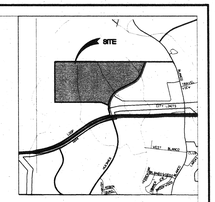
SCALE 1" = 200'



LOCATION MAP

PROPOSED SECONDARY ARTERIAL TYPE "A" 86' R.O.W.

65' ELECTRIC AND EGRESS/INGRESS ESM'T. (VOL. 1183 PG. 280 REAL PROPERTY RECORDS)

135' ELECTRIC TRANSMISSION TOWER ESM'T (VOL. 5655 PG. 284 REAL PROPERTY RECORDS)

GREYSTONE COUNTRY ESTATES C.B. 4790A BLK. 1

C.B. 4944 THE 7TH AT SONTERRA BLVD.

335 FOOT CPSB BUFFER

305 FOOT CPSB BUFFER

275 FOOT CPSB BUFFER

200' NOTIFICATION LIMITS (TYP.)

C.B. 4899 P-3

C.B. 4899A P-3

C.B. 4790 P-9

C.B. 4944 P-2

C.B. 4731 P-2

C.B. 4731 P-2A

C.B. 4790 P-2

C.B. 4790 P-9

C.B. 4790A BLK. 1

C.B. 4944 BLK. 5

UNIT 4

UNIT 4A

UNIT 5

UNIT 5A

UNIT 5B

UNIT 10A

UNIT 10B

UNIT 9

UNIT 10

UNIT 11

UNIT 8

DRAINAGE R.O.W.

DRAINAGE R.O.W. SUBDIVISION

HUEBNER ROAD (86' R.O.W.)

BLANCO ROAD

FUND SUBD. RECREATION CENTER

GATES

75' ELECTRIC ESM'T (VOL. 7191, PG. 145 REAL PROPERTY RECORDS)

CONRAD HEINEMER SURVEY NO. 1360 ABSTRACT 832 - COUNTY BLOCK 4899

LOWER PINTO IRRIGATION, AGRICULTURE AND MANUFACTURING COMPANY SURVEY NO. 4 ABSTRACT 454 - COUNTY BLOCK 4790

OWNER (TAX ROLL): RUSSELL HILL ROGERS FUND FOR THE ARTS
CURRENT OWNER: HUEBNER INVESTNENT PARTNERS,L.T.D.

OWNER (TAX ROLL): RUSSELL HILL ROGERS FUND FOR THE ARTS
CURRENT OWNER: BLANCO DEVELOPMENT PARTNERS,L.T.D.

APPROVED BY PLANNING COMMISSION AUG. 14, '96

THE WOODS AT SONTERRA UNIT - 4A

OWNER (TAX ROLL): ROGERS SHAVANO RANCH L.T.D.
CURRENT OWNER: ROGERS SHAVANO RANCH L.T.D.

OWNER (TAX ROLL): RUSSELL HILL ROGERS FUND FOR THE ARTS
CURRENT OWNER: CONCORDIA LUTHERAN CHURCH

OWNER (TAX ROLL): RUSSELL HILL ROGERS FUND FOR THE ARTS
CURRENT OWNER: RIVER CITY ASSOCIATES,L.L.C. & TEXAS INVESTMENTS

OWNER (TAX ROLL): RUSSELL HILL ROGERS FUND FOR THE ARTS
CURRENT OWNER: RIVER CITY ASSOCIATES,L.L.C. & TEXAS INVESTMENTS

N.C.B. 16334 P-9

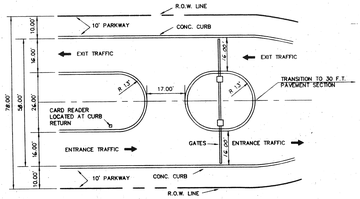
N.C.B. 16334 P-2

N.C.B. 16334 P-51

SAN ANTONIO CITY LIMITS (OUTSIDE) (INSIDE)

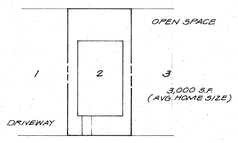
NORTH LOOP 1604 WEST

LOOP 1604



PROPOSED MINIMUM PAVEMENT SECTION AT GATED ENTRANCES (TYPICAL) N.T.S.

TYPICAL STREET SECTION



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-333.

OPEN SPACE RATIO AND DENSITY TABLE

	AREA	
	SQ. FT.	AC.
BUILDING COVERAGE AREA	584,699	13.42
OPEN SPACE	4,863,586	111.63
OTHER COVERAGE	2,216,037	50.88
TOTAL GROSS AREA	7,664,382	175.95

PROPOSED OPEN SPACE = 63.5%
DENSITY = 1.65 UNITS PER ACRE
TOTAL NO. OF RESIDENTIAL LOTS = 292 LOTS

NOTES:

1. DRAINS ARE TO BE DEDICATED TO THE CITY OF SAN ANTONIO.
2. STREETS ARE PRIVATE, TYPE "A", 50' R.O.W. EXCEPT AT MAIN ENTRANCES AT HUEBNER ROAD.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.

PHASING

UNIT	NO. OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	AVERAGE HOME SIZE
4A	26	120' X 150' 140' X 150'	3,000 S.F. 3,500 S.F.
4	131	120' X 150' 140' X 150'	3,000 S.F. 3,500 S.F.
5A	27	85' X 130' 100' X 130'	2,600 S.F. 3,000 S.F.
5	100	85' X 130' 100' X 130'	2,600 S.F. 3,000 S.F.
5B	8	85' X 130'	2,600 S.F.

FUND SUBDIVISION UNITS 4, 4A, 5, 5A AND 5B

PLANNED UNIT DEVELOPMENT PLAN

OWNER/DEVELOPER: HUEBNER INVESTMENT PARTNERS, LTD.
1701 NORTH COLLINS BLVD., SUITE 120
RICHARDSON, TEXAS 75080

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman [signature] Feb 12, 1997
Secretary [signature]

ENGINEER: PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
8310 BROADWAY, BUILDING II 210-824-8484

#97-005

NOVEMBER 6, 1996 3686-17 REVISED 01-13-97

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