



EXHIBIT "A"

ONE OF TWO

Land Surveying & Mapping

FIELD NOTES FOR A 20' WIDE ELECTRICAL EASEMENT

BEING 0.760 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 ½ inch iron rod, accepted as the Southeast corner of Lot 6, Block J, of Amended Plat of Cottonwood Creek, Phase 1, Section 1-D, a subdivision recorded as Instrument No.: 2013-13029482, O.P.R.H.C.TX., said point also being accepted as a point in the Northerly line of said Tract No. 2 and being accepted as a point in the centerline of a 60 foot wide access and Public Utility Easement, (P.U.E.) dedicated on Final Plat of Cottonwood Creek, Phase 1, Section 1-A a subdivision recorded in Volume 12, Pages 313-318, Plat Records, Hays County, Texas, (P.R.H.C.TX.);

THENCE S 26° 34' 09" W, 160.14 feet along the Northerly line of said Tract No. 2 to a point of intersection with the Southerly limits of a 50 foot wide access and P.U.E. area dedicated on said Section 1-A subdivision;

THENCE S 63° 26' 24" E, 20.00 feet leaving the Northerly line of said Tract No. 2 and entering into the interior of said Tract No. 2 to a point of intersection with a line being parallel with and 20.00 feet Southerly of said Northerly line of Tract No. 2 said point being the TRUE POINT OF BEGINNING hereon also being accepted as a point in the Southerly limits of a 20.00 foot waste water easement area not yet recorded;

THENCE Southwesterly and Westerly along said parallel line of the following three (3) courses;

1. S 26° 34' 09" W, 211.61 feet to the beginning of a curve concave Northwesterly and having a radius of 735.00 feet;
2. Southwesterly along said curve through a central angle of 50° 03' 21" an arc length of 642.12 feet to the end of said curve, a chord bearing and distance of S 51° 35' 49" W, 621.90 feet to the end of said curve;
3. S 76° 37' 29" W, 793.33 feet to a point of intersection with the Easterly limits of a 10.00 foot wide P.U.E. are dedicated on Cottonwood Creek, Phase 1, Section 2, subdivision, not yet recorded;

THENCE S 13° 22' 31" E, 20.00 feet leaving said parallel line along said P.U.E. of said Section 2 subdivision to a point of intersection with a line being parallel with and 40.00 feet Southerly of said Tract No. 2;

THENCE Easterly, Northeasterly and Northerly along said parallel line of the following three (3) courses;

1. N 76° 37' 29" E, 793.33 feet to the beginning of a curve concave Northwesterly and having a radius of 755.00 feet;
2. Northeasterly along said curve through a central angle of 50° 03' 21" an arc length of 659.60 feet to the end of said curve, a chord bearing and distance of N 51° 35' 49" E, 638.82 feet to the end of said curve;
3. N 26° 34' 09" E, 211.61 feet;

THENCE leaving said parallel line N 63° 25' 51" W, 20.00 feet to the POINT OF BEGINNING hereof, containing a calculated area of 33,116.11 sq. ft., 0.760 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 "A" TWO OF TWO 20 foot wide Electrical 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 21, 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 "LANDMARK SURVEYING".
- ⊞ = FOUND IRON ROD WITH CAP STAMPED "BAKER AICKLEN & ASSOCIATES".
- ⊡ = FOUND 1/2" IRON ROD.
- ⊞ = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY".

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

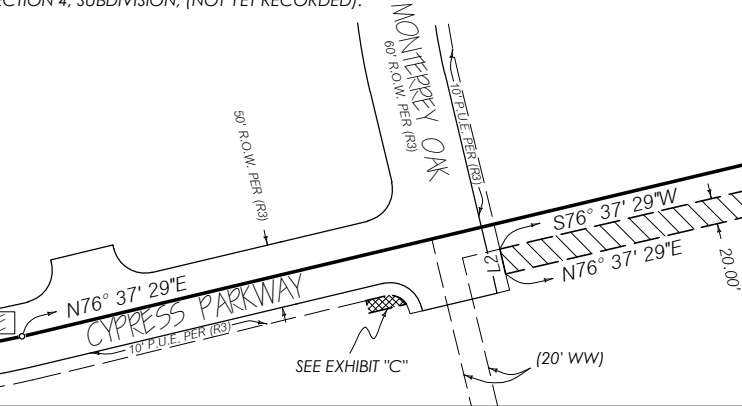
BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

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).
(20' WW) = 20' WIDE PROPOSED WASTE WATER EASEMENT BY SEPARATE INSTRUMENT.

LEGEND:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

- HATCH LEGEND:**
-  = PROPOSED BLUEBONNET ELECTRICAL EASEMENT AREAS SEE EXHIBITS B & C.
 -  = PROPOSED 20' WIDE P.U.E. EASEMENT AREA DEDICATED HEREON.

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 4, SUBDIVISION, (NOT YET RECORDED).



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

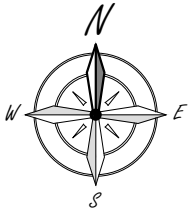
EXHIBIT "A"

TWO OF TWO

(20' WIDE ELECTRICAL EASEMENT SKETCH)

(33,116.11 SQ. FT. - 0.760 ACRES)
(SEE SHEET 1, EXHIBIT "A" ONE OF TWO ATTACHED HERETO, MADE A PART HEREOF)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S63°26'24"E	20.00'
L2	S13°22'31"E	20.00'
L3	N63°25'51"W	20.00'



SCALE: 1" = 150'

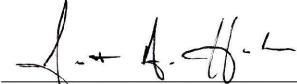
Δ=50°03'21"
R=715.00'
L=624.65'
S51°35'49"W
604.97'

Δ=50°03'21"
R=735.00'
L=642.12'
S51°35'49"W
621.90'

Δ=50°03'21"
R=755.00'
L=659.60'
N51°35'49"E
638.82'

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).

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

