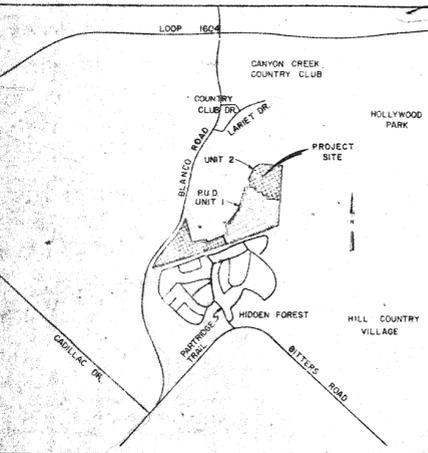


FINAL PLAN PLANNED UNIT DEVELOPMENT MISSION RIDGE NO. 1



DEVELOPER: SITTERLE & COMPANIES
ENGINEERS: H.G.T. GROUP

GENERAL LEGAL
A 49.093 ACRE TRACT OUT OF A 103.613 ACRE TRACT, SAID 103.613 ACRE TRACT BEING RECORDED IN VOL. 2715, PAGES 29-32 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK 4976, 4979, 4988 AND PARCEL NO. 1.



LAND USE INTENSITY TABLE

P.U.D. NAME: MISSION RIDGE, UNIT 1 ADDRESS: BLANCO RD., BEXAR CO. SEE EXH. A
TYPE OF DEVELOPMENT: RESIDENTIAL ACREAGE: 49.270

LEGAL DESCRIPTION: SEE EXHIBIT A OF PROPERTY

LAND USE INTENSITY

PRESENT ZONING: UNZONED - IN SA/VET
PROPOSED ZONING: UNZONED, BUT TO R-1
DENSITY STANDARDS: 2.85 DU/AC

(A) FLOOR AREA RATIO: FAR 2.85
(B) OPEN SPACE RATIO: OSR 2.6
(C) LIVABILITY SPACE RATIO: LSR 1.7

WHAT TO DETERMINE	HOW TO DETERMINE	DETERMINATION
1. LAND AREA	FROM PLANS AND BONUSES	54 AC (12,352,240)
2. BLDG AREA (INCLUDE GAR)	FROM PLAN	65,400
3. USABLE ROOF AREAS	FROM PLAN	542,100
4. FLOOR AREA	FROM PLAN	504,800
5. FLOOR AREA ALLOWED	LA X FAR	665,684
6. UNCOVERED OPEN SPACE	LA - BA + URA	2,242,940
7. COVERED OPEN SPACE	FROM PLAN	157,500
8. OPEN SPACE	UOS + %COS	2,311,690
9. OPEN SPACE REQUIRED	FA X OSR	1,520,420
10. LIVABILITY SPACE	OB - UCA	2,140,890
11. LIVABILITY SPACE REQ.	FA X LSR	994,160
12. UNCOVERED GAR AREA	FROM PLAN (INCLUDES ALL DRIVES)	170,800
13. RECREATION SPACE	FROM PLAN	4.4 AC (19,660)
14. RECREATION SPACE RATIO	RS + FA	0.32 (EXCL. DRIVE WAY AREA ON EA LOT)
15. OCCUPANT GAR SPACES	FROM PLAN	854
16. NUMBER OF LIVING UNITS	FROM PLAN	153

Developer's Comments
Mission Ridge Unit 1

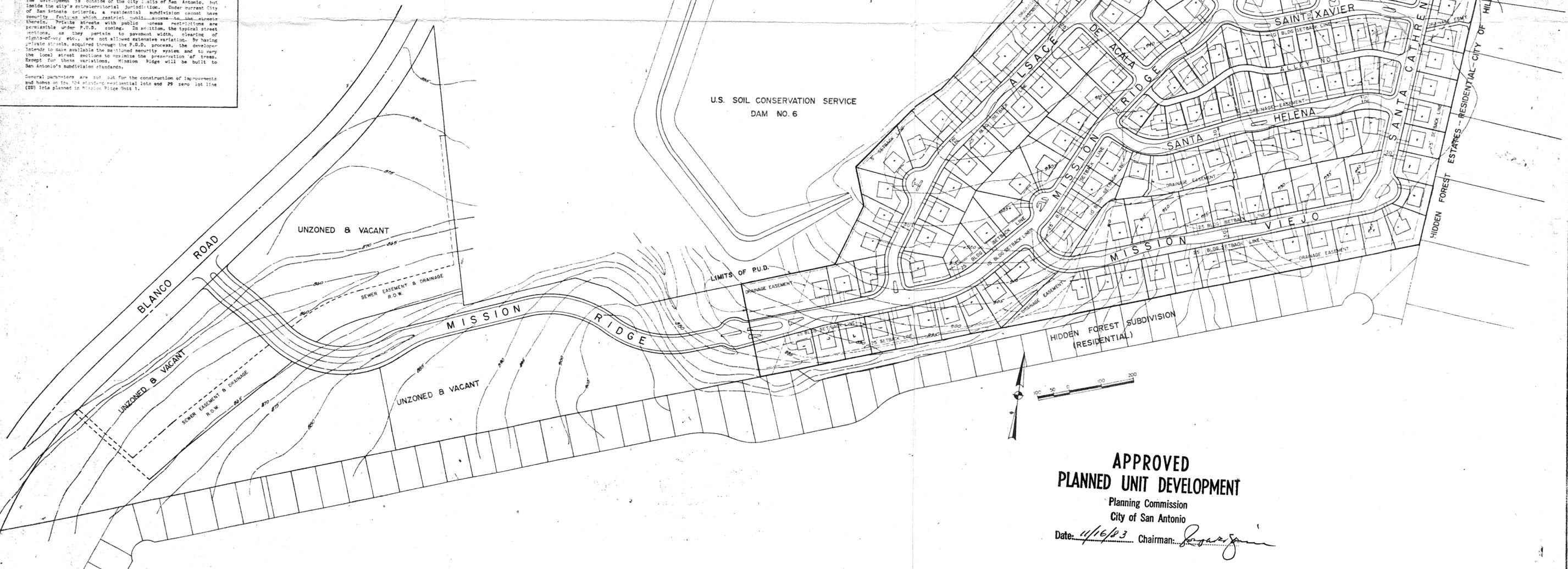
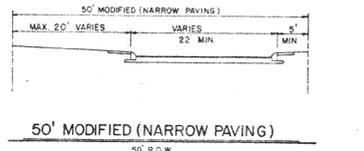
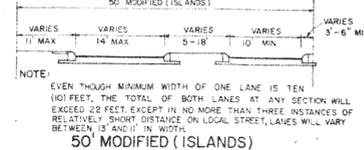
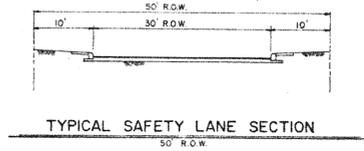
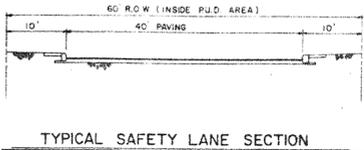
Mission Ridge is to ultimately be a planned unit development of 89 acres composed of some 300 single family detached homes. Under the supervision and management of a homeowners association, the residents will have a secured community, landscaped areas and recreational facilities. Home values from \$150,000 up are proposed, employing large lots and many custom designed features. Security will be provided by a totally fenced neighborhood with one guarded entrance, served by a private security company.

The development is outside of the city limits of San Antonio, but inside the city's extrajurisdictional jurisdiction. Under current City of San Antonio ordinance, a residential subdivision cannot have security features which restrict public access to the streets therein. Private streets with public access restrictions are permissible under P.U.D. zoning. In addition, the typical street sections, as they pertain to pavement width, clearing of rights-of-way, etc., are not allowed extensive variation. By having private streets, required through the P.U.D. process, the developer intends to make available the mentioned security system and to vary the local street sections to maximize the preservation of trees. Requests for these variations, Mission Ridge will be built to San Antonio's subdivision standards.

General parameters are set out for the construction of improvements and homes on the 124 standard residential lots and 29 zero lot line (ZLL) lots planned in Mission Ridge Unit 1.

NOTES

- THE STANDARD STREET INTERSECTION SIGHT LINE REQUIREMENTS FOR A P.U.D. AS PER SEC. 42-106 3(B) YARDS ABUTTING STREETS SHALL BE ADHERED TO IN MISSION RIDGE.
- THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.



**APPROVED
PLANNED UNIT DEVELOPMENT**
Planning Commission
City of San Antonio
Date: 4/16/83 Chairman: [Signature]