

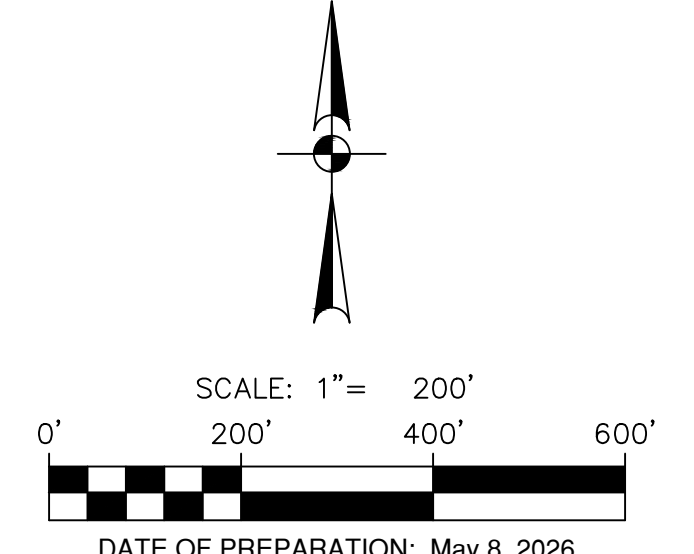
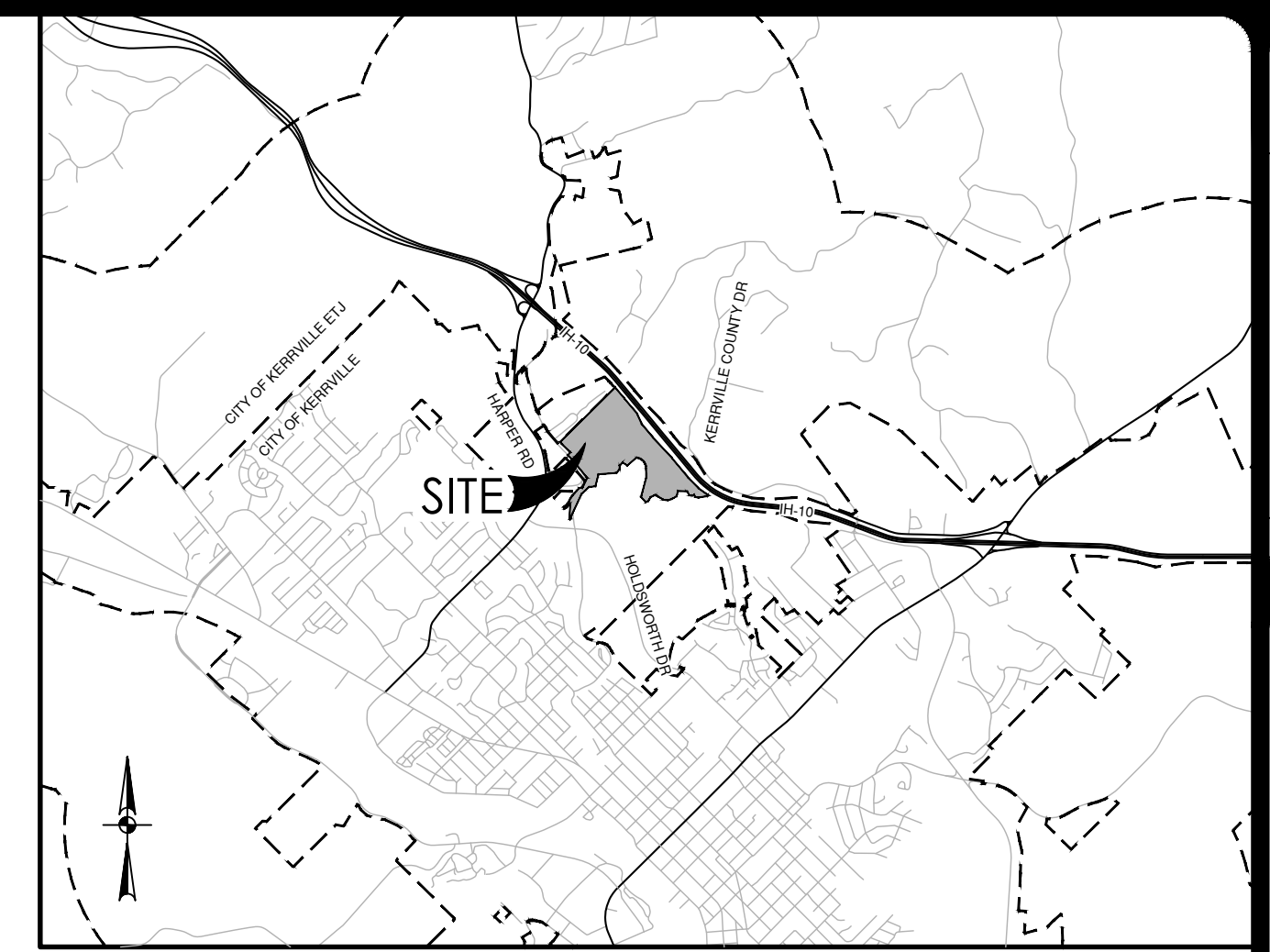
PRELIMINARY PLAT  
OF  
TOWN CREEK DEVELOPMENT

BEING A TOTAL OF 130.563 ACRE TRACT OF LAND, ESTABLISHING LOTS, OUT OF A 304.12 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 14-05748 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, OUT OF THE W. FOSGATE SURVEY NUMBER 120, ABSTRACT 138, AND THE J. HERNANDEZ SURVEY NUMBER 548, ABSTRACT 189, AND THE J.D. LEAVELL SURVEY NUMBER 1862, ABSTRACT 1435 OF KERR COUNTY, TEXAS.

LINE #	BEARING	LENGTH
L1	S39°47'57"E	499.90'
L2	S53°29'49"E	329.32'
L3	S59°41'44"E	29.92'
L4	S64°25'00"W	44.03'
L5	S81°26'54"W	264.02'
L6	N79°27'45"W	67.97'
L7	N44°10'08"W	81.07'
L8	S76°16'05"W	34.67'
L9	N88°34'32"E	90.11'
L10	N29°38'30"W	125.09'
L11	N86°34'10"W	261.88'
L12	S15°42'31"W	163.03'
L13	S60°59'11"W	92.20'
L14	S68°03'30"W	179.68'
L15	N81°56'33"W	120.00'
L16	N59°11'22"W	219.66'
L17	N74°13'18"W	64.98'
L18	S65°26'41"W	123.79'
L19	S33°29'57"W	142.08'
L20	S70°15'10"W	71.54'

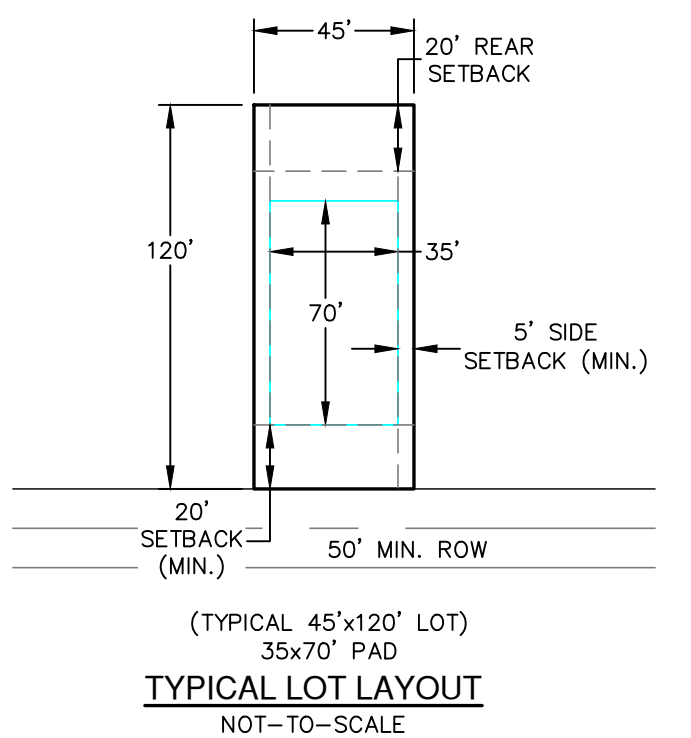
LINE #	BEARING	LENGTH
L21	N43°05'19"W	196.40'
L22	N55°55'22"W	156.27'
L23	S45°07'16"W	121.00'
L24	S0°01'09"W	103.07'
L25	S40°04'29"W	141.00'
L26	S12°22'15"E	42.84'
L27	S44°19'08"W	43.70'
L28	N77°46'46"W	22.42'
L29	S87°08'08"E	87.70'
L30	N28°02'54"E	319.48'
L31	N39°01'51"W	26.63'
L32	N45°20'34"E	100.55'
L33	N40°15'47"W	47.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	300.00'	85°12'27"	N42°39'07"W	406.15'
C2	470.00'	30°35'01"	S44°54'54"W	247.91'
C3	50.00'	73°45'58"	N28°33'34"W	60.02'
C4	410.00'	30°06'51"	N44°40'47"E	213.02'
C5	630.00'	10°12'30"	N37°13'39"E	166.75'
C6	550.00'	11°08'16"	N39°19'47"E	106.75'



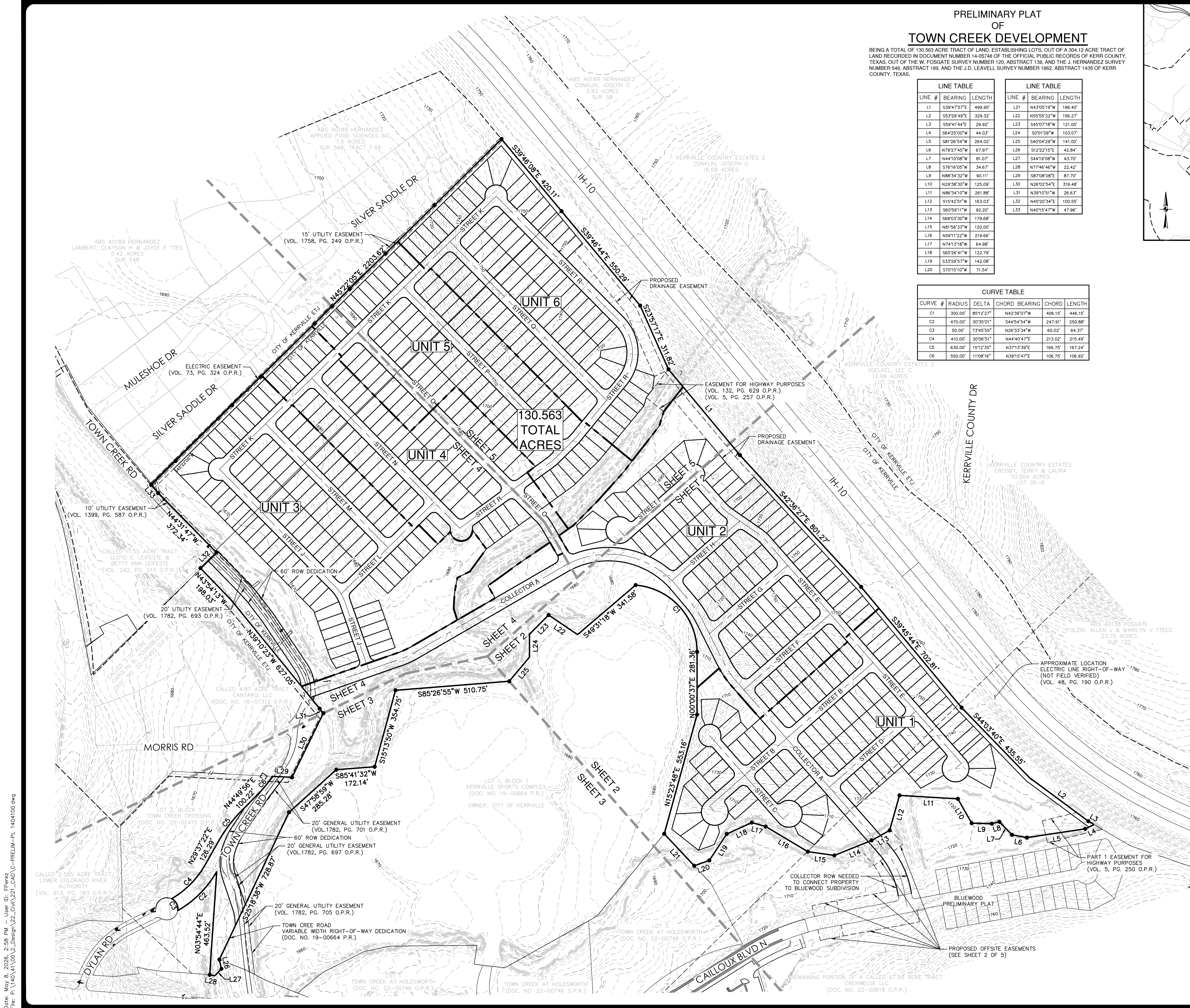
LEGEND

- EXISTING 2' CONTOUR
- PROJECT BOUNDARY
- UNIT BOUNDARY
- 100YR UD FLOODPLAIN
- 100YR FEMA FLOODPLAIN
- KERRVILLE CITY LIMITS
- FOUND IRON ROD



PLAT NOTES:

- PUBLIC STREETS WITHIN THIS SUBDIVISION WILL BE BUILT ACCORDING TO CITY OF KERRVILLE DESIGN CRITERIA. STREETS LABELED AS COLLECTOR ON THIS PLAN SHALL BE COLLECTOR CLASS AND STREETS LABELED AS STREET SHALL BE RESIDENTIAL CLASS.
- PORTIONS OF THIS TRACT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE X" AND "ZONE AE" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0460F EFFECTIVE MARCH 3, 2011.
- PROJECT PHASING PLAN IS IDENTIFIED WITHIN THE ADEQUATE FACILITIES PLAN (AFP) CONCURRENTLY IN REVIEW WITH THE CITY DIRECTOR'S OFFICE.
- PARKLAND DEDICATION FEE REQUIREMENTS ARE MET BY PARTICIPATION INTO THE FEE IN LEU OF PARKLAND AND DEDICATION PROGRAM AT THE DIRECTION OF CITY OF KERRVILLE DIRECTORS OFFICE.
- THE TOWN CREEK DEVELOPMENT IS ZONED AS PDD PER THE CITY OF KERRVILLE 2050 COMPREHENSIVE PLAN.
- BUILDING SETBACKS AND PROPOSED EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE SUBDIVISION ORDINANCES AND INFRASTRUCTURE DESIGN REQUIREMENTS.
- THE TOWN CREEK DEVELOPMENT LIE FULLY WITHIN THE CITY LIMITS OF KERRVILLE, TEXAS.
- THE PRELIMINARY PLAT OF "TOWN CREEK DEVELOPMENT" WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON



DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**TOWN CREEK DEVELOPMENT**  
KERRVILLE, TEXAS

PRELIMINARY PLAT

PLAT NO. -  
JOB NO. 14041-00  
DATE 5/8/2026  
DESIGNER CB  
CHECKED BS DRAWN FP  
SHEET 1 OF 5

Date: May 8, 2026, 2:58 PM - User: ID: FFerez  
File: P:\4041\00\_2\_Design\22\_Civil\221\_CAD\_C--PRELIM-PL\_1404100.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthology Program, USDA Farm Service Agency.

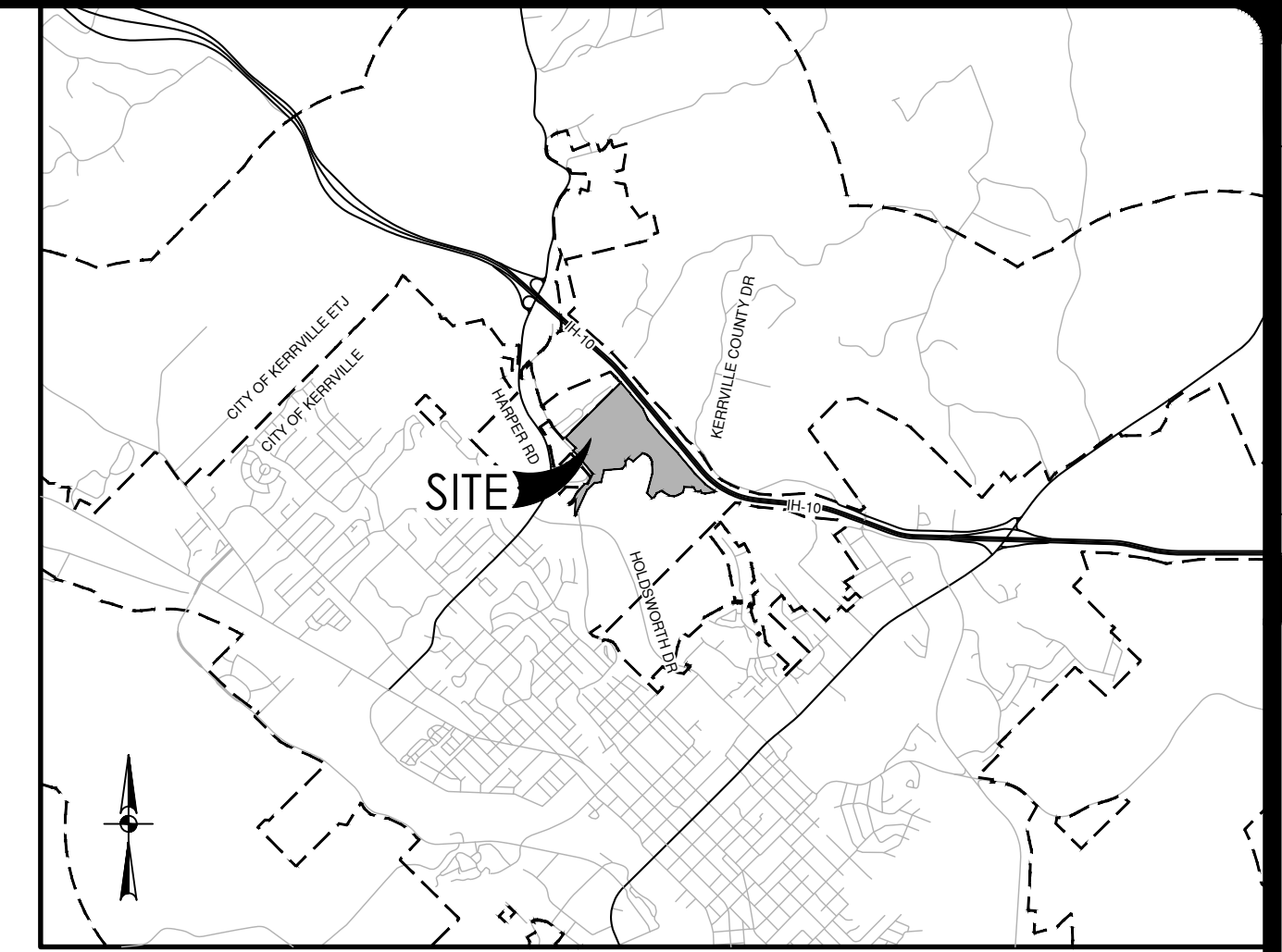
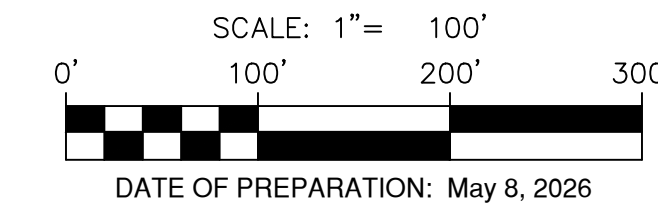
LINE #	BEARING	LENGTH
L1	S39°47'57"E	499.80'
L2	S53°29'49"E	329.32'
L3	S59°41'44"E	29.92'
L4	S64°29'00"W	44.03'
L5	S81°28'54"W	264.02'
L6	N79°27'45"W	67.97'
L7	N44°10'08"W	81.07'
L8	S76°16'05"W	34.67'
L9	N88°34'32"W	90.11'
L10	N29°18'30"W	125.09'
L11	N86°34'10"W	261.88'
L12	S15°42'51"W	163.03'
L13	S60°59'11"W	92.20'
L14	S68°03'30"W	179.68'
L15	N81°56'33"W	120.00'
L16	N59°11'22"W	219.66'
L17	N74°31'16"W	64.96'
L18	S65°28'41"W	122.79'
L19	S33°29'57"W	142.05'
L20	S70°15'10"W	71.54'

LINE #	BEARING	LENGTH
L21	N43°05'19"W	196.40'
L22	N55°55'22"W	156.27'
L23	S45°07'18"W	121.00'
L24	S0°01'09"W	103.07'
L25	S40°04'29"W	141.00'
L26	S12°22'15"E	42.84'
L27	S44°19'08"W	43.70'
L28	N77°46'46"W	22.42'
L29	S87°08'08"E	87.70'
L30	N26°02'54"E	319.48'
L31	N39°10'51"W	26.63'
L32	N45°20'34"E	100.55'
L33	N40°15'47"W	47.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	300.00'	85°12'27"	N42°39'07"W	406.15'	446.15'
C2	470.00'	30°35'01"	S44°54'54"W	247.91'	250.88'
C3	50.00'	73°49'55"	N26°33'34"W	60.02'	64.37'
C4	410.00'	30°08'51"	N44°40'47"E	213.02'	215.49'
C5	630.00'	15°12'35"	N37°13'39"E	166.75'	167.24'
C6	550.00'	11°08'16"	N39°15'47"E	106.75'	106.92'

**LEGEND**

- EXISTING 2' CONTOUR
- PROJECT BOUNDARY
- UNIT BOUNDARY
- 100YR UD FLOODPLAIN
- 100YR FEMA FLOODPLAIN
- KERRVILLE CITY LIMITS
- FOUND IRON ROD

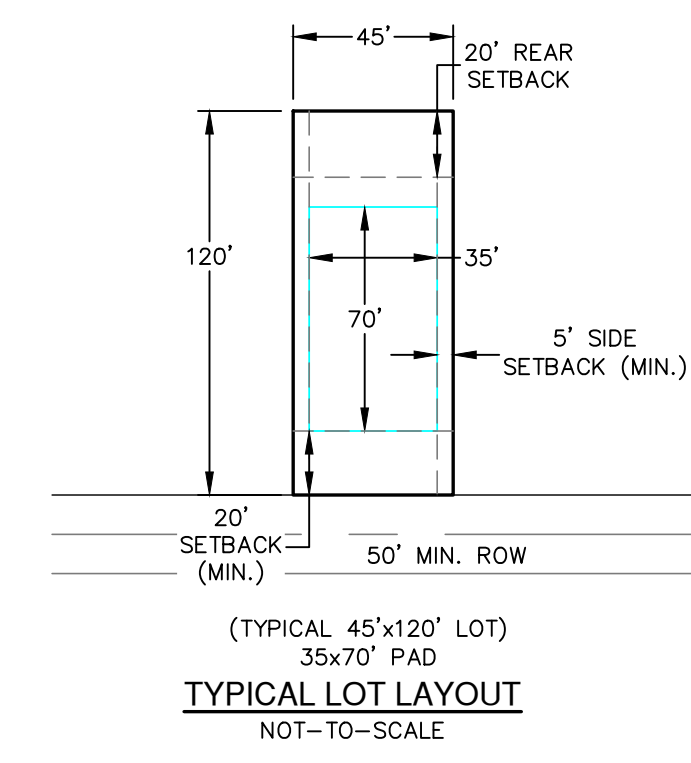


NO.	REVISION	DATE

**PAPE-DAWSON**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**TOWN CREEK DEVELOPMENT**  
 KERRVILLE, TEXAS  
 PRELIMINARY PLAT

PLAT NO.	-
JOB NO.	14041-00
DATE	5/8/2026
DESIGNER	CB
CHECKED	BS
DRAWN	FP
SHEET	2 OF 5



Date: May 8, 2026, 2:58 PM - User: ID: FPerez, File: P:\40\41\00\_2\_Design\22\_Civil\221\_CAD\_C--PRELIM-PL\_1404100.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthology Program, USDA Farm Service Agency.





