SCALE 1" = 200'

LOCATION MAP

335 FOOT CPSB BUFFER

305 FOOT CPSB BUFFER

275 FOOT CPSB BUFFER

200' NOTIFICATION LIMITS (TYP.)

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)

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

GREYSTONE COUNTRY ESTATES

C.B. 4791 P-2A

C.B. 4899 P-3

C.B. 4790A BLK. 1

C.B. 4944 P-2

C.B. 4790 P-2

C.B. 4790 P-3

C.B. 4791 P-2

C.B. 4791 P-2A

C.B. 4790 P-2A

C.B. 4790 P-2

C.B. 4790 P-3

C.B. 4944 P-2

UNIT 4E

UNIT 4A

UNIT 4B

UNIT 4D

UNIT 4G

UNIT 4F

UNIT 4C

UNIT 5A

UNIT 5C

UNIT 5D

UNIT 6A

THE ENCLAVE

UNIT 5B

UNIT 10B

UNIT 10A

UNIT 9

UNIT 10

UNIT 11

UNIT 8

UNIT 9

UNIT 11

BLANCO ROAD

THE 7TH AT SONTERRA BLVD.

THE WOODS AT SONTERRA UNIT - 4A

HIDDEN ROAD

DRAINAGE R.O.W.

DRAINAGE R.O.W.

DRAINAGE R.O.W.

CONRAD HEINEMER SURVEY NO. 13C ABSTRACT 852 COUNTY BLOCK 4899

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

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

LOWER PINTO IRRIGATION, AGRICULTURE AND MANUFACTURING COMPANY SURVEY NO. 4 ABSTRACT 854 COUNTY BLOCK 4790

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

FUND SUBD. RECREATION CENTER

APPROVED BY PLANNING COMMISSION AUG. 14, '96

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

SAN ANTONIO CITY LIMITS (OUTSIDE) (INSIDE)

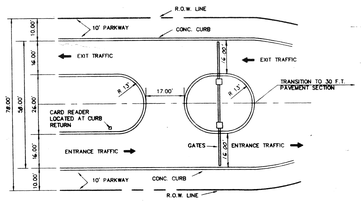
SAN ANTONIO CITY LIMITS (OUTSIDE) (INSIDE)

N.C.B. 16334 P-2

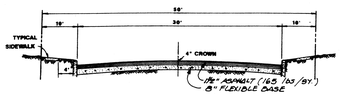
N.C.B. 16334 P-51

N.C.B. 16334 P-9

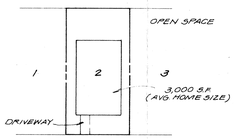
LOOP 1604



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. 35-3335.

OPEN SPACE RATIO AND DENSITY TABLE

	AREA	
	SQ. FT.	AC.
BUILDING COVERAGE AREA	785,350	18.12
OPEN SPACE	4,908,683	112.65
OTHER COVERAGE	1,966,349	45.14
TOTAL GROSS AREA	7,664,382	175.95

PROPOSED OPEN SPACE = 64.05 %
DENSITY = 1.63 UNITS PER ACRE
TOTAL NO. OF RESIDENTIAL LOTS = 298 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'	3000 S.F. 3500 S.F.
4B	21	120' x 150'	3,000 S.F.
4C	27	120' x 150'	3,000 S.F.
4D	21	120' x 150'	3,000 S.F.
4E	27	120' x 150'	3,000 S.F.
4F	16	120' x 150'	3,000 S.F.
4G	18	120' x 150'	3,000 S.F.
5A	27	100' x 130'	2,600 S.F.
5C 5CA	18	100' x 140'	3,000 S.F.
5D	30	85' x 130'	2,600 S.F.
ENCLAVE	59	70' x 130'	2,600 S.F.
5B	8	70' x 130'	2,600 S.F.
TOTAL	298		

AMENDMENT OF

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

ENGINEER: PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
8310 BROADWAY, BUILDING II 210-824-9484

Director of Planning 10/3/98 Date

APPROVED BY PLANNING COMMISSION: FEB. 12, 1997

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

#97-005 (REV.)

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