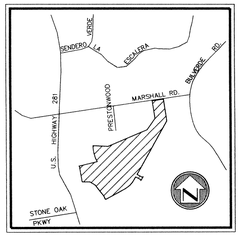
NOTE: LOT 1, BLOCK 5 IS A PRIVATE STREET AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.




LOCATION MAP

GRAPHIC SCALE

200 0 100 200 400

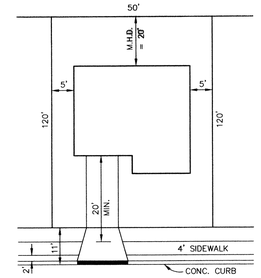
( IN FEET )
1 inch = 200 ft.

## 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 DEVELOPMENT ARE PRIVATE STREETS.
4. THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

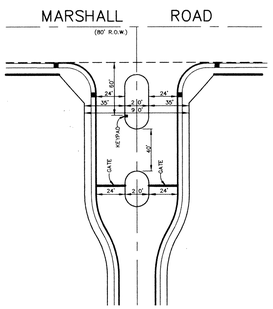
## LEGAL DESCRIPTION

BEING 71.438 ACRES OUT OF
N.C.B. 18218, SAN ANTONIO, TEXAS



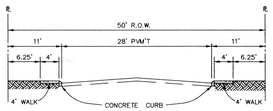

TYPICAL LOT

NOT TO SCALE



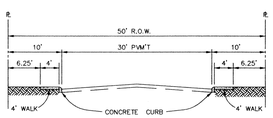

GATE DETAIL "1"

NOT TO SCALE




TYPICAL STREET SECTION

NOT TO SCALE



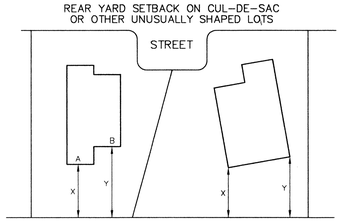

TYPICAL STREET SECTION
FOR CUL-DE-SACS
GREATER THAN 500 FEET IN LENGTH

NOT TO SCALE

## CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(a)(5) OF THE UNIFIED DEVELOPMENT CODE.

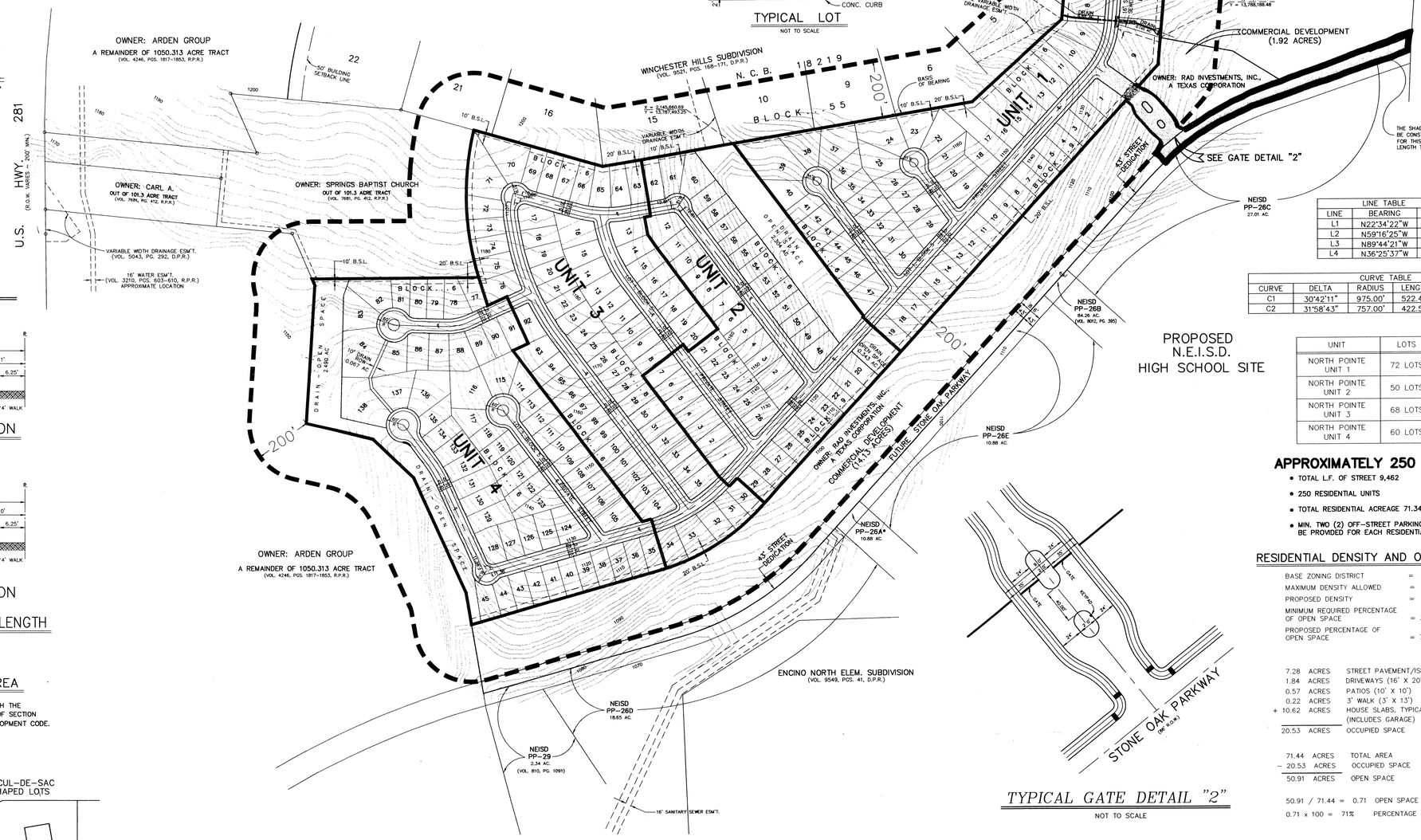
REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS




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




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N22°34'22"W | 112.18' |
| L2 | N59°16'25"W | 197.23' |
| L3 | N89°44'21"W | 240.00' |
| L4 | N36°25'37"W | 24.45' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
| C1 | 30°42'11" | 975.00' | 522.47' | 267.67' | 516.24' |
| C2 | 31°58'43" | 757.00' | 422.50' | 216.91' | 417.04' |

| UNIT | LOTS |
|---|---|
| NORTH POINTE UNIT 1 | 72 LOTS |
| NORTH POINTE UNIT 2 | 50 LOTS |
| NORTH POINTE UNIT 3 | 68 LOTS |
| NORTH POINTE UNIT 4 | 60 LOTS |

## APPROXIMATELY 250 LOTS

- TOTAL L.F. OF STREET 9,462
- 250 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 71.341 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

## RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

| | | |
|---|---|---|
| BASE ZONING DISTRICT | = | PUD R-6 |
| MAXIMUM DENSITY ALLOWED | = | 7 LOTS PER ACRE |
| PROPOSED DENSITY | = | 3.50 LOTS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = | 71% |

| | | |
|---|---|---|
| 7.28 | ACRES | STREET PAVEMENT/ISLANDS & CONC. DRAINS |
| 1.84 | ACRES | DRIVEWAYS (16' X 20') |
| 0.57 | ACRES | PATIOS (10' X 10') |
| 0.22 | ACRES | 3' WALK (3' X 13') |
| + 10.62 | ACRES | HOUSE SLABS, TYPICAL 1,850 SF (INCLUDES GARAGE) |
| 20.53 | ACRES | OCCUPIED SPACE |
| 71.44 | ACRES | TOTAL AREA |
| − 20.53 | ACRES | OCCUPIED SPACE |
| 50.91 | ACRES | OPEN SPACE |

50.91 / 71.44 = 0.71 OPEN SPACE RATIO

0.71 x 100 = 71% PERCENTAGE OF OPEN SPACE




TYPICAL GATE DETAIL "2"

NOT TO SCALE

RAD INVESTMENTS HEREBY ACKNOWLEDGES THAT WE ARE RESPONSIBLE FOR CONSTRUCTING A HALF SECTION OF STONE OAK PARKWAY WHERE THE PROPOSED ALIGNMENT ABUTS THE PROPERTY OWNED BY RAD INVESTMENTS.

BY: Ron Hagauer, President
RAD INVESTMENTS

THIS MASTER DEVELOPMENT/P.U.D. PLAN OF THE NORTH POINTE P.U.D. PLAN HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT OF NORTH POINTE P.U.D. PLAN 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

RESIDENTIAL DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798 EXT. 301

PLAN HAS BEEN ACCEPTED BY
COSA
03/09/05 #813
(date) (number)
If no plats are filed, plan will expire
On 09/08/06
plat filed on

"A PLANNED UNIT DEVELOPMENT"
M.D.P./P.U.D. PLAN
for
NORTH POINTE SUBDIVISION


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


REVISIONS:

JOB NO. 052246904.00
FILE: ~
DATE: 10/05/04
DESIGN: *
DRAWN: O.T.
CHECKED:
SHEET 1 OF 1

#813