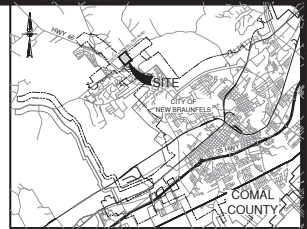


NO.	REVISION	DATE



LEGEND

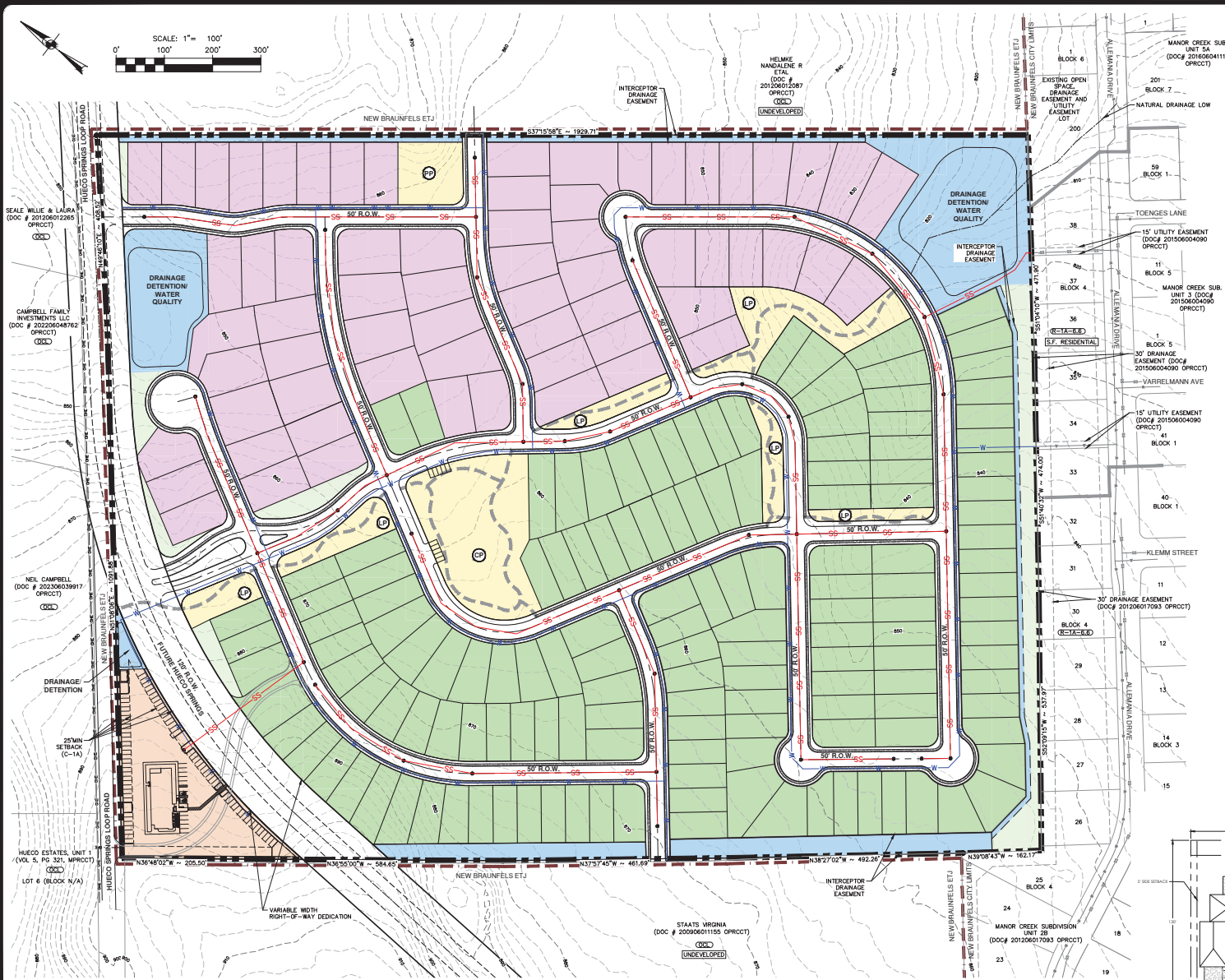
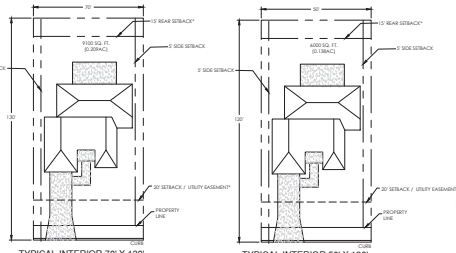
MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
 OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
 WATER QUALITY

CITY LIMITS
 PROJECT LIMITS
 6' WIDE MULTI-USE PATH
 EXISTING OVERHEAD UTILITIES
 EXISTING SANITARY SEWER
 EXISTING WATER LINES
 PROPOSED SANITARY SEWER
 PROPOSED WATER LINES
 PROPOSED 4' SIDEWALK
 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

1. THIS DETAIL PLAN IS IN CONFORMANCE WITH THE APPROVED HUECO SPRINGS RANCH FDD-2025-02. REFERENCE ORDINANCE FOR DEVELOPMENT STANDARDS.
2. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 65.97 ACRES OF WHICH 64.09 ACRES IS SINGLE FAMILY RESIDENTIAL AND 1.88 ACRES IS NEIGHBORHOOD COMMERCIAL.
3. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL PARKLAND, OPEN SPACES, DRAINAGE EASEMENTS, AND DETENTION PONDS.
4. ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY EXCEPT AS NOTED AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF NEW BRAUNFELS.
5. THIS CONCEPT PLAN SHALL FOLLOW DESIGN STANDARDS SET FORTH IN THE CITY OF NEW BRAUNFELS CODES OF ORDINANCES UNLESS SPECIFIED.
6. NONE OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE MAP # 480910435F & #480910430F.
7. WATER, SANITARY SEWER, AND ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES (NBU).
8. THE PROPERTY IS CURRENTLY LOCATED WITHIN THE NBISD BOUNDARY.



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	1.78	215	150	65	3.16	3.89	5.13	5.51	3.53

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

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



HUECO SPRINGS RANCH
 NEW BRAUNFELS, TEXAS
 PLANNED DEVELOPMENT DISTRICT 2025-02
 DETAIL PLAN

PLAT NO.	-
JOB NO.	12530-00
DATE	JANUARY 2025
DESIGNER	BS
CHECKED BY	DRAWN_KC
SHEET	EX 1

THIS DOCUMENT HAS BEEN PREPARED FROM MATERIAL THAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE CITY OF NEW BRAUNFELS DESIGN STANDARDS. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW BRAUNFELS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW BRAUNFELS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW BRAUNFELS.