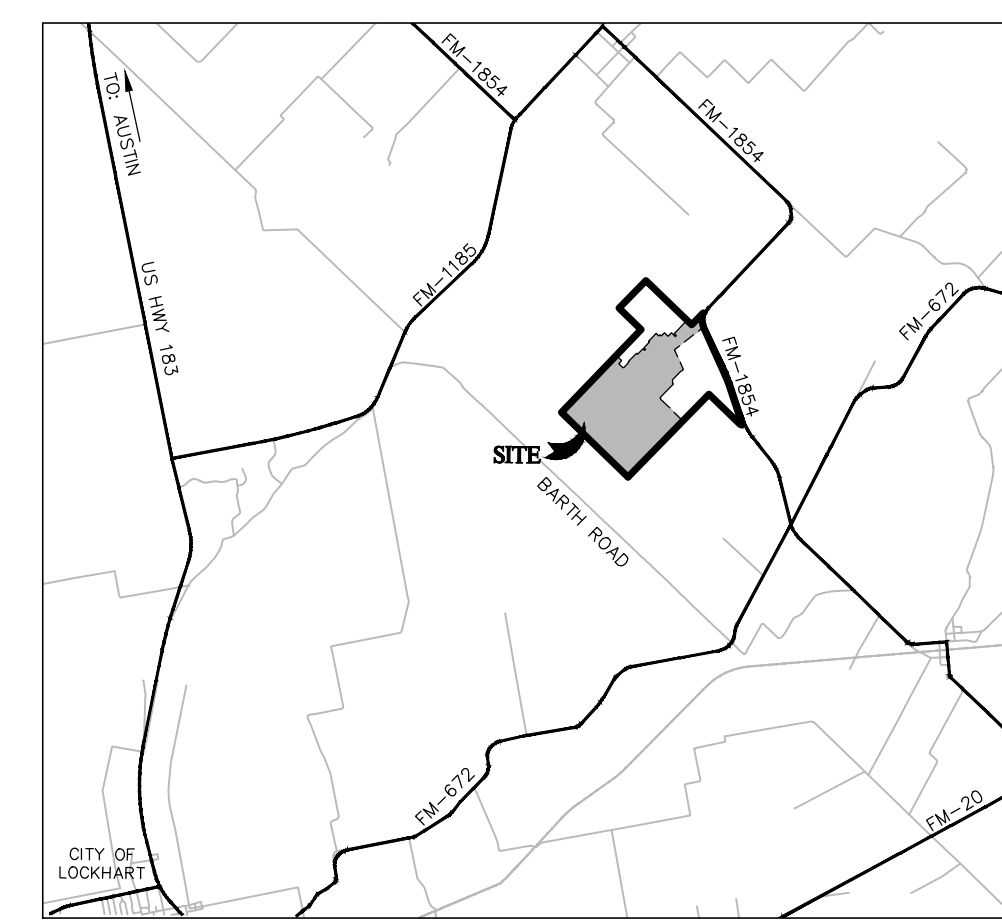


LOCAL STREET SECTION & UTILITY ASSIGNMENT DETAIL
N.T.S.

NOTES:
1. THIS DETAIL SHOWS A TYPICAL DRY UTILITY TRENCH SECTION (SEE SUBDIVISION DETAILS FOR TYPICAL DRY UTILITY TRENCH DETAIL). CONTRACTOR SHALL COORDINATE WITH LOCAL PURVEYOR FOR FINAL TRENCH SECTION.
2. ALL UTILITIES WILL BE PLACED WITHIN EASEMENTS OR WITHIN THE COUNTY R.O.W.
3. SEE LEGEND FOR MINOR COLLECTOR HATCH AND PLAN FOR PROPOSED LOCATION

NOTES:
1. A 20' P.U.D.E. WILL BE DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON THE DRY UTILITY SIDE OF STREET.
2. A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALDWELL COUNTY, TEXAS ON PANEL NUMBER 48055C0150E. DATED EFFECTIVE JUNE 19, 2012 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
3. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR THIS DEVELOPMENT.
4. WATER SERVICE IS TO BE PROVIDED BY POLONIA WATER SUPPLY CORPORATION.
5. ELECTRIC SERVICE IS TO BE PROVIDED BY BLUE BONNET ELECTRIC COOPERATIVE.
6. SANITARY SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC.
7. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS.
8. ALL STREETS WITHIN THE LYTTON HILLS SUBDIVISION WILL BE PUBLIC. STREETS ARE TO BE BUILT TO THE CALDWELL COUNTY SPECIFICATIONS AND WILL BE MAINTAINED BY CALDWELL COUNTY.
9. TRAFFIC SIGNS WILL BE MAINTAINED BY CALDWELL COUNTY TO MEET THE STANDARDS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. A PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED AS SUCH BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FIRM NUMBER: 48055C0150E. FOR CALDWELL COUNTY, TEXAS, EFFECTIVE DATE, JUNE 19, 2012. THIS TRACT LIES WITHIN ZONE A.
11. BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.



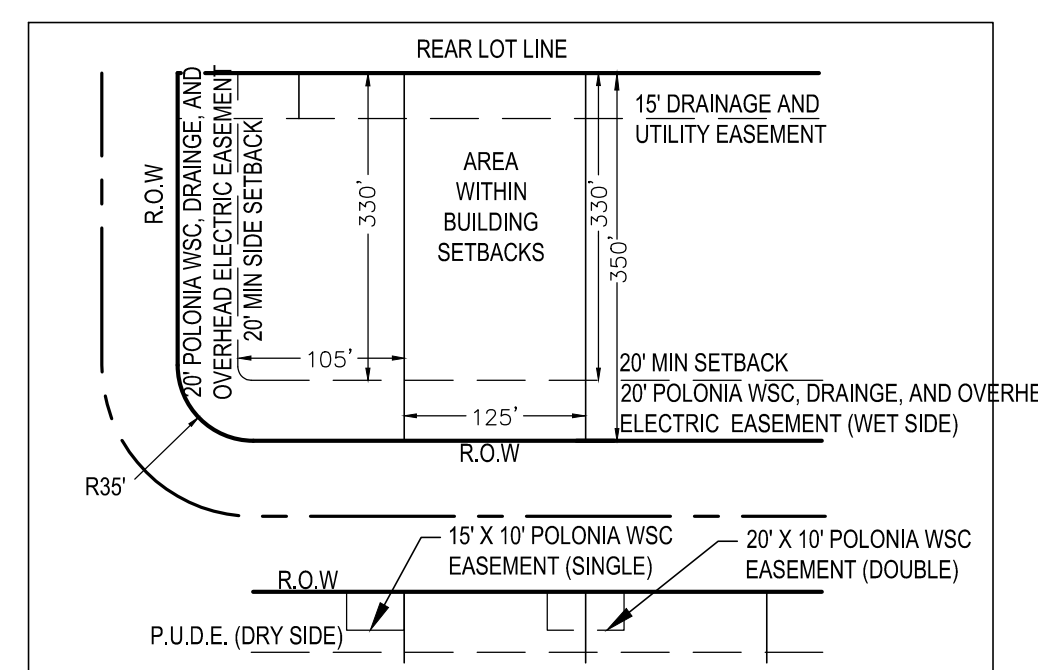
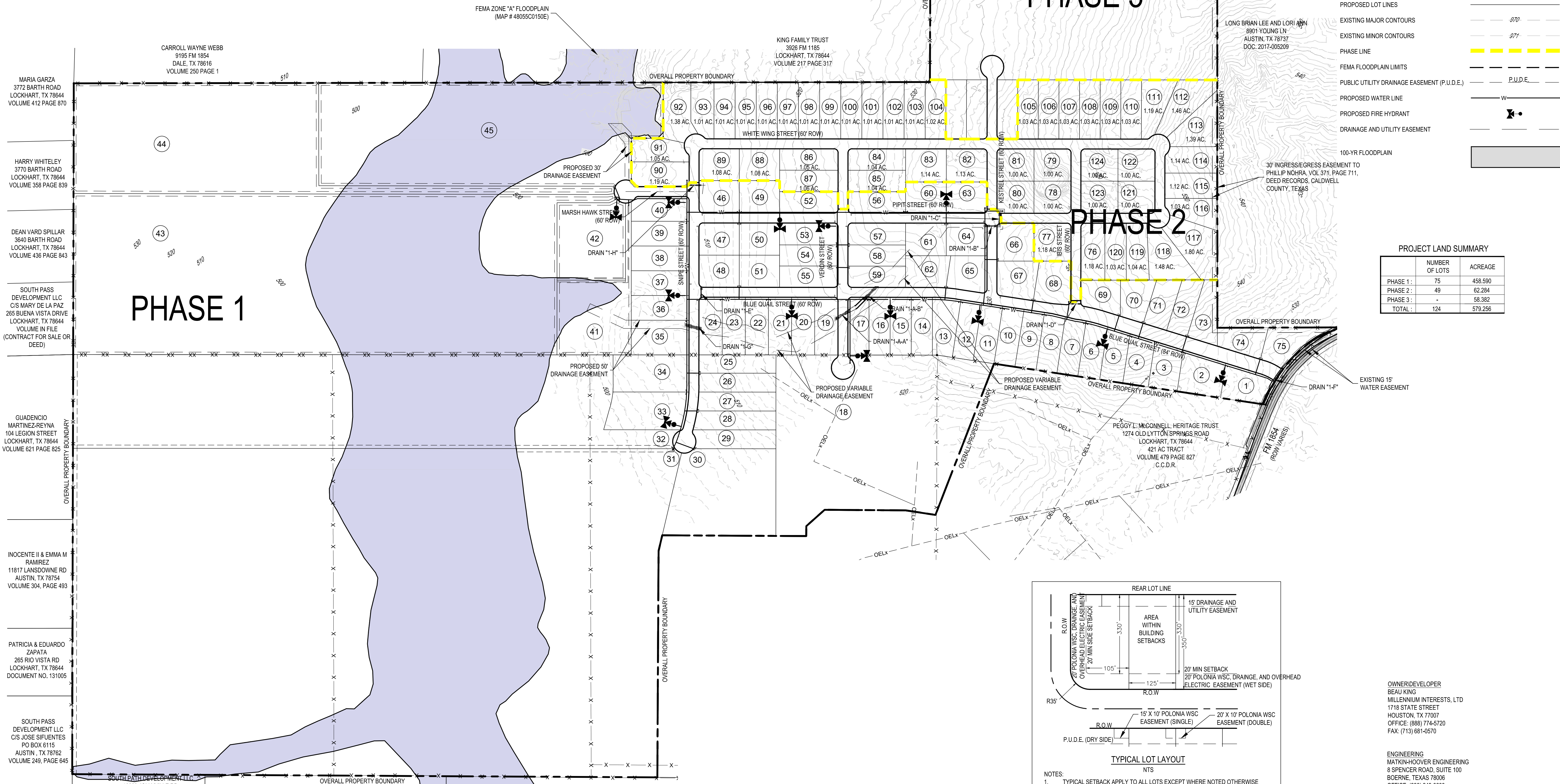
LOCATION MAP
NTS

LEGEND

- OVERALL SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PHASE LINE
- FEMA FLOODPLAIN LIMITS
- PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.)
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- DRAINAGE AND UTILITY EASEMENT
- 100-YR FLOODPLAIN
- 30' INGRESS/EGRESS EASEMENT TO PHILIP NICHRA, VOL. 371, PAGE 711, DEED RECORDS, CALDWELL COUNTY, TEXAS

PROJECT LAND SUMMARY

PHASE	NUMBER OF LOTS	ACREAGE
PHASE 1:	75	458.590
PHASE 2:	49	62.284
PHASE 3:	-	58.382
TOTAL:	124	579.256



NOTES:
1. TYPICAL SETBACK APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE

OWNER/DEVELOPER
BEAU KING
MILLENNIUM INTERESTS, LTD
1718 STATE STREET
HOUSTON, TX 77007
OFFICE: (888) 774-5720
FAX: (713) 681-0570

ENGINEERING
MATKIN-HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0800
FAX: (830) 249-0999

SCALE: 1"=300'
0 150' 300' 450' 600'

JOSHUA J. VALENTA
114592
STATE OF TEXAS
SURVEYING

REVISIONS:

NO.	DATE	DESCRIPTION

MATKIN-HOOVER
ENGINEERING & SURVEYING

3305 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0800
FAX: (830) 249-0999
WWW.MATKIN-HOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM # 004513 SURVEYING FIRM # 10024000

OVERALL MASTER DEVELOPMENT PLAN
FOR
LYTTON HILLS, PHASE ONE
CALDWELL COUNTY, TEXAS

CS100

JOB NO.: 2704.01
DESIGNED BY: JMV
DRAWN BY: XV
CHECKED BY: JJV
SHEET #: 10 OF 42