

(25.833 ACRES)
CAFFEY CONSTRUCTION CO.
VOL. 418, PG. 5

STATE HIGHWAY NO. 123
(130' R.O.W.)

N05°08'49"E 1107.34'
20' WATERLINE EASEMENT
VOL. 205, PAGE 197

15' D.E. AND P.U.E.

N05°08'49"E 2448.60'

S83°47'29"E 170.01'

S53°17'16"E 170.00'

S31°41'24"E 520.00'

LOT 2, BLOCK A
29.289 ACRES
(29.526 ACRES SAVE
AND EXCEPT .237 ACRES
FOR F.M. 110 ROW)

LOT 1, BLOCK A
9.083 ACRES
(14.804 ACRES SAVE AND
EXCEPT 5.209 ACRES
FOR F.M. 110 ROW and
0.512 ACRES NON-CONTIGOUS
PARCEL)

N05°08'49"E 1341.26'
15' D.E. AND P.U.E.

STATE HIGHWAY NO. 123
(130' R.O.W.)

N05°08'49"E 1341.26'
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15' D.E. AND P.U.E.

LOT 1, BLOCK A
0.512 ACRES
(14.804 ACRES SAVE AND
EXCEPT 5.209 ACRES
FOR F.M. 110 ROW and
9.083 ACRES NON-CONTIGOUS
PARCEL)

S47°47'08"E 895.80'

D.E. AND P.U.E.
N 50°48'19" W 956.97'

36.458 ACRE
CITY OF SAN MARCOS
VOLUME 3909, PAGE 859

APPROXIMATE
100 YR. FLOODPLAIN
PER FEMA/FIRM MAPS
48209C-0479F AND
48209C-0483F, BOTH
DATED SEPTEMBER 2, 2005

N 08°00'38" E 169.99'

N 30°36'05" W 273.93'

N 31°10'45" E 120.91'

N 11°11'27" E 27.75'

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