

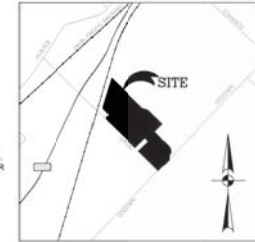
- NOTES:
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
  2. THE PROPERTY IS INSIDE THE CITY LIMITS OF NEW BRAUNFELS.
  3. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED. THE ACTUAL AREA OF EACH UNIT AND THE LENGTH OF STREETS MAY VARY. UNITS MAY BE PLATTED AND DEVELOPED OUT OF THE NUMBERED SEQUENCE.
  4. 4" SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT AT THE BACK OF CURB. SIDEWALKS WILL BE CONSTRUCTED ALONG GOODWIN LANE WITH THE GOODWIN LANE CAPITAL IMPROVEMENTS PROJECT. SIDEWALKS WILL BE CONSTRUCTED ALONG ORION OR AS PART OF THE DRELLING AT BRAUNFELS PUBLIC IMPROVEMENTS.
  5. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
  6. 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.
  7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091220P AND NUMBER 48091C045V, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE, SEPTEMBER 2, 2009.
  8. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
  9. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY NEW BRAUNFELS UTILITIES (NBU) FOR WATER, SEWER, AND ELECTRIC SERVICE.
  10. ALL DRAINAGE LOTS CAN BE USED FOR DRAINAGE CONVEYANCE.
  11. ALL STANDARD CURB AND GUTTER STREET SECTIONS WILL PROVIDE STORM WATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
  12. THE ENTIRE SUBDIVISION FALLS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
  13. 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 MAXIMUM OF 284 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.
  14. 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.
  15. EXACT DIMENSIONS AND LOCATION OF DRAINAGE EASEMENTS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
  16. CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS LIDAR GIS DATABASE.
  17. 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.
  18. THIS SUBDIVISION IS SUBJECT TO SECTION 18-50, SPECIFICALLY THE REQUIREMENTS FOR EASEMENT AND CONSTRUCTION OF A 10-FOOT WIDE 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.

LOT SUMMARY	
UNIT	RESIDENTIAL
UNIT 1	200 LOTS
UNIT 2	120 LOTS
UNIT 3	20 LOTS
TOTAL	340 LOTS

OWNER/DEVELOPER:  
EB INDUSTRIES  
111 BLUE BONNET CIR  
JUSTIN, TX 76247

ENGINEER/SURVEYOR:  
MOELLER & ASSOCIATES  
JAMES MOELLER, P.E., ENGINEER  
2021 SH 44W, STE 105  
NEW BRAUNFELS, TX 78132  
(830) 358-7127

D.A. MAYER LAND SURVEYING, INC.  
DREW MAYER, R.L.P.S. - SURVEYOR  
5151 SH 48W  
NEW BRAUNFELS, TEXAS 78132  
(210) 325-0858



LOCATION MAP  
SCALE: 1"=100'

### LEGEND

- UNIT BOUNDARY
- DRAINAGE LOT
- OPEN SPACE (O.S.)
- HOME OWNER'S ASSOCIATION PARK (H.O.A.)
- APPROXIMATE LOCATION OF 10-FT HIKE AND BIKE TRAIL
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SANITARY SEWER
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER

LINE	LENGTH	BEARING
L1	171.03'	S08°10'19"E
L2	101.03'	S02°55'49"W
L3	22.63'	S44°38'10"E
L4	185.80'	S43°30'37"W
L5	36.82'	N00°00'00"W
L6	57.53'	N44°10'14"E
L7	176.47'	N45°10'23"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	134.30'	487.80'	43°49'03"	10.87'	130.70'	S08°04'29"W
C2	13.87'	15.02'	13°11'30"	7.40'	13.14'	N71°42'44"W
C3	170.89'	50.01'	160°47'49"	360.45'	89.07'	N00°11'32"W
C4	13.87'	15.02'	13°11'30"	7.40'	13.14'	N71°42'44"W
C5	109.49'	100.89'	62°17'23"	65.97'	104.38'	N14°08'44"W



**811**  
Know what's below.  
Call before you dig.

THIS DOCUMENT IS PREPARED FOR THE PROJECT OF THE CITY OF NEW BRAUNFELS, TEXAS. IT IS TO BE USED FOR DESIGN AND CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MOELLER & ASSOCIATES.

ISSUES AND REVISIONS	
NO.	DATE

**MOELLER & ASSOCIATES**  
Engineering Solutions  
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MASTER PLAN

GOODWIN TRACT  
SUBDIVISION  
EB INDUSTRIES  
111 BLUE BONNET CIR  
JUSTIN, TX 76247

SHEET  
**MP-1**  
OF 1

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