

COLEMAN SUBDIVISION - PHASE II

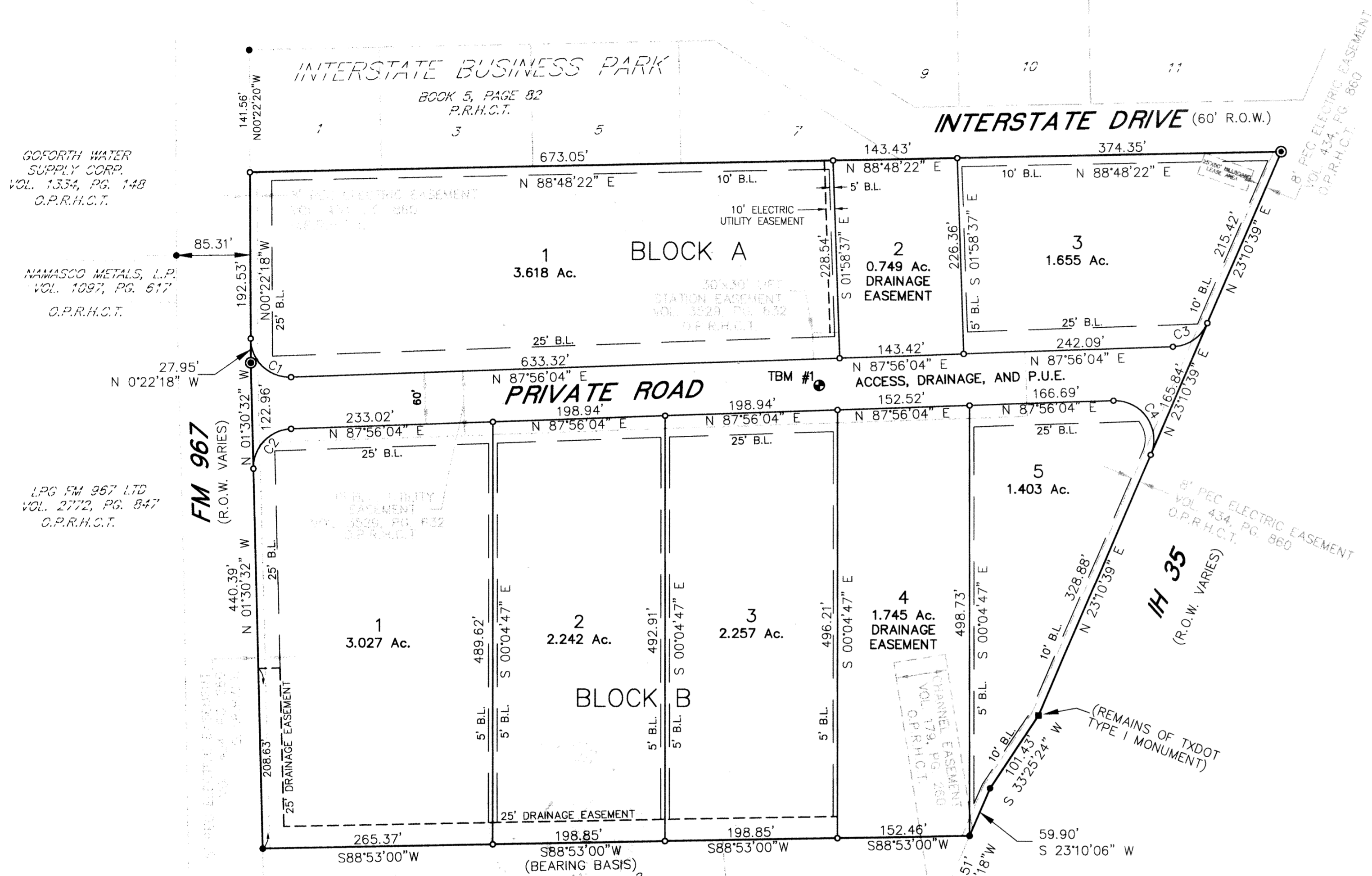
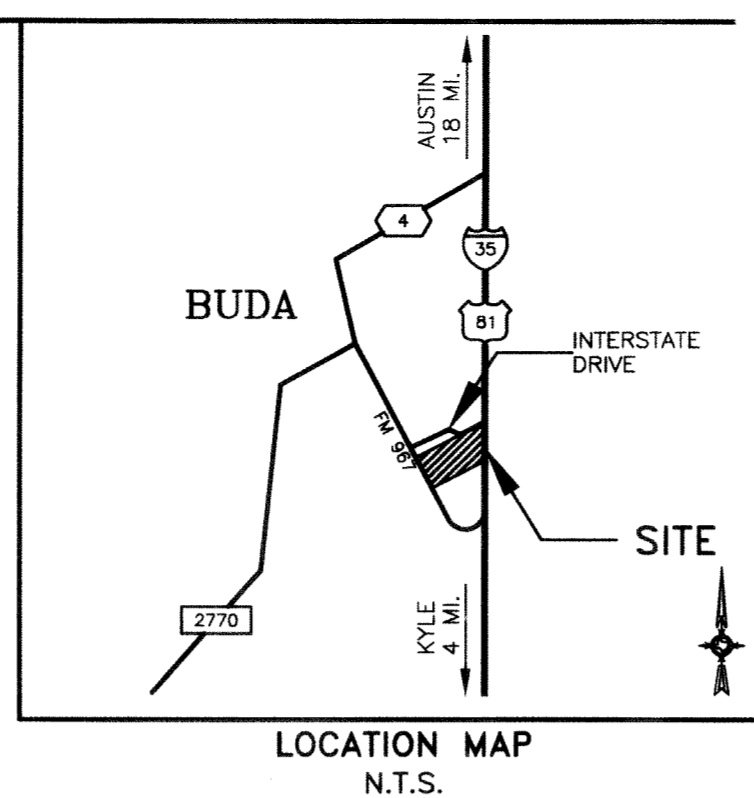
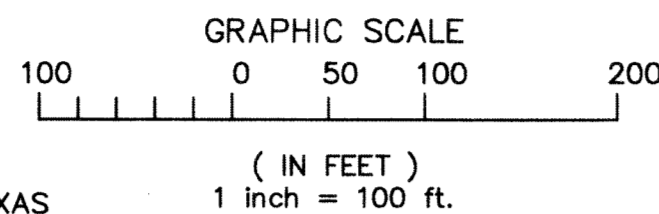
LOT TABULATIONS

LOT	ACRES
A-1	3.618
A-2	0.749
A-3	1.655
B-1	3.027
B-2	2.242
B-3	2.257
B-4	1.741
B-5	1.403
PRIVATE DRIVE	1.537
TOTAL	18.229
AVERAGE LOT SIZE	2.025

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊕ CONCRETE MONUMENT FOUND (TXDOT TYPE I MONUMENT)
- ⊙ BENCHMARK

P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	45.00'	91°41'38"	72.02'	46.35'	64.57'	S 46°13'07" E
C2	45.00'	89°26'36"	70.25'	44.77'	63.33'	N 43°12'46" E
C3	45.00'	64°45'25"	50.86'	28.53'	48.20'	S 55°33'21" W
C4	45.00'	115°14'35"	90.51'	70.97'	76.01'	S 34°26'39" E

VERTICAL DATUM AND PROJECT BENCHMARK

BM #1:
FLOWLINE OF CENTER OF UPSTREAM END OF A 3-BARREL 6'x6' REINFORCED CONCRETE BOX CULVERT, 106' ± FROM SOUTHEAST CORNER OF SUBJECT TRACT. ELEV. = 694.90

TBM #1:
SQUARE CUT AT CENTERLINE OF WEST SIDE OF LOW WATER CROSSING FOR PRIVATE ROAD AS SHOWN HEREON. ELEV. = 706.60

STATE OF TEXAS

COUNTY OF HAYS

THAT TWO-WAY LAND, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH EDWARD R. COLEMAN, AUTHORIZED MEMBER OF H & R LAND DEVELOPMENT, L.L.C., ITS GENERAL PARTNER, BEING THE OWNER 18.229-ACRES OF LAND, MORE OR LESS, OUT OF THE M. M. JUSTICE SURVEY, ABSTRACT NO. 261, AND THE N.M. GATLIN SURVEY, ABSTRACT NO. 198, IN HAYS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 2699, PAGE 123, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 18.229 ACRES OF LAND TO BE KNOWN AS "COLEMAN SUBDIVISION - PHASE II" IN ACCORDANCE WITH THE ATTACHED PLAT FOR THE PURPOSE EXPRESSED SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED AND HEREBY DEDICATE STREETS AND EASEMENTS TO THE PUBLIC.

WITNESS MY HAND THIS 13 DAY OF May, 2009 A.D.

Edward R. Coleman
TWO-WAY LAND, L.P.
BY EDWARD R. COLEMAN, AUTHORIZED MEMBER,
H & R LAND DEVELOPMENT, L.L.C. GENERAL PARTNER.
P.O. BOX 5555
AUSTIN, TEXAS 78763

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED RICK COLEMAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND THIS 13 DAY OF May, 2009 A.D.

Kristine Kella
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY TEXAS

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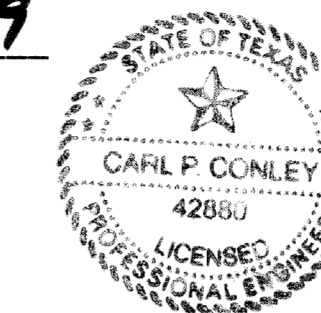
ENGINEER:

STATE OF TEXAS
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Carl Conley
CARL CONLEY, P.E., NO. 4286
CONLEY ENGINEERING, INC.
1301 S. CAP. OF TX. HWY., STE. A-230
AUSTIN, TEXAS 78746

5-13-09
DATE



SURVEYOR:

STATE OF TEXAS
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

Paul J. Flugel
PAUL J. FLUGEL, R.P.L.S. NO. 5096
LANDMARK SURVEYING, L.P.
1301 S. CAP. OF TX. HWY., STE. B-315
AUSTIN, TEXAS 78746

5/13/09
DATE

CITY OF BUDA:

STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT THE ABOVE FOREGOING PLAT OF "COLEMAN SUBDIVISION - PHASE II" TO THE CITY OF BUDA, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BUDA ON THE 17th DAY OF March, 2009, SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA, TEXAS.

WITNESS MY HAND THE 13th DAY OF MAY, 2009.

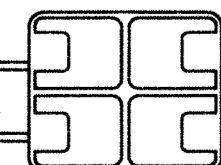
Joan Milan
CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

I, LINDA C. FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF May, A.D. 2009, AT 1:45 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY TEXAS IN BOOK 15, PAGE 147-148.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF May, A.D. 2009.

Linda Fritsche
LINDA C. FRITSCH
COUNTY CLERK
HAYS COUNTY, TEXAS



CONLEY ENGINEERING INC.

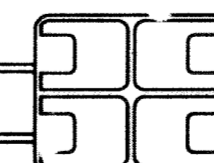
Civil Engineers Land Planners Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230
P.O. Box 162713 Austin, Texas 78716-2713. (512)328-3506

COLEMAN SUBDIVISION - PHASE II

SHEET 1 OF 2

CASE NO.: - CEI No.: 212-01-02
DATE: SUBMITTAL 00-00-00 CADD: 21201-Plat.DWG



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COLEMAN SUBDIVISION - PHASE II

SHEET 2 OF 2

CASE NO.: - CEI No.: 212-01-02
DATE: SUBMITTAL 00-00-00 CADD: 21201-Plat.DWG