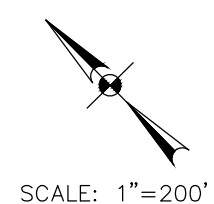


AMENDING MASTER PLAN FOR CLOUD COUNTRY

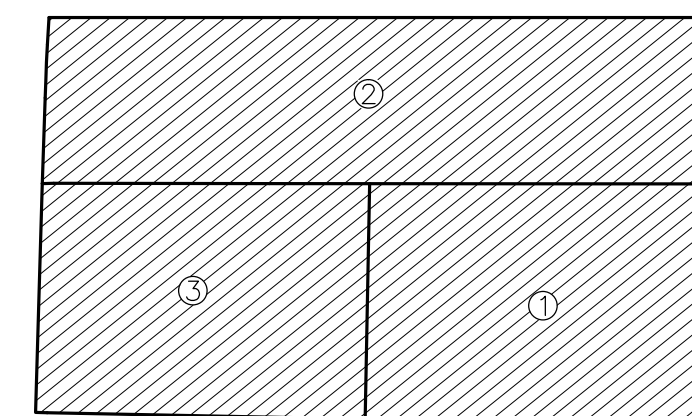
OWNER:
 CONRADS ROAD LTD.
 C/O W.M. NORRIS, MANAGER
 373 SOUTH SEGUIN AVENUE
 NEW BRAUNFELS, TEXAS 78130

ENGINEER/SURVEYOR:
 HMT ENGINEERING AND SURVEYING
 410 N. SEGUIN AVE.
 NEW BRAUNFELS, TX 78130
 PH: (830) 625-8555
 FAX: (830) 625-8556



TRACT	OWNER	ACREAGE	CURRENT ZONING
1	CONRADS ROAD LTD.	53.479	R-1A6.6
2	CONRADS ROAD LTD.	70.688	R-1A6.6
3	CONRADS ROAD LTD.	47.503	R-1A6.6

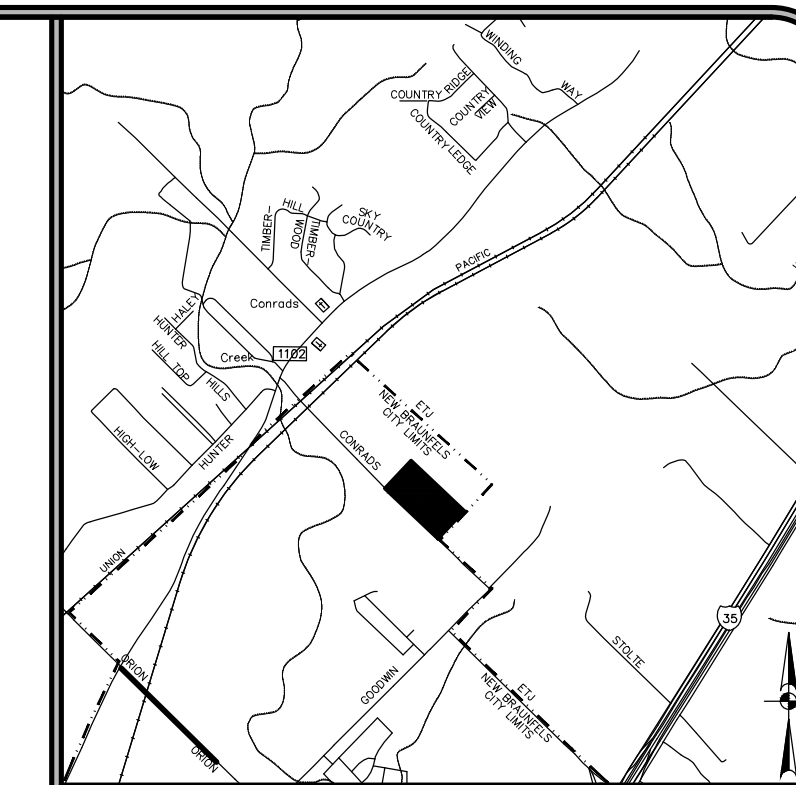
▨ = PROPOSED R-1A6.6 = 171.67 AC.



ZONING DETAIL

LEGEND

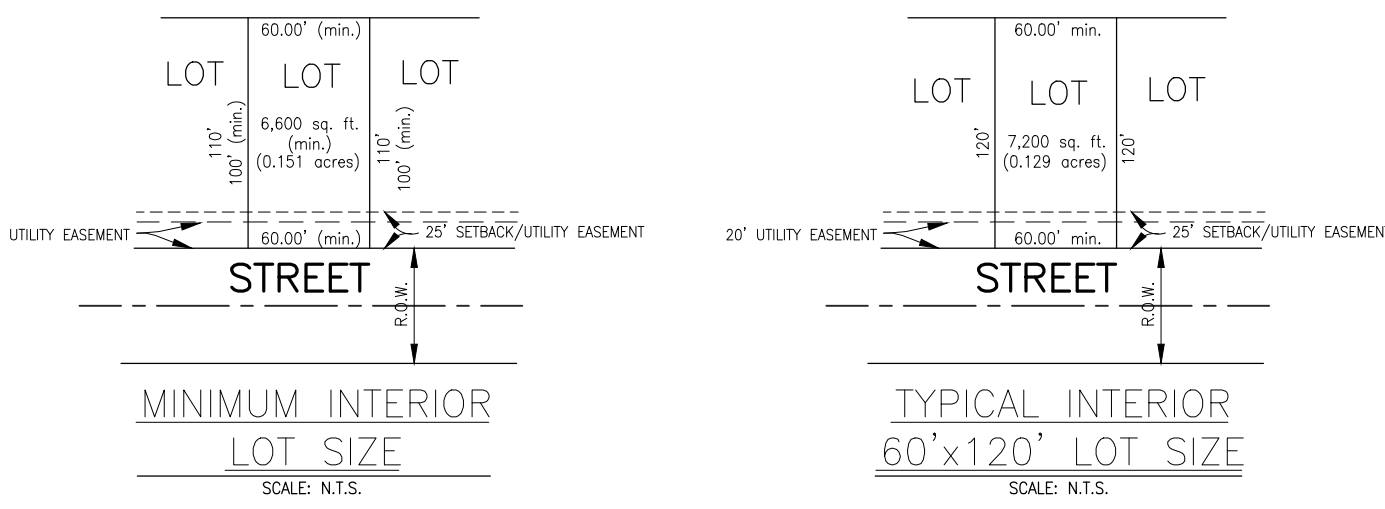
- - - - - = EXISTING 2' CONTOUR
- (APD) = EXISTING ZONING OF ADJACENT PROPERTIES
- ▨ = 50' R.O.W. SUB-COLLECTOR SECTION
- ▨ = 60' R.O.W. COLLECTOR SECTION
- ▨ = AREA RESERVED FOR DETENTION



LOCATION MAP
N.T.S.

GENERAL NOTES:

- THIS DEVELOPMENT PROJECT CONFORMS TO THE CITY OF NEW BRAUNFELS COMPREHENSIVE DEVELOPMENT PLAN BASED ON THE MAPS LOCATED AT THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS. THE CURRENT ZONING MAP SHOW THIS AREA AS R-1A6.6. THIS PROJECT IS PROPOSED TO BE 4.0 LOTS PER ACRE WHICH IS CONSIDERED TO BE LOW DENSITY.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 171.670 ACRES OF WHICH 136.11 ACRES BEING SINGLE FAMILY RESIDENTIAL. THE REMAINING ACREAGE WILL BE ROAD DEDICATION, DRAINAGE, OPEN SPACE, AND HOA PARK LAND.
- A 20' U.E. WILL BE DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAN AS DESIGNATED ON FLOOD MAP COMMUNITY PANEL 48091C0290F, DATED SEPTEMBER 2, 2009.
- A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THIS DEVELOPMENT.
- DRAINAGE EASEMENTS WILL BE CREATED DURING ENGINEERING DESIGN PHASE OF PROJECT.
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
 NEW BRAUNFELS UTILITIES - SHALL PROVIDE WATER, SEWER AND ELECTRIC SERVICES.
 AT&T - SHALL PROVIDE TELEPHONE SERVICE.
 TIME WARNER CABLE TV - SHALL PROVIDE CABLE TV SERVICE.
- RESIDENTIAL DEVELOPMENT STANDARDS (R-1A6.6)
 - MINIMUM LOT AREA = 6,600 S.F.
 - MINIMUM LOT WIDTH AND DEPTH = 60'(WIDTH) x 100'(DEPTH) - REGULAR LOTS
 - MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS:
 FRONT = 25 FT, REAR = 20 FT, SIDE = 6 FT
 FOR CORNER LOTS, THE SIDE SETBACK IS EITHER 15 FT OR 25' DEPENDING ON THE ORIENTATION OF ADJACENT LOTS.
 - *IF THE REAR LOT LINE OF THE CORNER LOT SHARES A SIDE LOT LINE WITH THE ADJACENT LOT, THE SIDE SETBACK SHALL BE CONSISTENT WITH THE ADJACENT LOT'S FRONT SETBACK. THEREFORE, 25 FT. IF THE REAR LOT LINE OF THE CORNER LOT SHARES A REAR LOT LINE WITH THE ADJACENT LOT, THEN THE SIDE SETBACK IS 15'. (SEE TYPICAL LOT LAYOUT, THIS SHEET).
- THE INDIVIDUAL HOMEOWNER/OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 4' CONCRETE SIDEWALK ALONGSIDE AND ADJACENT TO THE CURB TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION. THE DEVELOPER OF THIS PROJECT SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 4' CONCRETE SIDEWALK ALONGSIDE AND ADJACENT TO THE CURB AT COMMON AREAS, DRAINAGE EASEMENTS, AND ALL OTHER AREAS WHERE SIDEWALK IS REQUIRED TO BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION.
- ITEMS WHICH MAY REQUIRE A REDUCTION OF LOTS:
 - FINAL SIZING OF DRAINAGE AND UTILITY EASEMENTS.
 - DRAINAGE STUDY REGARDING FINAL DETENTION POND SIZING.
 - FINAL GROUND TOPOGRAPHY VERSUS AERIAL TOPOGRAPHY.
 - ADDITIONAL UTILITY EASEMENTS OR MODIFICATION OF DRAINAGE/UTILITY EASEMENTS.
- DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- LOTS 100, 101, 103, 104, 110 BLOCK 1, LOTS 102, 106, BLOCK 17, LOT 105, BLOCK 16, LOT 107, BLOCK 11, LOT 108, BLOCK 8, LOT 109, BLOCK 15 SHALL BE MAINTAINED BY THE CLOUD COUNTRY SUBDIVISION HOMEOWNERS ASSOCIATION. PLANTED TREES WITHIN THESE LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SHOULD LOTS 100-103, BLOCK 1, LOT 104, BLOCK 16, LOT 105, BLOCK 17, LOT 108, BLOCK 8 OR LOT 110, BLOCK 1 BECOME A UTILITY EASEMENT DUE TO FUTURE PLATING, PROPERTY OWNER/DEVELOPER UNDERSTANDS NEW BRAUNFELS UTILITIES HAS THE RIGHT TO REMOVE TREES OR LANDSCAPING PLANTED WITHIN THE UTILITY EASEMENTS AT THE EXPENSE OF THE OWNER/DEVELOPER AND MITIGATION IS NOT REQUIRED TO BE MADE TO SAID PROPERTY OWNER/DEVELOPER.



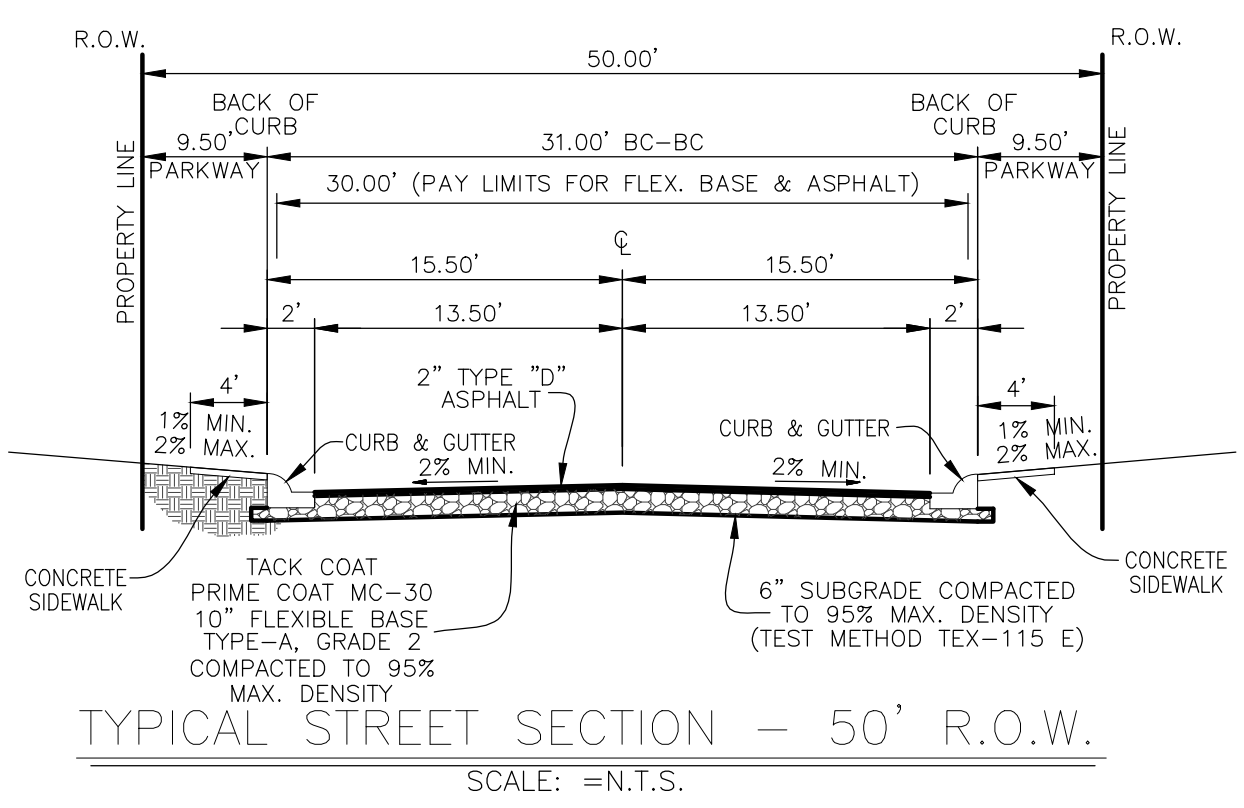
OPEN SPACE AND PARK ACREAGE

LOT 100	0.10 AC.
LOT 101	1.71 AC.
LOT 102	0.40 AC.
LOT 103	3.93 AC.
LOT 104	0.07 AC.
LOT 105	0.09 AC.
LOT 106	4.16 AC.
LOT 107	2.37 AC.
LOT 108	4.90 AC.
LOT 109	16.29 AC.
LOT 110	0.10 AC.
TOTAL	34.12 AC.

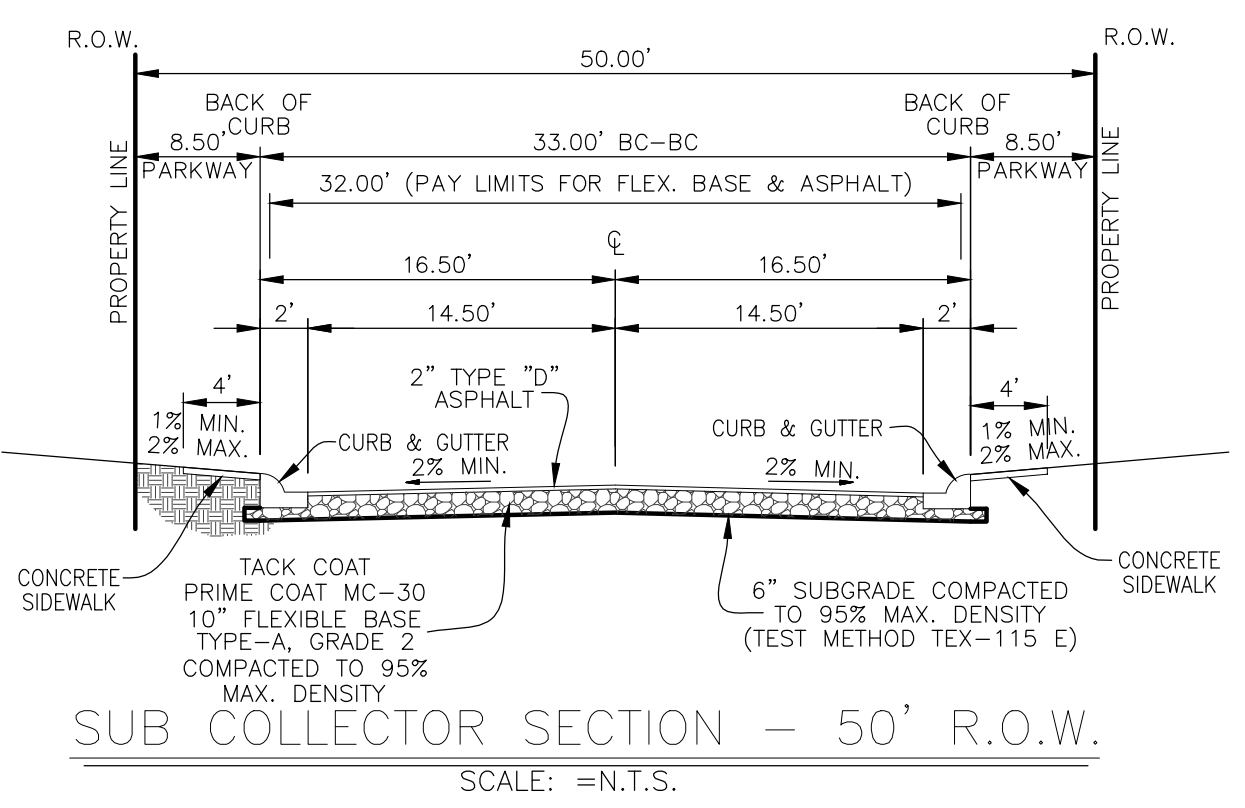
LOT SUMMARY

ITEM	ACREAGE	# OF LOTS
TOTAL SITE ACREAGE	171.670 AC.	
ROAD DEDICATION	145 AC.	
DRAINAGE/OPEN SPACE	29.96 AC.	
HOA PARK - LOT 106	4.16 AC.	
RESIDENTIAL ACREAGE**	136.11 AC.	
OPEN SPACE		11
UNIT 1 (2443 AC)		
60'x115' LOTS		0
60'x120' LOTS		80
UNIT 2 (2102 AC)		
60'x115' LOTS		0
60'x120' LOTS		68
UNIT 3 (1615 AC)		
60'x115' LOTS		0
60'x120' LOTS		64
UNIT 4 (2977 AC)		
60'x115' LOTS		3
60'x120' LOTS		108
UNIT 5 (2538 AC)		
60'x115' LOTS		3
60'x120' LOTS		75
UNIT 6 (1334 AC)		
60'x115' LOTS		3
60'x120' LOTS		53
UNIT 7 (2792 AC)		
60'x115' LOTS		0
60'x120' LOTS		50
UNIT 8 (3366 AC)		
60'x115' LOTS		0
60'x120' LOTS		39
TOTAL LOTS		546
DENSITY (LOTS/AC)		4.0

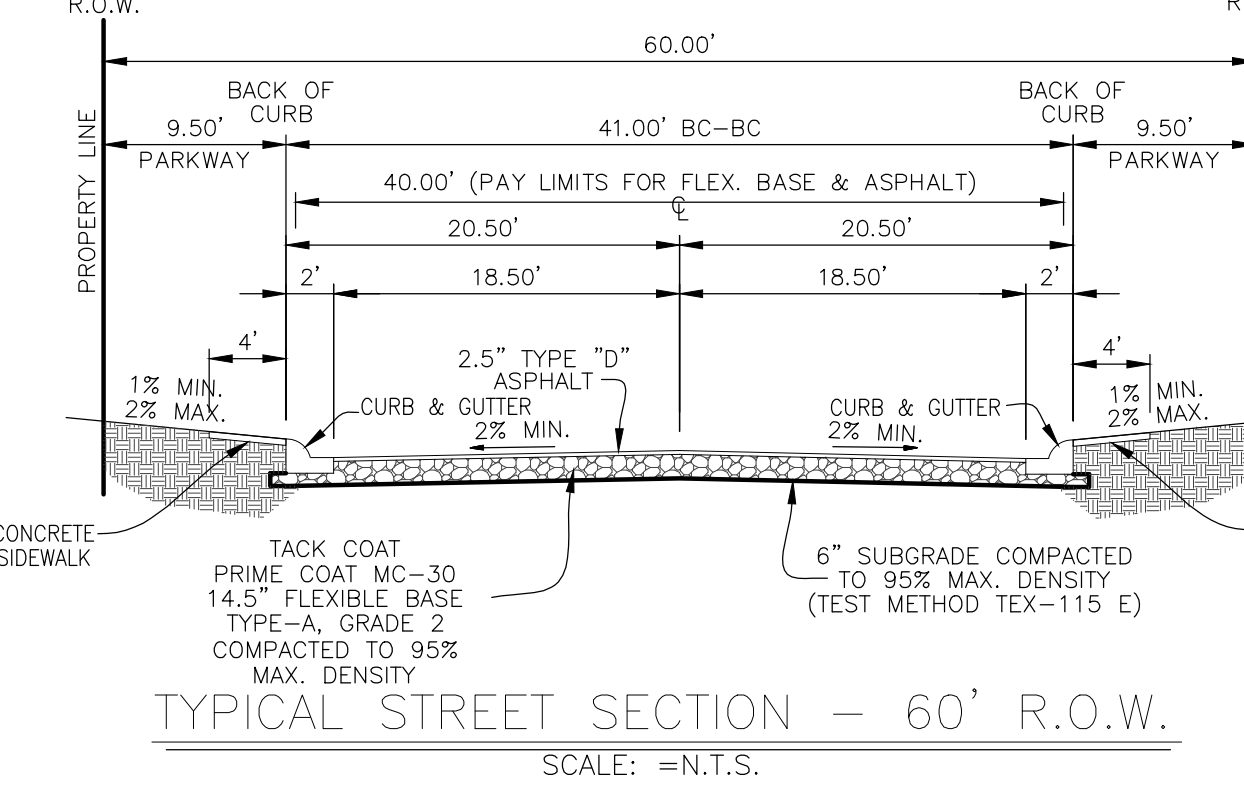
** INCLUDES ACREAGE FROM LOTS AND ROAD.



TYPICAL STREET SECTION - 50' R.O.W.
SCALE: =N.T.S.



SUB COLLECTOR SECTION - 50' R.O.W.
SCALE: =N.T.S.



TYPICAL STREET SECTION - 60' R.O.W.
SCALE: =N.T.S.



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