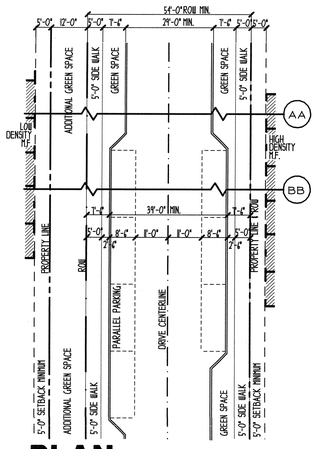
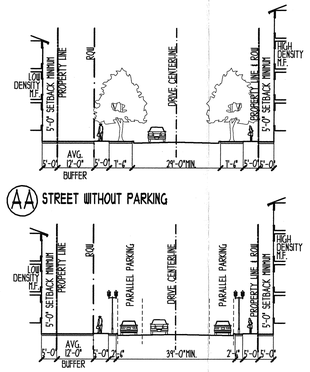


PLAN
SCALE 1"=20'-0"

SANTOS STREET RIGHT OF WAY



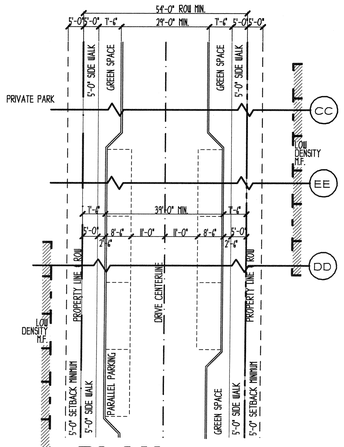
AA STREET WITHOUT PARKING

BB STREET WITH PARALLEL PARKING

SECTIONS
SCALE 1"=20'-0"

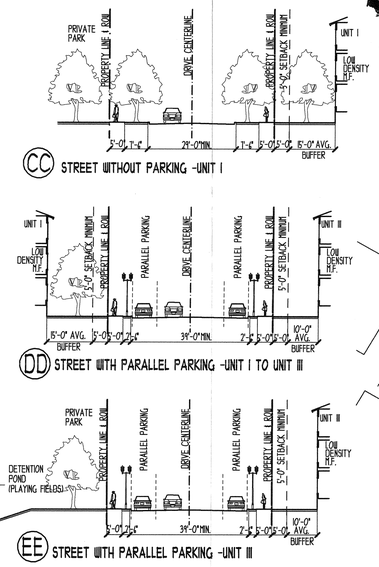
EXISTING TREE SURVEY
ALL TREE PRESERVATION AND LANDSCAPING SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE AS PASSED ON MAY 3, 2001.

ZONING:
ENTIRE 34.502 ACRE MDP IS CLASSIFIED AS "IDZ"-INFILL DEVELOPMENT ZONE PER CITY OF SAN ANTONIO ORDINANCE 94609 CASE NO. Z2002085



PLAN
SCALE 1"=20'-0"

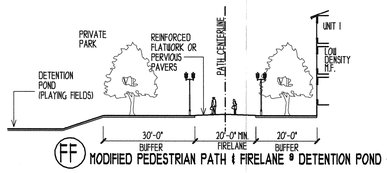
REFUGIO STREET RIGHT OF WAY



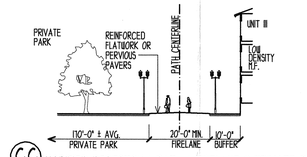
CC STREET WITHOUT PARKING -UNIT I

DD STREET WITH PARALLEL PARKING -UNIT I TO UNIT III

EE STREET WITH PARALLEL PARKING -UNIT III



FF MODIFIED PEDESTRIAN PATH & FIRELANE @ DETENTION POND -UNIT I



GG MODIFIED PEDESTRIAN PATH & FIRELANE @ PRIVATE PARK -UNIT III

SECTIONS
SCALE 1"=20'-0"

Victoria Courts Master Redevelopment Plan

Unit I

Refugio	210 Units
For Rent	39.1 units/acre

Unit II

Victoria Street	220 Units
For Rent	59.4 units/acre
Townhouses	12 Units
For Sale	(42.8 units/acre)
Stacked Duplexes	12 Units
For Sale	(17.1 unit/acre)

Unit III

Multi-Family Condos	120 Units
For Sale	22.55 units/acre

Unit IV

Single Family	26 Units
For Sale	7.76 units/acre

Redevelopment Totals

Total units	600 units
Total average density	31.45 units/acre

ACREAGE (net)

Existing Structures & development	2.66 acres
New Development	19.9 acres
Parks	6.85 acres
TOTAL ACREAGE	29.41 acres (net)
	7.09 acres (ROW)
	36.5 acres (gross)

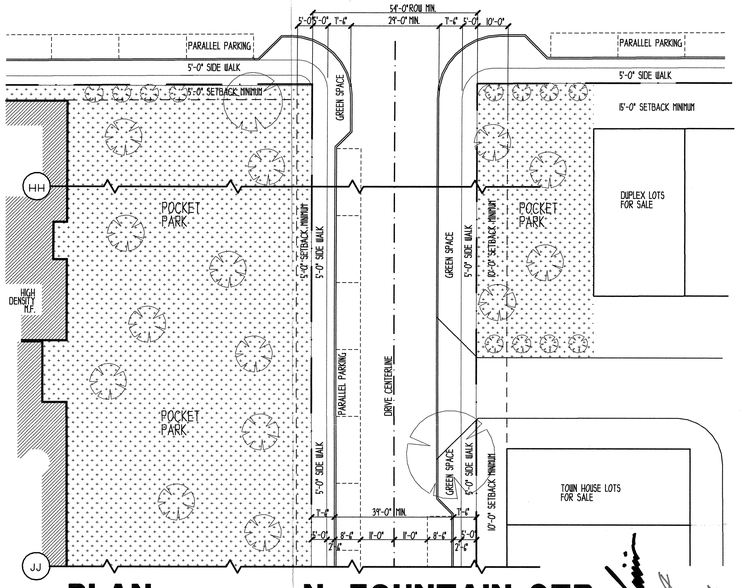
NET acreage and denisity calculations are exclusive of street ROW.

EXISTING TREE SURVEY
ALL TREE PRESERVATION AND LANDSCAPING SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE AS PASSED ON MAY 3, 2001.

ZONING:
ENTIRE 34.502 ACRE MDP IS CLASSIFIED AS "IDZ"-INFILL DEVELOPMENT ZONE PER CITY OF SAN ANTONIO ORDINANCE 94609 CASE NO. Z2002085

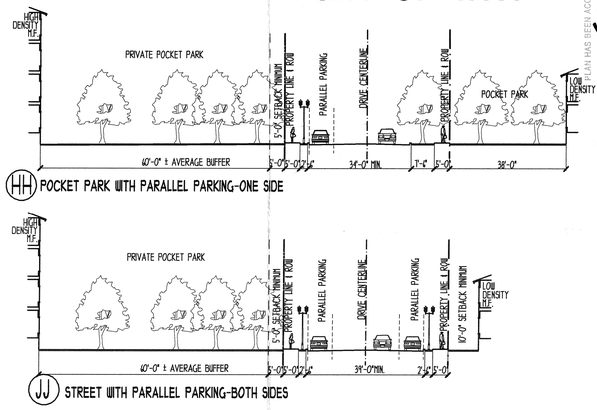
OVERALL MASTER REDEVELOPMENT PLAN
SCALE : 1"=100'-0"

AREA MAP



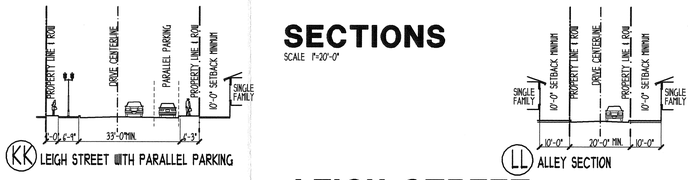
PLAN
SCALE 1"=20'-0"

N. FOUNTAIN STR. RIGHT OF WAY



HH POCKET PARK WITH PARALLEL PARKING-ONE SIDE

JJ STREET WITH PARALLEL PARKING-BOTH SIDES

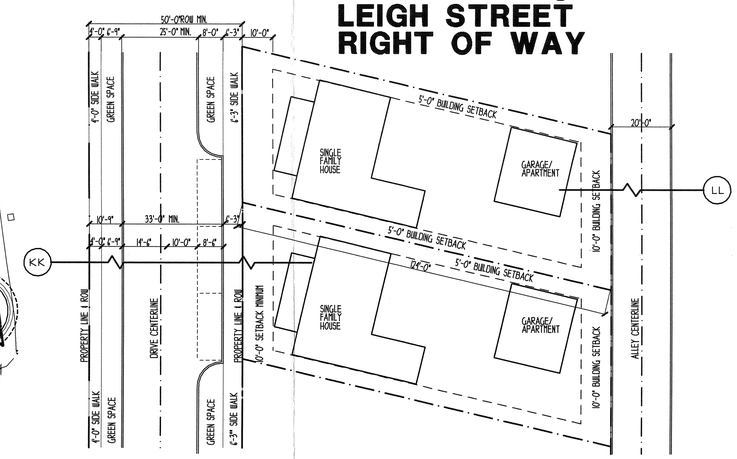


KK LEIGH STREET WITH PARALLEL PARKING

LL ALLEY SECTION

SECTIONS
SCALE 1"=20'-0"

LEIGH STREET RIGHT OF WAY



PLAN
SCALE 1"=20'-0"

REVISIONS
6-3-03 ADD ROW & ACREAGE COMMENTS ADDRESSED
5-23-03 ADDITIONAL COMMENTS ADDRESSED
4-21-03 RESUBMITTAL COMMENTS ADDRESSED

VICTORIA COURTS MASTER PLAN
SUBDIVISION REDEVELOPMENT PLAN IN SAN ANTONIO, TEXAS FOR THE SAN ANTONIO HOUSING AUTHORITY

BEELER GUEST OWENS ARCHITECTS, L.P.
4245 N. CENTRAL EXPWY. SUITE 300 DALLAS, TEXAS 75205 (214) 520-8878

DATE
2-10-03

PROJECT
02108

6-3-03 ADD. ROW & ACREAGE COMMENTS ADDRESSED
5-23-03 ADDITIONAL COMMENTS ADDRESSED
4-21-03 RESUBMITTAL COMMENTS ADDRESSED

SHEET NUMBER
1.0
MASTERPLAN

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