



EXHIBIT "C"

ONE OF TWO

Land Surveying & Mapping

FIELD NOTES FOR A 10' WIDE BLUEBONNET ELECTRIC EASEMENT

BEING 0.006 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 "BYRN SURVEY" accepted as the end of a curve concave Northerly having a radius of 520.00 feet and being a point in the Northerly line of said Tract No. 2;

THENCE N 76° 37' 29" E, 283.80 feet along said Northerly line of said Tract No. 2 to a calculated point;

THENCE S 13° 22' 31" E, 35.00 feet leaving said Northerly line into the interior of said Tract No. 2 to the TRUE POINT OF BEGINNING, passing at 25.00 feet a set iron rod and cap stamped "SPOT ON SURVEYING" being a point on the Southeast Right-Of-Way of Cypress Parkway a 50.00 foot roadway dedicated on Cottonwood Creek Phase 1, Section 2, a subdivision not yet recorded, said point of beginning also being accepted as a point in the Southeasterly line of a 10 ft. wide Public Utility Easement (P.U.E.) dedicated on said Section 2 unrecorded subdivision;

THENCE S 76° 37' 29" W, 15.86 feet along said Southeast line of said 10 ft. wide P.U.E.;

THENCE S 13° 22' 31" E, 10.00 feet to a point of intersection with a line being parallel with and 10.00 feet Southerly of the previously described Southeast P.U.E. line;

THENCE N 76° 37' 29" E, 30.00 feet along said parallel line to a point on a non-tangent curve concave Southwesterly having a radius of 15.00 feet a radial line to said point in curve bears N 57° 09' 13" E;

THENCE northwesterly along said curve through a central angle of 70° 31' 44" and an arc length of 18.46 feet to the POINT OF BEGINNING hereof, a chord bearing and distance of N 68° 06' 39" W, 17.32 feet to said point, containing a calculated area of 261.71 sq. ft., 0.006 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 "C" TWO OF TWO, 10' wide 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

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = SET IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" PER (R3).
- ◻ = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY".

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.

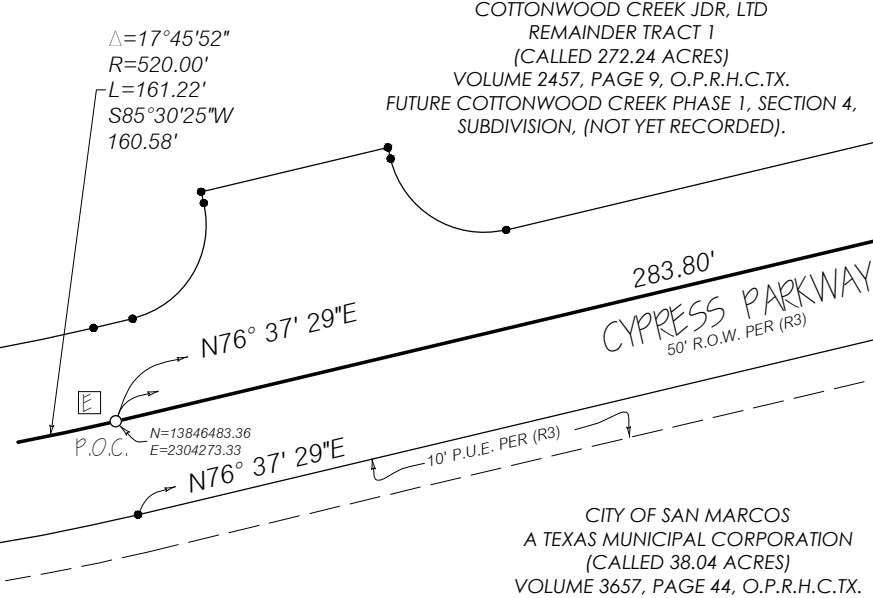
(R3) = COTTONWOOD CREEK PHASE 1, SECTION 2, (NOT YET RECORDED).

LEGEND:

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

P.U.E. = PUBLIC UTILITY EASEMENT



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD DIST.
C1	Δ=70°31'44"	R=15.00'	L=18.46'	N68°06'39"W	17.32'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S13°22'31"E	35.00'
L2	S76°37'29"W	15.86'
L3	S13°22'31"E	10.00'
L4	N76°37'29"E	30.00'

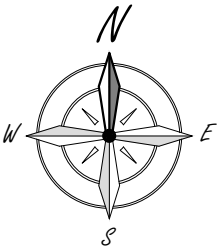
EXHIBIT "C"

TWO OF TWO

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

(261.71 SQ. FT. - 0.006 ACRES)

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



SCALE: 1" = 50'

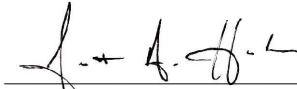
COTTONWOOD CREEK JDR, LTD
REMAINDER TRACT 1
(CALLED 272.24 ACRES)
VOLUME 2457, PAGE 9, O.P.R.H.C.TX.
FUTURE COTTONWOOD CREEK PHASE 1, SECTION 3,
SUBDIVISION, (NOT YET RECORDED).

HATCH LEGEND:

 = PROPOSED 10' AND 30' BLUEBONNET ELECTRICAL EASEMENT AREA.

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.

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



www.spotonsurveying.com

