

- LEGEND**
- GARDEN HOMES
 - SINGLE-FAMILY RESIDENTIAL
 - TOWNHOMES
 - PARK LAND AND OPEN SPACE
 - TWO-FAMILY HOMES
 - APARTMENTS
 - PUBLIC AND INSTITUTIONAL
 - COMMERCIAL
 - SENIORS GROUP HOME
 - CD-4 ALLOWABLE LAND USE

SUBDIVISION RECORDING INFORMATION

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1	4	17009187
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3	1	18007114
3	1A	19007436
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3	2	18034771
3	9	21007395

- 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 CONSTRUCTED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, UNLESS SUBSEQUENTLY MODIFIED.
 4. MONTERREY OAK WILL BE EXTENDED FROM SKYLARK LANE TO RATTLER ROAD WITH THE DEVELOPMENT OF UNIT 8 or UNIT 4.

NO.	DATE	04/29/2026	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.	Southwest Engineers TBPE NO. F-1909 www.swengineers.com	HEADQUARTERS 307 Saint Lawrence Street, Gonzales TX 78609 P: 830.672.7546 F: 830.672.2034 CENTRAL TEXAS 205 Cimarron Park Loop, Ste. B, Buda TX 78610 P: 512.312.4336	WARNING IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE	MASTER PLAN MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT) SAN MARCOS, TX	PROJECT NO. 1180-001-24 DRAWING NO. _____ SHEET 1 OF 2
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C:\CompanyData\Clients\1180 - Cottonwood Creek - Cottonwood Creek - Master Plan Renewal\CAD\Sheets\2026 Master Plan Renewal\CAD\Sheets\2026 Master Plan Renewal.dwg - Layout: "Bsize" - Wed, Apr 29, 2026, 5:16pm, By: Chris-Driz

Development Plan Summary

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Proposed /Allowable Units	Population Per Unit *	Estimated Population
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	7.03	Medium Density Residential	MF-12	-	-	-	-	-
Townhomes	17.97	Medium Density Residential	TH	-	12	216	2.10	454
Single-Family Residential	95.16	Low Density Residential	SF-6	-	6	414	2.75	1,139
Commercial	9.56	Commercial	GC/C	-	-	-	-	-
CD-4 Allowable Land Use	2.00	CD-4	CD-4	-	24	48	2.10	101
Public and Institutional	32.75	Public	P	-	-	-	-	-
Parkland	53.35	Parkland	P	-	-	-	-	-
Private Park	9.70	Open Space	P	-	-	-	-	-
Totals	471.39					2,986		7,165

* 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	12,104
50' ROW Residentals	48,603
20' ROW Alleys	6,200

Cottonwood Creek Subdivision - Phase 1 Section 1-A

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
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.~~

Cottonwood Creek Subdivision - Phase 1 Section 1-B

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
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 (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
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 (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
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 (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
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 (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
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 (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
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	7.03	Medium Density Residential	MF-12	--	-	-	-	-
Commercial	5.94	Commercial	GC	--	--	-	-	-
Public & Institutional	12.54	Public & Institutional	P	--	--	-	-	-
Parkland	15.30	Parkland	P	--	--	-	-	-
Totals	85.44					720		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	821

Cottonwood Creek Subdivision - Phase 3

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
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	3.62	Commercial	GC	--	--	-	-	-
CD-4 Allowable Land Use	2.00	CD-4	CD-4	--	24	48	2.10	101
Parkland	4.15	Parkland	P & TH	--	--	-	-	-
Public and Institutional	2.51	Public	P	--	--	-	-	-
Totals	138.92					948		2,394

* 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

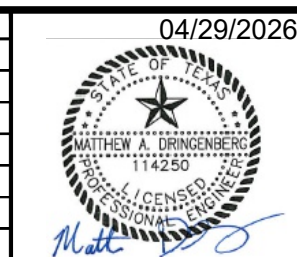
Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Proposed Density (units/acre)	Proposed Units	Population Per Unit *	Estimated Population
Single Family Residential	95.16	Low Density Residential	SF-6	--	4.4	414	2.75	1,139
Private Park	5.60	Open Space	P	-	-	-	-	-
Totals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

* Source : City of San Marcos and 2000 Census.

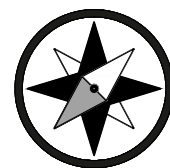
Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Residentals	16,440
60' ROW Residentals	304

REVISION

NO.	DATE



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WARNING
IF THIS BAR DOES NOT MEASURE 1",
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DEVELOPMENT SUMMARY
MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)
SAN MARCOS, TX

PROJECT NO. 1180-001-24

DRAWING NO. _____

SHEET 2 OF 2