

FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 7

A 14.916 ACRE TRACT OF LAND OUT OF A 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS, IN THE JOHN F. GEISTER SURVEY NO. 6, ABSTRACT 202, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 14.916 ACRE TRACT OF LAND OUT OF THE 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259 IN THE OFFICAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS, IN THE JOHN 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 7, 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, IN.C
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 1.00017.
- 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.
- LOT 901, BLOCK AH SHALL BE DESIGNATED AS A GREENBELT LOT AND DRAINAGE EASEMENT. THIS LOT WILL BE MAINTAINED BY THE COTTONWOOD CREEK HOMEOWNERS ASSOCIATION OR OTHER SUCCESSORS.

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.

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

BLOCK	LOT	SIDE-CORNER FRONTAGE
AI	13	SHIMMERING COVE
AM	23	FIREOAK DR
AM	24	FIREOAK DR
AN	1	BLACK WOLF RUN
AN	8	FIREOAK DR
AO	9	SHIMMERING COVE
AO	10	SHIMMERING COVE

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.

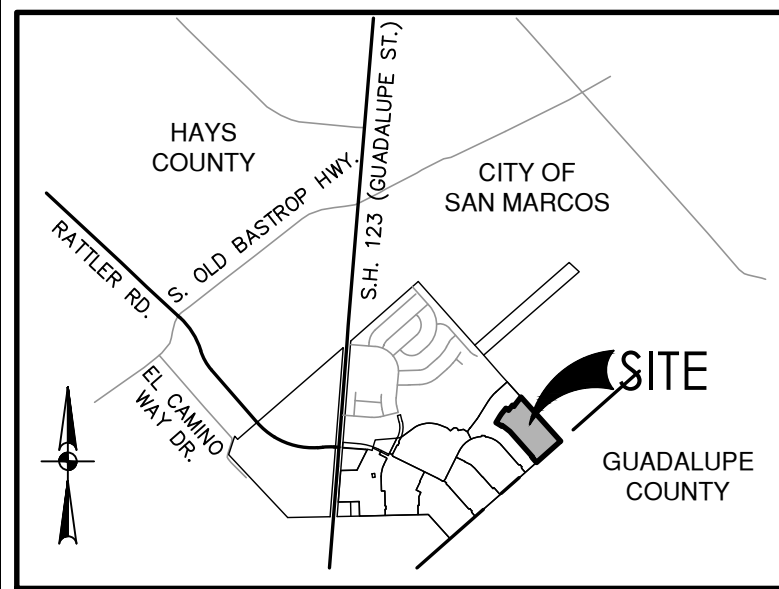
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



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: September 11,
2020

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT

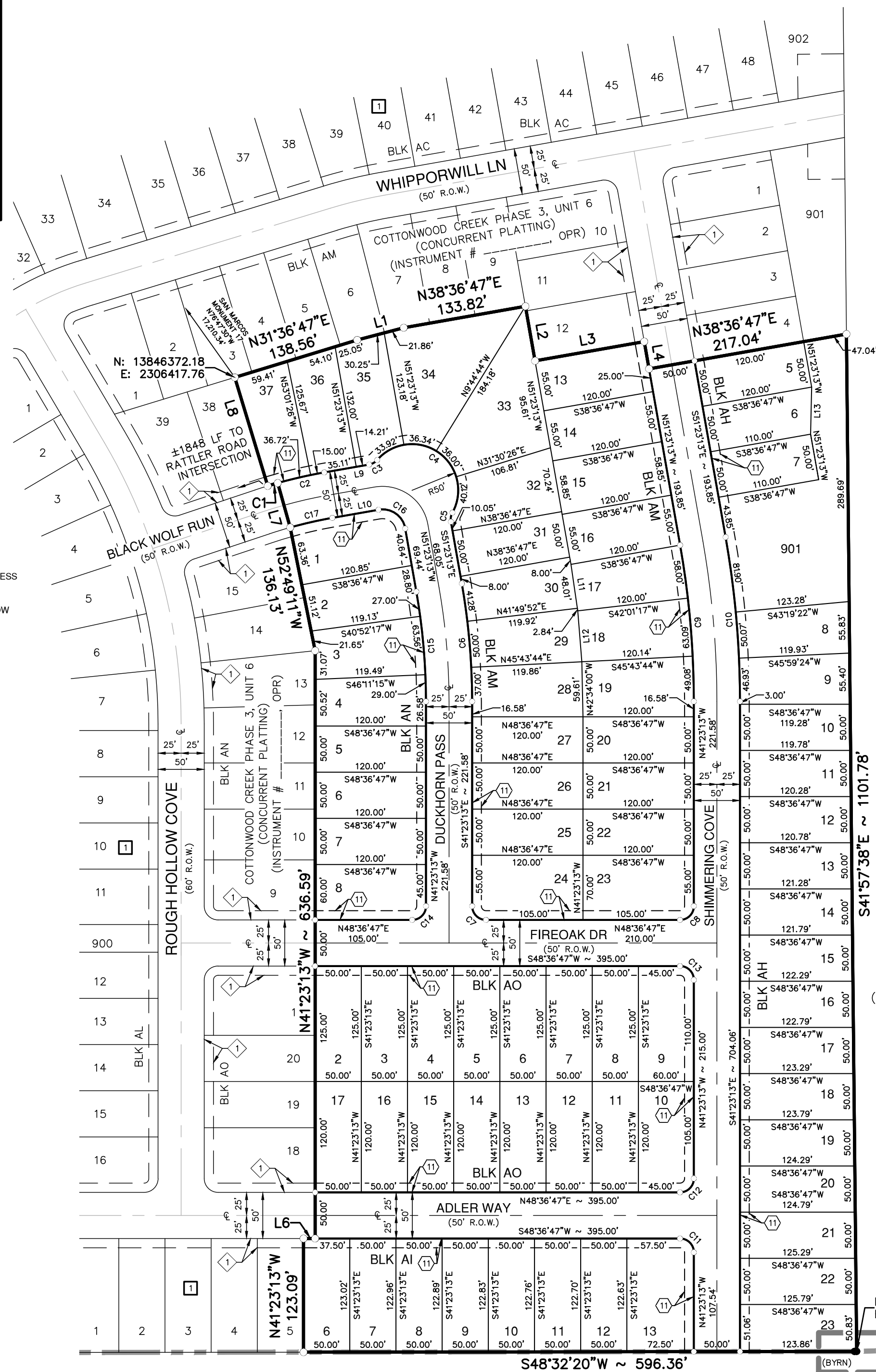
SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS
OPRGC OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HAYS COUNTY, TEXAS
(SURVEYOR)
- 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 EASEMENT
10' PUBLIC UTILITY EASEMENT
(INSTRUMENT # _____, OPR)
- 1 COTTONWOOD CREEK PHASE 3,
UNIT 6
(INSTRUMENT # _____, OPR)

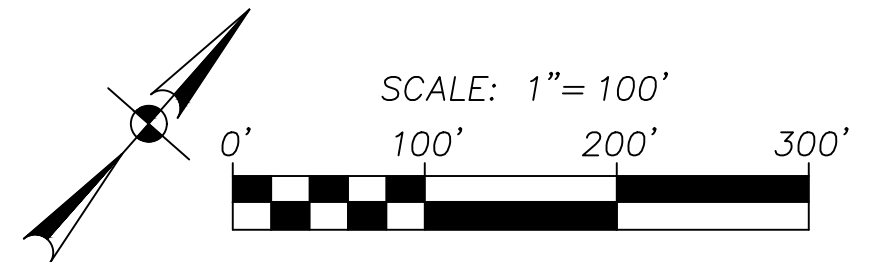


COTTONWOOD CREEK JDR, LTD
100.71 ACRE TRACT
(VOL. 2008, PG. 867, OPRGC)

SEE DETAIL "A"
ON THIS SHEET

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OF
COTTONWOOD CREEK
PHASE 3 UNIT 7

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PROPERTY OF HAYS COUNTY, TEXAS, IN THE JOHN F. GEISTER SURVEY NO. 6,
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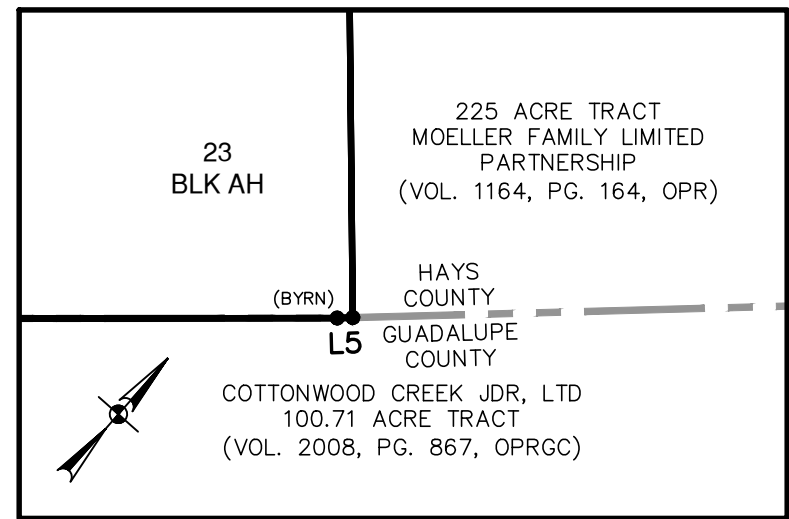
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°49'19"E	52.11'
L2	S51°23'13"E	60.00'
L3	N38°36'47"E	120.00'
L4	S51°23'13"E	30.00'
L5	S47°05'39"W	2.44'
L6	N48°36'47"E	12.50'
L7	N57°01'52"W	50.00'
L8	N58°15'45"W	122.82'
L9	N38°36'47"E	49.32'
L10	S38°36'47"W	50.72'
L11	N49°40'58"W	50.85'
L12	N45°58'31"W	55.31'
L13	N40°04'37"W	50.99'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	525.00'	1°13'52"	S32°21'12"W	11.28'	11.28'
C2	525.00'	5°38'39"	N35°47'27"E	51.70'	51.72'
C3	15.00'	38°52'15"	N19°10'40"E	9.98'	10.18'
C4	50.00'	167°44'30"	N83°36'47"E	99.43'	146.38'
C5	15.00'	38°52'15"	S31°57'05"E	9.98'	10.18'
C6	735.00'	10°00'00"	S46°23'13"E	128.12'	128.28'
C7	15.00'	90°00'00"	S86°23'13"E	21.21'	23.56'
C8	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C9	975.00'	10°00'00"	N46°23'13"W	169.95'	170.17'
C10	1025.00'	10°00'00"	S46°23'13"E	178.67'	178.90'
C11	15.00'	90°00'00"	N86°23'13"W	21.21'	23.56'
C12	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C13	15.00'	90°00'00"	N86°23'13"W	21.21'	23.56'
C14	15.00'	90°00'00"	N3°36'47"E	21.21'	23.56'
C15	685.00'	10°00'00"	N46°23'13"W	119.40'	119.56'
C16	25.00'	90°00'00"	S83°36'47"W	35.36'	39.27'
C17	475.00'	5°38'39"	S35°47'27"W	46.77'	46.79'

225 ACRE TRACT
MOELLER FAMILY LIMITED
PARTNERSHIP
(VOL. 1164, PG. 164, OPR)



DETAIL "A"
1" = 30'

LINE AND CURVE TABLE
ON SHEET 1 OF 2

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT