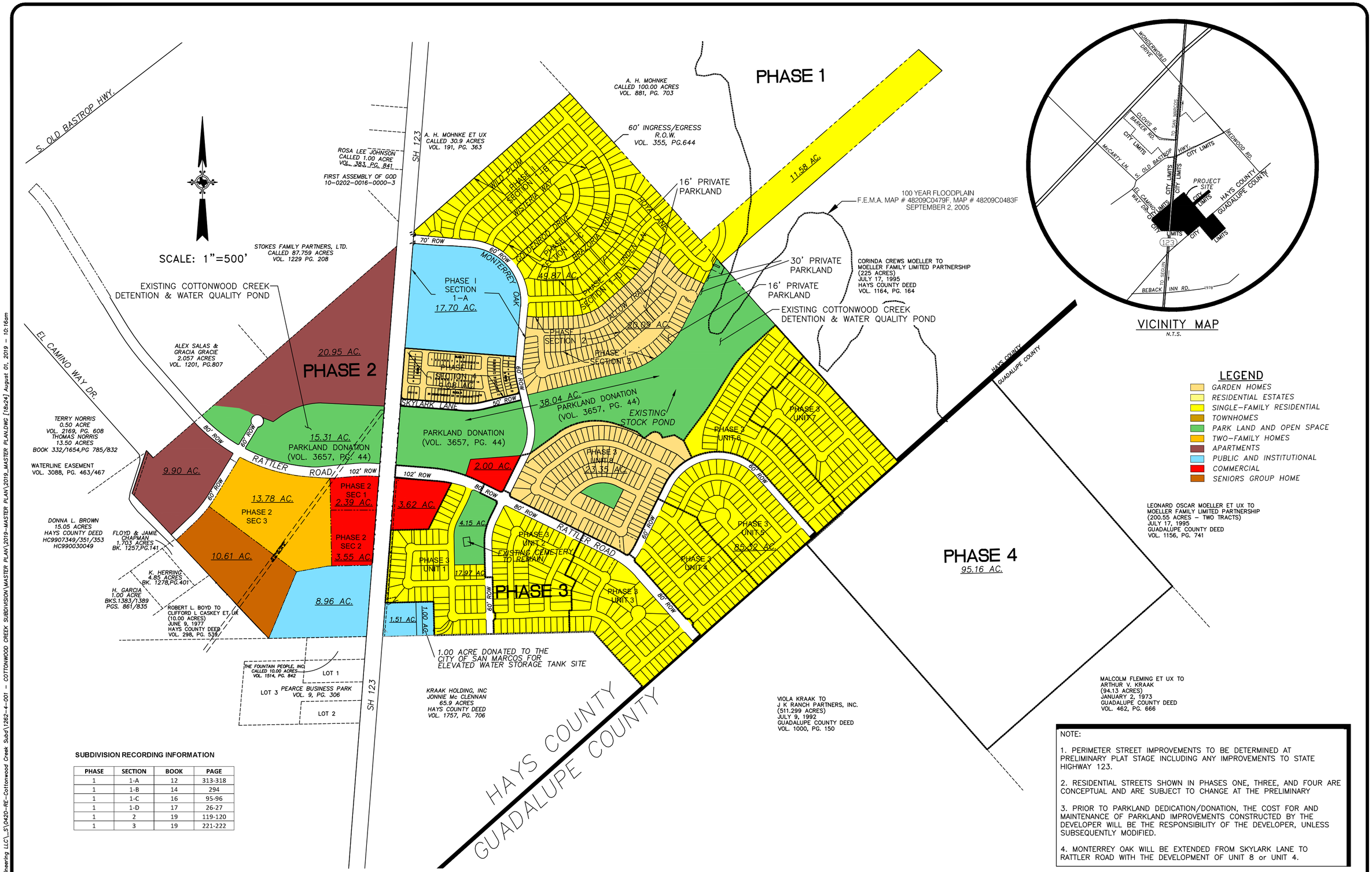

SUBDIVISION RECORDING INFORMATION

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

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.

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

8/1/19
STATE OF TEXAS
STEPHEN RAMSEY
47970
LICENSED PROFESSIONAL ENGINEER

RAMSEY ENGINEERING
Ramsey Engineering, LLC
Civil Engineering •Consulting
TBPE Firm No. F-12606
3206 Yellowpine Terrace
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Development Plan Summary

Land Use Category	Areas	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Porposed/ Allowable Units	Population Per Unit	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	135.19	Low Density Residential	SF-6	_	6	954	2.75	2,624
Single-Family Residental	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	1,322
Apartments	30.85	High Density Residential	MF-18	_	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	DR	_	12	208	2.10	437
Seniors Group Home	10.61	Medium Density Residential	MF-12	_				
Townhomes	17.97	Medium Density Residential	TH	_	12	216	2.10	454
Residential Estates	95.16	Very Low Density	SF-11	_	3	285	2.75	784
Commercial	8.60	Commercial	GC/C	_				
Public and Institutional	29.17	Public	P	_				
Parkland	53.35	Parkland	P	_				
Private Park	9.70	Open Space	P	_				
Totals	471.98					2,852		6,798

* 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 Uni *	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 ASCS LAKE.~~

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 Uni *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	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.
50' ROW Residentals	2,966

Cottonwood Creek Subdivision - Phase 1, Section 1-C

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	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	Allowable Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	13.40	Low Density Residential	SF-6	--	5.3	71	2.75	195
Private Parkland	0.16	Low Density Residential	SF-6	--	--	3.0	--	--
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	Allowable Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Garden Homes	9.27	Medium Density Residential	PH-ZL	--	12.0	57	2.10	120
Private Parkland	0.08	Medium Density Residential	PH-ZL	--	--	2.0	--	--
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 Residental	85.32	Low Density Residential	SF-6	--	6	512	2.75	1,408
Single-Family Residental	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	Allowable Density	Proposed Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Residential Estates	96.98	Low Density Residential	SF-6	_	6	442	2.75	1,216
Private Park	3.78	Open Space	P	-				
Totals	100.76					442		1,216

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	17,598
60' ROW Residentals	285

PROJECT No.
18-005-10

SHEET No.
2 OF 2

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