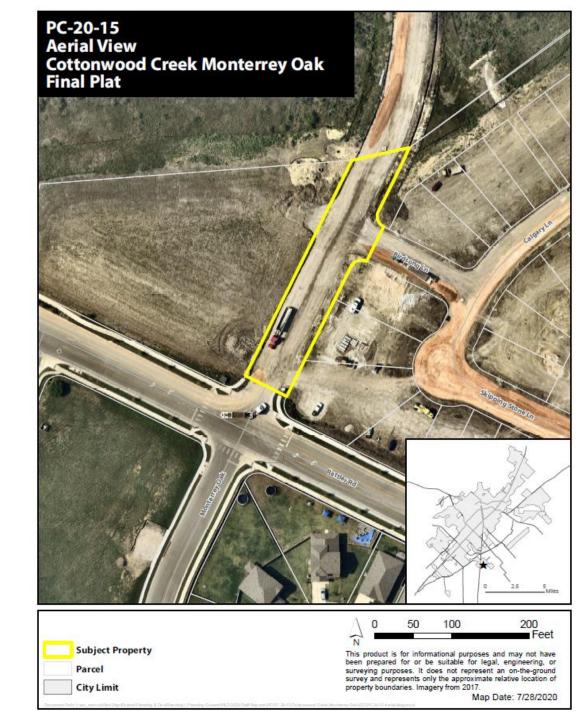


## PC-20-15 (Cottonwood Creek Monterrey Oak)

Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 0.481 acres, more or less, out of the Farnham Frye Survey. (T. Carpenter)

# SANJIJACOS

- +/- 0.481 Acres
- 110 ft section of Monterrey Oak
- Cottonwood Creek Master Plan





CURVE #	RADJUS	DELTA	CHORD BEARING	CHORD	LENGTH
CI	480.00*	3'44'57"	524'28'51"W	31.40	31.41
122	15.00	90'09'39"	515'41'27 <b>'E</b>	21.23	23.50
0.3	15.00"	89'54'25"	871"18"33"W	21.207	23.54

CURVE TABLE

-	1	LINE TABLE		
н	UNE #	BEARING	LENGTH	
	Li	N2278/40°E	75.91	
╗	L2	826/21/30°W	59.91	
	Lit	525'24'41"W	50.00	
_	14	M63'38'40"W	60.00	

#### LOCATION MAP

	-	(-	-	N	ı
=	=	_	_	• •	-

AC.	ACRE(S)	VOL	VOLUME
UK.	BLOCK	PQ.	PAGE(9)
00	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
m	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (S OF REAL PROPERTY) OF HAYS COUNTY, TEXAS	URVEYOR .	POUND 10: IRON ROD (UNLE) NOTED OTHERWISE) SET 10: IRON ROD (PD) SET 10: IRON ROD (PD)-ROW

= = = 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOCOPLAIN

-			
<b>⊕</b>	16 FUBLIC UTILITY	<b>(</b>	DOPS AC.
			INSTRUM

TO PUBLIC UTILITY EAGEMENT (INSTRUMENT # 18007114, PR)

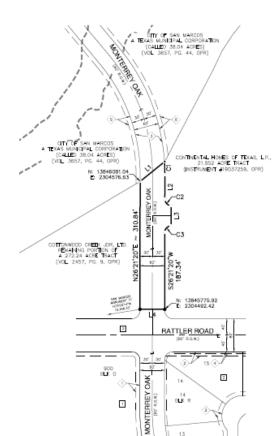
TO PUBLIC UTILITY EAGEMENT (INSTRUMENT # 1801-771, PR) ◈

**③** 

<b>⑥</b>	0.093 AC. 10' PUBLIC LITLITY EASEMENT
	(INSTRUMENT # 20,

COTTONWOOD CREEK PHASE 3, UNIT 1 (INSTRUMENT # 180071 14, PR)

PRI COTTONWOOD CREEK PHASE 3, UNIT 2 (INSTRUMENT #1860+771, PR)



#### FINAL PLAT OF COTTONWOOD CREEK MONTERREY OAK

A 0.481 A CRETRACT OF LAND, OUT OF A 21.952 A CRETRACT OF LAND RECORDED IN INSTRUMENT #19007297, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM RIVE SURVEY, ABSTRACT 183 OF HAYS COUNTY, TEXAS



SEIO TENNYSON PARKWAY, ETC 400 | PLANO, TE 75004 | SIA 400,8464 DATE OF PREPARATION: June 19, 2020

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

SHEET 2 OF 2



### **Recommendation:**

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-15 as submitted.