COTTONWOOD CREEK SUBDIVISION
PHASE 2, SECTION 2
IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS § KNOWN BY ALL MEN PRESENTS

OWNER'S CERTIFICATION:
THAT THE UNDERSIGNED, COTTONWOOD CREEK JDR, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, ACTING THROUGH OUR DULY AUTHORIZED REPRESENTATIVE, RANDALL MORRIS, PRESIDENT, OWNERS OF THAT CERTAIN 3.553 ACRES OF LAND OUT OF 85.44 ACRES OF LAND, DESCRIBED AS TRACT 2, AS CONVEYED IN VOLUME 2457, PAGE 9, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED, TO BE KNOWN AS, COTTONWOOD CREEK SUBDIVISION, PHASE 2, SECTION 2.

_____
RANDALL MORRIS, PRESIDENT DATE
COTTONWOOD CREEK JDR, LTD.
333 CHEATHAM STREET, SAN MARCOS, TEXAS 78666

STATE OF _____ §
COUNTY OF _____ § KNOWN BY ALL MEN PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ , AUTHORIZED AGENT OF COTTON WOOD CREEK JDR, LTD., ON BEHALF OF SAID COTTONWOOD CREEK JDR, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC DATE
IN AND FOR THE STATE OF _____

ENGINEER'S CERTIFICATION:
I, STEPHEN RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
STEPHEN RAMSEY DATE
TEXAS REGISTRATION NO. - P.E. 47970
RAMSEY ENGINEERING, LLC.,
3206 YELLOWPINE TERRACE,
AUSTIN, TEXAS 78757
TBPE FIRM NO.: F-12606

STATE OF TEXAS
STEPHEN RAMSEY
47970
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:
I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
SCOTT A. HAHN DATE
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894

STATE OF TEXAS
REGISTERED
SCOTT A. HAHN
6375
PROFESSIONAL
LAND SURVEYOR

CITY OF SAN MARCOS CERTIFICATE OF APPROVAL:
APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20___
BY THE CHAIR OF PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

_____
, CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

_____
SHANNON S. MATTINGLY, AICP DATE
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

_____
DATE
RECORDING SECRETARY

_____
DATE
ENGINEERING AND CAPITAL IMPROVEMENTS

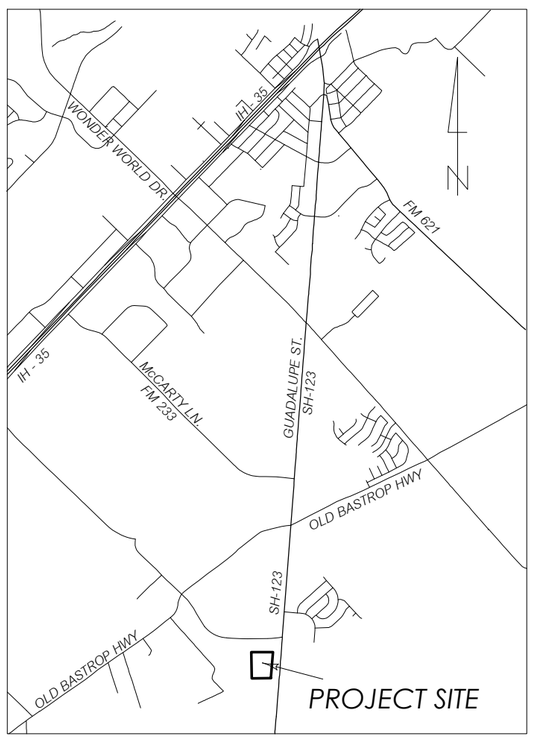
FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48209C0479F, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

STATE OF TEXAS §
COUNTY OF HAYS § KNOWN BY ALL MEN PRESENTS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20__, A.D., AT _____ O'CLOCK __. M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20__, A.D.

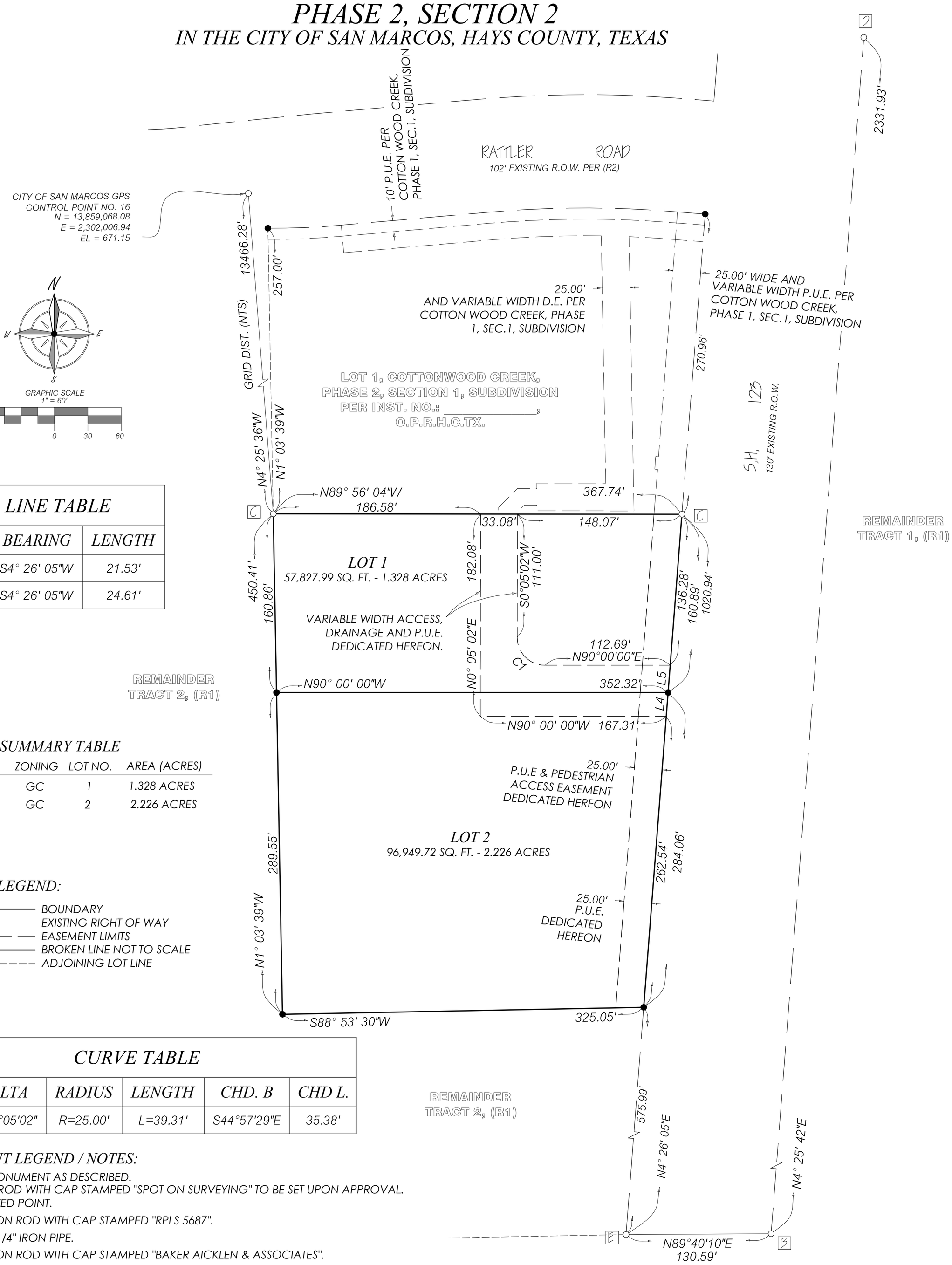
_____
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



VICINITY MAP
NO SCALE

GENERAL NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SAN MARCOS.
2. THIS PROPERTY IS LOCATED WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. UTILITY SERVICES PROVIDED BY:
   ELECTRIC: BLUE BONNET ELECTRIC COOPERATIVE.
   WATER: CITY OF SAN MARCOS.
   WASTEWATER: CITY OF SAN MARCOS SEWER.
   TELEPHONE: CENTURY LINK OR SPECTRUM.
   NATURAL GAS (IF USED): CENTERPOINT ENERGY.
   ALL OTHER UTILITIES, GAS CABLE, INTERNET, ETC. ARE THE OWNERS RESPONSIBILITY.
4. ALL DRAINAGE AND ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING OR RECHARGE ZONES OF THE EDWARDS AQUIFER.
6. THERE WILL BE A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT PREPARED BY SEPARATE INSTRUMENT OVER AND ACROSS LOT 1, COTTONWOOD CREEK PHASE 2, SECTION 1, ADJACENT TO THE NORTH THAT WILL BENEFIT LOTS ONE AND TWO SHOWN HEREON.

COTTONWOOD CREEK SUBDIVISION
PHASE 2, SECTION 2
IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



LINE TABLE		
L #	BEARING	LENGTH
L4	S4° 26' 05"W	21.53'
L5	S4° 26' 05"W	24.61'

LAND USE SUMMARY TABLE

LAND USE	ZONING	LOT NO.	AREA (ACRES)
COMMERCIAL	GC	1	1.328 ACRES
COMMERCIAL	GC	2	2.226 ACRES

LINETYPE LEGEND:

- BOUNDARY
- EXISTING RIGHT OF WAY
- EASEMENT LIMITS
- BROKEN LINE NOT TO SCALE
- ADJOINING LOT LINE

CURVE TABLE					
C #	DELTA	RADIUS	LENGTH	CHD. B	CHD L.
C1	Δ=90°05'02"	R=25.00'	L=39.31'	S44°57'29"E	35.38'

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.
● = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL.
□ = CALCULATED POINT.
[A] = FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
[B] = FOUND 1-1/4" IRON PIPE.
[C] = FOUND IRON ROD WITH CAP STAMPED "BAKER AICKLEN & ASSOCIATES".
[D] = FOUND 1/2" IRON ROD.
[E] = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY".

SURVEYORS 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:

D.E. = DRAINAGE EASEMENT.
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
P.U.E. = PUBLIC UTILITY EASEMENT.
(R1) = DOC. NO. 04012507, RECORDED IN VOL. 2457, PG. 9, O.P.R.H.C.TX.
(R2) = DOC. NO. 15009042, RECORDED IN VOL. 5173, PG. 753, O.P.R.H.C.TX.
(R3) = DOC. NO. 2009-90013308, RECORDED IN VOL. 3657, PG. 44, O.P.R.H.C.TX.