




PC-17-58 (Cottonwood Creek Phase 2 Section 2)

Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for renewal of a Final Plat for approximately 3.553 acres, more or less, out of the Farnham Frye Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)

- +/- 3.553 Acres
- Two commercial lots
- Cottonwood Creek Master Plan
- Originally approved December 12, 2017.
- Plat expired December 12, 2019.

**PC-17-58
Aerial View
Cottonwood Creek
Phase 2 Section 2**



-  Subject Property
-  Parcel
-  City Limit

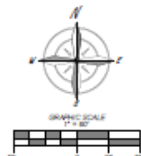
0 100 200 400 Feet

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: 11/24/2020

COTTONWOOD CREEK SUBDIVISION PHASE 2, SECTION 2 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

CITY OF SAN MARCOS GPS
CONTROL POINT NO. 15
N = 13,059,068.00
E = 2,302,008.84
EL. = 671.15



LINE TABLE		
L #	BEARING	LENGTH
L4	S4° 26' 05"W	21.53'
L5	S4° 26' 05"W	24.61'

TERMINAL CORNER
TRUST #, (R1)

LAND USE SUMMARY TABLE

LAND USE	ZONING	LOT NO.	AREA (ACRES)
COMMERCIAL	GC	1	1.328 ACRES
COMMERCIAL	GC	2	2.226 ACRES

LINE TYPE LEGEND:

—	BOUNDARY
- - -	EXISTING RIGHT OF WAY
- · - · -	EASEMENT LIMITS
- · - · -	BROKEN LINE NOT TO SCALE
- · - · -	ADJOINING LOT LINE

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	CHD. B	CHD. L
C1	Δ=90°05'02"	R=25.00'	L=39.31'	S44°57'29"E	35.38'

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL.
- = CALCULATED POINT.
- ⊠ = FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
- ⊡ = FOUND 1-1/4" IRON PIPE.
- ⊢ = FOUND IRON ROD WITH CAP STAMPED "BAKER AICKLEN & ASSOCIATES".
- ⊣ = FOUND 1/2" IRON ROD.
- ⊤ = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY".

SURVEYORS NOTE:

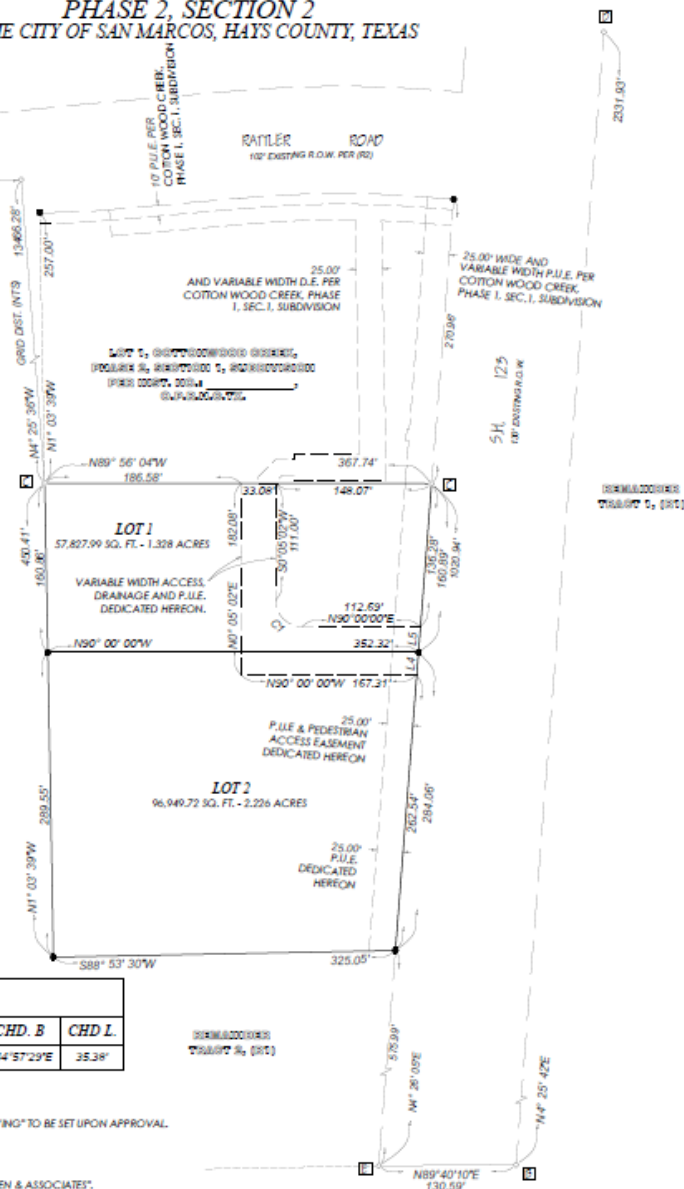
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

REFERENCE LEGEND:

- D.E. = DRAINAGE EASEMENT.
- O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
- P.R.H.C.T.X. = PLAT RECORDS, HAYS COUNTY, TEXAS.
- P.U.E. = PUBLIC UTILITY EASEMENT.
- (R1) = DOC. NO. 04012507, RECORDED IN VOL. 3457, PG. 9, O.P.R.H.C.T.X.
- (R2) = DOC. NO. 15009042, RECORDED IN VOL. 5173, PG. 753, O.P.R.H.C.T.X.
- (R3) = DOC. NO. 2009-00013308, RECORDED IN VOL. 3657, PG. 44, O.P.R.H.C.T.X.



Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-17-58 as submitted.