

LOCATION MAP
SCALE: 1"=2,000'

OWNER/DEVELOPER:
TODD BUREK
NB 46 HOLDINGS, LLC
SAN ANTONIO, TX 78261

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 W SH 46, STE 105
NEW BRAUNFELS, TX, 78132
(830) 358-7127

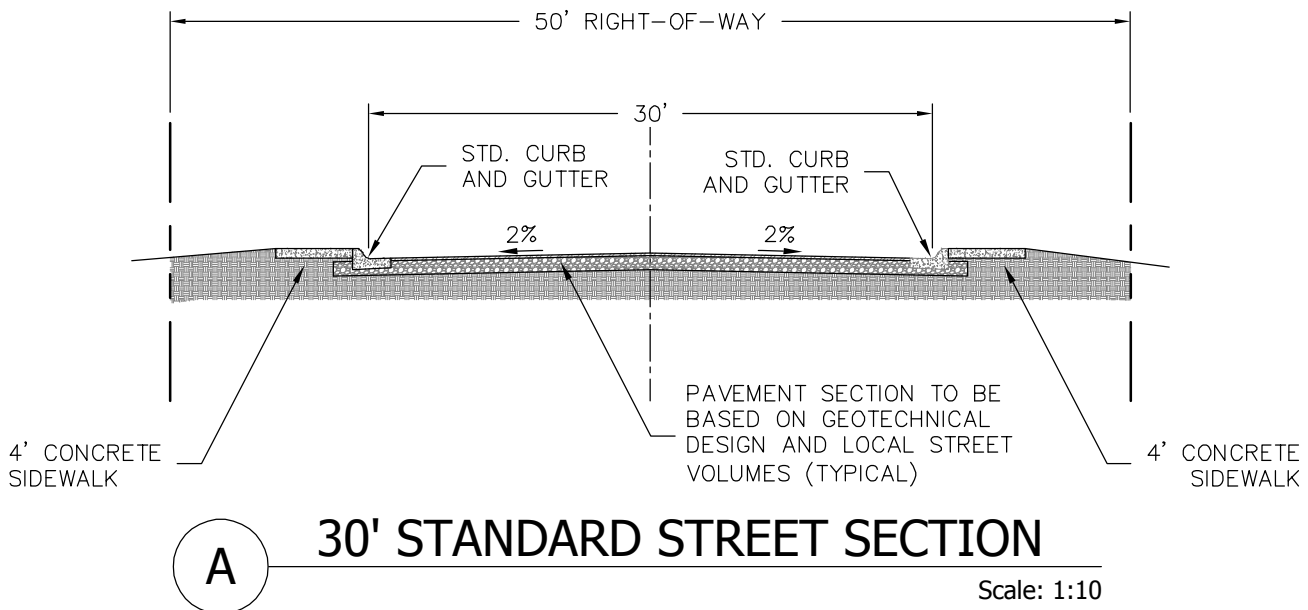
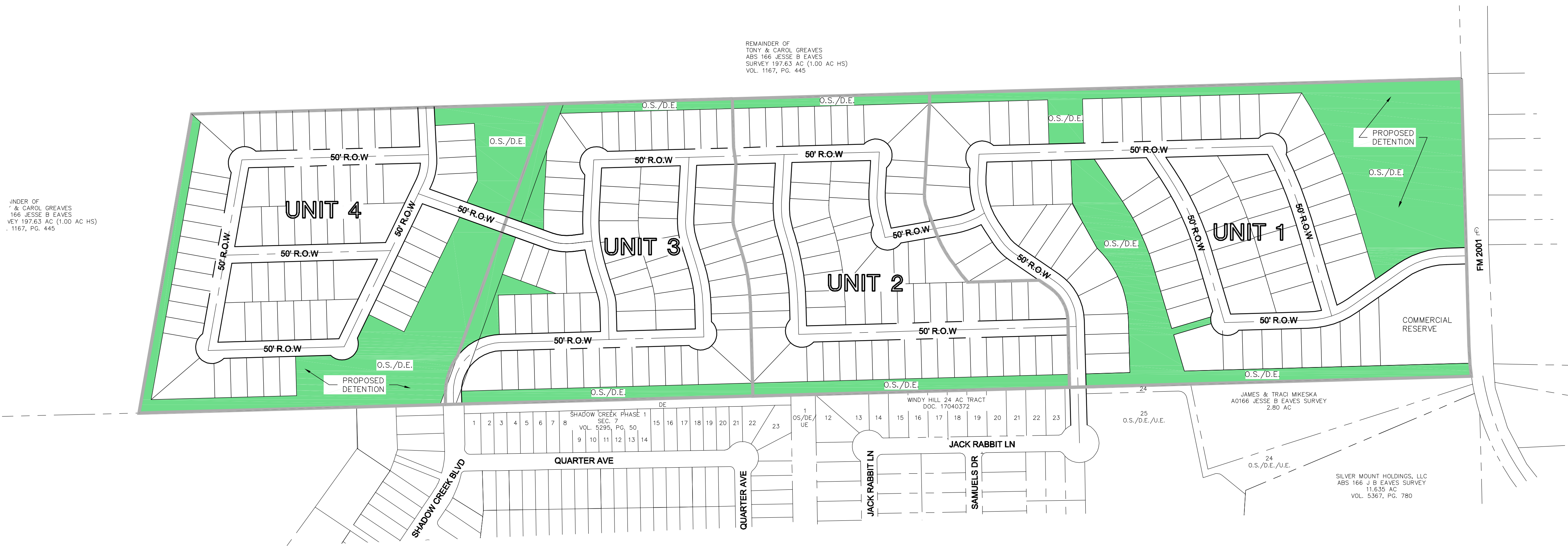
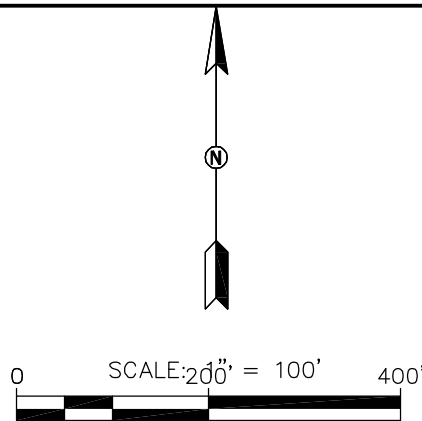
D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
5151 W SH 46
NEW BRAUNFELS, TX 78132
(210) 325-0858

LOT SUMMARY						
UNIT	50FT RESIDENTIAL	60FT RESIDENTIAL	OPEN SPACE	COMMERCIAL	TOTAL	
UNIT 1	0 LOTS	71 LOTS	2 LOTS	1 LOTS	74	
UNIT 2	70 LOTS	0 LOTS	2 LOTS	0 LOTS	72	
UNIT 3	65 LOTS	0 LOTS	6 LOTS	0 LOTS	71	
UNIT 4	71 LOTS	0 LOTS	2 LOTS	0 LOTS	73	
TOTALS	206	71	10	1	288	

ACREAGE SUMMARY	
RESIDENTIAL LOTS AND STREETS:	64.46 ACRES
OPEN SPACE (OS)/DRAINAGE	18.63 ACRES
TOTAL ACREAGE:	83.09 ACRES
RESIDENTIAL LOT DENSITY (277/83.09):	3.33 LOTS/ACRE

LEGEND

UNIT BOUNDARY
RIGHT-OF-WAY
OPEN SPACE/O.S.



NOTES:

- THE PROPOSED USE OF THE SUBDIVISION IS FOR RESIDENTIAL.
- THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED.
- SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
- ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
- THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBERS 48209C0290F, 48453C0695H, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE 9/2/2005 AND 9/26/2008, RESPECTIVELY.
- THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY CRYSTAL CLEAR WSS (WATER), WINDY HILL UTILITY (SEWER), AND PEC (ELECTRIC).
- ALL OPEN SPACE AREAS CAN BE USED FOR DRAINAGE CONVEYANCE. ALL AREAS USED FOR DRAINAGE CONVEYANCE WITHIN OPEN SPACE AREAS WILL BE DESIGNATED BY EASEMENT DURING THE PLATTING PROCESS.
- ALL STANDARD CURB AND GUTTER STREET SECTIONS WILL PROVIDE STORM WATER CAPACITY PER HAYS COUNTY DRAINAGE REQUIREMENTS.
- THE ENTIRE SUBDIVISION FALLS WITHIN HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ALL OPEN SPACE, DETENTION LOTS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA.
- THE PROPERTY IS OUTSIDE OF THE CITY LIMITS OF KYLE.

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Know what's below.
Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON January 23, 2018. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

DATE

NO

MOELLER & ASSOCIATES
Engineering Solutions
2021 W SH46, STE 105, NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 www.ma-tx.com
TBPE FIRM F-13351

MASTER PLAN

WINDY HILL NORTH
SUBDIVISION

NB 46 HOLDINGS LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

SHEET

MP-1
OF 1