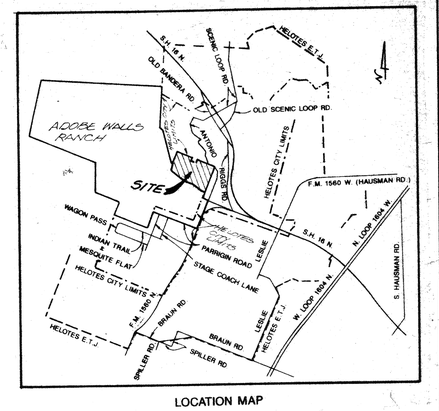
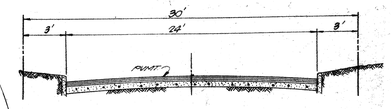
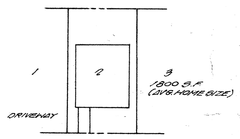


LOCATION MAP



TYPICAL STREET SECTION
N.T.S.



TYPICAL LOT SIZE
N.T.S.

NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED SC. 35-3939

OPEN SPACE RATIO and DENSITY TABLE		
AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	93,600	2.1
OTHER COVERAGE	168,700	3.9
OPEN SPACE	3,578,500	82.1
TOTAL-GROSS AREA	3,840,800	88.1

PROPOSED OPEN SPACED = 93 %
DENSITY = 0.59 UNITS PER ACRE

P-1, R-1
ZONING / CONCEPT

52 RESIDENTIAL LOTS - 1 ACRE MINIMUM

NOTES:
1. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
2. DRAINS TO BE DEDICATED TO THE BEXAR COUNTY WORKS DEPARTMENT
3. ALL STREETS WITHIN THE P-1, R-1 ARE PRIVATE STREETS
4. SANITARY SEWERS WILL BE SEPTIC SYSTEMS

DEVELOPER: J.C.-E.B. LTD.
P.O. BOX 17336
SAN ANTONIO, TX. 78217
PHONE: 828-1662

#95-064

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Date: 4-10-96
Secretary: Date: 4-10-96

ADOBE RANCH ACRES

PLAN UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

88.1 ACRES 52 LOTS

PAPE-DAWSON ENGINEERS

RECEIVED
96 APR -3 PM 3:21
PLANNING DEVELOPMENT
SERVICES DIVISION

REVISED DATE: MARCH, 1996
DATE: AUGUST, 1995 JOB NO. 3638.00

#95-064