

UNIT-1

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	75,550	2.19
OTHER COVERAGE	107,048	2.40
OPEN SPACE	212,380	4.83
TOTAL GROSS AREA	444,978	9.53

PROPOSED OPEN SPACE = 51.2%
 DENSITY = 51.4 UNITS PER ACRE
 (IF APPLICABLE)

P-1, R-5
 ZONING/CONCEPT

49 RESIDENTIAL LOTS
 50' X 120' AVERAGE

UNITS-2A & 2B

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	405,000	9.30
OTHER COVERAGE	508,777	11.63
OPEN SPACE	1,084,051	24.89
TOTAL GROSS AREA	1,997,828	45.82

PROPOSED OPEN SPACE = 54.3%
 DENSITY = 3.27 UNITS PER ACRE
 (IF APPLICABLE)

P-1, R-5
 ZONING/CONCEPT

150 RESIDENTIAL LOTS
 65' X 120' AVERAGE

UNITS-3A, 3B & 3C

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	323,400	7.42
OTHER COVERAGE	327,304	7.51
OPEN SPACE	908,546	20.87
TOTAL GROSS AREA	1,559,250	35.80

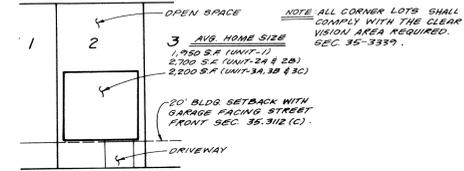
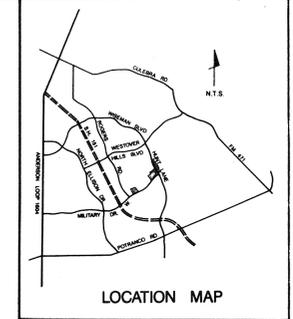
PROPOSED OPEN SPACE = 58.3%
 DENSITY = 4.11 UNITS PER ACRE
 (IF APPLICABLE)

P-1, R-5
 ZONING/CONCEPT

147 RESIDENTIAL LOTS
 55' X 120' AVERAGE

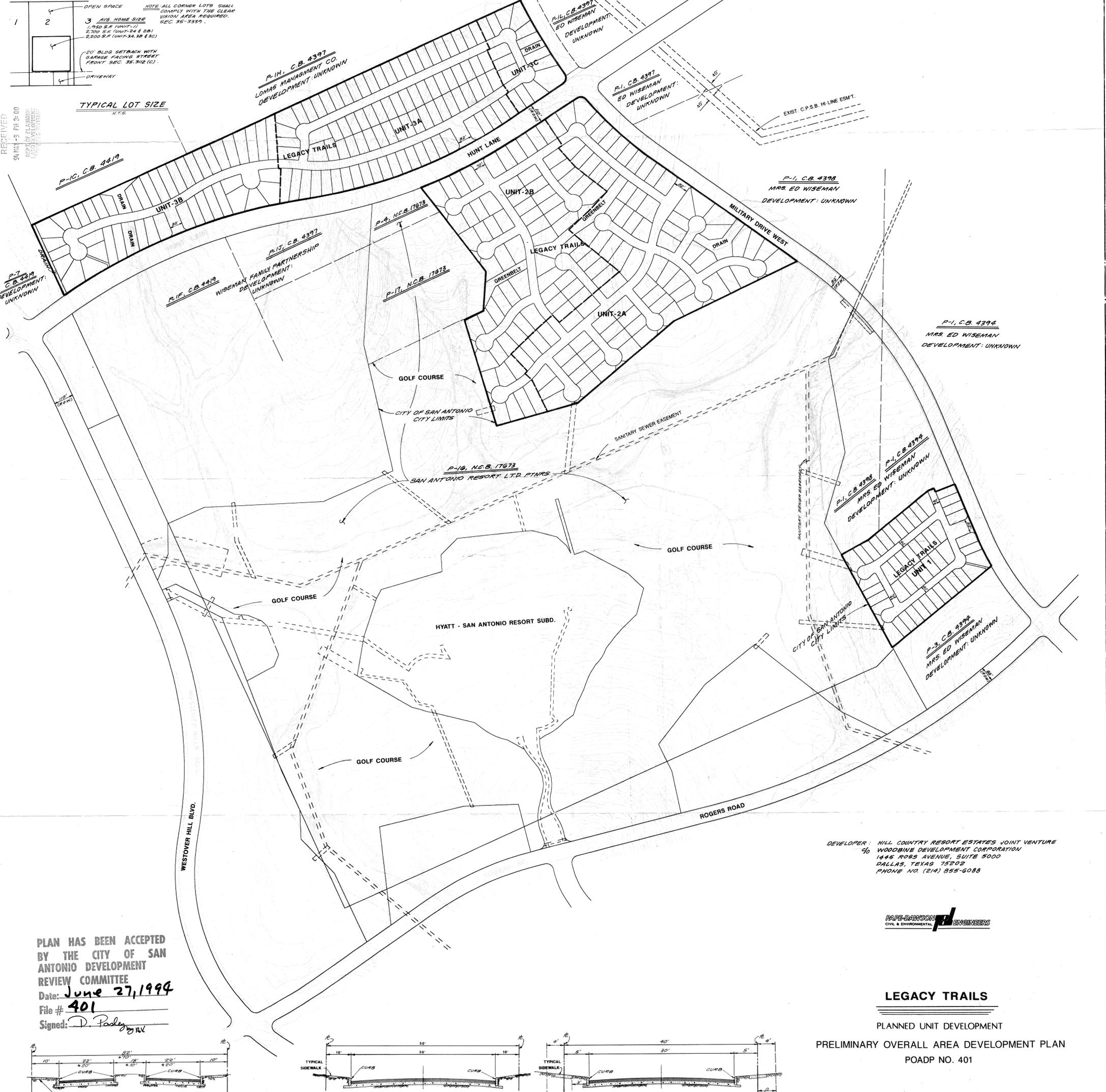


SCALE 1" = 200'



TYPICAL LOT SIZE
 N.T.S.

RECEIVED
 9A MAY -9 PM 3:00
 OFFICE OF PLANNING
 AND DEVELOPMENT

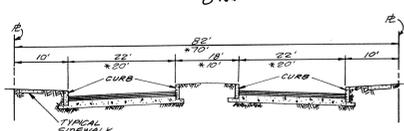


DEVELOPER: HILL COUNTRY RESORT ESTATES JOINT VENTURE
 WOODBINE DEVELOPMENT CORPORATION
 1445 ROSS AVENUE, SUITE 5000
 DALLAS, TEXAS 75202
 PHONE NO. (214) 855-6088

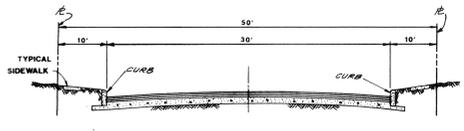


PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 Date: June 27, 1994
 File # 401
 Signed: D. Pauley

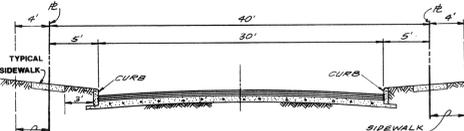
LEGACY TRAILS
 PLANNED UNIT DEVELOPMENT
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 POADP NO. 401



TYPICAL STREET SECTION
 N.T.S.



TYPICAL STREET SECTION
 N.T.S.



TYPICAL STREET SECTION
 N.T.S.

NOTE: ALL STREETS ARE 50
 FOOT RIGHT-OF-WAY
 UNLESS OTHERWISE
 SHOWN.

REVISED MAY 2, 1994
 DATE: JAN., 1994

JOB NO. 3221-00



CITY OF SAN ANTONIO

June 27, 1994

Mr. Jesse Pacheco
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: Revised Legacy Trails PUD Subdivision POADP #401

Mr. Pacheco:

The City Staff Development Review Committee has reviewed your revised Legacy Trails Planned Unit Development Subdivision Preliminary Overall Area Development Plan #401. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note the following as was previously mentioned in conjunction with the Hill Country Resort Estates PUD Subdivision POADP #401:

1. Platting, dedication, and construction of the extension of Military Drive West will be required in conjunction with the platting of Unit-3C.
2. A non-access easement will be required along the rear of all residential lots along Military Drive West and Hunt Lane at the time of plat submittal.
3. The Traffic Planning Engineer needs to review the gate detail to determine potential stacking problems.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

page 2

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

Rich Vasquez by RV.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

April 11, 1994

Mr. Jesse Pacheco
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: Hill Country Resort Estates PUD Subdivision POADP #401

Mr. Pacheco:

The City Staff Development Review Committee has reviewed your Hill Country Resort Estates Planned Unit Development Subdivision Preliminary Overall Area Development Plan #401. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note the following:

1. Platting, dedication, and construction of the extension of Military Drive West will be required in conjunction with the platting of Unit-3C.
2. A non-access easement will be required along the rear of all residential lots along Military Drive West and Hunt Lane at the time of plat submittal.
3. The Traffic Planning Engineer needs to review the gate detail to determine potential stacking problems.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley by R.V.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer