

PRELIMINARY PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4 & 5

A 29.413 ACRE TRACT OF LAND, OUT OF 272.24 ACRE TRACT OF LAND
RECORDED IN INSTRUMENT # 17028182, OUT OF THE OFFICIAL PUBLIC
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY,
ABSTRACT 183 OF HAYS COUNTY, TEXAS.

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.

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

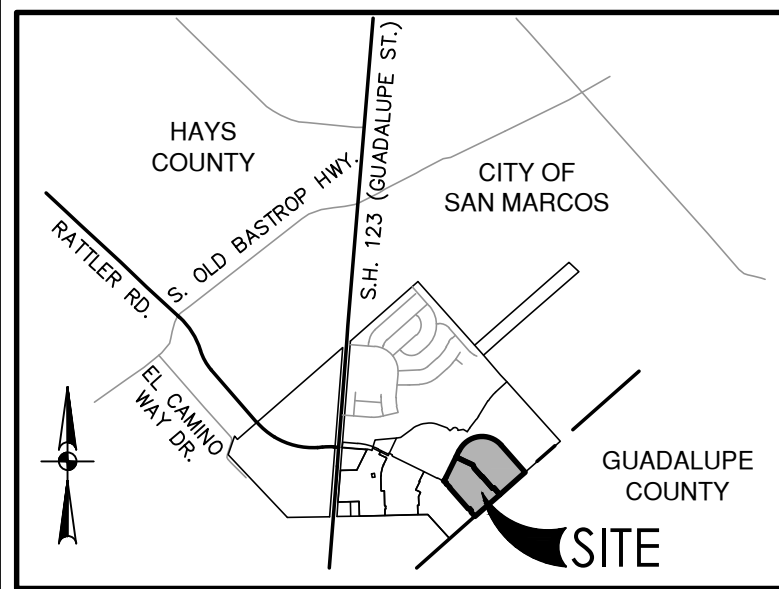
BLOCK	LOT	SIDE-CORNER FRONTAGE
W	1	RATTLER ROAD
W	23	HARTMANN DR
X	1	HARTMANN DR
X	12	ADLER WAY
Y	1	HARTMANN DR
Y	8	BALDWIN CT
Y	9	BALDWIN CT
Y	15	HARTMANN DR
Z	1	ALBERICH LN
Z	16	ETHAN ST
Z	17	ETHAN ST
Z	32	ALBERICH LN
AA	1	BALDWIN CT
AA	6	ETHAN ST
AA	18	BALDWIN CT
AA	19	BALDWIN CT
AA	25	BALDWIN CT
AB	1	ZACHARY LN
AB	25	ADLER WAY



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: February 13, 2019

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
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF HAYS
COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
- ==1140== EXISTING CONTOURS
- - -1140- - - PROPOSED CONTOURS
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- CENTERLINE
- 11 10' PUBLIC UTILITY EASEMENT TO
PHASE 3 UNIT 4
12 10' PUBLIC UTILITY EASEMENT TO
PHASE 3 UNIT 5
1 10' PUBLIC UTILITY EASEMENT
(INSTRUMENT # _____ OPR)
2 20' WASTEWATER EASEMENT
(INSTRUMENT # 18004166, OPR)
3 20' WASTEWATER EASEMENT
(INSTRUMENT # _____ OPR)
- 4 0.412 AC. 42" DRAINAGE EASEMENT
(INSTRUMENT # _____ OPR)
5 50' DRAINAGE EASEMENT
(INSTRUMENT # _____ OPR)
6 10' PUBLIC UTILITY EASEMENT
(INSTRUMENT # _____ OPR)
7 20' WASTEWATER EASEMENT
(INSTRUMENT # _____ OPR)
8 VARIABLE WIDTH DRAINAGE
EASEMENT
(INSTRUMENT # 18004352, OPR)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N37°52'51"E	8.87'
L2	S63°44'15"E	180.00'
L3	N26°15'45"E	2.98'
L4	S63°44'15"E	170.00'
L5	S24°35'25"E	64.73'
L6	S41°23'13"E	211.98'
L7	N48°36'47"E	5.00'
L8	S41°23'13"E	295.00'
L9	N48°36'47"E	25.00'
L10	S41°23'13"E	173.15'
L11	N41°23'13"W	50.00'
L12	N52°07'09"W	60.00'
L13	S37°52'51"W	8.87'
L14	N26°15'45"E	25.18'
L15	S50°00'21"W	43.60'
L16	S86°48'47"W	43.15'
L17	N63°22'11"W	42.50'

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	475.00'	112°21'02"	N82°26'16"E	789.21'	931.42'
C7	20.00'	90°00'00"	N86°23'13"W	28.28'	31.42'
C8	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C9	250.00'	11°47'15"	N47°16'50"W	51.34'	51.43'
C10	20.00'	98°28'26"	S77°35'19"W	30.30'	34.37'
C11	430.00'	9°31'45"	S33°06'59"W	71.43'	71.52'
C12	20.00'	94°41'02"	S73°36'16"W	29.42'	33.05'
C13	540.00'	17°40'00"	N50°13'13"W	165.85'	166.50'
C14	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C15	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'

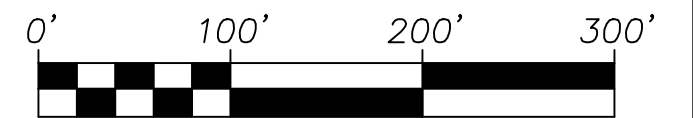
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	300.00'	14°43'31"	S48°44'58"E	76.89'	77.10'
C17	20.00'	82°22'29"	S14°55'10"E	26.34'	28.75'
C18	20.00'	86°00'31"	S16°44'29"E	27.28'	30.02'
C19	415.00'	112°21'02"	S82°26'16"W	689.52'	813.77'
C20	20.00'	90°00'00"	N3°36'47"E	28.28'	31.42'
C21	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'
C22	295.00'	112°21'02"	N82°26'16"E	490.14'	578.46'
C23	250.00'	10°52'41"	N31°42'05"E	47.39'	47.46'
C24	15.00'	90°52'32"	N82°34'42"E	21.37'	23.79'
C25	590.00'	7°45'43"	S55°51'54"E	79.87'	79.93'
C26	15.00'	82°42'47"	S3°01'36"E	19.82'	21.65'
C27	300.00'	12°04'02"	S32°17'46"W	63.07'	63.18'
C28	245.00'	112°21'02"	S82°26'16"W	407.06'	480.42'
C29	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C30	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	14.00'	86°54'05"	S2°03'50"W	19.26'	21.23'
C32	60.00'	266°54'05"	S87°56'10"E	87.12'	279.50'
C33	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C34	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'
C35	590.00'	2°59'47"	S42°53'06"E	30.85'	30.85'
C36	15.00'	90°00'00"	S3°36'47"W	21.21'	23.56'
C37	15.00'	90°00'00"	N86°23'13"W	21.21'	23.56'
C38	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C39	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'

PRELIMINARY PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4 & 5

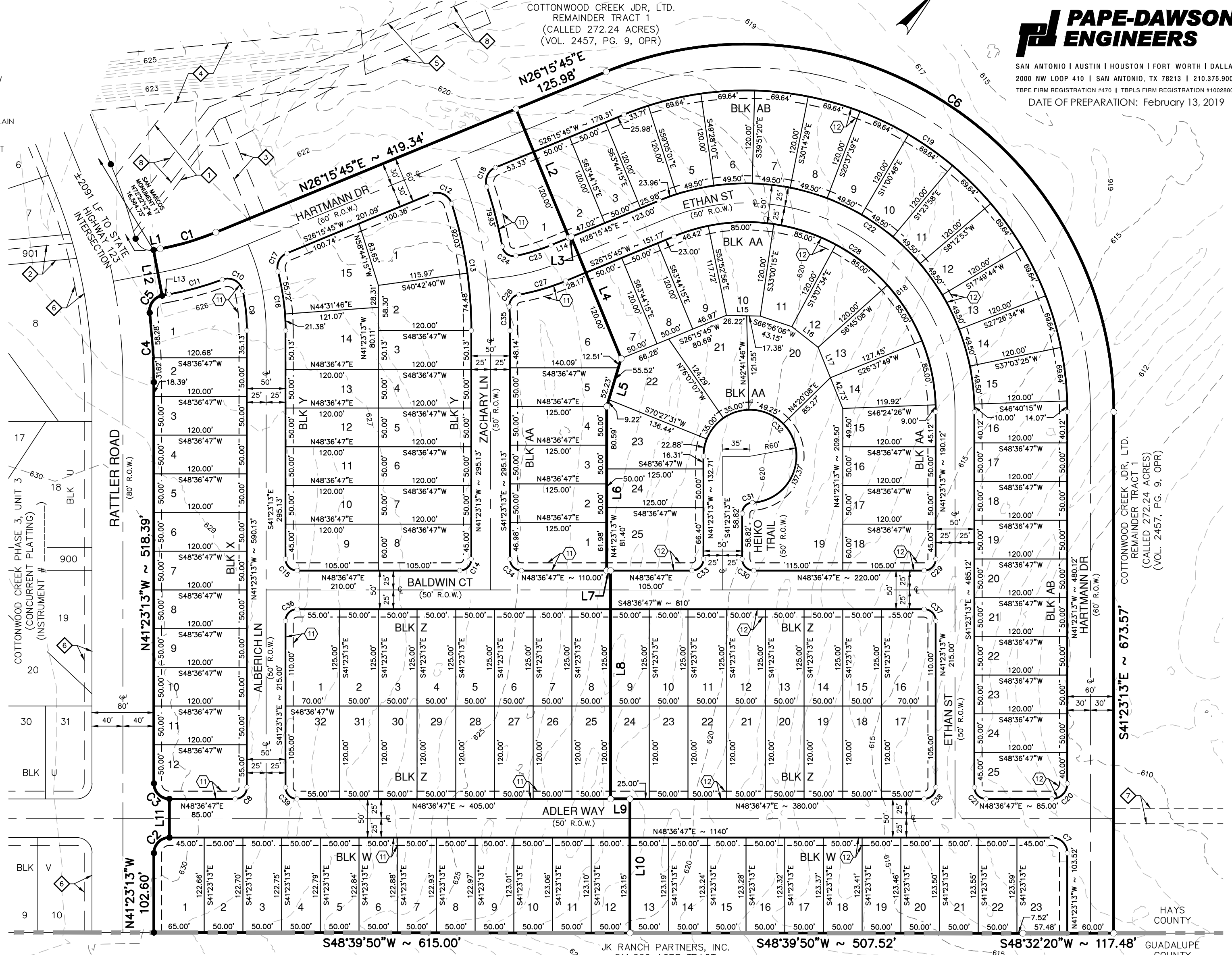
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ABSTRACT 183 OF HAYS COUNTY, TEXAS.

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: February 13, 2019



PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT

SHEET 2 OF 2

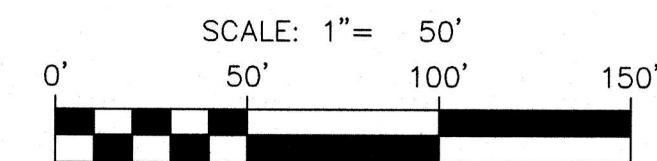
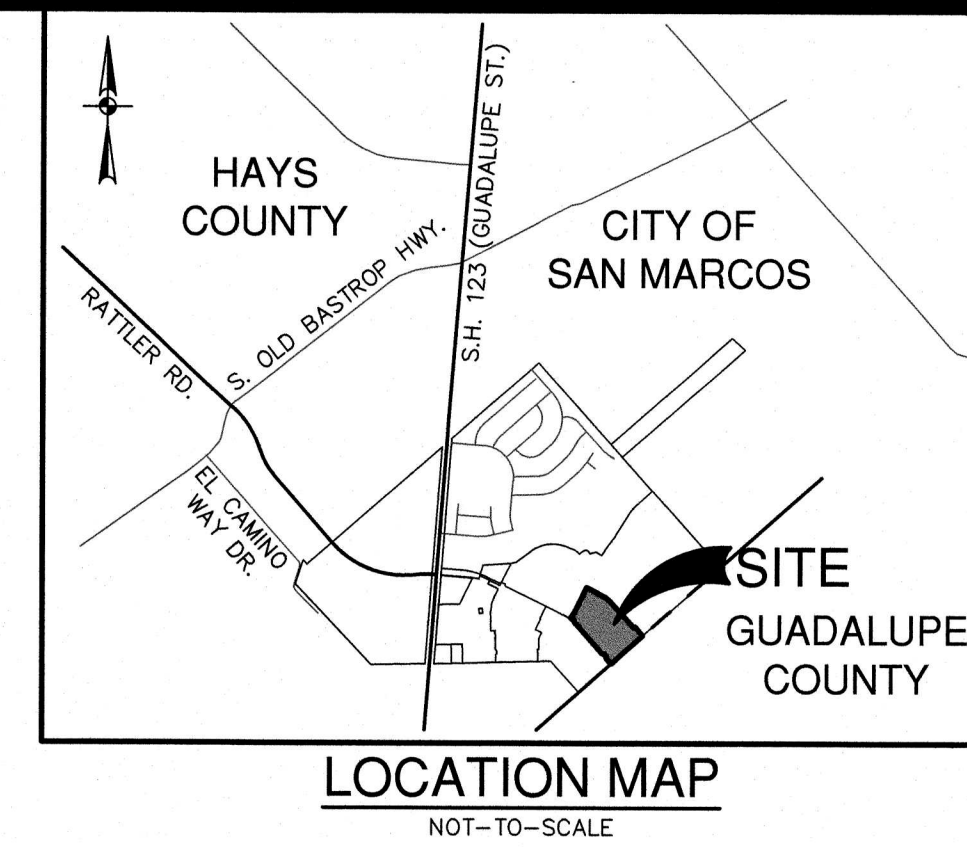
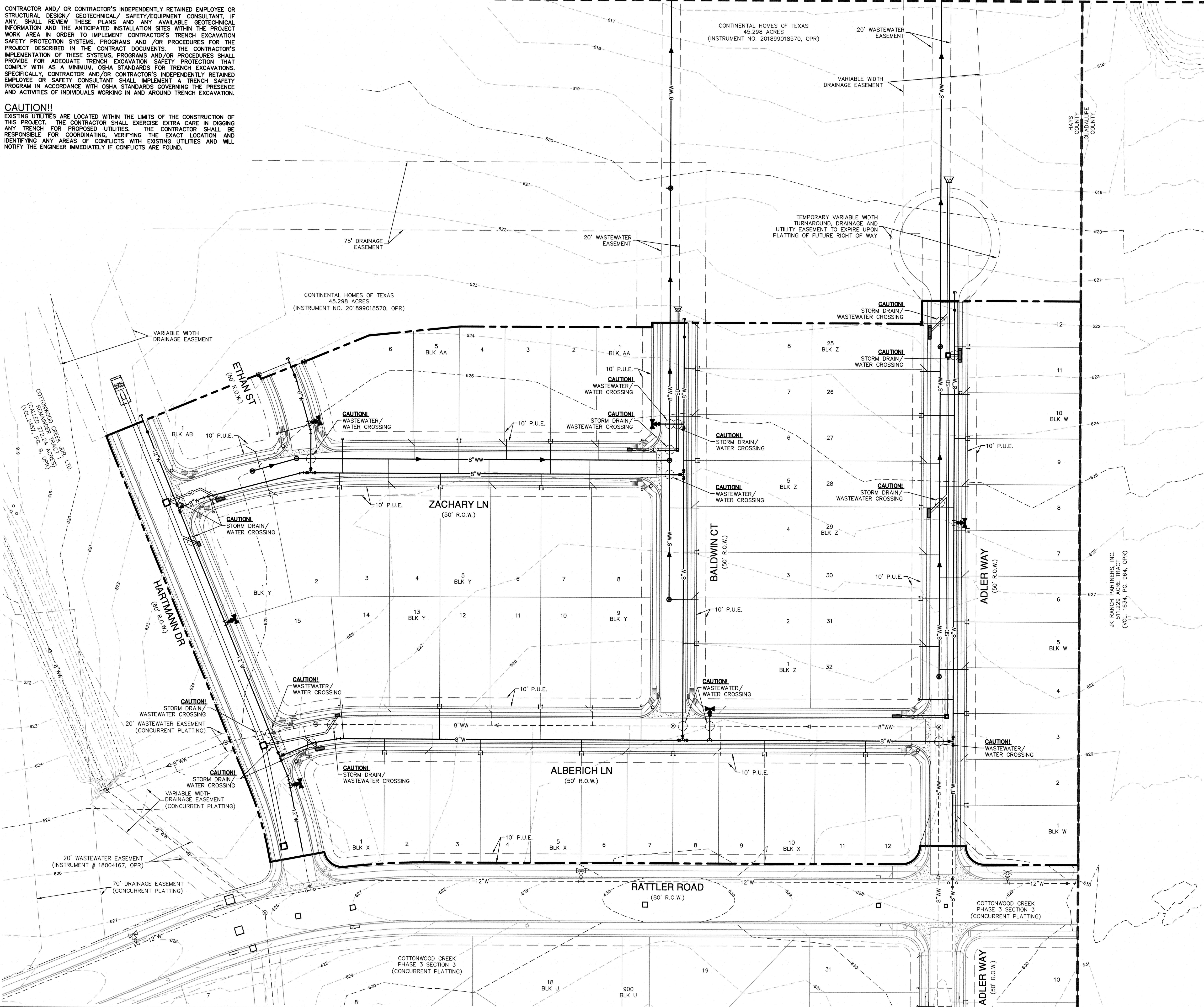
TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

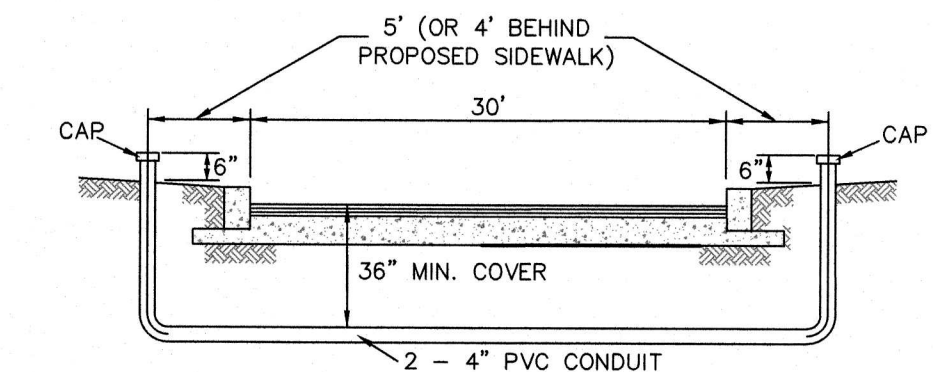
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

MATCHLINE "A" SEE SHEET 10 OF 54



LEGEND

- | | | |
|--|--------|--------------------------------------|
| | P.U.E. | PUBLIC UTILITY EASEMENT |
| | W | EXISTING WATER LINE AND FIRE HYDRANT |
| | WW | EXISTING WASTEWATER LINE AND MANHOLE |
| | SD | EXISTING STORM DRAIN |
| | | EXISTING STREETLIGHT |
| | W | PROPOSED WATER LINE AND FIRE HYDRANT |
| | WW | PROPOSED WASTEWATER LINE |
| | SD | PROPOSED STORM DRAIN |
| | | SINGLE WATER SERVICE |
| | | DOUBLE WATER SERVICE |
| | | SINGLE WASTEWATER SERVICE |
| | | DOUBLE WASTEWATER SERVICE |
| | | UNIT BOUNDARY |
| | | PROPOSED STREETLIGHT |
| | | EXISTING STREETLIGHT |



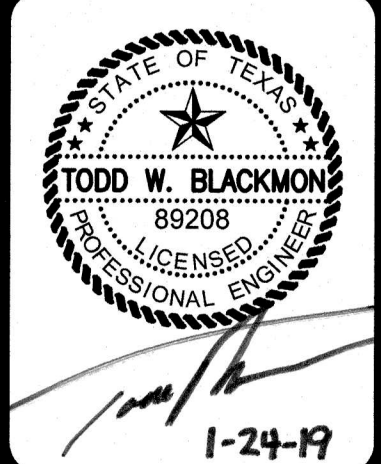
TYPICAL CONDUIT DETAIL (D.R. HORTON)
NOT TO SCALE

NOTE:

IN ADDITION TO ANY CONDUIT REQUIRED FOR BLUEBONNET, CENTURYLINK & CHARTER UTILITY CROSSINGS, D.R. HORTON REQUIRES THE FOLLOWING CONDUITS TO BE INSTALLED AT ALL STREET CROSSINGS:

1. 2-4" P.V.C. SCHEDULE 40 CONDUITS, GREY WITH LONG SWEEPS.

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10058600

COTTONWOOD CREEK-PHASE 3 SECTION 4
SAN MARCOS, TEXAS

OVERALL UTILITY PLAN (1 OF 2)

PLAT NO.	11173-10
JOB NO.	11173-10
DATE	OCTOBER 2018
DESIGNER	JP
CHECKED	JP
DRAWN	BH
SHEET	09 OF 54

FOR PERMIT

TRENCH EXCAVATION SAFETY PROTECTION:

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CAUTION!!

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

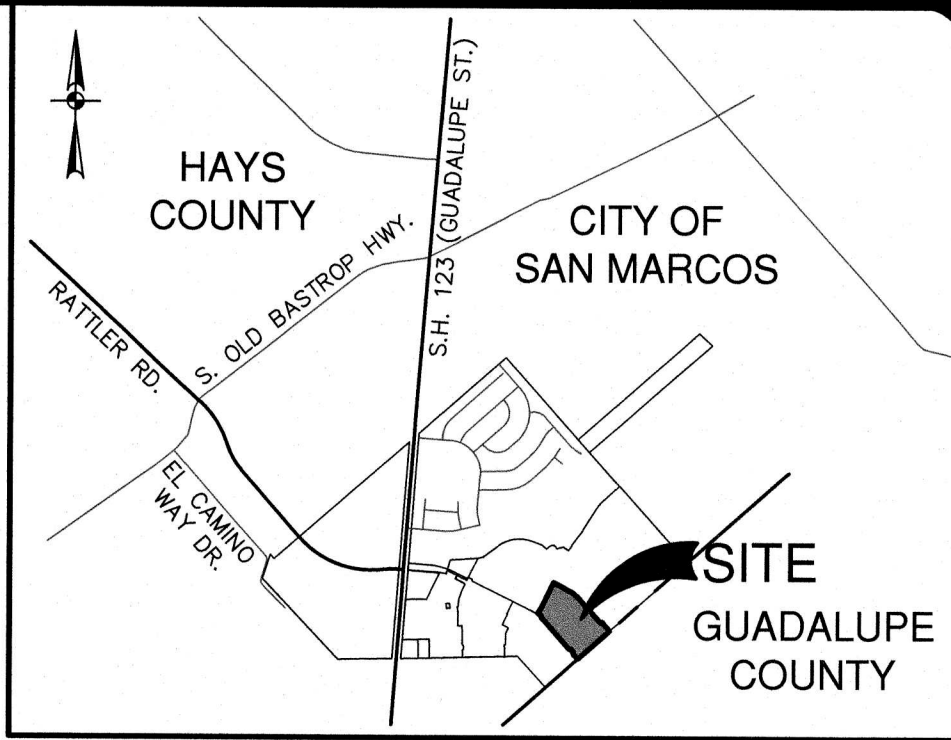
MATCHLINE "C" SEE THIS SHEET

MATCHLINE "B" SEE THIS SHEET

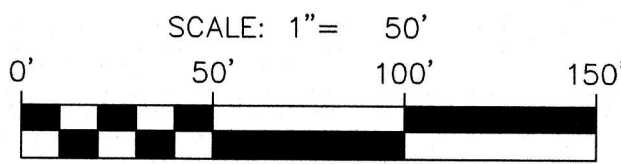
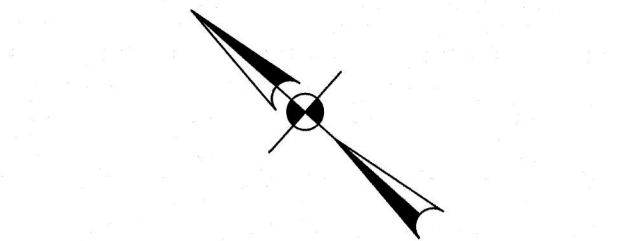
MATCHLINE "B" SEE THIS SHEET

MATCHLINE "C" SEE THIS SHEET

MATCHLINE "A" SEE SHEET 09 OF 54



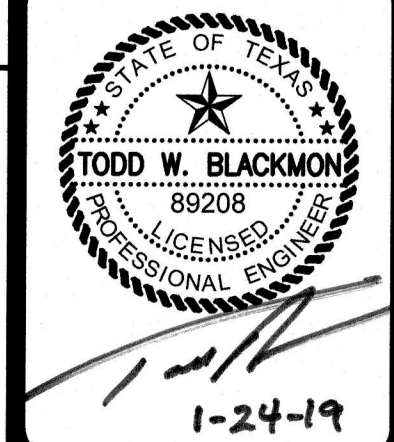
LOCATION MAP
NOT-TO-SCALE



LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
W	EXISTING WATER LINE AND FIRE HYDRANT
WW	EXISTING WASTEWATER LINE AND MANHOLE
SD	EXISTING STORM DRAIN
SL	EXISTING STREETLIGHT
W	PROPOSED WATER LINE AND FIRE HYDRANT
WW	PROPOSED WASTEWATER LINE
SD	PROPOSED STORM DRAIN
---	UNIT BOUNDARY

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS

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TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #1005860

COTTONWOOD CREEK-PHASE 3 SECTION 4
SAN MARCOS, TEXAS

OVERALL UTILITY PLAN (2 OF 2)

PLAT NO.	11173-10
JOB NO.	11173-10
DATE	OCTOBER 2018
DESIGNER	JP
CHECKED	JB
DRAWN	BH
SHEET	10 OF 54

FOR PERMIT