

September 11, 2020

Mr. Tory Carpenter
City of San Marcos – Planning and Development Services
630 E. Hopkins St.
San Marcos, TX 78666

Re: Cottonwood Creek Phase 3 Unit 6
PC-20-43

Dear: Mr. Carpenter:

We have reviewed your plat 1st review comments dated September 4, 2020 for the above-referenced project, and offer the following responses.

Electric Utility Subdivision Review (Oscar De La Cruz (512) 393-8323 odelacruz@sanmarcostx.gov)

1. SMEU will require a photometric lighting plan/design for all public roads on future PICP permits for this subdivision.
Response: A photometric lighting design was emailed to Oscar DeLaCruz on September 2nd for his review and approval.

Engineering Subdivision Review (Richard Reynosa (512) 393-8235 rreynosa@sanmarcostx.gov)

2. PICP completion or surety posted required prior to recordation of this plat.
Response: Noted.

Planning Subdivision Review (Anna Essington (512) 805-2636 AEssington@sanmarcostx.gov)

3. Change Hartmann Dr. to Pikes Peak Dr.
Response: The street name has been updated to Pikes Peak Dr.

Planning Subdivision Review (Tory Carpenter tcarpenter@sanmarcostx.gov)

4. On the City signatures, change “Francis Erna” to “Cesly Burrell.”
Response: The City signature for recording secretary has been updated to Cesly Burrell.


Mr. Tory Carpenter
Cottonwood Creek Phase 3 Unit 6
September 11, 2020
Page 2 of 2

5. Note that all blank recording information must be included prior to plat recordation.

Response: Noted.

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.



Jocelyn Perez, P.E.,
Associate Vice President

P:\111\73\06\Word\Letter\200911a1_Response Ltr.docx

FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 6

A 16.146 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 45.298 ACRE TRACT DESCRIBED IN INSTRUMENT # 18028863 AND A PORTION OF A 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE JOHN F. GEISTER SURVEY NO. 6, ABSTRACT 202 AND THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT 203, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF HAYS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 16.146 ACRE TRACT OF LAND COMPRISED OF A PORTION OF THE 45.298 ACRE TRACT DESCRIBED IN INSTRUMENT # 18028863, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS, AND A PORTION OF THE 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259 IN SAID OFICAL PUBLIC RECORDS, OUT OF THE JOHN F. GEISTER SURVEY NO.6, ABSTRACT 202 AND THE JOHN 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 6, 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 1.00017.
- 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 902, BLOCK AC, LOT 901, BLOCK AH & LOT 900, BLOCK AL SHALL BE DESIGNATED AS GREENBELT LOTS AND DRAINAGE EASEMENT. THESE LOTS 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 |
|-------|-----|----------------------|
| AH | 1 | WHIPPORWILL LN |
| AI | 1 | PIKES PEAK DR |
| AL | 1 | WHIPPORWILL LN |
| AL | 16 | ADLER WAY |
| AM | 1 | ROUGH HOLLOW COVE |
| AM | 10 | WHIPPORWILL LN |
| AN | 9 | FIREOAK DR |
| AN | 15 | BLACK WOLF RUN |
| AO | 1 | FIREOAK DR |
| AO | 18 | ADLER WAY |

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

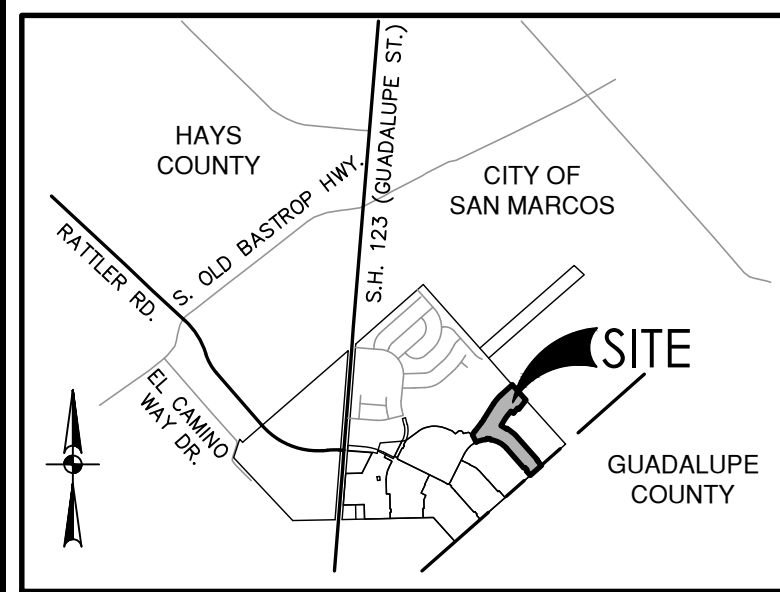
FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 6

A 16.146 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 45.298 ACRE TRACT DESCRIBED IN INSTRUMENT # 18028863 AND A PORTION OF A 15.229 ACRE TRACT DESCRIBED IN INSTRUMENT # 19037259, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE JOHN F. GEISTER SURVEY NO. 6, ABSTRACT 202 AND THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT 203, HAYS COUNTY, TEXAS.

SCALE: 1"= 100'

**PAPE-DAWSON
ENGINEERS**

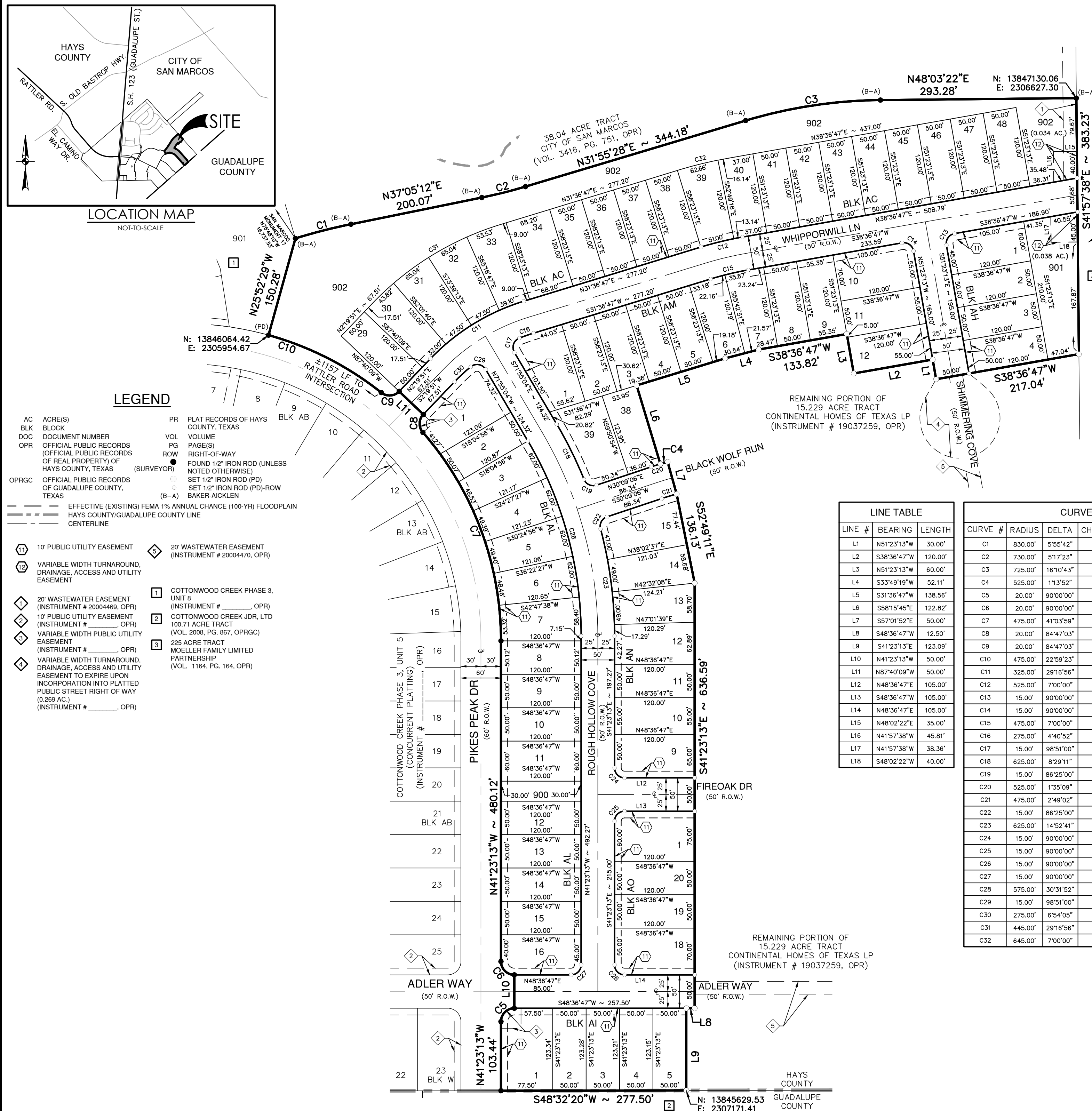
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LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HAYS COUNTY, TEXAS
OPRGC OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY,
TEXAS
- PR PLAT RECORDS OF HAYS
COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
(SURVEYOR)
● FOUND 1/2" IRON ROD (UNLESS
NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
(B-A) BAKER-AICKLEN
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- HAYS COUNTY/GUADALUPE COUNTY LINE
--- CENTERLINE
- 11 10' PUBLIC UTILITY EASEMENT
12 VARIABLE WIDTH TURNAROUND,
DRAINAGE, ACCESS AND UTILITY
EASEMENT
- 1 20' WASTEWATER EASEMENT
(INSTRUMENT # 20004469, OPR)
2 10' PUBLIC UTILITY EASEMENT
(INSTRUMENT # _____, OPR)
3 VARIABLE WIDTH PUBLIC UTILITY
EASEMENT
(INSTRUMENT # _____, OPR)
4 VARIABLE WIDTH TURNAROUND,
DRAINAGE, ACCESS AND UTILITY
EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED
PUBLIC STREET RIGHT OF WAY
(0.269 AC.)
(INSTRUMENT # _____, OPR)
- 5 20' WASTEWATER EASEMENT
(INSTRUMENT # 20004470, OPR)
6 COTTONWOOD CREEK PHASE 3,
UNIT 8
(INSTRUMENT # _____, OPR)
7 COTTONWOOD CREEK JDR, LTD
100.71 ACRE TRACT
(VOL. 2008, PG. 867, OPRGC)
8 225 ACRE TRACT
MOELLER FAMILY LIMITED
PARTNERSHIP
(VOL. 1164, PG. 164, OPR)



| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N51°23'13"W | 30.00' |
| L2 | S38°36'47"W | 120.00' |
| L3 | N51°23'13"W | 60.00' |
| L4 | S33°49'19"W | 52.11' |
| L5 | S31°36'47"W | 138.56' |
| L6 | S58°15'45"E | 122.82' |
| L7 | S57°01'52"E | 50.00' |
| L8 | S48°36'47"W | 12.50' |
| L9 | S41°23'13"E | 123.09' |
| L10 | N41°23'13"W | 50.00' |
| L11 | N87°40'09"W | 50.00' |
| L12 | N48°36'47"E | 105.00' |
| L13 | S48°36'47"W | 105.00' |
| L14 | N48°36'47"E | 105.00' |
| L15 | N48°02'22"E | 35.00' |
| L16 | N41°57'38"W | 45.81' |
| L17 | N41°57'38"W | 38.36' |
| L18 | S48°02'22"W | 40.00' |

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 830.00' | 5°55'42" | N34°14'46"E | 85.84' | 85.88' |
| C2 | 730.00' | 5°17'23" | N34°30'16"E | 67.37' | 67.40' |
| C3 | 725.00' | 16°10'43" | N39°58'00"E | 204.04' | 204.72' |
| C4 | 525.00' | 1°13'52" | N32°21'12"E | 11.28' | 11.28' |
| C5 | 20.00' | 90°00'00" | N3°36'47"E | 28.28' | 31.42' |
| C6 | 20.00' | 90°00'00" | N86°23'13"W | 28.28' | 31.42' |
| C7 | 475.00' | 41°03'59" | N61°55'12"W | 333.21' | 340.45' |
| C8 | 20.00' | 84°47'03" | N40°03'40"W | 26.97' | 29.60' |
| C9 | 20.00' | 84°47'03" | S44°43'23"W | 26.97' | 29.60' |
| C10 | 475.00' | 22°59'23" | S75°37'13"W | 189.32' | 190.59' |
| C11 | 325.00' | 29°16'56" | N16°58'19"E | 164.30' | 166.10' |
| C12 | 525.00' | 7°00'00" | N35°06'47"E | 64.10' | 64.14' |
| C13 | 15.00' | 90°00'00" | S6°23'13"E | 21.21' | 23.56' |
| C14 | 15.00' | 90°00'00" | S83°36'47"W | 21.21' | 23.56' |
| C15 | 475.00' | 7°00'00" | S35°06'47"W | 58.00' | 58.03' |
| C16 | 275.00' | 4°40'52" | S29°16'21"W | 22.46' | 22.47' |
| C17 | 15.00' | 98°51'00" | S22°29'35"E | 22.79' | 25.88' |
| C18 | 625.00' | 8°29'11" | S67°40'29"E | 92.49' | 92.57' |
| C19 | 15.00' | 86°25'00" | N73°21'36"E | 20.54' | 22.62' |
| C20 | 525.00' | 1°35'09" | N30°56'41"E | 14.53' | 14.53' |
| C21 | 475.00' | 2°49'02" | S31°33'37"W | 23.35' | 23.35' |
| C22 | 15.00' | 86°25'00" | S13°03'24"E | 20.54' | 22.62' |
| C23 | 625.00' | 14°52'41" | S48°49'33"E | 161.84' | 162.29' |
| C24 | 15.00' | 90°00'00" | S86°23'13"E | 21.21' | 23.56' |
| C25 | 15.00' | 90°00'00" | S3°36'47"W | 21.21' | 23.56' |
| C26 | 15.00' | 90°00'00" | S86°23'13"E | 21.21' | 23.56' |
| C27 | 15.00' | 90°00'00" | N3°36'47"E | 21.21' | 23.56' |
| C28 | 575.00' | 30°31'52" | N56°39'09"W | 302.79' | 306.40' |
| C29 | 15.00' | 98°51'00" | S58°39'26"W | 22.79' | 25.88' |
| C30 | 275.00' | 6°54'05" | S5°46'54"W | 33.10' | 33.12' |
| C31 | 445.00' | 29°16'56" | S16°58'19"W | 224.96' | 227.43' |
| C32 | 645.00' | 7°00'00" | S35°06'47"W | 78.75' | 78.80' |

LINE AND CURVE TABLE
ON SHEET 1 OF 2

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT

SHEET 2 OF 2