

OWNER:
HOLLING FARM PARTNERSHIP
190 S. SEGUIN AVE., STE 100
NEW BRAUNFELS, TX 78130

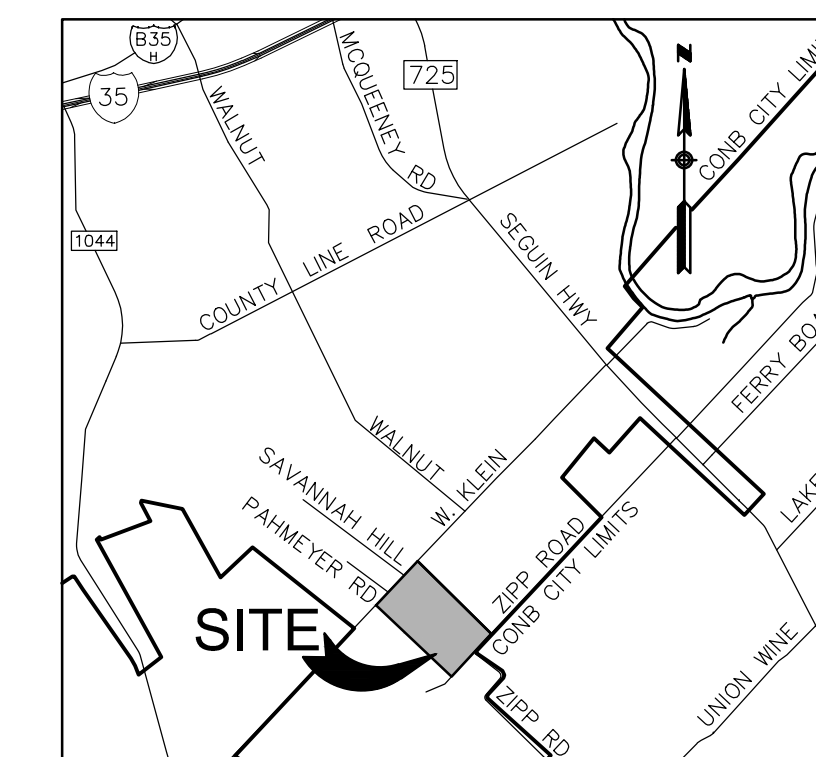
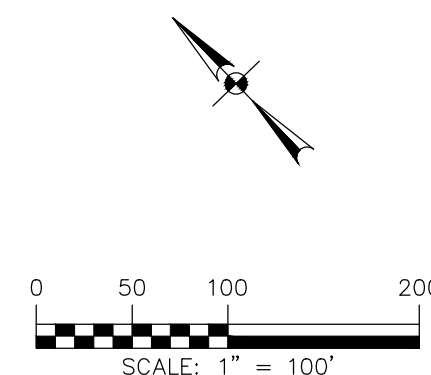
OWNER:
MR. LEROY AND LENA PENSCHORN
763 WEST KLEIN RD
NEW BRAUNFELS, TX 78130

DEVELOPER:
THE MILESTONE COMPANIES,
AUTHORIZED AGENT: CHESLEY I. SWANN III, VICE-PRESIDENT
PO BOX 6862,
SAN ANTONIO, TEXAS 78209
PH: (210) 771-9072

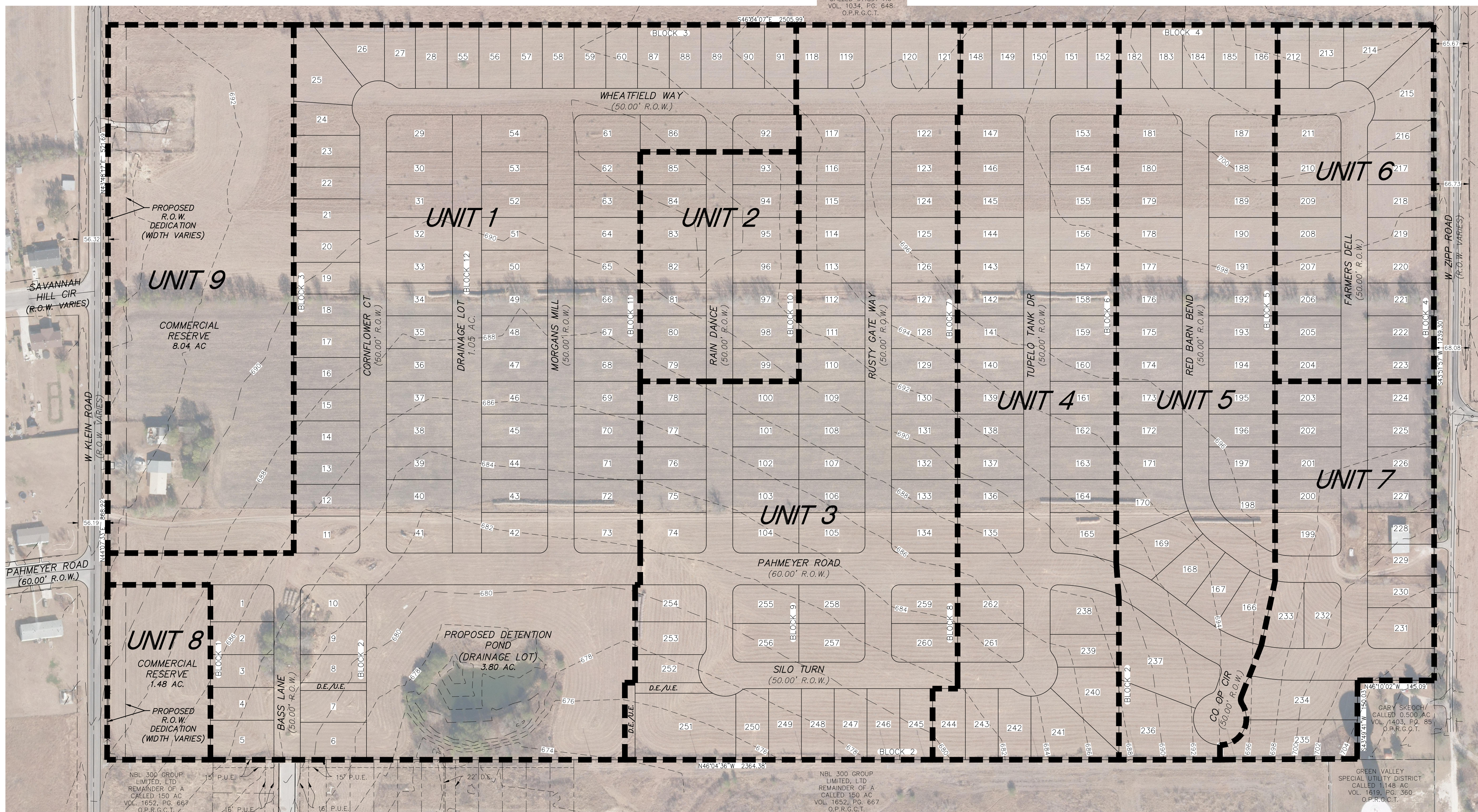
ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
410 N. SEGUIN AVE.
NEW BRAUNFELS, TX 78130
PH: (830) 625-8555

MASTER PLAN FOR THE SILOS

TRACT	OWNER	ACREAGE	EX. ZONING	PROP. ZONING
1	THE MILESTONE COMPANIES	69.96	APD	R-1A-6.6
		9.52	APD	C-1A



LOCATION MAP
N.T.S.

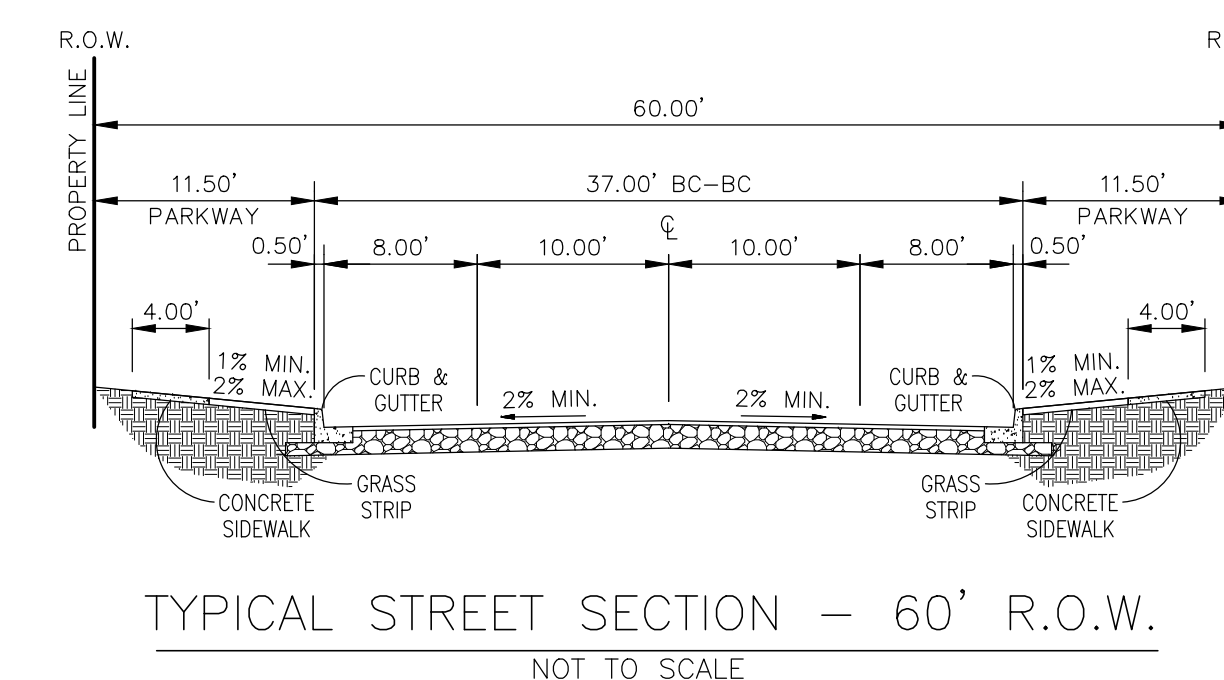
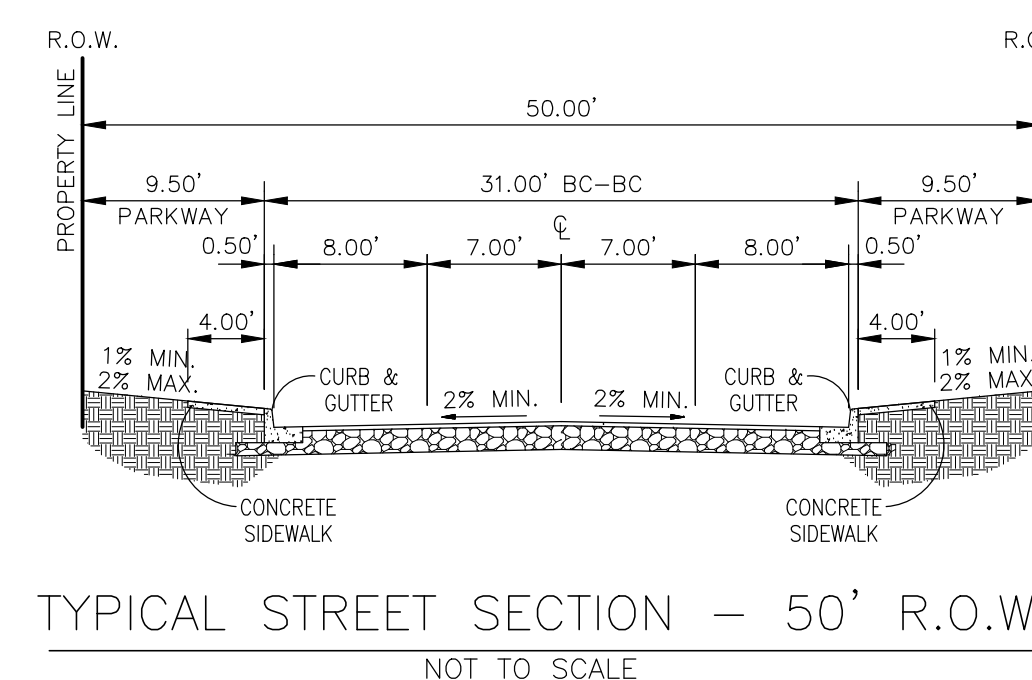
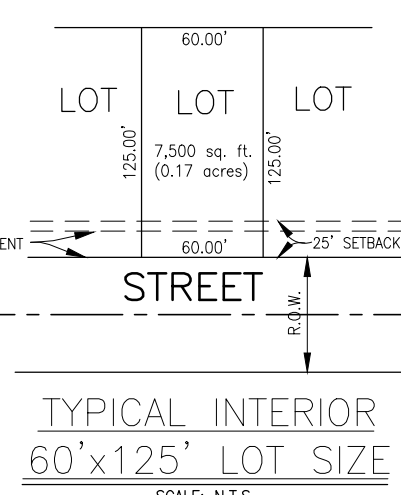
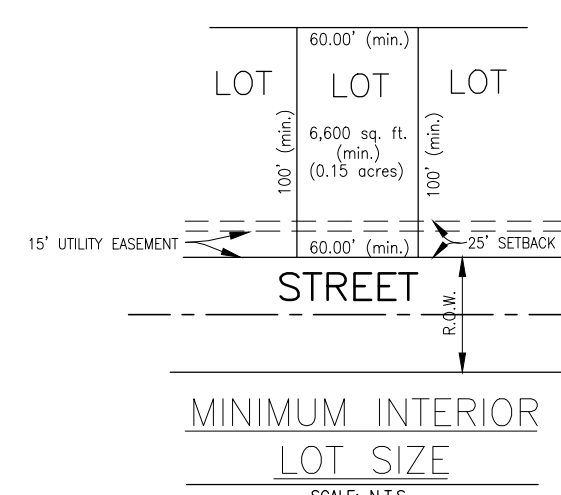


GENERAL NOTES:

- THIS MASTER PLAN IS CONSISTENT WITH ALL ZONING REQUIREMENTS FOR THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.
- A 15' U.E. WILL BE GRANTED ADJACENT TO ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE DIRECTED BY NEW BRAUNFELS UTILITIES.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FEMA FLOOD PLAIN AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007.
- DRAINAGE EASEMENTS MAY BE CREATED DURING ENGINEERING DESIGN PHASE OF PROJECT.
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:

GUADALUPE-BLANCO RIVER AUTHORITY (GBRA)	- SEWER SERVICE.
GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)	- WATER SERVICE.
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC (GVEC)	- ELECTRIC SERVICE.
CENTERPOINT ENERGY	- GAS SERVICE.
AT&T	- TELEPHONE SERVICE.
TIME WARNER CABLE	- CABLE TV SERVICE.
- THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 4" SIDEWALK ALONGSIDE AND ADJACENT TO THE CURB ON RESIDENTIAL UNITS; 6" SIDEWALK PER CITY STANDARDS ON COMMERCIAL UNITS. SIDEWALKS LOCATED ALONG COMMON LOTS SHALL BE INSTALLED BY SITE DEVELOPMENT CONTRACTOR. ALL SIDEWALKS LOCATED ALONG RESIDENTIAL LOTS SHALL BE INSTALLED BY THE HOME BUILDER. THE AFOREMENTIONED ITEMS SHALL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
- EXISTING ZONING FOR THIS SUBDIVISION IS APD. PROPOSED ZONING FOR UNITS 1-7 IS R-1A-6.6 (RESIDENTIAL), UNITS 8-9 IS C-1A (NEIGHBORHOOD BUSINESS DISTRICT).
- DRAINAGE EASEMENTS SHALL BE FREE OF ALL OBSTRUCTIONS.
- THE LOTS BACKING W. ZIPP ROAD WILL HAVE NO ACCESS FROM W. ZIPP ROAD.

LOT SUMMARY	
TOTAL SITE ACREAGE	79.48 AC.
COMMERCIAL	9.52 AC.
DRAINAGE	5.00 AC.
RESIDENTIAL ACREAGE	49.96 AC.
PUBLIC RIGHT-OF-WAY	15.00 AC.
# OF LOTS	
UNIT 1	80 (RESIDENTIAL)
UNIT 2	14 (RESIDENTIAL)
UNIT 3	56 (RESIDENTIAL)
UNIT 4	40 (RESIDENTIAL)
UNIT 5	35 (RESIDENTIAL)
UNIT 6	20 (RESIDENTIAL)
UNIT 7	17 (RESIDENTIAL)
UNIT 8	(COMMERCIAL)
UNIT 9	(COMMERCIAL)
TOTAL LOTS	262 (RESIDENTIAL)
DENSITY (RESIDENTIAL LOTS/AC)	5.24



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