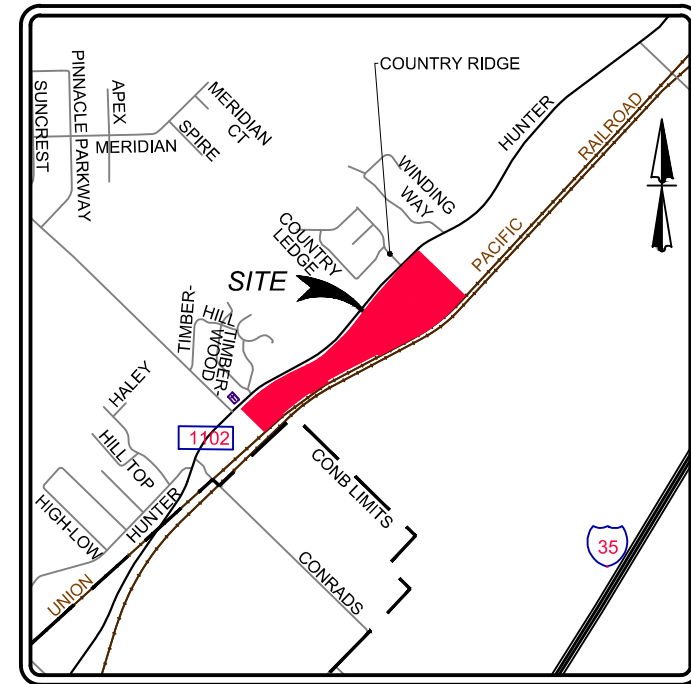
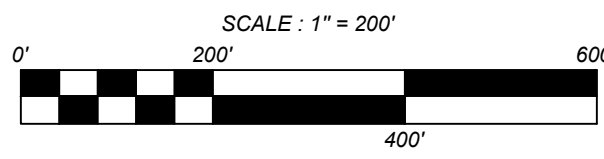


GENERAL NOTES

1. THE PROPOSED LAND USE WITHIN THIS MASTER PLAN IS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
2. THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE NEW BRAUNFELS E.T.J.
3. THIS MASTER PLAN IS LOCATED OVER THE EDWARDS-AQUIFER TRANSITION ZONE, OUTSIDE OF THE RECHARGE AND CONTRIBUTING ZONES.
4. THIS MASTER PLAN PROPOSES THE FOLLOWING RIGHTS-OF-WAY DEDICATION:
 - 35 FT RIGHT-OF-WAY DEDICATION ALONG FM 1102 (HUNTER ROAD).
 - 200 FT RIGHT-OF-WAY DEDICATION FOR A FUTURE PARKWAY IN CONFORMANCE WITH THE NEW BRAUNFELS 2012 REGIONAL TRANSPORTATION PLAN.
5. ALL STREETS WILL BE THE TYPICAL 50' RIGHT-OF-WAY UNLESS OTHERWISE SHOWN.
6. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY OF NEW BRAUNFELS DESIGN STANDARDS.
7. 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.
8. EXACT DIMENSIONS AND LOCATION OF DRAINAGE EASEMENTS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
9. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS.
10. THIS MASTER PLAN IS NOT WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY FEMA IN ACCORDANCE WITH FIRM MAP# 48091C0290F AND 48091C0295F EFFECTIVE DATE SEPTEMBER 2, 2009.
11. SIDEWALKS WILL BE PROVIDED WITHIN PUBLIC RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS IN ACCORDANCE WITH THE APPLICABLE CITY OF NEW BRAUNFELS STANDARDS. EXACT LOCATIONS WILL BE DETERMINED DURING THE DESIGN PHASE.
12. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
 - NEW BRAUNFELS UTILITIES - ELECTRIC
 - CRYSTAL CLEAR SPECIAL UTILITY DISTRICT - WATER & SEWER
 - AT&T PHONE SERVICE
 - SPECTRUM CABLE TV
13. REFERENCE PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
14. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS MASTER PLAN IS APPROVED FOR 1 DWELLING UNITS PER BUILDABLE LOT WITH A MAXIMUM OF 256 DWELLING UNITS 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.

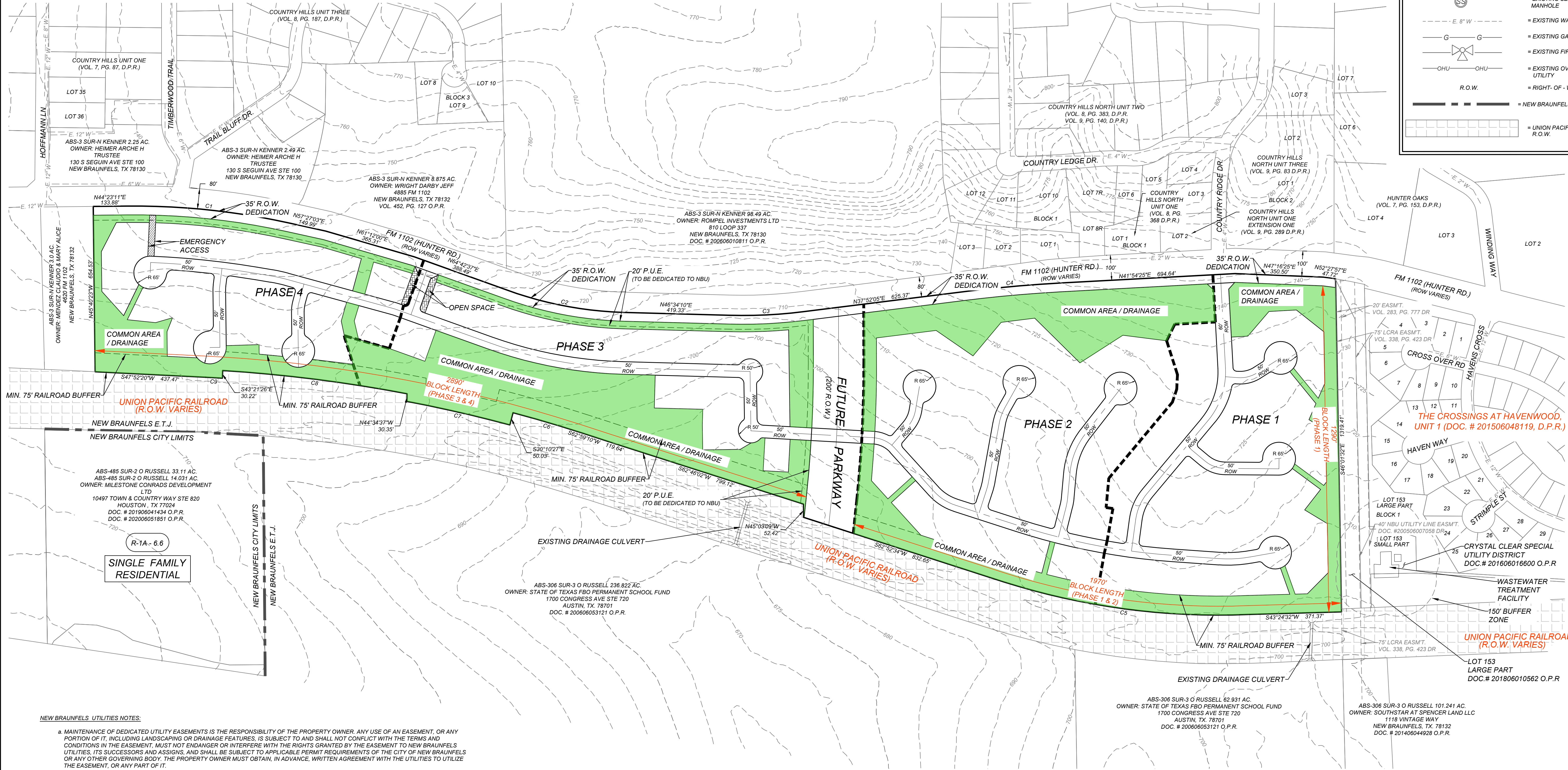
TXDOT NOTES:

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.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 9 (NINE) ACCESS POINTS ALONG F.M. 1102, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 4,384.05 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.

PROPOSED
GATEHOUSE SUBDIVISION
MASTER PLAN

LEGEND

- = BOUNDARY
- - - - - = PHASING LIMITS
- 715- = EXISTING CONTOURS
- [Hatched Box] = COMMON AREA/DRAINAGE EASEMENT
- [Cross-hatched Box] = EMERGENCY ACCESS
- [Dotted Box] = OPEN SPACE
- R-1 = SURROUNDING ZONING
- AGRICULTURAL = SURROUNDING LAND USE
- - - - - E 8" SS - - - - - = EXISTING SEWER LINE
- SS = EXISTING SEWER MANHOLE
- - - - - E 8" W - - - - - = EXISTING WATER MAIN
- G - G = EXISTING GAS MAIN
- [Symbol] = EXISTING FIRE HYDRANT
- OHU - OHU = EXISTING OVERHEAD UTILITY
- R.O.W. = RIGHT-OF-WAY
- [Dashed Line] = NEW BRAUNFELS CITY LIMITS
- [Checkered Box] = UNION PACIFIC RAILROAD R.O.W.



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-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/DEVELOPER'S EXPENSE.
- 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.
- 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.

LAND USE DENSITY TABLE

PHASE	SINGLE FAMILY RESIDENTIAL (ACRES)	DWELLING UNITS	OPEN SPACE (ACRES)	COMMON AREA / DRAINAGE (ACRES)	TOTAL AREA (ACRES)	DENSITY (DWELLING UNITS/TOTAL ACRES)	REQUIRED PARKLAND DEDICATION (ACRES)
1	18.69	76		4.89	23.58	3.22	0.45
2	27.01	85		2.54	29.55	2.88	0.51
3	15.08	46	0.08	10.91	26.07	1.76	0.27
4	12.34	49	0.08	4.40	16.82	2.91	0.29
TOTAL	73.12	256	0.16	22.74	96.02	2.67	2.0 MIN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	445.96	2524.90	323.94	121.03°	443.46 N89°12'22"E
C2	475.99	1472.70	227.47	181°19'12"	468.59 N65°51'58"E
C3	296.81	1550.10	148.59	8°43'14"	296.52 N42°14'49"E
C4	398.06	5699.70	196.11	3°59'18"	395.98 N39°49'17"E
C5	979.88	2814.80	494.50	19°56'42"	974.94 S52°36'38"W
C6	287.27	5829.65	143.67	2°49'24"	287.24 S81°25'07"W
C7	417.40	5779.65	208.84	4°08'19"	417.40 S87°51'55"W
C8	736.53	5808.65	368.76	7°15'50"	736.04 S82°10'28"W
C9	66.88	5779.62	33.44	0°39'47"	66.88 S47°51'42"W

OWNER / DEVELOPER:
SOUTHSTAR AT MAYFAIR, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132
PHONE: (800) 774-8650

ENGINEER / DESIGNER:
KFW ENGINEERS
162 WEST MILL STREET
NEW BRAUNFELS, TX
78130
PHONE: (830) 220-6042

GATEHOUSE SUBDIVISION MASTER PLAN - BLOCK LENGTH WAIVER

COMAL COUNTY,
NEW BRAUNFELS, TEXAS**KFW**
ENGINEERS & SURVEYING
Phone #: (830) 220-6042 • Fax #: (830) 652-5097
TBP# Firm #: 9513 • TBP#S Firm #: 10122300

ISSUE DATE:

REVISIONS:

JOB NO.:
DATE:
DRAWN: CHECKED:

SHEET NUMBER:

MP