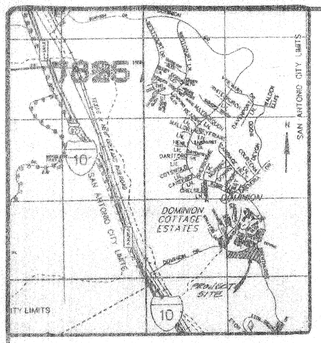
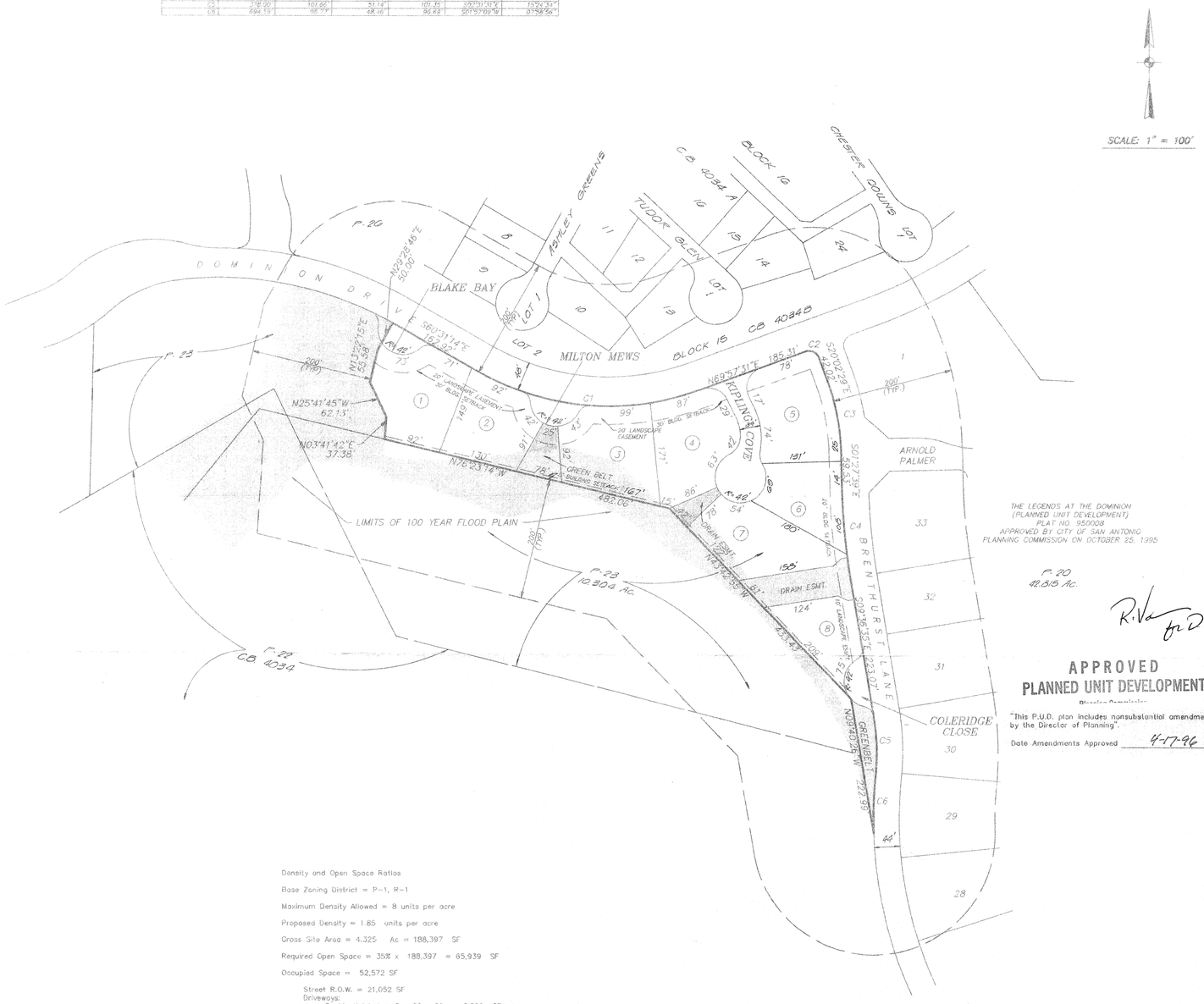


LOCATION MAP

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	434.00'	375.82'	200.60'	364.19'	S85°19'41"E	49°36'53"
C2	18.00'	28.27'	18.00'	25.46'	S65°02'29"E	90°00'00"
C3	362.59'	117.59'	59.32'	117.08'	S10°45'06"E	18°34'53"
C4	1044.00'	149.36'	74.81'	149.23'	S20°33'31"E	08°11'50"
C5	378.00'	101.66'	51.14'	101.35'	S20°31'31"E	15°24'34"
C6	694.59'	95.77'	48.46'	96.69'	S01°57'09"W	07°58'56"



THE LEGENDS AT THE DOMINION
(PLANNED UNIT DEVELOPMENT)
PLAT NO. 950008
APPROVED BY CITY OF SAN ANTONIO
PLANNING COMMISSION ON OCTOBER 25, 1995

R. Van for D. Paley

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission

"This P.U.D. plan includes nonsubstantial amendments approved by the Director of Planning".

Date Amendments Approved 4-17-96

Density and Open Space Ratios

Base Zoning District = P-1, R-1

Maximum Density Allowed = 8 units per acre

Proposed Density = 1.85 units per acre

Gross Site Area = 4.325 Ac = 188,397 SF

Required Open Space = 35% x 188,397 = 65,939 SF

Occupied Space = 52,572 SF

Street R.O.W. = 21,052 SF
Driveways:
Residential Lot = 8 x 20 x 22 = 3,520 SF

Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A

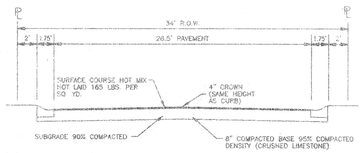
House Slabs:
Residential Lot = 8 x 3,500 = 28,000 SF

Open Space = 135,825 SF
Common Open Space(Earthen Drainage Ways) = 10,250 SF
Common Open Space (Greenbelt) = 12,125 SF
Private Open Space = (Lots Area) – (House Slabs + Driveways) = 113,450 SF

Proposed Open Space Ratio = $\frac{135,825}{188,397}$ = 0.7210 = 72%

NOTES:

1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
3. Developer: S.R.P. Dominion, LTD
707 West Ave. Suite 201
Austin, Texas 78701



TYPICAL STREET SECTION
RESIDENTIAL AREA

REVISIONS

3/12/96 REDUCED NUMBER OF LOTS FROM 10 TO 8, RELOCATED KIPLING COVE AND ADDED BLAKE BAY.

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

POET'S CORNER AT THE DOMINION
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN

PLAT NO. 950082
PROJECT NO. 0039.15
DATE 11/15/95
DRAWN OGR CHECKED ED
DRAWING 1 OF 1
SHEET 1 OF 1

#95-056