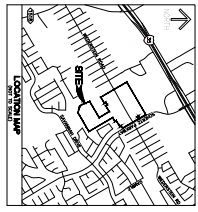


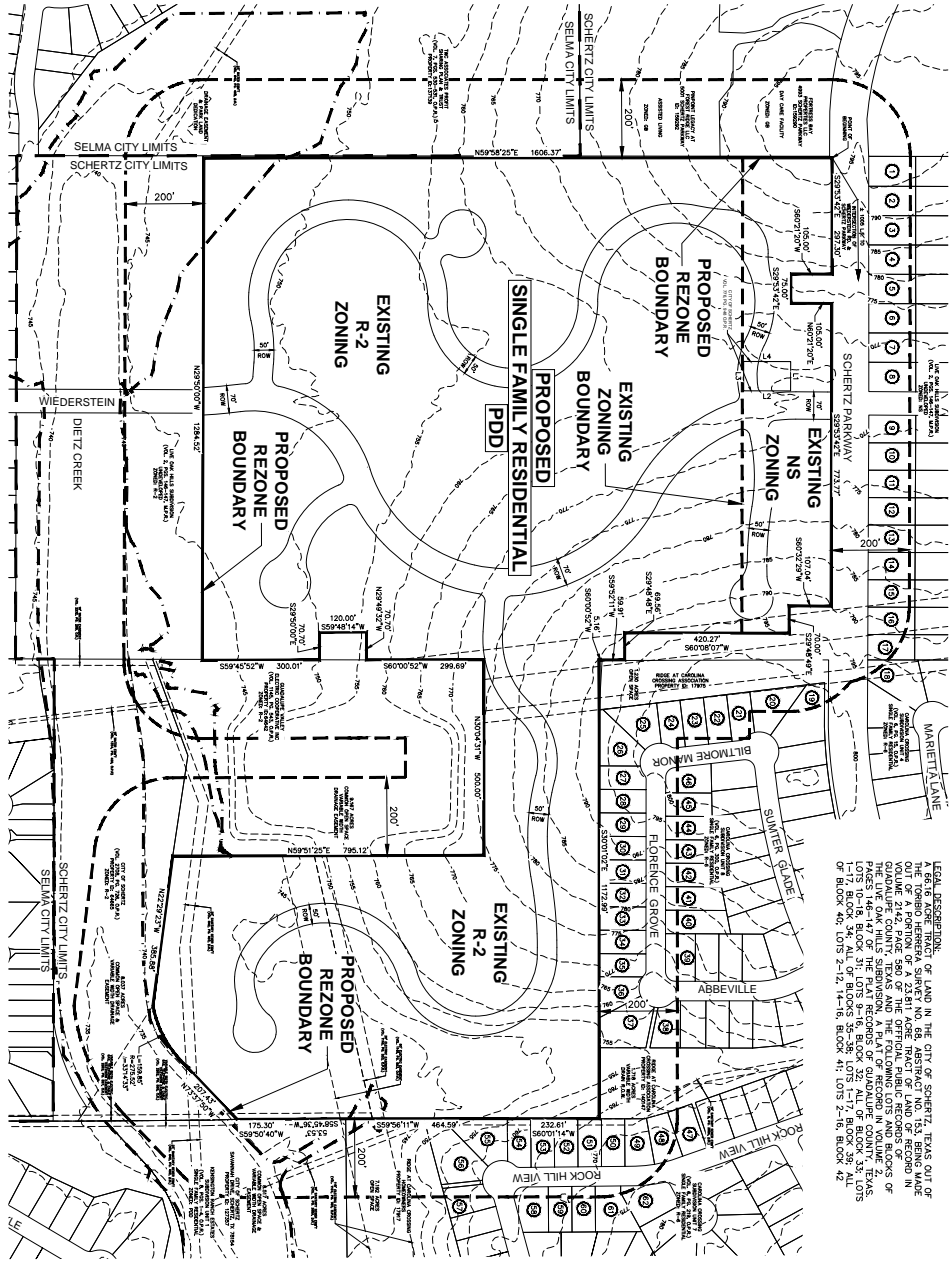
File No. 101150464 - Project: Schertz Dry Creek Waterway - PDD-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00'	S29° 53' 42"E
L2	120.00'	S60° 06' 18"W
L3	75.00'	N29° 53' 42"W
L4	120.00'	N60° 06' 45"E

HERITAGE OAKS NEIGHBORHOOD

66.16 ACRES ~ TOTAL TRACT AREA



LEGAL DESCRIPTION:
 A 66.16 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, TEXAS, OUT OF
 OUT OF A PORTION OF A 23.811 ACRE TRACT OF LAND OF RECORD IN
 QUADRAULE COUNTY, TEXAS AND THE FOLLOWING LOTS AND BLOCKS OF
 THE LIVE OAK HILLS SUBDIVISION, A PART OF RECORD IN VOLUME 12,
 LOTS 10-18, BLOCK 31; LOTS 9-16, BLOCK 32; ALL OF BLOCK 33; LOTS
 1-8 OF BLOCK 34; LOTS 1-11, BLOCK 35; LOTS 1-2, BLOCK 36; LOTS
 1-8 OF BLOCK 36; LOTS 1-11, BLOCK 37; LOTS 1-8, BLOCK 38;



- LEGEND**
- PROPOSED BOUNDARY
 - 200' NEIGHBORHOOD BOUNDARY
 - FROM PAUL WOODHOOPER
 - EXISTING CONTROLS
 - PLANNED DEVELOPMENT DISTRICT
 - NEIGHBORHOOD SERVICES
 - SINGLE FAMILY RESIDENTIAL
 - SEE SHEET PDD-21 OVERSHADE

GENERAL NOTES

1. THE DIMENSIONAL DIMENSIONS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL PLYING. A SURVEY IS BEING RUN TO FINAL.
2. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, AND OTHER OPEN SPACE ARE TO BE MAINTAINED BY THE OWNER'S SUCCESSORS AND/OR ASSIGNS.
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PART 100-YEAR FLOOD PLAN, 21, 2011, SITE IS WITHIN THE 100-YEAR FLOOD PLAN.
4. CONTIGUOUS ARE FROM SAN ANTONIO RIVER AUTHORITY LEAD.
5. AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL LOTS WITHIN 100' OF THE 100 YEAR FLOOD.
6. UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
 WATER SERVICE - CITY OF SCHERTZ
 CABLE TELEVISION - SPECTRUM
 GAS & ELECTRIC - OGE

HERITAGE OAKS ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	NS	5.81
EXISTING	R-2	60.35
PROPOSED	PDD	66.16

ENGINEER / APPLICANT:
 WESTWOOD PROFESSIONAL SERVICES, INC.
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78258
 TEL: (210) 265-8300

SURVEYOR:
 PAUL WOODHOOPER
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78258
 TEL: (210) 265-8300

OWNER / DEVELOPER:
 HERITAGE OAKS, LLC, SUITE 500
 1718 DRY CREEK WAY, SUITE 500
 SAN ANTONIO, TEXAS 78258
 TEL: (210) 265-8300

HERITAGE OAKS NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT SCHERTZ, TEXAS

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 TollFree (888) 937-5150 San Antonio, TX 78259
www.westwoodps.com

Westwood Professional Services, Inc.
 TPLS FROM NO. 101150464 - TPOE FROM NO. F-11756

NO.	DATE	REVISIONS	BY

DATE: JANUARY 2015
 SHEET: PDD-1

