

FINAL PLAT  
OF  
COTTONWOOD CREEK  
PHASE 3 UNIT 1

A 17.148 ACRE TRACT OF LAND, OUT OF 49.137 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT # 17028182, OF THE OFFICIAL PUBLIC RECORDS  
OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY, NO. 17.,  
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 17.234 ACRE TRACT OF LAND OUT OF A 49.137 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NO. 17028182, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, 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 CORS 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, BLOCK O SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 900 & 901, 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.
- LOT 900, BLOCK M IS DEDICATED AS A DRAINAGE AND LANDSCAPE EASEMENT. LOT 901, BLOCK M IS DEDICATED AS A LANDSCAPE EASEMENT. BOTH LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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, 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

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

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.

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

Block	Lot	Side-Corner Frontage
M	8	Brody Ln
M	28	Brody Ln
M	37	Monterrey Oak
N	1	Clemens St
N	10	Clemens St
N	5	Brody Ln
N	6	Brody Ln
P	1	Brody Ln
P	8	Brody Ln
P	4	Monterrey Oak
P	5	Monterrey Oak
O	1	Brody Ln
O	4	Monterrey Oak

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

FRANCIS SERNA      DATE  
RECORDING SECRETARY

CIP AND ENGINEERING      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



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: December 4, 2017

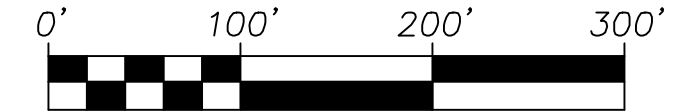
PLAT NOTES APPLY TO ALL  
SHEETS OF THIS PLAT

SHEET 1 OF 2

FINAL PLAT  
OF  
COTTONWOOD CREEK  
PHASE 3 UNIT 1

A 17.148 ACRE TRACT OF LAND, OUT OF 49.137 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT # 17028182, OF THE OFFICIAL PUBLIC RECORDS  
OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY, NO. 17.,  
ABSTRACT 183 OF HAYS COUNTY, TEXAS.

SCALE: 1" = 100'

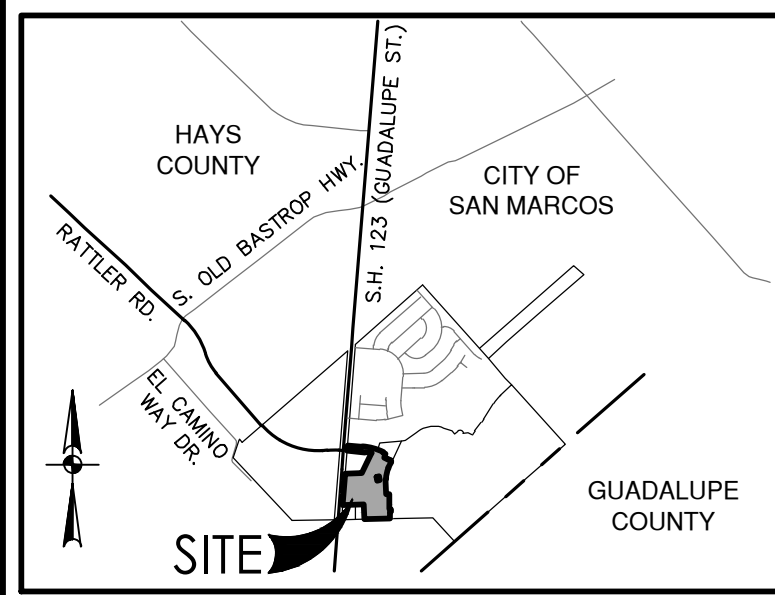


**PAPE-DAWSON  
ENGINEERS**

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: December 4, 2017

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	600.00'	012°07'59"	S79°30'18"E	126.82'	127.06'
C2	715.00'	003°43'59"	S65°36'14"E	46.58'	46.58'
C3	20.00'	090°05'35"	S18°41'27"E	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"	S23°48'15"W	99.07'	99.10'
C11	250.00'	027°49'16"	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"	N46°14'49"W	99.09'	143.62'
C17	15.00'	037°17'08"	N172°3'45"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°10'39"W	9.06'	9.20'
C20	50.00'	165°57'40"	N43°25'03"W	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"	N46°34'57"E	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"	N12°39'49"E	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'



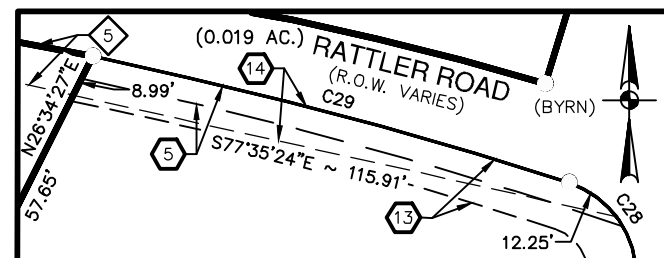
LOCATION MAP

NOT-TO-SCALE  
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CIP	CAPITAL IMPROVEMENTS	ROW	RIGHT-OF-WAY
PROJ	PROJECTS	FOUND 1/2" IRON ROD	(UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	SET 1/2" IRON ROD (PD)	(VOL. _____, PG. _____, OPR)
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS	SET 1/2" IRON ROD (PD)-ROW	(VOL. _____, PG. _____, OPR)

— EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- |    |  |   |   |
|----|--|---|---|
| 4  | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 4 | 1.170 AC. RIGHT OF WAY DEDICATION (BY SEPARATE INSTRUMENT) (VOL. _____, PG. _____, OPR)               |
| 5  | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 5 | CLEAR VISION EASEMENT (BY SEPARATE INSTRUMENT) (0.014 AC.) (VOL. _____, PG. _____, OPR)               |
| 11 | VARIABLE WIDTH DRAINAGE AND WASTEWATER EASEMENT (0.071 AC.)  | 6 | 30' ACCESS EASEMENT (BY SEPARATE INSTRUMENT) (0.126 AC.) (VOL. _____, PG. _____, OPR)                 |
| 13 | 10' PUBLIC UTILITY EASEMENT  | 7 | 42' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT) (VOL. _____, PG. _____, OPR)                           |
| 14 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.019 AC.)   | 8 | 20' WASTEWATER EASEMENT (BY SEPARATE INSTRUMENT) (VOL. _____, PG. _____, OPR)                         |
| 15 | 20' WATER EASEMENT   | 1 | UNPLATTED 0.086 ACRES OWNER: ASTYANAX TROY HECTOR CEMETERY ASSOCIATION INC. (VOL. 3268, PG. 353, OPR) |
| 1  | 15' WATER EASEMENT (VOL. 2411, PG. 887, OPR)   | 2 | COTTONWOOD CREEK PHASE 3 UNIT 1B (INSTRUMENT # _____) (CONCURRENT PLATTING)                           |
| 2  | 20' WASTEWATER EASEMENT (0.284 AC.) (BY SEPARATE INSTRUMENT) (VOL. _____, PG. _____, OPR)          |   |   |
| 3  | VARIABLE WIDTH DRAINAGE EASEMENT (0.525 AC.) (BY SEPARATE INSTRUMENT) (VOL. _____, PG. _____, OPR) |   |   |



DETAIL "A"  
1" = 40'

LINE #	BEARING	LENGTH
L1	N16°42'25"E	73.73'
L2	S63°44'15"E	119.91'
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	S88°45'11"W	202.98'
L13	N01°14'49"W	180.83'
L14	N04°24'44"E	189.00'
L15	N88°45'11"E	239.39'
L16	N01°14'49"W	45.57'
L17	N21°02'04"E	20.80'
L18	N82°15'14"E	53.02'
L19	S07°44'46"E	70.34'
L20	S82°15'14"W	53.02'
L21	N07°44'46"W	70.34'
L22	S01°17'59"E	33.87'
L23	N88°44'57"E	20.00'

