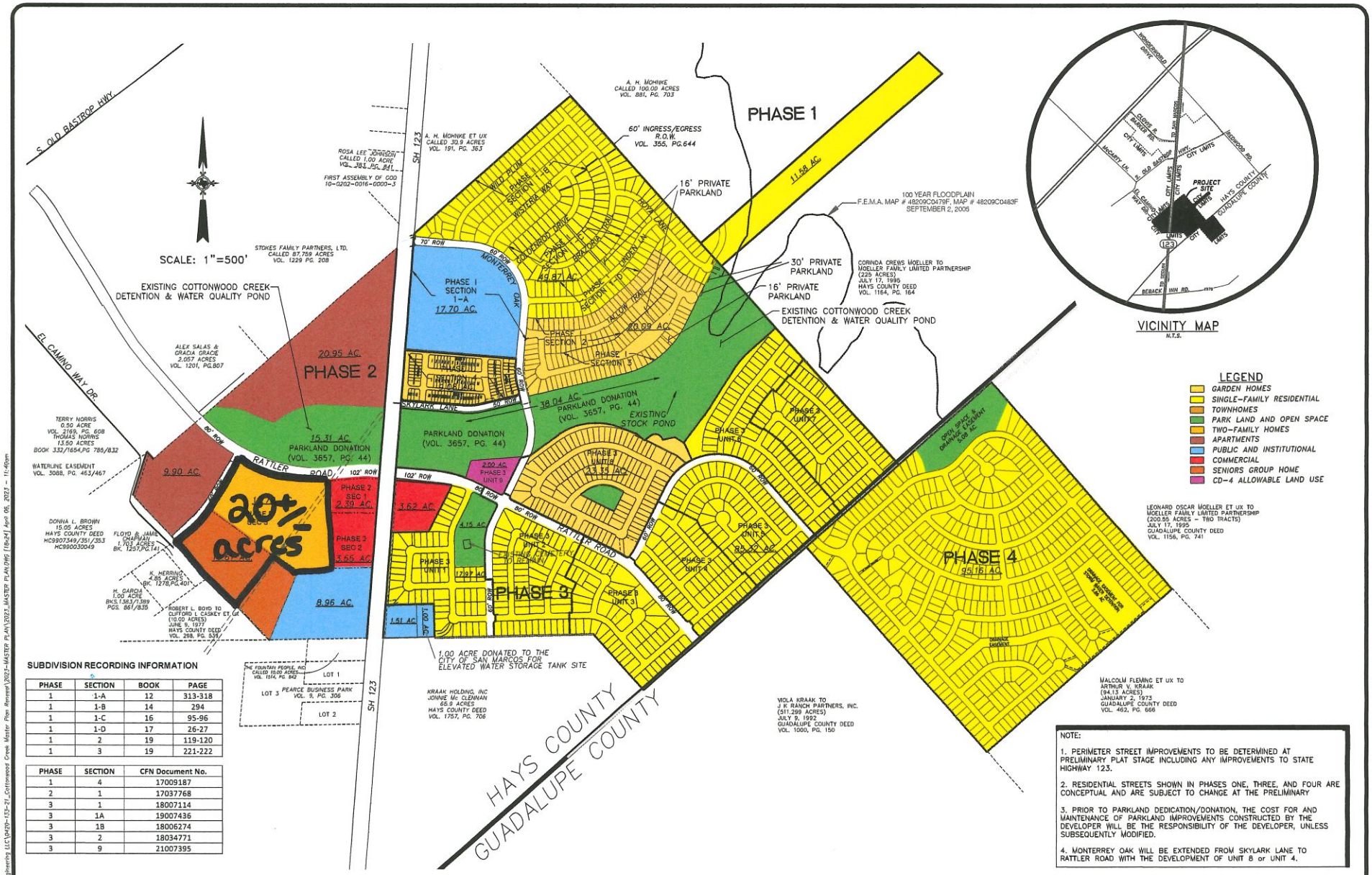

SUBDIVISION RECORDING INFORMATION

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

PHASE	SECTION	CFN Document No.
1	4	17009187
2	1	17037768
3	1	18007114
3	1A	19007436
3	1B	18006274
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.

PROJECT No.
23-001-10

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
330 WONDER WORLD DRIVE
SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS	RECOM'D

4/06/2023
STATE OF TEXAS
STEPHEN RAMSEY
47970
PROFESSIONAL LICENSED ENGINEER

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

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