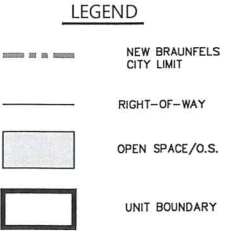
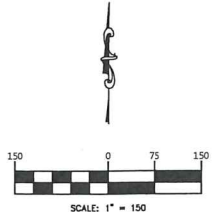
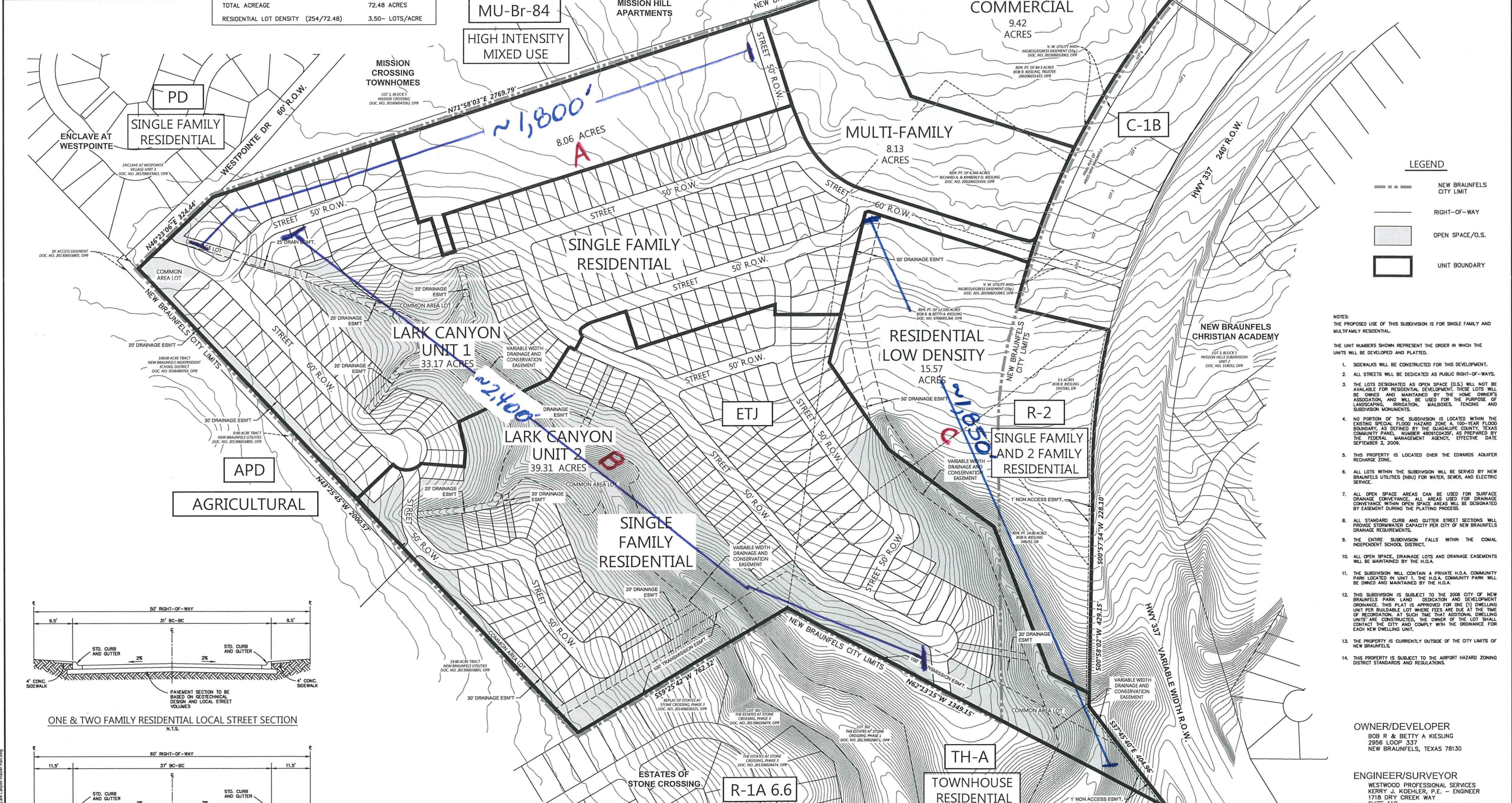


LOT SUMMARY					
LAND USE	ZONING	ACREAGE	DWELLING UNIT	DU./ACRE	PHASING SEQUENCE
LOW DENSITY RESIDENTIAL	R-2/ETJ	15.57	1	0.06	COMPLETE
LARK CANYON UNIT 1	ETJ	33.17	146	4.40	1
LARK CANYON UNIT 2	ETJ	39.31	108	2.75	2
TOWNHOMES	ETJ	8.06	50	6.20	3
MULTI-FAMILY	ETJ	9.42	50	5.31	4
COMMERCIAL	ETJ	8.13	-	-	5
TOTAL:		113.65	355		

LARK CANYON UNIT 1 & 2 ACREAGE SUMMARY	
RESIDENTIAL LOTS AND STREETS	47.73 ACRES
COMMON AREA LOT WITH DRAIN EASEMENT	24.51 ACRES
DRAINAGE LOT	0.24 ACRES
TOTAL ACREAGE	72.48 ACRES
RESIDENTIAL LOT DENSITY (254/72.48)	3.50- LOTS/ACRE



- NOTES:
- THE PROPOSED USE OF THIS SUBDIVISION IS FOR SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
- THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED.
1. SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
  2. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAYS.
  3. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION, AND WILL BE USED FOR THE PURPOSE OF LANDSCAPING, IRRIGATION, MAILBOXES, FENCING AND SUBDIVISION MONUMENTS.
  4. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE QUADRAULE COUNTY, TEXAS COMMUNITY PANEL, NUMBER 480910430F, AS PREPARED BY THE FEDERAL MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.
  5. THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
  6. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY NEW BRAUNFELS UTILITIES (NBU) FOR WATER, SEWER, AND ELECTRIC SERVICE.
  7. ALL OPEN SPACE AREAS CAN BE USED FOR SURFACE DRAINAGE CONVEYANCE. ALL AREAS USED FOR DRAINAGE CONVEYANCE WITHIN OPEN SPACE AREAS WILL BE DESIGNATED BY EASEMENT DURING THE PLATTING PROCESS.
  8. ALL STANDARD CURB AND OUTER STREET SECTIONS WILL PROVIDE STORMWATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
  9. THE ENTIRE SUBDIVISION FALLS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
  10. ALL OPEN SPACE, DRAINAGE LOTS AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE H.O.A.
  11. THE SUBDIVISION WILL CONTAIN A PRIVATE H.O.A. COMMUNITY PARK LOCATED IN UNIT 1. THE H.O.A. COMMUNITY PARK WILL BE OWNED AND MAINTAINED BY THE H.O.A.
  12. THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
  13. THE PROPERTY IS CURRENTLY OUTSIDE OF THE CITY LIMITS OF NEW BRAUNFELS.
  14. THIS PROPERTY IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.

OWNER/DEVELOPER  
BOB R & BETTY A KIESLING  
2956 LOOP 337  
NEW BRAUNFELS, TEXAS 78130

ENGINEER/SURVEYOR  
WESTWOOD PROFESSIONAL SERVICES  
KERRY J. KOEHLER, P.E. - ENGINEER  
1718 DRY CREEK WAY

NO.	DATE	BY	REVISIONS

**Westwood**  
**COURSEN-KOEHLER**  
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Tel: 210.855.8300 • Fax: 210.855.5530  
TBPE Firm No. F-17750 • TBPLS Firm No. 10194064  
www.westwoodps.com

**LARK CANYON**  
NEW BRAUNFELS, TEXAS  
**MASTER PLAN EXHIBIT**  
**113.65 ACRES**

JOB NO.:	22788.00
DATE:	02/20/20
DESIGN:	