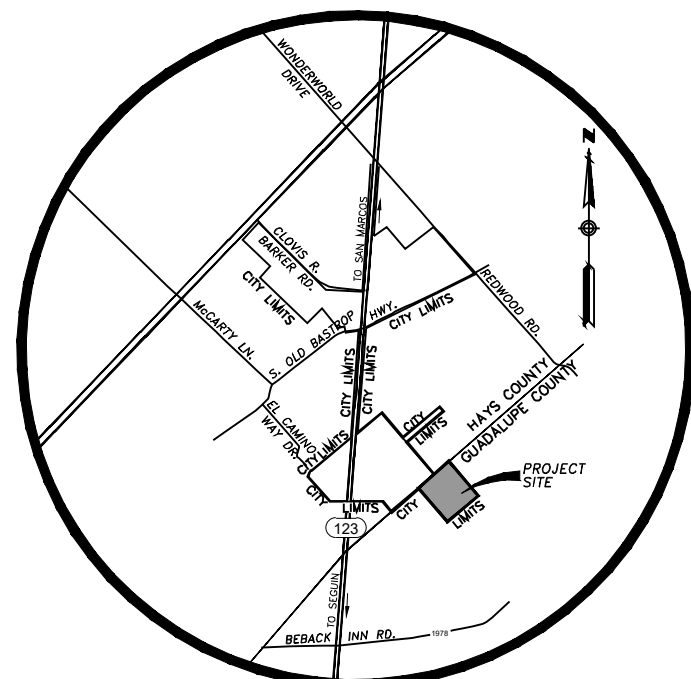
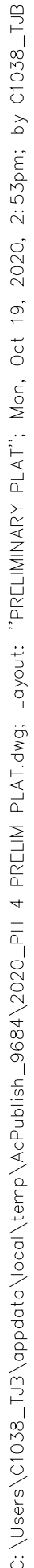




VICINITY MAP
N.T.S.

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SAN MARCOS.
2. THIS PROPERTY IS LOCATED WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. UTILITY SERVICES PROVIDED BY:
ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE
WATER: CITY OF SAN MARCOS
WASTEWATER: CITY OF SAN MARCOS SEWER
TELEPHONE: CENTURY LINK OR SPECTRUM
NATURAL GAS (IF USED): CENTERPOINT ENERGY
ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC.
ARE THE OWNER'S RESPONSIBILITY.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING OR RECHARGE ZONES OF THE EDWARDS AQUIFER.
5. SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
6. A 10 FOOT P.U.E. IS TO BE DEDICATED ALONG ALL LOT FRONTS ON BOTH SIDES OF ALL STREETS.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS ON THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES WITH A COMBINED SCALE FACTOR OF 1.000126.

BENCHMARK:
FOUND CITY OF SAN MARCOS MONUMENT GPS NO. 16, BEING AN ALUMINUM DISC IN CONCRETE ON THE NORTH SIDE OF WONDER WORLD DRIVE, WEST OF MEDICAL PARKWAY AND EAST OF THE HOSPITAL ENTRANCE, HAVING AN ELEVATION OF 671.15 NAVD 88 DATUM, HAS BEEN USED FOR THE ELEVATIONS SHOWN HEREON.

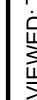
RESIDENTIAL LOTS

80 SECTION 1
99 SECTION 2
113 SECTION 3
122 SECTION 4
414 RESIDENTIAL LOTS

OTHER LOTS

2 SIGNAGE LOTS
2 PARKLAND LOTS
1 LIFT STATION LOT
3 DRAINAGE EASEMENT LOTS

SUBDIVISION NAME: COTTONWOOD CREEK SUBDIVISION PHASE 4	
PROPERTY OWNER: COTTONWOOD CREEK JDR, LTD. RANDALL MORRIS, PRESIDENT 333 CHEATHAM STREET SAN MARCOS, TX 78666 (512) 353-1776	
ENGINEER: RAMSEY ENGINEERING, LLC. 3206 YELLOWPINE TERRACE AUSTIN, TX 78757 (512) 650-6800	
SCALE: 1" = 200'	DATE OF PREPARATION: 4-2-2020
ABSTRACT/SURVEY: J.F. GEISTER SURVEY NO. 6 ABSTRACT NO. 202 J.F. GEISTER SURVEY NO. 7 ABSTRACT NO. 203	

		Ramsey Engineering, LLC Civil Engineering • Consulting TBPE Firm No. F-12606	
3206 Yellowpine Terrace Austin, Texas 78757		Cell: 512-650-6800 Sramseyeng@gmail.com	
DESIGNED: SR	DRAWN: TB	REVIEWED: TF	

[illegible]

PROJECT TITLE
COTTONWOOD CREEK PHASE 4
SAN MARCOS, TEXAS
PRELIMINARY PLAT

PROJECT No.
20-002-10

SHEET No. 1 OF 2

C:\Users\C1038_TUB\AppData\Local\Temp\AcPublish_9684\2020_PH 4 PRELIM PLAT.dwg; Layout: "PRELIM PLAT (2)"; Mon, Oct 19, 2020, 2:53pm; by C1038_TUB

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
101	1	A	8,330	Signage
102	2	A	12,927	Residential
103	3	A	8,202	Residential
104	4	A	8,271	Residential
105	5	A	8,069	Residential
106	6	A	7,381	Residential
107	7	A	6,750	Residential
108	8	A	6,750	Residential
109	9	A	6,750	Residential
110	10	A	6,750	Residential
111	11	A	6,750	Residential
112	12	A	6,750	Residential
113	13	A	8,052	Residential
201	1	B	8,052	Residential
202	2	B	9,992	Residential
203	3	B	11,446	Residential
204	4	B	15,303	Residential
205	5	B	221,464	Open Space & D.E.
206	6	B	17,057	Residential
207	7	B	12,752	Residential
208	8	B	9,930	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
209	9	B	7,278	Residential
210	10	B	6,918	Residential
211	11	B	6,373	Residential
212	12	B	6,000	Residential
213	13	B	6,000	Residential
214	14	B	6,000	Residential
215	15	B	6,000	Residential
216	16	B	6,000	Residential
217	17	B	6,000	Residential
218	18	B	6,000	Residential
219	19	B	6,000	Residential
220	20	B	6,000	Residential
221	21	B	7,152	Residential
301	1	C	4,081	Signage
302	2	C	13,884	Residential
303	3	C	16,389	Residential
304	4	C	7,610	Residential
305	5	C	6,812	Residential
306	6	C	6,183	Residential
307	7	C	6,000	Residential
308	8	C	6,000	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
309	9	C	6,000	Residential
310	10	C	6,000	Residential
311	11	C	6,000	Residential
312	12	C	6,000	Residential
313	13	C	6,000	Residential
314	14	C	6,000	Residential
315	15	C	6,000	Residential
316	16	C	7,152	Residential
401	1	D	9,164	Residential
402	2	D	6,000	Residential
403	3	D	6,002	Residential
404	4	D	6,813	Residential
405	5	D	7,125	Residential
406	6	D	6,000	Residential
407	7	D	6,000	Residential
408	8	D	6,000	Residential
409	9	D	6,000	Residential
410	10	D	6,000	Residential
411	11	D	6,000	Residential
412	12	D	6,000	Residential
413	13	D	6,000	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
414	14	D	6,000	Residential
415	15	D	7,742	Residential
416	16	D	14,277	Residential
417	17	D	14,472	Residential
418	18	D	1,923	Pvt. Parkland
419	19	D	6,519	Residential
420	20	D	6,000	Residential
421	21	D	6,000	Residential
422	22	D	6,000	Residential
423	23	D	6,644	Residential
424	24	D	14,402	Residential
425	25	D	18,821	Residential
426	26	D	8,115	Residential
427	27	D	6,000	Residential
428	28	D	6,000	Residential
429	29	D	7,142	Residential
430	30	D	9,332	Residential
431	31	D	6,000	Residential
432	32	D	6,000	Residential
433	33	D	7,286	Residential
434	34	B	8,608	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
435	35	B	7,655	Residential
436	36	B	7,655	Residential
437	37	D	7,655	Residential
438	38	D	11,610	Residential
439	39	D	11,939	Residential
440	40	D	16,170	Residential
441	41	D	1,942	Pvt. Parkland
442	42	D	11,077	Residential
443	43	D	9,722	Residential
444	44	D	6,000	Residential
445	45	D	6,000	Residential
446	46	D	6,000	Residential
447	47	D	6,000	Residential
448	48	D	6,000	Residential
449	49	D	6,000	Residential
450	50	D	6,000	Residential
451	51	D	6,000	Residential
452	52	D	6,854	Residential
453	53	D	7,746	Residential
454	54	D	6,014	Residential
455	55	D	6,000	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
456	56	D	9,398	Residential
501	1	E	6,982	Residential
502	2	E	6,583	Residential
503	3	E	7,618	Residential
504	4	E	7,618	Residential
505	5	E	7,618	Residential
506	6	E	7,618	Residential
507	7	E	7,618	Residential
508	8	E	7,618	Residential
509	9	E	7,618	Residential
510	10	E	7,442	Residential
511	11	E	6,000	Residential
512	12	E	6,000	Residential
513	13	E	6,000	Residential
514	14	E	7,152	Residential
515	15	E	6,000	Residential
516	16	E	6,000	Residential
517	17	E	6,000	Residential
518	18	E	6,000	Residential
520	20	E	9,972	Residential
521	21	E	13,120	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
522	22	E	6,958	Residential
523	23	E	6,323	Residential
524	24	E	12,436	Residential
526	26	E	14,095	Residential
527	27	E	17,735	Residential
528	28	E	11,764	Residential
529	29	E	9,749	Residential
530	30	E	9,135	Residential
531	31	E	7,686	Residential
532	32	E	6,940	Residential
533	33	E	7,287	Residential
601	1	F	7,159	Residential
602	2	F	7,729	Residential
603	3	F	7,729	Residential
604	4	F	7,126	Residential
605	5	F	9,061	Residential
606	6	F	8,529	Residential
607	7	F	7,878	Residential
608	8	F	6,593	Residential
609	9	F	9,039	Residential
610	10	F	6,002	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
611	11	F	6,086	Residential
612	12	F	6,522	Residential
613	13	F	6,353	Residential
614	14	F	6,353	Residential
615	15	F	6,353	Residential
616	16	F	7,514	Residential
617	17	F	7,787	Residential
618	18	F	7,064	Residential
619	19	F	7,064	Residential
620	20	F	7,064	Residential
621	21	F	7,064	Residential
622	22	F	7,064	Residential
623	23	F	7,064	Residential
624	24	F	7,064	Residential
625	25	F	7,357	Residential
626	26	F	7,201	Residential
627	27	F	7,094	Residential
628	28	F	7,094	Residential
629	29	F	7,659	Residential
630	30	F	8,437	Residential
701	1	G	7,602	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
702	2	G	6,329	Residential
703	3	G	6,329	Residential
704	4	G	6,329	Residential
705	5	G	6,329	Residential
706	6	G	6,329	Residential
707	7	G	6,329	Residential
708	8	G	6,329	Residential
709	9	G	6,329	Residential
710	10	G	6,329	Residential
711	11	G	6,329	Residential
712	12	G	6,329	Residential
713	13	G	8,060	Residential
714	14	G	7,372	Residential
715	15	G	6,518	Residential
716	16	G	6,518	Residential
717	17	G	6,518	Residential
718	18	G	6,518	Residential
719	19	G	6,518	Residential
720	20	G	6,518	Residential
721	21	G	6,518	Residential
722	22	G	6,518	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
723	23	G	6,518	Residential
724	24	G	6,518	Residential
725	25	G	6,518	Residential
726	26	G	6,518	Residential
727	27	G	6,518	Residential
728	28	G	7,152	Residential
801	1	H	10,559	Residential
802	2	H	7,418	Residential
803	3	H	7,418	Residential
804	4	H	7,418	Residential
805	5	H	8,739	Residential
806	6	H	7,812	Residential
807	7	H	6,393	Residential
808	8	H	6,393	Residential
809	9	H	6,393	Residential
810	10	H	6,393	Residential
811	11	H	6,393	Residential
812	12	H	6,393	Residential
813	13	H	6,393	Residential
814	14	H	9,631	Residential
901	1	I	8,731	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
902	2	I	6,976	Residential
903	3	I	6,976	Residential
904	4	I	6,910	Residential
905	5	I	6,434	Residential
906	6	I	6,434	Residential
907	7	I	6,434	Residential
908	8	I	6,344	Residential
909	9	I	7,164	Residential
910	10	I	7,129	Residential
911	11	I	6,020	Residential
912	12	I	6,020	Residential
913	13	I	6,020	Residential
914	14	I	6,020	Residential
915	15	I	6,255	Residential
916	16	I	6,414	Residential
917	17	I	6,414	Residential
918	18	I	6,414	Residential
919	19	I	6,414	Residential
920	20	I	7,812	Residential
1001	1	J	8,060	Residential
1002	2	J	6,914	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
1003	3	J	6,914	Residential
1004	4	J	6,914	Residential
1005	5	J	6,914	Residential
1006	6	J	6,914	Residential
1007	7	J	6,889	Residential
1008	8	J	6,591	Residential
1009	9	J	6,591	Residential
1010	10	J	6,591	Residential
1011	11	J	6,591	Residential
1012	12	J	7,181	Residential
1013	13	J	7,239	Residential
1014	14	J	6,221	Residential
1015	15	J	6,221	Residential
1016	16	J	6,221	Residential
1017	17	J	6,221	Residential
1018	18	J	6,414	Residential
1019	19	J	6,484	Residential
1020	20	J	6,484	Residential
1021	21	J	6,484	Residential
1022	22	J	6,484	Residential
1023	23	J	6,484	Residential

Parcel Table				
Parcel #	LOT #	BLOCK	Area S.F.	Use
1024	24	J	6,484	Residential
1025	25	J	6,484	Residential
1026	26	J	7,678	Residential
1101	1	K	7,786	Residential
1102	2	K	6,823	Residential
1103	3	K	6,823	Residential
1104	4	K	6,823	Residential
1105	5	K	6,823	Residential
1106	6	K	7,787	Residential
1107	7	K	7,711	Residential
1108	8	K	6,612	Residential
1109	9	K	6,613	Residential
1110	10	K	6,613	Residential
1111	11	K	6,613	Residential
1112	12	K	6,612	Residential
1113	13	K	7,796	Residential
1201	1	L	7,152	Residential
1202	2	L	6,216	Residential
1203	3	L	6,216	Residential
1204	4	L	6,216	Residential
1205	5	L	6,216	Residential