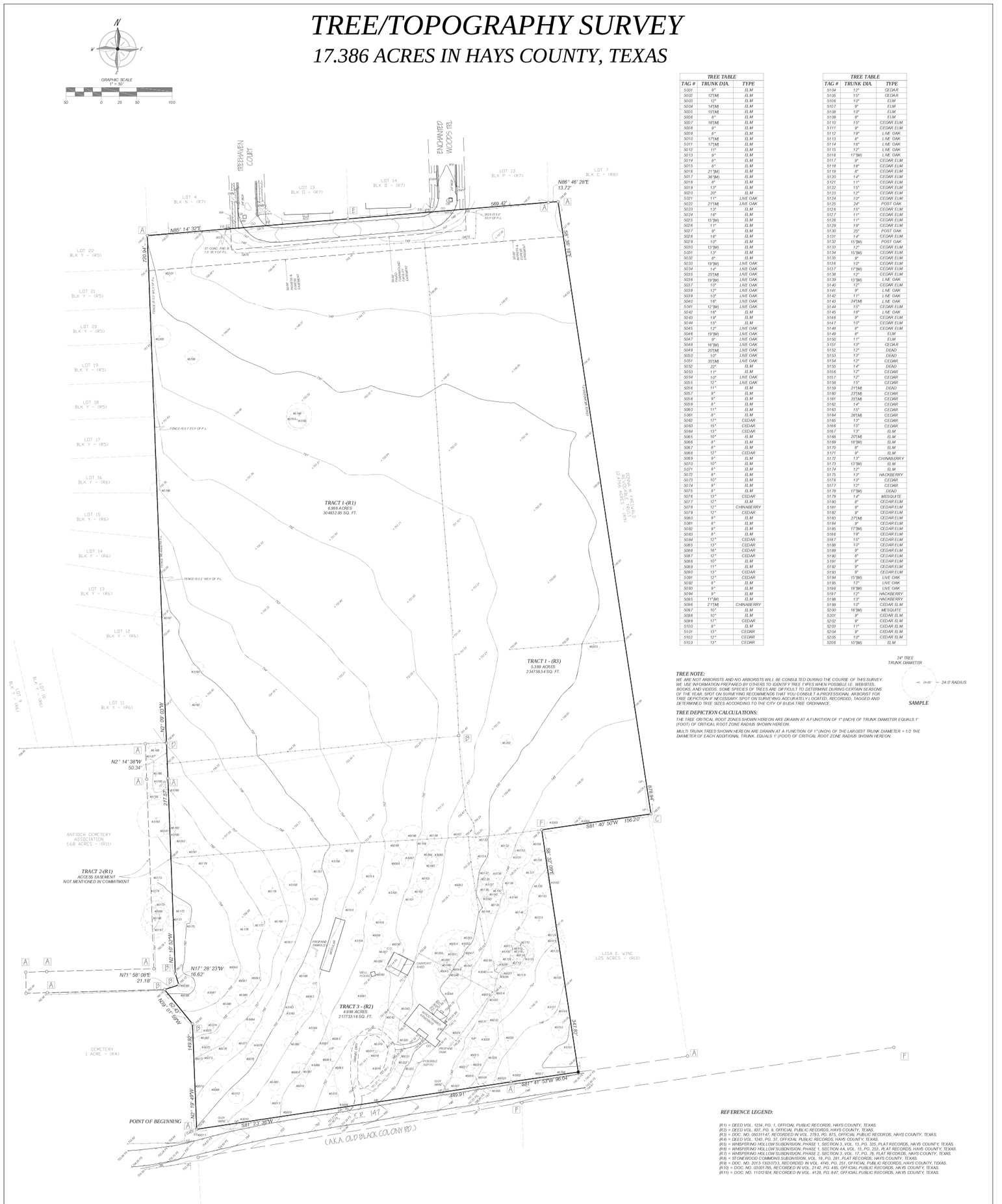
TREE/TOPOGRAPHY SURVEY

17.386 ACRES IN HAYS COUNTY, TEXAS



TREE TABLE		
TAG #	TRUNK DIA.	TYPE
5001	9"	ELM
5002	12"M	ELM
5003	12"	ELM
5004	14"M	ELM
5005	15"M	ELM
5006	8"	ELM
5007	16"M	ELM
5008	8"	ELM
5009	8"	ELM
5010	17"M	ELM
5011	17"M	ELM
5012	11"	ELM
5013	9"	ELM
5014	8"	ELM
5015	8"	ELM
5016	21"M	ELM
5017	36"M	ELM
5018	9"	ELM
5019	13"	ELM
5020	20"	ELM
5021	11"	LIVE OAK
5022	21"M	LIVE OAK
5023	13"	ELM
5024	16"	ELM
5025	19"M	ELM
5026	11"	ELM
5027	9"	ELM
5028	16"	ELM
5029	17"	ELM
5030	13"M	ELM
5031	13"	ELM
5032	9"	ELM
5033	19"M	LIVE OAK
5034	14"	LIVE OAK
5035	25"M	LIVE OAK
5036	19"M	LIVE OAK
5037	10"	LIVE OAK
5038	12"	LIVE OAK
5039	10"	LIVE OAK
5040	18"	LIVE OAK
5041	12"M	LIVE OAK
5042	18"	ELM
5043	19"	ELM
5044	15"	ELM
5045	12"	LIVE OAK
5046	19"M	LIVE OAK
5047	9"	LIVE OAK
5048	18"M	LIVE OAK
5049	20"M	LIVE OAK
5050	10"	LIVE OAK
5051	35"M	LIVE OAK
5052	22"	ELM
5053	11"	ELM
5054	10"	LIVE OAK
5055	12"	LIVE OAK
5056	11"	ELM
5057	9"	ELM
5058	9"	ELM
5059	8"	ELM
5060	11"	ELM
5061	8"	ELM
5062	17"	CEDAR
5063	15"	CEDAR
5064	13"	CEDAR
5065	10"	ELM
5066	8"	ELM
5067	8"	ELM
5068	12"	CEDAR
5069	9"	ELM
5070	10"	ELM
5071	8"	ELM
5072	8"	ELM
5073	10"	ELM
5074	9"	ELM
5075	8"	ELM
5076	13"	CEDAR
5077	12"	ELM
5078	12"	CHINABERRY
5079	12"	CEDAR
5080	9"	ELM
5081	9"	ELM
5082	9"	ELM
5083	8"	ELM
5084	12"	CEDAR
5085	13"	CEDAR
5086	16"	CEDAR
5087	12"	CEDAR
5088	10"	ELM
5089	11"	ELM
5090	13"	CEDAR
5091	12"	CEDAR
5092	8"	ELM
5093	9"	ELM
5094	9"	ELM
5095	11"M	ELM
5096	21"M	CHINABERRY
5097	10"	ELM
5098	10"	ELM
5099	11"	CEDAR
5100	8"	ELM
5101	13"	CEDAR
5102	12"	CEDAR
5103	13"	CEDAR

TREE TABLE		
TAG #	TRUNK DIA.	TYPE
5104	12"	CEDAR
5105	15"	CEDAR
5106	10"	ELM
5107	9"	ELM
5108	10"	ELM
5109	9"	ELM
5110	15"	CEDAR ELM
5111	9"	CEDAR ELM
5112	19"	LIVE OAK
5113	8"	LIVE OAK
5114	16"	LIVE OAK
5115	12"	LIVE OAK
5116	17"M	LIVE OAK
5117	9"	CEDAR ELM
5118	18"	CEDAR ELM
5119	8"	CEDAR ELM
5120	14"	CEDAR ELM
5121	11"	CEDAR ELM
5122	15"	CEDAR ELM
5123	12"	CEDAR ELM
5124	10"	CEDAR ELM
5125	24"	POST OAK
5126	15"	CEDAR ELM
5127	11"	CEDAR ELM
5128	11"	CEDAR ELM
5129	19"	CEDAR ELM
5130	20"	POST OAK
5131	14"	CEDAR ELM
5132	15"M	POST OAK
5133	12"	CEDAR ELM
5134	15"M	CEDAR ELM
5135	9"	CEDAR ELM
5136	10"	CEDAR ELM
5137	17"M	CEDAR ELM
5138	12"	CEDAR ELM
5139	13"M	LIVE OAK
5140	12"	CEDAR ELM
5141	9"	LIVE OAK
5142	11"	LIVE OAK
5143	24"M	LIVE OAK
5144	15"	CEDAR ELM
5145	18"	LIVE OAK
5146	9"	CEDAR ELM
5147	10"	CEDAR ELM
5148	8"	CEDAR ELM
5149	8"	ELM
5150	11"	ELM
5151	13"	CEDAR
5152	12"	DEAD
5153	13"	DEAD
5154	12"	CEDAR
5155	14"	DEAD
5156	12"	CEDAR
5157	12"	CEDAR
5158	15"	CEDAR
5159	21"M	DEAD
5160	23"M	CEDAR
5161	20"M	CEDAR
5162	14"	CEDAR
5163	15"	CEDAR
5164	26"M	CEDAR
5165	13"	CEDAR
5166	13"	CEDAR
5167	13"	ELM
5168	20"M	ELM
5169	18"M	ELM
5170	8"	ELM
5171	9"	ELM
5172	13"	CHINABERRY
5173	13"M	ELM
5174	12"	ELM
5175	13"	HACKBERRY
5176	13"	CEDAR
5177	12"	CEDAR
5178	17"M	DEAD
5179	14"	MESQUITE
5180	8"	CEDAR ELM
5181	9"	CEDAR ELM
5182	9"	CEDAR ELM
5183	27"M	CEDAR ELM
5184	9"	CEDAR ELM
5185	17"M	CEDAR ELM
5186	19"	CEDAR ELM
5187	15"	CEDAR ELM
5188	10"	CEDAR ELM
5189	9"	CEDAR ELM
5190	8"	CEDAR ELM
5191	9"	CEDAR ELM
5192	9"	CEDAR ELM
5193	9"	CEDAR ELM
5194	15"M	LIVE OAK
5195	12"	LIVE OAK
5196	18"M	LIVE OAK
5197	12"	HACKBERRY
5198	13"	HACKBERRY
5199	10"	CEDAR ELM
5200	16"M	MESQUITE
5201	9"	CEDAR ELM
5202	9"	CEDAR ELM
5203	11"	CEDAR ELM
5204	9"	CEDAR ELM
5205	10"	CEDAR ELM
5206	10"M	ELM

TREE NOTE:
WE ARE NOT ARBORISTS AND NO ARBORISTS WILL BE CONSULTED DURING THE COURSE OF THIS SURVEY. WE USE INFORMATION PREPARED BY OTHERS TO IDENTIFY TREE TYPES WHEN POSSIBLE I.E., WEBSITES, BOOKS, AND VIDEOS. SOME SPECIES OF TREES ARE DIFFICULT TO DETERMINE DURING CERTAIN SEASONS OF THE YEAR. SPOT ON SURVEYING RECOMMENDS THAT YOU CONSULT A PROFESSIONAL ARBORIST FOR TREE DEPICTION IF NECESSARY. SPOT ON SURVEYING ACCURATELY LOCATED, RECORDED, TAGGED AND DETERMINED TREE SIZES ACCORDING TO THE CITY OF BUDA TREE ORDINANCE.

TREE DEPICTION CALCULATIONS:
THE TREE CRITICAL ROOT ZONES SHOWN HEREON ARE DRAWN AT A FUNCTION OF 1" (INCH) OF TRUNK DIAMETER EQUALS 1' (FOOT) OF CRITICAL ROOT ZONE RADIUS SHOWN HEREON.

MULTI TRUNK TREES SHOWN HEREON ARE DRAWN AT A FUNCTION OF 1"(INCH) OF THE LARGEST TRUNK DIAMETER + 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK. EQUALS 1' (FOOT) OF CRITICAL ROOT ZONE RADIUS SHOWN HEREON.

REFERENCE LEGEND:

(R1) = DEED VOL. 1234, PG. 1, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R2) = DEED VOL. 837, PG. 9, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R3) = DOC. NO. 0503114?, RECORDED IN VOL. 2793, PG. 875, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R4) = DEED VOL. 1240, PG. 37, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R5) = WHISPERING HOLLOW SUBDIVISION, PHASE 1, SECTION 3, VOL. 13, PG. 325, PLAT RECORDS, HAYS COUNTY, TEXAS.
(R6) = WHISPERING HOLLOW SUBDIVISION, PHASE 1, SECTION 4A, VOL. 15, PG. 253, PLAT RECORDS, HAYS COUNTY, TEXAS.
(R7) = WHISPERING HOLLOW SUBDIVISION, PHASE 2, SECTION 3, VOL. 17, PG. 76, PLAT RECORDS, HAYS COUNTY, TEXAS.
(R8) = STONEWOOD COMMONS SUBDIVISION, VOL. 18, PG. 291, PLAT RECORDS, HAYS COUNTY, TEXAS.
(R9) = DOC., NO. 2013 13035?3, RECORDED IN VOL. 4745, PG. 251, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R10) = DOC. NO. 0305178, RECORDED IN VOL. 2142, PG. 435, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R11) = DOC. NO. 11012824, RECORDED IN VOL. 4128, PG. 847, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

LINETYPE LEGEND:

= BOUNDARY
= RIGHT OF WAY
= EASEMENT
= ADJOINING LOT LINES
= OVERHEAD WIRES
= WIRE/BARBED WIRE FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= BARRICADE GATE
= ASPHALT LIMITS
= BURIED GAS
= BURIED STORM DRAIN

PROJECT SITE ADDRESS AND PID:

3.96 AND 302.6 OLD BLACK COLONY RD., BUDA, TX. 78610 - (HCAD PIDS: R10562, R10427 & R70022)

FLOOD ZONE INFORMATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NFIP N.F.I.P. FLOOD INSURANCE RATE MAP 48209C0216F, DATED SEPTEMBER 2, 2005, THIS TRACT FALLS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYORS NOTICE:

** ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.*
*** OVERHEAD WIRES WHICH INDICATE AN APPARENT EASEMENT ARE SHOWN HEREON FOR REFERENCE PURPOSES ONLY.*
**** THE SURVEYOR MAKES NO GUARANTEE THAT THE IMPROVEMENTS SHOWN HEREON COMPRISE OF ALL IMPROVEMENTS IN THE AREA, EITHER IN USE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE.*
***** WE WILL BE PREPARING ONE (1) COMBINED METES AND BOUNDS DESCRIPTION FOR THE THREE (3) TRACTS AS THE PROPERTY IS INTENDED TO BE PLATTED INTO SMALLER LOTS THROUGH THE CITY SUBDIVISION PROCESS.*

AREA CALCULATIONS:

TRACT 1: 234,758.54 SQ. FT. - 5.389 ACRES
TRACT 2: 304,832.95 SQ. FT. - 6.999 ACRES
TRACT 3: 217,733.16 SQ. FT. - 4.999 ACRES

COMBINED TOTAL: 757,324.65 SQ. FT. - 17.386 ACRES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS OPUS WEBSITE.

LEGEND:

AC = ASPHALT PAVEMENT
ACC = AIR CONDITIONING CONDENSER
BGS = BURIED GAS SIGN
CB = CATCH BASIN
CO = CLEAN OUT
COM = COMMUNICATIONS BOX/PEDESTAL
DWY = DRIVEWAY
EB = ELECTRIC BOX
EM = ELECTRIC METER
ET = ELECTRIC TRANSFORMER
FH = FIRE HYDRANT
MB = MAIL BOX
PL = PROPERTY LINE
SS = STREET SIGN
UP = UTILITY POLE
WV = WATER VALVE
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.

● = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" TO BE SET.

[A] FOUND 1/2" IRON ROD.

[B] FOUND 5/8" IRON ROD.

[C] FOUND IRON ROD W/ CAP STAMPED "STAUDT".

[D] FOUND IRON ROD W/ CAP STAMPED "QUATRO".

[E] FOUND IRON ROD WITH CAP STAMPED "RPLS 4167".

[F] FOUND PK NAIL IN CONCRETE.

[G] FOUND 1/2" IRON PIPE.

SOS

WWW.SPOTONSURVEYING.COM

SOS J/N: 0064-18-001

OLD BLACK COLONY ROAD DEVELOPMENT:

Exhibit A : Property Survey

groundwork
a division of MG Realty Investments, LLC

12.3.2018