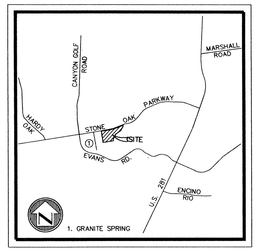
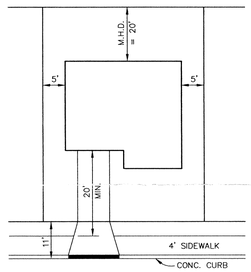
NOTE: LOT 1, BLOCK 01 IS A PRIVATE STREET AND ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.
LOT 2, BLOCK 01 IS A PERMANENT 10' GREENBELT.
LOT 3, BLOCK 01 IS A PERMANENT GREENBELT & VARIABLE WIDTH G.E.T.TV. EASEMENT

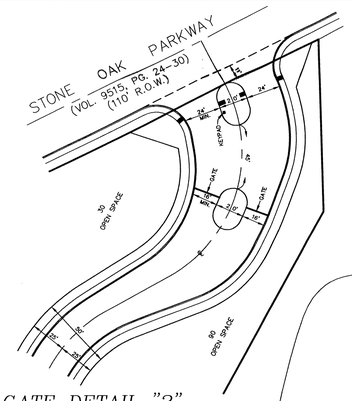


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 100 ft.



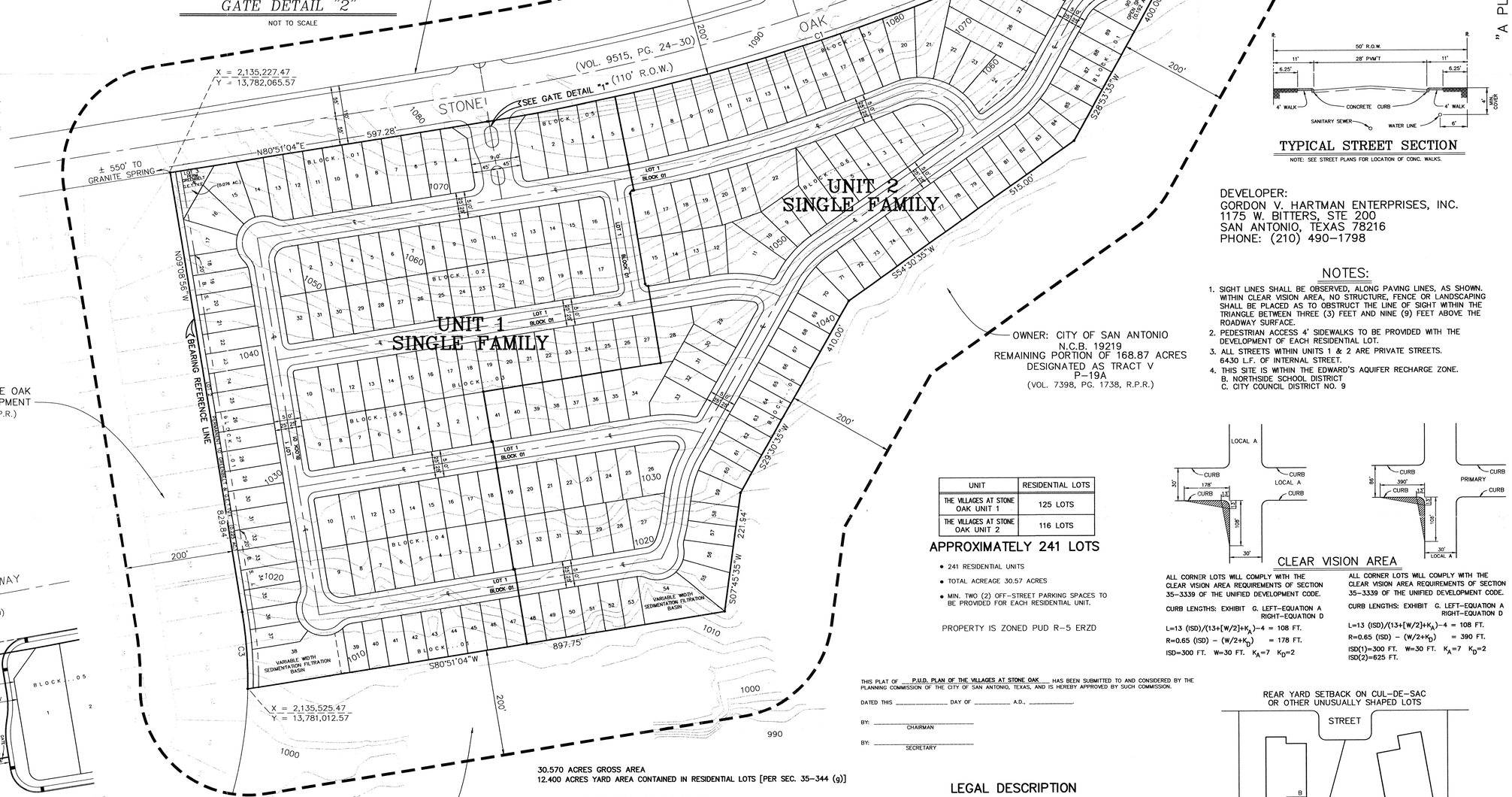
TYPICAL LOT
NOT TO SCALE



GATE DETAIL "2"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	18°28'12"	4055.00'	1307.18'	659.31'	1301.53'
C2	2°30'58"	1145.00'	50.28'	25.14'	50.28'
C3	10°18'09"	800.00'	143.85'	72.12'	143.66'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°29'25"E	121.85'



"A PLANNED UNIT DEVELOPMENT"

TYPICAL STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. 6430 L.F. OF INTERNAL STREET.
4. THIS SITE IS WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
   B. NORTHSIDE SCHOOL DISTRICT
   C. CITY COUNCIL DISTRICT NO. 9

UNIT	RESIDENTIAL LOTS
THE VILLAGES AT STONE OAK UNIT 1	125 LOTS
THE VILLAGES AT STONE OAK UNIT 2	116 LOTS

APPROXIMATELY 241 LOTS

- 241 RESIDENTIAL UNITS
- TOTAL ACREAGE 30.57 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

PROPERTY IS ZONED PUD R-5 ERZD

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$

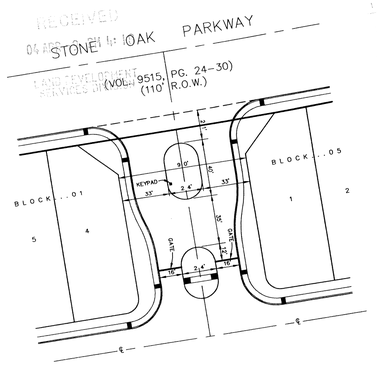
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.



GATE DETAIL "1"
NOT TO SCALE

THIS PLAT OF P.U.D. PLAN OF THE VILLAGES AT STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

30.570 ACRES GROSS AREA
12.400 ACRES YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]

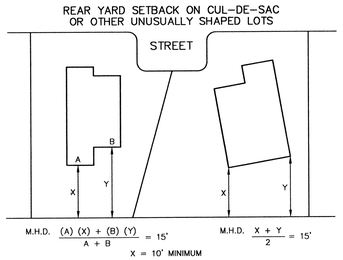
*0.225 ACRE GREENBELT (LOT 2, BLOCK 01)
*0.076 ACRE GREENBELT (LOT 3, BLOCK 01)
*0.187 ACRE OPEN SPACE (LOT 30, BLOCK 05)
*0.192 ACRE OPEN SPACE (LOT 90, BLOCK 01)
*0.680 ACRE TOTAL
*BENEFICIAL OPEN AREA WITH REASONABLE EXPECTANCY OF PERPETUITY, SEE SEC. 35-344(g)

12.400 ACRES YARD AREA + 0.340 ACRE [TOTAL OF ABOVE GREENBELT AND OPEN AREAS 0.680 ACRE DIVIDED BY 2, PER SEC. 35-344(g)]=
12.740 ACRES PARKS/OPEN SPACE DIVIDED BY 30.570 ACRES GROSS AREA = 42% OPEN SPACE RATIO

LEGAL DESCRIPTION

BEING 30.570 ACRES OF LAND OUT OF A 168.87 ACRE TRACT OF LAND DESIGNATED AS TRACT "V" RECORDED IN VOLUME 7398, PAGE 1738, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$
X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

RECEIVED
04 APR 12 AM 9:3

PLAT HAS BEEN ACCEPTED BY
2004 4/6/04 782
IN AN AREA OF PUBLIC NOTIFICATION
10/6/05
AS EXPIRED ON

04 APR 12 AM 9:3
PLANNING DEPT.
RECEIVED
PLAN REVIEW

M.D.P./P.U.D. PLAN for THE VILLAGES AT STONE OAK SUBDIVISION

BEING 30.570 ACRES OF LAND IN N.C.B. 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.

A TCB INC. Company
W.F.CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:

JOB NO.	052281522.01
FILE:	~
DATE:	09/09/03
DESIGN:	~
DRAWN:	I.E.B.
CHECKED:	
SHEET	1 OF 1

H:\DRAW\Land Development\GVH-STONEOAK\dwg\STONEOAK GVH PUD.dwg, 04/01/2004 10:20:18 AM, RussellR, 1:100 #782