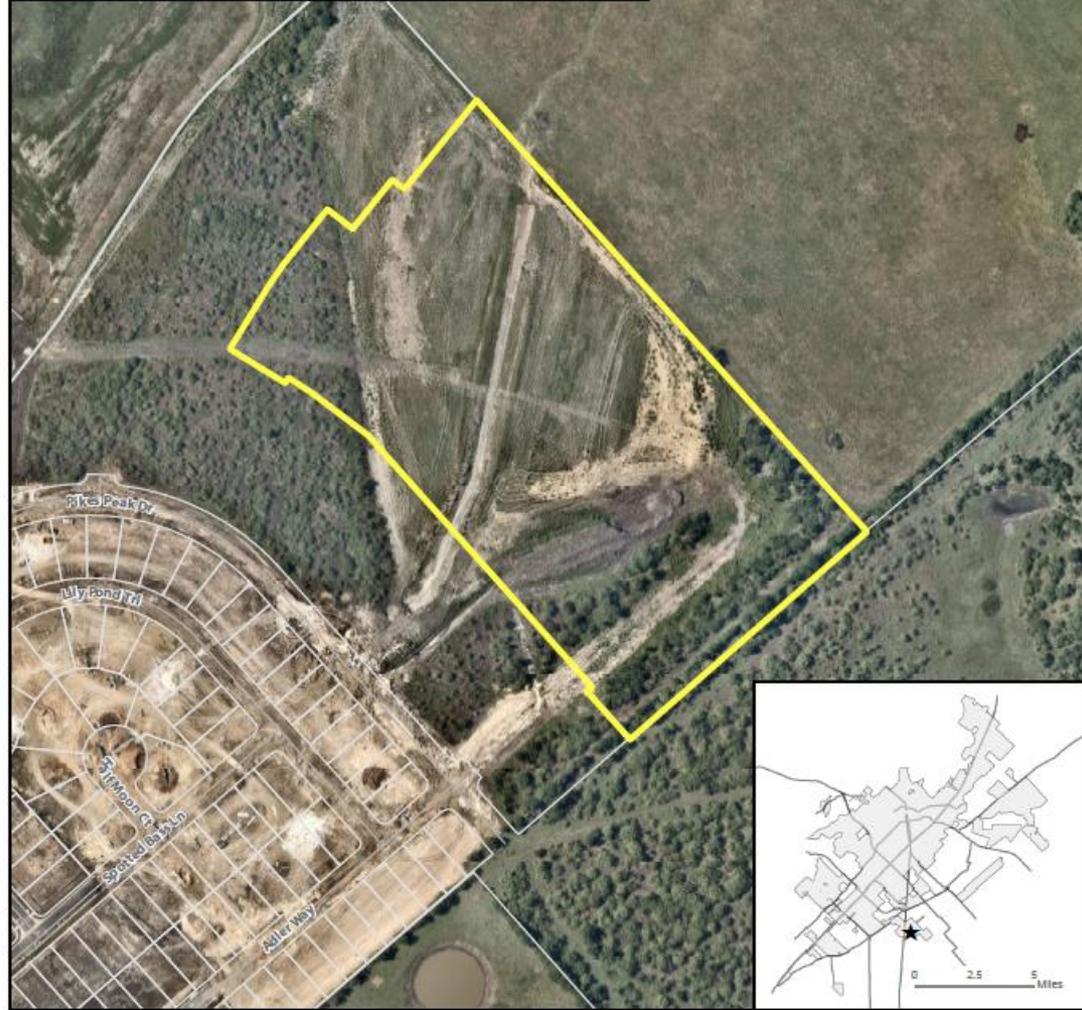


PC-20-43 (Cottonwood Creek Phase 3 Unit 7)

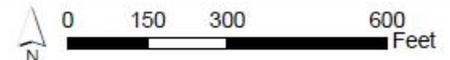
Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 14.916 acres, more or less, out of the John F. Geister Survey. (T. Carpenter)

- +/- 14.916 Acres
- 75 single-family lots and one drainage lot
- Cottonwood Creek Master Plan

PC-20-43 Aerial View Cottonwood Creek Phase 3 Unit 7 Final Plat



-  Subject Property
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 9/24/2020

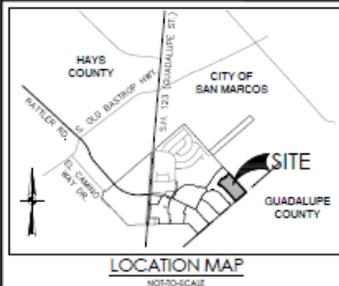
FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 7

A 149.16 ACRE TRACT OF LAND OUT OF A 15,229 ACRE TRACT DESCRIBED IN INSTRUMENT # 190322P IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS, IN THE JOHN F. GESTER SURVEY NO. 4, ABSTRACT 202, HAYS COUNTY, TEXAS.



PAPE-DAWSON
ENGINEERS

5400 ANTONIO AVENUE | HOUSTON 1 | FLOOR SUITE 1000 | DALLAS
9800 STEVENSON PARKWAY, SUITE 400 | PLANO, TX 75074 | 214-430-8800
TEXAS PROFESSIONAL ENGINEERING NO. 12614 | TEXAS PROFESSIONAL SURVEYING NO. 41024
DATE OF PREPARATION: September 11, 2020



LEGEND

- AC ACRE(S)
- BLK BLOCK
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS)
- OPRPG OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- HAYS COUNTY/GUADALUPE COUNTY LINE CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # _____, OPR)
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # _____, OPR)
- PLAT RECORDS OF HAYS COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- RIGHT-OF-WAY
- ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PO-ROW)
- SET 1/2" IRON ROD (PO-ROW)
- COTTONWOOD CREEK PHASE 3, UNIT 7 (INSTRUMENT # _____, OPR)



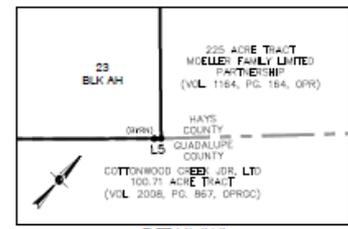
LINE TABLE

LINE #	BEARING	LENGTH
L1	N37°49'18"E	52.11'
L2	S51°23'13"W	93.00'
L3	N38°36'47"E	133.82'
L4	S47°02'37"W	2.44'
L5	N48°36'47"E	12.89'
L6	N53°34'32"E	52.62'
L7	N58°10'47"E	123.00'
L8	N38°36'47"E	48.32'
L9	S38°36'47"E	50.72'
L10	N48°42'38"E	22.82'
L11	N48°36'47"E	50.37'
L12	N48°36'47"E	50.89'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C1	525.00'	175.32°	532.91'±0.76'	11.28'	11.28'
C2	525.00'	57.82°	920.47'±2.72'	51.70'	51.70'
C3	15.00'	28.32°	119.70'±0.47'	9.88'	10.16'
C4	50.00'	187.44°	183.78'±4.74'	88.43'	146.38'
C5	15.00'	28.32°	52.97'±0.23'	6.88'	10.16'
C6	738.00'	107.00°	544.23'±1.07'	128.12'	128.12'
C7	15.00'	90.90°	988.25'±1.91'	21.21'	23.58'
C8	15.00'	90.90°	147.36'±0.74'	21.21'	23.58'
C9	475.00'	107.00°	648.23'±1.27'	169.90'	170.17'
C10	1028.00'	107.00°	544.23'±1.07'	128.12'	128.12'
C11	15.00'	90.90°	648.23'±1.27'	21.21'	23.58'
C12	15.00'	90.90°	147.36'±0.74'	21.21'	23.58'
C13	15.00'	90.90°	648.23'±1.27'	21.21'	23.58'
C14	15.00'	90.90°	147.36'±0.74'	21.21'	23.58'
C15	885.00'	107.00°	648.23'±1.27'	118.42'	119.30'
C16	25.00'	90.90°	587.76'±1.17'	35.36'	36.27'
C17	475.00'	57.82°	530.47'±2.72'	48.77'	46.79'

225 ACRE TRACT
MOELLER FAMILY LIMITED
PARTNERSHIP
(VOL 1164, PG. 184, OPR)



DETAIL "A"
1" = 30'

COTTONWOOD CREEK, JDR, LTD
100.71 ACRE TRACT
(VOL 2008, PG. 867, OPRPG)

SEE 'DET-L' ON THIS SHEET

LINE AND CURVE TABLE ON SHEET 1 OF 2
PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

COTTONWOOD CREEK PHASE 3 UNIT 7
Civil Job No. 11175-15 Survey Job No. 9149-19

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-43 as submitted.