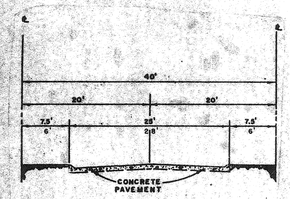
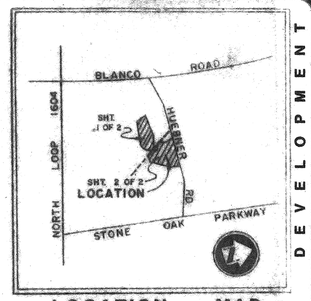
NOTES:

1. THERE SHALL BE A MINIMUM AVERAGE BUILDING SET-BACK OF 20 FEET FROM THE SOUTH RIGHT-OF-WAY LINE OF HUEBNER ROAD, WITH NO STRUCTURE CLOSER THAN TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
3. SIGHT LINES SHALL BE OBSERVED, MEASURING FIFTY (50) FEET BACK FROM THE POINT OF INTERSECTION ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ROADWAY SURFACE.
4. PEDESTRIAN ACCESS (SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
5. THE FRONT BUILDING SET-BACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE MINIMUM 20 FEET FROM THE PROPERTY LINE.
6. A FOUR (4) FOOT WIDE SIDEWALK TO BE PROVIDED ALONG SOUTH SIDE OF HUEBNER ROAD, IN CONFORMANCE WITH THE STONE OAK PEDESTRIAN CIRCULATION PLAN.



TYPICAL STREET SECTION



LOCATION MAP

- 131 RESIDENTIAL UNITS
- TOTAL: 47.536 ACRES, INCLUDING 7.190 ACRES OF PAVED AREA (PRIVATE DRIVES & STREETS)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED PER RESIDENTIAL UNIT

HUEBNER ROAD

EXTG. DRAINAGE

16' SANITARY SEWER & DRAINAGE ESM'T. EASEMENT

BLOCK 9

HYMEADOW (PRIVATE STREET)

SUMMERFIELD (PRIVATE STREET)

LOST STONE (PRIVATE STREET)

WINDFLOWER (PRIVATE STREET)

VIEW (PRIVATE STREET)

SUNSET

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 10

BLOCK 11

UNPLATTED

DRAINAGE ESM'T. & GOLF COURSE

16' SANITARY SEWER ESM'T.

DRAINAGE ESM'T.

3' SECURITY & FENCE ESM'T.

10' ELECTRIC ESM'T.

5' E.T.T.V.E.

15' G.E.T.T.V.E.

10' EL.BC. ESM'T.

25' B.S.L.

SIGHT LINE

10' DRAINAGE ESM'T.

DRAINAGE ESM'T.

MATCH LINE

SEE SHEET 3

SCALE: 1" = 50'

PLANNED UNIT DEVELOPMENT

FINAL PLAN
THE MIDLANDS AT SONTERRA SUBDIVISION
UNIT 5

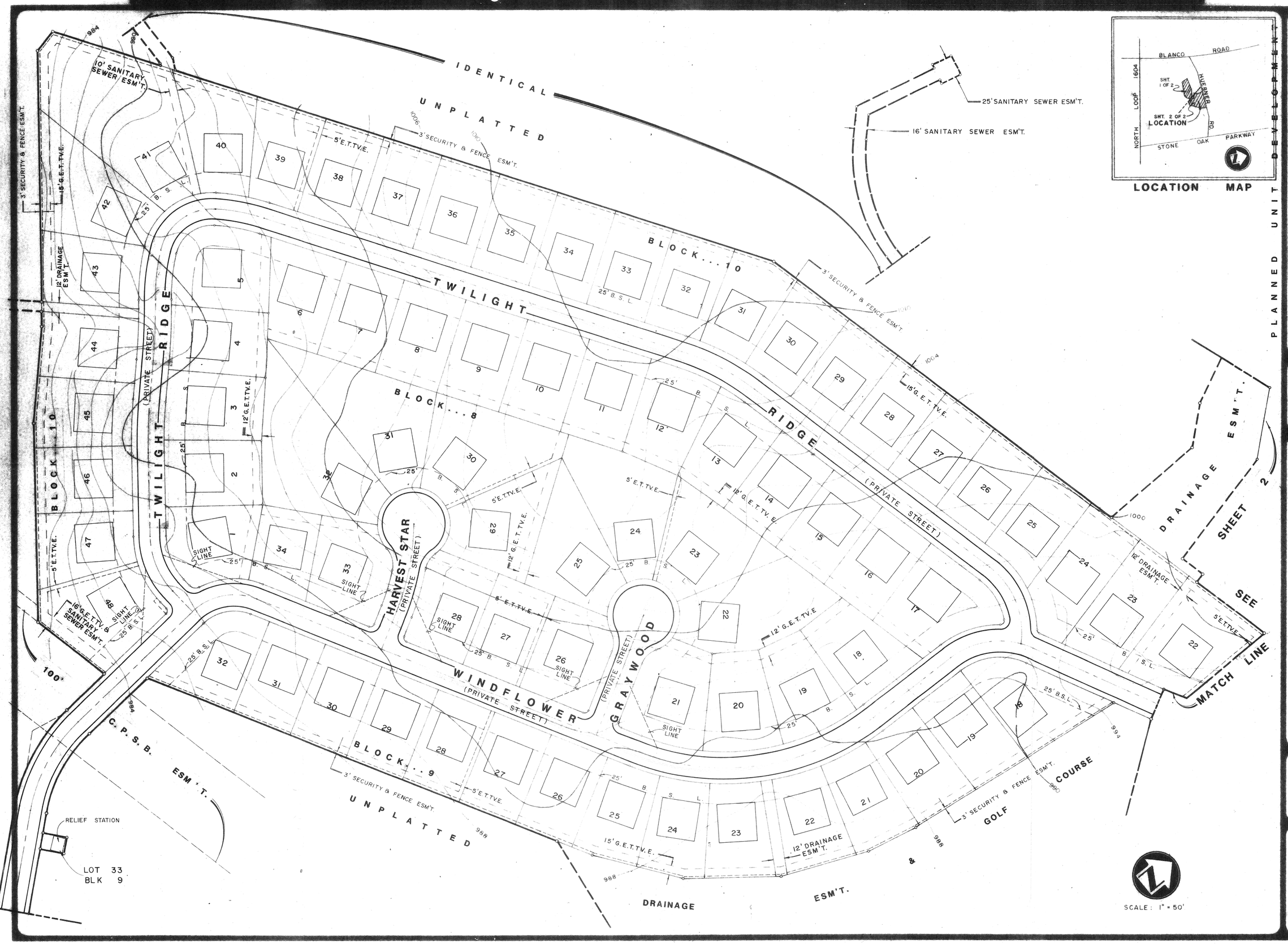
STEVEN E. HANAN 42417 REGISTERED PROFESSIONAL ENGINEER

WFC
WATT, FISTE & ASSOCIATES, INC.
Civil Engineers
Water & Wastewater Systems
Roads & Drainage
Land Development

JOB NO.	42417-B
DATE	3/10/86
DRAWN	J.N.
DESIGN	L.A.
CHECKED	J.N.
SHEET	1 OF 2

TBA
BMI
BAI
CMI

#256


IDENTICAL
UNPLATTED
TWILIGHT RIDGE
(PRIVATE STREET)
BLOCK...10
BLOCK...8
BLOCK...9
HARVEST STAR
(PRIVATE STREET)
WINDFLOWER
(PRIVATE STREET)
GRAYWOOD
(PRIVATE STREET)
10' SANITARY SEWER ESM'T.
3' SECURITY & FENCE ESM'T.
5' E.T.TV.E.
12' G.E.T.TV.E.
15' G.E.T.TV.E.
16' G.E.T.TV.E. & SANITARY SEWER ESM'T.
12' DRAINAGE ESM'T.
25' B.S.L.
SIGHT LINE
25' SANITARY SEWER ESM'T.
16' SANITARY SEWER ESM'T.
DRAINAGE ESM'T.
SEE SHEET 2
MATCH LINE
C.P.S.B. ESM'T.
RELIEF STATION
LOT 33
BLK 9
100'
TBA1
BM2
BA2
CM2
SCALE: 1" = 50'
LOCATION MAP
BLANCO ROAD
HUEBNER RD.
NORTH LOOP 1604
STONE OAK PARKWAY
SHT. 1 OF 2
SHT. 2 OF 2
LOCATION
PLANNED UNIT DEVELOPMENT
FINAL PLAN
"THE MIDLANDS"
AT
SONTERRA SUBDIVISION
UNIT 5
STEVEN E. HANAN
38265
REGISTERED ENGINEER
WFC
42417-B
3/10/86
J.N.
L.A.
J.N.
2 2

#256