



COMMUNITY HIGHLIGHTS

- Two Private Homeowners' Parks
- 58 Acre Gated Property Owners' Park Along the Guadalupe River with Pavilion, Picnic Areas, Playground, Basketball & River Access
- 32 Acre Property Owners' Park with Clubhouse, Two Pools, Sports Fields, Fishing Pond, Paved Walking Trails & Lighted Tennis Court
- Paved, County Maintained Roads
- Underground Utilities - Electric, Phone, Cable and Fiber Optic
- New Braunfels City Water
- Magnificent Views
- Abundance of Large Trees including Variety of Oaks and Mountain Laurel
- Quality Covenants
- Build When Ready - Choose Your Own Custom Builder

SCHOOLS

- Comal ISD - Hoffman Lane Elementary School, Church Hill Middle School, Canyon High School
- Private - New Braunfels Christian Academy, San Marcos Baptist Academy

TAX RATE

1.953199 Total Tax Rate

AREA ATTRACTIONS

- 10 Miles to Historic New Braunfels & 10 Minutes to Canyon Lake
- 30 Minutes to San Antonio & 40 Minutes to Austin
- Tanger Outlet Malls

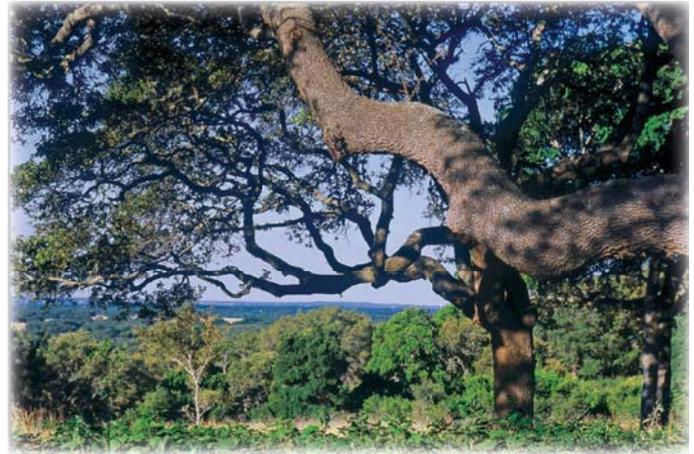
SUMMARY OF COVENANTS AND RESTRICTIONS

Below is a brief summary of restrictions. You should consult the Declaration of Covenants, Conditions and Restrictions for River Chase for a complete in-depth listing of all restrictions.

- No time requirement to begin building of residence.
- No mobile/manufactured homes.
- 1,800 sq. ft. minimum for single story home.
- 2,000 sq. ft. minimum for 2-story, with 1,000 sq. ft. on the ground floor.
- Must have 75% masonry or masonry veneer on exterior walls. Log homes are acceptable.
- Attached or detached two car garages must face sidelines or rear sideline.
- Setback lines for improvements on property will be 20 feet from side property lines and 60 feet from front and rear property lines.
- A "guest/servants" house of 500-1,000 sq. ft. is permissible.
- Septic must be a Class I Aerobic System.
- Horses are allowed on 4+ acre properties.
- Home Owners Association is mandatory, and is \$150/year for maintenance of common areas.

COMMUNITY PARKS









DOC # 970601778
JEAN LADKEY-KNEUPER
& ELON N. KNEUPER
181.1 AC.
AUGUST 26, 1997

DOC # 970601781
LEE W. WELLS
& MARY J. WELLS
35.000 AC.
SEPTEMBER 16, 1997

MARY S. DOCKEN
14,000 AC.
NOVEMBER 03, 1983

DOC # 950647831
SAMUEL A. MESSHAUER
ADJUST 7, 1985

DOC # 950603480
WOLFE R. NEWY
FEBRUARY 12, 1985

FRANKLIN PEPPER
PARTITION DEED
JUNE 22, 1970
- 1.648 AC.
TRACT 3

TOO CEMENT COMPANY
2185.00 AC.
APRIL 26, 1970

DLX CEMENT COMPANY
244.00 AC.
APRIL 26, 1970

HAWKWOOD AT HUNTERS CROSSING
UNIT THREE
DOC # 200606046131

DESIGNER/SUBDIVISION
PRO - TECH ENGINEERING GROUP, INC.
10200 SAN ANTONIO ST., SUITE 100B
SAN MARCO, TEXAS 78666
(512) 353-3339

SCALE: 1" = 400'

REVISED MARCH 15, 2005
PREPARED MARCH 8, 2001
REVISION: MARCH 20, 2001
DESIGNED: JUNE 22, 2001
REVISED: FEBRUARY 15, 2002
REVISED: JUNE 27, 2002
REVISED: NOVEMBER 14, 2002
REVISED: APRIL 20, 2003
REVISED: AUGUST 1, 2003
REVISED: NOVEMBER 5, 2003
REVISED: MARCH 31, 2004
REVISED: MAY 14, 2004
REVISED: DECEMBER 20, 2004

AVALON LAKES LTD
672.00 ACRES
DOC # 20030023775