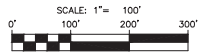
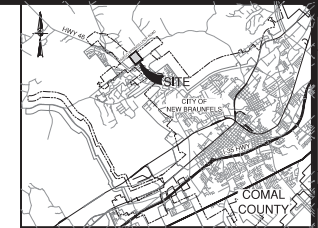


EXHIBIT "C"



HELMER NUNDALENE R ETU
 UNIT 3 (DOC # 201206012087)
 (OPRCCCT)
 (UNDVELOPED)



LOCATION MAP
 NOT-TO-SCALE

LEGEND

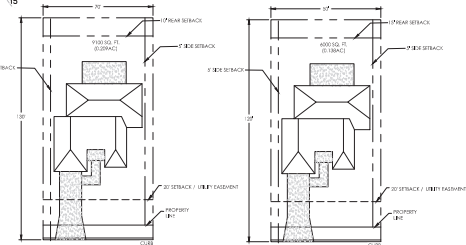
- MPRCCCT MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
 OPRCCCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
 WQ WATER QUALITY
- CITY LIMITS
 PROJECT LIMITS
 6" WIDE MULTI-USE PATH
 EXISTING OVERGROUND UTILITIES
 EXISTING SANITARY SEWER
 EXISTING WATER LINES
 NEIGHBORHOOD BUSINESS DISTRICT "C-1A"
 70' RESIDENTIAL LOTS
 50' RESIDENTIAL LOTS
 PARKLAND
 OPEN SPACE
 DRAINAGE
 COMMUNITY PARK
 LINEAR PARK
 POCKET PARK
 EXISTING ZONING
 EXISTING LAND USE
- UNDEVELOPED

GENERAL NOTES

- THIS PLANNED DEVELOPMENT CONFORMS TO THE CITY OF NEW BRAUNFELS COMPREHENSIVE DEVELOPMENT PLAN. THE CURRENT ZONING MAP SHOWS THIS AREA AS "C-1A-C&P" - SINGLE-FAMILY DISTRICT. THIS PROJECT MAINTAINS THE MAXIMUM ALLOWABLE DENSITY OF THE R-1A-E-6 ZONING DESIGNATION. C-1A NEIGHBORHOOD COMMERCIAL IS CONSISTENT WITH THE COMMERCIAL PARCELS FRONTAGE ON HUECO SPRINGS LOOP THOROUGHFARE AND IT'S PROXIMITY TO STATE HIGHWAY 46 WHICH USE CORRIDOR ON THE CITY OF NEW BRAUNFELS FUTURE LAND USE PLAN.
- THE TOTAL ACRES FOR THIS DEVELOPMENT IS 65.97 ACRES OF WHICH 64.09 ACRES IS SINGLE FAMILY RESIDENTIAL, AND 1.88 ACRES IS NEIGHBORHOOD COMMERCIAL.
- THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL PARKLAND, OPEN SPACES, DRAINAGE EASEMENTS, AND DETENTION PANS.
- ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY EXCEPT AS NOTED AND SHALL BE CONVEYED AND MAINTAINED BY THE CITY OF NEW BRAUNFELS.
- THIS CONCEPT PLAN SHALL FOLLOW DESIGN STANDARDS SET FORTH IN THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES UNLESS SPECIFIED.
- NONE OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE MAP # 480910435F & #480910435F.
- WATER, SANITARY SEWER, AND ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES (NBU).
- THE PROPERTY IS CURRENTLY LOCATED WITHIN THE NBSD BOUNDARY.
- REFERENCE PRELIMINARY DEVELOPMENT STANDARDS SUBMITTED WITH THIS PLAN FOR DEVIATIONS FROM BASE ZONING CODE.

PROPOSED ZONING SUMMARY

- BASE ZONING DISTRICT FOR S.F. RESIDENTIAL IS R-1A-E-6
- BASE ZONING DISTRICT FOR COMMERCIAL IS C-1A



TYPICAL INTERIOR 70' X 130' LOT SIZE SCALE: NOT-TO-SCALE
 TYPICAL INTERIOR 50' X 120' LOT SIZE SCALE: NOT-TO-SCALE

OWNER/DEVELOPER
 MCM TEXAS DEVELOPMENT, LLC
 21232 GATHERING OAK, SUITE 103
 SAN ANTONIO, TX 78216

LAND SUMMARY TABLE										
	AREA (ACRES)	NEIGHBORHOOD COMMERCIAL (ACRES)	SINGLE FAMILY DWELLING UNITS	50' LOTS	70' LOTS	HUECO SPRINGS LOOP RD RIGHT-OF-WAY DEDICATION (ACRES)	PARKLAND (ACRES)	DRAINAGE (ACRES)	OPEN SPACE (ACRES)	SINGLE FAMILY DENSITY (DWELLING UNITS/ACRES)*
TOTAL	65.97	1.88	215	150	65	3.16	3.89	4.76	5.26	3.53

* NOTE: SINGLE FAMILY DENSITY EXCLUDES NEIGHBORHOOD COMMERCIAL AND HUECO SPRINGS LOOP RD RIGHT-OF-WAY AREAS

NO. REVISION	DATE



HUECO SPRINGS RANCH
 NEW BRAUNFELS, TEXAS
 PLANNED DEVELOPMENT DISTRICT
 CONCEPT PLAN

PLAT NO.	-
JOB NO.	12530-00
DATE	JULY 2024
DESIGNER	BS
CHECKED	BL, DR, ANN, BS
SHEET	EX 1

Plan: 10/11/2024 10:57 AM User: D. Ingleton
 File: H:\24\12530\Drawings\Plan_01.dwg
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EXHIBIT “D”

**HUECO SPRINGS RANCH
Planned Development District (HSRPDD)
Development Standards**

The general development standards are as follows:

Land Use:	Mixed Use: Single-Family Residential / Neighborhood Commercial
Base Zoning SF Residential:	R-1A 6.6
Base Zoning Commercial:	C-1A
Total Number of Acres	65.97 Acres
Open Space / Drainage Acreage:	10.02 acres
Park acreage:	3.89 acres
Residential acreage:	50.08 acres
Commercial acreage:	1.88 acres
Hueco Springs Loop ROW Dedication Acreage:	3.16 acres
SF Residential Standards	
Maximum number of total sf residential lots:	215
Maximum Number of 50' Wide lots:	150
Maximum Number of 70' Wide lots:	65
Minimum Lot Width:	50 feet
Minimum Lot Depth:	100 feet
Typical Lot Depth (50' Lot / 70' Lot)	120 feet / 130 feet
Minimum Lot Area:	5,500 sf
Front Setback Minimum:	20 feet
Rear Setback Minimum:	15 feet
Side Setback Minimum:	<u>Internal Lots:</u> 5-feet <u>Corner Lots</u> - The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincide with the rear lot line of the adjacent lot is 10 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot

	coincides with the side lot line of the adjacent lot is 20 feet. Otherwise, the internal side setback for corner lots is 5 feet.
Garage Setback:	Where a driveway is located in front of a garage, the garage shall be setback a minimum of 20 feet from the right-of-way or the driveway shall be at least 20 feet long to provide enough space for a vehicle to park without obstructing the sidewalk.
Minimum Lot Width at Front Setback Line:	25 feet
Minimum Lot Frontage (Irregular lots):	25 feet
Maximum Building Height:	35 feet
Utilities:	All new utilities will be underground **(Except 3-phase overhead electric feeder lines as required by NBU)
Amenities:	Community Park, Pocket Parks, Linear Park with Walking Path, Landscaped Entrances
Community Park:	1.54 acres
Linear Park:	1.95 acres
Pocket Parks:	0.40 acres
6' wide Walking Path:	Approximately 3,225 linear feet located within the Linear Park
4' wide Sidewalk (Internal):	4' sidewalks will be constructed along the streets at 3' behind the back of curb with exception to the streets adjacent to the proposed multi-use path shown on the Concept Plan. The multi-use path will control the sidewalk location and width adjacent to the street in those locations and a 4' sidewalk will only be constructed on the opposite side of the street from the multi-use path.
Minimum Living Area (per home):	1,600 sf
Minimum Garage Size:	2 car
Anti - Monotony Front Elevation Requirement:	The same elevation cannot be built adjacent to each other on the same side of the street or across the street.

Minimum Tree Planting Requirement:	Planting of (2) ~ 2 - inch caliper trees per lot
Maximum Block Length:	1,600 LF
Sidewalks:	Sidewalk will be built per the City of New Braunfels Standard Street Section with exception as noted by construction of the multi-use path