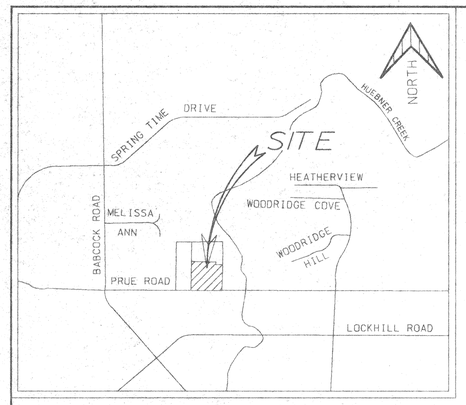
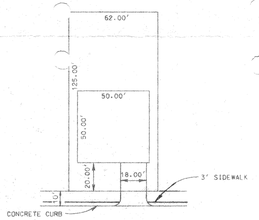


LOCATION MAP

NOTE: ESTABLISHING 83 RESIDENTIAL LOTS.
RIGHT OF WAY ACREAGE IS 1.902 ACRES.
TOTAL SUBDIVISION ACREAGE IS 19.986 ACRES.



TYPICAL LOT DETAIL

UNITS 1, 2 AND 3
DENSITY AND OPEN SPACE RATIO

BASE ZONING DISTRICT	=	R - 1
MAXIMUM DENSITY ALLOWED	=	8
PROPOSED DENSITY	=	4.15
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35
PROPOSED PERCENTAGE OF OPEN SPACE	=	47%
TOTAL SPACE	=	869458

OCCUPIED SPACE	643250 S. F.	EXCLUDE STREET R.O.W.'S
	29880 S. F.	DRIVEWAYS (18' X 20') 83
	N/A	DRAIN R.O.W.
	N/A	OUTDOOR STORAGE AREAS
	N/A	MACHANICAL EQUIPMENT
	N/A	PARKING
	207500 S. F.	HOUSE SLABS

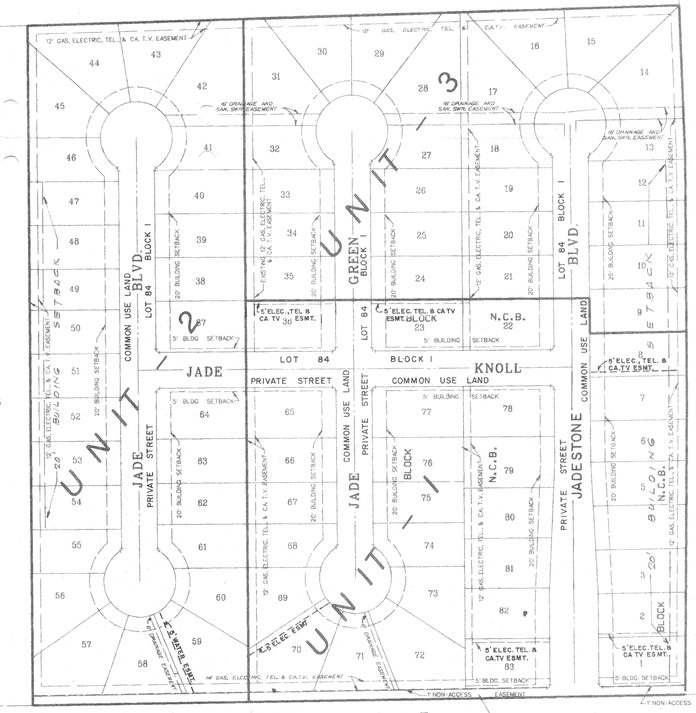
NET OPEN SPACE	=	405870
	/	869458
OPEN SPACE RATIO	=	47%

P-73
J.C. & MAVIS WILSON
6380 MELISSA ANN
S.A.TX 78240

P-74
MRS. HENRY C. HILL
6364 MELISSA ANN
S.A.TX 78240

P-76, NCB 14862 (7.559 ACS)
OWNER: OCONNELL, ANNIE C.
1219 W. RUSSELL PL.
SAN ANTONIO, TEXAS 78201-5722

P-77A, (15.776 ACS)
OWNER: PRUE ROAD ASSOCIATES
3500 OAKLAWN #650
DALLAS, TEXAS 75219-0000



P-80, NCB 14862
OWNER: LANG, STEPHEN, ETAL
300 CONVENT STREET #1700
SAN ANTONIO, TEXAS 78205-3718

LOT 9 (2.430 ACS)
OWNER: LOVE B. HOWARD
AND MARJORIE
5333 LANIBETH
HOUSTON, TEXAS 77032-4713

LOT 10 (1.620 ACS)
OWNER: SHEPPARD,
WILLIAM J JR.
6302 PRUE ROAD
SAN ANTONIO,
TEXAS 78240-2037

LOT 10-A (1.016 ACS)
OWNER: GROHMAN,
MARJORIE AND LOUISE
WADSWORTH, TEXAS
77483-0052

N.C.B. 14709

LOTS 11 & 12 (4.109 ACS)
OWNER: PITTS, HARRY T. JR.
2427 W. COMMERCE ST.
SAN ANTONIO, TEXAS 78207-3832

13' DEDICATION TO CITY OF SAN ANTONIO
FOR STREET WIDENING (0.18 ACRES)

0.551 ACS.

OWNER: PITTS, HARRY T. JR.
6230 PRUE ROAD
SAN ANTONIO, TEXAS 78240-2035

SCALE: 1" = 100'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHORD DIST.
"a"	5.00'	56°56'39"	2.71'	4.97'	S28°53'53"E	4.77'
"b"	5.00'	56°56'39"	2.71'	4.97'	S28°02'46"W	4.77'
"c"	5.00'	90°00'00"	5.00'	7.85'	S45°25'34"E	7.07'
"d"	5.00'	90°00'00"	5.00'	7.85'	N44°34'26"E	7.07'
"e"	5.00'	89°00'00"	4.95'	7.80'	N44°17'13"E	7.04'
"f"	5.00'	90°34'26"	5.05'	7.90'	S45°42'47"E	7.11'
"1"	50.00'	293°53'19"	---	256.47'	---	---
"2"	50.00'	293°53'19"	---	256.47'	---	---

PUD PLAN DATA

SIZE	7.59 ACS (UNIT I) 6.54 ACS (UNIT II) 5.80 ACS (UNIT III)
LOCATION	NORTH SIDE OF PRUE ROAD: 1100 FEET EAST OF BABCOCK ROAD
LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	4.1 HOMES PER ACRE
LOT SIZE	62' X 125' (AVG)

NOTE: ALL STREETS ARE 30 FEET IN WIDTH, EXCEPT FOR THE ENTRANCE STREET WHICH VARIES BECAUSE OF A LANDSCAPE ISLAND.

CLEAR VISION AREA - INTERIOR STREETS

CURB LENGTH (LEFT)

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

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

$L = 108$ FEET

CURB LENGTH (RIGHT)

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

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

$R = 178$ FEET

CLEAR VISION AREA - JADE OAKS BLVD @ PRUE ROAD

CURB LENGTH (LEFT)

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

$L = 13\ (300) / (13 + (58 / 2 + 7) - 4$

$L = 76$ FEET

CURB LENGTH (RIGHT)

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

$R = 0.65\ (480) - (58 / 2 + 2)$

$R = 281$ FEET

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] Date: 4-27-94
Secretary [signature] Date: 4-27-94
by a.v.

OWNER: HOMETEX CORPORATION
85 N.E. LOOP 410, SUITE 319A
SAN ANTONIO, TEXAS 78216

JADE OAKS
PLANNED UNIT DEVELOPMENT

BEING 19.986 ACRE TRACT OF LAND OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT 574, N.C.B. 14962, AND BEING THAT SAME 20.00 ACRE TRACT DESCRIBED DEED VOLUME 5059, PAGE 746, REAL PROPERTY RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

930452

JADE OAKS SUBDIVISION
P. U. D. PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	3/30	Added setbacks @ row on lots 1-12 and 27-56 as requested by zoning	LC

DESIGN
DRAWN RWK
CHECKED
DATE DECEMBER 23,1993
JOB NO. 25740
SHT. 1 OF 1

94-009