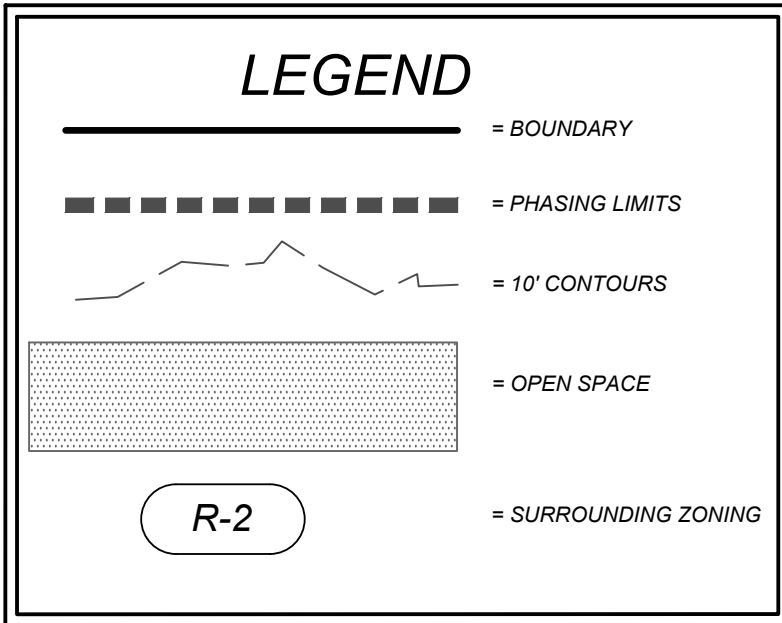


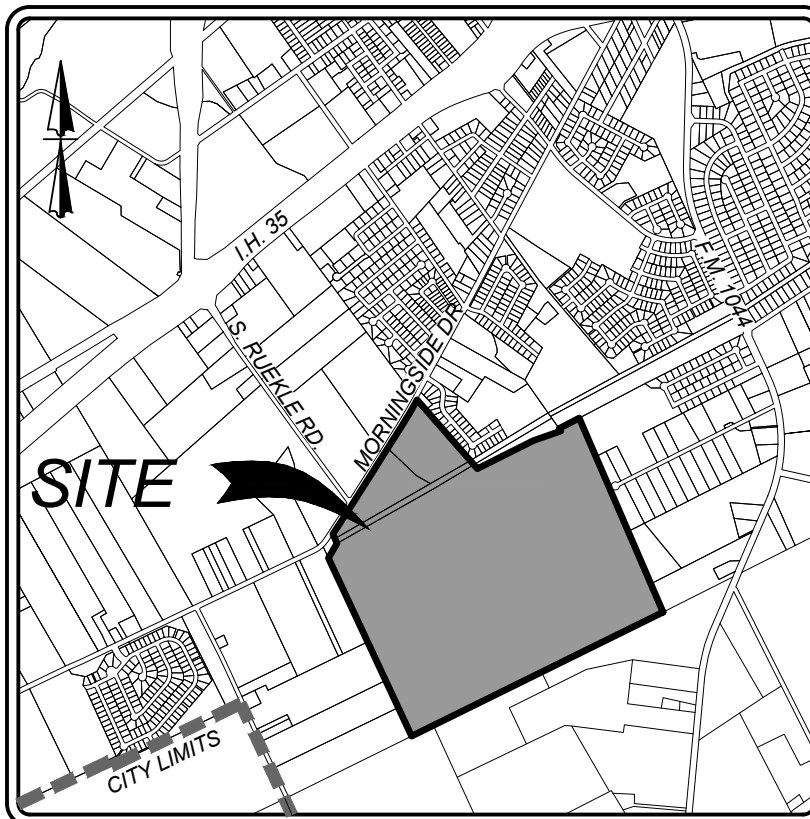
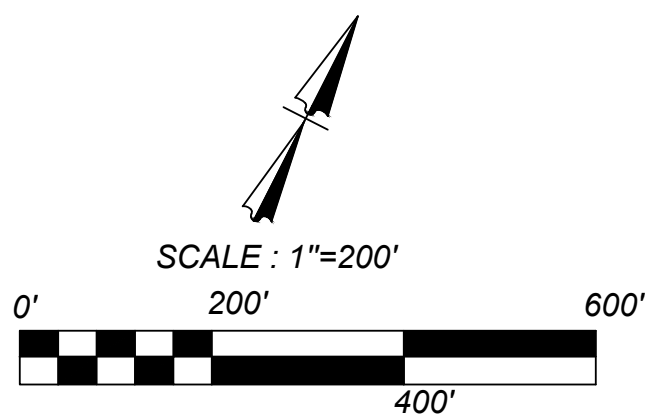
**NOTE:**  
UTILITIES SHOWN ALONG MORNING SIDE ARE  
SHOWN FOR GRAPHICAL PURPOSES ONLY  
AND ARE NOT BASED ON FIELD LOCATIONS.

LAND USE DENSITY TABLE				
UNITS	AREA (ACRES)	DWELLING UNITS	PARK/OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRES)
1	46.28	143	9.58	3.09
2	13.86	47	4.84	3.39
3	20.49	81	0.00	3.95
4A	16.47	65	4.03	3.95
4B	17.70	78	1.34	4.41
5	8.13	37	0.00	4.55
6	7.49	13	4.80	1.74
7A	17.17	60	0.23	3.49
8	16.93	75	1.42	4.43
9	14.36	66	0.63	4.60
10	32.22	65	7.71	2.02
11	17.82	39	5.06	2.19
TOTAL	228.92	769	39.64	3.36

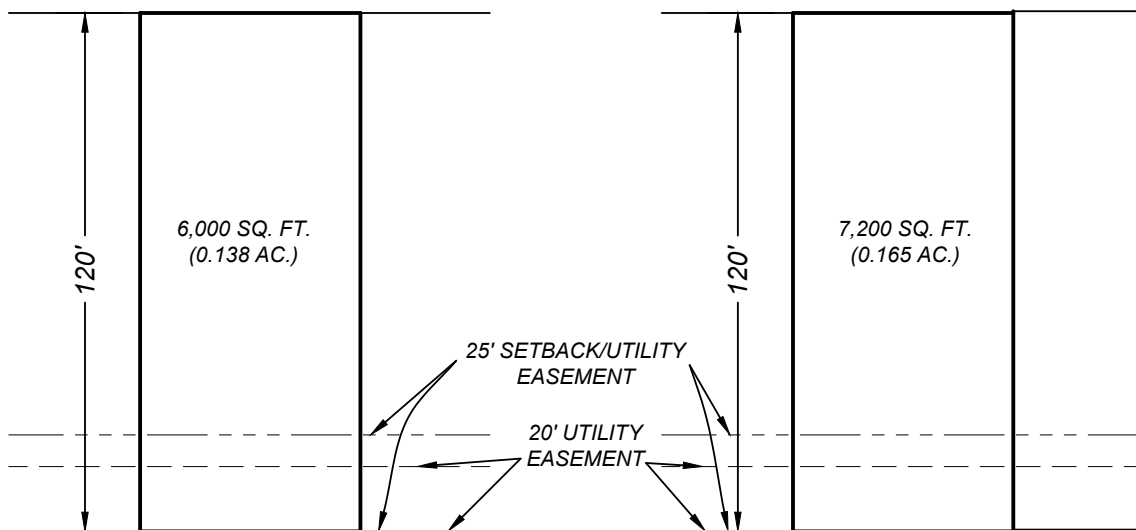


**OWNER/DEVELOPER:**  
**VELMA DEVELOPMENT, LLC.**  
**1202 W. BITTERS RD.**  
**BLDG. 1 SUITE 1200**  
**SAN ANTONIO, TX 78216**  
**PHONE: (727) 734-8700**  
**FAX: (727) 734-8772**

**ENGINEER:**  
**KFW ENGINEERS**  
**3421 PAESANOS PKWY, SUITE 200**  
**SAN ANTONIO, TX 78231**  
**PHONE: (210) 979-8444**  
**FAX: (210) 979-8441**



LOCATION MAP  
NOT-TO-SCALE



TYPICAL INTERIOR 50' X  
120' LOT SIZE

TYPICAL INTERIOR 60' X  
120' LOT SIZE

NEW BRAUNFELS UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR 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 BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY INTENDED BY THE EASEMENT. ANY VIOLATION 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 AGREEMENTS 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/DEVELOPERS EXPENSE.
5. EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENT(S) AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
6. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
7. A 10' WIDE NON-EXCLUSIVE UTILITY EASEMENT SHALL BE ESTABLISHED ALONG FM1044 AT THE TIME OF PLATTING.
8. A 25' WIDE EXCLUSIVE NBU UTILITY EASEMENT SHALL BE ESTABLISHED ALONG FM 1044 AND SHALL BE RECORDED SEPARATELY AND SHOWN ON THE PROPOSED PLAT.

GENERAL NOTES

1. THE PROPOSED LAND USE WITHIN THIS MASTER PLAN IS FOR SINGLE FAMILY RESIDENTIAL. THIS MASTER PLAN IS WITHIN A PLANNED DEVELOPMENT DISTRICT ZONING APPROVED BY THE CITY COUNCIL ON MARCH 21, 2017 AND IS SUBJECT TO THE RESTRICTIONS CONTAINED THEREIN.
2. A 20' PUBLIC UTILITY EASEMENT (P.U.E.) WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAYS.
3. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAIN AS DESIGNATED ON COMMUNITY PANEL 48091C0445 F, DATED: SEPTEMBER 2, 2006.
4. A HOMEOWNER'S ASSOCIATION WILL BE CREATED DURING ENGINEERING DESIGN PHASE OF THE PROJECT.
5. THIS PROJECT WILL BE SERVED BY THE FOLLOWING:  
NEW BRAUNFELS UTILITIES - WATER, SEWER, AND ELECTRIC  
AT&T PHONE SERVICE  
TIME WARNER CABLE TV
6. RESIDENTIAL DEVELOPMENT STANDARDS AS PER NEW BRAUNFELS MUNICIPAL CODE SECTION 3-5-50(f):
  - a. MINIMUM LOT AREA = 6,000 S.F. AND 7,200 S.F.
  - b. MINIMUM LOT WIDTH AND DEPTH = 50' (WIDTH) X 120' (DEPTH) & 80' (WIDTH) X 120' (DEPTH) - REGULAR LOTS  
35' (WIDTH) X AVERAGE OF 120' (DEPTH) - IRREGULAR LOTS  
\*AT SETBACK, ALL IRREGULAR LOTS HAVE WIDTH OF 50'
  - c. MINIMUM FRONT, SIDE, AND REAR SETBACKS:  
FRONT = 25'  
REAR = 20'  
SIDE = 5'  
FOR CORNER LOTS, THE SIDE SETBACK IS EITHER 15' OR 25' DEPENDING ON THE ORIENTATION OF ADJACENT LOTS.  
\*IF THE REAR LOT LINE OF THE CORNER LOT SHARES A LOT LINE WITH THE ADJACENT LOT, THE SIDE SETBACK SHALL BE CONSISTENT WITH THE ADJACENT LOTS FRONT SETBACK, THEREFORE, 25'; IF THE REAR LOT LINE OF THE CORNER LOT SHARES A REAR LOT LINE WITH THE ADJACENT LOT, THEN THE SIDE SETBACK IS 15'.
  - d. MAXIMUM HEIGHT OF BUILDINGS: 35'
  - e. MAXIMUM BUILDING COVERAGE: 50%
  - f. MAXIMUM FLOOR TO AREA RATIOS FOR NON-RESIDENTIAL USE: N/A
  - g. MINIMUM PARKING STANDARDS FOR EACH GENERAL LAND USE: RESIDENTIAL - 2 CARS/LOT
7. REFERENCE PROPERTY LIES WITHIN THE COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
8. ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY UNLESS OTHERWISE SHOWN.
9. IN LIEU OF CONSTRUCTION OF COUNTY LINE ROAD, THE ESTIMATED COSTS OF SUCH CONSTRUCTION SHALL BE INSTEAD APPLIED TO OFFSITE IMPROVEMENTS, THROUGH THE COMPLETION OF THE TRAFFIC IMPACT ANALYSIS AND UNDER THE CONSTRUCTION AND FINANCING GUIDELINES APPLICABLE TO SUCH OFFSITE IMPROVEMENTS, THROUGH A DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL BEFORE APPROVAL OF FINAL PLAT.
10. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
11. SIDE ENTRY GARAGES MUST HAVE A MINIMUM SETBACK OF 20' FROM THE CORNER SIDE LOT LINE.

**\* INDICATES GENERAL LOCATION OF SECONDARY ACCESS FOR FIRE PROTECTION. FINAL LOCATION, SIZE, & SPECIFICATION TO BE DETERMINED DURING PLATTING OF THAT PHASE.**