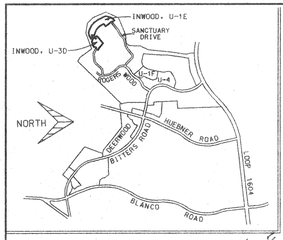
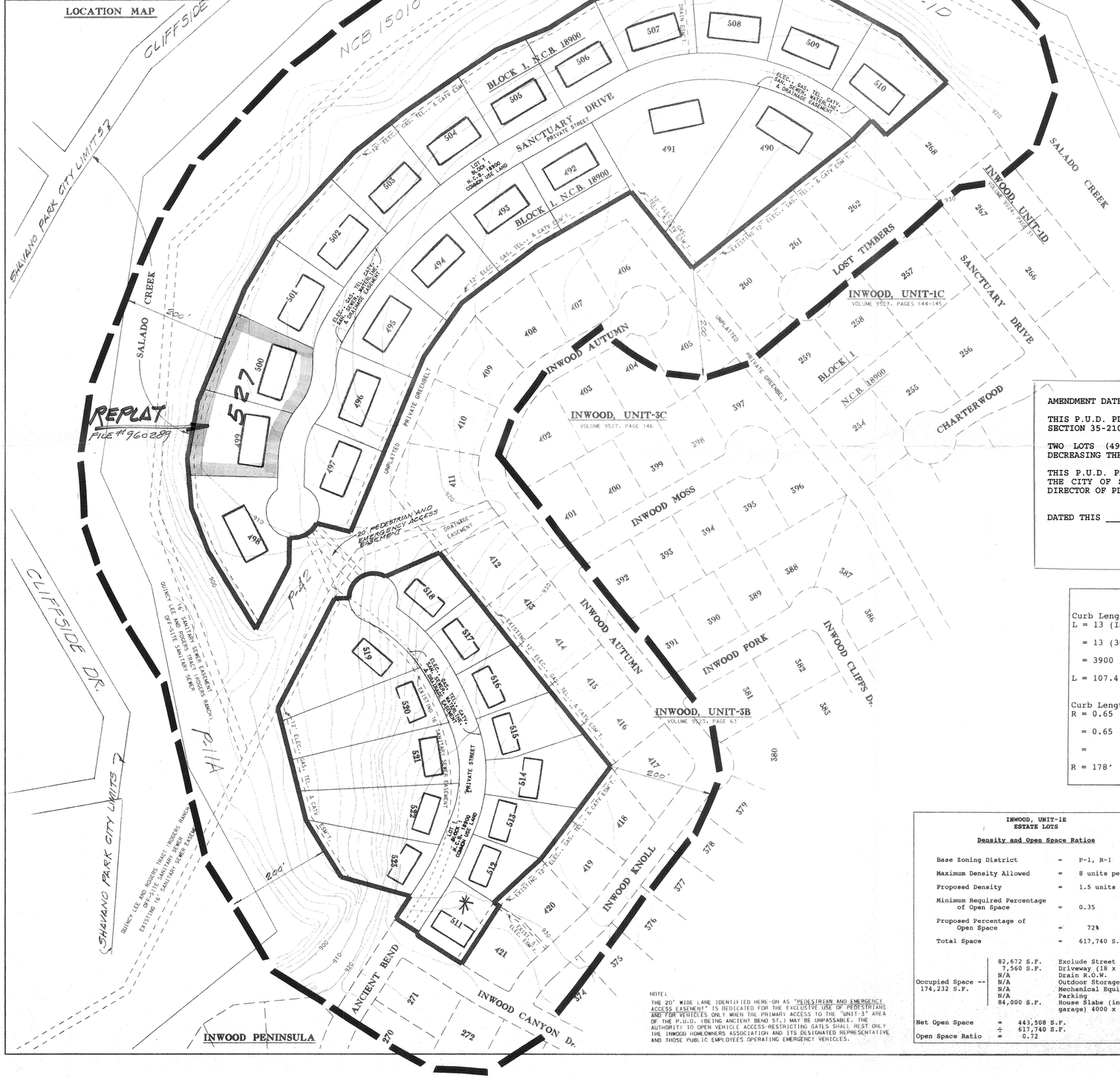


LOCATION MAP

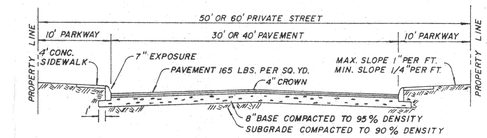
NORTH

SCALE: 1" = 100'

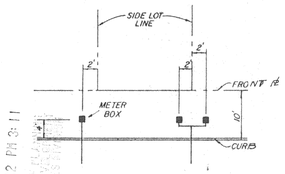


NOTES:

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.
3. All interior private streets are 50' right-of-way with 30' pavement.
4. THE SIDEWALK LOCATION MAY VARY WITHIN THE PARKWAY TO ACCOMMODATE TREES.

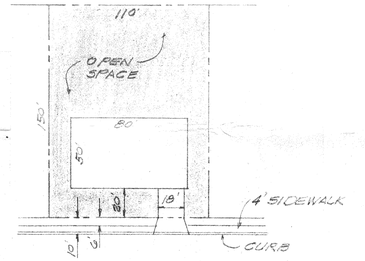


TYPICAL PRIVATE STREET SECTION

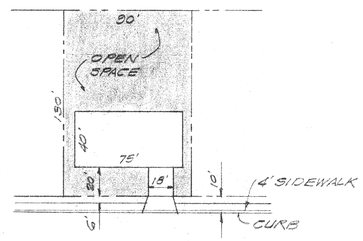


METER BOX LOCATION

RECEIVED
95 JUL 12 PM 3:11



TYP. LOT - INWOOD UNIT-1E



TYP. LOT - INWOOD UNIT-3D

AMENDMENT DATED JULY 12, 1996

THIS P.U.D. PLAN INCLUDES A NONSUBSTANTIAL AMENDMENT AS ALLOWED BY SECTION 35-2109(d) OF THE UNIFIED DEVELOPMENT CODE.

TWO LOTS (499 & 500) ~~ARE~~ AMENDED TO ONE LOT (527) THEREBY DECREASING THE UNIT DENSITY.

THIS P.U.D. PLAN OF INWOOD, UNITS 1E & 3D HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING.

DATED THIS 16 DAY OF July A.D. 1996.

BY: D. Poly
DIRECTOR OF PLANNING

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

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

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

$= 195 - 17$

$R = 178'$

INWOOD, UNIT-1E ESTATE LOTS

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	1.5 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	72%
Total Space	=	617,740 S.F.

Occupied Space -- 174,232 S.F.	82,672 S.F.	Exclude Street R.O.W.'s
	7,560 S.F.	Driveway (18 x 20) 21
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	84,000 S.F.	House Slabs (includes garage) 4000 x 21
Net Open Space	=	443,508 S.F.
Open Space Ratio	=	0.72

INWOOD, UNIT-3D

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	70%
Total Space	=	28,143 S.F.

Occupied Space -- 83,604 S.F.	39,924 S.F.	Exclude Street R.O.W.'s
	4,680 S.F.	Driveway (18 x 20) 13
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	39,000 S.F.	House Slabs (includes garage) 3000 x 13
Net Open Space	=	198,539 S.F.
Open Space Ratio	=	0.70

NOTE:
THE 20' WIDE LANE IDENTIFIED HERE-ON AS "PEDESTRIAN AND EMERGENCY ACCESS EASEMENT" IS DEDICATED FOR THE EXCLUSIVE USE OF PEDESTRIANS AND FOR VEHICLES ONLY WHEN THE PRIMARY ACCESS TO THE "UNIT-3" AREA OF THE P.U.D. (BEING ANCIENT BEND ST.) MAY BE UNPASSABLE. THE AUTHORITY TO OPEN VEHICLE ACCESS RESTRICTING GATES SHALL REST ONLY THE INWOOD HOMEOWNERS ASSOCIATION AND ITS DESIGNATED REPRESENTATIVE AND THOSE PUBLIC EMPLOYEES OPERATING EMERGENCY VEHICLES.

DEVELOPER:
LEE-1604 NO. ONE, LTD.
C/O 3330 OAKWELL COURT
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 828 - 6131

INWOOD, UNIT-1E
21 SINGLE FAMILY RESIDENTIAL LOTS
150' x 150' TYPICAL LOTS
14.1813 ACRES

INWOOD, UNIT-3D
13 SINGLE FAMILY RESIDENTIAL LOTS
95' x 150' TYPICAL LOTS
6.4771 ACRES

94-026

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

INWOOD, UNITS-1E & 3D
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. D.
CHECKED
DATE MAY 20, 1994
JOB NO. 1-5878
SHT. 1 of 1

94-026