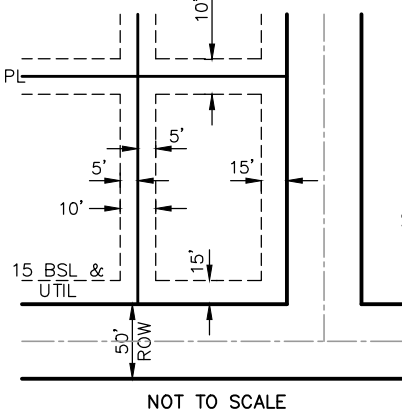
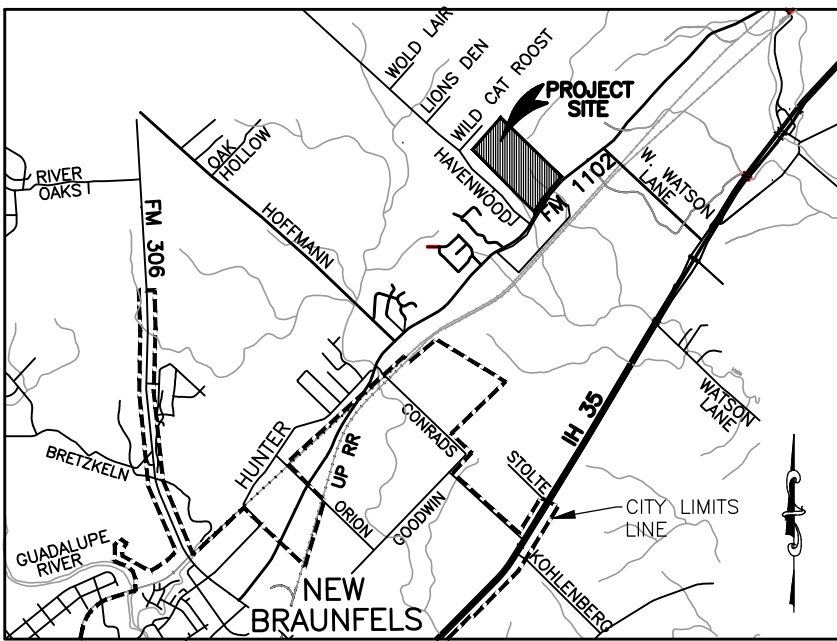




AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING 15 FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND 5 FEET ALONG THE SIDE AND BACK LOT LINES, SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAN.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
4. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
5. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR TWO (2) POINT OF ACCESS BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,369.65 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.

NBU NOTE:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENT (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

WESTRIDGE OAKS SUBDIVISION

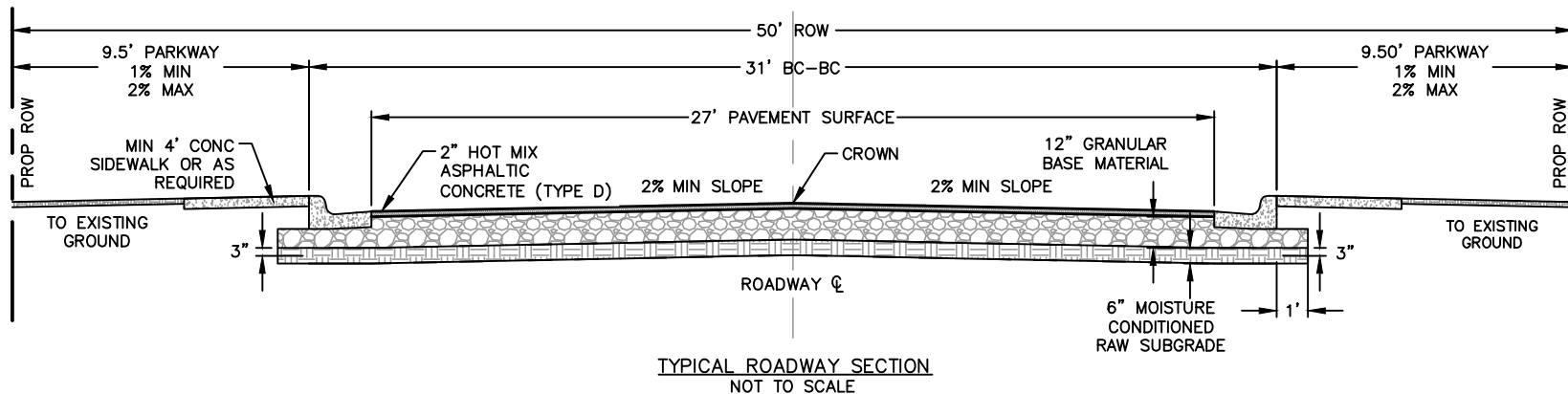
BEING A 68.901 ACRE TRACT SITUATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS, BEING THOSE TRACT OF LAND CONVEYED TO HUNTER CREEK ENTERPRISES LP AS FOLLOWS: 42.76 ACRES CONVEYED IN DOCUMENT NO. 201006011618, 5.222 ACRES IN DOCUMENT NO. 201006011619, 20.965 ACRES IN DOCUMENT NO. 201006011620, AND 0.29 ACRE IN DOCUMENT NO. 201006011832, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS

PRELIMINARY LAYOUT:

RESIDENTIAL SUBDIVISION = 68.976 AC. (DENSITY 2.79 UNITS / AC.)

RESIDENTIAL LOTS : 193
GREENSPACE LOTS : 5
DETENTION LOTS : 2

L.F. OF RIGHT-OF-WAY : 9,325



NOTES:

1. BEARINGS SHOWN HERE ON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. (BEARINGS AND DISTANCES ARE IN SURFACE COORDINATES). SCALE FACTOR 1.00013
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS TAGGED SHERWOOD SURVEYING AFTER COMPLETION OF UTILITY INSTALLATION UNLESS NOTED OTHERWISE.
3. THIS PROPERTY LIES IN THE FOLLOWING SERVICE AREAS:
ELECTRIC - NEW BRAUNFELS UTILITIES
TELEPHONE - AT&T
WATER - CRYSTAL CLEAR WATER SUPPLY CO
SEWER - CRYSTAL CLEAR SUD
4. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OF DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. 4-FOOT SIDEWALKS WILL BE CONSTRUCTED ADJACENT TO THE CURB ALONG MOSSY OAK CIR, WIND RIDGE DR, LEAFRIDGE TRL, MADNE OAKS DR, DARK OAK DR, GREENRIDGE DR, AND WESTRIDGE OAKS DR. BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION. 4-FOOT SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER ADJACENT TO LOTS 1, 13, 44, 57, 95, 148, AND 200 AT THE TIME OF CONSTRUCTION OF MOSSY OAK CIR, MADNE OAKS DR, DARK OAK DR, WIND RIDGE DR, LEAFRIDGE TRL, GREENRIDGE DR, AND WESTRIDGE OAKS DR. SIDEWALKS WILL NOT BE CONSTRUCTED ADJACENT TO FM 1102 AS PER CITY COUNCIL APPROVAL DATED
6. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAN IS APPROVED FOR ONE (1) DWELLING UNIT PER LOT, WITH A MAXIMUM OF 193 LOTS. 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.
7. NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 4809102059F, DATED SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREET, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
9. THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. LOTS 1, 13, 44, 57, 95, 148, AND 200 WILL BE DESIGNATED AS OPEN SPACE/GREENSPACE/ DRAINAGE LOTS/UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS. MAINTENANCE OF ANY DRAINAGE EASEMENT WITHIN A PRIVATE LOT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. DRAINAGE EASEMENTS MAY NOT BE FENCED.
12. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAN IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

DEVELOPER:

TH AND ASSOCIATES
4550 FM 967
BUDA, TEXAS 78610

SURVEYOR:

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR #4069
SHERWOOD SURVEYING & S.U.E.
P.O. BOX 992
SPRING BRANCH, TX. 78070

ENGINEER:

M&S ENGINEERING
376 LANDS ST.
NEW BRAUNFELS, TX. 78130

LEGEND

- 6" WOODEN POST FOUND
- DIAMETER IRON PINS FOUND WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" UNLESS NOTED
- DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" UNLESS NOTED
- EXISTING CONTOUR LINES
- BOUNDARY LINE
- PROPOSED LOT LINES
- PROPOSED CENTER LINE OF ROAD
- ADJACENT PROPERTY LINE
- MAP AND PLAT RECORD OF COMAL COUNTY TEXAS
- OFFICIAL PUBLIC RECORD OF COMAL COUNTY TEXAS
- MPRCCT
- OPRCCT

0 50 100 200
SCALE (FEET)
SCALE 1" = 100'

WESTRIDGE OAKS SUBDIVISION

JOB: 18DMLD001

DATE: NOVEMBER 30, 2018

DRAWN: PM:

DESIGN: DM:

PEER: OTHER:

REVISIONS:

DELTA DESCRIPTION

SHEET: