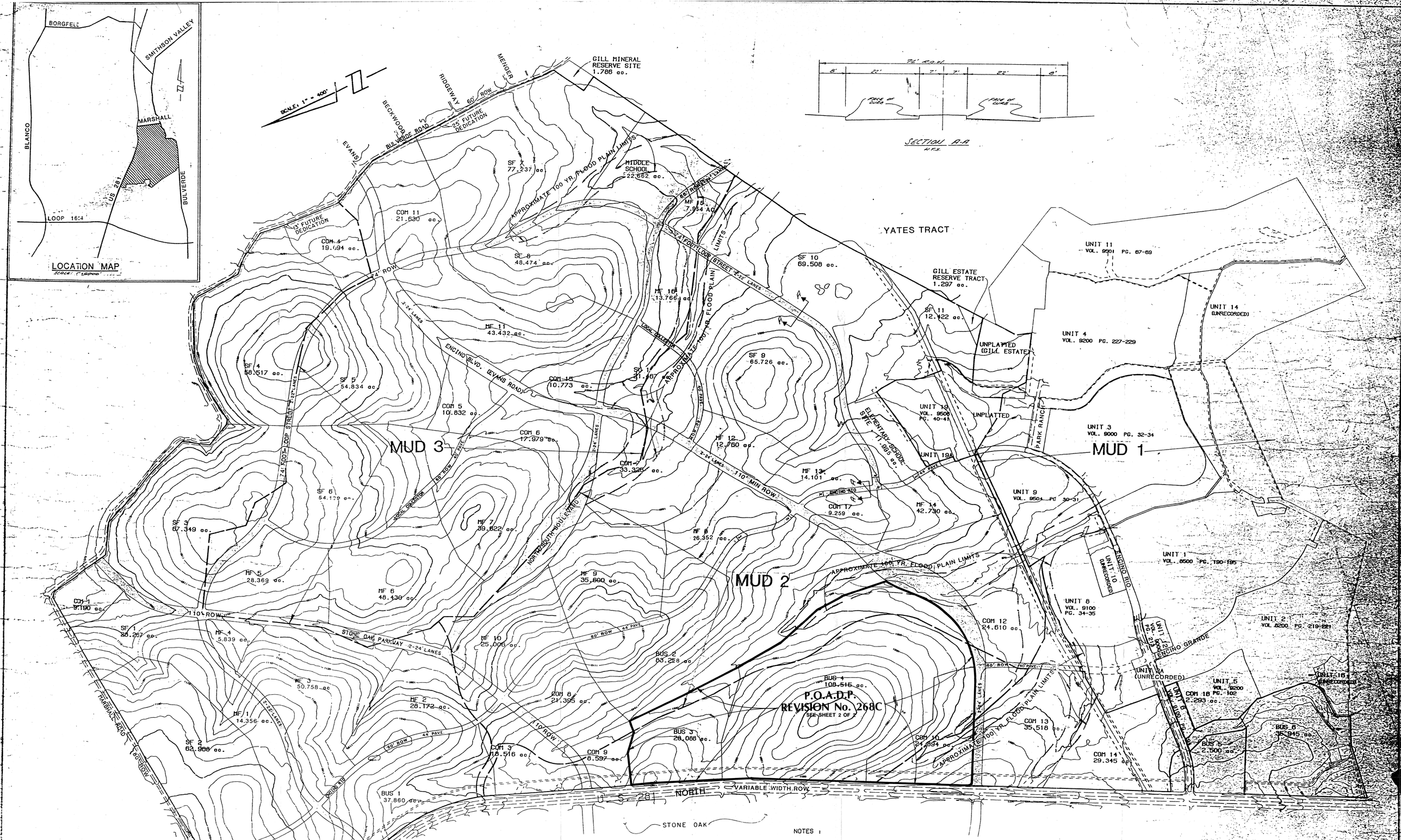


USE	AREA SUMMARY	ACREAGE	NO. OF UNITS	NOTE
SF (SINGLE FAMILY)		599.439 ACRES	2385	5.0 UNITS/ACRE OR LESS
MF (MULTIFAMILY)		437.245 ACRES	6640	5.1 UNITS/ACRE OR MORE
BUS (BUSINESS)		296.162 ACRES		
COM (COMMERCIAL)		324.769 ACRES		
SCHOOL		34.656 ACRES		
SU (SPECIAL USE)		21.467 ACRES		
MISCELLANEOUS		1.297 ACRES		
STREETS		133.643 ACRES		
TOTAL		1848.678 ACRES		

NOTES :

1. Water Service will be provided by Encino Park Municipal Utility District as per agreement between Denton Utilities, Inc. and the City Water Board.
2. Sewer Service will be provided by Encino Park Municipal Utility District as per agreement with the City of San Antonio, with ultimate treatment provided by the City of San Antonio.
3. This development will be completed in approximately 10 years.
4. The area being developed is situated outside the city limits and is not zoned.
5. Phase I construction will consist of Encino Blvd. from US 281 to Bulverde, Encino Rio from Encino Blvd. south, and 74' loop street from Encino Blvd. to Encino Rio.
6. Land uses shown on this drawing are intended solely for the use of the Developer and the City of San Antonio in determining : (1) road and thoroughfare designations, and/or projections of traffic flows and (2) estimates of anticipated domestic water usage and/or sewerage requirements. No other party shall have any justification for relying upon the designation of land uses set forth.

PRELIMINARY OVERALL DEVELOPMENT PLAN
FOR
ENCINO PARK

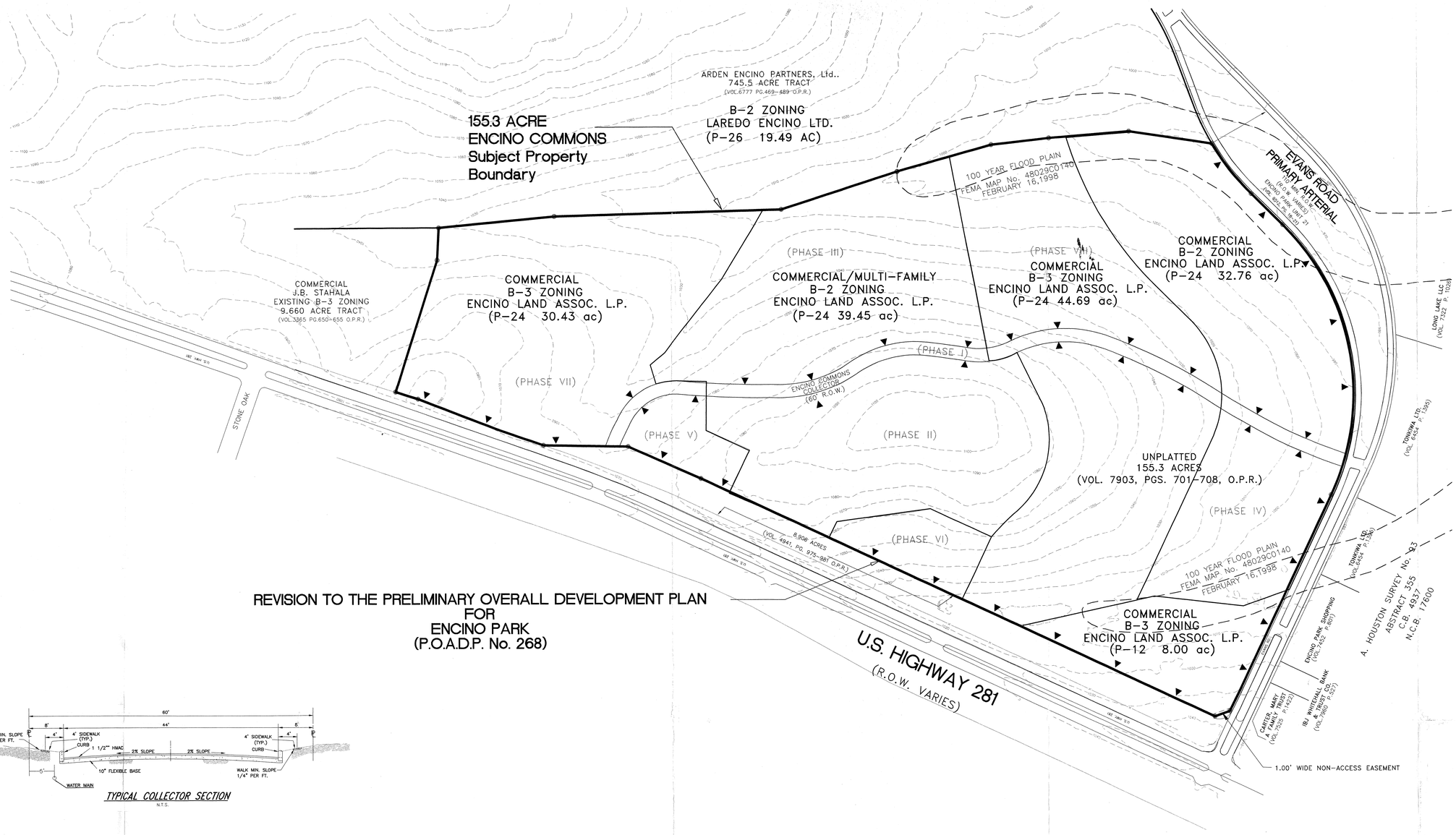
Approved
Development Rights
Permit # 054
Expires Sept 1, 2007
Issued by:

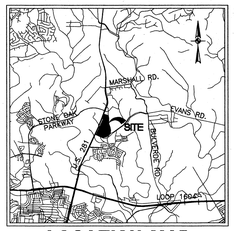
DEVELOPER
SRC, INC.
MIKE GULLEY, TRUSTEE
700 N. ST. MARYS, SUITE 750
SAN ANTONIO, TEXAS

ENGINEER
VICKREY AND ASSOCIATES, INC.
7334 BLANCO ROAD, SUITE 109
SAN ANTONIO, TEXAS

#268
REVISED: 10/08/2000
BY PAPE-DAWSON ENGINEERS

268
SEPTEMBER 10, 1999





LOCATION MAP
N.T.S.

(IN FEET)
1 inch = 200 ft.

REVISION TO THE PRELIMINARY OVERALL DEVELOPMENT PLAN
FOR
ENCINO PARK
(P.O.A.D.P. No. 268)

TYPICAL COLLECTOR SECTION
N.T.S.

NOTE:
1. THE PURPOSE OF THIS POADP REVISION IS TO UPDATE APPROVED ZONING RELATED CHANGES PER ZONING CASE Z20051 ONLY.

2. DEVELOPMENT PHASES MAY VARY BASED ON LAND SALES AND MARKETING INDICATORS. ASSESSMENT OF PHASES SHOWN IS APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

3. ▶ SYMBOL SIGNIFIES THE APPROXIMATE LOCATION OF A FUTURE DRIVEWAY.

DEVELOPER:

DAN DEICHERT, PRESIDENT
ENCINO LAND ASSOCIATES, L.P.
950 N. CENTRAL EXPRESSWAY
SUITE 220
DALLAS, TEXAS 78259

268C

PLAN HAS BEEN ACCEPTED BY
COSA
10-30-00 268-C
(date) (revision)
If no plans are filed, plan will expire
On 5-1-02
(Model filed on)

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY
TEL: 210-375-9000
FAX: 210-375-9010

PRELIMINARY OVERALL DEVELOPMENT PLAN
OF
ENCINO COMMONS AT ENCINO PARK No. 268C
(DEVELOPMENT RIGHTS PERMIT No. 054)

JOB NO. 4873-03
DATE OCTOBER-2000
DESIGNER W.C.C.
CHECKED A.G. DRAWN B.C.
SHEET 2 OF 2

DRAWING LOCATION: P:\4873\03\DESIGN\CIVIL\4873PADP.DWG