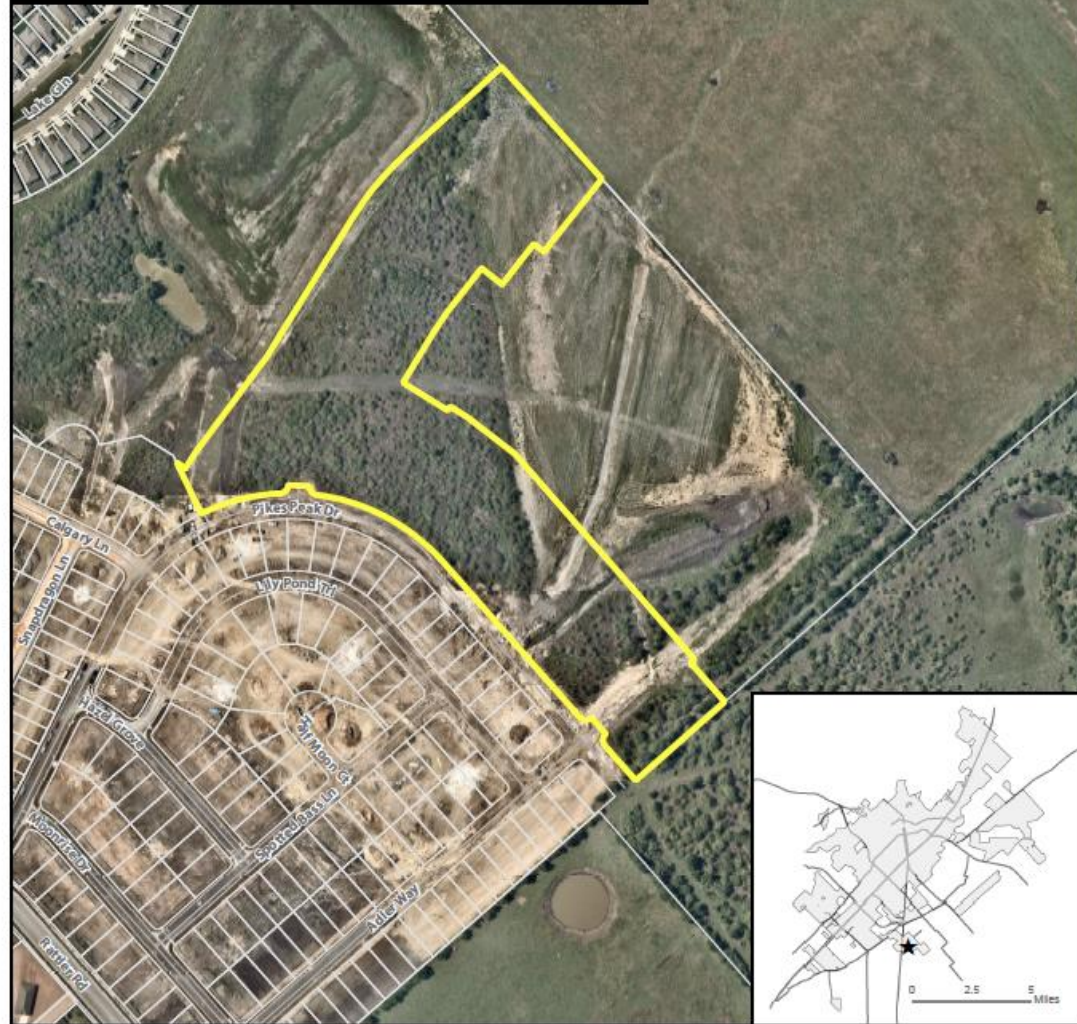


PC-20-44 (Cottonwood Creek Phase 3 Unit 6)

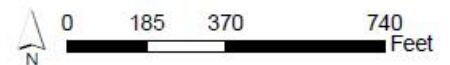
Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.146 acres, more or less, out of the John F. Geister Survey. (T. Carpenter)

- +/- 16.146 Acres
- 68 single-family lots and two drainage lots
- Cottonwood Creek Master Plan

**PC-20-44
Aerial View
Cottonwood Creek Phase 3 Unit 6
Final Plat**

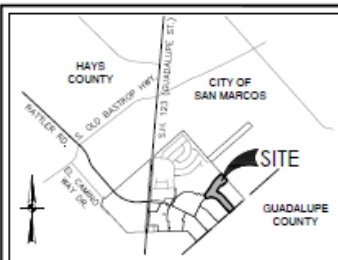


- Subject Property**
- Parcel**
- City Limit**



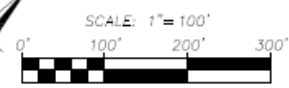
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 9/25/2020



FINAL PLAT OF COTTONWOOD CREEK PHASE 3 UNIT 6

A 16.146 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 45.298 ACRE TRACT DESCRIBED IN INSTRUMENT # 19028963 AND A PORTION OF A 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE JOHN F. GESTER SURVEY NO. 6, ABSTRACT 302 AND THE JOHN F. GESTER SURVEY NO. 7, ABSTRACT 303, HAYS COUNTY, TEXAS.

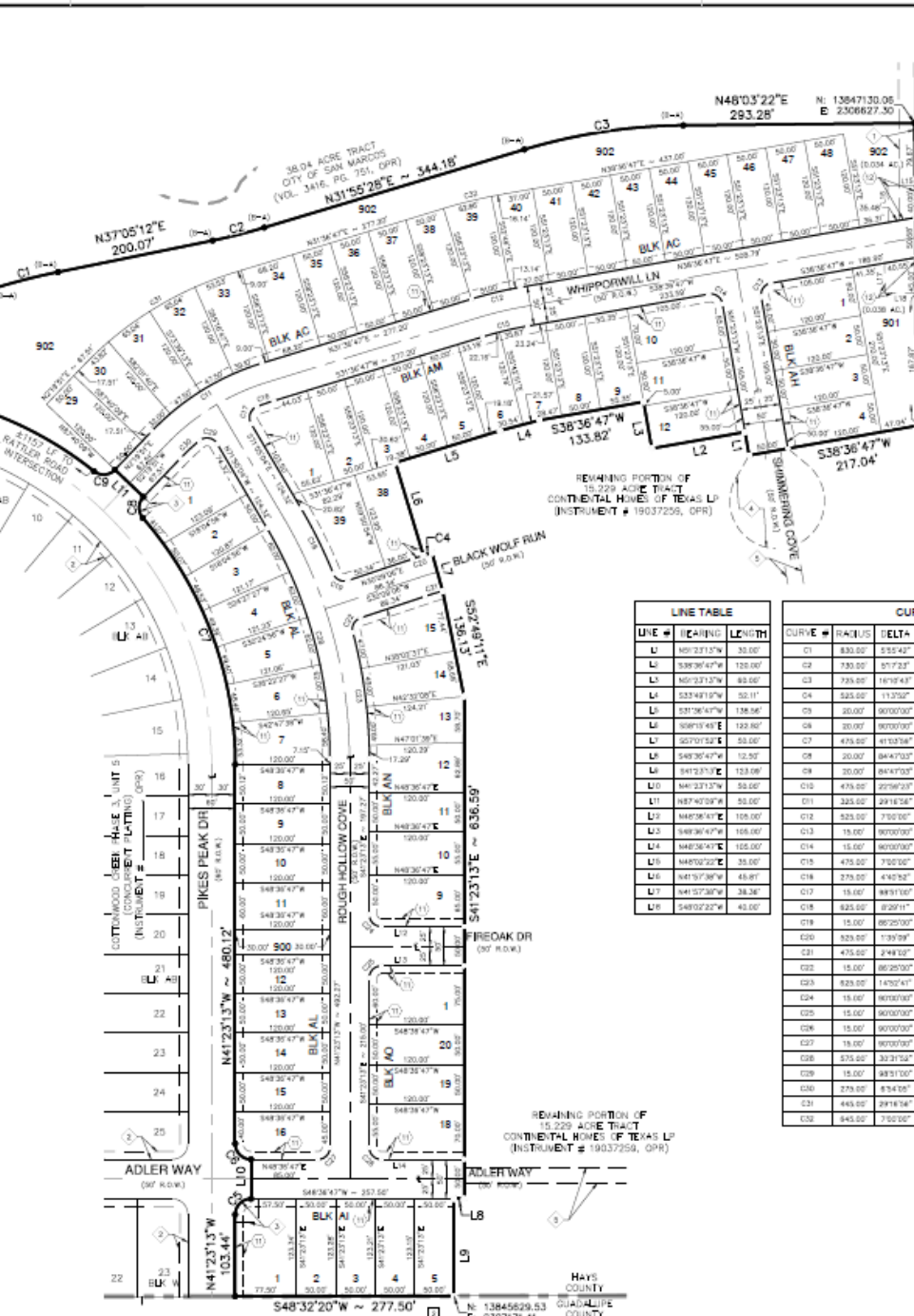


**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | DALLAS | FORT WORTH | HOUSTON
3800 STEVENSON PARKWAY, SUITE 400 | PLANO, TEXAS 75041-3044
TELEPHONE: (972) 420-1100 | FAX: (972) 420-1101
DATE OF PREPARATION: September 11, 2020

LEGEND

- AD ACROSS
- BLK BLOCK
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF HAYS COUNTY, TEXAS
- OPRG OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- HAYS COUNTY/GUADALUPE COUNTY LINE
- CENTERLINE
- 10' PUBLIC UTILITY EASEMENT
- VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT
- 20' WASTEWATER EASEMENT (INSTRUMENT # 20004404, OPR)
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 20004404, OPR)
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT (INSTRUMENT # 20004404, OPR)
- VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO COMPLEMENT INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (S.200 AC.) (INSTRUMENT # 20004404, OPR)
- PLAT RECORDS OF HAYS COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- ROUND (1/2" IRON ROD (UNLESS NOTED OTHERWISE))
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD-ROW)
- BRASS-RODULEN
- 20' WASTEWATER EASEMENT (INSTRUMENT # 20004404, OPR)
- COTTONWOOD CREEK PHASE 3, UNIT 5 (INSTRUMENT # 20004404, OPR)
- COTTONWOOD CREEK JDA, LTD 100-11 ACRES TRACT (VOL. 2008, PG. 887, OPR)
- 200 ACRES TRACT MULLER FAMILY LIMITED PARTNERSHIP (VOL. 1104, PG. 104, OPR)



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N01°27'13"E	33.00'
L2	S38°36'47"W	120.00'
L3	N01°27'13"E	65.00'
L4	S33°48'15"W	50.11'
L5	S31°36'47"W	138.56'
L6	N00°15'48"E	120.00'
L7	S07°01'52"E	55.00'
L8	S48°36'47"W	12.50'
L9	S41°27'13"E	123.08'
L10	N41°23'13"E	55.00'
L11	N07°40'39"W	55.00'
L12	N48°36'47"W	108.00'
L13	S48°36'47"W	108.00'
L14	N48°36'47"W	105.00'
L15	N48°02'52"E	35.00'
L16	N41°57'38"W	45.81'
L17	N41°57'38"W	38.36'
L18	S48°02'22"W	43.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	833.00'	5°55'42"	S24°14'40"W	83.84'	85.80'
C2	733.00'	5°17'23"	S24°32'10"W	87.57'	87.40'
C3	725.00'	16°15'43"	N38°38'50"E	204.04'	204.72'
C4	525.00'	11°25'02"	N50°21'12"E	111.00'	111.38'
C5	20.00'	90°00'00"	N07°36'40"E	28.35'	31.42'
C6	20.00'	90°00'00"	N00°27'13"W	28.35'	31.42'
C7	475.00'	41°03'58"	N01°02'10"W	333.21'	360.43'
C8	20.00'	94°47'03"	N40°03'40"W	26.97'	29.60'
C9	20.00'	94°47'03"	S44°43'23"W	26.97'	29.60'
C10	475.00'	27°58'23"	S70°37'13"W	188.32'	190.89'
C11	325.00'	29°16'58"	N09°38'18"E	184.32'	190.10'
C12	525.00'	7°02'02"	N33°55'47"E	84.02'	84.14'
C13	15.00'	90°00'00"	S02°23'12"E	21.21'	23.56'
C14	15.00'	90°00'00"	S02°38'47"W	21.21'	23.56'
C15	475.00'	7°02'02"	S35°58'47"W	58.00'	58.03'
C16	375.00'	4°45'52"	S20°18'31"W	32.48'	32.47'
C17	15.00'	90°00'00"	S22°29'30"E	22.79'	25.86'
C18	525.00'	5°09'11"	S07°40'20"E	82.49'	82.57'
C19	15.00'	90°00'00"	N73°21'30"E	20.54'	22.62'
C20	525.00'	1°39'39"	N08°38'41"E	14.53'	14.53'
C21	475.00'	2°49'52"	S37°33'37"W	33.25'	33.30'
C22	15.00'	90°00'00"	S17°03'24"E	20.54'	22.62'
C23	525.00'	1°42'41"	S48°49'37"E	101.84'	102.29'
C24	15.00'	90°00'00"	S48°23'13"E	21.21'	23.56'
C25	15.00'	90°00'00"	S33°47'47"W	21.21'	23.56'
C26	15.00'	90°00'00"	S45°23'13"E	21.21'	23.56'
C27	15.00'	90°00'00"	N07°36'47"E	21.21'	23.56'
C28	375.00'	32°31'52"	N58°38'08"W	302.79'	304.42'
C29	15.00'	90°00'00"	S58°39'25"W	22.79'	25.86'
C30	275.00'	8°54'55"	S07°40'54"W	33.02'	33.11'
C31	445.00'	29°16'58"	N01°02'10"W	334.96'	360.43'
C32	945.00'	7°02'02"	S35°58'47"W	78.02'	78.02'

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

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-44 as submitted.