



EXHIBIT "B"

ONE OF TWO

Land Surveying & Mapping

FIELD NOTES FOR A 10' x 30' WIDE BLUEBONNET ELECTRIC EASEMENT

BEING 0.007 ACRES OF LAND OUT OF THAT 38.04 ACRES OF LAND DESCRIBED AS TRACT NO. 2 AS CONVEYED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 3657, PAGE 44 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found iron rod with cap stamped "Baker Aicklen & Associates" being accepted as the Southerly corner intersection of a 50 ft. and 60 ft. access and P.U.E. dedicated on Final Plat of Cottonwood Creek Phase 1, Section 1-A subdivision as recorded in Vol. 12, Pgs. 313-318, Plat Records, Hays County, Texas, (P.R.H.C.TX.) said point falls Southwest 291.23 feet from the West corner a variable width waste water easement dedicated on said Sec 1-A Subdivision;

THENCE N 26° 34' 09" E, 42.00 feet along the Southeast line of said 60 ft. wide access and P.U.E. easement to the TRUE POINT OF BEGINNING;

THENCE S 63° 25' 51" E, 10.00 feet leaving said Southeast easement line to its point of intersection with a line being parallel with and 10.00 feet Southeasterly of said Southeast easement line;

THENCE N 26° 34' 09" E, 30.00 feet;

THENCE N 63° 25' 51" W, 10.00 feet leaving said parallel line to a point of intersection with said Southeast easement line;

THENCE S 26° 34' 09" W, 30.00 feet, along said Southeast easement line to the POINT OF BEGINNING hereof, containing a calculated area of 300.00 sq. ft., 0.007 acres, said field notes being described in accordance with a survey made on the ground by me or under my direction and shown on EXHIBIT "B" TWO OF TWO 10' x 30' Bluebonnet Electric Cooperative Easement Sketch attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

Scott A. Hahn, RPLS 6375
Spot On Surveying
1345 Elliott Ranch Rd.
Buda, TX. 78610
(512)523-8092
TBPLS Firm# 10193894



October 06, 2015

Date

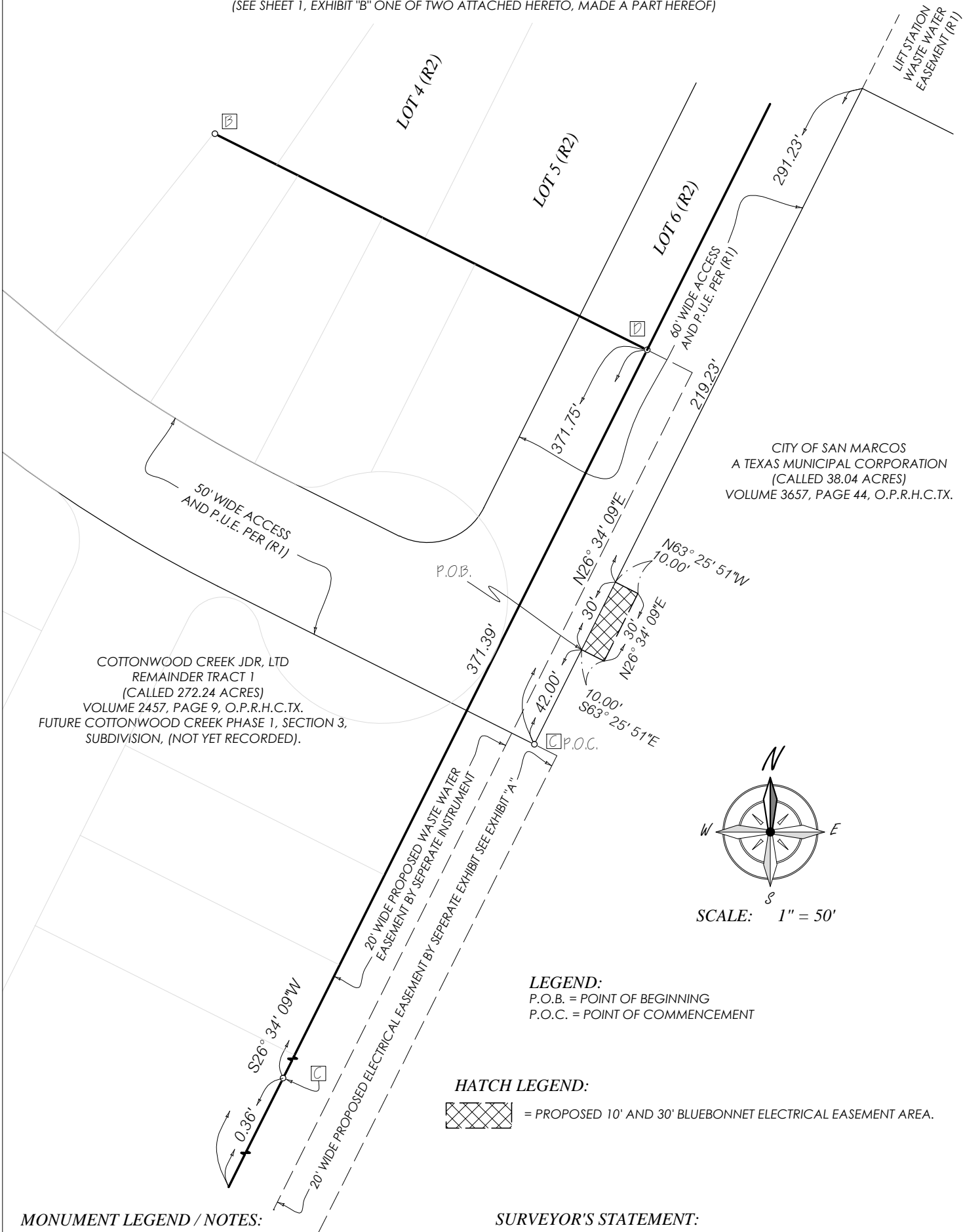
EXHIBIT "B"

TWO OF TWO

(10' x 30' BLUEBONNET ELECTRIC COOPERATIVE, INC. EASEMENT SKETCH)

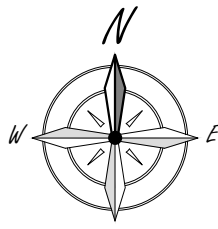
(300.00 SQ. FT. - 0.007 ACRES)

(SEE SHEET 1, EXHIBIT "B" ONE OF TWO ATTACHED HERETO, MADE A PART HEREOF)



CITY OF SAN MARCOS
A TEXAS MUNICIPAL CORPORATION
(CALLED 38.04 ACRES)
VOLUME 3657, PAGE 44, O.P.R.H.C.TX.

COTTONWOOD CREEK JDR, LTD
REMAINDER TRACT 1
(CALLED 272.24 ACRES)
VOLUME 2457, PAGE 9, O.P.R.H.C.TX.
FUTURE COTTONWOOD CREEK PHASE 1, SECTION 3,
SUBDIVISION, (NOT YET RECORDED).



SCALE: 1" = 50'

LEGEND:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

HATCH LEGEND:
 = PROPOSED 10' AND 30' BLUEBONNET ELECTRICAL EASEMENT AREA.

MONUMENT LEGEND / NOTES:
○ = FOUND MONUMENT AS DESCRIBED.
◻ = FOUND IRON ROD WITH CAP STAMPED "LANDMARK SURVEYING".
◻ = FOUND IRON ROD WITH CAP STAMPED "BAKER AICKLEN & ASSOCIATES".
◻ = FOUND 1/2" IRON ROD.

SURVEYOR'S NOTE:
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

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.

REFERENCE LEGEND:
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
(R1) = COTTONWOOD CREEK PHS. 1, SEC. 1-A, VOL. 12, PGS. 313-318, P.R.H.C.TX.
(R2) = AMENDED PLAT OF COTTONWOOD CREEK PHS. 1, SEC. 1-D, INST. NO. 2013-13029482, O.P.R.H.C.TX.

SURVEYOR'S STATEMENT:
I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THE INFORMATION SHOWN SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. HAHN RPLS 6375 DATE 2015/10/06
TEXAS FIRM NO.: 10193894



www.spotonsurveying.com

