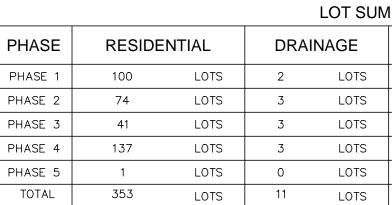
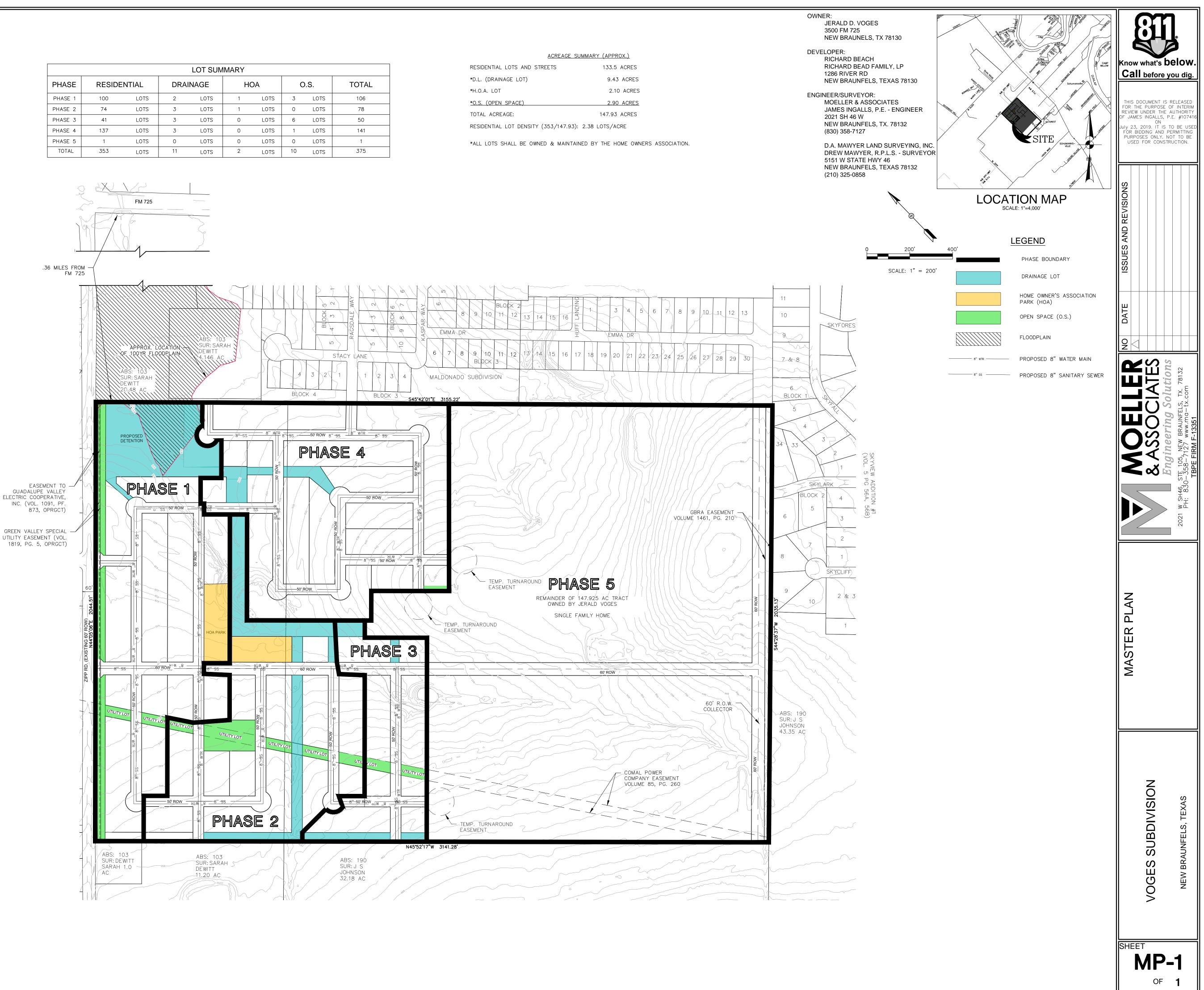
- NOTES: 1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- 2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF NEW BRAUNFELS.
- 3. THE PHASE NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE PHASES WILL BE DEVELOPED AND PLATTED. THE ACTUAL AREA OF EACH PHASE AND THE LENGTH OF STREETS MAY VARY. PHASES MAY BE PLATTED AND DEVELOPED OUT OF THE NUMBERED SEQUENCE.
- 4. 4' SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT AT THE BACK OF CURB.
- 5. DURING CONSTRUCTION OF THE ZIPP ROAD FRONTAGE A 4' SIDEWALK WILL BE CONSTRUCTED ON THE SOUTHEAST SIDE OF THE PROPERTY. THE LIMITS WILL BE BASED ON THE PLATTED PHASE.
- 6. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
- 7. THE LOTS DESIGNATED AS H.O.A., D.L.. OR O.S. LOTS WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- 8. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0115F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007.
- 9. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 10. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY GVSUD FOR WATER, GBRA FOR SEWER, AND GVEC FOR ELECTRIC.
- 11. ALL DRAINAGE LOTS CAN BE USED FOR DRAINAGE CONVEYANCE.
- 12. ALL STANDARD CURB AND GUTTER STREET SECTIONS WILL PROVIDE STORM WATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
- 13. THE ENTIRE SUBDIVISION FALLS WITHIN NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 14. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAN IS APPROVED FOR 353 DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. 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.
- 15. 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.
- 16. EXACT DIMENSIONS AND LOCATION OF DRAINAGE EASEMENTS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
- 17. CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS AND BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CITY OF NEW BRAUNFELS LIDAR GIS DATABASE.
- 18. 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.
- 19. ZIPP RD WILL BE WIDENED TO A WIDTH OF 24' FROM FM 725. THE CONSTRUCTED LIMITS WILL BE WITHIN THE PHASE BEING PLATTED.
- 20. PHASE 5 IS CURRENTLY A SINGLE FAMILY RESIDENCE OF THE EXISTING LANDOWNER WITH NO INTENT TO DEVELOP. SHOULD THIS TRACT BE DEVELOPED IN THE FUTURE, AN AMENDMENT WOULD BE NECESSARY TO SHOW THE DEVELOPED PHASE(S).
- 21. THE UTILITY LOTS SHOWN ARE INTENDED TO BE COMMON AREA LOTS AND WILL NOT BE AVAILABLE FOR RESIDENTIAL DWELLING CONSTRUCTION. THESE LOTS MAY CONTAIN UTILITY EASEMENTS.





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IMARY				
HOA		O.S.		TOTAL
1	LOTS	3	LOTS	106
1	LOTS	0	LOTS	78
0	LOTS	6	LOTS	50
0	LOTS	1	LOTS	141
0	LOTS	0	LOTS	1
2	LOTS	10	LOTS	375