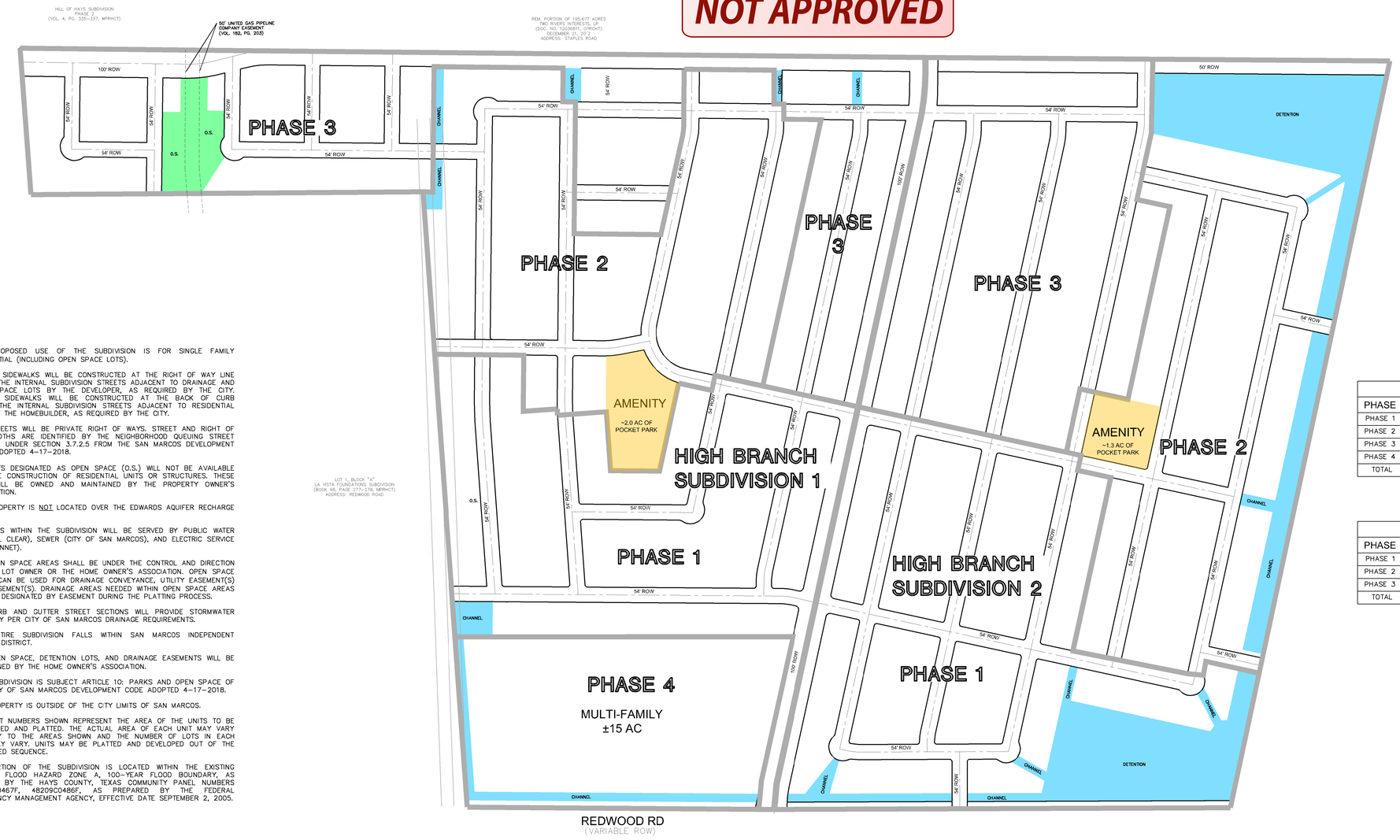
HIGH BRANCH SUBDIVISION 1 AND HIGHBRANCH SUBDIVISION 2 CONCEPT PLAT

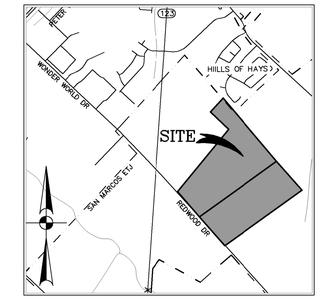
NOT APPROVED

OWNER/DEVELOPER:
TWO RIVERS INTERESTES, LP
attn: LEE BAKER III
301 MAIN PLAZA, #385
NEW BRAUNFELS, TX 78130
(830) 964-6400

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46W. STE 105.
NEW BRAUNFELS, TX. 78130
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
132 CADDELL LANE
NEW BRAUNFELS, TEXAS 78130
(210) 325-0858





LOCATION MAP
SCALE: 1"=2,000'

0 200' 400'
SCALE: 1" = 200'

LEGEND

	BOUNDARY
*O.S.	OPEN SPACE
	OPEN SPACE/GREENBELT
	DRAINAGE
	AMENITY (POCKET PARK)

NOTES:

1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL (INCLUDING OPEN SPACE LOTS).
2. 5-FOOT SIDEWALKS WILL BE CONSTRUCTED AT THE RIGHT OF WAY LINE ALONG THE INTERNAL SUBDIVISION STREETS ADJACENT TO DRAINAGE AND OPEN SPACE LOTS BY THE DEVELOPER, AS REQUIRED BY THE CITY. 5-FOOT SIDEWALKS WILL BE CONSTRUCTED AT THE BACK OF CURB ALONG THE INTERNAL SUBDIVISION STREETS ADJACENT TO RESIDENTIAL LOTS BY THE HOMEBUILDER, AS REQUIRED BY THE CITY.
3. ALL STREETS WILL BE PRIVATE RIGHT OF WAYS. STREET AND RIGHT OF WAY WIDTHS ARE IDENTIFIED BY THE NEIGHBORHOOD QUEUING STREET SECTION, UNDER SECTION 3.7.2.5 FROM THE SAN MARCOS DEVELOPMENT CODE, ADOPTED 4-17-2018.
4. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR THE CONSTRUCTION OF RESIDENTIAL UNITS OR STRUCTURES. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
5. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER (CRYSTAL CLEAR), SEWER (CITY OF SAN MARCOS), AND ELECTRIC SERVICE (BLUEBONNET).
7. ALL OPEN SPACE AREAS SHALL BE UNDER THE CONTROL AND DIRECTION OF THE LOT OWNER OR THE HOME OWNER'S ASSOCIATION. OPEN SPACE AREAS CAN BE USED FOR DRAINAGE CONVEYANCE, UTILITY EASEMENT(S) AND EASEMENT(S). DRAINAGE AREAS NEEDED WITHIN OPEN SPACE AREAS WILL BE DESIGNATED BY EASEMENT DURING THE PLATTING PROCESS.
8. ALL CURB AND GUTTER STREET SECTIONS WILL PROVIDE STORMWATER CAPACITY PER CITY OF SAN MARCOS DRAINAGE REQUIREMENTS.
9. THE ENTIRE SUBDIVISION FALLS WITHIN SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
10. ALL OPEN SPACE, DETENTION LOTS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. THIS SUBDIVISION IS SUBJECT ARTICLE 10: PARKS AND OPEN SPACE OF THE CITY OF SAN MARCOS DEVELOPMENT CODE ADOPTED 4-17-2018.
12. THE PROPERTY IS OUTSIDE OF THE CITY LIMITS OF SAN MARCOS.
13. THE UNIT NUMBERS SHOWN REPRESENT THE AREA OF THE UNITS TO BE DEVELOPED AND PLATTED. THE ACTUAL AREA OF EACH UNIT MAY VARY SLIGHTLY TO THE AREAS SHOWN AND THE NUMBER OF LOTS IN EACH UNIT MAY VARY. UNITS MAY BE PLATTED AND DEVELOPED OUT OF THE NUMBERED SEQUENCE.
14. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE HAYS COUNTY, TEXAS COMMUNITY PANEL NUMBERS 48209C0467F, 48209C0486F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2005.

HIGH BRANCH SUBDIVISION 1 - LOT SUMMARY

PHASE	RESIDENTIAL		OTHER		AREA	TOTAL
PHASE 1	133	LOTS	1	LOTS	27.4	134
PHASE 2	129	LOTS	3	LOTS	29.2	132
PHASE 3	139	LOTS	1	LOTS	33.9	140
PHASE 4					15.5	
TOTAL	401		5		106.0	406

HIGH BRANCH SUBDIVISION 2 - LOT SUMMARY

PHASE	RESIDENTIAL		OTHER		AREA	TOTAL
PHASE 1	138	LOTS	2	LOTS	36.7	140
PHASE 2	134	LOTS	3	LOTS	35.7	137
PHASE 3	137	LOTS	0	LOTS	26.9	137
TOTAL	409		5		99.3	414

HIGH BRANCH SUBDIVISION 1 TOTAL ACREAGE SUMMARY

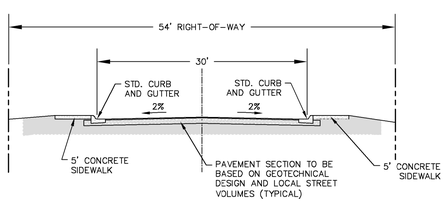
RESIDENTIAL AREA AND STREETS:	101.9 ACRES
AMENITY LOT	1.98 ACRES
OPEN SPACE/DRAINAGE:	2.12 ACRES
TOTAL ACREAGE:	106.0 ACRES
DWELLING UNIT DENSITY (401/106):	3.78 D.U./ACRE
LENGTH OF STREETS:	3.6 MILES

*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

HIGH BRANCH SUBDIVISION 2 TOTAL ACREAGE SUMMARY

RESIDENTIAL AREA AND STREETS:	83.23 ACRES
AMENITY LOT	1.27 ACRES
OPEN SPACE/DRAINAGE:	14.8 ACRES
TOTAL ACREAGE:	99.3 ACRES
DWELLING UNIT DENSITY (409/99.3):	4.11 D.U./ACRE
LENGTH OF STREETS:	2.9 MILES

*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



A 30' STANDARD STREET SECTION
Scale: 1:10

811 Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, PE. 107410 ON July 19, 2019. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

NO	DATE	ISSUES AND REVISIONS

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

MASTER PLAN

HIGHBRANCH SUBDIVISION 1 UNIT 1
BCDM, LLC
301 MAIN PLAZA #835
SAN MARCOS, TEXAS
NEW BRAUNFELS, TEXAS 78130

SHEET
MP-1
OF 40