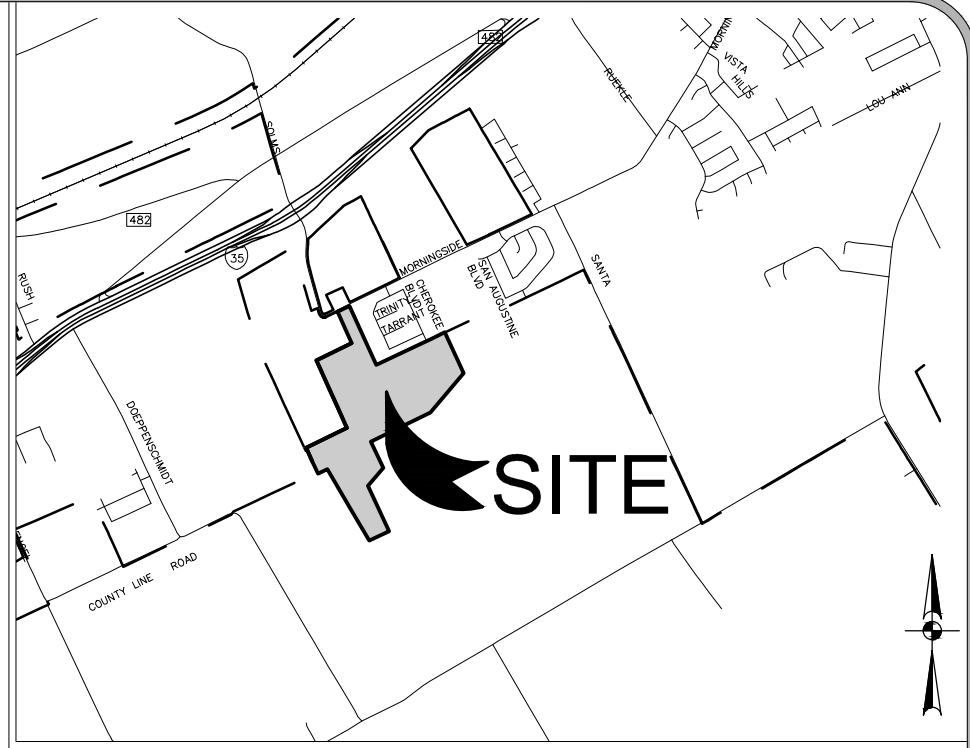


MASTER PLAN FOR
MORNINGSIDE TRAILS SUBDIVISION



LOCATION MAP
SCALE: NTS

- NOTES:
1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER AND SEWER SERVICE BY NEW BRAUNFELS UTILITIES. ELECTRIC SERVICES WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES 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 NEW BRAUNFELS, TEXAS.
 4. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
 5. NO PART OF THIS SUBDIVISION IS IN THE FLOODPLAIN.
 6. FUTURE DEVELOPMENT WITHIN THIS MASTER PLAN IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
 7. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND ORDINANCE. 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 NEW DWELLING UNIT.
 8. 4' SIDEWALKS WILL BE CONSTRUCTED ADJACENT TO BACK OF CURB PER CITY STANDARDS BY THE OWNER AT THE TIME OF HOME CONSTRUCTION ALONG ALL INTERNAL STREETS AND SIDEWALKS FOR NON-RESIDENTIAL LOTS WILL BE CONSTRUCTED ADJACENT TO BACK OF CURB PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF DEVELOPMENT. 6' SIDEWALKS WILL BE CONSTRUCTED ALONG THE 60' RIGHT-OF-WAY COLLECTOR ROAD ADJACENT TO THE COMMERCIAL TRACT. A 4' SIDEWALK WILL BE CONSTRUCTED ALONG THE 60' RIGHT-OF-WAY COLLECTOR ROAD ADJACENT TO RESIDENTIAL LOTS. THE SIDEWALK ALONG MORNINGSIDE DRIVE WILL BE CONSTRUCTED BY THE CITY OF NEW BRAUNFELS AT THE TIME OF THE SOLMS RD/MORNINGSIDE DR/RUECKLE RD RECONSTRUCTION PROJECT.
 9. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
 10. CONTOUR LINES SHOWN HEREON WERE SCALED AND INTERPOLATED FROM COMAL COUNTY GIS CONTOURS.
 11. TRAFFIC CALMING MEASURES TO BE INCORPORATED ALONG

- NEW BRAUNFELS 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.
 - 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.
 - 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'S/DEVELOPER'S EXPENSE.
 - DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
 - EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENT(S) AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.

OWNERS:
FAIR OAKS MOSAIC TBY, LLC
TOM YANTIS — AUTHORIZED AGENT
1802 NW MILITARY DR., SUITE 100
SAN ANTONIO, TEXAS 78213

SA SCARECROW, LLC
TOM YANTIS — AUTHORIZED AGENT
1802 NW MILITARY DR., SUITE 100
SAN ANTONIO, TEXAS 78213

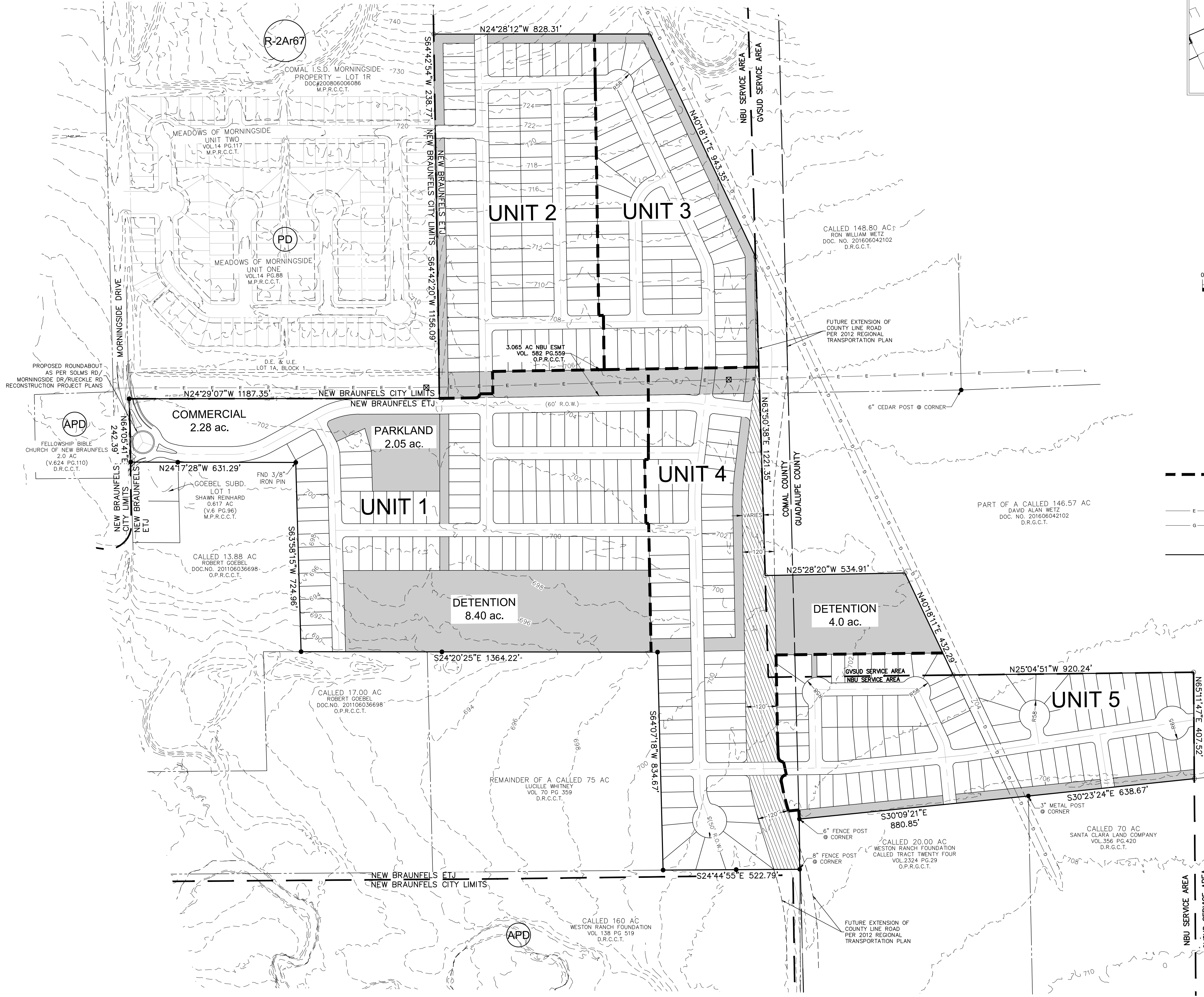
DEVELOPER:
MOAIC LAND DEVELOPMENT
TOM YANTIS — AUTHORIZED AGENT
1802 NW MILITARY DR., SUITE 100
SAN ANTONIO, TEXAS 78213

ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
410 N. SEQUIN AVE.
NEW BRAUNFELS, TX 78130
PH: (830) 625-8555

PREPARED DATE OCTOBER 27, 2016
REVISED DATE NOVEMBER 22, 2016
REVISED DATE DECEMBER 28, 2016



410 N. SEQUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830) 625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600



- LEGEND:**
- 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
 - XX = ZONING TYPE
 - = PARKLAND/DRAINAGE AREAS
 - = UNIT/PHASE BOUNDARY
 - = R.O.W. DEDICATION
 - = EXISTING OVERHEAD ELECTRIC LINES
 - = EXISTING GAS LINES
 - = EXISTING ELECTRIC TOWER
 - = COMAL COUNTY/GUADALUPE COUNTY LINE
 - = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN UNLESS OTHERWISE NOTED

LOT SUMMARY		
	ACREAGE	# OF RESIDENTIAL LOTS
UNIT 1	34.93	104
UNIT 2	18.77	105
UNIT 3	13.86	74
UNIT 4	24.32	69
UNIT 5	18.69	92
TOTAL AC/LOTS	110.57	444

LOT DENSITY = 4.01 UNITS PER ACRE (RESIDENTIAL)