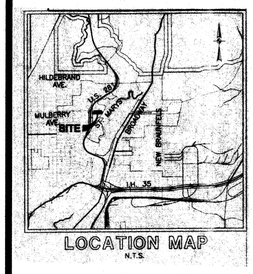
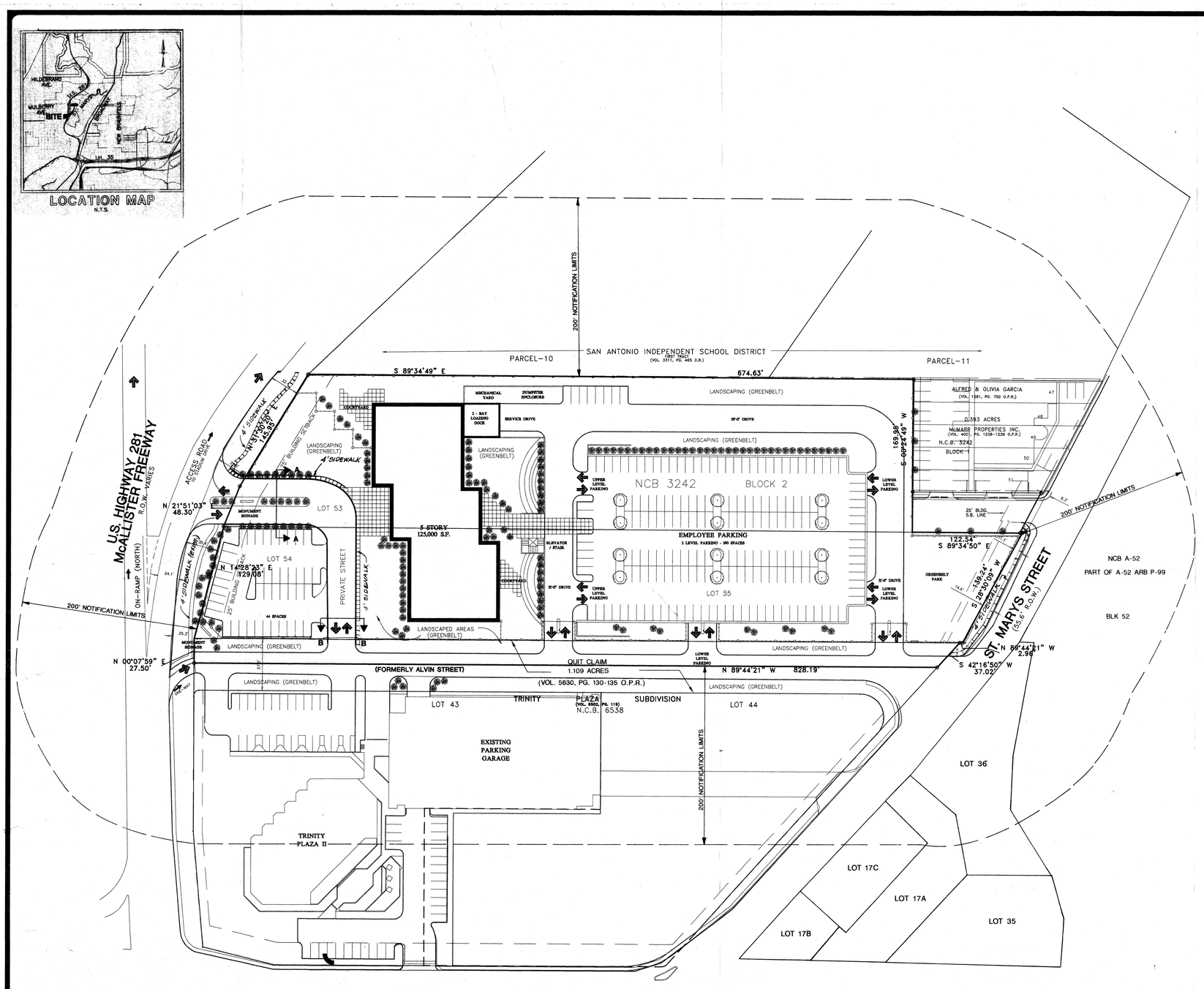


LOCATION MAP
N.T.S.



SCALE: 1" = 50'

DENSITY AND OPEN SPACE RATIOS

Base Zoning District = P-1 B-2

Gross Site Area = 254,500 SF (5.8425 Ac.)

Required Open Space = 20% x 254,500 = 50,900 SF

Occupied Space = 162,425 SF
- Street Right-of-Way = 11,950 SF
- Driveways = 38,165 SF
- Parking = 75,500 SF
- Loading Dock = 1,500 SF
- Mechanical Equipment = 2,200 SF
- Courtyard = 8,110 SF
- Building Area = 25,000 SF

Open Space = 92,075 SF

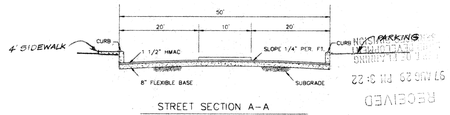
Proposed Open Space Ratio = 92,075/254,500 = 0.3618 = 36.18%

97-032

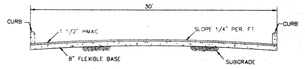
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] 9-10-97
Secretary [signature]

Notes: 1. All corner lots shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

2. Developer: Valero Energy Corp.
530 McCullough
San Antonio, Texas 78215



STREET SECTION A-A
NOT TO SCALE



STREET SECTION B-B
NOT TO SCALE

VALERO SUBDIVISION
PLANNED UNIT DEVELOPMENT
FINAL P.U.D. PLAN

REVISIONS:
7-30-97 - SIDEWALK

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

VALERO SUBDIVISION
PLANNED UNIT DEVELOPMENT
FINAL P.U.D.

JOB NO. 4040-01
DATE 06/18/97
DESIGNER RS
CHECKED AC DRAWN
SHEET 1 OF 1

#97-032