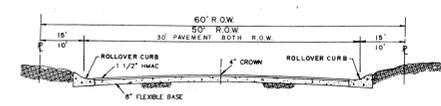
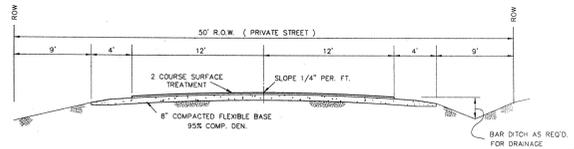


LEGEND

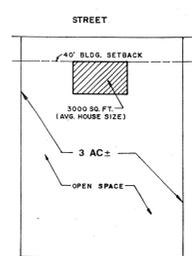
47 CORRESPONDS WITH THE NUMBER ON THE OWNERS MAILING LIST.



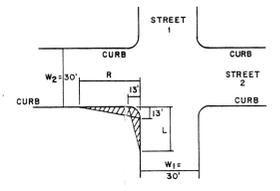
TYPICAL STREET SECTION
(NOT TO SCALE)
(PRIVATE)



TYPICAL STREET SECTION
(NOT TO SCALE)
(FOR UNITS 2 - 8)



TYPICAL LOT SIZE
(NOT TO SCALE)



* $L = 13(300) - 4 = 107.4$ USE 108' TYP
 $(3415+7)$
 * $R = 0.65(300) - (15+2) = 178'$ TYP
 * LEFT & RIGHT DIMENSIONS TYPICAL FOR ALL INTERSECTIONS.

CLEAR VISION CALCULATION
(NOT TO SCALE)

OPEN SPACE TO RATIO AND DENSITY TABLE

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	26044524	597.9	NA
BUILDING COVERAGE AREA	413820	9.5	1.6
OTHER (STREET)	1346004	30.9	5.2
OPEN SPACE	24284700	557.5	93.2

NUMBER OF RESIDENTIAL LOTS 138
 AVERAGE HOME SIZE (SQUARE FEET) 3000
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.23
 LOTS VARY FROM 3 TO 5 ACRES (APPROX.)

DEVELOPER:
 COUNTRY BEND PROPERTIES
 CO DENTON DEVELOPMENT
 3330 OAKWELL COURT SUITE 110
 SAN ANTONIO, TEXAS 78218

PLAN HAS BEEN ACCEPTED BY
 COSA *Debrah K. Williams* (number)
 Dec 20, 1996 543 (date)
 If no plats are filed, plan will expire on June 21, 1998
 1st plat filed on _____

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78217
 5210 BROADWAY, BUILDING 6 210-624-9494



P.U.D. / P.O.A.D.P. PLAN

DECEMBER, 1996 JOB NO. 1534.73

543



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 12-10-96

Name of POADP: HIGHLANDS RANCH P.U.D.

Owner/Agent: COUNTRY BEND PROPERTIES % DENTON DEVELOPMENT Co. Phone: 828-6131
 Address: 3330 DAKWELL COURT #110 SATX Zip code: 78218

Engineer/Surveyor: PAPE DAWSON Phone: 824-9494
 Address: 9310 BROADWAY BLD II SA TX Zip code: 78217

Existing zoning: NA Proposed zoning: NA (Prop. located in County)

Texas State Plane Coordinates: X: 108851 Y: 681163
 (at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge Zone? Yes No

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>138</u>	<u>557.0</u>
Non-Single Family (NSF) Greenbelt	<u>2</u>	<u>10.0</u>
Commercial & other (Private Street)	<u>1</u>	<u>30.9</u>
TOTAL =	<u> </u>	<u>597.9</u> APPROX

Print Name: Jon Adame Signature: Jon Adame

Date: 12-10-96 Tel: 824-9494 Fax: 824-3491

This is for the person actually submitting the application. However, this is the person staff will contact regarding this application for clarification or additional information

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

P.O.A.D.P / PUD # 468 (original)

RECEIVED
 PLANNING DEPARTMENT
 DEVELOPMENT DIVISION
 96 DEC 11 PM 2:37



CITY OF SAN ANTONIO

December 20

Mr. Jon Adame
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Highlands Ranch PUD

POADP # 543

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Highlands Ranch PUD Subdivision Preliminary Overall Area Development Plan # 543. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman by WJ".

Rebecca Waldman
Acting Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer