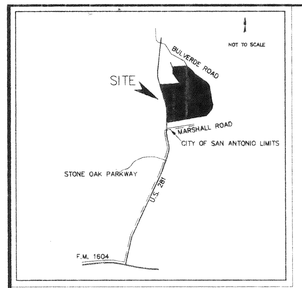
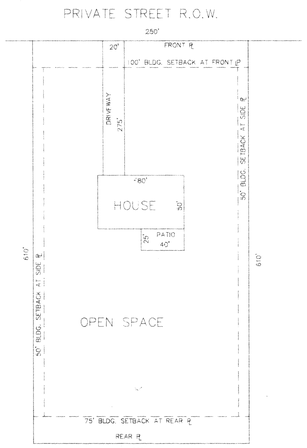
P.U.D. PLAN NO.

PLAT NO. 940359 UNIT 1
PLAT NO. 940360 UNIT 2A
PLAT NO. 960316 UNIT 2B
PLAT NO. 940559 UNIT 3
PLAT NO. 960111.02 UNIT 3A



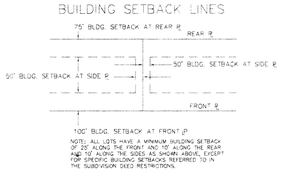
LOCATION MAP

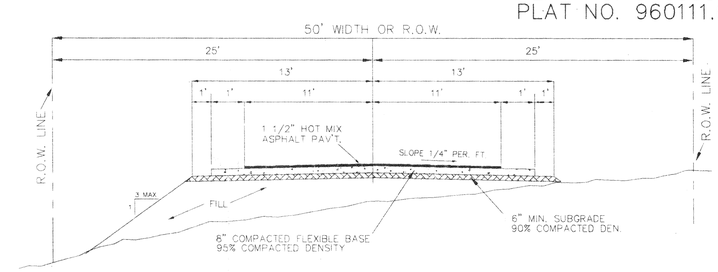


AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 3.5 AC.
NOTE: BUILDING SETBACKS SHOWN ARE PER RECORDED DEED RESTRICTIONS.

BUILDING SETBACK LINES





SCALE: 1" = 400'

TYPICAL LOCAL STREET CROSS-SECTION

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

This plan amendment is to delineate lot configuration, establish/clarify phasing boundaries and redesign street system to show additional cul-de-sacs for areas identified as U2A and 2B. Additionally, this amendment does not change density/open space projections previously approved for the 491 acre proposal. Plan was previously approved by the commission on Mar. 8, 1995.

Amended Plan approved by the Director of Planning 9-4-96.
(Date of approval)

(D. PASLEY)

RECEIVED
96 AUG -2 PM 4:14
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

DENSITY: Max. Density Allowed = 8 Units/Acre
Proposed Density = 139 Residential Lots/491.00 Acres = 0.28 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 491.00 Ac.
Impervious Areas:
Private Street R.O.W. (Lot 18,81,82,105 & 106) = 25.97 Acres
Structures (Houses) : 133 @ 4,000 s.f. = 12.21 Acres
Driveways : 133 @ 20'x 275' = 16.79 Acres
Sidewalks, Patios, etc.: 133 @ 1000 s.f. = 3.05 Acres
Total Impervious Area = 58.02 Acres
Pervious Area or Open Space = 491.00 ac - 58.02 ac = 432.98 Acres
Open Space Provided = 88%

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: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300) - (22/2 + 2) = 182'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13\ (300) / (13 + 22/2 + 7) - 4 = 144'$

Street Intersection @ Bulverde Road:
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (600) - (22/2 + 2) = 364'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13\ (600) / (13 + 60/2 + 7) - 4 = 170'$

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 FOUR (4) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 2.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
LOTS 18, 81, 82, 105 & 106 = 25.97 AC. PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT.

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. 89 1/2, P-6, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

95-040

SENDERO RANCH

P.U.D. PLAN

08/01/96

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

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