

BEING LOT 7, BLOCK P, COTTONWOOD CREEK, PHASE 3, UNIT 1,
RECORDED IN CLERK FILE NO. 18007114, PLAT RECORDS, HAYS
COUNTY, TEXAS.

LEGEND:

● = FND 1/2" IRON PIN W/ CAP
STAMPED "PAPE-DAWSON"
UNLESS OTHERWISE NOTED

B.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

() = PLAT CALLS
☒ = TRANSFORMER
⊞ = WATER METER
⚡ = TELEPHONE PEDESTAL
⚡ = CABLE PEDESTAL
⊙ = CLEAN OUT
⚡ = ELECTRIC PEDESTAL

/// = WOOD FENCE
▨ = CONCRETE
▩ = COVERED CONCRETE



SCALE: 1"=20'

REFERENCE DOCUMENT NO.
2016-16008122, 2016-16008336,
2016-16008337, 2016-16008338,
17014359, 17014360, 17042803,
17042804 OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS, AND
THOSE ACCORDING TO THE PLAT
THEREOF RECORDED IN CFN:
18007114, PLAT RECORDS OF HAYS
COUNTY, TEXAS.

EASEMENT AND RIGHT OF WAY,
CONVEYED TO THE CITY OF SAN
MARCOS AS DESCRIBED IN
DOCUMENT RECORDED IN VOLUME
2411, PAGE 887 OF THE OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY,
TEXAS.

EASEMENT AND RIGHT OF WAY,
CONVEYED TO ASTYANAX TROY
HECTOR CEMETERY ASSOCIATION, INC.
AS DESCRIBED IN DOCUMENT
RECORDED IN VOLUME 3268, PAGE
353 OF THE OFFICIAL PUBLIC
RECORDS OF HAYS COUNTY, TEXAS.

SUBJECT TO TERMS AND CONDITIONS
OF THAT CERTAIN SUBDIVISION
IMPROVEMENT AGREEMENT, RECORDED
IN DOCUMENT NO. 18007116 OF THE
OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS.

113 LANCE TRAIL
SAN MARCOS, TEXAS

THIS SURVEY IS CERTIFIED TO:
DHI TITLE

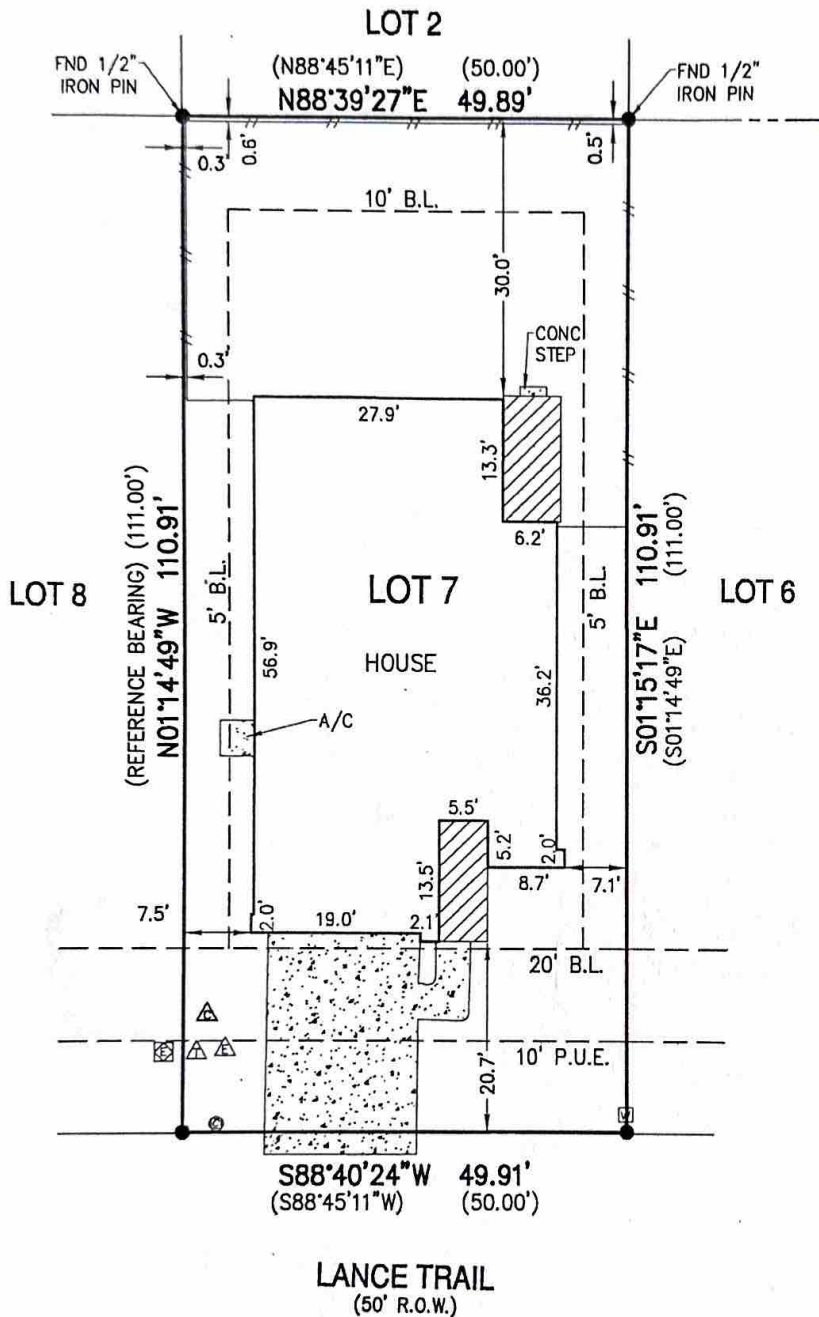
STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE
OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE
OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE
ABOVE PREMISES ARE SHOWN

THIS 20TH DAY OF MARCH 2019

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

18-0855



LANCE TRAIL
(50' R.O.W.)

Survey Received and Accepted

By: Robert Ruten 3-29-19
By: Patricia Ruten 3/29-19



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)825-8555
TBPLS FIRM 10153600



22 MARCH 2019