



GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
3. NO ON-THE-GROUND SURVEY WAS PERFORMED AT THIS TIME. THIS IS NOT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONSTRUCTION OR CONVEYANCE.
4. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48209C0478FG, DATED SEPTEMBER 5, 2005. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.
5. THE FOREGOING PROPERTY IS SITUATED IN THE CITY OF SAN MARCOS ETJ.
6. OR = HAYS COUNTY OFFICIAL PUBLIC RECORDS
PR = HAYS COUNTY PLAT RECORDS

PROJECT NO.	28580.11
CHECKED:	
DRAWN:	ECO
FIELD CREW:	
FIELD WORK DATE:	

REVISIONS:

PREPARED FOR:

HOGAN COMMERCIAL PARTNERS

DEED SKETCH OF:

**SAN MARCOS
52.11 ACRES**

A 52.11 ACRE TRACT SITUATED IN THE L.H. YEATES SURVEY, ABSTRACT 509, AND THE J.H. YEABY SURVEY, ABSTRACT 508, HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 72.193 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 21019185, HAYS COUNTY OFFICIAL PUBLIC RECORDS

Westwood

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Westwood Professional Services, Inc.
TPELS SURVEYING FIRM NO. 10074301

SHEET NUMBER:

1 OF 1

DATE: 3/06/25