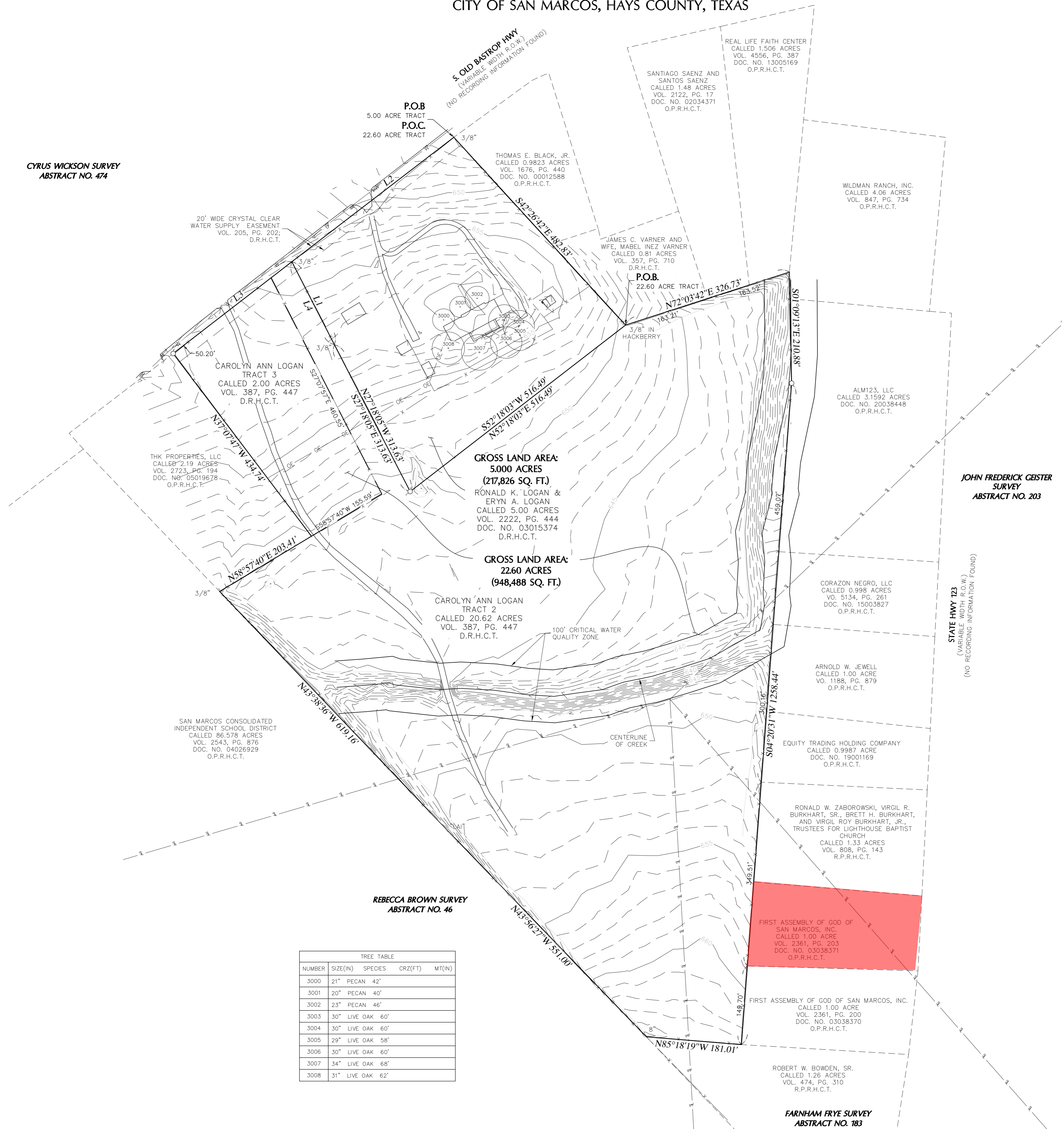
LEGEND

- PROPERTY LINE
- - - INTERIOR PROPERTY LINE
- - - EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- OVERHEAD ELECTRIC
- X EXISTING WIRE FENCE
- EDGE OF PAVEMENT
- EXISTING WATER LINE
- APPROXIMATE SURVEY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- RIGHT OF WAY TYPE II MONUMENT FOUND
- FENCE POST FOUND (AS NOTED)
- 1/2" IRON ROD WITH "SQUIGGLE" CAP SET
- ELECTRIC PULL BOX
- AIR CONDITIONING UNIT
- FIRE HYDRANT
- FIBER OPTIC MARKER POST
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- ELECTRIC METER
- IRRIGATION CONTROL VALVE
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- P.G. PAGE
- R.O.W. RIGHT-OF-WAY
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- C.D.S. CONCRETE DRAINAGE STRUCTURE
- R.P.R.H.C.T. REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- (---) RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°08'13"W	176.75'
L2	N52°27'25"E	387.54'
L3	N52°18'23"E	284.68'
L4	S27°08'13"E	176.75'

**CYRUS WICKSON SURVEY
ABSTRACT NO. 474**



FLOODPLAIN NOTE:
ALL OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN THE UNSHADOWED ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL NO. 482090479F, HAYS COUNTY, TEXAS REVISED SEPTEMBER 2, 2005.
SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.

TREE SURVEY NOTE:
THE CRITICAL ROOT ZONE (CRZ) SHOWN HEREON WAS DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) x 2 = CRITICAL ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013 USING CP1 AS POINT OF ORIGIN.

CP#1 (GRID)
N:13,849,789.64
E:2,302,348.42
ELEV:657.36'

TREE TABLE

NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	21"	PECAN	42'	
3001	20"	PECAN	40'	
3002	23"	PECAN	46'	
3003	30"	LIVE OAK	60'	
3004	30"	LIVE OAK	60'	
3005	29"	LIVE OAK	58'	
3006	30"	LIVE OAK	60'	
3007	34"	LIVE OAK	68'	
3008	31"	LIVE OAK	62'	

DOUCET
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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	06/14/2022
Scale:	1" = 100'
Drawn by:	SNP
Reviewed:	CWT
Project:	2448-001
Sheet:	1 OF 1
Field Book:	548
Party Chief:	JSM
Survey Date:	03/29/2022

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