



**1.003 ACRE
LONGCOPE LOOP
SAN MARCOS, TEXAS 78666**

CRYSTAL CLEAR SPECIAL UTILITY DISTRICT
QUARRY SPRINGS SECTION 2
V 5298, P 353, OPRHC, TX



○ = PROPERTY CORNER



WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of December, 2023 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
- THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 2343491-SMA ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ISSUED DECEMBER 13, 2023, EFFECTIVE DECEMBER 6, 2023.
- PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 2, PAGE 135, PLAT RECORDS; VOLUME 318, PAGE 869; VOLUME 338, PAGE 81; VOLUME 370, PAGE 650; VOLUME 397, PAGE 469 AND VOLUME 398, PAGE 304, DEED RECORDS, HAYS COUNTY, TEXAS.
- PROPERTY IS SUBJECT TO A 35' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE, AS RECORDED IN VOLUME 2, PAGE 135, PLAT RECORDS, AND A 25' FRONT BUILDING SETBACK LINE ALONG THE REAR PROPERTY LINE, A 5' BUILDING SETBACK LINE ALONG THE REAR PROPERTY LINE, AND A 7' BUILDING SETBACK LINE ALONG SIDE PROPERTY LINES, AS VOLUME 338, PAGE 81, DEED RECORDS, HAYS COUNTY, TEXAS.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, MAP NUMBER 48209C0476F, EFFECTIVE SEPTEMBER 2, 2005, SHOWS THIS TRACT TO BE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEING 23, TURKEY HOLLOW SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 135, PLAT RECORDS, HAYS COUNTY, TEXAS.

DRAWN BY: WH	DATE: 12/27/2023	DWG. NO.	REV.
CHECKED BY: WH	DATE: 12/28/2023	HS-THS-L23-001	0
SCALE: 1"=40'	APP.: 12/28/2023	GF#: 2343491-SMA	



HUNTER SURVEYING

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