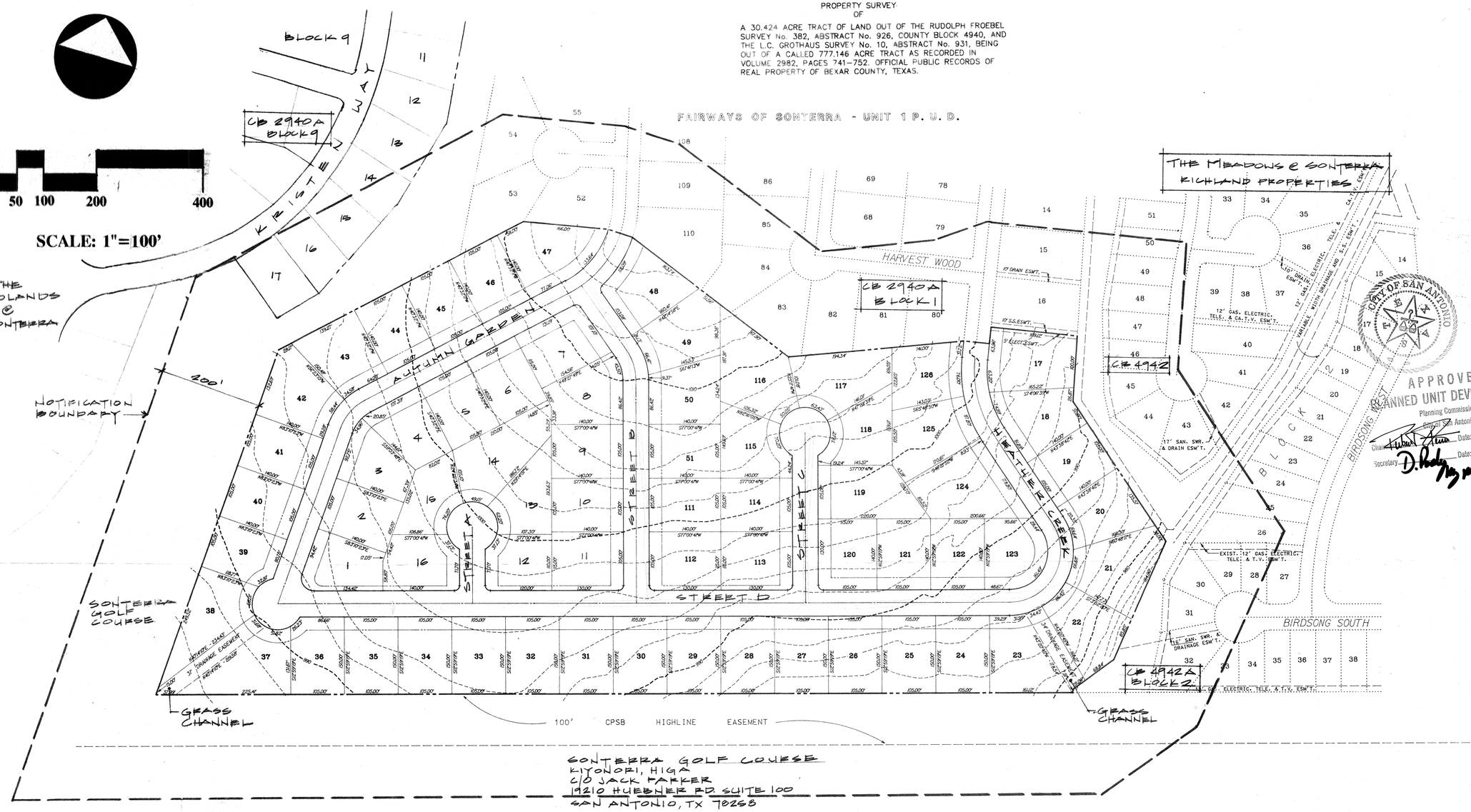
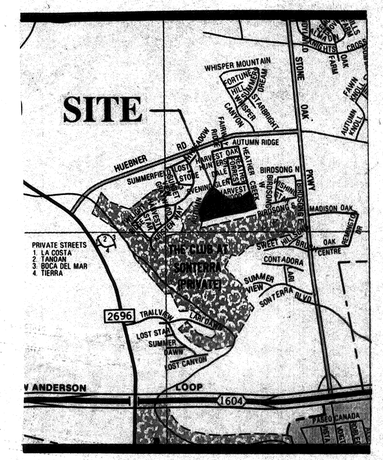
PROPERTY SURVEY
OF
A 30.424 ACRE TRACT OF LAND OUT OF THE RUDOLPH FROEBEL SURVEY No. 382, ABSTRACT No. 926, COUNTY BLOCK 4940, AND THE L.C. GROTHAUS SURVEY No. 10, ABSTRACT No. 931, BEING OUT OF A CALLED 777.146 ACRE TRACT AS RECORDED IN VOLUME 2982, PAGES 741-752. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.





LOCATION MAP

CITY OF SAN ANTONIO
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Report San Antonio
Chairman Date: 26 Oct. 94
Secretary Date: 26 Oct. 94

DENSITY AND OPEN SPACE RATIO

Base Zoning District	-	P-1, R-1
Max Density Allowed	-	8 units per acre
Proposed Density 67 units	-	2.2 units per acre
Minimum Required Percentage of open space allowed	-	.35
Proposed percentage of open space	-	.77
Total Space 30.42 ac.	-	1,325,196 S.F.

114,750 S.F.	-	Street/safety lane R.O.W.
32,663 S.F.	-	Driveway 19.5 x 25 x 78 unit
N/A	-	Drainage R.O.W.
N/A	-	Outdoor Storage Area
N/A	-	Mechanical Equipment
160,800 S.F.	-	House Slabs 40' x 60' = 2400 x 67 units

Ocupied Open Space	=	308,213 S.F.
Net Open Space	=	1,016,983 S.F.
Total	=	1,325,196 S.F.
Open Space Percentage	=	0.77

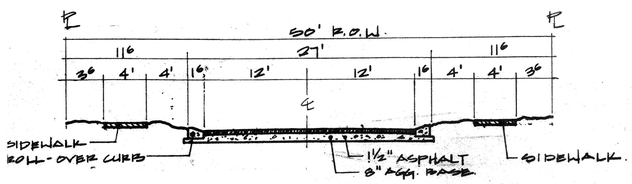
CLEAR VISION AREA

Curb Length: LT = Equation A
L = $13(ISD)/(13 + (W_1/2 + K_A)) - 4$
= $13(300')/(13 + (24/2 + 7)) - 4$
= $3900/(25 + 7) - 4$
= 117.9' Street A
" B
" C
" D
Autumn Garden
Heather Creek

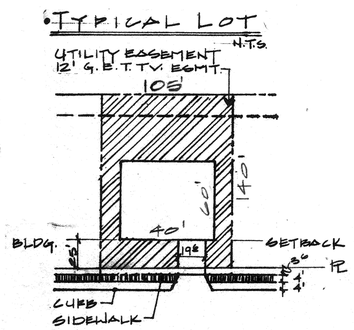
Curb Length: RT = Equation D
R = $0.65(ISD_2 - (W_1/2 + K_D))$
= $0.65(300' - (24/2 + 2)$
= 195 - 16
= 179' Street A
" B
" C
" D
Autumn Garden
Heather Creek

NOTES

- ALL STREETS HAVE A 50' R.O.W UNLESS NOTED OTHERWISE.



• TYPICAL STREET SECTION
N.T.S.



• TYPICAL LOT
N.T.S.

PLANNED UNIT DEVELOPMENT
FAIRWAYS II AT SONTERRA

OWNER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLOR A 33609

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
MAILING ADDRESS: P. O. BOX 700605 SAN ANTONIO, TX 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TX 78250

KOSSL CUDE GROUP INC
Land Planning
Landscape Architecture
10325 Bandera Rd.
San Antonio, TX 78250
(210) 523-9544
APA ASLA

DATE: 12-6-93
DRAWN BY: P.B.
CHECKED BY: S.A.K.

#94-006