



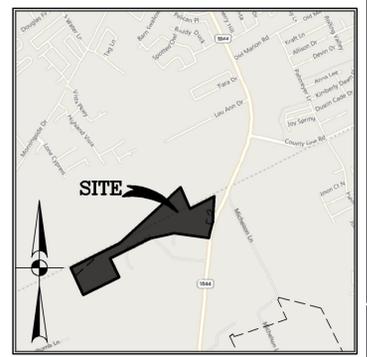
- NOTES:
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
  2. THE PROPERTY IS INSIDE THE CITY LIMITS OF NEW BRAUNFELS.
  3. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED.
  4. 4' SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT AT THE BACK OF CURB.
  5. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
  6. ALL STREETS ARE PROPOSED TO BE OF A LOCAL AND COLLECTOR TYPE FUNCTIONAL CLASSIFICATION.
  7. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
  8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY MAP NUMBER 48187C0095F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007 AND AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY MAP NUMBER 48091C0445F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.
  9. THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER ZONE.
  10. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER, SEWER, AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES (NBU).
  11. ALL OPEN SPACE AREAS CAN BE USED FOR DRAINAGE CONVEYANCE. ALL DRAINAGE AREAS NEEDED WITHIN OPEN SPACE AREAS WILL BE DESIGNATED BY EASEMENT DURING THE PLATTING PROCESS.
  12. ALL STREETS WILL HAVE CURB AND GUTTER AND WILL PROVIDE STORMWATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
  13. THE ENTIRE SUBDIVISION FALLS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
  14. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE.
  15. THIS PROPERTY IS CURRENTLY ZONED "HIGHLAND GARDENS" PLANNED DEVELOPMENT DISTRICT AND IS SUBJECT TO THE DEVELOPMENT STANDARDS ADOPTED WITH CITY ORDINANCE NO. 2018-XXX.
  16. CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS AND BASED ON TOPOGRAPHIC SURVEY PROVIDED BY TNRS DATED 2011.
  17. THE HIGHLAND GARDENS SUBDIVISION WILL HAVE A NEIGHBORHOOD PARK AND AMENITY CENTER THAT WILL BE OWNED AND MAINTAINED BY THE P.O.A. THE AMENITY CENTER AND PARK AREA WILL BE IN THE LOCATION SHOWN ON THE APPROVED MASTER PLAN.
  18. THE HIGHLAND GARDENS DETENTION POND CLOSEST TO FM 1044 WILL BE DESIGNED TO REDUCE THE PEAK STORM WATER DISCHARGE FLOW RATE, FOR THE 2-YEAR, 5-YEAR, 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR STORM EVENTS, BY GREATER THAN OR EQUAL TO 10% BELOW THE CALCULATED EXISTING PEAK STORM WATER FLOW RATE, BASED ON THE RAINFALL INTENSITIES IN THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL AT THE TIME OF APPROVAL OF THE "HIGHLAND GARDENS" PLANNED DEVELOPMENT DISTRICT.
  19. NO DWELLING UNITS OR HABITABLE STRUCTURES WILL BE CONSTRUCTED WITHIN AN APPROXIMATE OFFSET OF 75 FEET BOTH SIDES OF THE EXISTING AIRSTRIP CENTERLINE.

OWNER/DEVELOPER:  
DIRT DEALERS XII, LTD  
JACK SCANIO  
660 LAKEFRONT AVE  
NEW BRAUNFELS, TX 78130  
(210) 496-7775

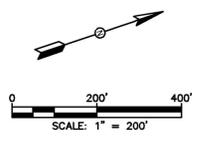
ENGINEER/SURVEYOR:  
MOELLER & ASSOCIATES  
JAMES INGALLS, P.E. - ENGINEER  
2021 SH 48W, STE 105,  
NEW BRAUNFELS, TX, 78130  
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.  
DREW MAWYER, R.P.L.S. - SURVEYOR  
132 CADDELL LANE  
NEW BRAUNFELS, TEXAS 78130  
(210) 325-0858

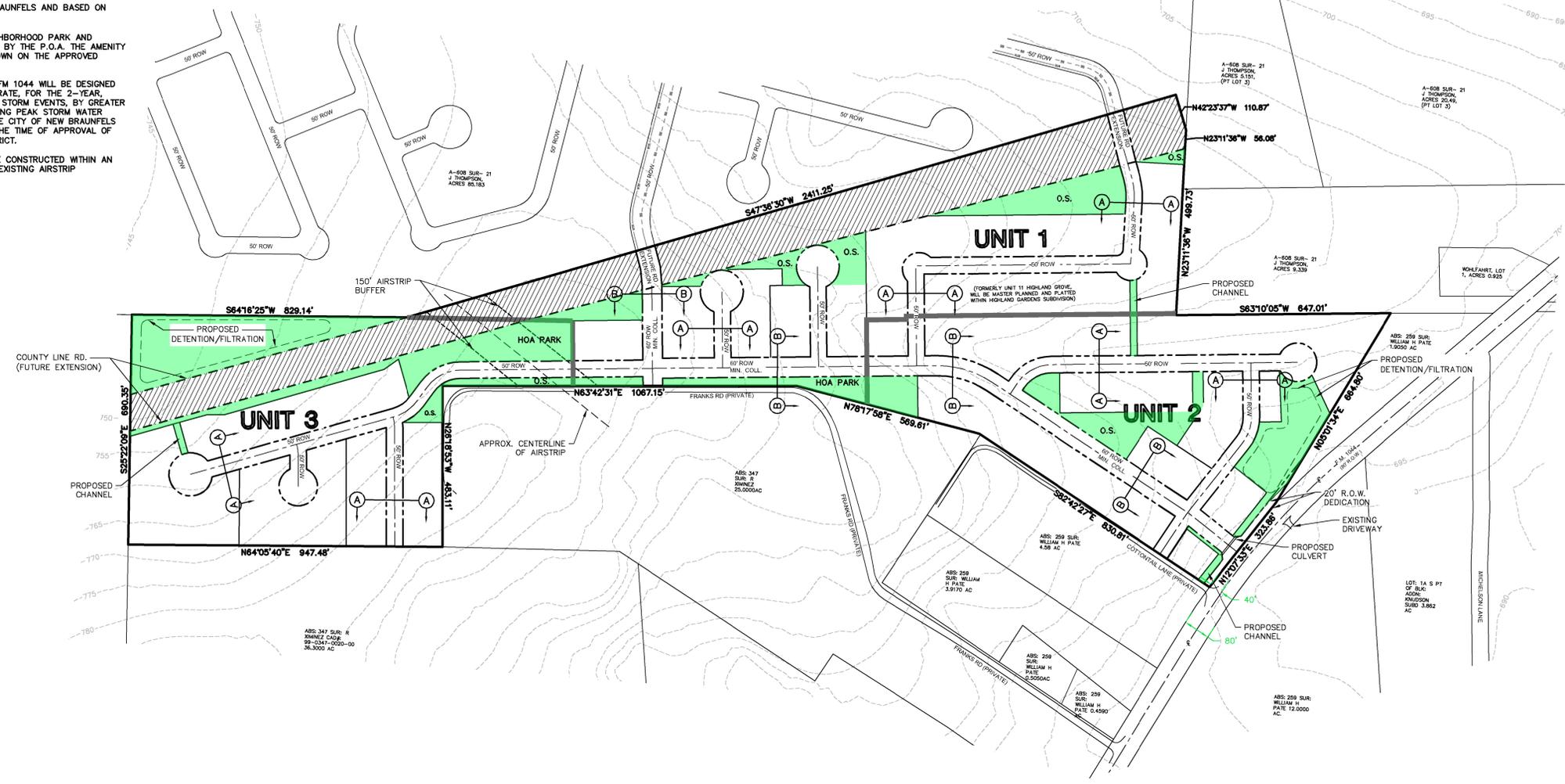
LOT SUMMARY			
UNIT	RESIDENTIAL	DETENTION/OPEN SPACE	TOTAL
UNIT 1	57 LOTS	6 LOTS	63
UNIT 2	64 LOTS	5 LOTS	69
UNIT 3	39 LOTS	2 LOTS	41
TOTAL	160	13	173



LOCATION MAP  
SCALE: 1"=2,000'



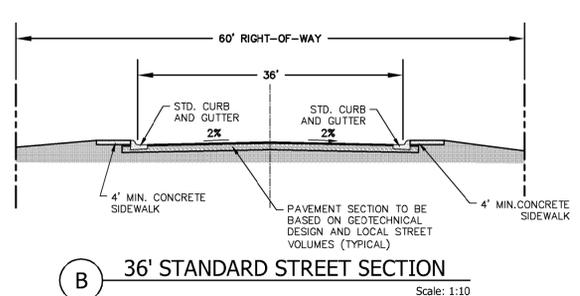
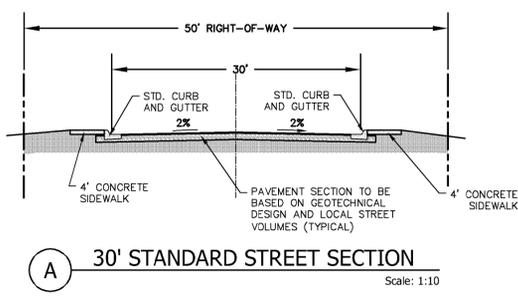
- LEGEND
- BOUNDARY
  - \*O.S. OPEN SPACE
  - OPEN SPACE/GREENBELT
  - COUNTY LINE RD (FUTURE EXTENSION)



ACREAGE SUMMARY (APPROX.)

RESIDENTIAL LOTS AND STREETS:	39.04 ACRES
*OPEN SPACE (OS)/GREENBELT	16.44 ACRES
TOTAL ACREAGE:	55.48 ACRES
RESIDENTIAL LOT DENSITY (160 MAX/55.48):	2.88 LOTS/ACRE

\*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



**PROPOSED MASTER PLAN**

**811**  
Know what's below.  
Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES I. INGALLS, P.E. 107418 ON December 19, 2017. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION

**MOELLER & ASSOCIATES**  
Engineering Solutions  
2021 W SH46, STE 105, NEW BRAUNFELS, TX, 78132  
PH: 830-358-7127 www.mo-a.com  
TBBE FIRM E-13351

MASTER PLAN

HIGHLAND GARDENS SUBDIVISION  
NEW BRAUNFELS, TEXAS

SHEET  
**MP-1**  
OF 1

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