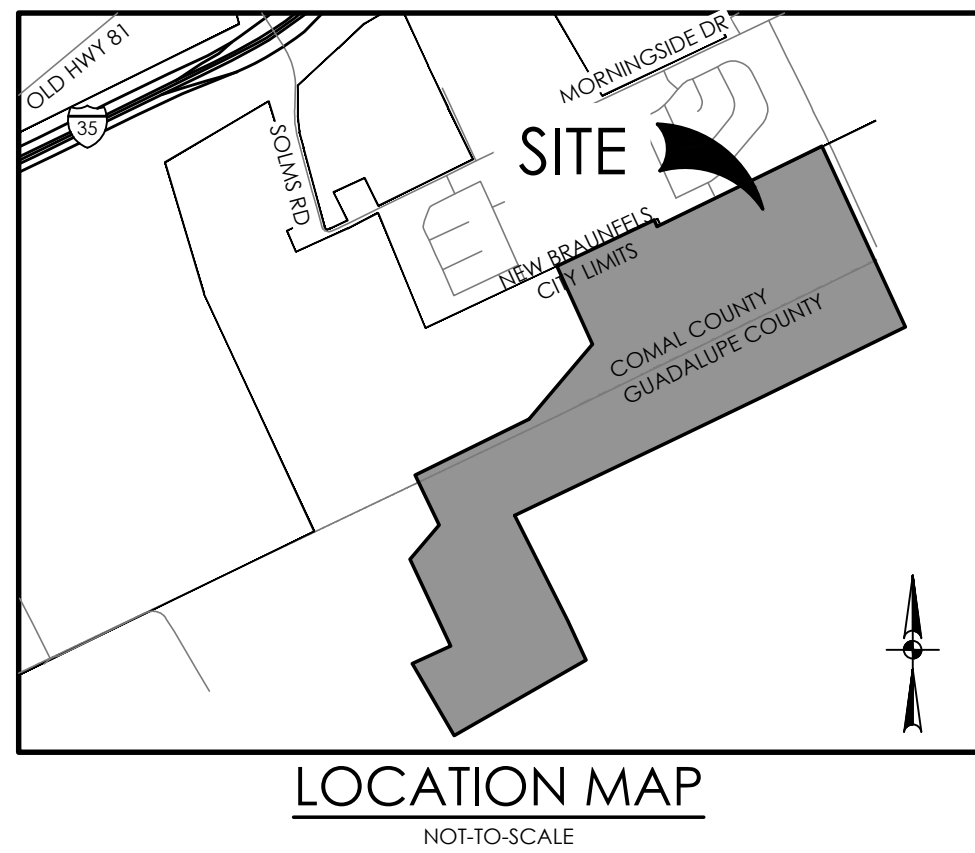
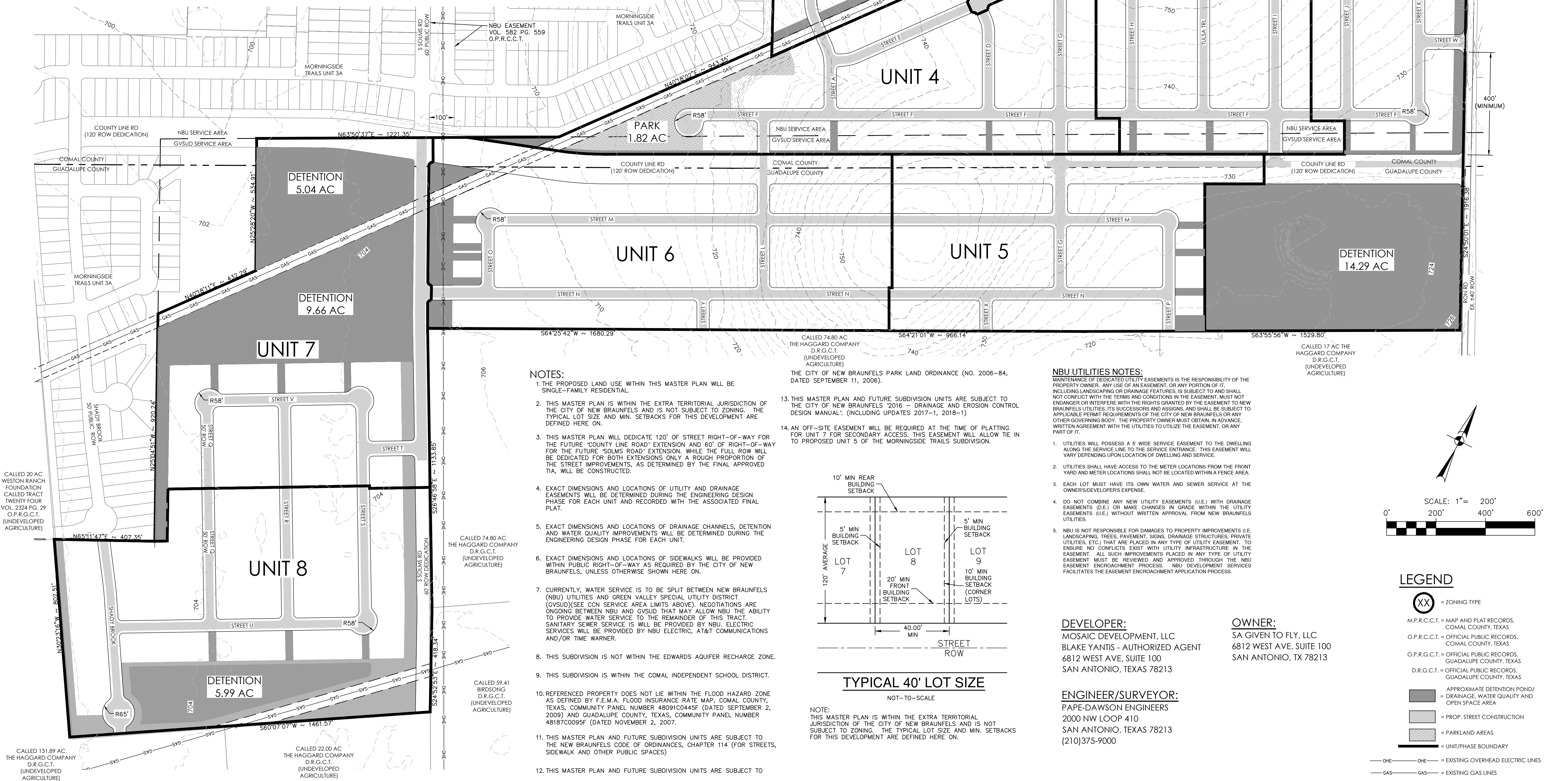


MORNINGSIDE HILLS SUBDIVISION - MASTER PLAN



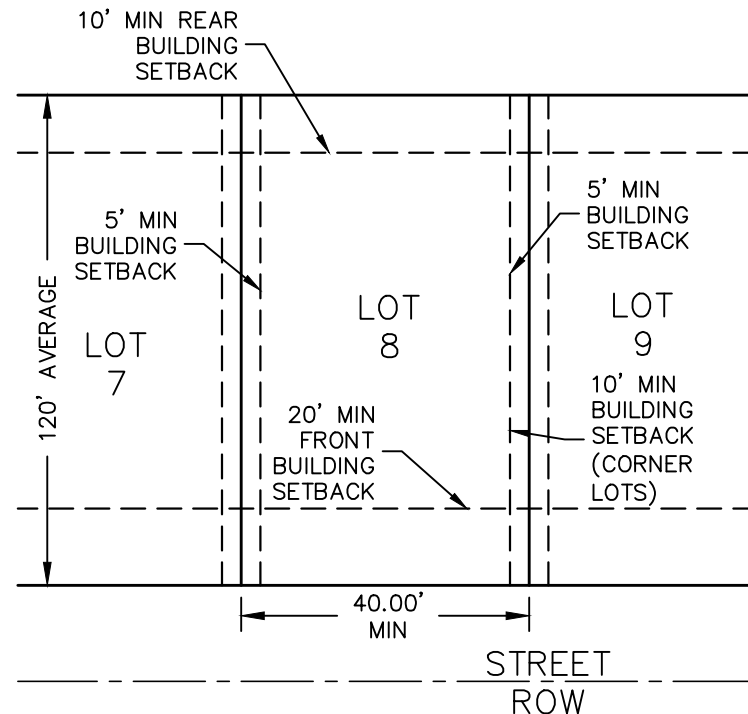
LOT SUMMARY			
SUBDIVISION	ACREAGE	LAND USE	# OF RESIDENTIAL LOTS
UNIT 1	35.97	SINGLE FAMILY	112
UNIT 2	20.14	SINGLE FAMILY	150
UNIT 3	20.53	SINGLE FAMILY	88
UNIT 4	24.09	SINGLE FAMILY	125
UNIT 5	21.60	SINGLE FAMILY	116
UNIT 6	30.92	SINGLE FAMILY	164
UNIT 7	30.22	SINGLE FAMILY	127
UNIT 8	30.79	SINGLE FAMILY	148
TOTAL AC./LOTS	214.26		1030

LOT DENSITY = 4.80 UNITS PER ACRES (RESIDENTIAL)



NOTES:

1. THE PROPOSED LAND USE WITHIN THIS MASTER PLAN WILL BE SINGLE-FAMILY RESIDENTIAL.
2. THIS MASTER PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS AND IS NOT SUBJECT TO ZONING. THE TYPICAL LOT SIZE AND MIN. SETBACKS FOR THIS DEVELOPMENT ARE DEFINED HERE ON.
3. THIS MASTER PLAN WILL DEDICATE 120' OF STREET RIGHT-OF-WAY FOR THE FUTURE 'COUNTY LINE ROAD' EXTENSION AND 60' OF RIGHT-OF-WAY FOR THE FUTURE 'SOLAS ROAD' EXTENSION. WHILE THE FULL ROW WILL BE DEDICATED FOR BOTH EXTENSIONS ONLY A ROUGH PROPORTION OF THE STREET IMPROVEMENTS, AS DETERMINED BY THE FINAL APPROVED TIA, WILL BE CONSTRUCTED.
4. EXACT DIMENSIONS AND LOCATIONS OF UTILITY AND DRAINAGE EASEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE FOR EACH UNIT AND RECORDED WITH THE ASSOCIATED FINAL PLAT.
5. EXACT DIMENSIONS AND LOCATIONS OF DRAINAGE CHANNELS, DETENTION AND WATER QUALITY IMPROVEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE FOR EACH UNIT.
6. EXACT DIMENSIONS AND LOCATIONS OF SIDEWALKS WILL BE PROVIDED WITHIN PUBLIC RIGHT-OF-WAY AS REQUIRED BY THE CITY OF NEW BRAUNFELS, UNLESS OTHERWISE SHOWN HERE ON.
7. CURRENTLY, WATER SERVICE IS TO BE SPLIT BETWEEN NEW BRAUNFELS (NBU) UTILITIES AND GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD)(SEE CCN SERVICE AREA LIMITS ABOVE). NEGOTIATIONS ARE ONGOING BETWEEN NBU AND GVSD THAT MAY ALLOW NBU THE ABILITY TO PROVIDE WATER SERVICE TO THE REMAINDER OF THIS TRACT. SANITARY SEWER SERVICE IS WILL BE PROVIDED BY NBU. ELECTRIC SERVICES WILL BE PROVIDED BY NBU ELECTRIC, AT&T COMMUNICATIONS AND/OR TIME WARNER.
8. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. REFERENCED PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMAL COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48091C0445F (DATED SEPTEMBER 2, 2009) AND GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48187C0095F (DATED NOVEMBER 2, 2007).
11. THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO THE NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 114 (FOR STREETS, SIDEWALK AND OTHER PUBLIC SPACES)
12. THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO
13. THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND ORDINANCE (NO. 2006-84, DATED SEPTEMBER 11, 2006).
14. AN OFF-SITE EASEMENT WILL BE REQUIRED AT THE TIME OF PLATTING FOR UNIT 7 FOR SECONDARY ACCESS. THIS EASEMENT WILL ALLOW THE IN TO PROPOSED UNIT 5 OF THE MORNINGSIDE TRAILS SUBDIVISION.



TYPICAL 40' LOT SIZE

NOT-TO-SCALE

NOTE: THIS MASTER PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS AND IS NOT SUBJECT TO ZONING. THE TYPICAL LOT SIZE AND MIN. SETBACKS FOR THIS DEVELOPMENT ARE DEFINED HERE ON.

NBU UTILITIES NOTES:

- 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.
1. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
  2. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
  3. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNERS/DEVELOPERS EXPENSE.
  4. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (I.E.) WITH DRAINAGE EASEMENTS (I.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (I.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
  5. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

DEVELOPER:

MOSAIC DEVELOPMENT, LLC  
BLAKE YANTIS - AUTHORIZED AGENT  
6812 WEST AVE, SUITE 100  
SAN ANTONIO, TEXAS 78213

OWNER:

SA GIVEN TO FLY, LLC  
6812 WEST AVE, SUITE 100  
SAN ANTONIO, TX 78213

ENGINEER/SURVEYOR:

PAPE-DAWSON ENGINEERS  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213  
(210)375-9000

LEGEND

- (XX) = ZONING TYPE
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- APPROXIMATE DETENTION POND/ DRAINAGE, WATER QUALITY AND OPEN SPACE AREA
- PROP. STREET CONSTRUCTION
- PARKLAND AREAS
- UNIT/PHASE BOUNDARY
- OHE = EXISTING OVERHEAD ELECTRIC LINES
- GAS = EXISTING GAS LINES

NO.	REVISION	DATE
1	TIA REVISION TO INCLUDE NOV. 2019	NOV. 2019
A PORTION OF COUNTY LINE RD. CONSTRUCTION.		

"THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES" UNDER THE AUTHORIZATION OF JON ADAME, P.E. #82567.

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #270 | TBPUS FIRM REGISTRATION #10028890

**MORNINGSIDE HILLS**  
NEW BRAUNFELS, TEXAS  
MASTER PLAN

PLAT NO.	-
JOB NO.	11451-20
DATE	FEBRUARY 2020
DESIGNER	WB
CHECKED	AH
DRAWN	WB
SHEET	EX. 1