

FINAL PLAT  
OF  
COTTONWOOD CREEK  
PHASE 3 UNIT 8

A 21.471 ACRE TRACT OF LAND, OUT OF A 21.952 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT #19037259, OUT OF THE OFFICIAL PUBLIC  
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY  
NO. 17, ABSTRACT 183 AND THE JOHN 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 21.471 ACRE TRACT OF LAND OUT OF A 272.24  
ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 04012507, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,  
TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, ABSTRACT 183 AND J.F. GEISTER SURVEY NO.7, ABSTRACT 203 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 8, 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.

ADIB KHOURY, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 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 1.00013.
- 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.
- LOTS 900-901, BLOCK AG SHALL BE DESIGNATED AS GREENBELT  
LOTS AND DRAINAGE EASEMENTS. LOT 900, BLOCK AG SHALL BE  
DESIGNATED AS A GREENBELT LOT. THESE LOTS WILL BE  
MAINTAINED BY THE COTTONWOOD CREEK HOMEOWNERS  
ASSOCIATION OR OTHER SUCCESSORS.

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

BLOCK	LOT	SIDE-CORNER FRONTAGE
AC	1	CALGARY LN
AC	28	CALGARY LN
AD	1	SNAPDRAGON LN
AD	23	SKIPPING STONE LN
AE	1	SKIPPING STONE LN
AE	13	CALGARY LN
AF	1	CALGARY LN
AF	22	CALGARY LN
AF	23	ROANWOOD DR
AF	39	ROANWOOD DR
AG	1	SNAPDRAGON LN
AG	13	SKIPPING STONE LN

THE STATE OF TEXAS §  
COUNTY OF PLANO §

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.

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

CESLY BURRELL      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.

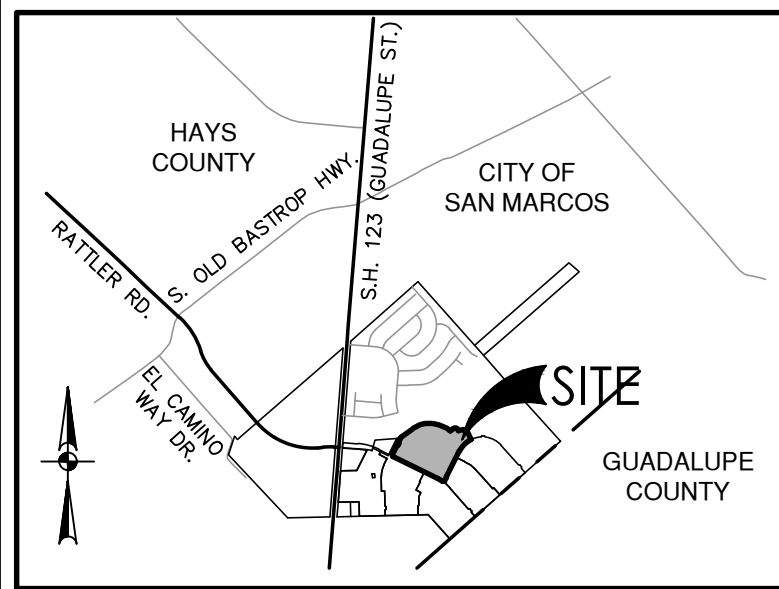
ELAINE H. GARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS



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: May 4, 2020

PLAT NOTES APPLY TO ALL  
SHEETS OF THIS PLAT

SHEET 1 OF 2



LOCATION MAP

NOT-TO-SCALE

LEGEND

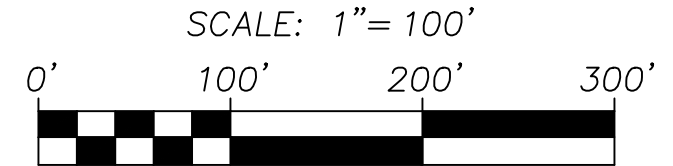
- |                                     |                               |
|-------------------------------------|-------------------------------|
| AC ACRE(S)                          | VOL VOLUME                    |
| BLK BLOCK                           | PG PAGE(S)                    |
| DOC DOCUMENT NUMBER                 | ROW RIGHT-OF-WAY              |
| OPR OFFICIAL PUBLIC RECORDS         | ● FOUND 1/2" IRON ROD (UNLESS |
| (OFFICIAL PUBLIC RECORDS (SURVEYOR) | NOTED OTHERWISE)              |
| OF REAL PROPERTY) OF                | ○ SET 1/2" IRON ROD (PD)      |
| HAYS COUNTY, TEXAS                  | ○ SET 1/2" IRON ROD (PD)-ROW  |
|                                     | (*) BAKER-AICKLEN             |
- 
- |   |  |
|---|--|
| --- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN CENTERLINE         |  |
| 11 10' PUBLIC UTILITY   | 1 COTTONWOOD CREEK PHASE 3, UNIT 2 (CONCURRENT PLATTING) (INSTRUMENT # 18034771, PR)             |
| 12 33' DRAINAGE EASEMENT  | 2 COTTONWOOD CREEK PHASE 3, UNIT 3 (CONCURRENT PLATTING) (INSTRUMENT # 19029834, PR)             |
| 1 20' WASTEWATER EASEMENT (INSTRUMENT # 18004166, OPR)                        | 3 CONTINENTAL HOMES OF TEXAS, L.P. (CALLED 45.298 ACRES) (INSTRUMENT # 201899018570, PR)         |
| 2 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 18034771, PR)                     | 4 COTTONWOOD CREEK MONTERREY OAK (CONCURRENT PLATTING) (INSTRUMENT # , PR)                       |
| 3 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 19029834, PR)                     | 5 CITY OF SAN MARCOS A TEXAS MUNICIPAL CORPORATION (CALLED 38.04 ACRES) (VOL. 3657, PG. 44, OPR) |
| 4 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 2016032, PR)                      | 6 COTTONWOOD CREEK PHASE 3, UNIT 1 (INSTRUMENT # 18007116, PR)                                   |
| 5 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # , PR)                             |  |
| 6 20' WASTEWATER EASEMENT (INSTRUMENT # 19029834, PR)                         |  |
| 7 0.595 AC. RIGHT OF WAY (IMPROVEMENTS TO BE BUILT BY THE DEVELOPER)          |  |
| 8 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (INSTRUMENT # 18034771, PR) |  |
| 9 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (INSTRUMENT # 19029834, PR) |  |

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	115°26'11"	S69°58'52"E	101.45'
C2	475.00'	37°51'46"	S45°11'38"W	308.21'
C3	370.00'	11°37'06"	S32°04'18"W	74.90'
C4	20.00'	86°13'40"	S80°59'42"W	27.34'
C5	740.00'	7°50'47"	N59°48'52"W	101.26'
C6	20.00'	90°05'35"	N18°41'27"W	28.31'
C7	15.00'	89°54'25"	N71°18'33"E	21.20'
C8	15.00'	90°05'35"	N18°41'27"W	21.23'
C9	480.00'	3°44'57"	N24°28'51"E	31.40'
C10	525.00'	3°41'42"	S61°53'24"E	33.85'
C11	15.00'	82°35'11"	N78°39'51"E	19.80'
C12	295.00'	16°29'04"	N45°36'48"E	84.58'
C13	475.00'	62°24'25"	N85°03'32"E	492.18'
C14	325.00'	13°04'48"	S57°11'51"E	74.03'
C15	20.00'	84°23'04"	N87°09'01"E	26.86'
C16	20.00'	85°19'28"	N8°08'10"W	27.11'
C17	275.00'	12°56'21"	N57°16'05"W	61.97'
C18	15.00'	90°00'00"	S71°15'45"W	21.21'
C19	15.00'	38°52'15"	S6°49'38"W	9.98'
C20	50.00'	167°44'30"	S71°15'45"W	99.43'
C21	15.00'	38°52'15"	N44°18'08"W	9.98'
C22	15.00'	90°00'00"	S71°15'45"W	21.21'
C23	20.00'	90°00'00"	S18°44'15"E	28.28'
C24	20.00'	90°00'00"	N71°15'45"E	28.28'
C25	15.00'	90°00'00"	N18°44'15"W	21.21'

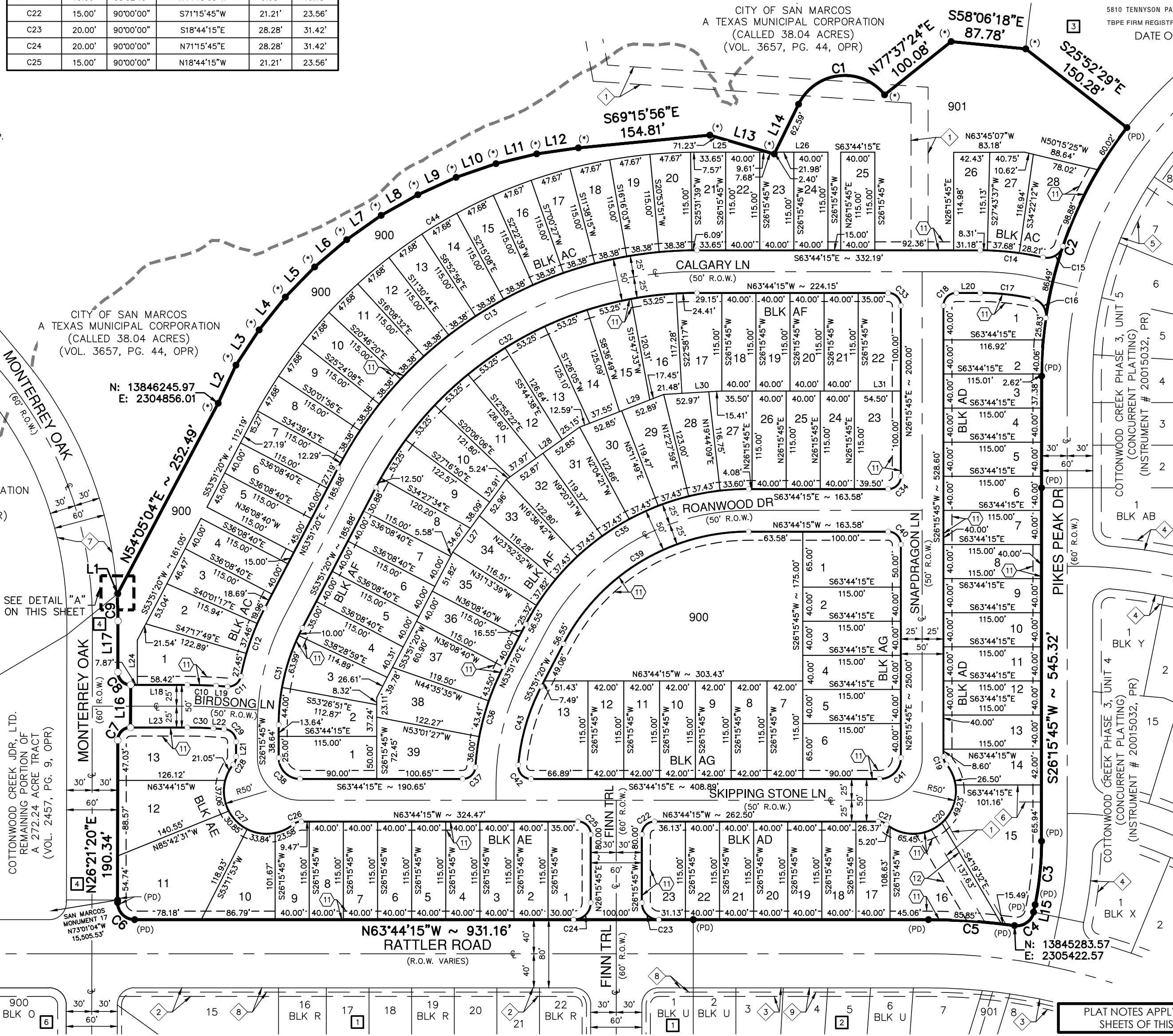
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	15.00'	38°52'15"	N83°10'22"W	9.98'
C27	50.00'	167°44'30"	N18°44'15"W	99.43'
C28	15.00'	38°52'15"	N45°41'52"E	9.98'
C29	15.00'	86°18'18"	N16°53'24"W	20.52'
C30	475.00'	3°41'42"	N61°53'24"W	30.63'
C31	245.00'	27°35'35"	S40°03'32"W	116.85'
C32	425.00'	62°24'25"	S85°03'32"W	440.37'
C33	15.00'	90°00'00"	N18°44'15"W	21.21'
C34	15.00'	90°00'00"	N71°15'45"E	21.21'
C35	295.00'	62°24'25"	N85°03'32"E	305.67'
C36	295.00'	23°52'18"	N41°55'11"E	122.02'
C37	15.00'	86°16'44"	N73°07'23"E	20.51'
C38	25.00'	90°00'00"	S18°44'15"E	35.36'
C39	245.00'	62°24'25"	S85°03'32"W	253.86'
C40	15.00'	90°00'00"	N18°44'15"W	21.21'
C41	25.00'	90°00'00"	N71°15'45"E	35.36'
C42	15.00'	95°01'06"	S161°3'42"E	22.12'
C43	245.00'	22°34'28"	S42°34'06"W	95.91'
C44	590.00'	62°24'25"	S85°03'32"W	611.33'

FINAL PLAT  
OF  
COTTONWOOD CREEK  
PHASE 3 UNIT 8

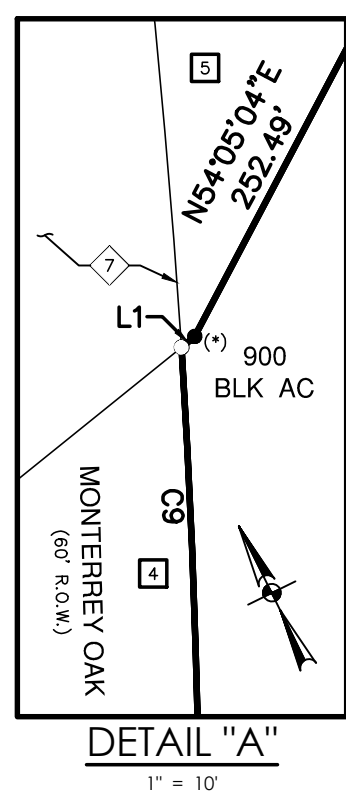
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DATE OF PREPARATION: May 4, 2020



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°19'40"E	0.90'
L2	N51°07'55"E	49.38'
L3	N59°40'41"E	49.34'
L4	N64°52'22"E	49.31'
L5	N70°29'01"E	49.39'
L6	N75°49'18"E	49.36'
L7	N81°11'30"E	49.44'
L8	N86°49'20"E	49.25'
L9	S88°10'43"E	49.39'
L10	S82°40'38"E	49.35'
L11	S77°16'58"E	49.24'
L12	S71°56'07"E	49.34'
L13	S47°24'28"E	78.90'
L14	N52°16'24"E	64.99'
L15	S37°52'51"W	8.87'
L16	N26°24'41"E	50.00'
L17	N26°21'20"E	59.91'
L18	S63°44'15"E	66.30'
L19	S60°02'33"E	13.39'
L20	N63°44'15"W	28.04'
L21	N26°15'45"E	17.17'
L22	N60°02'33"W	12.74'
L23	N63°44'15"W	66.43'
L24	N26°15'45"E	52.47'
L25	N63°44'15"W	83.26'
L26	N63°44'15"W	61.98'
L27	S62°41'56"W	52.71'
L28	S80°43'53"W	37.36'
L29	N84°59'05"W	38.15'
L30	N67°08'27"W	46.90'
L31	N63°44'15"W	50.00'



PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT