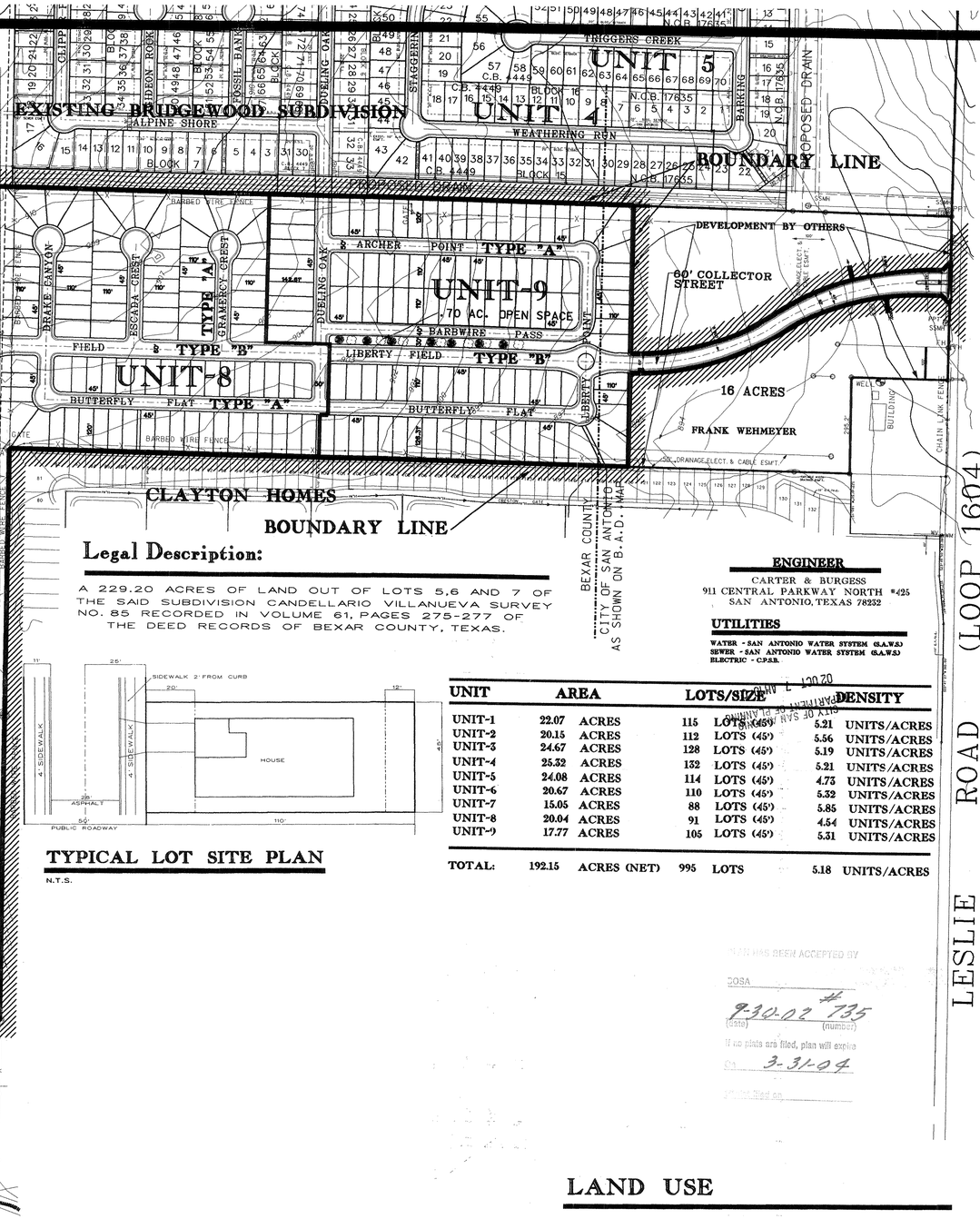


Legal Description:

A 229.20 ACRES OF LAND OUT OF LOTS 5,6 AND 7 OF THE SAID SUBDIVISION CANDELLARIO VILLANUEVA SURVEY NO. 85 RECORDED IN VOLUME 61, PAGES 275-277 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

ENGINEER

CARTER & BURGESS
911 CENTRAL PARKWAY NORTH #425
SAN ANTONIO, TEXAS 78232

UTILITIES

WATER - SAN ANTONIO WATER SYSTEM (S.A.W.S)
SEWER - SAN ANTONIO WATER SYSTEM (S.A.W.S)
ELECTRIC - C.P.S.B.

TYPICAL LOT SITE PLAN

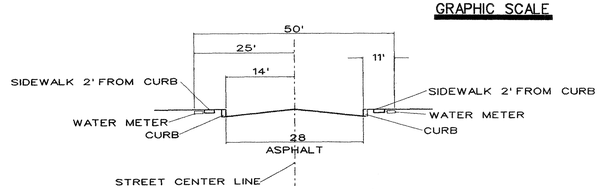
N.T.S.

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	22.07 ACRES	115 LOTS (45')	5.21 UNITS/ACRES
UNIT-2	20.15 ACRES	112 LOTS (45')	5.56 UNITS/ACRES
UNIT-3	24.67 ACRES	128 LOTS (45')	5.19 UNITS/ACRES
UNIT-4	25.32 ACRES	132 LOTS (45')	5.21 UNITS/ACRES
UNIT-5	24.08 ACRES	114 LOTS (45')	4.73 UNITS/ACRES
UNIT-6	20.67 ACRES	110 LOTS (45')	5.32 UNITS/ACRES
UNIT-7	15.05 ACRES	88 LOTS (45')	5.85 UNITS/ACRES
UNIT-8	20.04 ACRES	91 LOTS (45')	4.54 UNITS/ACRES
UNIT-9	17.77 ACRES	105 LOTS (45')	5.31 UNITS/ACRES
TOTAL:	192.15 ACRES (NET)	995 LOTS	5.18 UNITS/ACRES

PLAN HAS BEEN ACCEPTED BY
DOSA
(date) 8-30-02 (number) #735
If no plats are filed, plan will expire
On 3-31-04
unless filed on

LAND USE

TOTAL GROSS AREA: 229.20 ACRES
TOTAL NET AREA: 192.15 ACRES
TOTAL NUMBER OF LOTS: 995 LOTS
NET DENSITY: 5.18 UNITS/ACRES
REQUIRED OPEN SPACE: 995 DIVIDED 114 EQUALS 8.73 AC
OPEN SPACE PER PLAN: 34.96 AC.



TYPICAL STREET SECTION

N.T.S.

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY OUTSIDE CITY LIMITS.
5. LOT SIZE 45' X 110'.
6. NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
7. ALL STREETS ARE 50' R.O.W. UNLESS OTHERWISE NOTED.

SCALE: 1" =200'
DATE: 10-23-01

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

KB HOME