

Thousand Oaks, Unit 5, being 12.212 acres out of the John Finto Survey No. 334 1/2, County Block 4999, The Juan Armendaris Survey No. 258 1/2, County Block 4992, The John Borsos Survey No. 1114, County Block 4970, Bexar County, Texas.

NOTE: 3.735 acres zoned P-1 (R-2)

MAXIMUM DENSITY = 10 Total per acre

	Allowed	Broken Oak
P-1 (R-2)	10 (41 Units)	10 (41 Units)

FLOOR AREA = Floor Area Ratio X Gross Site Area

	Allowed	Broken Oak
R-2	.283 x 180,164 = 50,986.4 sq. ft.	44,895 sq. ft.

OPEN SPACE = Open Space Ratio X Floor Area

	Minimum	Broken Oak
R-2	2.6 x 44,895 = 116,727 sq. ft.	154,636 sq. ft.

LIVABILITY SPACE = Livability Space Ratio X Floor Area

	Minimum	Broken Oak
R-2	1.7 x 44,895 = 76321.5 sq. ft.	124,852 sq. ft.

PARKING PER UNIT

	Allowed	Broken Oak
	2 (82 spaces)	2 (82 spaces)

ADDITIONAL DATA

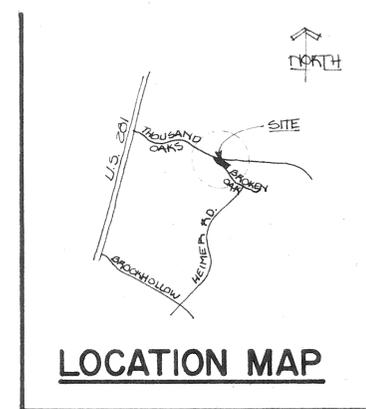
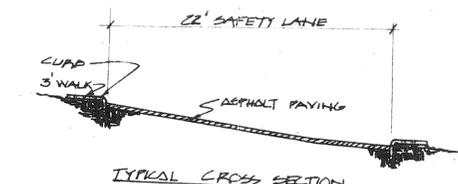
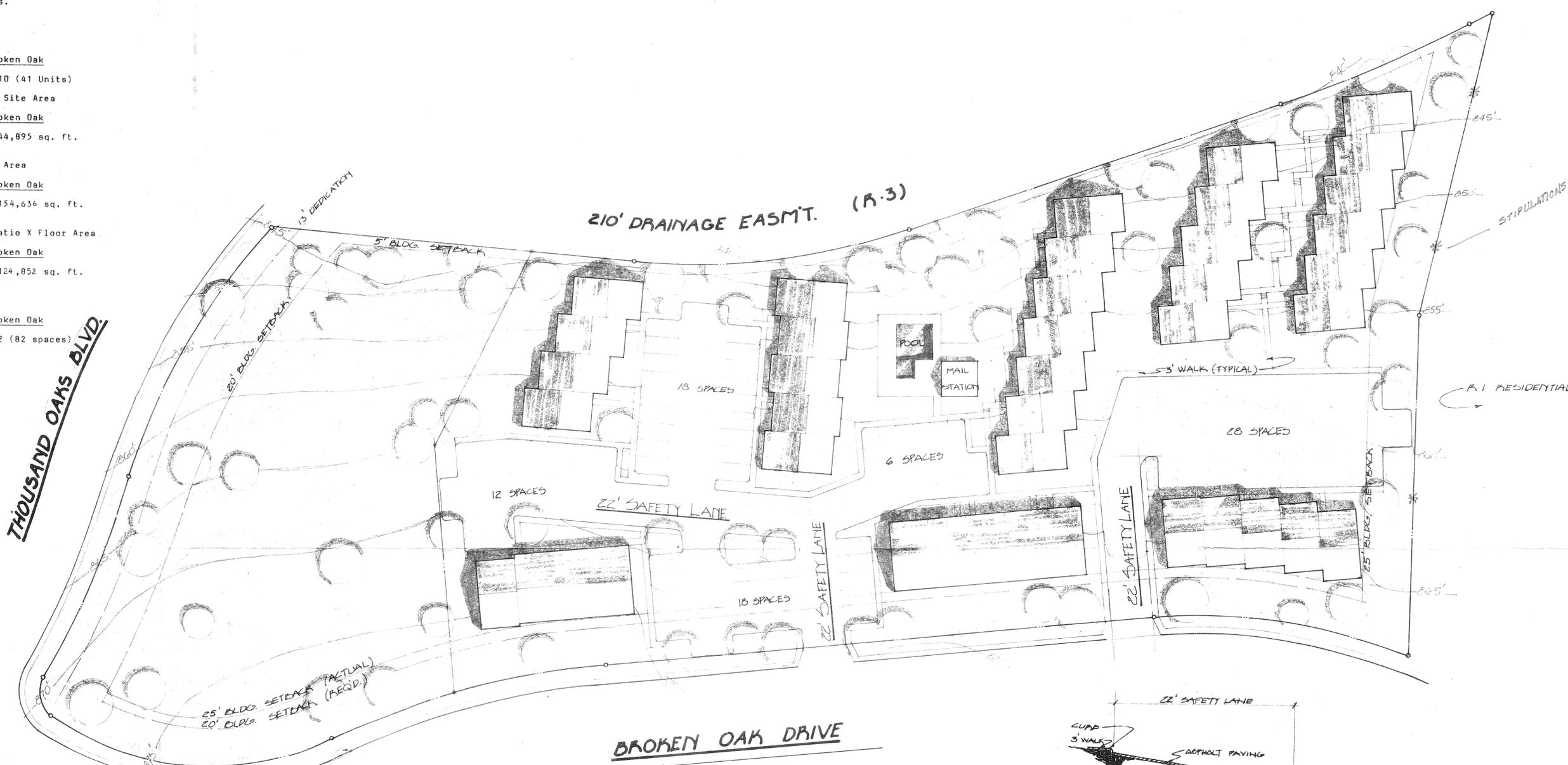
BUILDING SETBACKS:

- R-2 - 20' - 0" Front Setback
- 20' - 0" Rear Setback
- 5' - 0" Side Setback

Pedestrian Access:

All walkways to be 3' wide minimum.

Drainage, Utilities, & Garbage Collection to conform to all codes and regulations as required by the City of San Antonio.



PRELIMINARY PLAN OF DEVELOPMENT APPROVED
 Planning Commission
 Zoning Commission
 City of San Antonio
 Date 2/4/93 Chairman [Signature]

PRELIMINARY PLAN
BROKEN OAK PLANNED UNIT DEVELOPMENT

* STIPULATIONS - 50' BLDG. SETBACK LINE ON SOUTHEAST PROPERTY LINE ADJACENT TO THOSE RESIDENCES FRONTING ON ADOBE TRAIL AND PROPER LANDSCAPING TO BE PROVIDED.