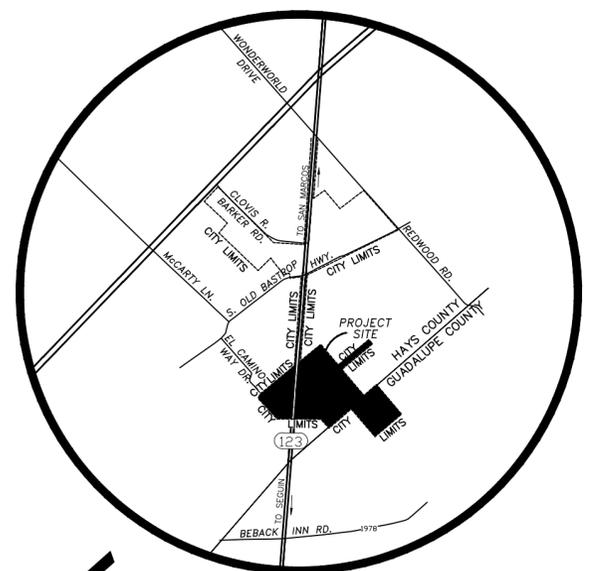
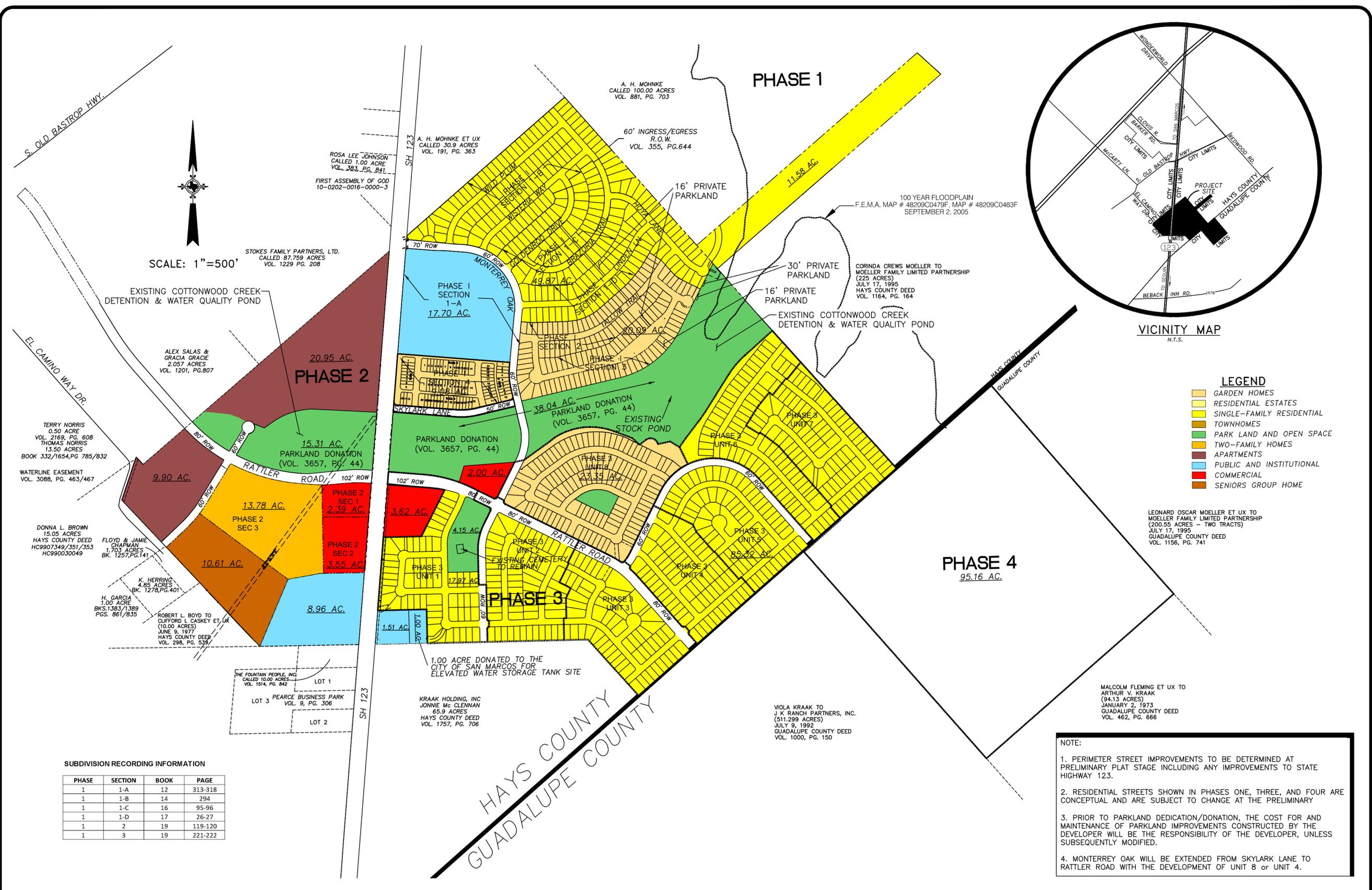


G:\CompanyData\Clients\0420-Ramsey_Engineering, LLC\0420-RE-Cottonwood Creek Sub\1282-4-001 - COTTONWOOD CREEK SUBDIVISION MASTER PLAN\2019-MASTER PLAN\2019-MASTER PLANDWG [18x24] August 01, 2019 - 10:16am



VICINITY MAP
N.T.S.

- LEGEND**
- GARDEN HOMES
 - RESIDENTIAL ESTATES
 - SINGLE-FAMILY RESIDENTIAL
 - TOWNHOMES
 - PARK LAND AND OPEN SPACE
 - TWO-FAMILY HOMES
 - APARTMENTS
 - PUBLIC AND INSTITUTIONAL
 - COMMERCIAL
 - SENIORS GROUP HOME

LEONARD OSCAR MOELLER ET UX TO MOELLER FAMILY LIMITED PARTNERSHIP (200.55 ACRES - TWO TRACTS) JULY 17, 1995 GUADALUPE COUNTY DEED VOL. 1156, PG. 741

MALCOLM FLEMING ET UX TO ARTHUR V. KRAAK (94.13 ACRES) JANUARY 2, 1973 GUADALUPE COUNTY DEED VOL. 462, PG. 666

- NOTE:**
- PERIMETER STREET IMPROVEMENTS TO BE DETERMINED AT PRELIMINARY PLAT STAGE INCLUDING ANY IMPROVEMENTS TO STATE HIGHWAY 123.
 - RESIDENTIAL STREETS SHOWN IN PHASES ONE, THREE, AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE PRELIMINARY
 - PRIOR TO PARKLAND DEDICATION/DONATION, THE COST FOR AND MAINTENANCE OF PARKLAND IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, UNLESS SUBSEQUENTLY MODIFIED.
 - MONTERREY OAK WILL BE EXTENDED FROM SKYLARK LANE TO RATTLER ROAD WITH THE DEVELOPMENT OF UNIT 8 or UNIT 4.

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	119-120
1	3	19	221-222

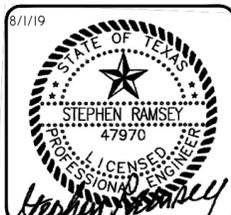
PROJECT No.
18-005-10

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
333 CHEATHAM ST.
SAN MARCOS, TEXAS 78666**

No.	DATE	REVISIONS	RECOM'D



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