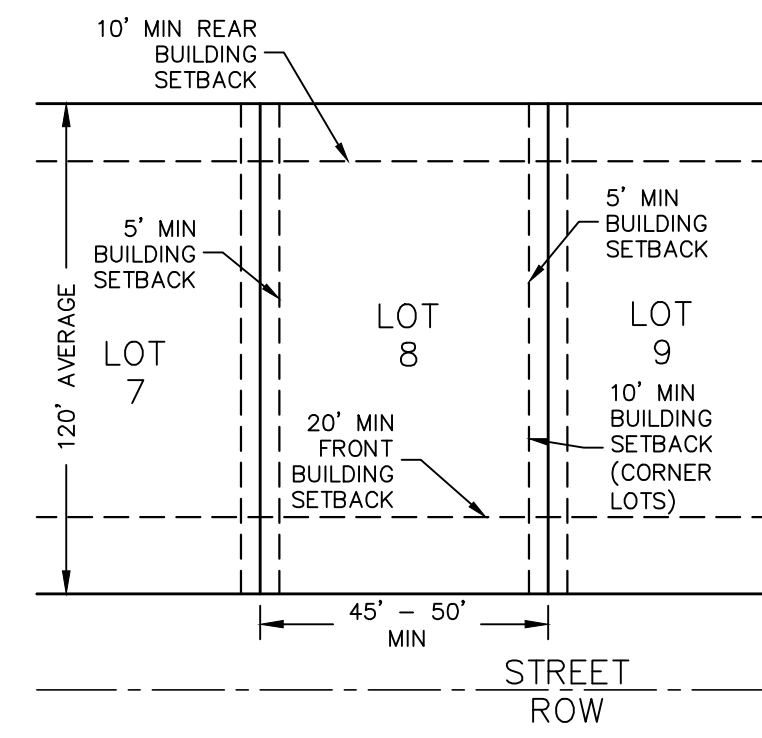


NOTES:

- THE PROPOSED LAND USE WITHIN THIS MASTER PLAN WILL BE SINGLE-FAMILY RESIDENTIAL.
- THIS MASTER PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS AND IS NOT SUBJECT TO ZONING. THE TYPICAL LOT SIZE AND MIN. SETBACKS FOR THIS DEVELOPMENT ARE DEFINED HERE ON.
- THIS SUBDIVISION WILL PROVIDE A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO ACHIEVE A 60' WIDTH ALONG WELTNER ROAD, AND 200' OF STREET RIGHT-OF-WAY FOR A FUTURE PARKWAY IN ACCORDANCE WITH THE 2012 REGIONAL TRANSPORTATION PLAN. IMPROVEMENTS FOR WELTNER ROAD WILL BE CONSTRUCTED AS DETERMINED BY FINAL APPROVED TIA.
- EXACT DIMENSIONS AND LOCATIONS OF UTILITY AND DRAINAGE EASEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE FOR EACH UNIT AND RECORDED WITH THE ASSOCIATED FINAL PLAT.
- EXACT DIMENSIONS AND LOCATIONS OF DRAINAGE CHANNELS, DETENTION AND WATER QUALITY IMPROVEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE FOR EACH UNIT.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED AT BACK OF CURB PER CITY STANDARDS BY THE HOMEOWNER AT THE TIME OF BUILDING CONSTRUCTION OR BY THE DEVELOPER AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG COMMON AREA LOTS. FOUR (4) FOOT WIDE SIDEWALKS ALONG WELTNER ROAD TO BE CONSTRUCTED BY THE DEVELOPER. ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.
- WATER & SEWER SERVICE IS TO BE PROVIDED BY NEW BRAUNFELS UTILITIES (NBU). ELECTRIC SERVICES WILL BE PROVIDED BY NBU ELECTRIC, CABLE AND TELEPHONE TO BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- REFERENCED PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48091C0445F (DATED NOVEMBER 2, 2007) AND GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48187C0120F (DATED NOVEMBER 2, 2007).
- THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO THE NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 114 (FOR STREETS, SIDEWALK AND OTHER PUBLIC SPACES)
- THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO THE 2018 PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE (DATED MAY 15, 2018).
- THIS MASTER PLAN AND FUTURE SUBDIVISION UNITS ARE SUBJECT TO THE CITY OF NEW BRAUNFELS 2016 - DRAINAGE AND EROSION CONTROL DESIGN MANUAL: (INCLUDING UPDATES 2017-1, 2018-1)
- THIS PROPERTY IS SUBJECT TO THE AIRPORT HAZARD DISTRICT OVERLAY STANDARDS AND REGULATIONS. ZONES WITHIN TRACT INCLUDE OVERLAY ZONE 1, 2, & TRANSITION ZONE. PROPOSED ALLOWABLE DENSITY WITHIN EACH ZONE SHOWN ON LOT SUMMARY TABLE. BOTH APPROACH ZONE 2 AND THE TRANSITION ZONE ADJACENT TO IT ARE LIMITED TO 3 DWELLING UNITS PER ACRE RESIDENTIAL DENSITY. BUILDING CONSTRUCTION METHODS AND MATERIALS ARE REQUIRED WITHIN THESE ZONES TO ACHIEVE A MINIMUM 25 DB SOUND REDUCTION FROM THE EXTERIOR. SEE 144-5.20-9 AND 20-10 FOR CONSTRUCTION AND PERMITTING REQUIREMENTS. THE MASTER PLAN IS ALSO WITHIN THE INNER TURNING, INNER PRECISION APPROACH, TRANSITION, AND HORIZONTAL ZONES FOR BUILDING HEIGHT.

WILLOWBROOK SUBDIVISION - MASTER PLAN



TYPICAL 45' & 50' LOT SIZE

NOTE: THIS MASTER PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS AND IS NOT SUBJECT TO ZONING. THE TYPICAL LOT SIZE AND MIN. SETBACKS FOR THIS DEVELOPMENT ARE DEFINED HERE ON.

NBU 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 FENCE 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 (I.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) 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.

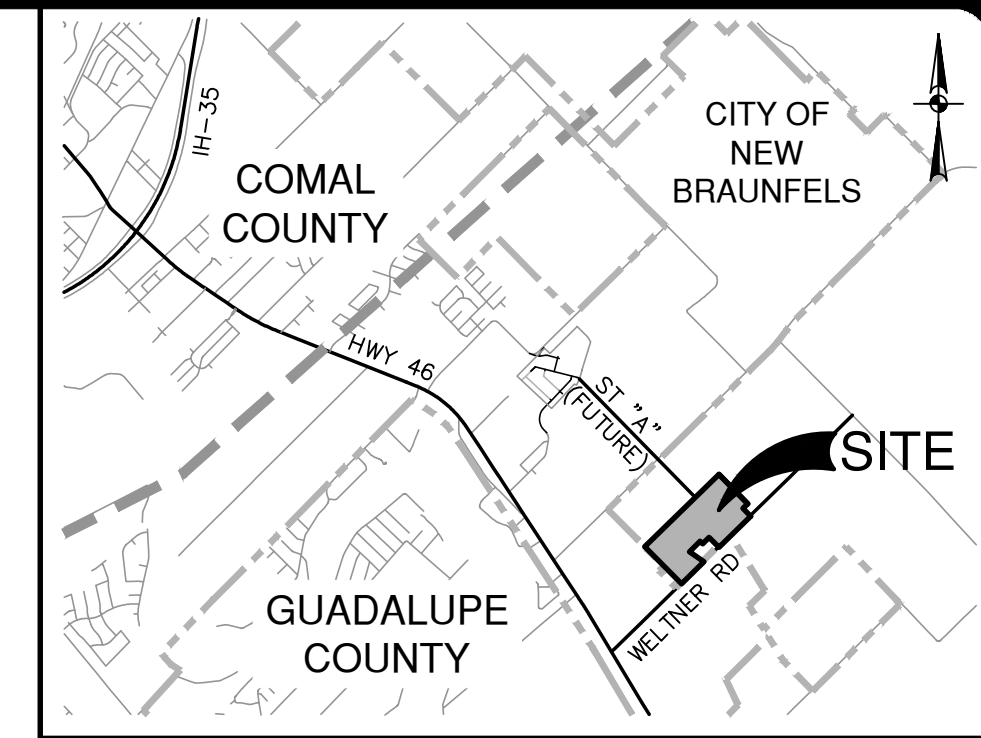
OWNER/DEVELOPER:
SCOTT FELDER HOMES, LLC
C/O: MARCUS MORENO
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TEXAS 78730

ENGINEER:
PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DRIVE, STE 102
NEW BRAUNFELS, TEXAS 78132
(830)632-5633

SURVEYOR:
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210)375-9000

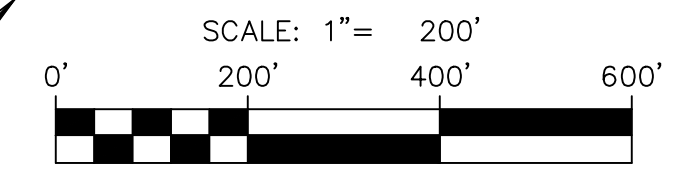
LEGEND

- XX = ZONING TYPE
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS
- D.R.G.C. = DEED RECORDS, GUADALUPE COUNTY, TEXAS
- M.P.R.G.C. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY
- APPROXIMATE DETENTION POND/ DRAINAGE, WATER QUALITY AND OPEN SPACE AREA
- PROP. STREET CONSTRUCTION
- PARKLAND AREAS
- UTILITY/PHASE BOUNDARY



LOCATION MAP

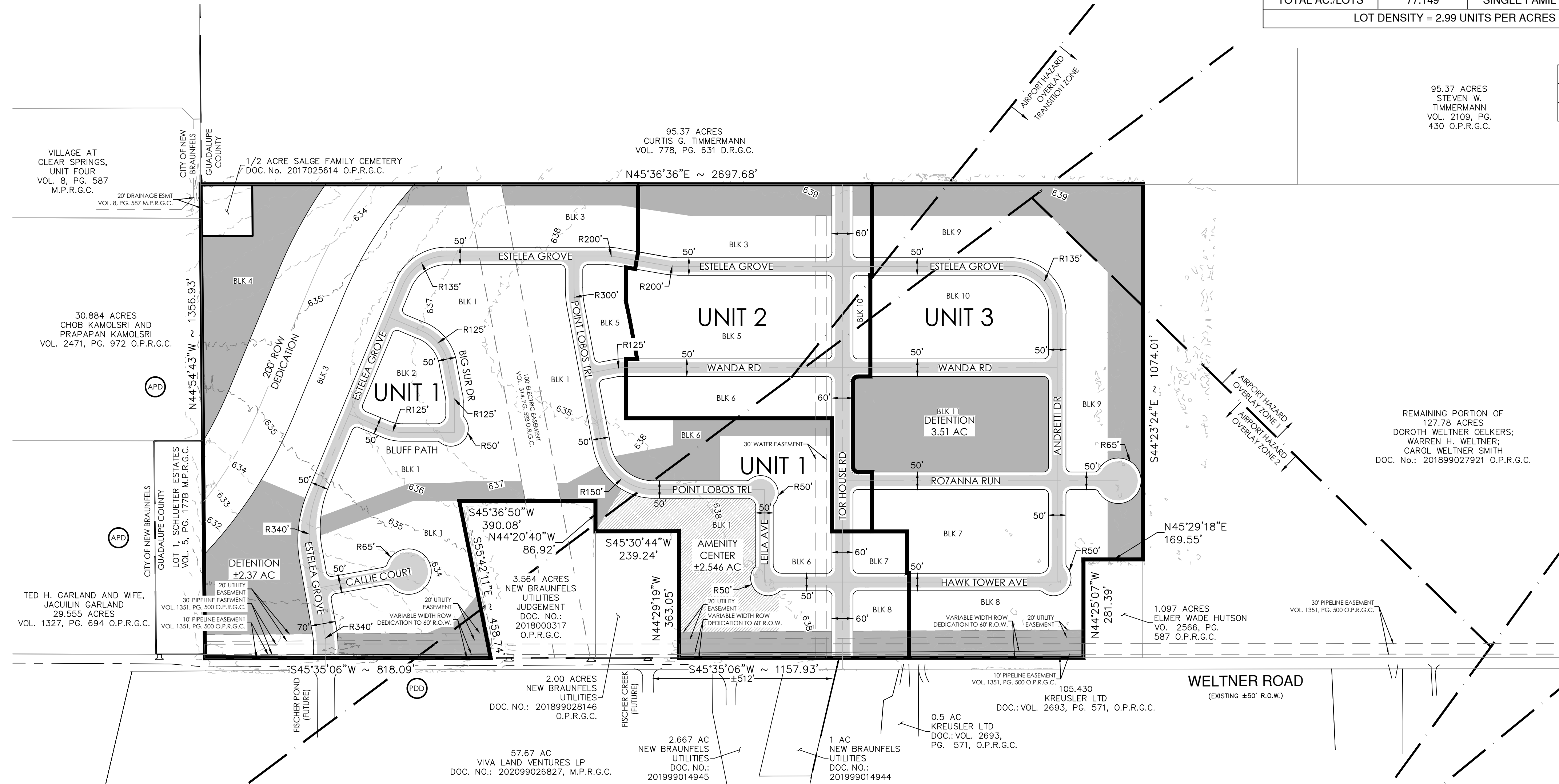
NOT-TO-SCALE



LEGAL DESCRIPTION:
77.149 ACRES
SCOTT FELDER HOMES,
DOC. NO.: 202199022873
O.P.R.G.C.

LOT SUMMARY					
SUBDIVISION	ACREAGE	LAND USE	# OF RESIDENTIAL LOTS	# OF TRANSITION ZONE LOTS	# OF ZONE 2 LOTS
UNIT 1	43.535	SINGLE FAMILY	109	0	17
UNIT 2	11.071	SINGLE FAMILY	49	1	5
UNIT 3	22.543	SINGLE FAMILY	73	4	67
TOTAL AC./LOTS	77.149	SINGLE FAMILY	231		
LOT DENSITY = 2.99 UNITS PER ACRES (RESIDENTIAL)					

OVERLAY ZONE	ACREAGE	#OF LOTS	DENSITY (LOTS/ACRE)
TRANSITION ZONE	1.853 AC	5 LOTS	LOT DENSITY = 2.7
ZONE 2	29.788 AC	89 LOTS	LOT DENSITY = 3.0



PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008880

WILLOWBROOK
NEW BRAUNFELS, TEXAS
MASTER PLAN

PLAT NO.	
JOB NO.	30018-00
DATE	OCTOBER 29, 2021
DESIGNER	JP
CHECKED	DRAWN CA
SHEET	EX. 1