

SITE INFORMATION:

DEVELOPER:
Werner-Taylor Land &
Development, L.P.
7288 Crosswater
Tyler, TX 75703
Office: (803)582-8834
mlie@crosswat Tyler.com

ACREAGE: Phases 1 - 7.128 ACRES

CURRENT ZONING: N/A

PROPOSED ZONING: PUR

DENSITY: Total units - 40 (4.8 units/acre)

SETBACKS: Lot 1-18 Front 25' Rear - 15'

Sides - 0' - 10' between structures

Corner - 12'

Lot 99-109 Front 20' Rear - 10'

Sides - 0' - 10' between structures

Height - 12'

HEIGHT: Two Story / 42' Maximum

PARKING: Total Road - 80 (2 sq per unit)

Provided - Driveways - 80

Garage - 80

note: See final plat for property and lot dimensions.

Setbacks to be consistent with approved alternate

sidewalk plan.

SIGNAGE: Development signage (per UDC Sign Chart

Section 10-409) will comply with Tyler UDC. Number

and locations determined by Tyler UDC.

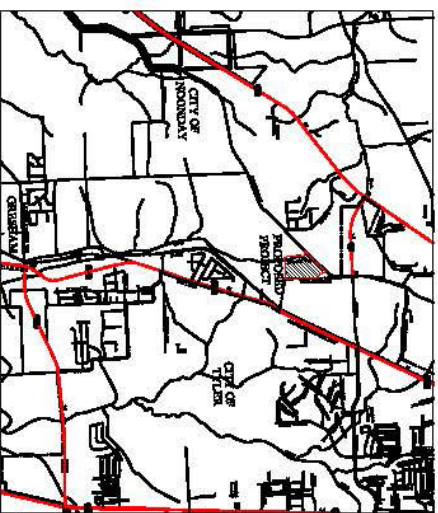
LANDSCAPING / BUFFERYARDS: Landscaping to meet

or exceed minimum requirements per Tyler UDC.

Bufferyards (if req'd) to be installed per UDC.

Fencing: Along Old Noctoday Road to comply with UDC

eight visibility requirements.



HENSHAW CREEK
mixed-use development

duplex / triplex - 108 units (46 bldgs)
garden homes - 46 lots
cottage style homes - 15 lots
charleston park style homes - 27 lots

Total Lots - 196
Total Acres - 44.145
Total Density - 4.4 units per acre



NOTICE - SETTING A PORTION OF THIS ADDITION BY LETTERS AND BOUNDS IN A VULGAR OR CRITICIZING AND SEARS LAW AND IS SUBJECT TO PENNS AND WITHHOLDING OR UTILITIES AND BUILDING PERMITS.

APPROVED BY THE PLANNING AND ZONING COMMISSION, CITY OF TYLER, SMITH COUNTY TEXAS THIS THE _____ DAY OF _____ 2011.

CHAIRMAN

ATTORNEY

OWNER - WERNER CROSSING, LLC
4435 ACRES
7288 Crosswater
Tyler, TX 75703
803-582-8834

Zoning Site Plan
HENSHAW CREEK
PART OF THE DON THOMAS QUEVEDO
SURVEY 4-18, SECTION 6,
SMITH COUNTY, TEXAS