

FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4

A 12.945 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND
RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO.17,
ABSTRACT 183 AND THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 OF HAYS
COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 12.945 ACRE TRACT OF LAND OUT OF A 45.298
ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, ABSTRACT 183, THE J.F. GEISTER SURVEY NO.7, ABSTRACT
203 AND THE J.F. GEISTER SURVEY NO.6, ABSTRACT 202 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 4, 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.

MATTHEW TRENNER, VICE PRESIDENT
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750-1227

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE
FACTOR OF 1.00017.
- 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.
- 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 # 2017-21790.
- 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.
- ANY PRIVATE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY,
INCLUDING LANDSCAPE IRRIGATION, REQUIRES APPROVAL OF A
LICENSE AGREEMENT.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, JON W. COOPER, 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.

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10194390
5810 TENNYSON PARKWAY, SUITE 425,
PLANO, TEXAS, 75024

THE STATE OF TEXAS §
COUNTY OF COMAL §
THAT I, TODD BLACKMON, 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.

TODD BLACKMON
REGISTERED PROFESSIONAL ENGINEER NO. 89208
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028800
1672 INDEPENDENCE DRIVE, STUIRE 102
NEW BRAUNFELS, TEXAS, 78132

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, HAYS COUNTY, TEXAS. COMMUNITY
PANEL NUMBER 48209C0479F, DATED SEPTEMBER 2, 2005.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
CENTURYLINK (PHONE)
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)
CHARTER (CABLE TELEVISION)
CITY OF SAN MARCOS (SEWER & WATER)
CENTERPOINT ENERGY (GAS)

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 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.

THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE
TABLE BELOW.

BLOCK	LOT	SIDE-CORNER FRONTAGE
W	1	RATTLER RD
X	1	PIKES PEAK DR
X	12	ADLER WAY
Y	1	PIKES PEAK DR
Y	8	SPOTTED BASS LN
Y	9	SPOTTED BASS LN
Y	15	PIKES PEAK DR
Z	1	MOONRISE DR
Z	32	MOONRISE DR
AA	1	SPOTTED BASS LN
AA	6	LILY POND TRL
AB	1	HAZEL GROVE

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____ BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

SHANNON MATTINGLY DATE
DIRECTOR OF DEVELOPMENT SERVICES

RECORDING SECRETARY DATE

CIP AND ENGINEERING DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CÁRDENAS, 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.

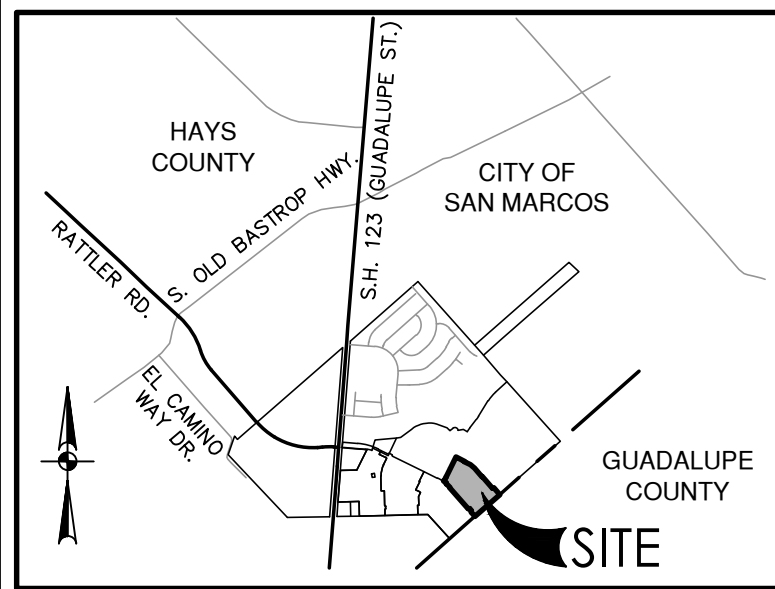
ELAINE H. CÁRDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390
DATE OF PREPARATION: January 16, 2020

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT

SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)
OF REAL PROPERTY OF HAYS COUNTY, TEXAS
PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
- HAYS COUNTY/ GUADALUPE COUNTY LINE
CENTERLINE
- 10' PUBLIC UTILITY
- 0.247 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021626, OPR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # 18004352, OPR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # 19024833, OPR)
- 0.599 AC. 70' DRAINAGE EASEMENT (INSTRUMENT # 18032673, OPR)
- 0.200 AC. 50' DRAINAGE EASEMENT (INSTRUMENT # 19021627, OPR)
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 19029834, PR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # 19029834, PR)
- 0.118 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021628, OPR)
- 0.335 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021629, OPR)
- 1.250 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021623, OPR)
- COTTONWOOD CREEK PHASE 3, UNIT 3 (INSTRUMENT # 19029834, PR)

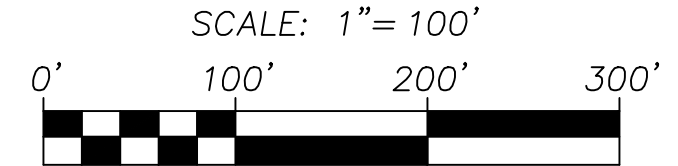
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	370.00'	11°37'06"	N32°04'18"E	74.90'	75.03'
C2	20.00'	90°00'00"	N3°36'47"E	28.28'	31.42'
C3	20.00'	90°00'00"	N86°23'13"W	28.28'	31.42'
C4	740.00'	6°57'36"	N44°52'01"W	89.84'	89.89'
C5	20.00'	86°13'40"	N5°13'59"W	27.34'	30.10'
C6	20.00'	86°00'30"	S16°44'30"E	27.28'	30.02'
C7	590.00'	7°45'43"	S55°51'54"E	79.87'	79.93'
C8	15.00'	90°52'32"	N82°34'42"E	21.37'	23.79'
C9	250.00'	10°52'41"	N31°42'05"E	47.39'	47.46'
C10	300.00'	12°04'02"	S32°17'46"W	63.07'	63.18'
C11	15.00'	82°42'47"	S3°01'36"E	19.82'	21.65'
C12	590.00'	2°59'47"	S42°53'06"E	30.85'	30.85'
C13	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'
C14	15.00'	90°00'00"	S3°36'47"W	21.21'	23.56'
C15	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C17	250.00'	11°47'15"	N47°16'50"W	51.34'	51.43'
C18	20.00'	98°28'26"	S77°35'19"W	30.30'	34.37'
C19	430.00'	9°31'45"	S33°06'59"W	71.43'	71.52'
C20	20.00'	82°22'29"	S14°55'29"E	26.34'	28.75'
C21	20.00'	94°41'02"	S73°36'16"W	29.42'	33.05'
C22	540.00'	17°40'00"	N50°13'13"W	165.85'	166.50'
C23	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C24	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'
C25	300.00'	14°43'31"	S48°44'58"E	76.89'	77.10'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N37°52'51"E	8.87'
L2	S26°15'45"W	5.63'
L3	N48°36'47"E	5.00'
L4	N48°36'47"E	25.00'
L5	N41°23'13"W	50.00'
L6	N52°07'09"W	60.00'
L7	N26°15'45"E	14.55'
L8	S26°15'45"W	14.55'
L9	S37°52'51"W	8.87'

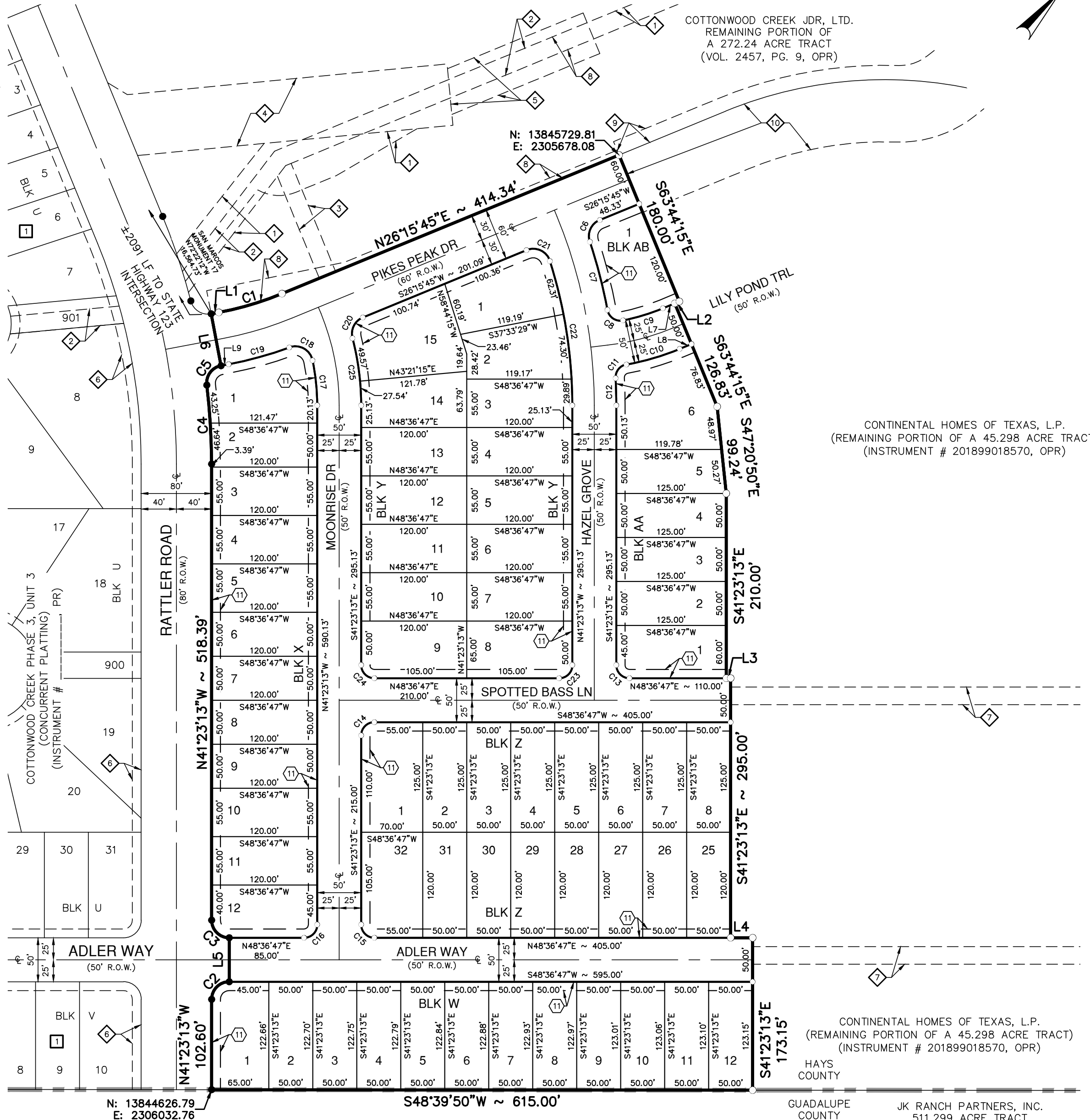
FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4

A 12.945 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO.17, ABSTRACT 183 AND THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 OF HAYS COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390
DATE OF PREPARATION: January 16, 2020



CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45.298 ACRE TRACT)
(INSTRUMENT # 201899018570, OPR)

CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45.298 ACRE TRACT)
(INSTRUMENT # 201899018570, OPR)

JK RANCH PARTNERS, INC.
511.299 ACRE TRACT
(VOL. 1634, PG. 964, OPR)

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT