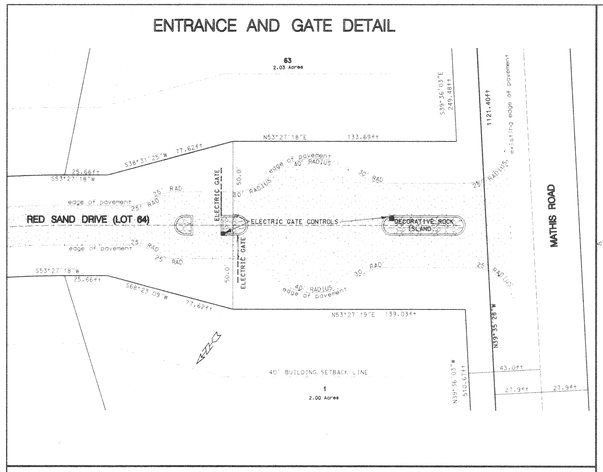

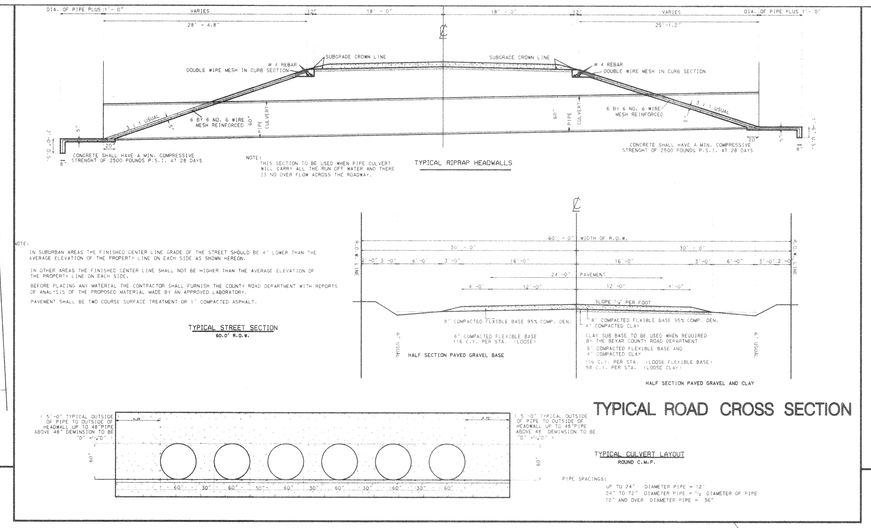

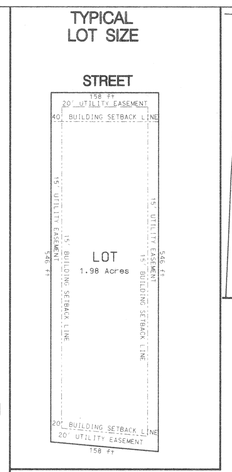

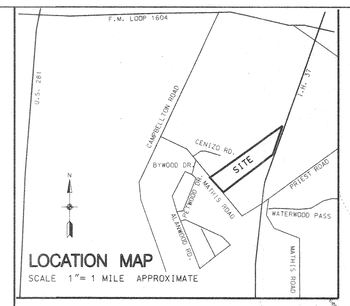

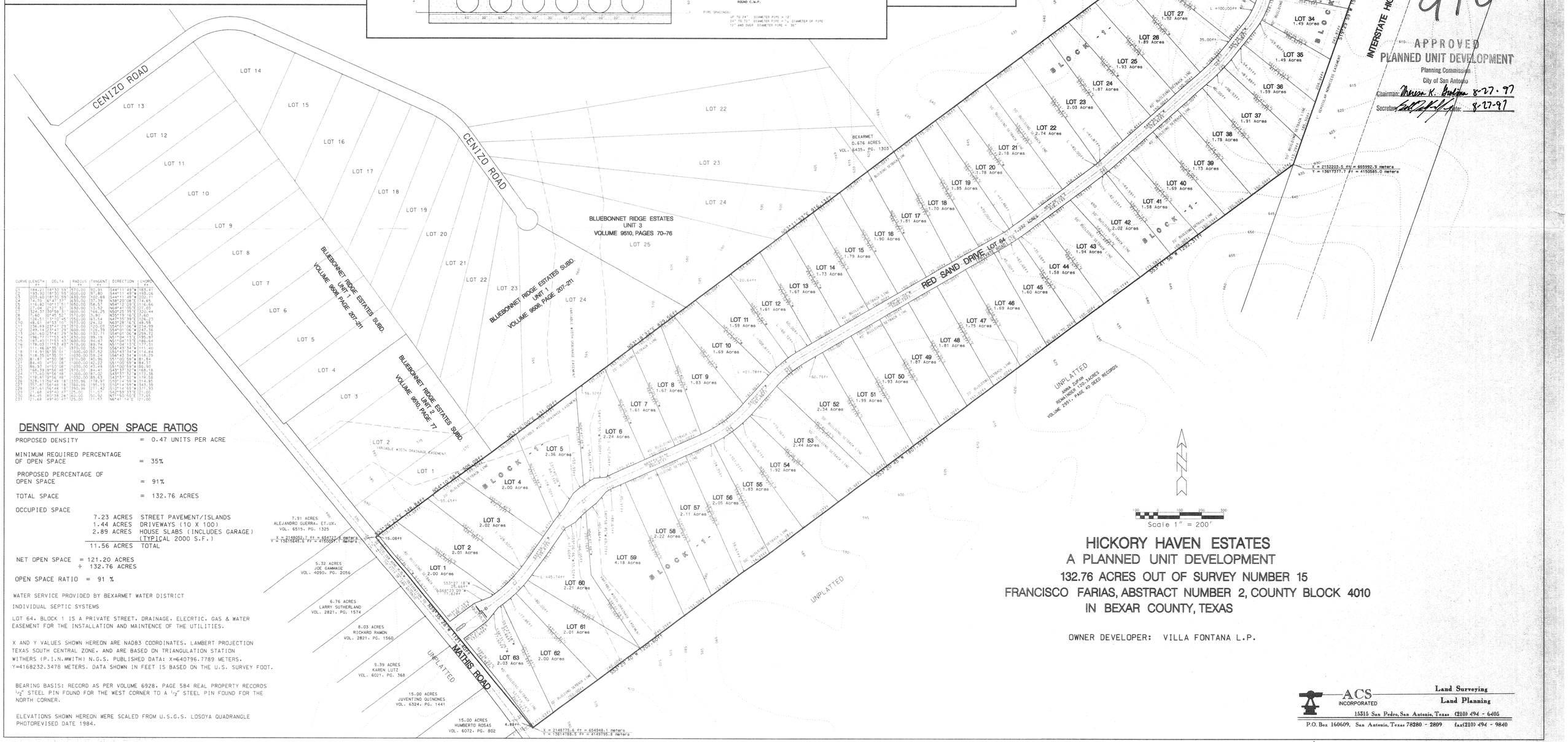

97-021

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Marion K. Grahm 8-27-97
Secretary: [illegible] Date: 8-27-97

CURVE	LENGTH ft.	DELTA	RADIUS ft.	TANGENT ft.	DIRECTION	CHORD ft.
C1	184.21	18°30'55"	570.00	92.91	S44°11'49"W	183.41
C2	193.56	18°30'55"	600.00	97.80	S44°11'49"W	193.00
C3	203.60	18°30'55"	630.00	102.69	S44°11'49"W	202.71
C4	7.85	0°15'00"	1800.00	3.93	S53°27'18"W	7.85
C5	116.40	10°17'51"	650.00	58.53	N54°22'08"E	116.56
C6	27.04	2°21'33"	630.00	13.52	N64°41'05"E	27.03
C7	524.37	50°08'31"	600.00	166.25	N50°25'15"E	520.44
C8	7.60	0°45'52"	570.00	3.80	N35°18'16"E	7.60
C9	126.51	13°10'45"	550.00	63.54	N47°35'39"E	126.21
C10	48.69	4°53'10"	570.00	24.32	N63°28'16"E	48.58
C11	244.14	23°41'21"	590.00	123.79	N54°01'06"E	242.39
C12	244.14	23°41'21"	600.00	126.39	S54°01'06"W	247.38
C13	261.60	25°42'29"	630.00	132.71	S54°01'06"W	259.72
C14	196.77	19°13'43"	630.00	99.19	N51°04'13"E	195.91
C15	187.40	17°53'43"	600.00	94.47	N51°04'13"E	186.64
C16	178.03	17°43'43"	570.00	89.74	N51°04'13"E	177.31
C17	111.46	6°35'01"	970.00	55.79	S56°43'34"W	111.40
C18	116.35	6°35'01"	1030.00	58.25	S56°43'34"W	116.29
C19	118.35	6°35'01"	1030.00	59.24	S56°43'34"W	118.29
C20	81.87	4°50'08"	970.00	40.95	S57°00'58"W	81.84
C21	84.40	4°50'08"	1000.00	42.22	S57°00'58"W	84.37
C22	86.93	4°50'08"	1030.00	43.49	S57°00'58"W	86.90
C23	168.39	9°56'48"	970.00	84.41	S43°37'32"W	168.18
C24	173.80	9°56'48"	1000.00	87.05	S43°37'32"W	173.58
C25	169.21	9°56'48"	1030.00	84.79	S43°37'32"W	169.00
C26	328.14	18°48'18"	920.96	166.31	S10°14'58"W	326.49
C27	357.67	18°48'18"	960.96	180.19	S10°14'58"W	355.89
C28	387.19	18°48'18"	1000.96	194.07	S10°14'58"W	385.29
C29	31.68	49°40'47"	36.00	16.97	S42°59'33"E	31.00
C30	84.46	80°59'26"	60.00	50.57	N71°50'50"E	77.59
C31	21.68	49°40'47"	25.00	11.55	N66°41'14"E	21.00

DENSITY AND OPEN SPACE RATIOS

PROPOSED DENSITY = 0.47 UNITS PER ACRE

MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%

PROPOSED PERCENTAGE OF OPEN SPACE = 91%

TOTAL SPACE = 132.76 ACRES

OCCUPIED SPACE

7.23	ACRES	STREET PAVEMENT/ISLANDS
1.44	ACRES	DRIVEWAYS (10 X 100)
2.89	ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 S.F.)
11.56	ACRES	TOTAL

NET OPEN SPACE = 121.20 ACRES
÷ 132.76 ACRES

OPEN SPACE RATIO = 91 %

WATER SERVICE PROVIDED BY BEXARMET WATER DISTRICT

INDIVIDUAL SEPTIC SYSTEMS

LOT 64, BLOCK 1 IS A PRIVATE STREET, DRAINAGE, ELECRTIC, GAS & WATER EASEMENT FOR THE INSTALLATION AND MAINTENCE OF THE UTILITIES.

X AND Y VALUES SHOWN HEREON ARE NAD83 COORDINATES, LAMBERT PROJECTION TEXAS SOUTH CENTRAL ZONE, AND ARE BASED ON TRIANGULATION STATION WITHERS (P.I.N.#WITH) N.G.S. PUBLISHED DATA: X=640796.7789 METERS, Y=4168232.3478 METERS. DATA SHOWN IN FEET IS BASED ON THE U.S. SURVEY FOOT.

BEARING BASIS: RECORD AS PER VOLUME 6928, PAGE 584 REAL PROPERTY RECORDS ½" STEEL PIN FOUND FOR THE WEST CORNER TO A ½" STEEL PIN FOUND FOR THE NORTH CORNER.

ELEVATIONS SHOWN HEREON WERE SCALED FROM U.S.G.S. LOSOYA QUADRANGLE PHOTOREVISED DATE 1984.

HICKORY HAVEN ESTATES
A PLANNED UNIT DEVELOPMENT
132.76 ACRES OUT OF SURVEY NUMBER 15
FRANCISCO FARIAS, ABSTRACT NUMBER 2, COUNTY BLOCK 4010
IN BEXAR COUNTY, TEXAS

OWNER DEVELOPER: VILLA FONTANA L.P.

ACS INCORPORATED
Land Surveying
Land Planning
15515 San Pedro, San Antonio, Texas (210) 494 - 6405
P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840

97-021