



VICINITY MAP

- LEGEND**
- IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - PK FOUND
 - CALCULATED POINT
 - CONCRETE MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - OVERHEAD ELEC. LINE
 - COWM GUY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE ESMT.
 - B.L. BUILDING LINE
 - (BRG-DIST.) RECORD CALL
 - GAS METER
 - TELEPHONE PEDESTAL
 - CONTROL POINT
 - UNDERGRD. UTILITY MARKER SIGN
 - UNDERGRD. UTIL. TEST STA.
 - SIGN POST
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - CLEANOUT
 - CABLE PEDESTAL
 - GAS VALVE
 - ELECTRIC METER
 - ELECTRIC GROUND
 - STORM SEWER MANHOLE
 - ELECTRIC TRANSFORMER
 - TRAFFIC SIGNAL BOX

NOTES:

1) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY NAD83 (ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL) & NAD83 (HORIZONTAL) AND NAD83 (VERTICAL).

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 48229C0393T, REVISED DATE 09/02/05, PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN AND ZONE "X" (SHADED), WHICH IS AN AREA OF THE 0.2% ANNUAL FLOOD HAZARD, AS SHOWN HEREON.

GRAPHIC SCALE: 1" = 50'

J.M. VERAMENDI SURVEY NO. 2

**LOT 2
STRIPES ADDITION NO. 2
6.472 ACRES
(19/237-238)**

**AFFIDAVIT OF CORRECTION
HAYS CO. CLERK'S FILE # 16026974**

**LOT 1
STRIPES ADDITION NO. 2
2.255 ACRES
(19/237-238)**

**AFFIDAVIT OF CORRECTION
HAYS CO. CLERK'S FILE # 16026974**

ALTA/NSPS LAND TITLE SURVEY OF:

A 6.472 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.M. VERAMENDI LEAGUE SURVEY NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 2 OF THE STRIPES ADDITION NO. 2, AN ADDITION TO THE CITY OF SAN MARCOS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGES 237 & 238 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN CALLED 2.377 ACRE TRACT OF LAND CONVEYED TO STRIPES LLC BY DEED RECORDED IN VOLUME 5399, PAGE 661, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



METES & BOUNDS DESCRIPTION

BEING A 6.472 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.M. VERAMENDI LEAGUE SURVEY NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 2 OF THE STRIPES ADDITION NO. 2, AN ADDITION TO THE CITY OF SAN MARCOS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGES 237 & 238 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN CALLED 2.377 ACRE TRACT OF LAND CONVEYED TO STRIPES LLC BY DEED RECORDED IN VOLUME 5399, PAGE 661, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHEASTLY CORNER OF SAID LOT 2, STRIPES ADDITION NO. 2, FOR THE NORTHEASTLY CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING AT THE NORTHEASTLY CORNER OF SAID LOT 3 OF THE STOREY ADDITION, AND BEING AT A COMMON CORNER OF LOT 3 OF ASPEN HEIGHTS, PHASE 2, AN ADDITION TO THE CITY OF SAN MARCOS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 16, PAGE 213 OF THE HAYS COUNTY PLAT RECORDS, AND ALSO BEING IN THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE ALONG THE WESTERLY LINE OF SAID INTERSTATE HIGHWAY NO. 35 AND THE COMMON EASTERLY LINE OF SAID LOT 2, STRIPES ADDITION NO. 2, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (3):

1) SOUTH 37°27'06" WEST (S 38°26'41" W RECORD - STOREY ADDITION - VOLUME 5, PAGE 179, PRHCT), A DISTANCE OF 210.91 FEET (210.62' RECORD - 5/179) TO A 1/2" IRON PIPE FOUND FOR CORNER

2) SOUTH 38°07'02" WEST (S 39°43'10" W RECORD - 5/179), AT A DISTANCE OF 20.75 FEET PASSING AN IRON ROD FOUND WITH AN ALUMINUM CAP AT AN EASTERLY SOUTHEAST CORNER OF SAID LOT 3 AND THE COMMON EASTERLY NORTHEAST CORNER OF SAID LOT 2 OF THE STOREY ADDITION, AND CONTINUING ON FOR A TOTAL DISTANCE OF 70.67 FEET (RECORD - 5/179) TO A 1/2" IRON ROD FOUND WITH CAP AT THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND THE COMMON EASTERLY NORTHEAST CORNER OF LOT 1 OF SAID STOREY ADDITION;

3) SOUTH 38°45'31" WEST (S 39°43'10" W RECORD - 5/179), A DISTANCE OF 115.51 FEET TO A 1/2" IRON ROD WITH CAP MARKED "ASH 5687" SET FOR THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEASTLY CORNER OF LOT 1, OF SAID STRIPES ADDITION NO. 2;

THENCE THROUGH AND SEVERING SAID STOREY ADDITION, NORTH 51°25'06" WEST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 OF THE STRIPES ADDITION NO. 2, A DISTANCE OF 294.76 FEET TO A 1/2" IRON ROD WITH CAP MARKED "ASH 5687" SET FOR AN INTERIOR CORNER OF SAID LOT 2 AND THE COMMON NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, STRIPES ADDITION NO. 2, SOUTH 38°48'09" WEST, PASSING THE SOUTH LINE OF THE AFORESAID LOT 1 OF THE STOREY ADDITION AND THE COMMON NORTH LINE OF SAID STRIPES LLC CALLED 2.377 ACRE TRACT, AND CONTINUING ON FOR A TOTAL DISTANCE OF 395.84 FEET TO A 1/2" IRON ROD WITH CAP MARKED "ASH 5687" SET FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND THE COMMON SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, STRIPES ADDITION NO. 2, SAME BEING IN THE NORTH LINE OF MILL STREET, A CALLED 50 FOOT PUBLIC RIGHT-OF-WAY, AS WIDENED BY PLAT OF SAID STRIPES ADDITION NO. 2;

THENCE NORTH 74°31'04" WEST, ALONG THE NORTH LINE OF SAID MILL STREET, AS WIDENED, A DISTANCE OF 328.64 FEET (329.30' RECORD - 19/237) TO A 1/2" IRON ROD WITH CAP MARKED "ASH 5687" SET FOR CORNER AT THE BEGINNING OF AN ARC OF A CURVE TO THE RIGHT AT THE INTERSECTION OF THE NORTH LINE OF SAID MILL STREET, AS WIDENED, WITH THE EASTERLY LINE OF TELLURIDE STREET (COPPER BEACH DRIVE), A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE IN A NORTHWESTERLY DIRECTION, 52.32 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 119°54'04", AND A CHORD WHICH BEARS NORTH 14°34'03" WEST, A CHORD DISTANCE OF 43.28 FEET TO A 1/2" IRON ROD WITH CAP MARKED "ASH 5687" SET FOR CORNER;

THENCE ALONG AND WITH THE EASTERLY LINE OF SAID TELLURIDE STREET, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (3):

1) NORTH 45°23'02" EAST (N 45°27'11" E RECORD - 3253/205), A DISTANCE OF 123.07 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE NORTHWESTERLY CORNER OF SAID STRIPES LLC CALLED 2.377 ACRE TRACT AND THE COMMON SOUTHWESTERLY CORNER OF THE AFORESAID LOT 3, STOREY ADDITION;

2) NORTH 44°22'06" EAST (N 45°26'23" E RECORD - 5/179), A DISTANCE OF 334.24 FEET (333.99' RECORD - 5/179) TO AN IRON BOLT FOUND FOR CORNER;

3) NORTH 45°17'14" EAST (N 46°42'50" E RECORD - 5/179), A DISTANCE OF 125.06 FEET (125.32' RECORD - 5/179) TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 3, STOREY ADDITION, FOR THE NORTHWESTERLY CORNER OF LOT 2, STRIPES ADDITION NO. 2, HEREIN DESCRIBED, SAME BEING AT THE COMMON SOUTHWESTERLY CORNER OF THE AFORESAID LOT 3, ASPEN HEIGHTS, PHASE 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, STRIPES ADDITION NO. 2, THE NORTH LINE OF SAID LOT 3, STOREY ADDITION AND THE COMMON SOUTH LINE OF SAID LOT 3, ASPEN HEIGHTS, PHASE 2, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (3):

1) SOUTH 81°09'12" EAST (S 80°00'44" E RECORD - 5/179), A DISTANCE OF 309.57 FEET (309.85' RECORD - 5/179) TO A CONCRETE MONUMENT FOUND FOR CORNER;

2) SOUTH 80°50'16" EAST (S 79°37'10" E RECORD - 5/179), A DISTANCE OF 149.71 FEET (149.84' RECORD - 5/179) TO A CONCRETE MONUMENT FOUND FOR CORNER;

3) SOUTH 79°38'42" EAST (S 78°31'04" E RECORD - 5/179), A DISTANCE OF 189.95 FEET (189.22' RECORD - 5/179) TO THE POINT OF BEGINNING AND CONTAINING 6.472 ACRES OF LAND.

TITLE NOTES:

THE SURVEY OF THE PROPERTY SHOWN HEREON WAS MADE WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, GF NO. 3710002121, ISSUED AUGUST 3, 2016 AND ACCORDING TO ITEMS IN SCHEDULE B, "EXCEPTIONS FROM COVERAGE", THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 94, PAGE 461, DEED RECORDS OF HAYS COUNTY, TEXAS, (UNABLE TO DETERMINE THE LOCATION OF (1) POWER POLE CITED IN THE INSTRUMENT)
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 109, PAGE 512, DEED RECORDS OF HAYS COUNTY, TEXAS, (UNABLE TO DETERMINE THE LOCATION OF (3) POLES AND (3) GUYS CITED IN THE INSTRUMENT)
- 15' FOOT PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF SAN MARCOS, RECORDED IN VOLUME 4327, PAGE 116, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
- TELECOMMUNICATIONS EASEMENT SET FORTH AND DESCRIBED IN EASEMENT DEED BY COURT ORDER, RECORDED IN VOLUME 51273, PAGE 815, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (BLANKET-TYPE EASEMENT AFFECTING PROPERTIES ADJACENT TO RAILROAD RIGHT-OF-WAYS AND DOES NOT AFFECT SUBJECT PROPERTY)

*) 10' ELECTRIC POWER LINE EASEMENT AS SET FORTH ON PLAT, RECORDED IN VOLUME 5, PAGE 179, PLAT RECORDS OF HAYS COUNTY, TEXAS. (ABANDONED BY PLAT OF STRIPES ADDITION NO. 2 AS SHOWN HEREON)

SURVEYOR'S CERTIFICATION

TO: ASSET PLUS REALTY CORPORATION & STRIPES LLC, A TEXAS LIMITED LIABILITY COMPANY;

THIS IS CERTIFY THAT THIS MAP OR PLAT OF SURVEY (SURVEY MAP) OF THE REAL PROPERTY (PROPERTY) SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 3710002121, ISSUE DATE AUGUST 3, 2016 (TITLE COMMITMENT), (1) IS BASED ON A FIELD SURVEY MADE ON AUGUST 11, 2016, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED AND IN EFFECT ON THE DATE OF THIS CERTIFICATION BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 3, 4, 8, 11 (OBSERVED EVIDENCE), 13, 14, 16, AND 17 OF TABLE A THEREOF.

Richard H. Taylor 08/16/16

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

REVISIONS			
NO.	REVISION	APPROV.	DATE
1	REVISED COMMITMENT 08/16/16		

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DRAWING INFORMATION			
DESIGNED BY:	DATE:	PROJECT NO.:	PLAT SCALE:
DRAWN BY:	08/11/16	16-6269	1:50
APPROVED BY:	RHT	RHT	FILE NAME:
			STOREY

ALTA/NSPS LAND TITLE SURVEY
6.472 ACRES OF LAND
LOT 2 - STRIPES ADDITION NO. 2
J.M. VERAMENDI LEAGUE NO. 2
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

DRAWING	
STRIPES 2	
SHEET:	1
OF	1