

PC-20-17 (Cottonwood Creek Phase 3 Unit 5)

Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.520 acres, more or less, out of the Farnham Frye and John F. Geister Surveys. (T. Carpenter)

**FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 5**

A 54.299 ACRE TRACT OF LAND, OUT OF 45.299 ACRES TRACT OF LAND RECORDED IN INSTRUMENT # 200809663, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.F. SURVEY NO. 2, ABSTRACT 203 OF HAYS COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**
5045 ANTONIO • ADDRESS • ROSSBORO • PO BOX 8000 • DALLAS
3800 STEVENSON PARKWAY, SUITE 400 • PLANO, TX 75094 • (214) 426-9944
TXSPE PLAN REGISTRATION #1013 • TXPLA PLAN REGISTRATION #200809663
DATE OF PREPARATION: May 4, 2020

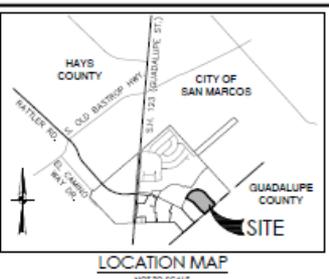
SCOTTONWOOD CREEK PHASE 3 UNIT 5

Civil Job No. 11175-11; Survey Job No. 9126-18

COTTONWOOD CREEK PHASE 3 UNIT 5

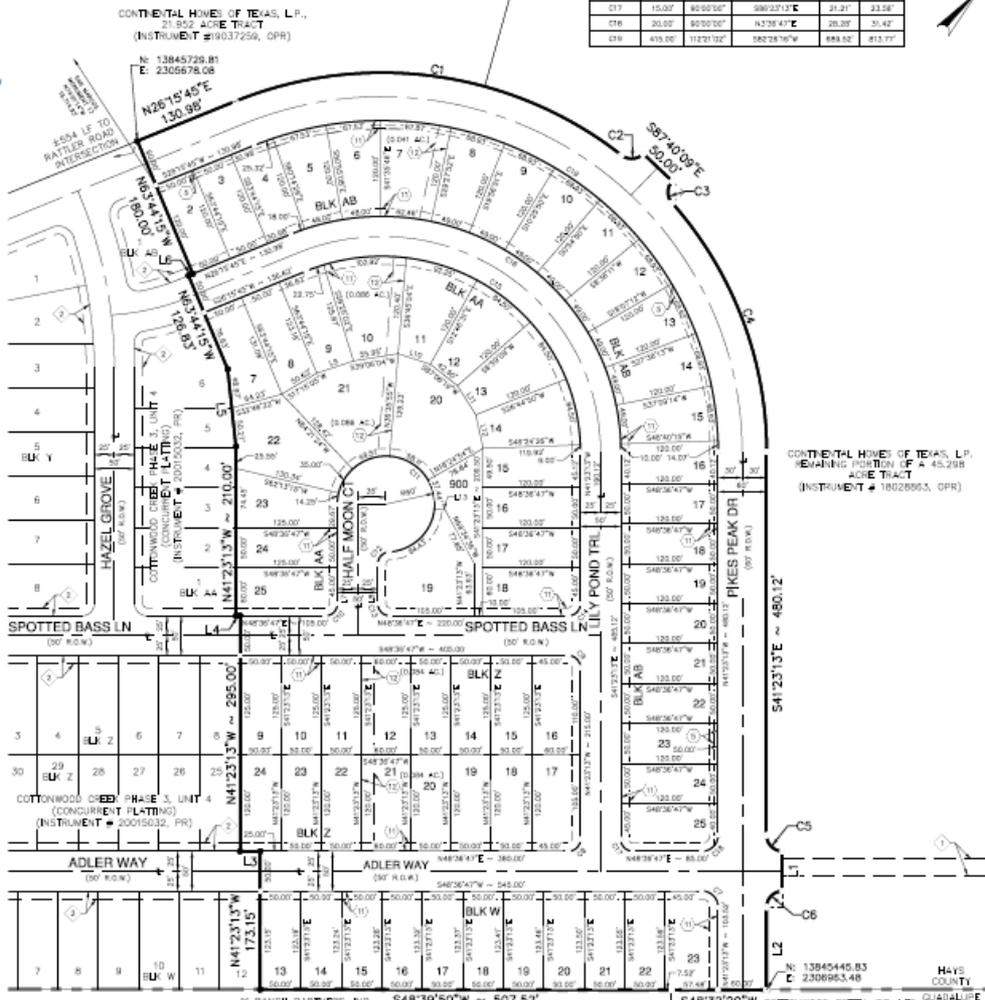
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S41°23'13"W	30.00
L2	S41°23'13"W	133.44
L3	S48°30'47"W	25.00
L4	S48°30'47"W	5.00
L5	N47°30'50"W	89.24
L6	N26°15'45"E	5.07
L7	N41°21'17"W	124.67
L8	S41°23'13"E	49.83
L9	S30°01'44"W	42.73
L10	S67°00'30"W	41.78
L11	N73°00'00"E	42.90
L12	N63°02'27"W	43.12
L13	S64°10'12"W	13.57

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	PC	PIT
C1	475.00	60°50'00"	N36°41'20"E	481.11	504.49	
C2	30.00	64°47'00"	N44°03'00"E	26.97	29.87	
C3	30.00	64°47'00"	S40°03'00"E	26.97	29.87	
C4	475.00	41°03'00"	S51°50'12"E	323.21	340.45	
C5	30.00	80°00'00"	S66°21'12"E	26.29	31.42	
C6	30.00	80°00'00"	S75°04'47"W	26.29	31.42	
C7	30.00	80°00'00"	N66°23'13"W	26.29	31.42	
C8	15.00	80°00'00"	N33°04'47"E	11.21	23.56	
C9	15.00	80°00'00"	N66°23'13"W	11.21	23.56	
C10	15.00	80°00'00"	N33°04'47"E	11.21	23.56	
C11	60.00	286°12'36"	S86°12'52"E	67.64	276.74	
C12	15.00	86°10'30"	S74°20'07"W	20.40	22.56	
C13	15.00	86°10'30"	S86°23'13"E	21.21	23.56	
C14	15.00	86°10'30"	N33°04'47"E	11.21	23.56	
C15	245.00	112°21'00"	S62°36'06"W	407.06	466.42	
C16	245.00	112°21'00"	N62°36'10"E	406.16	576.96	
C17	15.00	86°10'30"	S86°23'13"E	21.21	23.56	
C18	30.00	80°00'00"	N33°04'47"E	26.29	31.42	
C19	475.00	112°21'00"	S62°36'10"W	583.52	615.77	



LEGEND

- AC ACRES
- BLK BLOCK
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS
- PLAT PLAT RECORDS OF HAYS COUNTY, TEXAS
- HAYS COUNTY GUADALUPE COUNTY LINE
- CENTRELINE
- VEHICLE NON-ACCESS EASEMENT (NOT-TO-SCALE)
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- VOLUME
- PAGE(S)
- RIGHT-OF-WAY
- ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PO)
- SET 1/2" IRON ROD (PO)-ROW
- REMAINING PORTION OF 30' WASTEWATER EASEMENT (INSTRUMENT # 2008448, PR)
- REMAINING PORTION OF 30' PUBLIC UTILITY EASEMENT (INSTRUMENT # 2001932, PR)

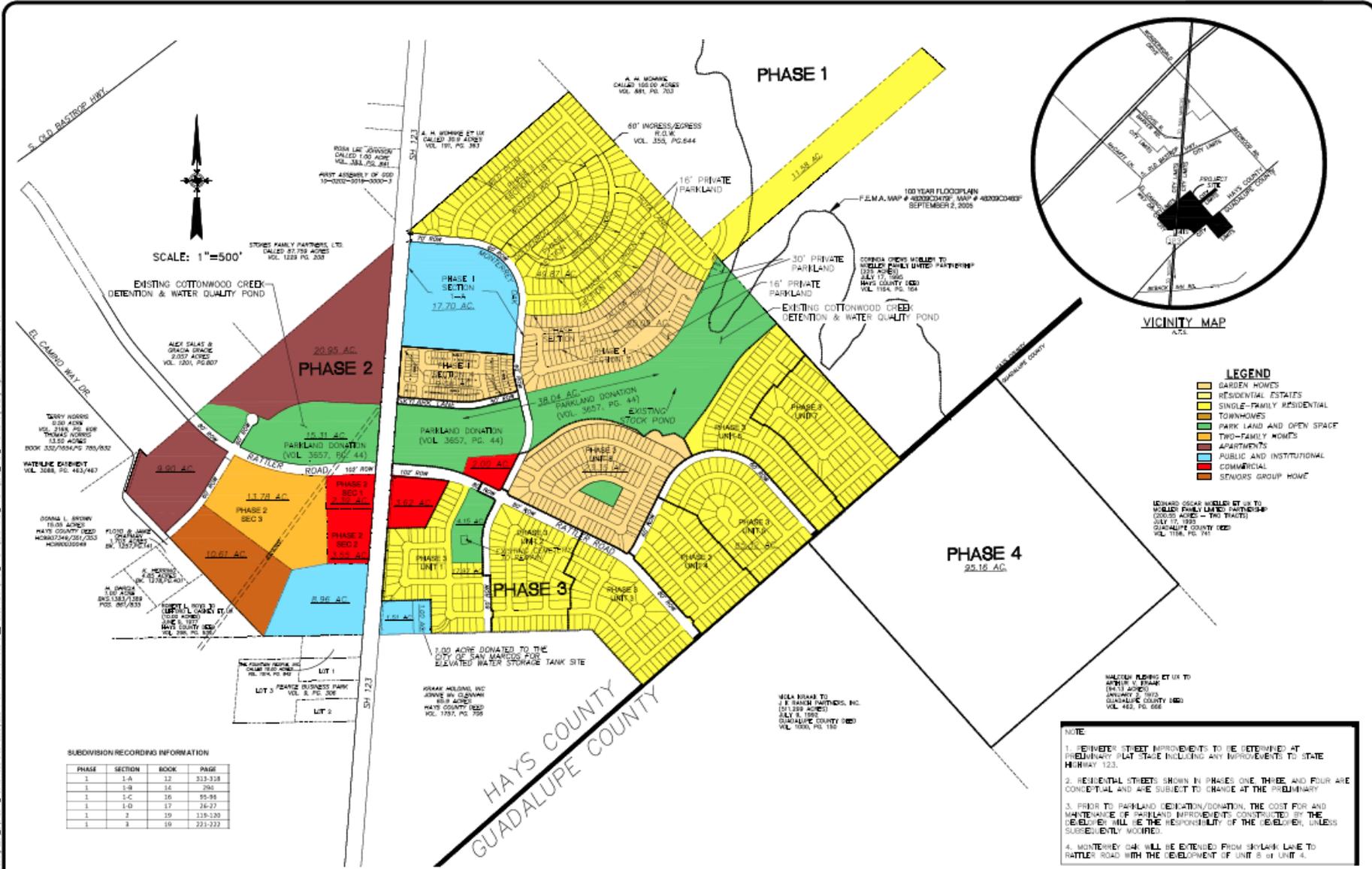


CONTINENTAL HOMES OF TEXAS, L.P.,
21,552 ACRE TRACT
(INSTRUMENT # 18037259, OPR)

CONTINENTAL HOMES OF TEXAS, L.P.,
45.299 ACRE TRACT
(INSTRUMENT # 18028663, OPR)

JK RANCH PARTNERS, INC.
511,299 ACRE TRACT
(VOL. 1634, PG. 964, OPR)

548°39'50"W ~ 507.52'
541°23'13"E ~ 480.12'
COTTONWOOD CREEK, JR., LTD.
100.71 ACRE TRACT
(VOL. 2008, PG. 867, OPR)



SUBDIVISION RECORDING INFORMATION

PHASE	SECTION	BOOK	PAGE
1	1-A	12	313-318
1	1-B	16	282
1	1-C	16	55-94
1	1-D	17	26-27
1	2	19	135-139
1	3	19	221-222

PROJECT No.
18-005-10

SHEET TITLE
**MASTER PLAN OF THE
COTTONWOOD CREEK
SUBDIVISION
(VESTED DEVELOPMENT)**

CLIENT/OWNER
**COTTONWOOD CREEK JDR, LTD.
RANDALL MORRIS, PRESIDENT
333 CHEATHAM ST.
SAN MARCOS, TEXAS 78666**

No.	DATE	REVISIONS	REVISION



RAMSEY ENGINEERING

Ramsey Engineering, LLC
Civil Engineering • Consulting
TBE Firm No. F-12606

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Austin, Texas 78757

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Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-17 as submitted.