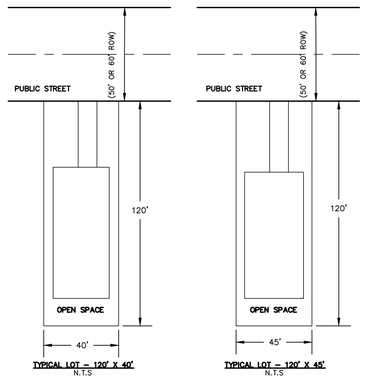
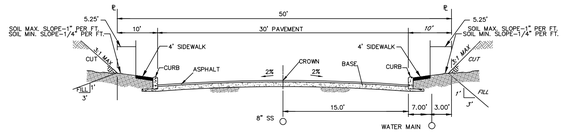
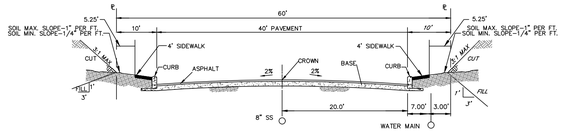


TYPICAL LOT – 120' X 40'
N.T.S

TYPICAL LOT – 120' X 45'
N.T.S



50' STREET SECTION
NOT-TO-SCALE



60' STREET SECTION
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1949.86'	5°46'45"	N37°02'52"E	196.59'	196.67'

NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NEW BRAUNFELS UTILITIES, SEWER SERVICE BY NEW BRAUNFELS UTILITIES, ELECTRIC BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM AND/OR OTHER.
2. THE SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE SUBDIVISION IS NOT WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
4. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. FUTURE DEVELOPMENT WITHIN THIS MASTER PLAN IS SUBJECTED TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
6. THE EASTERN & WESTERN MOST DRAINAGE LOTS WILL CONTAIN BEST MANAGEMENT PRACTICE AND/OR WATER QUALITY BASINS AND WILL BE CONSTRUCTED WITH THE UNITS CONTAINING THEM AS NECESSARY.
7. ALL ROADS SHOWN ON THE MASTER PLAN ARE TYPICAL RESIDENTIAL STREETS.
8. SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO OPEN SPACE LOTS AT TIME OF STREET CONSTRUCTION. SIDEWALK ADJACENT TO RESIDENTIAL LOTS WILL BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION. ALL SIDEWALKS WILL BE BUILT ADJACENT TO THE BACK OF CURB.
9. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS SUBDIVISION IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF PLATTING. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.

LEGAL DESCRIPTION OF PROPERTY:

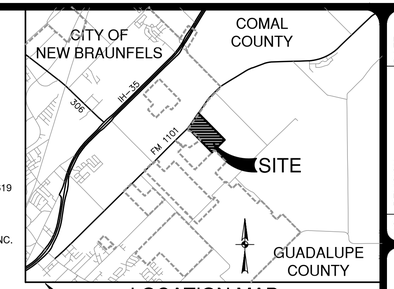
A 98.937 ACRE, OR 4,309,715 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF THAT CALLED 100-ACRE TRACT, SAVE & EXCEPT A 0.94-ACRE TRACT DESCRIBED IN DEED TO KENNETH C. GRIMM AND JANICE I. GRIMM RECORDED IN DOCUMENT NO. 200306047836 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, DESCRIBED AS BEING OUT OF SUBDIVISION NOS. 31 AND 32 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, PROBATE: GRIMM, KENNETH C. AND JANICE I., DOCUMENT NO. 2012PCB0239 AND 2012PCB0240, DATED AUGUST 29, 2012, OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY NO. 1, ABSTRACT 98 IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS. SAID 98.937-ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

LOT SUMMARY	
TOTAL SITE ACREAGE	98.94 AC
UNIT	NUMBER OF LOTS
PHASE I (29.03 AC)	150
PHASE II (36.86 AC)	200
PHASE III (33.05 AC)	150
TOTAL RESIDENTIAL LOTS	500
OPEN SPACE LOTS (17.99 AC)	6
TOTAL LOTS	506
LOT DENSITY = 5.05 LOTS PER ACRE (RESIDENTIAL)	

OWNER:
CHARLES GRIMM
2912 FM 1101
NEW BRAUNFELS, TX 78130-2619

ENGINEER/DESIGNER:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210) 375-9000
FAX: (210) 375-9010

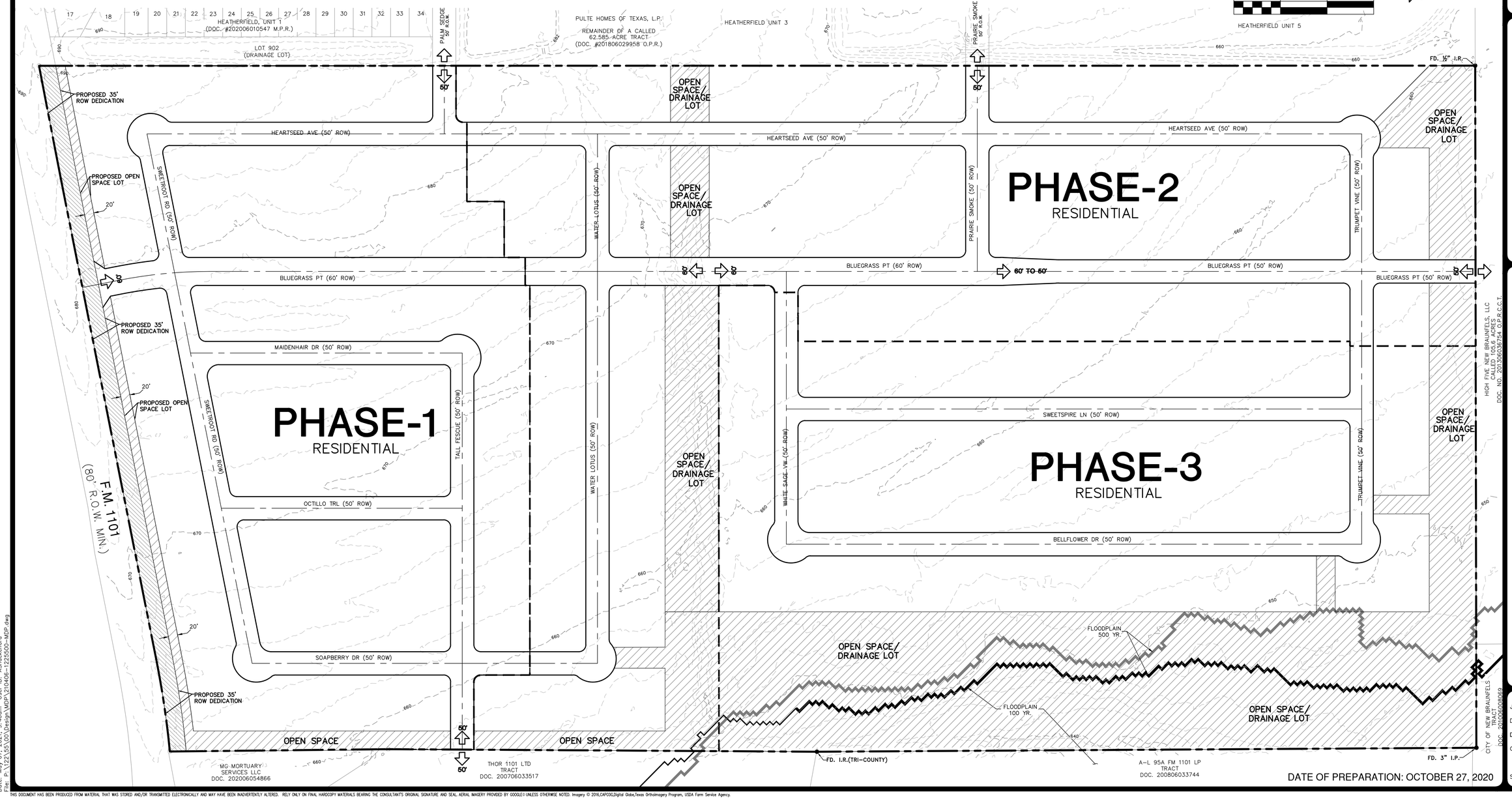
DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 581-8812



LOCATION MAP
NOT-TO-SCALE

LEGEND
PROPERTY LINE
UNIT BOUNDARY
ACCESS POINTS

SCALE: 1"= 100'
0' 100' 200' 300'



DATE OF PREPARATION: OCTOBER 27, 2020

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

CREEKSIDE TERRACE
NEW BRAUNFELS, TEXAS
MASTER PLAN

JOB NO. 12255-00
DATE OCTOBER 2020
DESIGNER MG
CHECKED SSC DRAWN JZD
SHEET 1 OF 1

Date: May 07, 2021, 9:46am User ID: AShackelford
File: P:\122\55\00\Design\MDP\210406-1225500-MDP.dwg

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