

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

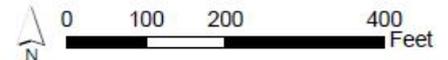
Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for renewal of a Final Plat for approximately 3.553 acres, more or less, out of the Farnham Frye Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)

- +/- 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

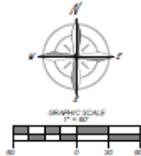


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

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. 14
N = 13,259,566.08
E = 2,332,036.84
EL. = 671.15



LINE TABLE		
L #	BEARING	LENGTH
L4	S4° 26' 05\"/>	

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=30°05'02\"/>				

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = 5/8\"/>

SURVEYORS NOTE:

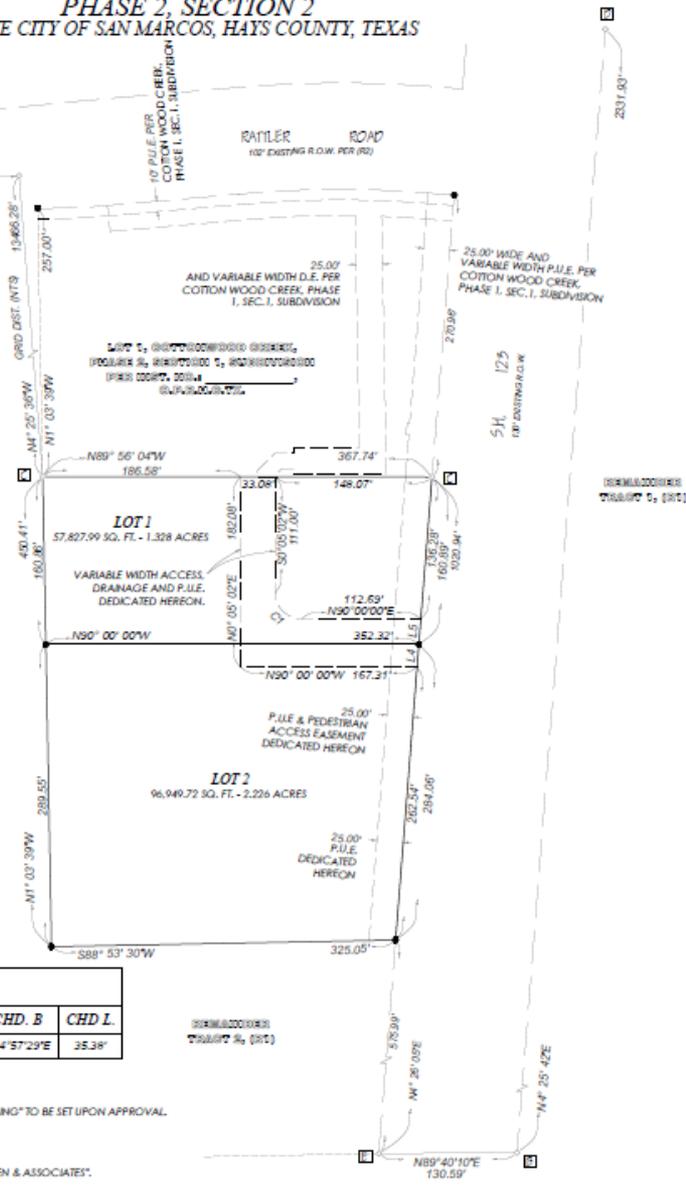
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

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.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
- P.R.H.C.TX. = 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.TX.
- (R2) = DOC. NO. 15009042, RECORDED IN VOL. 5173, PG. 753, O.P.R.H.C.TX.
- (R3) = DOC. NO. 2009-90013308, RECORDED IN VOL. 3657, PG. 44, O.P.R.H.C.TX.



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.