C.L. CHERRY
VOL. 77, PG. 435-437, DRCCT
66.05 AC.
JAMES M. RULEY
VOL. 661, PGS. 668-669
DRCCT 5.709 ACRES
UNIT 4B
UNIT 2B
UNIT 3
UNIT 1
UNIT 5B
UNIT 5A
UNIT 2A
UNIT 6
UNIT 4A
AMARYLLIS
(50' R.O.W.)
CALLALILY
(50' R.O.W.)
CYLAMEN
(50' R.O.W.)
MARIGOLD WAY (COLLECTOR)
(60' R.O.W.)
MAPLE WAY
(50' R.O.W.)
CHRYSANTHEMUM
(50' R.O.W.)
DAISY WAY
(50' R.O.W.)
TIBBOUS
(50' R.O.W.)
TRESA
(50' R.O.W.)
AZALEA WAY
(50' R.O.W.)
PRIMROSE WAY
(50' R.O.W.)
POSEY PASS
(50' R.O.W.)
LAVENDER
(50' R.O.W.)
DESERT ROSE
IRIS RUN
(50' R.O.W.)
ASTER RUN
(50' R.O.W.)
DUSTY WAY
(50' R.O.W.)
FM 482
(80' R.O.W.)
INTERSTATE 35
(VARIABLE WIDTH R.O.W.)
KENNETH R. HART AND
WIFE, SUSAN M. HART
DOC. 9506481752
VOL. 70, PGS. 135-136
ORCCT 3.00 ACRES
HAROLD G. HOFFMANN AND
WIFE, KATHLEEN HOFFMANN
VOL. 76, PGS. 555-556
DRCCT 3.0 ACRES
MOST REV. ARTHUR J.
DROSSAERTS, ARCHBISHOP
WARRANTY DEED
VOL. 70, PGS. 135-136
DOC. 9506022623
DRCCT 2.19 ACRES
DEBRA ANNE BOHLS SMITH AND KAREN E. BOHLS OWENS,
VOL. 756, PG. 625-626,
DRCCT 114.41 AC.
W.M.L. SUBDIVISION
VOL. 13, PG. 227, MAPRCCT
11.530 AC.
LOT 1
LOT 2
LOT 3
LOT 4
CITY LIMITS LINE
SITE
LOCATION MAP
NOT TO SCALE
SCALE IN FEET
100 50 0 100
SCALE: 1" = 100'
OWNER/DEVELOPER
MAGNOLIA SPRINGS ASSOCIATES, L.L.C.
8501 RANCH ROAD 2222
BUILDING 1, SUITE 235
AUSTIN, TEXAS 78730
PHONE (512) 732-9950
NOTES
1. ALL INTERIOR RESIDENTIAL LOTS SHALL HAVE A MINIMUM ACREAGE OF 0.126 ACRES (5500 S.F.).
2. INTERIOR RESIDENTIAL LOTS SHALL HAVE A FRONT BUILDING SETBACK LINE OF 25'.
3. THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING NOT LESS THAN SIX FEET IN WIDTH. BUILDING ON CORNER LOTS SHALL HAVE 15-FOOT SIDE YARDS ADJACENT TO THE STREET WHICH IS THE SHORTER SIDE OF THE LOT, UNLESS BUILDING WITH REAR LOT LINES OF THE ADJACENT LOTS. BUILDINGS ON CORNER LOTS SHALL HAVE 25-FOOT SIDE YARDS ADJACENT TO THE STREET WHERE THE REAR LOT LINES OF THE CORNER LOTS COINCIDE WITH THE SIDE LOT LINES OF THE ADJACENT LOTS.
4. THE MAIN BUILDING SHALL NOT EXCEED 35 FEET AND SHALL NOT EXCEED 2 STORIES IN HEIGHT.
5. DRAINAGE AND UTILITY EASEMENTS SHALL BE DETERMINED AND DEDICATED AT THE SUBMITTAL OF THE PRELIMINARY SUBDIVISION PLAT. NOT ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS RIGHT OF WAY.
6. DRAINAGE EASEMENTS AND OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA)
7. THE CEMETARY WILL BE MAINTAINED BY ARCHDIOCESE OF SAN ANTONIO
8. THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
9. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES
(WATER, SEWER AND ELECTRIC)
AT&T
TIME WARNER CABLE
10. THIS PROPERTY DOES NOT LIE OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
11. THERE IS A TWENTY (20') FOOT WIDE UTILITY EASEMENT (TYP.) ALONGSIDE AND ADJACENT TO AND PARALLEL WITH ALL STREET RIGHTS-OF-WAY, EXCEPT WHERE NOTED AS 15' UTILITY EASEMENTS.
12. REFERENCED PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMAL COUNTY, TEXAS, COMMUNITY PANEL NUMBER 485463 0120 C, DATED SEPTEMBER 29, 1986.
13. SIDEWALK WIDTH OF 4' WILL BE INSTALLED BY THE DEVELOPER/PROPERTY OWNER ONE FOOT INSIDE THE STREET RIGHT-OF-WAY ADJACENT TO RESIDENTIAL LOTS AT THE TIME OF BUILDING PERMIT CONSTRUCTION.
14. 4' SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER/PROPERTY OWNER ONE FOOT INSIDE THE STREET RIGHT-OF-WAY ADJACENT TO COMMERCIAL LOTS AT THE TIME OF BUILDING CONSTRUCTION.
14. 4' SIDEWALKS WILL BE INSTALLED BY DEVELOPER ALONG NON-ACCESSIBLE PORTIONS OF RESIDENTIAL LOTS ADJACENT TO STREET RIGHT-OF-WAY AT THE TIME OF STREET CONSTRUCTION.
PROPOSED 6' SIDEWALK ALONG COMMERCIAL LOTS
PROPOSED 6' SIDEWALK ALONG COMMERCIAL LOTS
PROPOSED SIDEWALK
CUL-DE-SAC
TYPICAL LOT SIZE
SCALE: N.T.S.
LOT 6
LOT 7
LOT 8
LOT 9
LOT 5
STREET
50' min.
33.33' min.
110.00' MIN.
110.00' MIN.
TYPICAL STREET SECTION - 60' R.O.W.
SCALE: =N.T.S.
TYPICAL STREET SECTION - 50' R.O.W.
SCALE: =N.T.S.
TYPICAL 52' LOT SIZE
SCALE: N.T.S.
TYPICAL 62' LOT SIZE
SCALE: N.T.S.
PLANNING SUMMARY
TOTAL ACRES ..... 142.73 Ac.
COMMERCIAL ..... 3.11 Ac.
RESIDENTIAL ..... 136.62 Ac.
UNIT 1 ..... 112 LOTS (30.31 Ac.)
UNIT 2A ..... 28 LOTS (6.89 Ac.)
UNIT 2B ..... 32 LOTS (8.14 Ac.)
UNIT 3A ..... 66 LOTS (24.09 Ac.)
UNIT 4A ..... 47 LOTS (10.28 Ac.)
UNIT 4B ..... 65 LOTS (15.75 Ac.)
UNIT 5A ..... 76 LOTS (18.24 Ac.)
UNIT 5B ..... 42 LOTS (12.23 Ac.)
UNIT 6 ..... 74 LOTS (13.69 Ac.)
TOTAL NUMBER OF LOTS ..... 542 LOTS (139.62 Ac.)
DENSITY ..... 3.88 LOTS/Ac.
REVISED MASTER PLAN
MAGNOLIA SPRINGS SUBDIVISION
NEW BRAUNFELS, TEXAS
K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-706-9133 FAX: 210-298-5237
REVISIONS
DATE DESCRIPTION
12/17 REV. UNITS
9/11 REV. UNITS
DRAWN BY: N.E.M.
CHECKED BY: S.E.S.
DATE: NOVEMBER 20, 2003
JOB NO.: 110802
SHEET 1 OF 1
Date: Aug 14, 2007, 11:31am User ID: mreeves
File: K:\2011\110802\Utilities\Utilities.dwg