

- NOTES:
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF NEW BRAUNFELS, BUT IS LOCATED WITHIN THE ETJ.
 - THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED. THE ACTUAL AREA OF EACH UNIT AND THE LENGTH OF STREETS MAY VARY. UNITS MAY BE PLATTED AND DEVELOPED OUT OF THE NUMBERED SEQUENCE.
 - 4' SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT AT THE BACK OF CURB.
 - ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
 - THE LOTS DESIGNATED AS H.O.A., O.S. OR D.L. LOTS WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
 - 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 COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0130F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007.
 - THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY THE CITY OF SEGUIN FOR SEWER, CRYSTAL CLEAR FOR WATER, AND GVEC FOR ELECTRIC.
 - ALL DRAINAGE LOTS CAN BE USED FOR DRAINAGE CONVEYANCE.
 - ALL STANDARD CURB AND GUTTER STREET SECTIONS WILL PROVIDE STORM WATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
 - THE ENTIRE SUBDIVISION FALLS WITHIN NAVARRO INDEPENDENT SCHOOL DISTRICT.
 - THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A TOTAL OF 120 BUILDABLE 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 DWELLING UNIT.
 - ELECTRIC AND UTILITY EASEMENT LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT. EASEMENTS WILL BE RECORDED WITH THE FINAL PLAT FOR EACH LOT.
 - EXACT DIMENSIONS AND LOCATION OF DRAINAGE EASEMENTS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
 - CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS LIDAR GIS DATABASE.
 - ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.

- TXDOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRUCH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) PUBLIC ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 930 FEET. ADDITIONAL ACCESS DEDICATED EXCLUSIVELY TO EMERGENCY SERVICE USE MAY BE GRANTED IF FOUND NECESSARY BY THE EMERGENCY SERVICE OFFICIAL. 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.
 - IF SIDEWALKS ARE REQUIRED BY 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.
 - 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.

OWNER/DEVELOPER:
NB DEAN, LLC
1286 RIVER RD
NEW BRAUNFELS, TX 78130

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46W, STE 105
NEW BRAUNFELS, TX 78132
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
5151 SH 46W
NEW BRAUNFELS, TEXAS 78132
(210) 325-0858

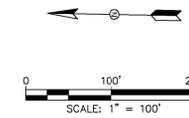


LOCATION MAP
SCALE: 1"=4,000'

LOT SUMMARY	
UNIT	RESIDENTIAL
UNIT 1	56 LOTS
UNIT 2	64 LOTS
TOTAL	120 LOTS

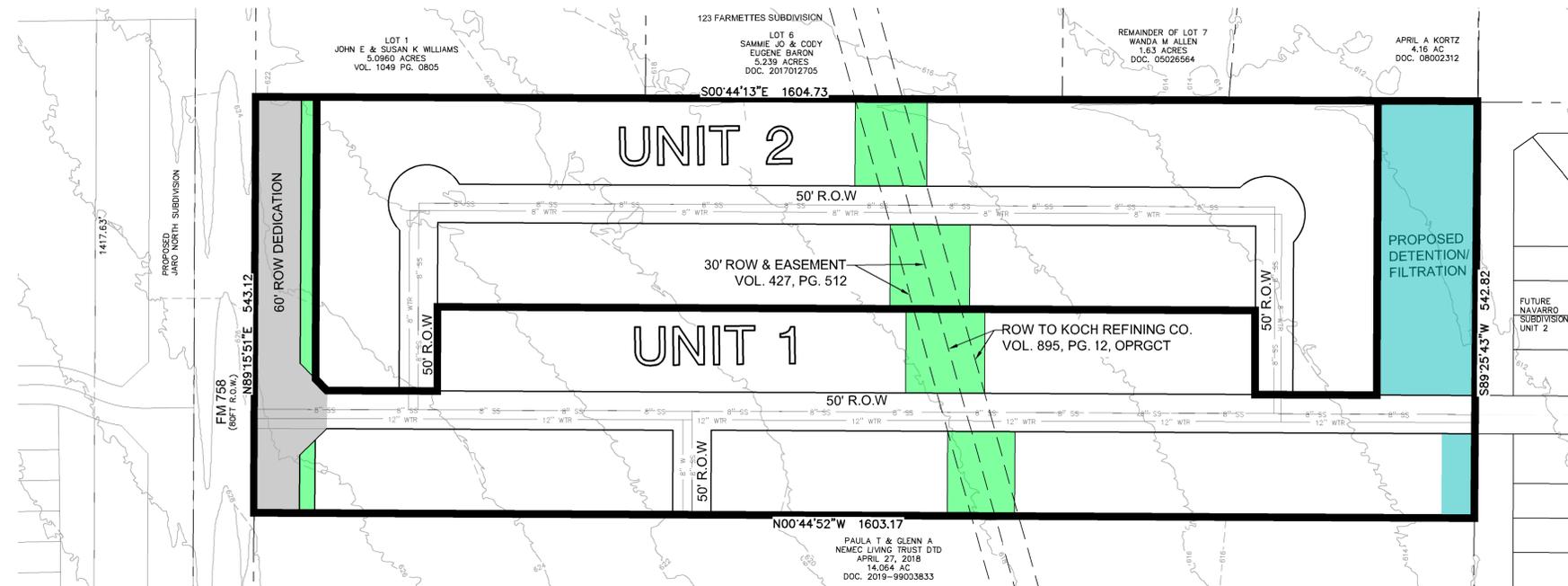
ACREAGE SUMMARY (APPROX.)	
RESIDENTIAL LOTS AND STREETS	16.72 ACRES
RIGHT-OF-WAY DEDICATION	0.82 ACRES
*O.S. (OPEN SPACE)	1.19 ACRES
*D.L. (DRAINAGE LOT)	1.28 ACRES
TOTAL ACREAGE:	19.99 ACRES
RESIDENTIAL LOT DENSITY (120/20):	6 LOTS/ACRE

*ALL LOTS SHALL BE OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION.



LEGEND

- UNIT BOUNDARY
- DRAINAGE LOT
- RIGHT-OF-WAY DEDICATION (ROW)
- OPEN SPACE (O.S.)
-
-
-



Know what's below.
Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416

APR 1, 2021. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

DATE

NO

MOELLER & ASSOCIATES
Engineering Solutions

2021 W SH46, STE 105, NEW BRAUNFELS, TX 78132
PH: 830-358-7127 www.moa-tx.com
TXBE FIRM #13351

MASTER PLAN

DATE: 1-4-2021

JARO SOUTH SUBDIVISION

NBDEAN32, LLC
1286 RIVER RD
NEW BRAUNFELS, TX 78130

SHEET

MP-1

OF 1