MASTER PLAN FOR WINDING CREEK RANCH SUBDIVISION

NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICE BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) AND ELECTRIC SERVICES WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC CORPORTION (GVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY OF NEW BRAUNFELS IN GUADALUPE COUNTY.
4. THIS SUBDIVISION IS WITHIN THE MARION INDEPENDENT SCHOOL DISTRICT.
5. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007, 48187C0235F, EFFECTIVE DATE NOVEMBER 2, 2007 AND 48187C0255F, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
8. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
   A. FM 1044
9. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO NON-BUILDABLE LOTS BY THE OWNER/DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION AND FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO RESIDENTIAL LOTS BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION.
10. LAND USE FOR THIS SUBDIVISION IS SINGLE-FAMILY RESIDENTIAL.
11. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION MASTER PLAN IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
12. ALL LOTS SHALL HAVE A 5' SIDE SETBACK. NO HOMES ARE ALLOWED TO BE BUILT ON THE LOT LINE.
13. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS MASTER PLAN IS APPROVED FOR ONE 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.
14. THIS SUBDIVISION IS SUBJECT TO SECTION 118-50, SPECIFICALLY THE REQUIREMENTS FOR EASEMENT AND CONSTRUCTION OF A 10' HIKE AND BIKE TRAIL BY THE DEVELOPER. EXACT LOCATION AND ALIGNMENT OF THE HIKE AND BIKE TRAIL WILL BE COORDINATED WITH CITY STAFF DURING DESIGN STAGE.

GVSUD NOTES:

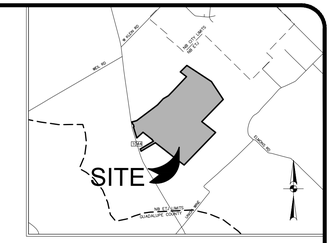
EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS; A PERPETUAL EASEMENT WIT THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCTED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GVEC NOTES:

1. GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.



0 100 200 400
HORIZONTAL SCALE: 1:200

LEGEND:

DRNG	= DRAINAGE
R.O.W.	= RIGHT-OF-WAY
M.P.R.G.C.T.	= MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
O.P.R.G.C.T.	= OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
	= OPEN SPACE/PARKS/ LANDSCAPE AREAS
	= PROPOSED PHASING
XX	= CURRENT LAND USE
	= DRAINAGE/DETENTION AREAS

GBRA NOTES:

1. PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
2. WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR EASEMENTS WITH MULTIPLE PIPES, PROVIDE 10 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY.
3. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
4. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.
5. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
6. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
7. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
9. CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

TXDOT NOTES:

1. 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.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO FM 1044 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 995.55 FEET. 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.
4. 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.
5. 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.

FM 1044 TRAFFIC MITIGATION IMPROVEMENTS:

1. WHEN CHIANTI PASS CONNECTS WITH FM 1044, CONSTRUCT A SOUTHBOUND LEFT-TURN DECELERATION LANE FOR TRAFFIC TURNING FROM SOUTHBOUND FM 1044 ONTO EASTBOUND CHIANTI PASS. (WITH UNIT 1).
2. WHEN UNIT 1 OR UNIT 2 CONSIST OF MORE THAN 97 DWELLING UNITS OR GENERATE MORE THAN 72 AM PEAK HOUR TRIPS, ADD PAVEMENT MARKINGS ON THE WESTBOUND APPROACH OF CHIANTI PASS THAT PROVIDE A DEDICATED LEFT-TURN ONLY LANE AND DEDICATED RIGHT-TURN ONLY LANE. (WITH UNIT 1).
3. WHEN SAUVIGNON CREEK CONNECTS WITH FM 1044, CONSTRUCT A SOUTHBOUND LEFT-TURN DECELERATION LANE FOR TRAFFIC TURNING FROM SOUTHBOUND FM 1044 ONTO EASTBOUND SAUVIGNON CREEK. (WITH UNIT 2).
4. WHEN SAUVIGNON CREEK CONNECTS WITH FM 1044, CONSTRUCT A NORTHBOUND RIGHT-TURN DECELERATION LANE FOR TRAFFIC TURNING FROM NORTHBOUND FM 1044 ONTO EASTBOUND SAUVIGNON CREEK. (WITH UNIT 2).
5. DEVELOPER SHALL INSTALL A W2-2 INTERSECTION WARNING SIGN IN ADVANCE OF SAUVIGNON CREEK TO NOTIFY VEHICLES HEADING NORTHBOUND ON FM 1044 OF THE POTENTIAL FOR VEHICLES ENTERING THE ROADWAY. THIS SIGN WOULD BE REMOVED (OR REPLACED WITH A W3-3 TRAFFIC SIGNAL AHEAD WARNING SIGN) WHEN THE INTERSECTION BECOMES SIGNALIZED.
6. WHEN WARRANTED, CONSTRUCT A TRAFFIC SIGNAL AT THE INTERSECTION OF FM 1044 AT SAUVIGNON CREEK. THIS IS ANTICIPATED TO OCCUR WHEN THE DEVELOPMENT EXCEEDS 485 SINGLE-FAMILY LOTS OR GENERATES OVER 481 PM PEAK HOUR TRIPS.

LOT SUMMARY TABLE	
	# OF LOTS
UNIT 1 (28.59 AC.)	125
UNIT 2 (53.71 AC.)	144
UNIT 3 (22.25 AC.)	119
UNIT 4 (29.56 AC.)	133
UNIT 5 (19.20 AC.)	118
UNIT 6 (23.69 AC.)	129
UNIT 7 (19.87 AC.)	115
UNIT 8 (84.81 AC.)	128
TOTAL RESIDENTIAL LOTS	1011
DRAINAGE LOTS (85.096 AC.)	12
PARK LOTS (3.902 AC.)	1
TOTAL LOTS	1024
TOTAL ACREAGE	281.68 AC
LOT DENSITY (LOTS/AC) = 3.64 UNITS PER ACRE	

OWNER:
RICHARD & ANDREW HEYDEN
178 LAKEVIEW BOULEVARD
NEW BRAUNFELS, TEXAS 78130

OWNER:
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4907 FM 1044
NEW BRAUNFELS, TEXAS 78130

DEVELOPER:
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