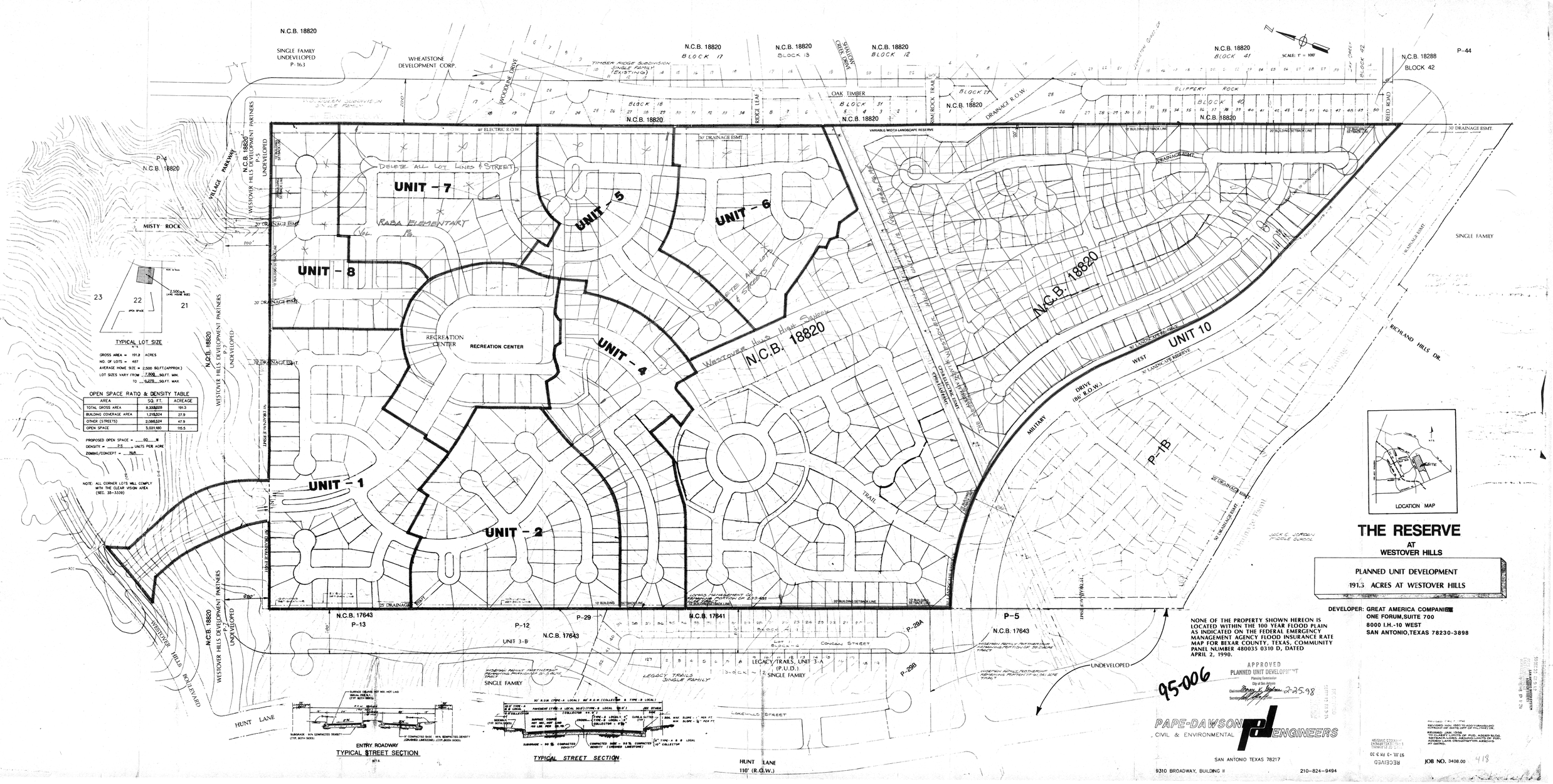

TYPICAL LOT SIZE

GROSS AREA = 191.3 ACRES
NO. OF LOTS = 487
AVERAGE HOME SIZE = 2,500 SQ.FT.(APPROX.)
LOT SIZES VARY FROM 7,800 SQ.FT. MIN.
TO 6,275 SQ.FT. MAX.

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT.	ACREAGE
TOTAL GROSS AREA	8,333,028	191.3
BUILDING COVERAGE AREA	1,215,524	27.9
OTHER (STREETS)	2,086,524	47.9
OPEN SPACE	5,031,180	115.5

PROPOSED OPEN SPACE = 60 %
DENSITY = 2.5 UNITS PER ACRE
ZOMBIG/CONCEPT = N/A

NOTE: ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (SEC. 35-3339)

THE RESERVE
AT
WESTOVER HILLS

PLANNED UNIT DEVELOPMENT
191.3 ACRES AT WESTOVER HILLS

DEVELOPER: GREAT AMERICA COMPANIES
ONE FORUM, SUITE 700
8000 I.H.-10 WEST
SAN ANTONIO, TEXAS 78230-3898

NONE OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480035 0310 D, DATED APRIL 2, 1990.

95-006

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] 2-25-98
Secretary [signature]

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

RECEIVED
97 JUL -3 PM 3:30

JOB NO. 3408.00 418

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 26, 1994

Mr. Dennis Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: The Reserve (Richland Hills) Subdivision POADP #418

Mr. Rion:

The City Staff Development Review Committee has reviewed your The Reserve (Richland Hills) Subdivision Preliminary Overall Area Development Plan #418. 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. Military Drive West will need to be platted, dedicated, and constructed with the first subdivision plat unit encompassing or adjacent to the Military Drive West ROW.

2. A non-access easement will be required along the Military Drive West ROW line adjacent to the rear or sides of all residential lots at the time of plat submittal.

3. A variance will be required for Ridge Leaf, Rim Rock Trail, and Misty Rock at the time of plat submittal regarding projection of streets.

4. As shown on your plan, Reed Road will need to be platted, dedicated, and constructed with the first subdivision plat unit encompassing or adjacent to the Reed Road ROW.

5. The realignment of Misty Rock will need to be platted, dedicated, and constructed, and the portion being "abandoned" will also need to be quitclaimed, closed, and vacated in conjuction with the adjacent subdivision plat units.

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,

D. Pasley by RV.

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

DWP/ALG

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