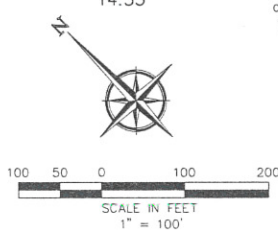
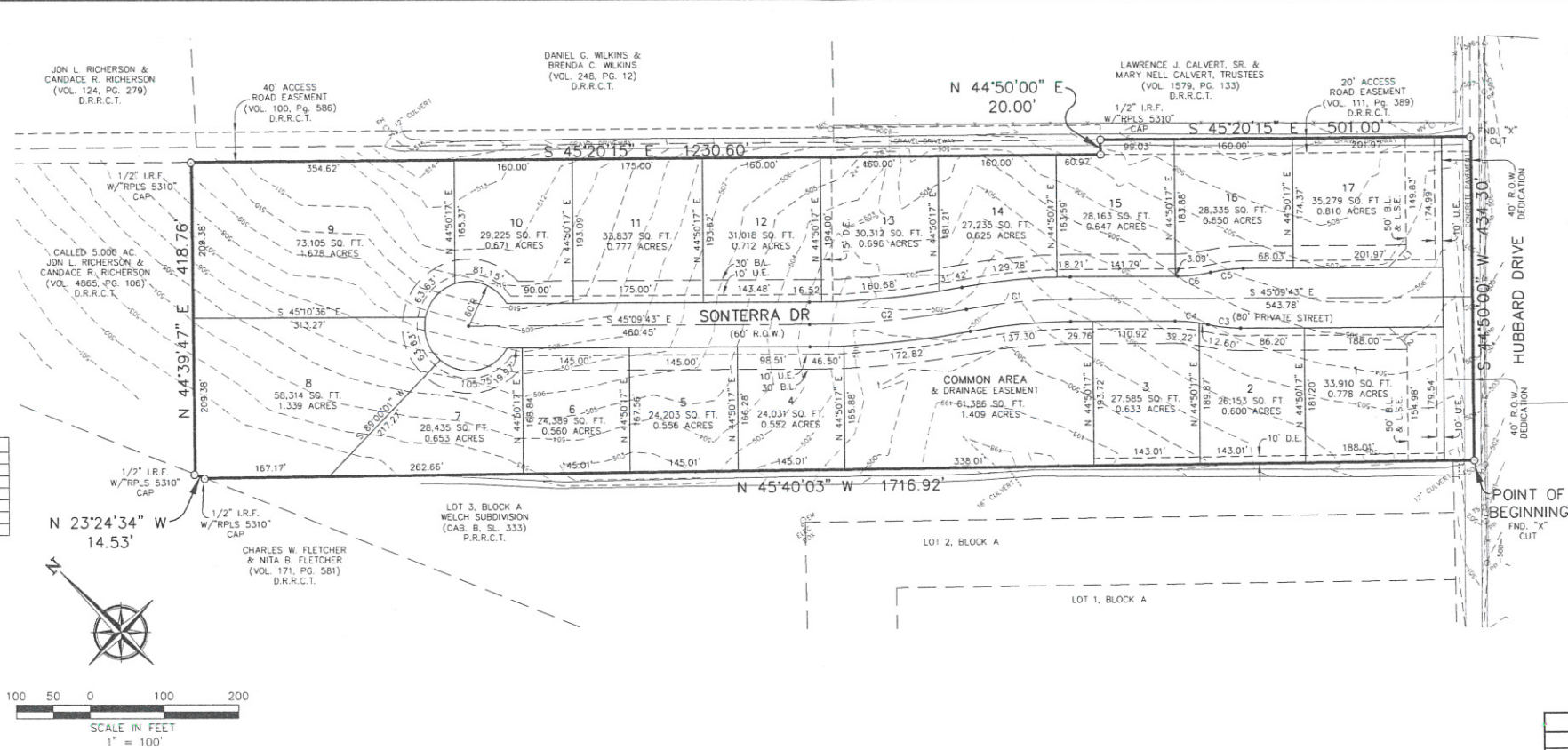


VICINITY MAP
N.T.S.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	101°2'58"	800.00'	71.51'	142.65'	N 50°16'12" W	142.46'
C2	101°2'58"	1200.00'	107.27'	213.97'	S 50°16'12" E	213.68'
C3	12°50'19"	200.00'	22.50'	44.82'	S 38°44'33" E	44.72'
C4	12°50'19"	200.00'	22.50'	44.82'	N 38°44'33" W	44.72'
C5	12°50'19"	200.00'	22.50'	44.82'	N 51°34'52" W	44.72'
C6	12°50'19"	200.00'	22.50'	44.82'	S 51°34'52" E	44.72'

LINE	DIRECTION	DISTANCE
L1	S 89°50'17" W	35.36'
L2	N 02°09'43" W	35.36'

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT



ORDINANCE	SF22	PROPOSED PD
1. MIN LOT AREA	1/2 acre	
2. MAX NO. SINGLE FAMILY DWELLINGS	1	
3. MIN SQUARE FOOTAGE	1500	2,400
4. MIN LOT WIDTH	100 FT AT BLDG LINE	
5. MIN LOT DEPTH	175 FT	163 ft
6. MIN DEPTH OF FRONT SETBACK	30 FT	
7. MIN DEPTH REAR SETBACK	25 FT FOR MAIN BLDG 10 FT FOR AUXILIARY BLDG	
8. MIN WIDTH SIDE SETBACK		
A. INTERNAL LOT	A. 15 FT	
B. ABUTTING STREET	B. 30 FT	
9. MIN DISTANCE BETWEEN SEPARATE BLDGS	15 FT	
10. MIN LENGTH OF DRIVEWAY PAVEMENT	THE GREATER DISTANCE OF FROM RIGHT OF WAY TO BLDG LINE OR 30 FT	
11. MAX BLDG COVERAGE	35%	
12. MAX HEIGHT	35 FT	
13. MIN NUMBER OF PAVED PARKING SPACES	2	
OTHER		

ZONING SUMMARY					
	Min Lot Size (Ft²)	Number of Lots/Tracts	Area (Ac)	Area (%)	Applicable Zoning Classification
RESIDENTIAL	22,000	17	12,937	76.60%	SF 22
ROW		1	0.399	2.36%	ROW
COMMON AREA		1	1.409	8.34%	CA
STREET		1	2.145	12.70%	CA
Total		20	100.00%		

Land Use	
Description	Size (AC)
Residential	12.937
ROW	0.399
Street	2.145
Common Area	1.409
Total	16.890
Average Population	
Number of Dwelling	17
Total Residents	3.5
Total Residents (Gross)	59.5
Population Density	
Residents per AC	4.60
Residents per AC (Gross)	3.52

LOT SIZE TABLE		
	Area (SF)	Area (AC)
Minimum	24,031	0.552
Average	33,149	0.761
Maximum	73,105	1.678

- NOTES:
- Basis of bearing being S 45°20'15" E for a northeast boundary line of deed recorded in Volume 6662, Page 222, D.R.R.C.T.
 - A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way except within creeks unless otherwise shown or noted in this drawing.
 - The Common Area park, detention pond and tennis court will be owned and maintained by the Homeowners Association.
 - Sonterra Drive will be a private street.
 - This subdivision will have an automated gate opening system for public safety use.
 - Lot to Lot drainage will not be allowed in this subdivision except within Drainage Easements.
 - The Homeowners Association will be responsible for maintenance of the detention pond and the landscape easements.
 - Ditches and open channels will be maintained by the Homeowners Association.
 - Lots 15, 16 and 17 will not have access to the access easement and private road along the rear of lots.
 - Sidewalks along Hubbard Drive will be built with this subdivision.
 - Solid fences and tennis court lighting will not be permitted.

FIELD NOTES

BEING a 16.890 acre tract of land situated in the John O. Heath Survey, Abstract No. 116, City of Heath, Rockwall County, Texas and being all of a 16.890 acre tract of land described in deed to George and Julia Roland Living Trust, as recorded in Volume 6662, Page 222, Deed Records Rockwall County, Texas, said 16.890 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete pavement within Hubbard Drive found for the south corner of said 16.890 acre tract and the east corner of Welch Subdivision, an addition to the City of Heath, as shown on the plat recorded in Cabinet B, Slice 333, Plat Records Rockwall County, Texas;

THENCE North 45 degrees 40 minutes 03 seconds West, with the southwest line of said 16.890 acre tract and the northeast line of said Welch Subdivision, a distance of 1716.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for a west corner of said 16.890 acre tract and the north corner of said Welch Subdivision, said corner being in the east line of a tract of land described in deed to Charles W. Fletcher et ux, as recorded in Volume 171, Page 581 of said Deed Records;

THENCE North 23 degrees 24 minutes 34 seconds West, with the east line of said Fletcher tract and the west line of said 16.890 acre tract, a distance of 14.53 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for the south corner of a called 5.000 acre tract described in deed to Jon L. Richerson and Candace R. Richerson, as recorded in Volume 4865, Page 106 of said deed records;;

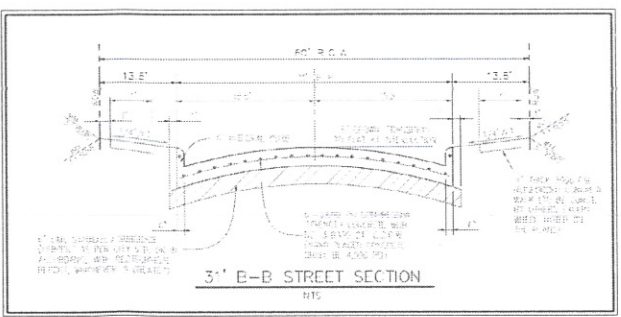
THENCE North 44 degrees 39 minutes 47 seconds East, with the common boundary line of said 16.890 acre tract and said 5.000 acre tract, a distance of 418.76 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for the east corner of said 5.000 acre tract and the north corner of said 16.890 acre tract, said corner being in the southwest line of a 40 ft. Access Road Easement, as recorded in Volume 100, Page 586 of said Deed Records and a northeast line of said 16.890 acre tract;

THENCE South 45 degrees 20 minutes 15 seconds East, with the southwest line of said Access Road Easement and a northeast line of said 16.890 acre tract, a distance of 1230.60 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for the south corner of said Access Road Easement and an ell corner of said 16.890 acre tract;

THENCE North 44 degrees 50 minutes 00 seconds East, with the southeast line of said Access Road Easement and a northeast line of said 16.890 acre tract, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for a north corner of said 16.890 acre tract;

THENCE South 45 degrees 20 minutes 15 seconds East, with a northeast line of said 16.890 acre tract, a distance of 501.00 feet to an "X" cut in concrete pavement found for the east corner of said 16.890 acre tract within said Hubbard Drive.

THENCE South 44 degrees 50 minutes 00 seconds West, with the southeast line of said 16.890 acre tract and said Hubbard Drive, a distance of 434.30 feet to the PLACE OF BEGINNING AND CONTAINING 735,743 square feet or 16.890 acres of land.



Approved _____
 Mayor
 City of Heath, Texas

Date _____

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 605 AVENUE B, SUITE 115
 LONGVIEW, TX 75773
 (903) 295-1560
 FAX (903) 295-1570

OWNER/DEVELOPER
GEORGE & JULIA ROLAND LIVING TRUST
 3231 RIDGE ROAD
 ROCKWALL, TX 75032

RECV'D HEATH
JUN 14 2013

CONCEPT/DEVELOPMENT PLAN
SONTERRA ESTATES
 BEING
 17 RESIDENTIAL LOTS
 16.890 ACRES
 SITUATED IN THE

JOHN O. HEATH SURVEY, ABSTRACT No. 116
 CITY OF HEATH, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDO CIRCLE, SUITE 300, WULF, TEXAS 75068
 (972) 941-8400 FAX (972) 941-8401

DATE: JUNE 14, 2013

SHEET 1 OF 2