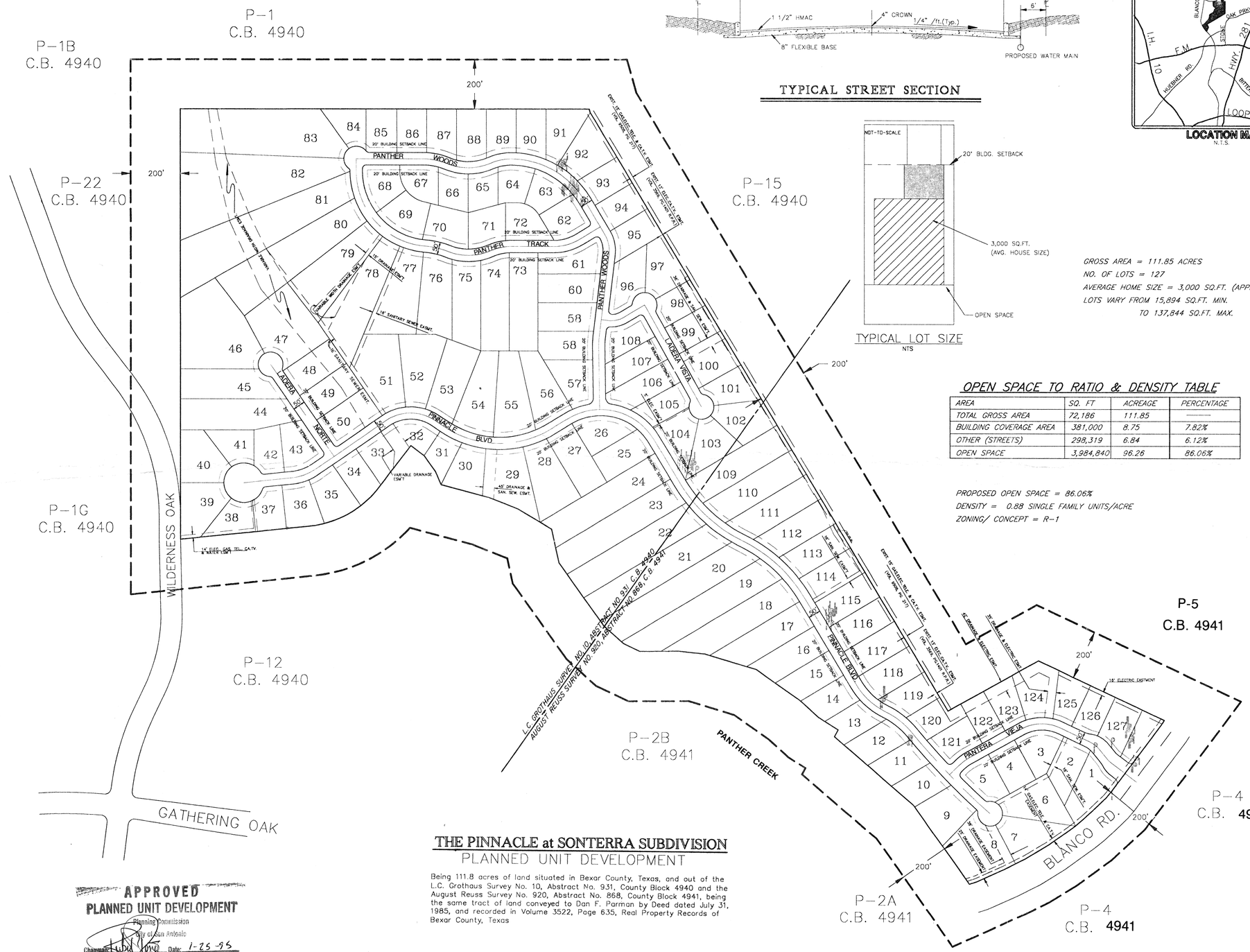
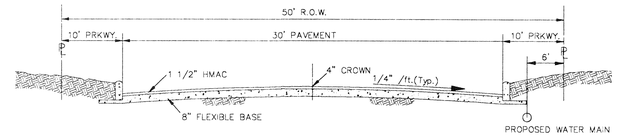
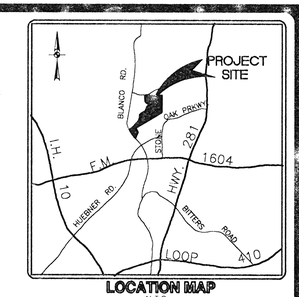




TYPICAL STREET SECTION

TYPICAL LOT SIZE
NTS



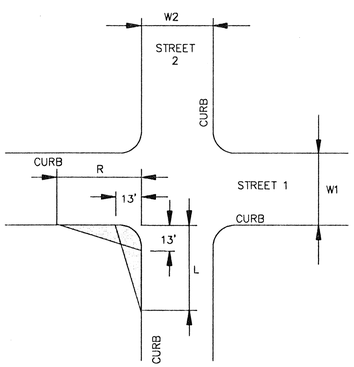
LOCATION MAP
N.T.S.

GROSS AREA = 111.85 ACRES
NO. OF LOTS = 127
AVERAGE HOME SIZE = 3,000 SQ.FT. (APPROX)
LOTS VARY FROM 15,894 SQ.FT. MIN.
TO 137,844 SQ.FT. MAX.

OPEN SPACE TO RATIO & DENSITY TABLE

AREA	SQ. FT	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	72,186	111.85	———
BUILDING COVERAGE AREA	381,000	8.75	7.82%
OTHER (STREETS)	298,319	6.84	6.12%
OPEN SPACE	3,984,840	96.26	86.06%

PROPOSED OPEN SPACE = 86.06%
DENSITY = 0.88 SINGLE FAMILY UNITS/ACRE
ZONING/ CONCEPT = R-1



CLEAR VISION AREA CALCULATION

$R = 0.65(ISD_2)-(W1/2 + K_D)$

$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$

$R = 0.65(300)-(30/2 + 2) = 178'$
$R = 0.65(300)-(26/2 + 2) = 180'$

$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$

$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 1-25-95
Secretary: Date: 1-25-95

THE PINNACLE at SONTERRA SUBDIVISION
PLANNED UNIT DEVELOPMENT

Being 111.8 acres of land situated in Bexar County, Texas, and out of the L.C. Grothaus Survey No. 10, Abstract No. 931, County Block 4940 and the August Reuss Survey No. 920, Abstract No. 868, County Block 4941, being the same tract of land conveyed to Dan F. Parman by Deed dated July 31, 1985, and recorded in Volume 3522, Page 635, Real Property Records of Bexar County, Texas

REVISIONS:

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

THE PINNACLE at SONTERRA
PLANNED UNIT DEVELOPMENT PLAN

PLAT # 940515

JOB NO. 3191-05
DATE AUGUST 18, 1994
DESIGNER JF
CHECKED JF DRAWN RV
SHEET 1 OF 1

94-032