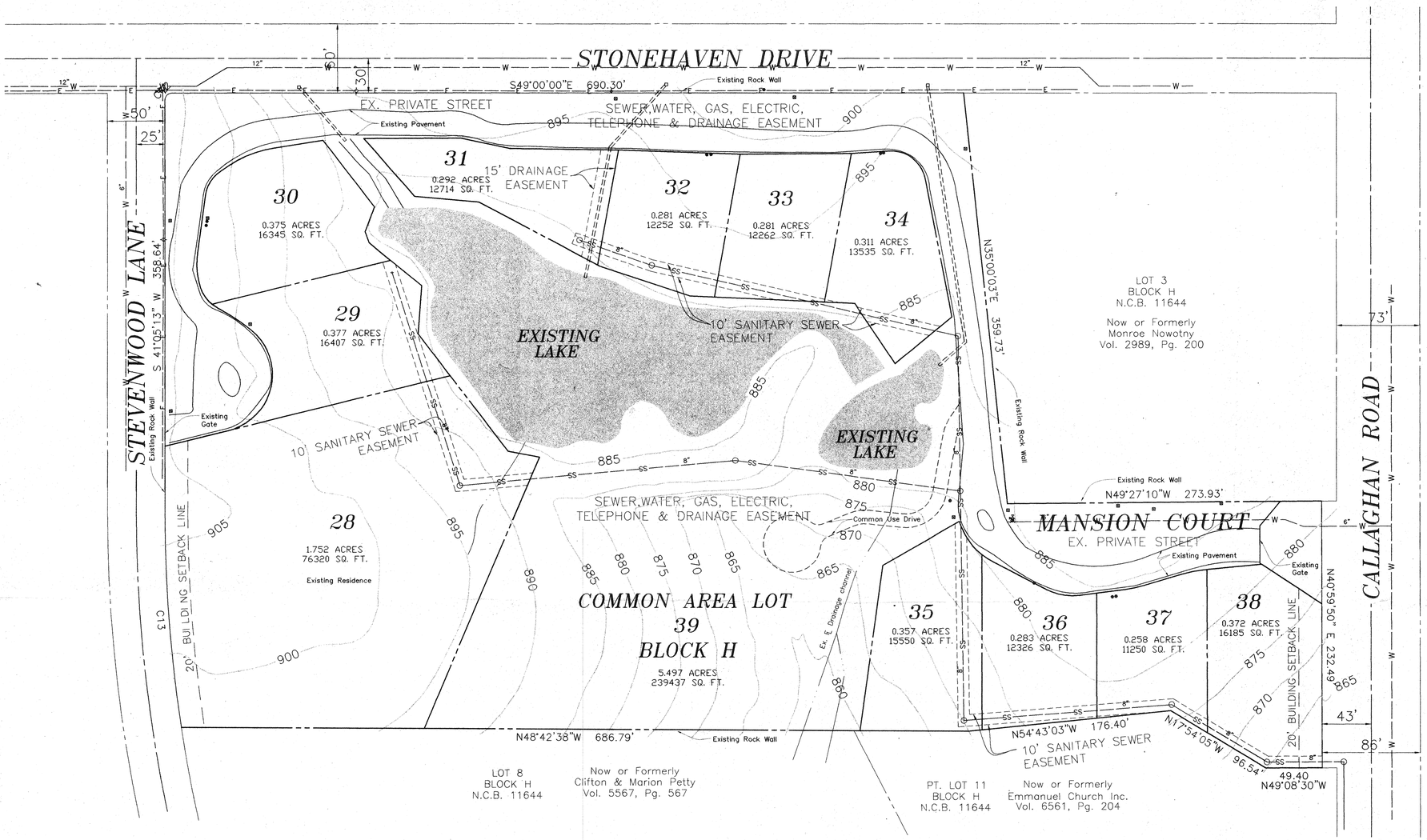
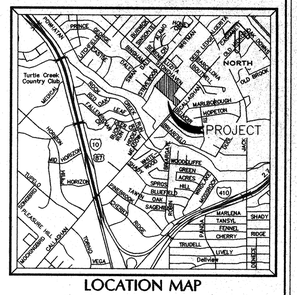


CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	89°54'47"	6.00'	5.99'	9.42'	N86°02'37"E	8.48'
C13	08°42'08"	1241.23'	94.44'	188.52'	S36°44'09"W	188.34'



LOCATION MAP
SCALE 1"= 0.5 MILE

NORTH
SCALE 1"=50'

LEGEND

- Power Pole
- Telephone/Electric Box
- Fire Hydrant
- Water Valve
- Water Meter
- Sanitary Sewer Manhole
- Sanitary Sewer Clean-out

- 12" W — Existing Water Line
- SS — Existing Sanitary Sewer Line
- E — Existing Electric Line
- Existing Lot lines
- Proposed Lot Lines

E. = Electric
S. = Sewer
OH = Overhead
UG = Underground
CATV = Cable Television

NON SUBSTANTIAL CHANGES TO PUD #51

1. REDUCING # LOTS FROM 14 TO 11.
2. COMBINING TWO COMMON AREAS INTO 1 LOT.

DIRECTOR OF PLANNING — DATE 1.10.2006

Owner: Desarollos Antopaz
4715 Fredericksburg Rd., 3rd Floor
San Antonio, Texas 78229
(210) 366-1611

Legal Description: Being (10.436 Acres) Lots 12-27, Block H, N.C.B. 1164, Twin Lakes Subdivision in the City of San Antonio, Bexar County, Texas as shown by a plat recorded in volume 8200, pages 186 & 187 of the deed and plat records of Bexar County, Texas.

The property is located in the unshaded portion of Zone "X" as shown on F.E.M.A. Flood Insurance Rate Map No. 48029C0268 E, effective date February 16, 1996 for Bexar County, Texas and Incorporated Areas.

The purpose of the P.U.D. plan amendment is to reduce the number of single family residential lots from 14 to 11.

SITE DATA

Subdivision Area:	10.436 Acres
Zoning:	(P-1) R-1
Existing Land Use:	14 Single Family Residential Lots 2 Common Area Lots
Proposed Land Use:	11 Single Family Residential Lots 1 Common Area Lot
Density:	0.95 Dwelling Units Per Acre
Residential Area:	4.939 Acres
Common Area:	5.497 Acres
Minimum Open space Required:	10.436 Acres X 35% = 3.653 Acres
Open Space Provided:	= 5.497 Acres
Off Street Parking Provided:	2 Spaces Per Dwelling Unit
Existing Street:	Private
Existing Utilities:	Public

NO.	DESCRIPTION	DATE	REVISED BY
	REVISIONS		

EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

PREPARED FOR: DESAROLLOS ANTOPAZ

TWIN LAKES RESUBDIVISION AMENDED
PLANNED UNIT DEVELOPMENT PLAN
SAN ANTONIO, TEXAS

DESIGNED: J.E
DRAWN:
CHECKED:
DATE:
SCALE: 1"=50'

SHEET 1 OF 1

G:\sa2000\WORK\99\00058SITE.dwg 12/20/99 12:50:24 PM

#51