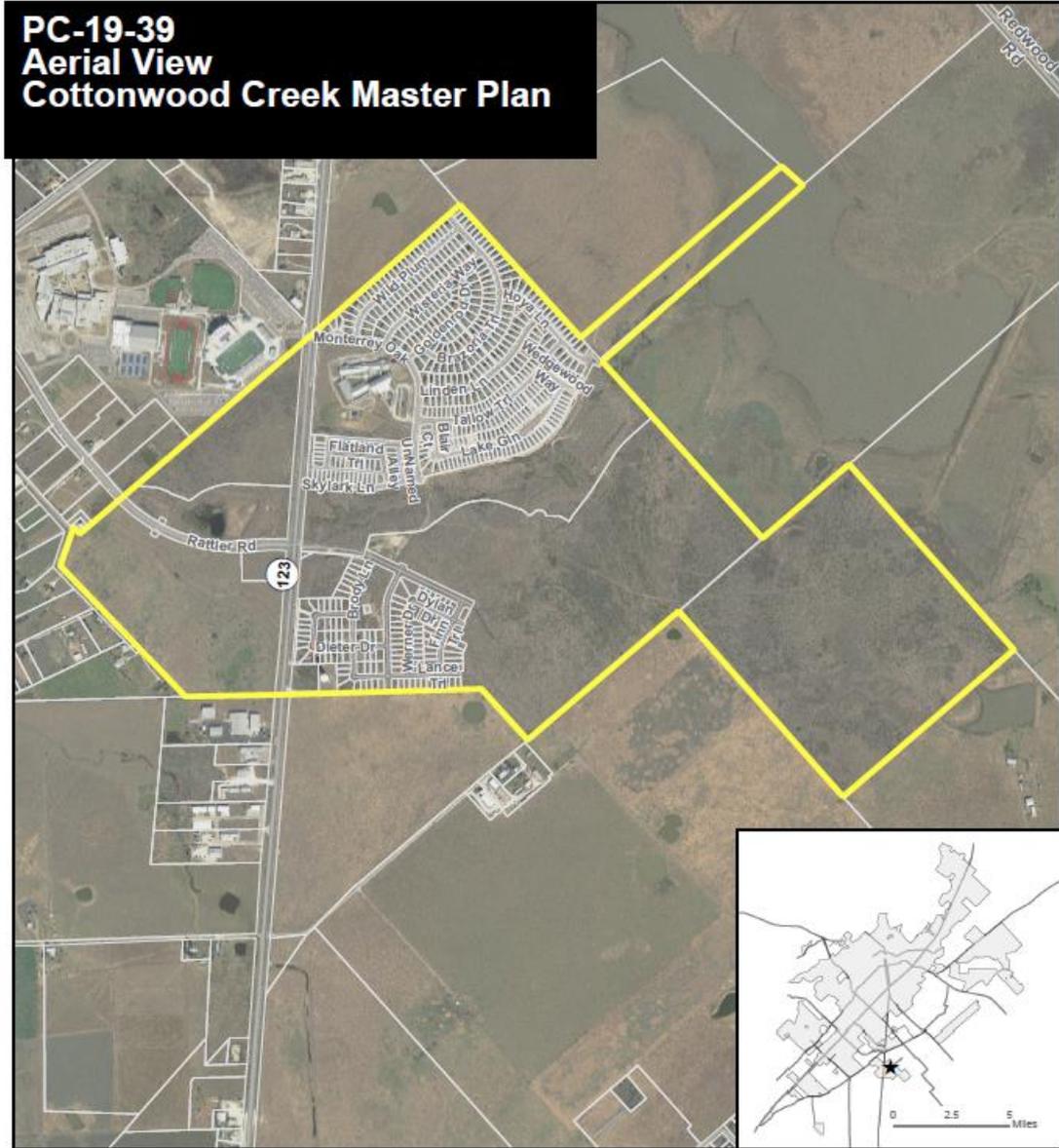


PC-19-39 (Cottonwood Creek Master Plan)

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)

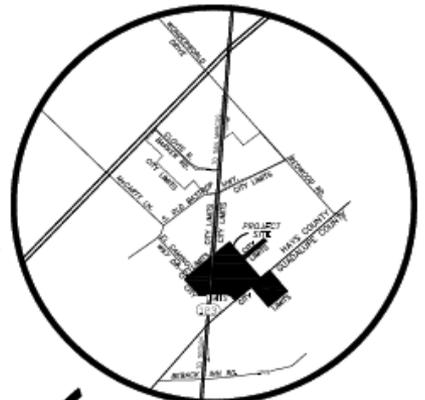
- +/- 471.94 acres
- Approved in 2002
- Located in a Low Intensity Zone as designated on the Preferred Scenario Map.



<ul style="list-style-type: none"> Subject Property Parcel City Limit 		<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p>
<p>Map Date: 7/31/2019</p>		



SCALE: 1"=500'

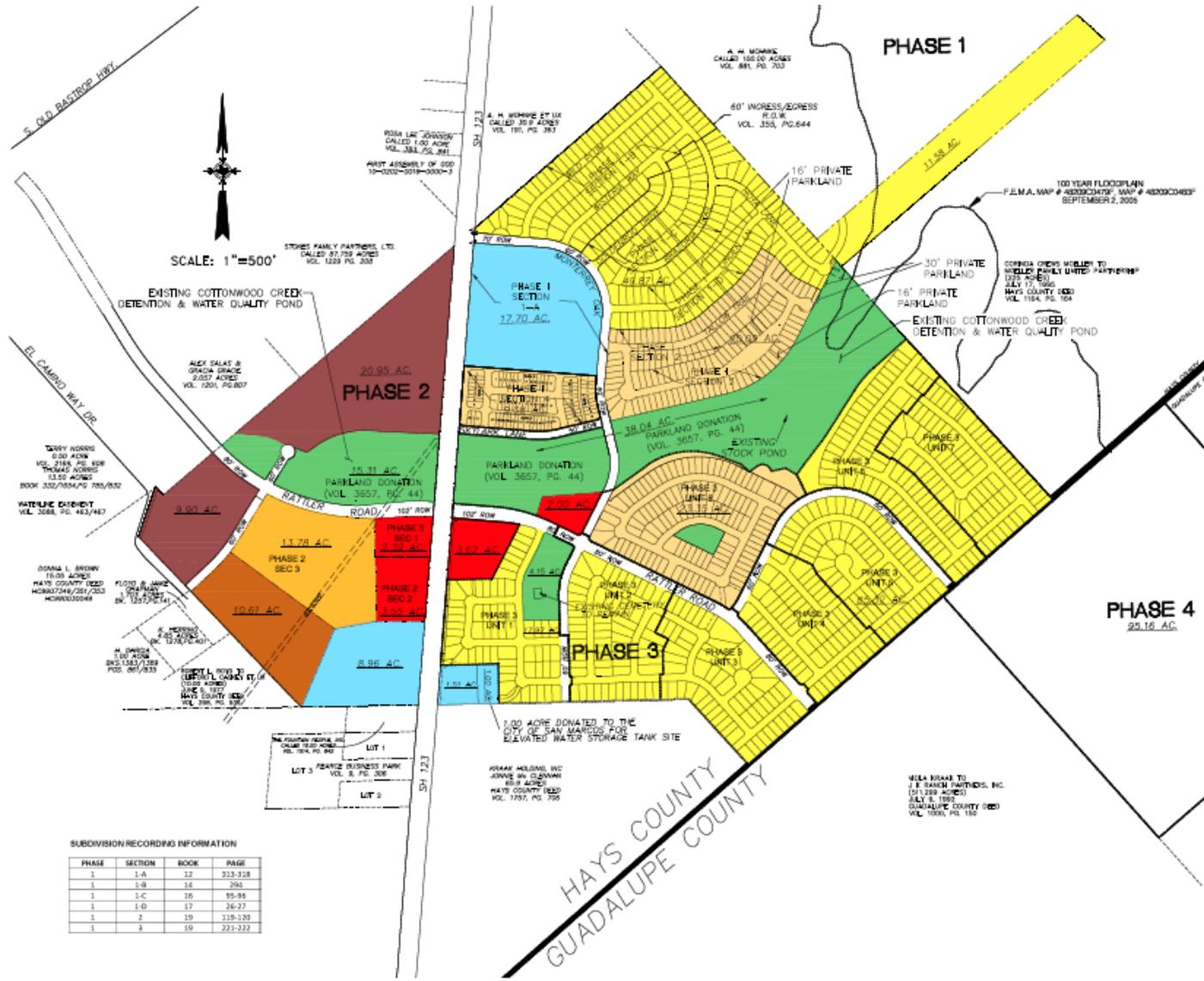


VICINITY MAP
A.T.S.

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

LEGEND DOES NOT APPLY TO MOBILE HOME TRACTS (COLORS ABOVE - TWO TRACTS) JULY 17, 1995 GUADALUPE COUNTY (CD) VOL. 1186, PG. 101



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

SUBDIVISION RECORDING INFORMATION

PHASE	SECTION	BOOK	PAGE
1	1-A	22	313-318
1	1-B	16	285
1	1-C	16	95-96
1	1-D	17	26-27
1	2	19	318-320
1	3	19	223-222

PROJECT No.
18-005-10

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

CLIENT/OWNER
**COTTONWOOD CREEK JDR, LTD.
RANDALL MORRIS, PRESIDENT
353 CHEATHAM ST.
SAN MARCOS, TEXAS 78666**

No.	DATE	REVISIONS	REVISION



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

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the applicable development codes and recommends **approval** of PC-19-39 as submitted.