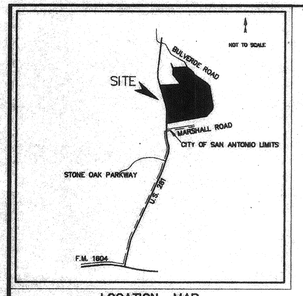
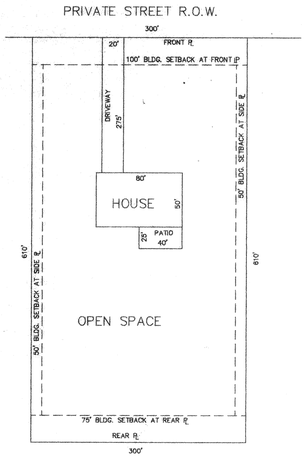
P.U.D. PLAN NO.
PLAT NO. 940359 UNIT 1
PLAT NO. 940360 UNIT 2
PLAT NO. 940559 UNIT 3



LOCATION MAP

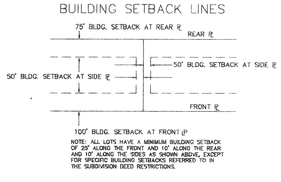


AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 4.2 AC.

NOTE: BUILDING SETBACKS SHOWN ARE PER RECORDED DEED RESTRICTIONS.

BUILDING SETBACK LINES



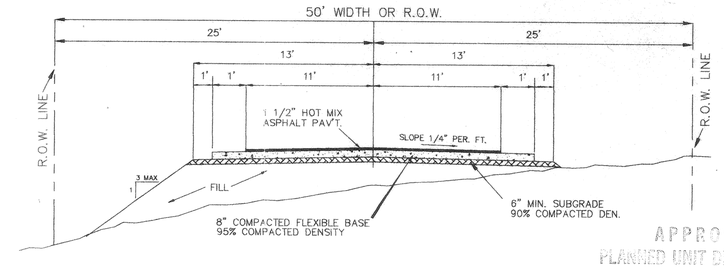
DENSITY: Max. Density Allowed = 8 Units/Acre
Proposed Density = 135 Residential Lots/491.00 Acres = 0.27 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 491.00 Ac.
Impervious Areas: Private Street R.O.W. (Lot 18,81,82 & 139) = 23.75 Acres
Structures (Houses) : 135 @ 4,000 s.f. = 12.40 Acres
Driveways : 135 @ 20'x 275' = 17.05 Acres
Sidewalks, Patios, etc.: 135 @ 1000 s.f. = 3.10 Acres
Total Impervious Area = 53.30 Acres
Pervious Area or Open Space = 491.00 ac - 56.30 ac = 434.70 Acres
Open Space Provided = 89%

CLEAR VISION:

Street Intersection @ US 281:
Eq. C: $R = 0.65 (ISD_2) - 2$
$R = 0.65 (600) - 2 = 388'$
Eq. B: $L = 0.65 (ISD_1) - 4$
$L = 0.65 (600) - 4 = 386'$

All Interior Street intersections:
Eq. D: $R = 0.65 (ISD_2) - (W_1/2 + K_B)$
$R = 0.65 (300) / (20/2 + 2) = 183'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13 (300) / (13 + 20/2 + 7) - 4 = 150'$



SCALE: 1" = 400'

TYPICAL LOCAL STREET CROSS-SECTION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman 3-8-95
Secretary D. Kalgyer 3-8-95

NOTE: PREVIOUSLY SUBMITTED AND APPROVED AS P.U.D. PLAN NO. 94015.
95-040

RECEIVED
95 MAR -1 PM 3:12
DEPT OF PLANNING AND DEVELOPMENT SERVICES DIVISION

NAME & ADDRESS OF DEVELOPER:
SENDERO RANCH DEV., LTD.
1611 DOE CREST
SAN ANTONIO, TEXAS 78248
210-492-2768
ATTN: THOMAS E. DREISS

BEING: 491.00 ACRES OUT OF THE WM. BRISBIN SURVEY NO. 189 1/2, P-6, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

REVISED 02/16/95 CHANGED PAVEMENT WIDTH ON TYPICAL LOCAL STREET CROSS SECTION

ZONING:
ALL OF THIS SITE AND ADJACENT TRACTS ARE IN THE COUNTY AND ARE NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN THREE (3) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 2.38 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
LOTS 18, 81, 82 & 139 = 23.75 AC. PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT.

SENDERO RANCH

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER
02/06/95

P.U.D. PLAN

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 400'
DRAWN BY RW/LD/RA
TRACED BY
CHECKED BY PAS
JOB NO. 0733-00-00
SHEET OF
FILE NO. 0733/PUD
PAGE OF

#95-040