

Pecan Crossing Site Signage Review

Legal Description – 4.405 acres of 11 acres tract William H. Pate Survey 22, Abstract 259, Guadalupe County Texas, SAID 11.00 acre tract in volume 2531, Page 651, official records of Guadalupe County Texas – FM 725 & E. County Line Rd. New Braunfels Texas

The site is divided into (3) separate lots all under single development with Lot 1 1.073 acres, Lot 2 1.928 acres & Lot 3 1.404 acres.

Lots are located along FM 725, E County Line and Pecan Bluff with frontages on all three streets.

- Frontages along FM 725 (Approximate dimensions)
 - Lot 1 – 245'-0"
 - Lot 2 – 315'-0"
 - Lot 3 – 250'-0"
- Frontages along E. County Line Rd.
 - Lot 1 – 300'-0"
- Frontages along Pecan Bluff
 - Lot 3 – 300'-0"

Code allowances per lot FM 725 total of (3) High profile signs 225 square feet & 28'-0" over all height

Code allowances for lots E. County Line Rd. & Pecan Bluff (2) Freestanding monument signs 32 square feet & 8' over all height

Aggregate total if all lots were individually developed – 803 square feet & height 116'-0"

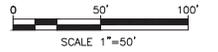
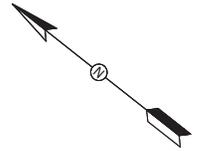
Request is for comprehensive sign package for the entire development that will consist of the following signs – Sign designs will be cohesive and incorporate masonry components for each sign.

- Multi-tenant High Profile & (2) Single tenant monument signs
 - (1) 35'-0" over all height & 300 square feet multi-tenant sign
 - (2) 10'-0" over all height & 60 square feet single tenant user monument signs

This request represents total reduction of allowed square footage and height by the following – 61' & 383 square feet of allowances – 47% for height & 52% for square footage

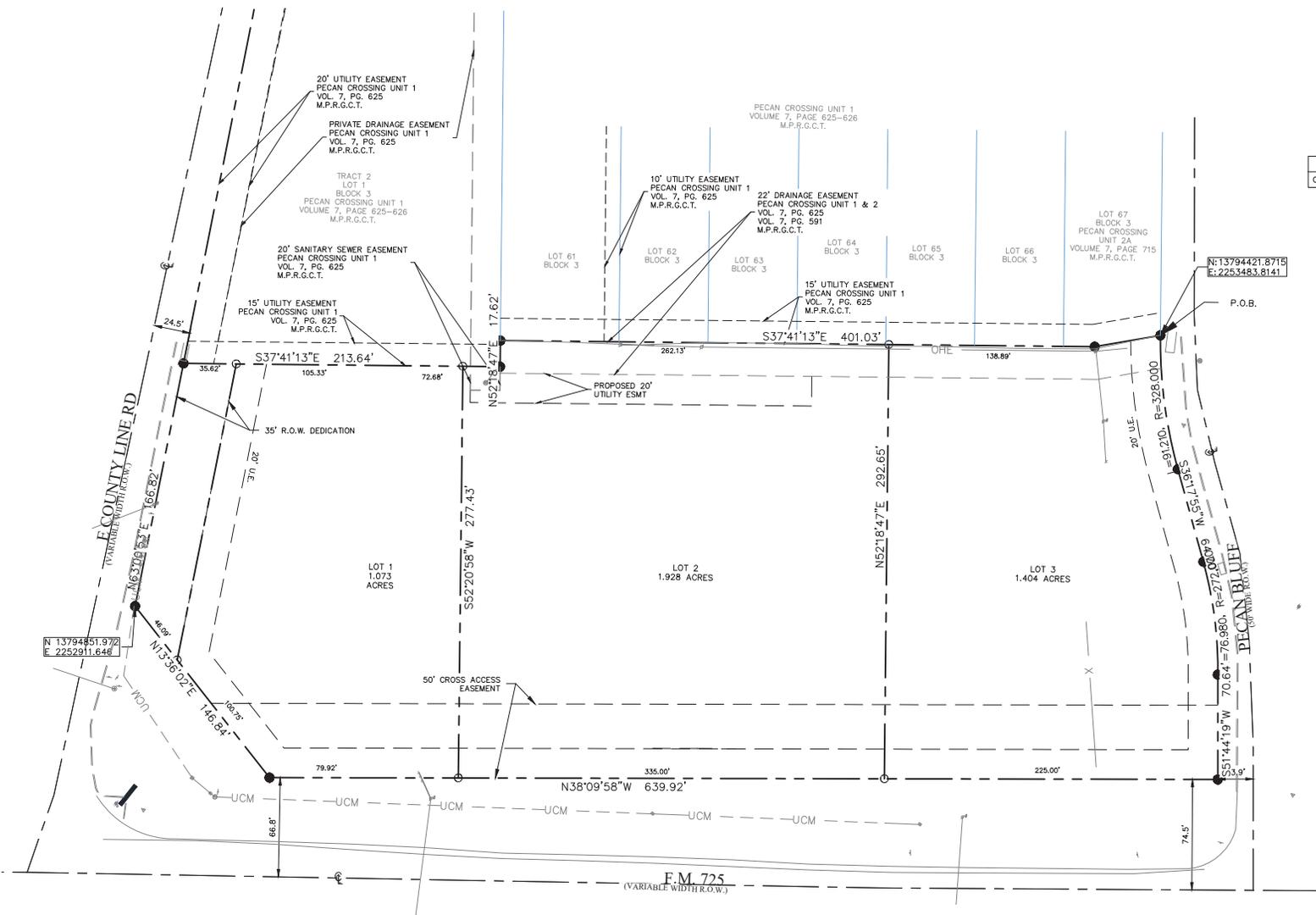
FINAL PLAT ESTABLISHING PECAN CROSSING COMMERCIAL

4.405 ACRES BEING THE REMAINING PORTION OF A 11.00 ACRE TRACT IN THE WILLIAM H. PATE SURVEY 22, ABSTRACT 259, GUADALUPE COUNTY, TEXAS, SAID 11.00 ACRE TRACT DESCRIBED IN VOLUME 2531, PAGE 651, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING

LINE TABLE		
LINE	LENGTH	BEARING

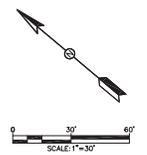
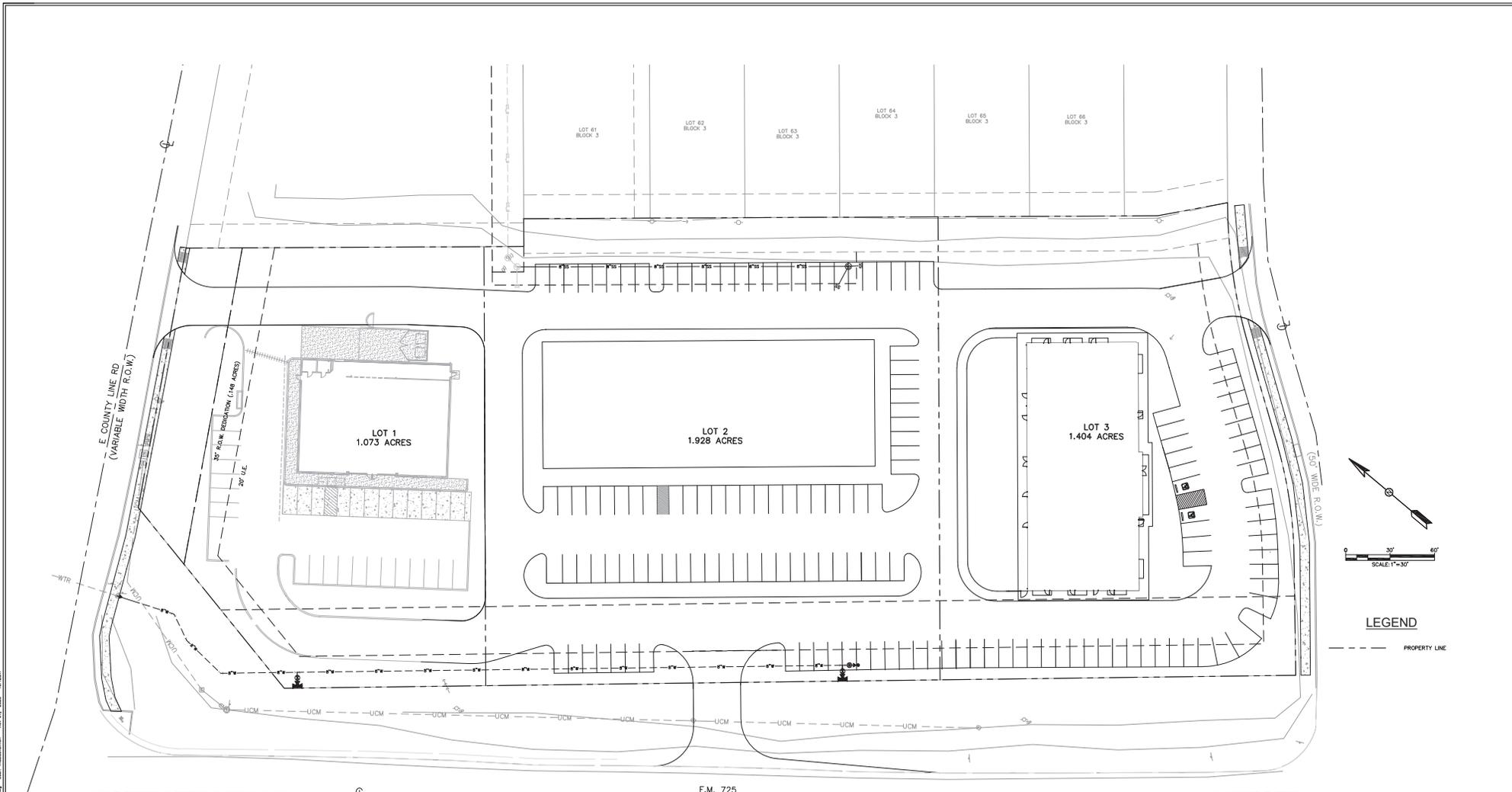


- LEGEND:**
- = POINT OF BEGINNING
 - = DRAINAGE EASEMENT
 - = UTILITY EASEMENT
 - = RIGHT-OF-WAY
 - = MAP & PLAT RECORDS OF GUADALUPE COUNTY TEXAS
 - = STREET CENTERLINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND

2021 W SH46, STE 105
NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 ink-civil.com
TBP&E FIRM F-13351

Drawing Name: N:\Projects\AVC0004 Pecan Crossing\Planning\Platting\Pecan Crossing Plat_UPDATED LODS.dwg User: rustystout Mar 21, 2024 2:57pm

C:\Users\ink\OneDrive\Desktop\Projects\2023\23-000000.dwg User: ink-civil Date: 07/27/2023 10:10:30 AM



LEGEND

--- PROPERTY LINE

**PECAN CROSSING
SITE PLAN**



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PECAN CROSSING

Pecan Crossing
 FM 725 & E County Line Road New Braunfels, TX

SIGN A	Pecan Crossing
Type:	D/F Pylon
Illumination:	Internally Illuminated LED
Square Footage:	300.00
SIGN B	Pecan Crossing
Type:	D/F Monument
Illumination:	Internally Illuminated LED
Square Footage:	60.00
SIGN C	Pecan Crossing
Type:	D/F Monument
Illumination:	Internally Illuminated LED
Square Footage:	60.00

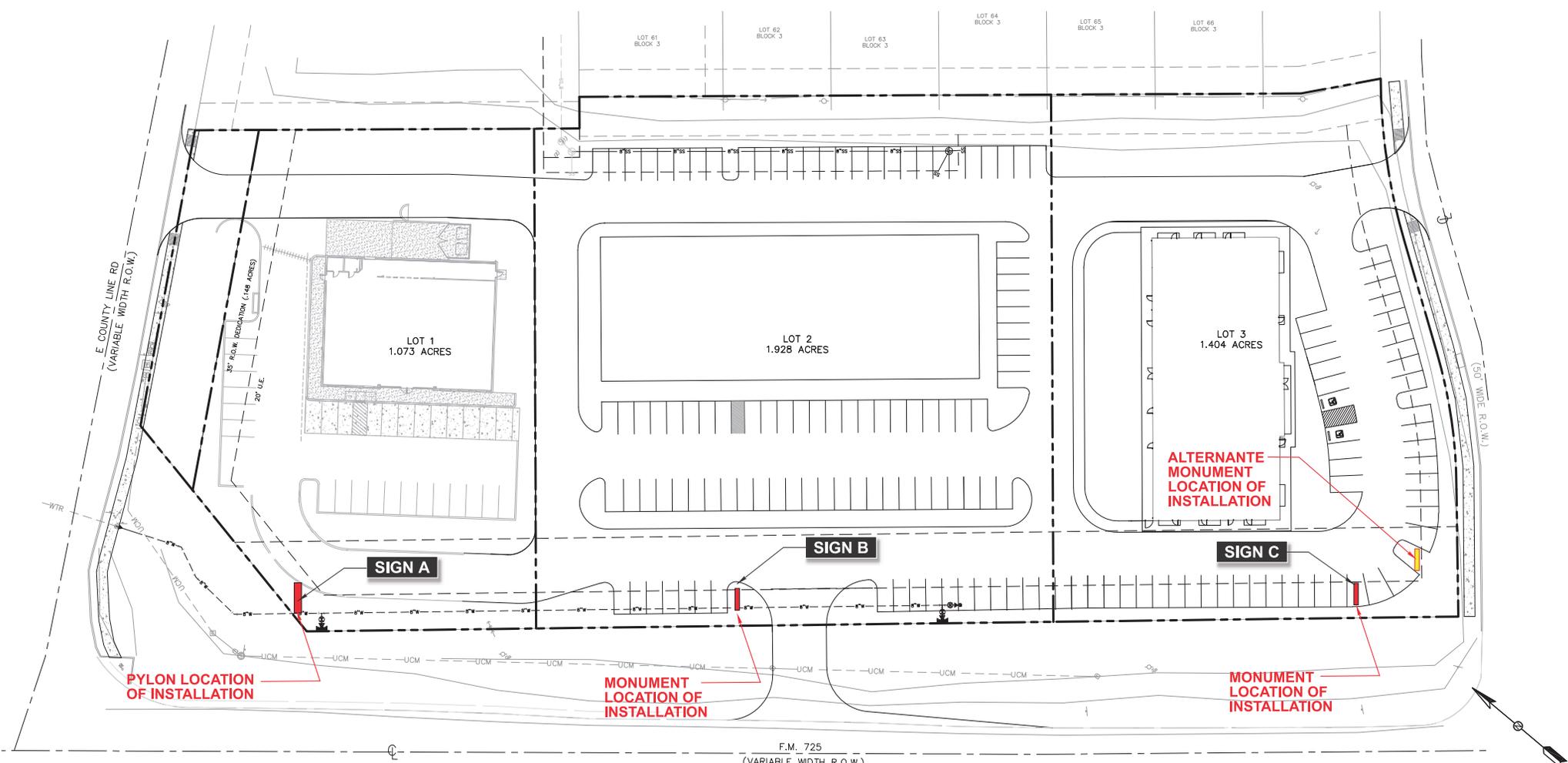


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Pecan Crossing
 FM 725 & E County Line Road
 New Braunfels, TX

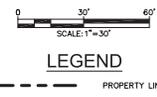
Project ID#: **136832**
 Project Mgr: Brenda Beams
 Designer: JR
 Created on: 05/14/2024

REVISION	R1 05/20/24 JR - Added 2 monument signs
	R2 09/09/24 JR - Added photos with pylon and monuments



SITE PLAN - INSTALL LOCATIONS
SCALE: 1/64=1'-0"

NOTE: POSSIBLE LOCATIONS FOR PYLON AND MONUMENTS PENDING EASEMENT AGREEMENTS WITH NBU

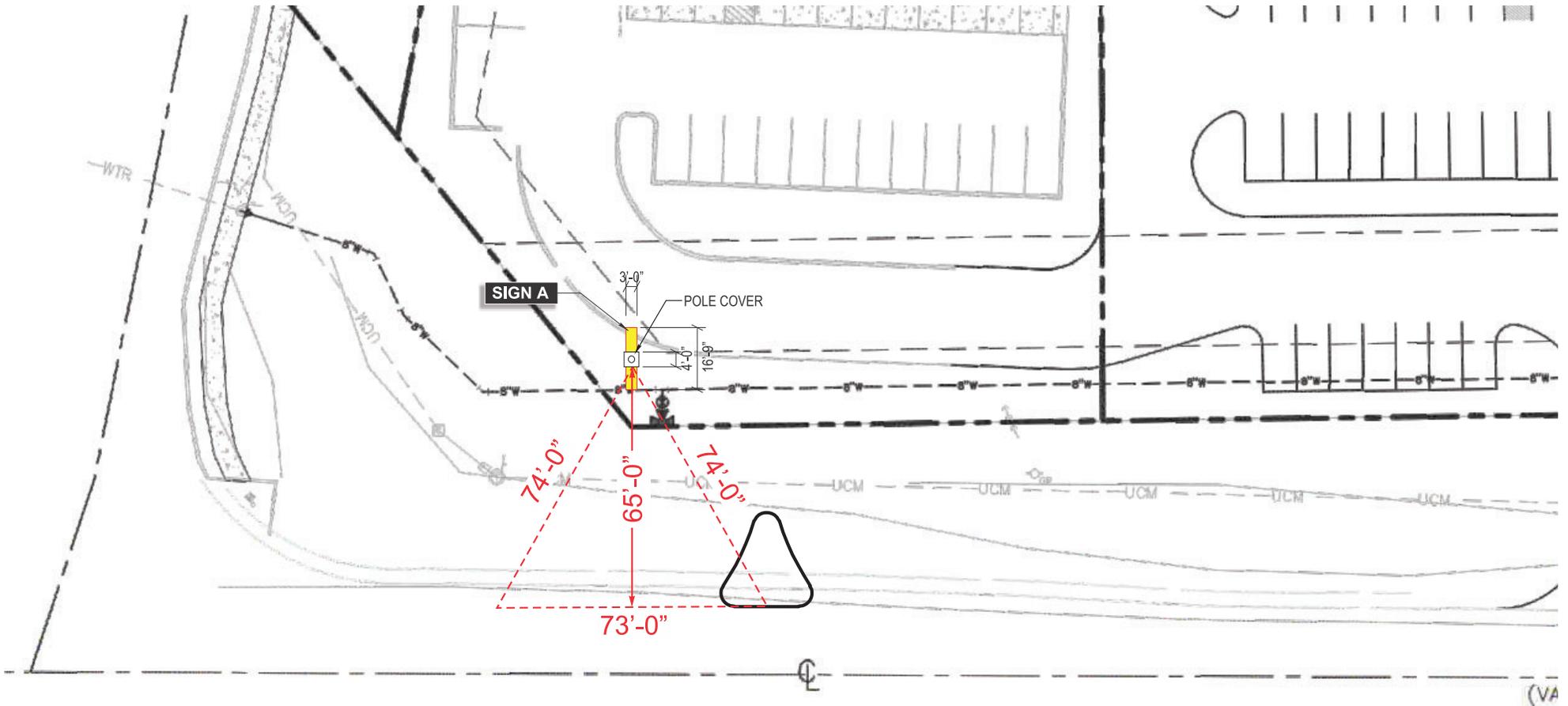


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SITE PLAN - PYLON SITE DISTANCE

SCALE: 1/32"=1'-0"



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