

ENVIRONMENTAL RECOMMENDATIONS

- Prior to the release of any building permits the following shall be submitted to the aquifer studies division of the San Antonio Water System.
 - A Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits. This shall also be addressed in the Water Pollution Abatement Plans. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- In addition to the Stage 2 Stormwater Abatement Facility, a 50 foot buffer adjacent to and outside the 100 year floodplain shall be restricted in use as a building setback requirement.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscape areas shall be sensitive to minimize water need (i.e. use of native plants).
- There will be no storage of hazardous substances on this tract.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

DENSITY AND OPEN SPACE RATIOS

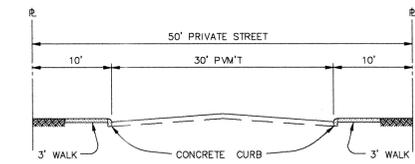
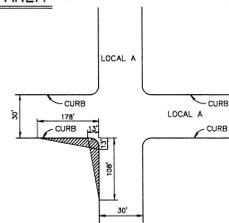
BASE ZONING DISTRICT	= (P - 1) R - 1 E.R.Z.D.
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 2.69 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 66%
TOTAL SPACE	= 128.2 ACRES
345 SINGLE FAMILY RESIDENTIAL LOTS	
OCCUPIED SPACE	
15.86 ACRES	STREET PAVEMENT AND ISLANDS
3.57 ACRES	DRIVEWAYS (MINIMUM 18 X 25)
23.83 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
43.26 ACRES	TOTAL
NET OPEN SPACE	= 84.94 ACRES
	+ 128.2 ACRES
OPEN SPACE RATIO	= 0.66

NOTES:

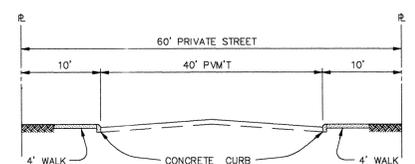
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 1, BLOCK 1).

CLEAR VISION AREA

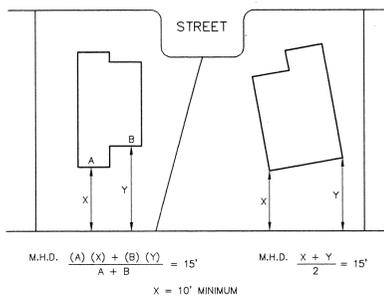
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 39-3339 OF THE UNIFIED DEVELOPMENT CODE.
 CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D
 $L=13 (ISD) / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R=0.65 (ISD) - (W/2 + K_B) = 178 \text{ FT.}$
 ISD=300 FT. W=30 FT. $K_A=7$ $K_B=2$



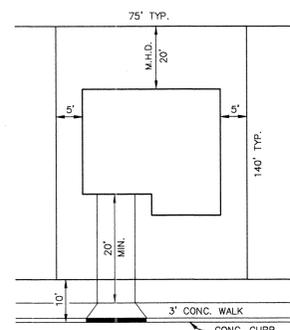
TYPICAL STREET SECTION "TYPE A"
NOT TO SCALE



TYPICAL STREET SECTION "TYPE B"
NOT TO SCALE

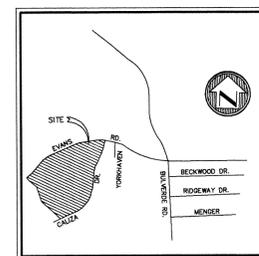
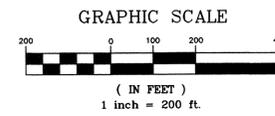
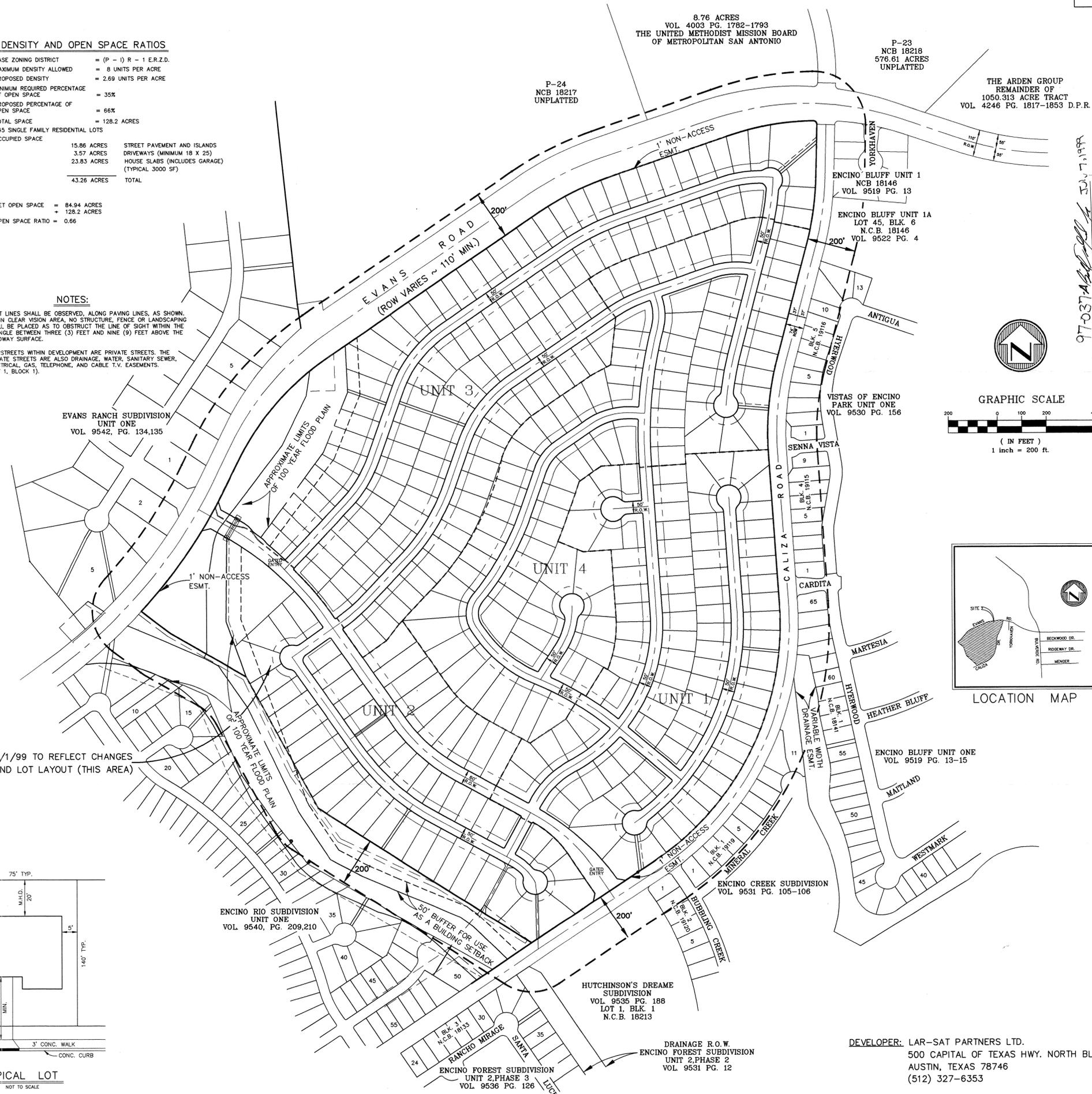


MEAN HORIZONTAL DISTANCE
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

PLAN REVISED ON 7/1/99 TO REFLECT CHANGES TO STREET AND LOT LAYOUT (THIS AREA)



LOCATION MAP

8.76 ACRES
 VOL. 4003 PG. 1782-1793
 THE UNITED METHODIST MISSION BOARD
 OF METROPOLITAN SAN ANTONIO

P-23
 NCB 18218
 576.61 ACRES
 UNPLATTED

THE ARDEN GROUP
 REMAINDER OF
 1050.313 ACRE TRACT
 VOL. 4246 PG. 1817-1853 D.P.R.

P-24
 NCB 18217
 UNPLATTED

ENCINO BLUFF UNIT 1
 NCB 18146
 VOL. 9519 PG. 13

ENCINO BLUFF UNIT 1A
 LOT 45, BLK. 6
 N.C.B. 18146
 VOL. 9522 PG. 4

VISTAS OF ENCINO
 PARK UNIT ONE
 VOL. 9530 PG. 156

ENCINO BLUFF UNIT ONE
 VOL. 9519 PG. 13-15

ENCINO CREEK SUBDIVISION
 VOL. 9531 PG. 105-106

HUTCHINSSON'S DREAME
 SUBDIVISION
 VOL. 9535 PG. 188
 LOT 1, BLK. 1
 N.C.B. 18213

ENCINO FOREST SUBDIVISION
 UNIT 2, PHASE 3
 VOL. 9536 PG. 126

DEVELOPER: LAR-SAT PARTNERS LTD.
 500 CAPITAL OF TEXAS HWY. NORTH BLDG. #7
 AUSTIN, TEXAS 78746
 (512) 327-6353

97-037-A
 PLAN #
 DIRECTOR OF PLANNING
 DATE: JULY 7, 1999

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN # 97-037-A
 for
 TERRACES AT ENCINO PARK



W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 344-5351

REVISIONS:
 10/22/97 - G.W.P.
 11/24/97 - G.W.P.
 7/31/98 - P.W.D.
 7/01/99 - G.W.P.

JOB NO. 46378.00
 FILE: _____
 DATE: 07/16/97
 DESIGN: G.W.P.
 DRAWN: G.W.P.
 CHECKED: _____
 SHEET 1 OF 1

97-037 A