

PRELIMINARY PLAT  
OF  
**COTTONWOOD CREEK**  
PHASE 3 UNIT 1

A 17.230 ACRE TRACT OF LAND, OUT OF 272.24 ACRE TRACT OF LAND  
RECORDED IN VOLUME 2457, PAGE 9, OUT OF THE OFFICIAL PUBLIC  
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY,  
ABSTRACT 183 OF HAYS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF HAYS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 22.68 ACRE TRACT OF LAND RECORDED IN VOLUME 2457, PAGE 9, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY, ABSTRACT 183 OF HAYS COUNTY, TEXAS, PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS **COTTONWOOD CREEK, PHASE 3 UNIT 1**, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CONTINENTAL HOMES OF TEXAS, LP  
DBA DR HORTON  
ROBERT DAIGLE  
CITY MANAGER  
210 WEST HUTCHINSON STREET  
SAN MARCOS, TEXAS 78666

THE STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- LOT 900 AND 901, BLOCK O SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 902, BLOCK M IS DEDICATED AS AN ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY.

GENERAL NOTES:

- SIDEWALKS NOT ADJACENT TO A RESIDENTIAL LOT, ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
- WATERSHED PROTECTION PLAN PHASE 2 PERMIT APPROVED. PERMIT # XX-XXXX.
- THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS ARE REQUIRED TO BE APPROVED BEFORE THE PLAT APPROVAL AND EITHER THE IMPROVEMENTS CONSTRUCTED OR SURVEY POSTED FOR THE FILING OF THE PLAT.

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

I, DAVID CASANOVA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028800  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS, 78213

DATE

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

THAT I, DENNIS R RION, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE.

DENNIS R. RION  
REGISTERED PROFESSIONAL ENGINEER NO. 67109  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028800  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS, 78213

DATE

THE STATE OF TEXAS §  
COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN: \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

LIZ GONZALEZ, COUNTY CLERK  
HAYS COUNTY, TEXAS

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ONE, ACCESS POINT TO STATE HIGHWAY 46 BASED ON AN OVERALL PROPERTY FRONTAGE OF APPROXIMATELY 586 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNALS, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48209C0479F, DATED SEPTEMBER 2, 2005.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
AT&T (PHONE)  
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)  
TIME WARNER CABLE (CABLE TELEVISION)  
CITY OF SAN MARCOS (SEWER & WATER)

DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
- MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE SOLE RESPONSIBILITY OF THE COTTONWOOD CREEK PHASE 3 UNIT 1 SUBDIVISION HOMEOWNER'S ASSOCIATION.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SAN MARCOS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



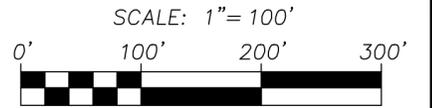
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: April 18, 2017

PLAT NOTES APPLY TO ALL  
SHEETS OF THIS PLAT

SHEET 1 OF 3

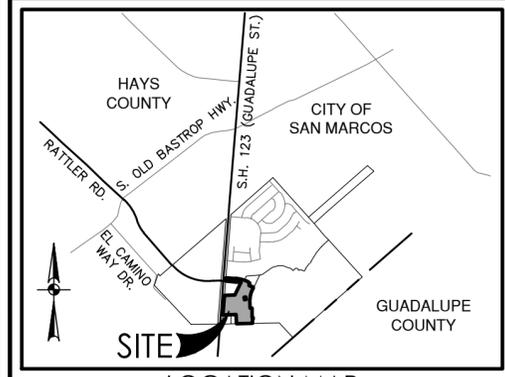
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**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10028800  
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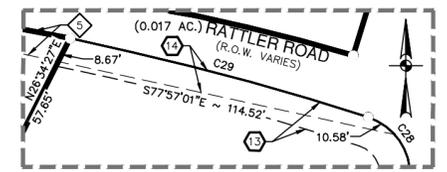


LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
PR	PUBLIC RECORDS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- ⑩ 10' WATER EASEMENT
- ⑪ VARIABLE WIDTH DRAINAGE AND WASTEWATER EASEMENT (0.071 AC)
- ⑬ 10' PUBLIC UTILITY EASEMENT
- ⑭ VARIABLE WIDTH CLEAR VISION EASEMENT (0.070 AC)
- ⑮ 15' WATER EASEMENT (VOL 2411, PG 887, OPR)
- ⑯ 20' WASTEWATER EASEMENT (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ⑰ VARIABLE WIDTH DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ⑱ 1.143 AC. RIGHT OF WAY DEDICATION (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ⑳ CLEAR VISION EASEMENT (BY SEPARATE INSTRUMENT) (0.015 AC.) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ① 30' ACCESS EASEMENT (BY SEPARATE INSTRUMENT) (0.126 AC.) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ② 42' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ③ 20' WASTEWATER EASEMENT (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ④ 38' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT) (VOL \_\_\_\_\_, PG \_\_\_\_\_)
- ⑤ UNPLATTED 0.086 ACRES OWNER: ASTYANAX TROY HECTOR CEMETERY ASSOCIATION INC. (VOL 3268, PG 353, OPR)



DETAIL "A"  
NOT-TO-SCALE

LINE TABLE

LINE #	BEARING	LENGTH
L1	N16°42'25"E	69.36'
L2	S63°44'15"E	55.25'
L3	S26°15'45"W	80.00'
L4	S63°44'15"E	139.39'
L5	S26°21'20"W	120.48'
L6	N88°45'11"E	60.00'
L7	S01°14'49"E	50.00'
L8	S01°14'49"E	104.90'
L9	N04°24'44"E	8.04'
L10	N21°02'04"E	21.59'
L11	S01°14'49"E	105.00'
L12	N88°45'11"E	202.98'
L13	S01°14'49"E	180.83'
L14	N04°24'44"E	189.00'
L15	N88°45'11"E	239.39'
L16	S01°14'49"E	45.57'
L17	N21°02'04"E	20.80'
L18	S82°15'14"W	53.02'
L19	N07°44'46"W	70.34'
L20	N82°15'14"E	53.02'
L21	S07°44'46"E	70.34'
L22	S01°17'59"E	33.87'



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	600.00'	012°07'59"	N79°30'18"W	126.82'	127.06'
C2	1050.00'	006°02'25"	N66°45'27"W	110.64'	110.69'
C3	20.00'	090°05'35"	N18°41'27"W	28.31'	31.45'
C4	445.00'	027°36'09"	S12°33'15"W	212.31'	214.38'
C5	15.00'	090°00'00"	S46°14'49"E	21.21'	23.56'
C6	15.00'	090°00'00"	S43°45'11"W	21.21'	23.56'
C7	950.00'	007°08'49"	N82°00'52"W	118.43'	118.50'
C8	950.00'	002°57'38"	N65°13'04"W	49.08'	49.09'
C9	20.00'	092°16'04"	S67°10'05"W	28.84'	32.21'
C10	1025.00'	005°32'23"	N23°48'15"E	99.07'	99.10'
C11	250.00'	027°39'16"	S12°39'49"W	120.20'	121.39'
C12	15.00'	090°00'00"	S46°14'49"E	21.21'	23.56'
C13	15.00'	090°00'00"	N43°45'11"E	21.21'	23.56'
C14	15.00'	090°00'00"	N46°14'49"W	21.21'	23.56'
C15	15.00'	037°17'08"	S70°06'37"W	9.59'	9.76'
C16	50.00'	164°34'16"	S46°14'49"E	99.09'	143.62'
C17	15.00'	037°17'08"	N17°23'45"E	9.59'	9.76'
C18	15.00'	090°00'00"	N46°14'49"W	21.21'	23.56'
C19	15.00'	035°09'03"	S71°03'39"W	9.06'	9.20'
C20	50.00'	165°57'40"	S43°25'03"E	99.25'	144.83'
C21	15.00'	035°09'03"	N21°59'15"E	9.06'	9.20'
C22	15.00'	039°13'28"	N15°12'00"W	10.07'	10.27'
C23	50.00'	162°47'22"	S46°34'57"W	98.87'	142.06'
C24	15.00'	039°13'28"	S71°38'06"E	10.07'	10.27'
C25	15.00'	090°00'00"	N43°45'11"E	21.21'	23.56'
C26	300.00'	027°49'16"	S12°39'49"W	144.24'	145.67'
C27	975.00'	005°32'23"	N23°48'15"E	94.23'	94.27'
C28	20.00'	093°16'46"	N25°36'19"W	29.08'	32.56'
C29	950.00'	006°11'45"	N75°20'35"W	102.68'	102.73'
C30	15.00'	090°00'00"	N46°14'49"W	21.21'	23.56'
C31	15.00'	090°00'00"	S43°45'11"W	21.21'	23.56'
C32	15.00'	090°00'00"	S46°14'49"E	21.21'	23.56'
C33	15.00'	090°00'00"	N43°45'11"E	21.21'	23.56'
C34	15.00'	090°00'00"	N46°14'49"W	21.21'	23.56'
C35	15.00'	084°20'27"	S46°34'57"W	20.14'	22.08'
C36	15.00'	095°39'33"	S43°25'03"E	22.23'	25.04'
C37	15.00'	090°00'00"	N43°45'11"E	21.21'	23.56'

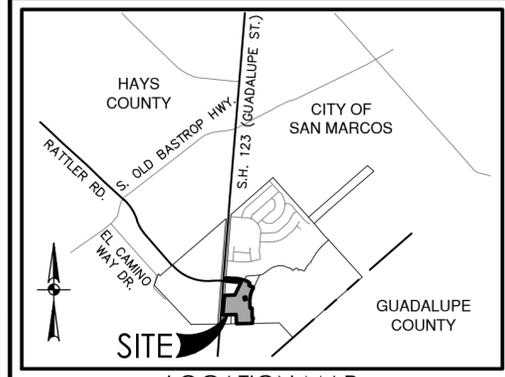
COTTONWOOD CREEK PHASE 3 UNIT 1 Civil Job No. 11173-00; Survey Job No. 11173-00

PRELIMINARY PLAT  
OF  
**COTTONWOOD CREEK**  
PHASE 3 UNIT 1

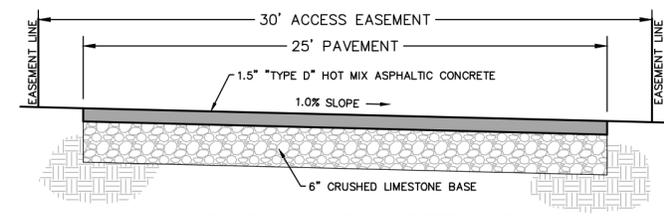
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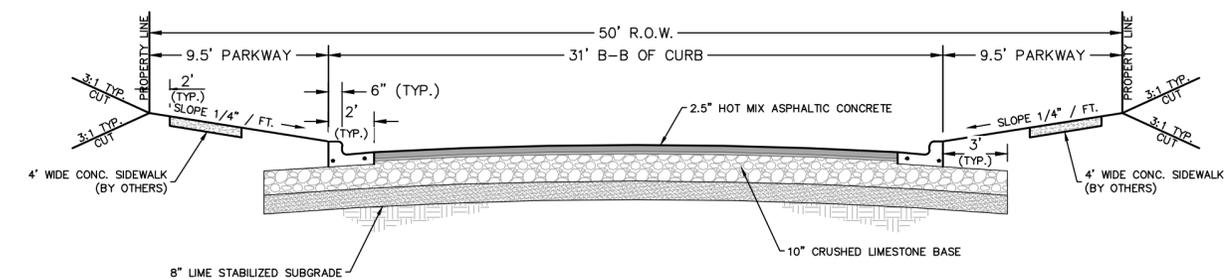
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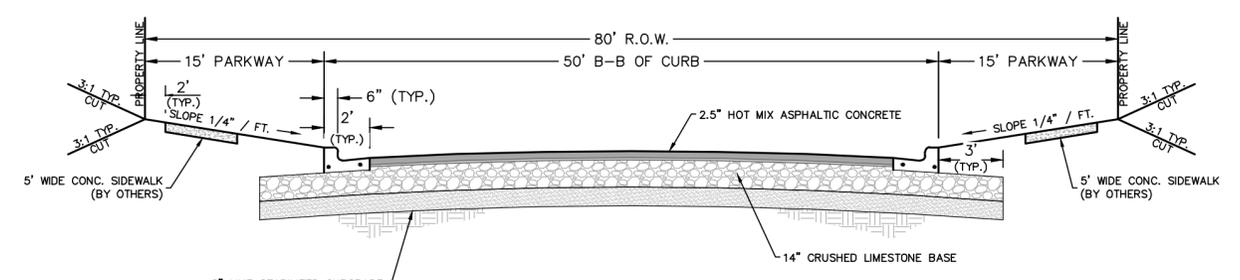
**LOCATION MAP**  
NOT-TO-SCALE



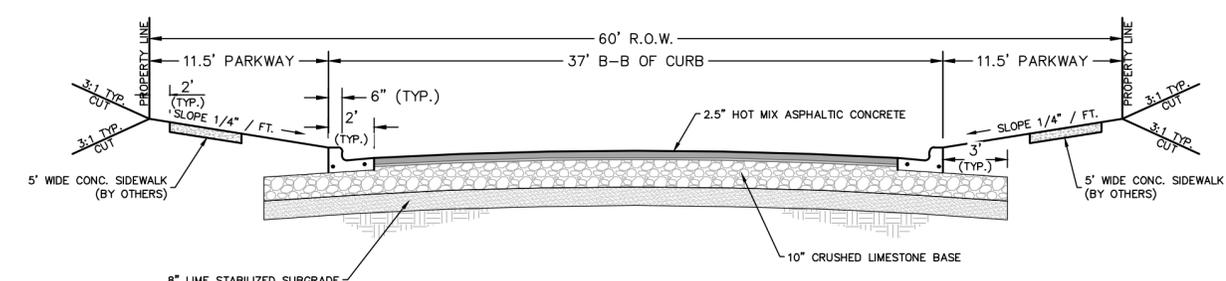
**25' EMERGENCY ACCESS STREET SECTION**  
NOT TO SCALE  
STA. 1+08.06 - STA. 3+15.42



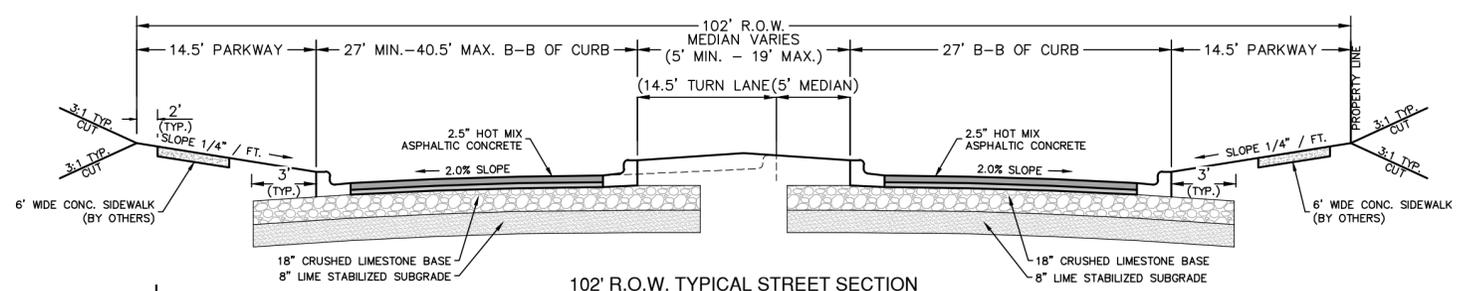
**50' R.O.W. TYPICAL STREET SECTION**  
NOT TO SCALE  
LANCE TRAIL: STA. 1+00.00 - STA. 4+02.07  
MILES DRIVE: STA. 1+40.00 - STA. 3+93.64  
CLEMENS STREET: STA. 1+00.00 - STA. 3+11.03  
DIETER DRIVE: STA. 1+43.00 - STA. 7+60.30  
BRODY LANE: STA. 1+60.07 - STA. 12+29.45



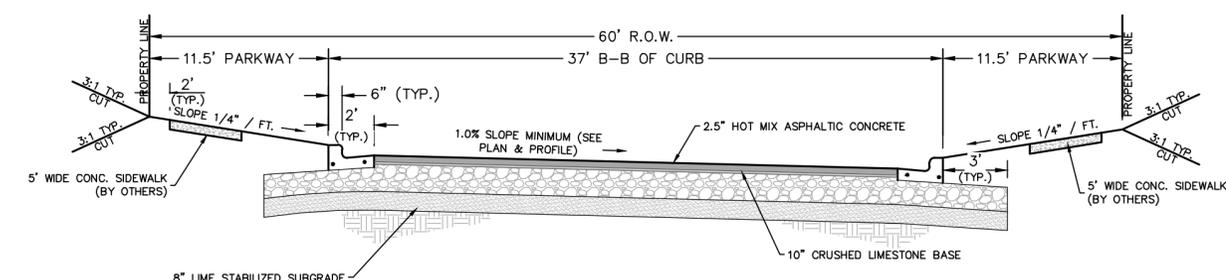
**80' R.O.W. TYPICAL STREET SECTION**  
NOT TO SCALE  
RATTLER ROAD: STA. 8+69.74 - STA. 8+76.80



**60' R.O.W. TYPICAL STREET SECTION**  
NOT TO SCALE  
MONTERREY OAK: STA. 3+75.00 - STA. 5+56.87



**102' R.O.W. TYPICAL STREET SECTION**  
NOT TO SCALE  
RATTLER ROAD: STA. 1+57.62 - STA. 4+44.16



**60' R.O.W. TYPICAL WASHOUT STREET SECTION**  
NOT TO SCALE  
MONTERREY OAK: STA. 1+10.05 - STA. 3+75.00

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

COTTONWOOD CREEK PHASE 3 UNIT 1  
Civil Job No. 11173-00; Survey Job No. 11173-00  
DATE: 4/18/2017 9:56 AM USER ID: Bburkett  
FILE: \\11173\00\Design\Civil\PLAT\PL-1117300.dwg