

FINAL PLAT GARLIC CREEK WEST PHASE III SECTION 6B

LEGAL DESCRIPTION: 6.84 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

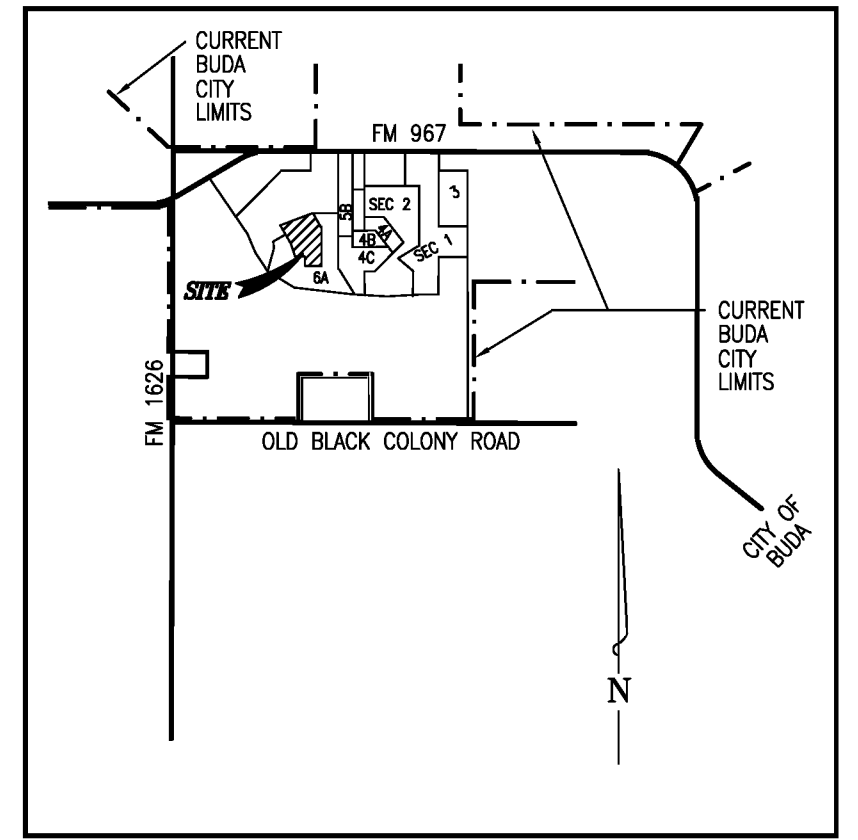
6.84 ACRES OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1
CITY OF BUDA, HAYS COUNTY, TEXAS

LAND USE SUMMARY:

NUMBER OF LOTS:	SINGLE FAMILY LOTS	34 LOTS	5.24 ACRES
	STREET RIGHT-OF-WAY		1.60 ACRES
	TOTAL	34 LOTS	6.84 ACRES

PARKLAND DEDICATION (GARLIC CREEK WEST PHASE III):

PARKLAND REQUIRED FOR THIS PLAT:	0.68 ACRES (1 AC PER 50 LOTS)
PARKLAND REQUIRED FOR PREVIOUS PLATS:	11.56 ACRES
TOTAL PARKLAND REQUIREMENT TO DATE:	12.24 ACRES
TOTAL PARKLAND DEDICATED BY PREVIOUS PLATS:	41.95 ACRES
TOTAL PARKLAND DEDICATED BY THIS PLAT:	0.00 ACRES
TOTAL PARKLAND DEDICATED TO DATE:	41.95 ACRES



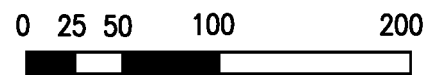
LOCATION MAP

- 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 NGVD 1988
HORIZONTAL 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. BENCH MARK ELEVATIONS SHOWN HEREON ARE BASED ON 1988 DATUM.

SCALE: 1" = 100'



LINE	LENGTH	BEARING
L1	50.00	N53°15'42"E
L2	30.35	S36°44'18"E
L3	60.00	N07°53'35"W

CURVE	RADIUS	ARC LENGTH	DELTA	BEARING	CHORD
1	50.00'	15.18'	17°23'28"	N02°45'21"E	15.12'
2	25.00'	21.03'	48°11'23"	N12°38'36"W	20.41'
3	25.00'	23.63'	54°09'18"	S63°48'56"E	22.78'
4	25.00'	36.69'	84°05'54"	S78°47'15"E	33.49'
5	25.00'	37.00'	84°47'27"	S16°46'05"W	33.71'
6	525.00'	226.84'	24°44'03"	N13°15'37"W	224.88'
7	475.00'	297.17'	35°50'42"	N18°48'56"W	292.34'
8	475.00'	53.15'	6°24'39"	N33°31'58"W	53.12'
9	475.00'	56.28'	6°47'20"	N26°55'59"W	56.25'
10	475.00'	56.28'	6°47'20"	N27°08'38"W	56.25'
11	475.00'	56.28'	6°47'20"	N13°21'18"W	56.25'
12	475.00'	64.65'	7°47'55"	N06°03'40"W	64.60'
13	475.00'	10.52'	1°16'07"	N01°31'39"W	10.52'
14	525.00'	37.36'	4°04'38"	N23°35'19"W	37.35'
15	525.00'	42.97'	4°41'21"	N19°12'20"W	42.95'
16	525.00'	42.97'	4°41'21"	N14°30'59"W	42.95'
17	525.00'	42.97'	4°41'21"	N09°49'38"W	42.95'
18	525.00'	42.97'	4°41'21"	N05°08'17"W	42.95'
19	525.00'	17.41'	1°54'02"	N01°50'36"W	17.41'
20	25.00'	39.27'	90°00'00"	N44°06'25"E	35.36'
21	25.00'	39.27'	90°00'00"	N45°53'35"W	35.36'
22	25.00'	21.02'	48°10'44"	S65°01'03"W	20.41'
23	50.00'	116.18'	133°07'57"	N01°31'39"W	91.75'
24	50.00'	39.96'	45°47'37"	S28°50'11"E	38.91'
25	50.00'	46.77'	53°35'23"	S78°31'41"E	45.08'
26	50.00'	29.45'	33°44'57"	N57°48'09"E	29.03'
27	25.00'	21.06'	48°15'36"	N23°14'13"E	20.44'
28	50.00'	28.42'	32°34'06"	S31°04'58"W	28.04'
29	25.00'	38.08'	87°16'42"	S44°31'56"E	34.51'
30	25.00'	21.03'	48°11'23"	S67°44'02"W	20.41'
31	50.00'	109.23'	125°10'24"	S73°46'28"E	88.77'
32	50.00'	41.15'	47°09'23"	S34°45'57"E	40.00'
33	50.00'	52.92'	60°38'27"	S88°39'52"E	50.48'
34	50.00'	15.16'	17°22'35"	N52°19'38"E	15.11'

