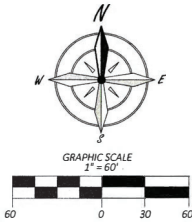


COTTONWOOD CREEK SUBDIVISION PHASE 2, SECTION 2 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

CITY OF SAN MARCOS GPS CONTROL POINT NO. 16
N = 13,859,068.08
E = 2,302,006.94
EL = 671.15



| 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.
- ⊠ = FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
- ⊡ = FOUND 1-1/4" IRON PIPE.
- ⊞ = FOUND IRON ROD WITH CAP STAMPED "BAKER AICKLEN & ASSOCIATES".
- ⊟ = FOUND 1/2" IRON ROD.
- ⊠ = 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.

