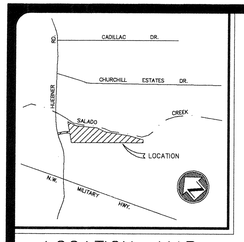
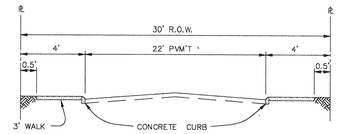


LOCATION MAP



TYPICAL STREET SECTION

NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. THE STREETS WITHIN DEVELOPMENT IS A PRIVATE STREET (LOT 1). THE PRIVATE STREET IS ALSO A DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.
4. ACCESS CONTROL (GATE OPERATION) WILL BE LOCATED IMMEDIATELY NORTH OF LOTS 2 AND 46. DETAILS OF GATE OPERATION TO BE SUBMITTED TO TRAFFIC DIVISION OF PUBLIC WORKS FOR APPROVAL.
5. NORTH 250 FEET OF EMERALD HILL TO BE PUBLIC STREET. CUL-DE-SAC TURNAROUND TO BE PROVIDED WITH DEVELOPMENT OF PROPERTY BETWEEN LOT 2 AND HUEBNER ROAD.

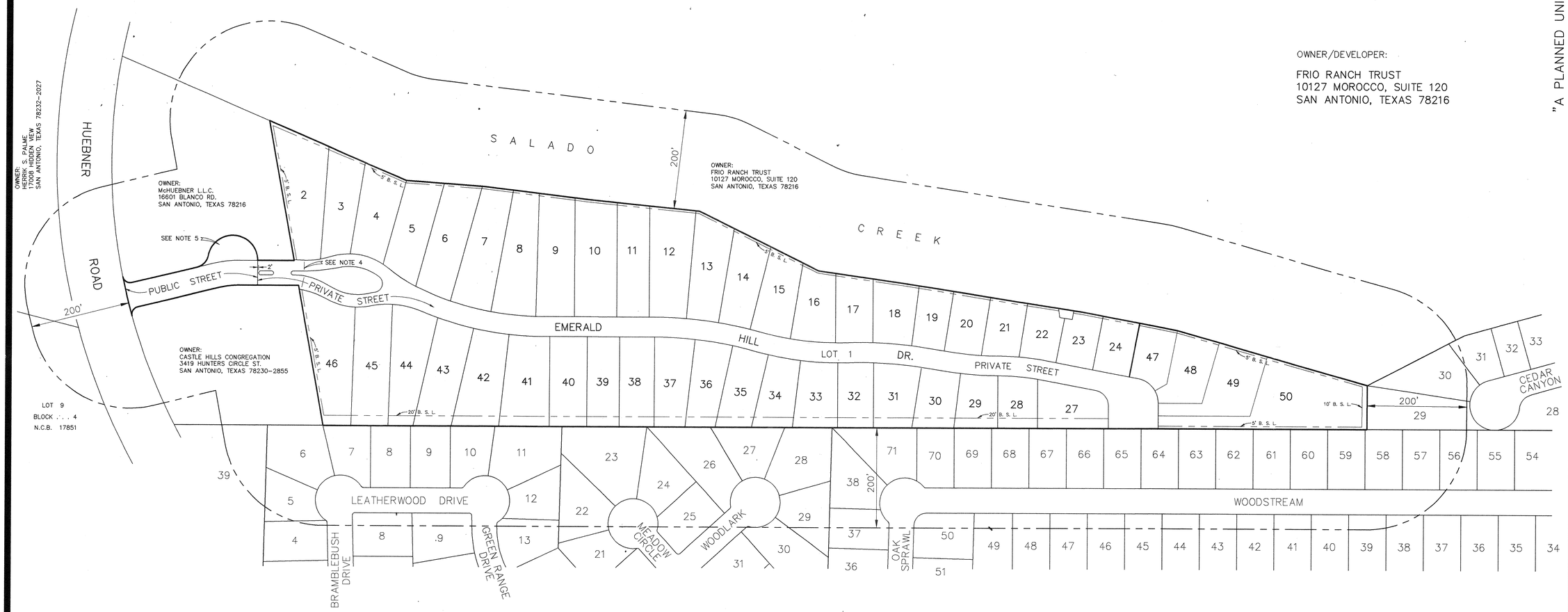
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 8-11-95
Secretary: 8-11-95

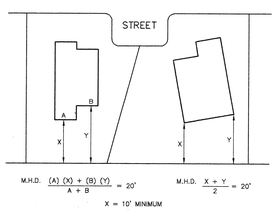
- 47 RESIDENTIAL UNITS
- TOTAL ACREAGE 16.951 ACRES
- LOT 1 IS COMMON OPEN AREA
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

"A PLANNED UNIT DEVELOPMENT"

OWNER/DEVELOPER:

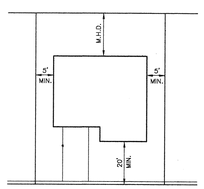
FRIO RANCH TRUST
10127 MOROCCO, SUITE 120
SAN ANTONIO, TEXAS 78216





MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 2.77 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 65.4%
TOTAL SPACE	= 16.951 ACRES
OCCUPIED SPACE	
1.326 ACRES	STREET PAVEMENT
0.755 ACRES	DRIVEWAYS (TYPICAL 20 X 35)
3.777 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3500 SF)
5.858 ACRES	TOTAL

NET OPEN SPACE = 11.093 ACRES
+ 16.951 ACRES
OPEN SPACE RATIO = 0.654

CLEAR VISION AREA

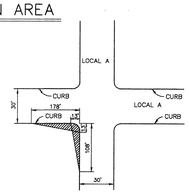
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

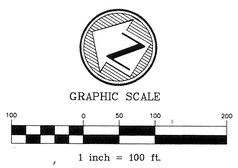
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$





P.U.D. PLAN
for
CHURCHILL ESTATES SUBDIVISION
UNIT 14

RECEIVED
95 AUG -
PM 4:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

W.F.CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734-5351

REVISIONS:
06/14/95 BUILDING SETBACK LINES PER ZONING
07/26/95
08/01/95

JOB NO. 45573.00
FILE: ~
DATE: 05/15/95
DESIGN: J.N.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

#95-050