



CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS

LEGEND			
	PROPERTY LINE		SERVICE POWER POLE SIGN [AS NOTED]
	EXISTING EASEMENT		POWER POLE
	ADJOINER PROPERTY LINE		DOWN GUY
	OVERHEAD ELECTRIC		BENCHMARK FOUND
	EXISTING WIRE FENCE		COTTON SPINDLE FOUND
	EXISTING WOOD FENCE		ELECTRIC TRANSFORMER
	RIGHT OF WAY TYPE II MONUMENT FOUND		IRRIGATION CONTROL VALVE
	NAIL FOUND		MAILBOX
	CLEAN OUT		WASTEWATER MANHOLE
	ELECTRIC PULL BOX	DOC. NO.	DOCUMENT NUMBER
	AIR CONDITIONING UNIT	VOL.	VOLUME
	MARKER POST [AS NOTED]	PG.	PAGE
	WATER VALVE	O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	WATER METER	D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
	STORM SEWER MANHOLE	(.....)	RECORD INFORMATION
	TELEPHONE PEDESTAL		

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

TREE SURVEY NOTE:
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) X 2 = CANOPY/ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°54'18"E	40.65'
L2	N87°45'11"E	2.04'
L3	S86°11'03"E	21.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.45'	5,730.18'	0°06'52"	S88°53'57"E	11.45'
C2	300.24'	5,730.18'	3°00'08"	S89°45'14"E	300.21'

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

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Date:	8-27-2021
Scale:	1"=40'
Drawn by:	JRT
Reviewer:	JB
Project:	N/A
Sheet:	1 of 1
Field Book:	541
Party Chief:	BSS
Survey Date:	08-10-2021

