



PC-21-39

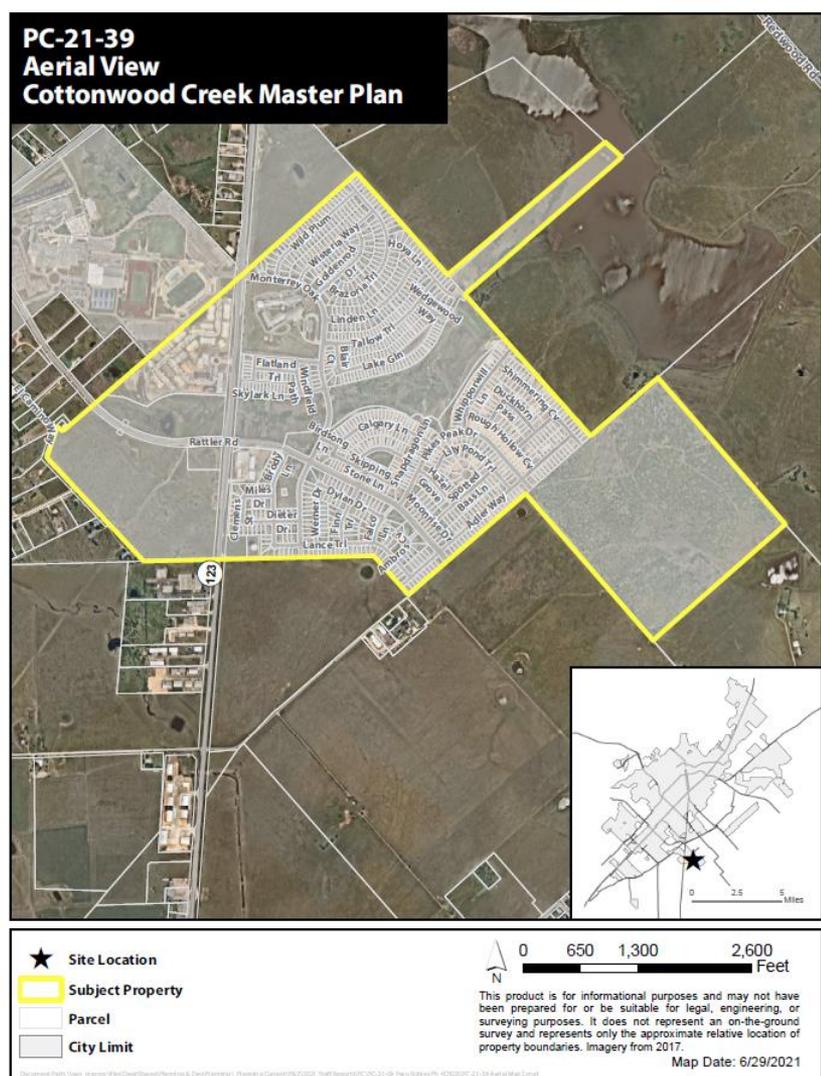
(Cottonwood Creek Master Plan)

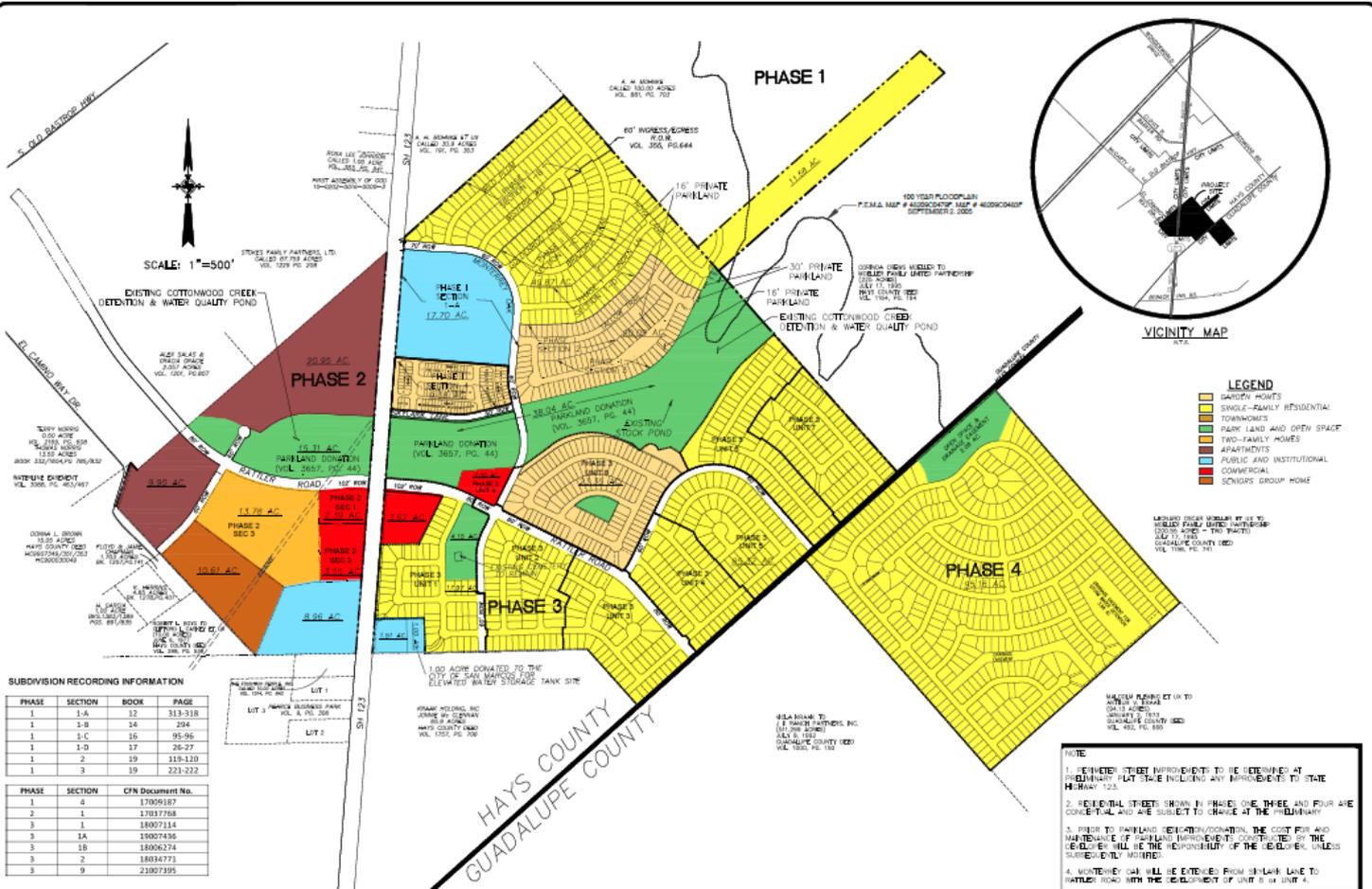
Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)



Property Information

- +/- 471.94 acres
- Approved in 2002
- Located in a Low Intensity Zone as designated on the Preferred Scenario Map.





LEGEND

- GARDEN HOMES
- SINGLE-FAMILY RESIDENTIAL
- TOWNHOMES
- FARM LAND AND OPEN SPACE
- TWO-FAMILY HOMES
- APARTMENTS
- PUBLIC AND INSTITUTIONAL
- COMMERCIAL
- SENIORS GROUP HOME

SUBDIVISION RECORDING INFORMATION

PHASE	SECTION	BOOK	PAGE
1	1-A	12	313-318
1	1-B	14	294
1	1-C	16	95-96
1	1-D	17	26-27
1	2	19	118-120
1	3	19	221-222

PHASE	SECTION	CIN Document No.
1	4	17009187
2	1	17037768
3	1	18007114
3	1A	18007456
3	1B	18006274
3	2	18034773
3	9	21807395

- NOTE**
1. PERMETER STREET IMPROVEMENTS TO BE DETERMINED AT PRELIMINARY PLAT STATE INCLUDING ANY IMPROVEMENTS TO STATE HIGHWAY 123.
 2. RESIDENTIAL TRIPLEX SHOWN IN PHASES ONE, THREE AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE PRELIMINARY.
 3. PRIOR TO PARCEL LAND REVISION/ADDITION, THE COST FOR AND MAINTENANCE OF PARCEL IMPROVEMENTS CONTRIBUTED FOR BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER. PLEASE SUBSEQUENTLY NOTIFY.
 4. WATERWAY (W) WILL BE EXTENDED FROM BURNHAM LAKE TO BASTROP ROAD WITH THE DEVELOPMENT OF UNIT 6 IN PHASE 4.

PROJECT No.
21-001-10

SHEET No.
1 OF 2

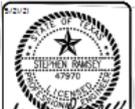
SHEET TITLE

MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)

CLIENT/OWNER

COTTONWOOD CREEK JDR. LTD. RANDALL MORRIS, PRESIDENT 330 WONDER WORLD DRIVE SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS	RECORD



RAMSEY ENGINEERING

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Civil Engineering • Consulting
TDEE Firm No. F-12606

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Recommendation

- Staff recommends approval of the master plan as presented.