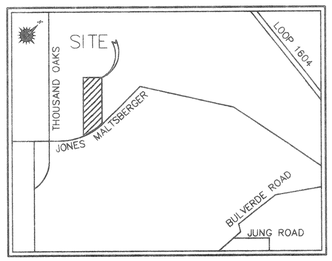
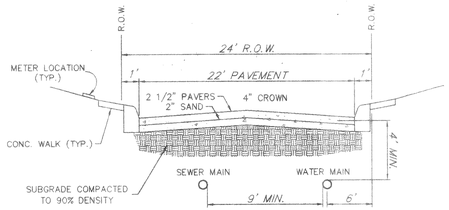
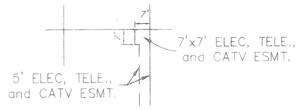


LOCATION MAP
(NOT TO SCALE)



TYPICAL STREET SECTION
N.T.S.



ESMT. DETAIL

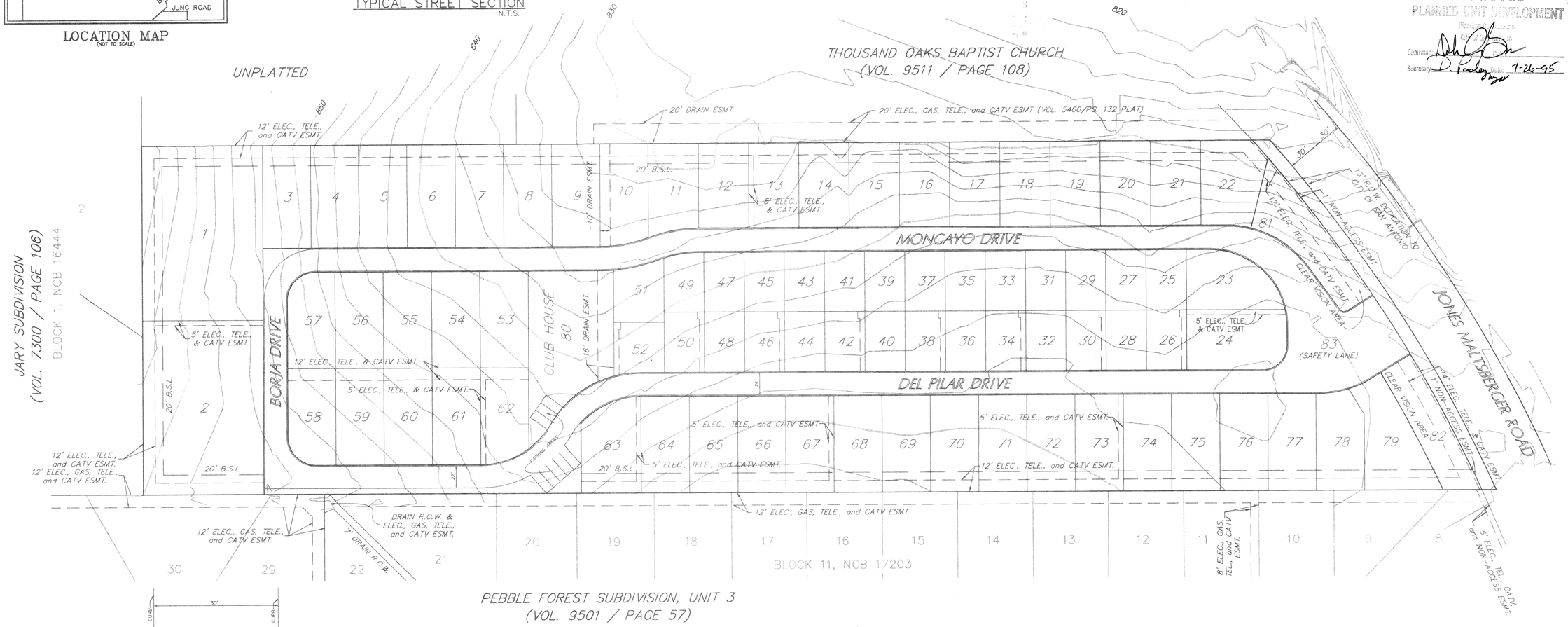
THE EASEMENT SHOWN ON LOTS 26, 30, 34, 38, 42, 46, 50, 52 IS DETAILED ABOVE

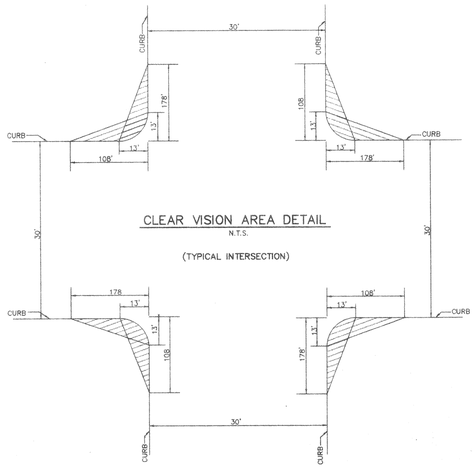
PALLATIUM VILLAS SUBDIVISION
SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT – 9.829 ACRES
OWNER: IBERTRADE
DULY AUTHORIZED AGENT: ROBERT EZQUERRA

SCALE: 1" = 50'

95-054
APPROVED
PLANNED UNIT DEVELOPMENT
Chairman: [signature] Date:
Secretary: D. Pasley Date: 7-26-95

RECEIVED
95 JUL 20 PM 4:00
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

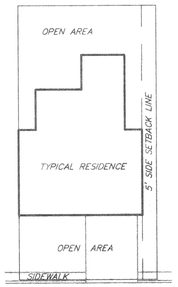




CLEAR VISION AREA DETAIL
N.T.S.
(TYPICAL INTERSECTION)

P.U.D. GENERAL NOTES

1. IF ACCESS TO GARAGE IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE SHALL MAINTAIN A 20' SETBACK FROM THE BACK OF THE SIDEWALK.
2. THE OPEN SPACE ON THIS RESIDENTIAL SUBDIVISION IS 4.87 ACRES OUT OF 9.829 ACRES, OR 49%, WHICH MEETS THE REQUIREMENTS AS SET OUT BY SECTION 35-2107 OF THE UNIFIED DEVELOPMENT CODE.
3. PROPOSED LAND USES:
   1. RESIDENTIAL – 7.712 ACRES
   2. CLUB HOUSE – 0.261 ACRES
   3. STREET DEDICATION – 0.124 ACRES
   4. PRIVATE STREET – 1.598 ACRES
   5. COMMON AREAS – 0.257 ACRES



TYPICAL LOT

STATE OF TEXAS
NEIL F. FISHER
47002
REGISTERED PROFESSIONAL ENGINEER
6-1-95

FISHER ENGINEERING, INC.
84 NE LOOP 410, SUITE 150
SAN ANTONIO, TEXAS 78216
(210) 308-9991

PALLATIUM VILLAS
P.U.D. PLAN

DRAWN BY: W.D.W.	FILE: 95001PUD	APPROVED BY: NF
SCALE: 1" = 50'	DATE: JULY, 1995	SHEET 1 OF 1
REV. NO.	JOB NO. 95001	

95-054