

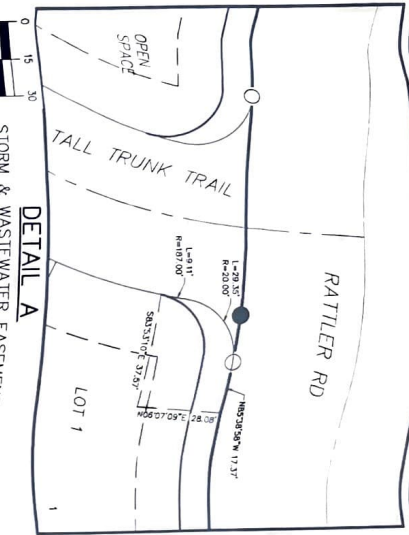


230 S CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBE FIRM F-10961
LTPS FIRM 101553600

PLAT PREPARED August 30, 2022

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C2	29.29'	20.00'	083°34'51"	17.98'	26.74'	S52°23'55"W
C3	85.35'	187.00'	028°03'03"	43.43'	84.61'	N23°19'20"E
C4	23.45'	15.00'	089°34'57"	14.89'	21.14'	S08°23'33"E
C5	170.07'	187.00'	023°08'25"	91.42'	164.26'	N27°07'51"W
C6	21.76'	15.00'	083°05'59"	13.29'	19.90'	N42°37'38"W
C7	174.04'	60.00'	166°11'58"	465.79'	119.13'	S01°04'39"E
C8	21.76'	15.00'	083°05'59"	13.29'	19.90'	N42°37'38"W
C9	120.96'	133.00'	025°06'25"	63.02'	116.83'	N27°07'51"W
C10	23.67'	15.00'	090°25'03"	15.11'	21.29'	S81°36'24"W
C11	41.05'	227.00'	010°21'42"	20.56'	41.00'	N41°34'44"E
C12	31.42'	20.00'	090°03'07"	20.00'	28.28'	S01°45'34"W
C13	31.70'	20.00'	090°49'24"	20.29'	28.49'	S88°39'07"E
C14	31.22'	173.00'	010°20'28"	15.65'	31.18'	N43°01'31"E
C15	23.45'	15.00'	089°41'06"	14.92'	21.15'	N08°20'31"W
C16	48.71'	133.00'	020°59'10"	24.63'	48.44'	N63°40'39"W
C17	100.03'	187.00'	030°38'56"	51.24'	98.84'	S56°52'53"E
C18	71.14'	133.00'	030°38'56"	35.45'	70.30'	S56°52'53"E
C19	68.61'	187.00'	027°01'17"	34.89'	68.22'	N63°41'43"W
C20	23.66'	15.00'	090°25'03"	15.12'	21.31'	N81°33'03"E
C21	23.45'	15.00'	089°34'57"	14.89'	21.14'	N08°23'36"W
C22	15.62'	187.00'	004°47'09"	7.81'	15.61'	N55°34'38"W
C23	11.11'	133.00'	004°47'09"	5.56'	11.11'	N55°34'38"W
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'	N81°46'56"E
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'	S08°11'04"E
C26	23.67'	15.00'	090°25'02"	15.11'	21.29'	N81°36'24"E
C27	23.45'	15.00'	089°34'57"	14.89'	21.14'	N08°23'36"W
C28	23.56'	15.00'	090°00'00"	15.00'	21.21'	S81°46'56"E
C29	11.26'	15.00'	042°58'34"	5.91'	10.99'	N151°19'09"E
C30	38.80'	60.00'	037°07'53"	20.10'	38.12'	N86°33'28"W
C31	11.26'	15.00'	042°58'34"	5.91'	10.99'	S31°41'17"E
C32	23.67'	15.00'	090°25'02"	15.11'	21.29'	N81°36'24"E
C33	50.51'	133.00'	021°45'34"	25.56'	50.21'	N25°31'06"E
C34	34.16'	20.00'	097°51'05"	22.95'	30.15'	N34°17'14"W
C35	31.31'	20.00'	089°41'06"	19.89'	28.21'	N01°36'05"E
C36	284.15'	980.01'	012°28'38"	132.88'	263.35'	N38°43'16"E
C37	12.05'	8.00'	086°8'02"	7.50'	10.94'	N74°27'41"E
C38	585.36'	1394.85'	024°32'40"	297.05'	581.07'	S74°24'08"E
C39	57.87'	726.87'	004°33'41"	28.95'	57.85'	S87°55'48"E
C40	16.48'	133.00'	007°35'58"	8.25'	16.47'	N56°44'03"W

CHORD TABLE



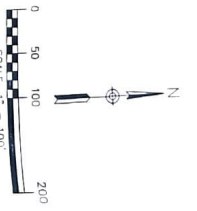
LINE #	LENGTH	DIRECTION
L1	25.00'	S46°45'34"W
L2	24.71'	N43°56'11"E
L3	4.88'	N56°48'56"E
L4	10.86'	N88°05'52"W
L5	9.43'	S71°22'21"E

FINAL SUBDIVISION PLAT:
COTTONWOOD CREEK, PHASE 2,
SECTION 3B

CITY OF SAN MARCOS, TEXAS



- LEGEND:
- = 1/2" IRON PIN W/ STAMPED "HMT"
 - = SET 1/2" CAP STAMPED "HMT"
 - BL = BUILDING SETBACK LINE
 - UL = UTILITY EASEMENT
 - UE = UTILITY EASEMENT
 - DE = RIGHT-OF-WAY EASEMENT
 - DR = RIGHT-OF-WAY EASEMENT
 - MAP = MAP AND PLAT RECORDS
 - W.P.R.C.T. = OFFICIAL PUBLIC RECORDS
 - OP.B.R.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



TURNAROUND EASEMENT