FINAL PLAN
PLANNED UNIT DEVELOPMENT
MISSION RIDGE NO. 2

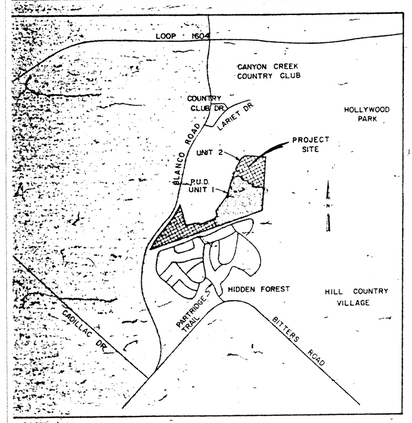
AGENDA NO.
SEP 25 1985

MISSION RIDGE

DEVELOPER: SITTERLE & COMPANIES
ENGINEERS: PA and Associates, Inc.
BUILDING DESIGN • PLANNING • CIVIL ENGINEERING • SURVEYING
440 BRIDGEWAY
SAN ANTONIO, TEX. 78216
512-341-2061

GENERAL LEGAL

A 49.270 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-2 ADDRESS: BLANCO RD., BEXAR CO. SEE EXH. A

TYPE OF DEVELOPMENT: RESIDENTIAL ACREAGE:

LEGAL DESCRIPTION OF PROPERTY: SEE EXHIBIT A

LAND USE INTENSITY:
(A.) FLOOR AREA RATIO ..... FAR
(B.) OPEN SPACE RATIO ..... OSR 2.6
(C.) LIVABILITY SPACE RATIO ..... LSR 1.7

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

WHAT TO DETERMINE	HOW TO DETERMINE		DETERMINATION
1. LAND AREA	FROM PLANS AND BONUSES		1,126,767 SF
2. BLDG. AREA (INCLUDE GAR)	FROM PLAN		172,000 SF
3. USABLE ROOF AREAS	FROM PLAN		N.A.
4. FLOOR AREA	FROM PLAN		206,400 SF
5. FLOOR AREA ALLOWED	L.4 X FAR	L.4 X (A)	318,875 SF
6. UNCOVERED OPEN SPACE	LA - BA + URA	L.1 - L.2 + L.3	954,767 SF
7. COVERED OPEN SPACE	FROM PLAN		N.A.
8. OPEN SPACE	UOS + ½ COS	L.6 + ½ L.7	954,767 SF
9. OPEN SPACE REQUIRED	FA X OSR	L.4 X (B)	536,640 SF
10. LIVABILITY SPACE	OS - UGA	L.8 - L.12	780,167 SF
11. LIVABILITY SPACE REQ.	FA X LSR	L.4 X (C)	350,880 SF
12. UNCOVERED GAR. AREA	FROM PLAN (INCLUDES ALL DRIVES)		174,600 SF
13. RECREATION SPACE	FROM PLAN		N.A.
14. RECREATION SPACE RATIO	RS - FA	L.13 - L.4	0
15. OCCUPANT GAR. SPACES	FROM PLAN		361
16. NUMBER OF LIVING UNITS	FROM PLAN		86

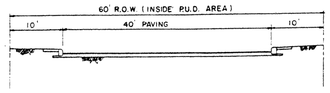
NOTES
1. THE STANDARD STREET INTERSECTION SIGHT LINE REQUIREMENTS FOR A P.U.D. AS PER SEC. 42-108 3(B) YARDS ABUTTING STREETS SHALL BE ADHERED TO IN MISSION RIDGE
2. THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.
3. SIDEWALK BRIDGES ACROSS DRAINAGE EASEMENTS AND R.O.W.'S TO BE BUILT BY CONTRACTOR. REMAINING SIDEWALKS WILL BE CONSTRUCTED BY HOMEBUILDER OR DEVELOPER

Developer's Comments
Mission Ridge Unit 1

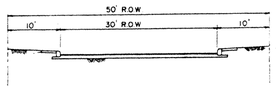
Mission Ridge is to ultimately be a planned unit development of 49 acres composed of some 250 single- family secluded detached homes. Under the supervision and management of a homeowners association, the residents will have a secured community, landscaped areas and recreational facilities. Home values 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, manned by a private security company.

The Development is outside of the city limits of San Antonio, but inside the city's extraterritorial jurisdiction. Under current City of San Antonio criteria, 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, acquired 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. Except for these variations, Mission Ridge will be built to San Antonio's subdivision standards.

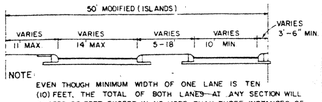
General parameters are set out for the construction of improvements and homes on the 128 standard residential lots and 29 zero lot line (ZLL) lots planned in Mission Ridge Unit 1.



TYPICAL SAFETY LANE SECTION
60' R.O.W.

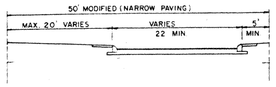


TYPICAL SAFETY LANE SECTION
50' R.O.W.

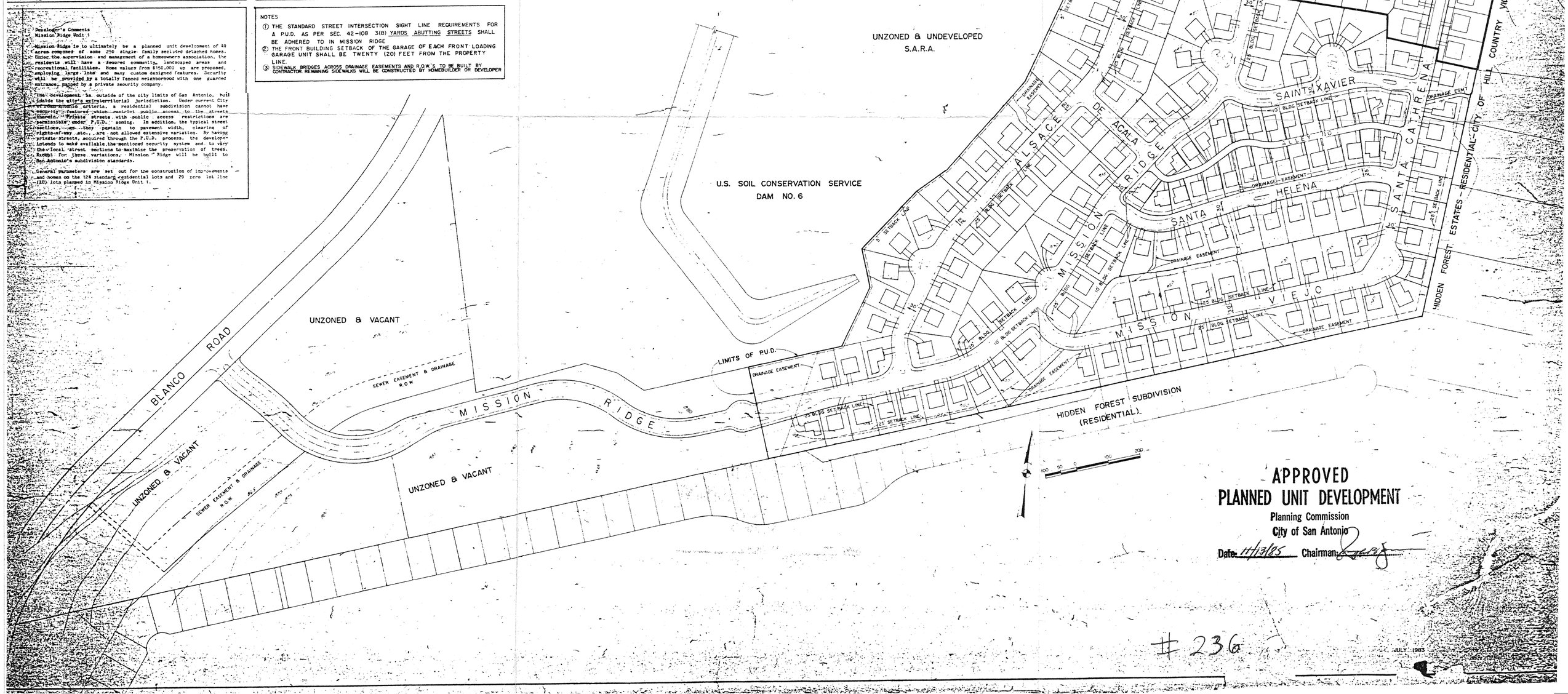


NOTE:
EVEN THOUGH MINIMUM WIDTH OF ONE LANE IS TEN (10) FEET, THE TOTAL OF BOTH LANES—AT ANY SECTION WILL EXCEED 22 FEET, EXCEPT IN NO MORE THAN THREE INSTANCES OF RELATIVELY SHORT DISTANCE ON LOCAL STREET, LANES WILL VARY BETWEEN 13' AND 11' IN WIDTH.

50' MODIFIED (ISLANDS)
50' R.O.W.



50' MODIFIED (NARROW PAVING)
50' R.O.W.
FOR CUL DE SAC ISLANDS SEE SHEET 34



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 11/3/85 Chairman:

#236

JULY 1985