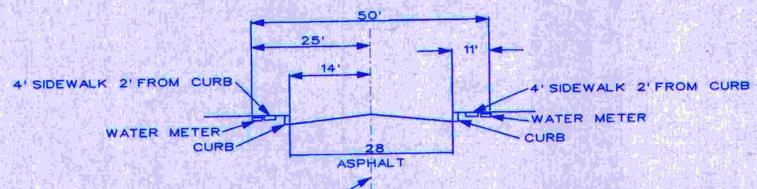


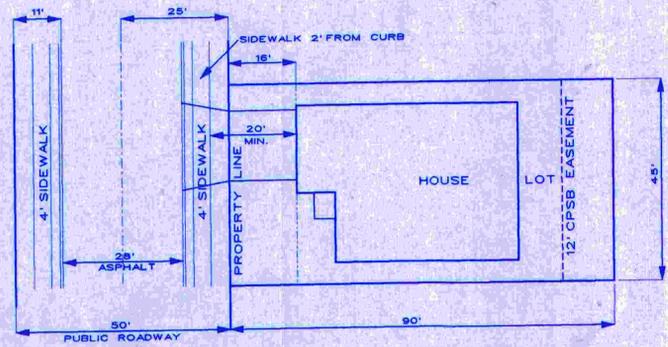
Legal Description:

A 24.96 ACRES OF LAND OUT OF THE LOUIS KNEIPP LEAGUE SURVEY NO. 11, ABSTRACT NO. 391 N.C.B. 13732, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



TYPICAL STREET SECTION

N.T.S.



TYPICAL LOT SITE PLAN

N.T.S.

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	13.47 ACRES	76 LOTS (45')	5.64 UNITS/ACRES
UNIT-2	11.49 ACRES	78 LOTS (45')	6.79 UNITS/ACRES
TOTAL:	24.96 ACRES	154 LOTS (45')	6.17 UNITS/ACRES

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY INSIDE CITY LIMITS.
5. LOT SIZE 46' X 90'.
6. NORTH EAST INDEPENDENT SCHOOL DISTRICT.
7. PROPOSED ZONING-RM4
8. ALL BEARING SHOWN HERE ON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD '83 DATUM) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 8/26/02 732
 (date) (number)
 If no plats are filed, plan will expire
 On 2/25/04
 *plat filed on

DEVELOPER

KB HOME
 4800 FREDERICKSBURG ROAD
 SAN ANTONIO, TEXAS 78201

ENGINEER

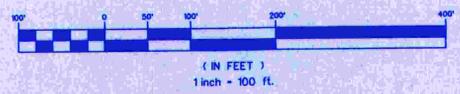
BROWN ENGINEERING
 1000 CENTRAL PARKWAY N., SUITE 100
 SAN ANTONIO, TEXAS 78232

THIS PLAN HAS BEEN ACCEPTED BY
 CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

P.U.D. PLAN NUMBER: _____

REVISED: 08-07-02



GRAPHIC SCALE

LAND USE

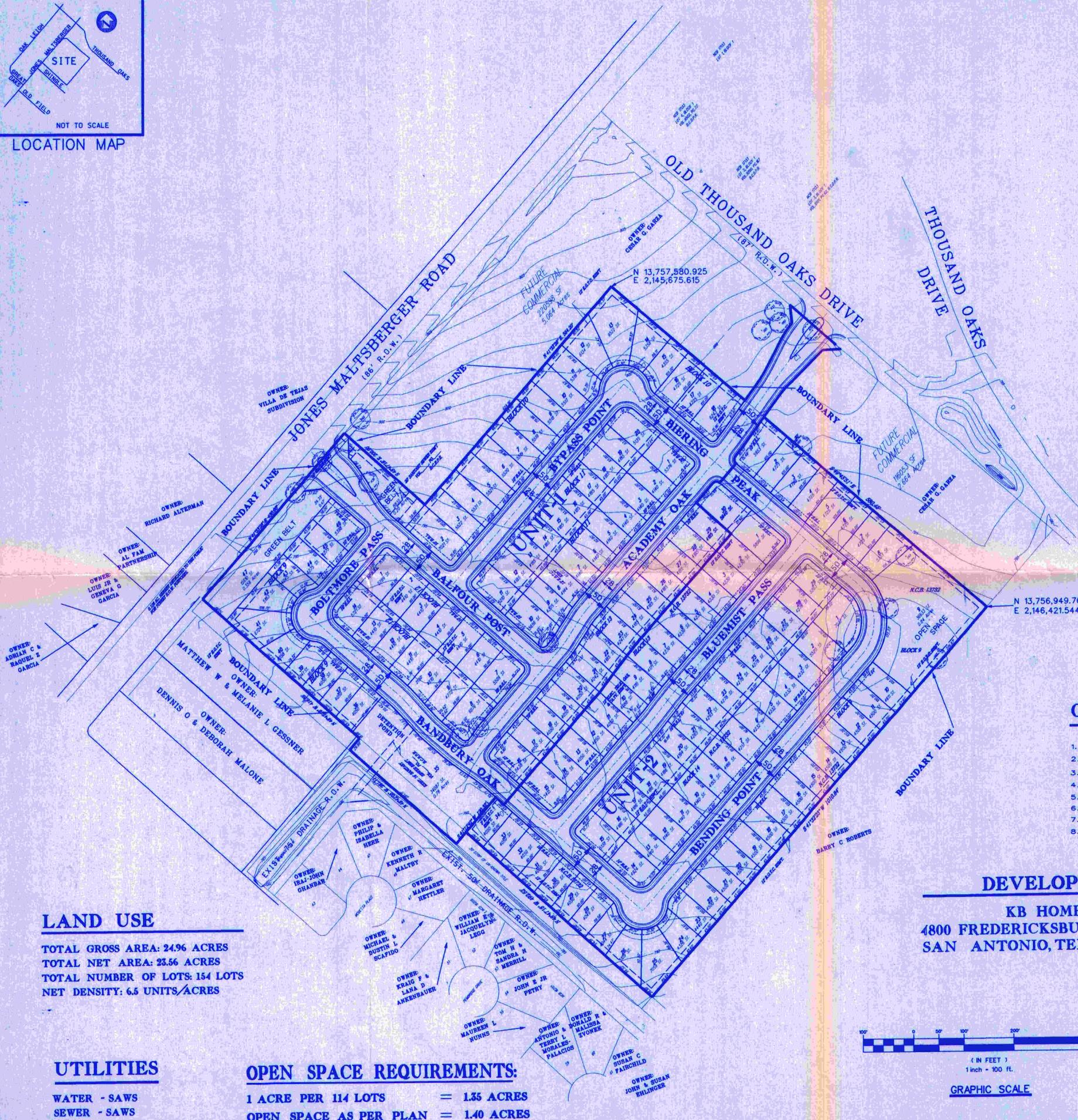
TOTAL GROSS AREA: 24.96 ACRES
 TOTAL NET AREA: 23.56 ACRES
 TOTAL NUMBER OF LOTS: 154 LOTS
 NET DENSITY: 6.5 UNITS/ACRES

UTILITIES

WATER - SAWS
 SEWER - SAWS
 ELECTRIC - C.P.S.B.

OPEN SPACE REQUIREMENTS:

1 ACRE PER 114 LOTS = 1.35 ACRES
 OPEN SPACE AS PER PLAN = 1.40 ACRES



LEGACY OAKS SUBDIVISION
MASTER DEVELOPMENT PLAN



LAND PLANNING TEAM
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 419, P.O. Box 6250, Beacom Hill, San Antonio, TX 78201
 Fax: (210) 979-0072





Subject Property

LEGACY OAKS SUB'D





City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number: <u>731</u>
------------------------	--------------------------------------

Project Name: Legacy Oaks Subdivision

Owner/Agent: KB Home Phone: 349-1111 Fax: 979-0072

Address: 4800 Fredricksburg Rd. Zip code: 78229

Engineer/Surveyor: Brown Engineering Phone: 494-5511 Fax: 651-5435

Address: 1000 Central Pkwy. N. #100 Zip code: 78232

Existing legal Description (PUD Only): _____

Existing zoning: B-3 Proposed zoning: RM-4

(PUD Only) Linear feet of street _____ Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.):

(PUD Only) Construction start date:

(PUD Only) X/Y coordinates at major street entrance: X: Y:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 2

Council District: 9 School District: NEISD Ferguson map grid: 517

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN -3 PM 2:44

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

(Continued).

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ✓ Date of preparation;
- ✓ Graphic and written scale and north arrow;
- ✓ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ✓ Total area of property;
- ✓ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ✓ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ✓ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ✓ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- ✓ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ✓ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ✓ The schematic of all existing and proposed streets, as well as proposed access points.
- ✓ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ✓ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
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(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Herb Quiroga Signature:  Date: 5-17-02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001