

# FINAL PLAT GARLIC CREEK WEST PHASE III SECTION 6A

LEGAL DESCRIPTION: 17.17 ACRES OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1 HAYS COUNTY, TEXAS

OWNER: MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE  
SUITE 250  
AUSTIN, TEXAS 78759

ENGINEER: NATHAN D. SMITH, P.E.  
106 WEST FIRST STREET  
ELGIN, TEXAS 78621  
512-281-3344  
FIRM F-1455

SURVEYOR: TIMOTHY A. LENZ, RPLS  
LENZ & ASSOCIATES, INC.  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
512-443-1174

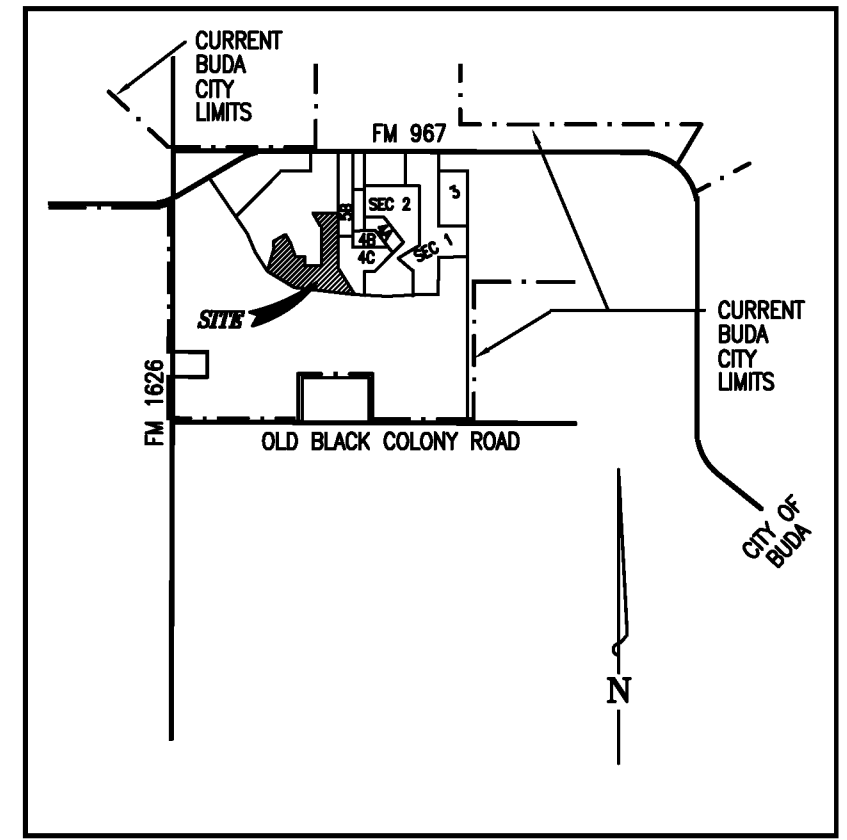
17.17 ACRES OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1  
CITY OF BUDA, HAYS COUNTY, TEXAS

**LAND USE SUMMARY:**

NUMBER OF LOTS:	SINGLE FAMILY LOTS	35 LOTS	5.48 ACRES
	PARK/DRAINAGE EASEMENT LOT	1 LOT	9.98 ACRES
	STREET RIGHT-OF-WAY		1.71 ACRES
	<b>TOTAL</b>	<b>36 LOTS</b>	<b>17.17 ACRES</b>

**PARKLAND DEDICATION (GARLIC CREEK WEST PHASE III):**

PARKLAND REQUIRED FOR THIS PLAT:	0.70 ACRES (1 AC PER 50 LOTS)
PARKLAND REQUIRED FOR PREVIOUS PLATS:	10.86 ACRES
TOTAL PARKLAND REQUIREMENT TO DATE:	11.56 ACRES
TOTAL PARKLAND DEDICATED BY PREVIOUS PLATS:	31.97 ACRES
TOTAL PARKLAND DEDICATED BY THIS PLAT:	9.98 ACRES
TOTAL PARKLAND DEDICATED TO DATE:	41.95 ACRES



**LOCATION MAP**

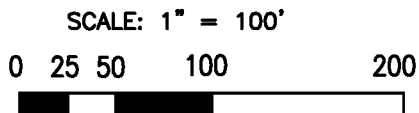
**LEGEND:**

- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT

**BENCHMARK INFORMATION:**

4" TXDOT BRASS DISK IN CONCRETE STAMPED N1061048.  
NORTHING=13948432.67  
EASTING= 2324240.49  
ELEVATION=757.00'  
VERTICAL DATUM: NVD 1988  
HORIZON DATUM: TEXAS STATE PLANE COORDINATE SYSTEM,  
NAD 1983, TEXAS SOUTH CENTRAL ZONE.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON 1988 DATUM.



CURVE	RADIUS	ARC LENGTH	DELTA	BEARING	CHORD
1	25.00'	39.27'	90°00'00"	S45°53'35"E	35.36'
2	25.00'	39.27'	90°00'00"	S44°06'25"W	35.36'
3	25.00'	39.27'	90°00'00"	N45°53'35"E	35.36'
4	25.00'	39.27'	90°00'00"	N44°06'25"E	35.36'
5	175.00'	91.46'	29°56'36"	S74°08'07"W	90.42'
6	225.00'	117.59'	29°56'36"	S74°08'07"W	116.25'
7	225.00'	30.70'	7°49'03"	S63°04'20"W	30.68'
8	225.00'	43.76'	11°08'37"	S72°33'10"W	43.69'
9	225.00'	40.50'	10°18'49"	S83°16'53"W	40.45'
10	225.00'	2.63'	0°40'07"	S88°46'21"W	2.63'
11	25.00'	40.46'	92°43'18"	N45°28'04"E	36.19'
12	25.00'	38.75'	88°48'59"	S45°18'05"E	34.99'
13	275.00'	86.68'	18°03'37"	N81°15'37"E	86.32'
14	325.00'	119.02'	20°58'59"	N81°20'13"E	118.36'
15	325.00'	13.26'	2°20'14"	S89°20'24"E	13.26'
16	325.00'	55.78'	9°50'03"	N84°34'28"E	55.71'
17	325.00'	49.98'	8°48'42"	N75°15'05"E	49.94'

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REMAINDER OF 25.03 ACRE TRACT  
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LOT 96 BLOCK B  
PARK/DRAINAGE EASEMENT  
9.98 ACRES

ULTIMATE 100 YR FLOOD PLAIN

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PARK/DRAINAGE EASEMENT  
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DRAINAGE AND P.U.E.  
DETAIL

