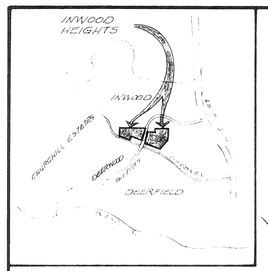


LOCATION MAP

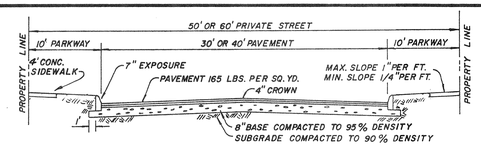
NORTH

SCALE: 1" = 100'

NOTE:

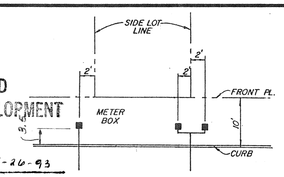
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.

2. All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

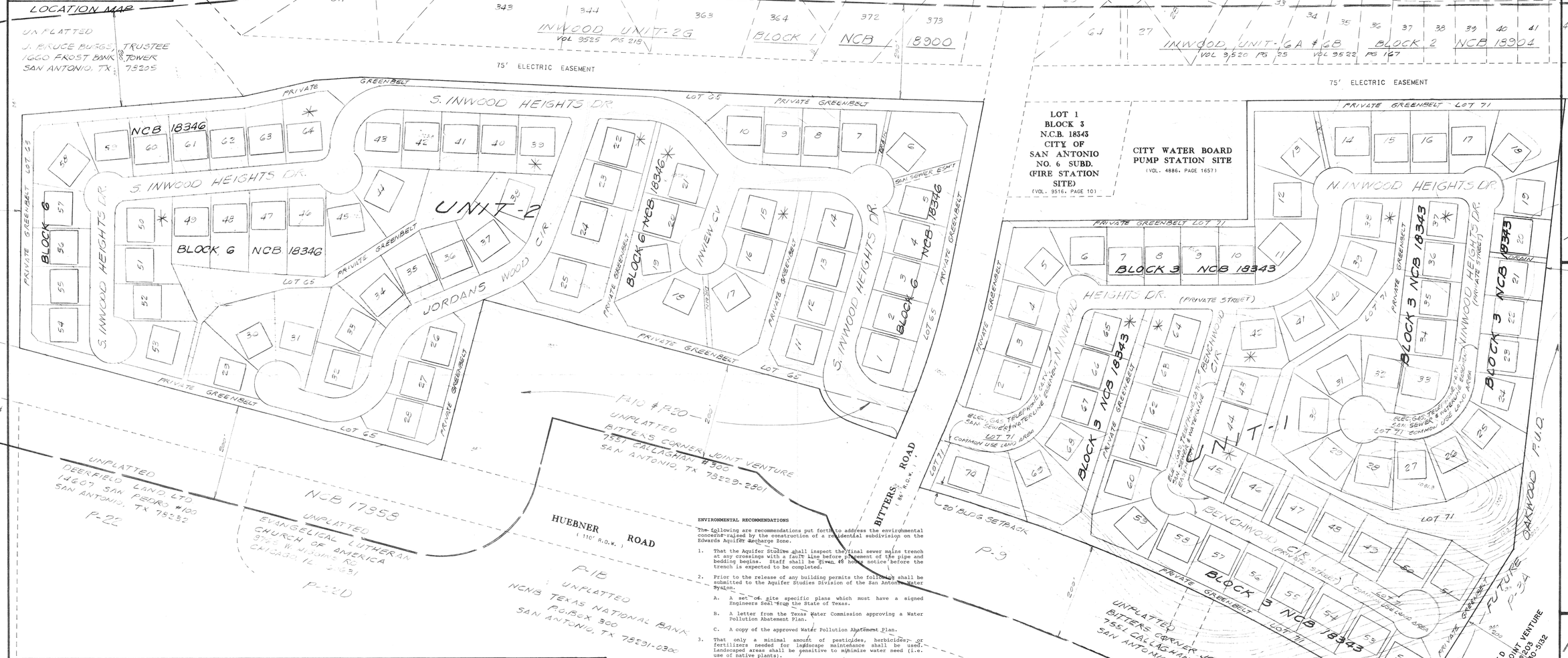


TYPICAL PRIVATE STREET SECTION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 5-26-93
Secretary: [signature] Date: 5-26-93



METER BOX LOCATION



UNPLATTED
J. BRUCE BUGGS, TRUSTEE
1600 FROST BANK TOWER
SAN ANTONIO, TX 78205

UNPLATTED
HUEBNER ROAD PROPERTY JOINT VENTURE
3003 NW LOOP 410 #203
SAN ANTONIO, TX. 78230-5152

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of a residential subdivision on the Edwards Aquifer Recharge Zone.

1. That the Aquifer Studies shall inspect the final sewer mains trench at any crossings with a fault line before placement of the pipe and bedding begins. Staff shall be given 48 hours notice before the trench is expected to be completed.

2. Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.

   A. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.

   B. A letter from the Texas Water Commission approving a Water Pollution Abatement Plan.

   C. A copy of the approved Water Pollution Abatement Plan.

3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants).

4. There will be no storage of hazardous chemicals on this tract.

5. That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code.

6. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-741 Ext. 1303.

UNIT-1

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.7 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.54
Total Space	=	1,088,812 S.F.

Occupied Space -- 492,760 S.F.:

178,120 S.F.	Exclude Street R.O.W.'s
24,840 S.F.	Driveway (18 x 20) 69
1,948	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
289,800 S.F.	House Slabs (includes garage) 4200 x 69

Net Open Space	=	596,052 S.F.
	÷	1,088,812 S.F.
Open Space Ratio	=	0.54%

UNIT-2

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.4 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.42
Total Space	=	1,166,011 S.F.

Occupied Space -- 671,343 S.F.:

377,364 S.F.	Exclude Street R.O.W.'s
23,040 S.F.	Driveway (18 x 20) 64
2,139	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
268,800 S.F.	House Slabs (includes garage) 4200 x 64

Net Open Space	=	494,668 S.F.
	÷	1,166,011 S.F.
Open Space Ratio	=	0.42%

BITTERS & INWOOD HEIGHTS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 20 / 2) + 7) - 4$

$= 3900 / (23 + 7) - 4$

$L = 150'$

Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1\ 2 + K_D)$

$= 0.65\ (500) - (20 / 2 + 2)$

$= 325 - 12$

$R = 313'$

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

$L = 107.4'$ or $108'$

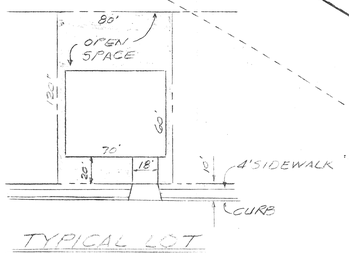
Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$



TYPICAL LOT

DEVELOPER:
INWOOD HEIGHTS, L.C.
1101 CAPITAL OF TEXAS HWY. S.
BUILDING D, SUITE 200
AUSTIN, TEXAS 78746
TEL. NO. (512) 327-7415

133 SINGLE FAMILY RESIDENTIAL LOTS
80' x 120' TYPICAL LOT
51.7636 ACRES

#93-015

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

mbc ENGINEERS

THE HEIGHTS, UNIT-1 & UNIT-2
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO	DESCRIPTION	BY

DESIGN [illegible]
DRAWN [illegible]
CHECKED
DATE NOV. 4, 1992
JOB NO. 1-5503
SHT. 1 OF 1