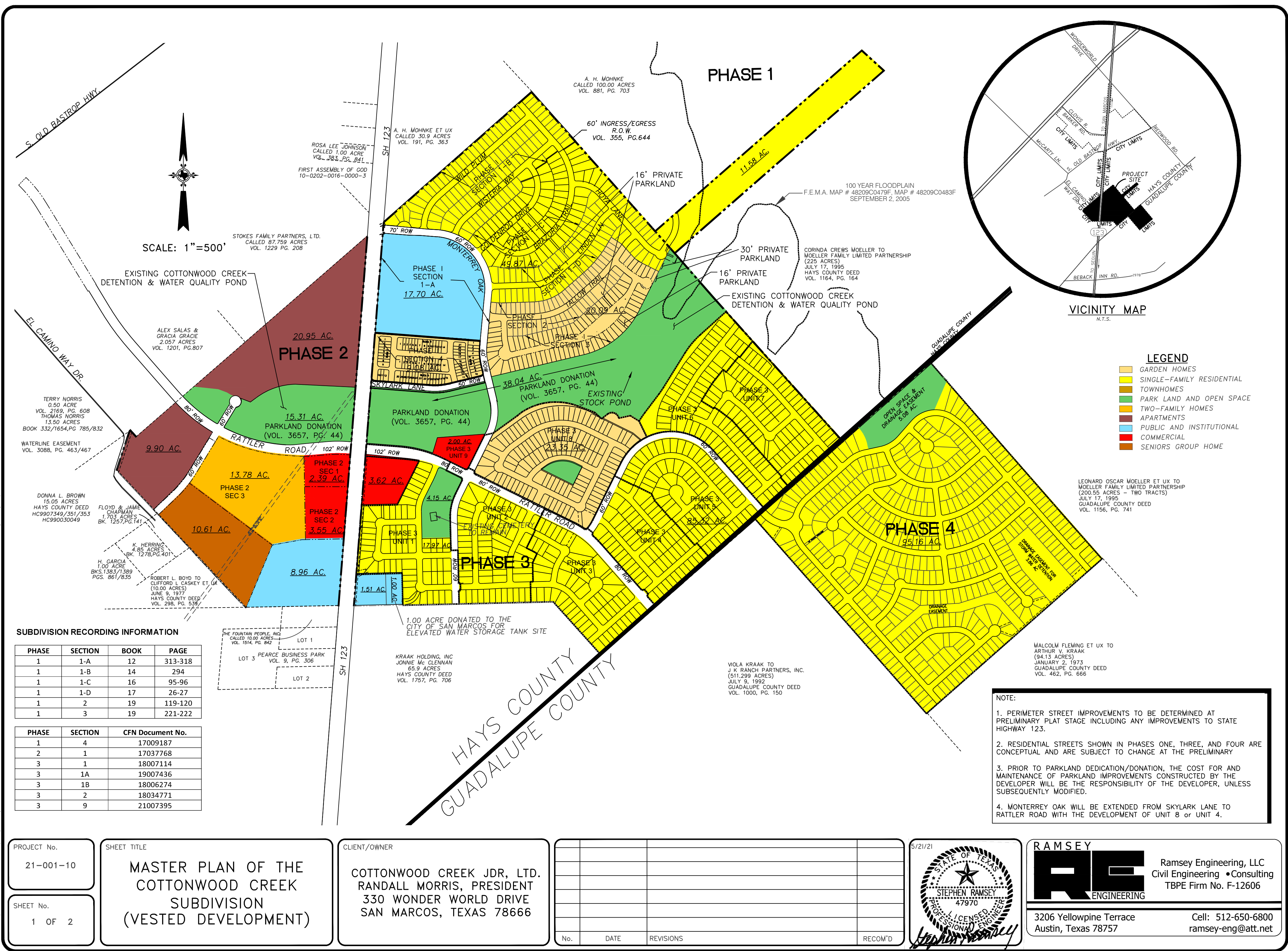


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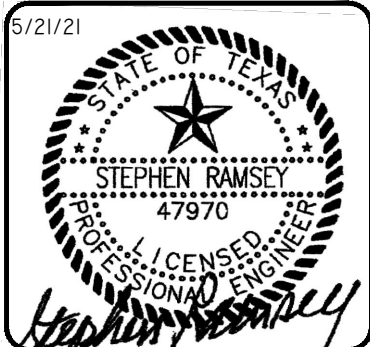
PROJECT No.
21-001-10

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			RECOM'D



RAMSEY
ENGINEERING
Ramsey Engineering, LLC
Civil Engineering • Consulting
TBPE Firm No. F-12606
3206 Yellowpine Terrace
Austin, Texas 78757
Cell: 512-650-6800
ramsey-eng@att.net

Development Plan Summary

Land Use Category	Areas	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Proposed/ Allowable Units	Population Per Unit	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	135.19	Low Density Residential	SF-6	—	6	954	2.75	2,624
Single-Family Residential	11.58	Low Density Residential	SF-6	—	<1	4	2.75	11
Garden Homes	52.47	Medium Density Residential	PH-ZL	—	12	630	2.10	1,323
Apartments	30.85	High Density Residential	MF-18	—	18	555	2.10	1,166
Two-Family Homes	13.78	Medium Density Residential	DR	—	12	165	2.10	347
Seniors Group Home	10.61	Medium Density Residential	MF-12	—				
Townhomes	17.97	Medium Density Residential	TH	—	12	216	2.10	454
Single-Family Residential	95.16	Low Density	SF-6	—	6	414	2.75	1,139
Commercial	11.56	Commercial	G/C	—				
Public and Institutional	29.17	Public	P	—				
Parkland	53.35	Parkland	P	—				
Private Park	9.70	Open Space	P	—				
Totals	471.39					2,938		7,064

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
102' ROW Boulevard Arterials	630
80' ROW Arterials	3,822
70' ROW Arterials	320
60' ROW Collectors	12,362
50' ROW Residentals	48,603
20' ROW Alleys	6,200

Cottonwood Creek Subdivision - Phase 1 Section 1-A

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Public and Institutional	17.70	Public	P	—				
Totals	17.70							
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type								
	Estimated Distance In L.F.							
70' ROW Arterials	320							
60' ROW Collectors	1,286							

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/28/02 PLANNING AND ZONING COMMISSION APPROVAL:

THE EXISTING LAND USE FOR THE TOTAL LAND AREA IS VACANT (AGRICULTURAL AND RANCHING)

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/10/05 PLANNING AND ZONING COMMISSION APPROVAL: 05/02/11 HEREBY DELETED

THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASGS LAKE.

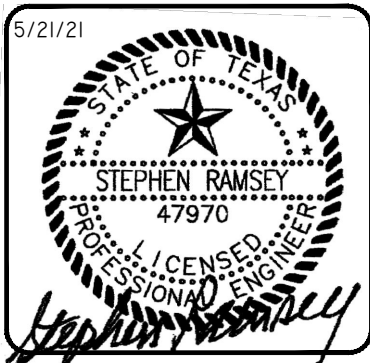
PROJECT No.
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SHEET No.
2 OF 2

SHEET TITLE
MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)

CLIENT/OWNER
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No.	DATE	REVISIONS						RECOM'D	



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Cottonwood Creek Subdivision - Phase 1 Section 1-B

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	19.32	Low Density Residential	SF-6	—	5.3	102	2.75	281
Totals	19.32					102		281
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type								
	Estimated Distance In L.F.							
60' ROW Residentals	2,966							

Cottonwood Creek Subdivision - Phase 1, Section 1-C

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	14.50	Low Density Residential	SF-6	--	5.3	72	2.75	198
Private Parkland	0.12	Low Density Residential	SF-6	--	--	--	--	--
Totals	14.62					72		198

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,495

Cottonwood Creek Subdivision - Phase 1, Section 1-D

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	13.40	Low Density Residential	SF-6	--	5.3	71	2.75	195
Private Parkland	0.16	Low Density Residential	SF-6	--	--	3	--	--
Totals	13.56					74		195

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,327

Cottonwood Creek Subdivision - Phase 1, Sec 2

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Garden Homes	9.27	Medium Density Residential	PH-ZL	--	6.1	57	2.10	120
Private Parkland	0.08	Medium Density Residential	PH-ZL	--	--	2	--	--
Totals	9.35					59		120

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,391
60' ROW Collectors	374

Cottonwood Creek Subdivision - Phase 1 Remainder

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Garden Homes	19.75	Medium Density Residential	PH-ZL	--	12	292	2.10	613
Parkland	38.04	Parkland	P	--				
Totals	57.79					292		613

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Collectors	446
50' ROW Residentals	3,431
20' ROW Alleys	2,005

Cottonwood Creek Subdivision - Phase 2

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Apartments	30.85	High Density Residential	MF-18	--	18	555	2.10	1,166
Two-Family Residential	13.78	Medium Density Residential	DR	--	12	165	2.10	347
Seniors Group Home	10.61	Medium Density Residential	MF-12	--	-			
Commerical	5.94	Commerical	GC	--	--			
Public & Institutional	8.96	Public & Institutional	P	--	--			
Parkland	15.30	Parkland	P	--	--			
Totals	85.44					721		1,513

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	330
80' ROW Arterials	1,266
60' ROW Collectors	1,079

Cottonwood Creek Subdivision - Phase 3

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	85.32	Low Density Residential	SF-6	--	6	512	2.75	1,408
Single-Family Residential	17.97	Medium Density Residential	TH	--	6	108	2.75	297
Garden Homes	23.35	Medium Density Residential	PH-ZL	--	12	280	2.10	588
Commercial	5.62	Commercial	GC	--				
Parkland	4.15	Parkland	P & TH	--				
Public and Institutional	2.51	Public	P	--				
Totals	138.92					900		2,292

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
102' ROW Arterials	729
80' ROW Arterials	2,094
60' ROW Collectors	4,326
50' ROW Residentals	19,617

Cottonwood Creek Subdivision - Phase 4

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Proposed Density	Proposed Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single Family Residential	95.16	Low Density Residential	SF-6	--	4.4	414	2.75	1,139
Private Park	5.60	Open Space	P	-				
Totals	100.76					414		1,139

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	16,440
60' ROW Residentals	304