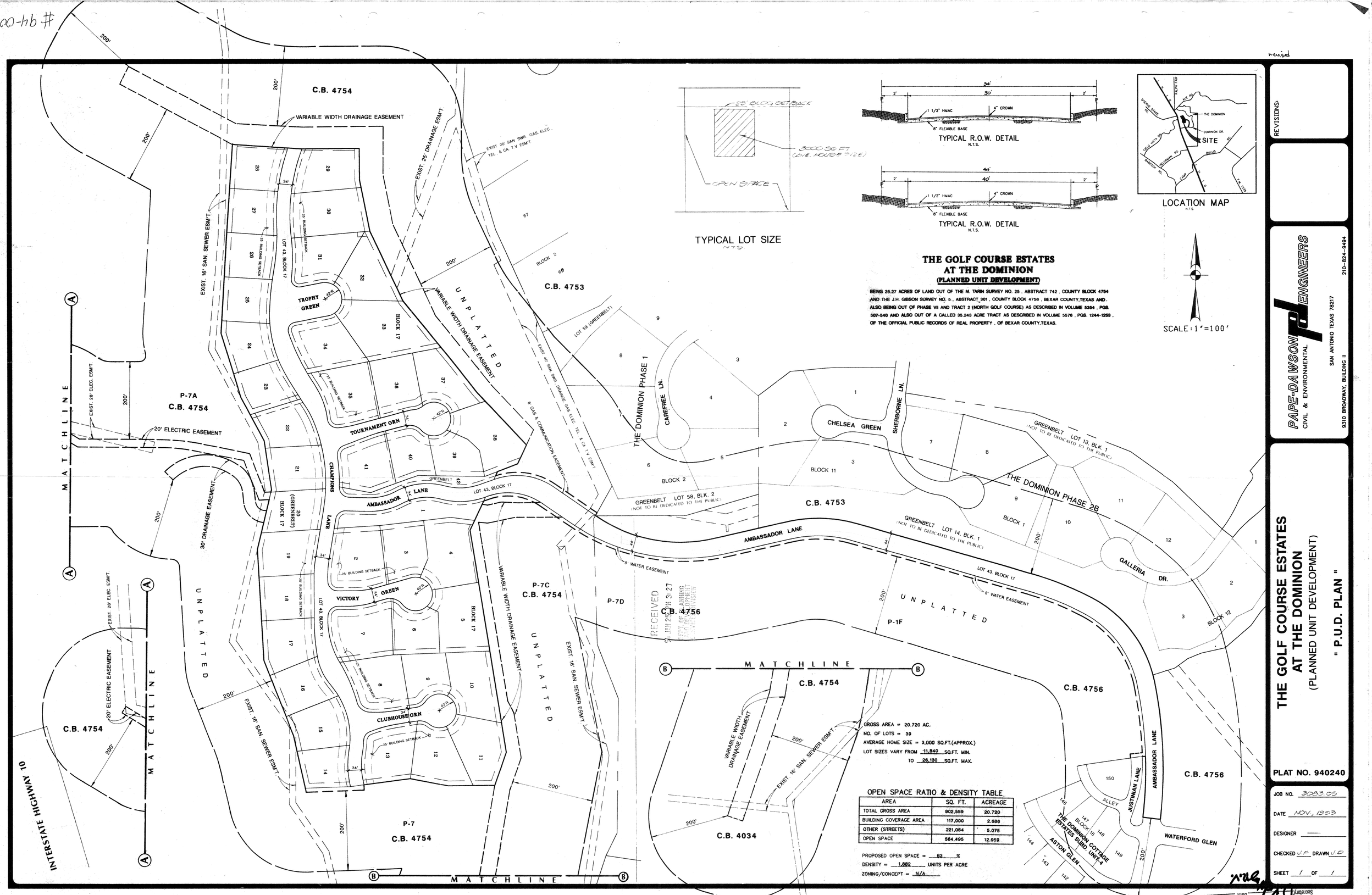
500-hb #



TYPICAL LOT SIZE
N.T.S.

TYPICAL R.O.W. DETAIL
N.T.S.

TYPICAL R.O.W. DETAIL
N.T.S.

LOCATION MAP
N.T.S.

SCALE: 1"=100'

THE GOLF COURSE ESTATES AT THE DOMINION
(PLANNED UNIT DEVELOPMENT)

BEING 25.27 ACRES OF LAND OUT OF THE M. TARIN SURVEY NO. 25, ABSTRACT 742, COUNTY BLOCK 4754 AND THE J.H. GIBSON SURVEY NO. 5, ABSTRACT 301, COUNTY BLOCK 4756, BEXAR COUNTY, TEXAS AND, ALSO BEING OUT OF PHASE VII AND TRACT 2 (NORTH GOLF COURSE) AS DESCRIBED IN VOLUME 5354, PGS. 507-540 AND ALSO OUT OF A CALLED 35.243 ACRE TRACT AS DESCRIBED IN VOLUME 5576, PGS. 1244-1253, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS.

GROSS AREA = 20.720 AC.
NO. OF LOTS = 39
AVERAGE HOME SIZE = 3,000 SQ.FT.(APPROX.)
LOT SIZES VARY FROM 11,840 SQ.FT. MIN.
TO 26,130 SQ.FT. MAX.

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT.	ACREAGE
TOTAL GROSS AREA	902,559	20.720
BUILDING COVERAGE AREA	117,000	2.686
OTHER (STREETS)	221,064	5.075
OPEN SPACE	564,495	12.959

PROPOSED OPEN SPACE = 63 %
DENSITY = 1.882 UNITS PER ACRE
ZONING/CONCEPT = N/A

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

THE GOLF COURSE ESTATES AT THE DOMINION
(PLANNED UNIT DEVELOPMENT)
" P.U.D. PLAN "

PLAT NO. 940240

JOB NO. 3083.05
DATE NOV, 1993
DESIGNER —
CHECKED J.F. DRAWN J.D.
SHEET 1 OF 1

94005

#94-005

PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 3.25.94
Secretary: Date: