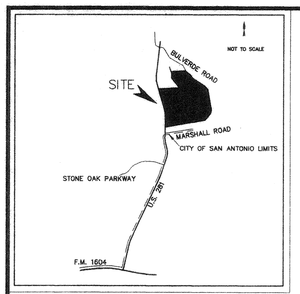
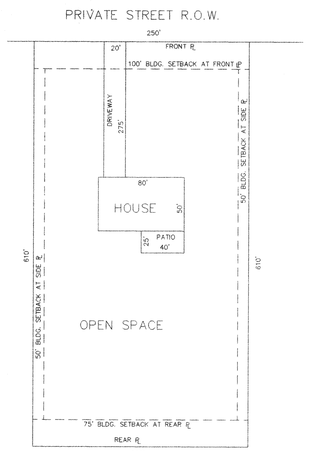
P.U.D. PLAN NO. 97-038

PLAT NO. 940359 UNIT 1
PLAT NO. 940360 UNIT 2A
PLAT NO. 960316 UNIT 2B
PLAT NO. 940559 UNIT 3
PLAT NO. 960111.02 UNIT 3A
PLAT NO. 970190 UNIT 4



LOCATION MAP

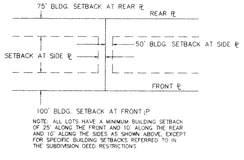


AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 3.5 AC.

NOTE: BUILDING SETBACKS SHOWN ARE PER RECORDED DEED RESTRICTIONS.

BUILDING SETBACK LINES



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND 10' ALONG THE REAR AND 10' ALONG THE SIDES AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS

DENSITY: Max. Density Allowed = 8 Units/Acre
Proposed Density = 161 Residential Lots/614.72 Acres = 0.27 Units/Acre

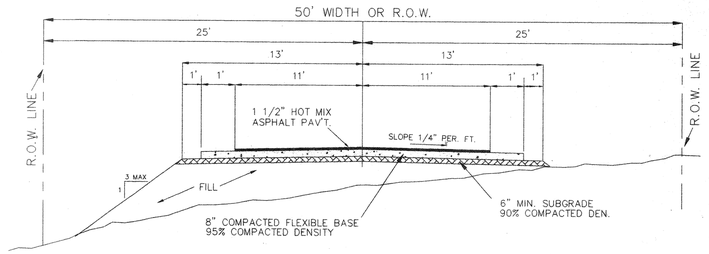
OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 587.34 Ac.
Impervious Areas:
Private Street R.O.W. (Lot 18,81,82,105,106 & 142) = 35.19 Acres
Structures (Houses) : 161 @ 4,000 s.f. = 14.73 Acres
Driveways : 161 @ 20'x 275' = 20.33 Acres
Sidewalks, Patios, etc.: 161 @ 1000 s.f. = 3.70 Acres
Total Impervious Area = 74.00 Acres
Pervious Area or Open Space = 587.34 ac – 74.00 ac = 513.34 Acres
Open Space Provided = 87%

CLEAR VISION:

Street Intersection @ US 281:
Eq. C: $R = 0.65\ (ISD_2) - 2$
$R = 0.65\ (600) - 2 = 388'$
Eq. B: $L = 0.65\ (ISD_1) - 4$
$L = 0.65\ (600) - 4 = 386'$

All Interior Street Intersections:
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300) - (22/2 + 2) = 182'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13\ (300) / (13 + 22/2 + 7) - 4 = 144'$

Street Intersection @ Bulverde Road:
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (600) - (22/2 + 2) = 364'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13\ (600) / (13 + 60/2 + 7) - 4 = 170'$



TYPICAL LOCAL STREET CROSS-SECTION

SCALE: 1" = 400'

NOTE: PREVIOUSLY SUBMITTED AND APPROVED AS P.U.D. PLAN NO. 95040.

RECEIVED
97 SEP -9 PM 4:33
CITY PLANNING DEVELOPMENT SERVICES DIVISION

97-038

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman
Secretary
Date 9-24-97

NAME & ADDRESS OF DEVELOPER:
SENDERO RANCH DEV., LTD.
745 MULBERRY SUITE 300
SAN ANTONIO, TEXAS 78212
210-736-4488
ATTN: THOMAS E. DREISS

BEING: 587.34 ACRES OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, P-6, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

ZONING:
ALL OF THIS SITE AND ADJACENT TRACTS ARE IN THE COUNTY AND ARE NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN FOUR (4) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 2.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
LOTS 18, 81, 82, 105, 106 & 142 = 35.19 AC. PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT.

REVISED 09/05/97 86' ROW AS CSA COMMENTS
REVISED 08/29/97 RELOCATED STREET R.O.W. AS PER CSA TRAFFIC ENG. COMMENTS.
REVISED 08/21/97 ADD UNIT 4 TO PUD NO. 95-040

SENDERO RANCH

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
02/27/97

P.U.D. PLAN

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 400'
DRAWN BY RW/LD/RA
CHECKED BY PAS
JOB NO. 0733-00-00
FILE NO. 0733/PUD
SHEET OF
PAGE OF

F:\PROJECT\0733\Pud.dwg Fri Sep 05 15:06:00 1997