

FINAL PLAT OF COTTONWOOD CREEK PHASE 3 UNIT 2

A 15.645 ACRE TRACT OF LAND, OUT OF 69.157 ACRES, MORE OR LESS, AS SHOWN ON A PUBLIC SURVEY, ABSTRACT 182 OF HAYS COUNTY, TEXAS, OUT OF THE FARM AND RYE SURVEY, ABSTRACT 182 OF HAYS COUNTY, TEXAS.

THE STATE OF TEXAS §
COUNTY OF HAYS §

DAVID A. 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
PROFESSIONAL LAND SURVEYOR NO. 4251
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
1000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



9-14-18
DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

THAT 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.
1000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



9-14-18
DATE

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 27th DAY OF March, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

[Signature]
CHIEF PLANNING AND ZONING COMMISSIONER

[Signature]
SHANNON MANTON
DIRECTOR OF DEVELOPMENT SERVICES

9/18/18
DATE

9/18/18
DATE

9/18/18
DATE

[Signature]
RECORDING SECRETARY

[Signature]
CIP AND ENGINEERS

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 CORRECT COPY, WAS RECORDED IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS ON September 14, 2018 A.D. AT 10:23 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 18034771.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS 14th DAY OF September, 2018, A.D.



[Signature]
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

FLOOD ZONE NOTE:
FOR THE PLAT IS WITHIN A FLOOD ZONE (S148) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 489903049, DATED SEPTEMBER 2, 2005.

UTILITY PROVIDER NOTE:
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
TIME WARNER CABLE (CABLE TELEVISION)
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)
CITY OF SAN MARCOS (SEWER & WATER)

DRAINAGE EASEMENT NOTES:
1. THE DRAINAGE EASEMENT SHALL BE IN ACCORDANCE WITH THE DRAINAGE EASEMENT PLAN FOR THE COTTONWOOD CREEK PHASE 3 UNIT 2 SUBDIVISION.
2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE HOUSING DEVELOPER/ASSOCIATION.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED IN OR ON THE DRAINAGE EASEMENT OR OTHER AREAS WHICH ALTER THE CROSS SECTION OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE DRAINAGE EASEMENT.
4. THE CITY ENGINEER, THE CITY OF SAN MARCOS, SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER CHANNELED OR UNCHANNELED DRAINAGE EASEMENTS AND TO MAKE ANY ADJUSTMENTS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE HOUSING DEVELOPER/ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STATE OF TEXAS §
COUNTY OF HAYS §
THAT ROBERT DAGLE, CITY MANAGER OF THE CITY OF SAN MARCOS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CORRECT COPY, WAS RECORDED IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS ON September 14, 2018 A.D. AT 10:23 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 18034771.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS 14th DAY OF September, 2018, A.D.

[Signature]
CITY MANAGER

[Signature]
RECORDING SECRETARY

[Signature]
CIP AND ENGINEERS

9/18/18
DATE

9/18/18
DATE

9/18/18
DATE

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RECORDING SECRETARY

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CIP AND ENGINEERS

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RECORDING SECRETARY

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CIP AND ENGINEERS

9/18/18
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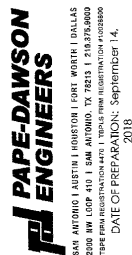
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RECORDING SECRETARY

[Signature]
CIP AND ENGINEERS

9/18/18
DATE



DATE OF PREPARATION: September 14, 2018

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

