

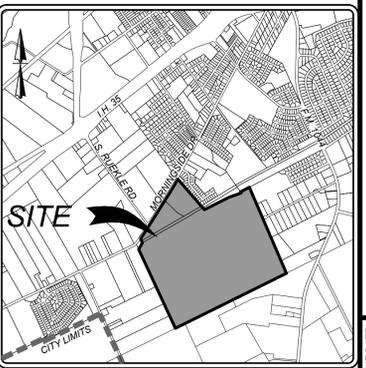
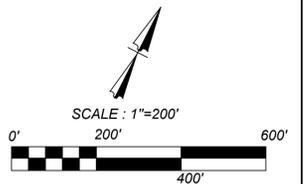
LINE	LENGTH	BEARING
L1	33.42	S41°28'21"E
L2	74.87	S41°08'42"E
L3	100.33	S41°05'10"E
L4	81.90	S40°31'47"E
L5	49.83	S40°59'38"E
L6	72.18	S41°02'06"E
L7	59.83	S41°22'25"E
L8	60.15	S41°02'13"E
L9	59.61	S41°16'02"E
L10	60.18	S40°37'28"E
L11	119.93	S41°10'34"E
L12	60.57	S41°32'42"E
L13	181.70	S58°06'08"W
L14	71.57	S41°44'25"E
L15	36.79	N34°32'59"W
L16	83.31	N25°39'20"W
L17	19.93	S25°27'08"E
L18	191.68	N58°06'08"E

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

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

LEGEND

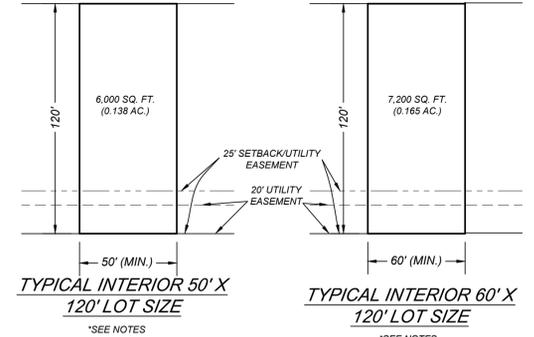
- = BOUNDARY
- - - = PHASING LIMITS
- = 10' CONTOURS
- = OPEN SPACE
- R-2 = SURROUNDING ZONING



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



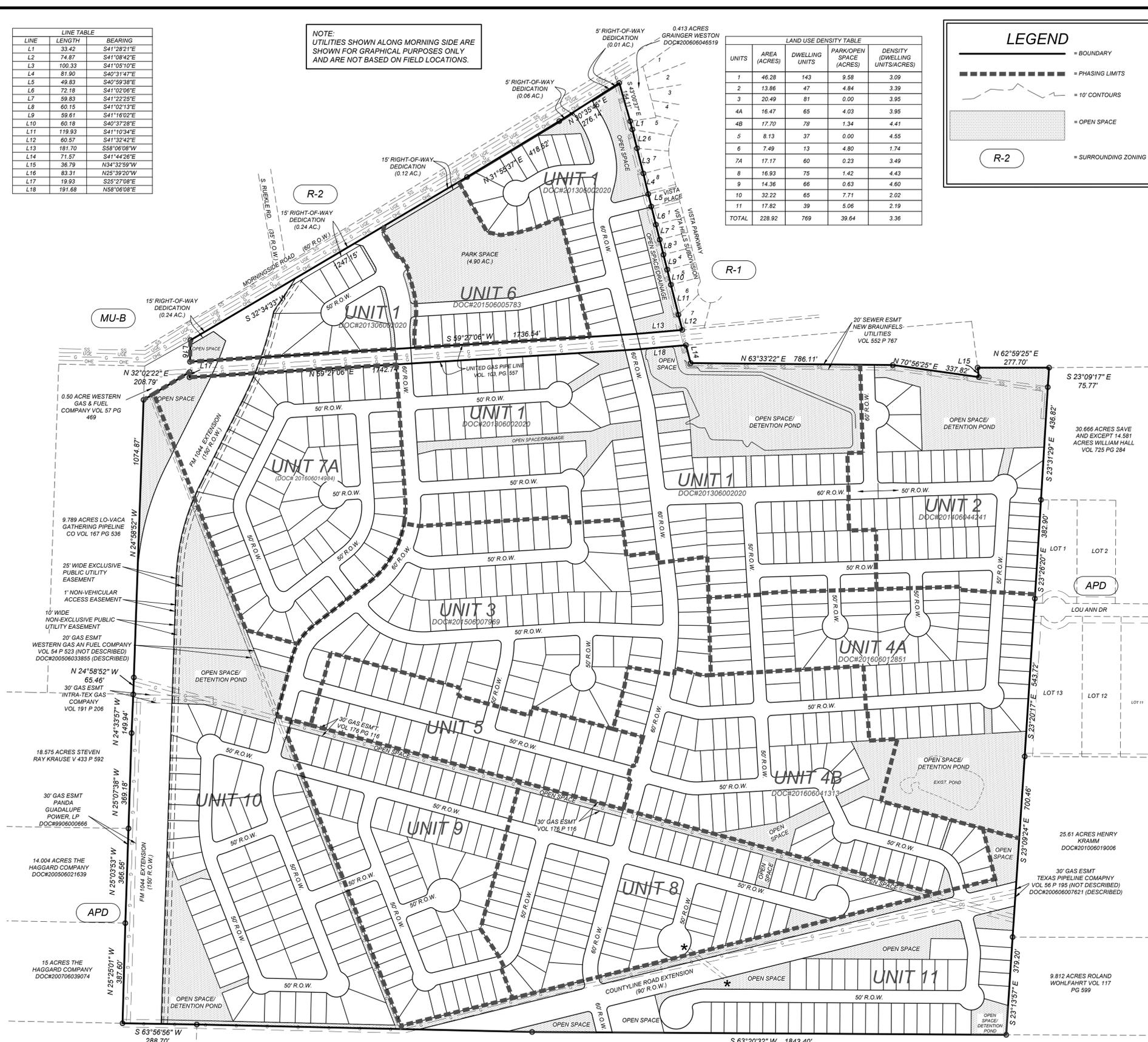
NEW BRAUNFELS UTILITIES NOTES:

- 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 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 AGREEMENTS WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
- EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENT(S) AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
- 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.
- A 10' WIDE NON-EXCLUSIVE UTILITY EASEMENT SHALL BE ESTABLISHED ALONG FM1044 AT THE TIME OF PLATTING.
- 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

- 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.
- A 20' PUBLIC UTILITY EASEMENT (P.U.E.) WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAYS.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAIN AS DESIGNATED ON COMMUNITY PANEL 48091C0445 F, DATED: SEPTEMBER 2, 2009.
- A HOMEOWNERS ASSOCIATION WILL BE CREATED DURING ENGINEERING DESIGN PHASE OF THE PROJECT.
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES - WATER, SEWER, AND ELECTRIC
AT&T PHONE SERVICE
TIME WARNER CABLE TV
- RESIDENTIAL DEVELOPMENT STANDARDS AS PER NEW BRAUNFELS MUNICIPAL CODE SECTION 3.5-5(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) & 60' (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 SIDE 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'.
- 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
- REFERENCE PROPERTY LIES WITHIN THE COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
- ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY UNLESS OTHERWISE SHOWN.
- IN LIEU OF CONSTRUCTION OF COUNTY LINE ROAD, THE ESTIMATED COSTS OF SUCH CONSTRUCTION SHALL BE INSTEAD APPLIED TO OFFSITE IMPROVEMENTS, DETERMINED AT 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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.



KFW ENGINEERS + SURVEYING
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TBP# Firm #: 9513 - TBP# S Firm #: 1012300

ISSUE DATE
REVISIONS

**MASTER PLAN AMENDMENT
HIGHLAND GROVE PLANNED DEVELOPMENT DISTRICT
NEW BRAUNFELS, TX**

JOB NO. 205-05-00
DATE: DECEMBER, 2016
DRAWN: JA CHECKED: BL

SHEET NUMBER:
MP-1