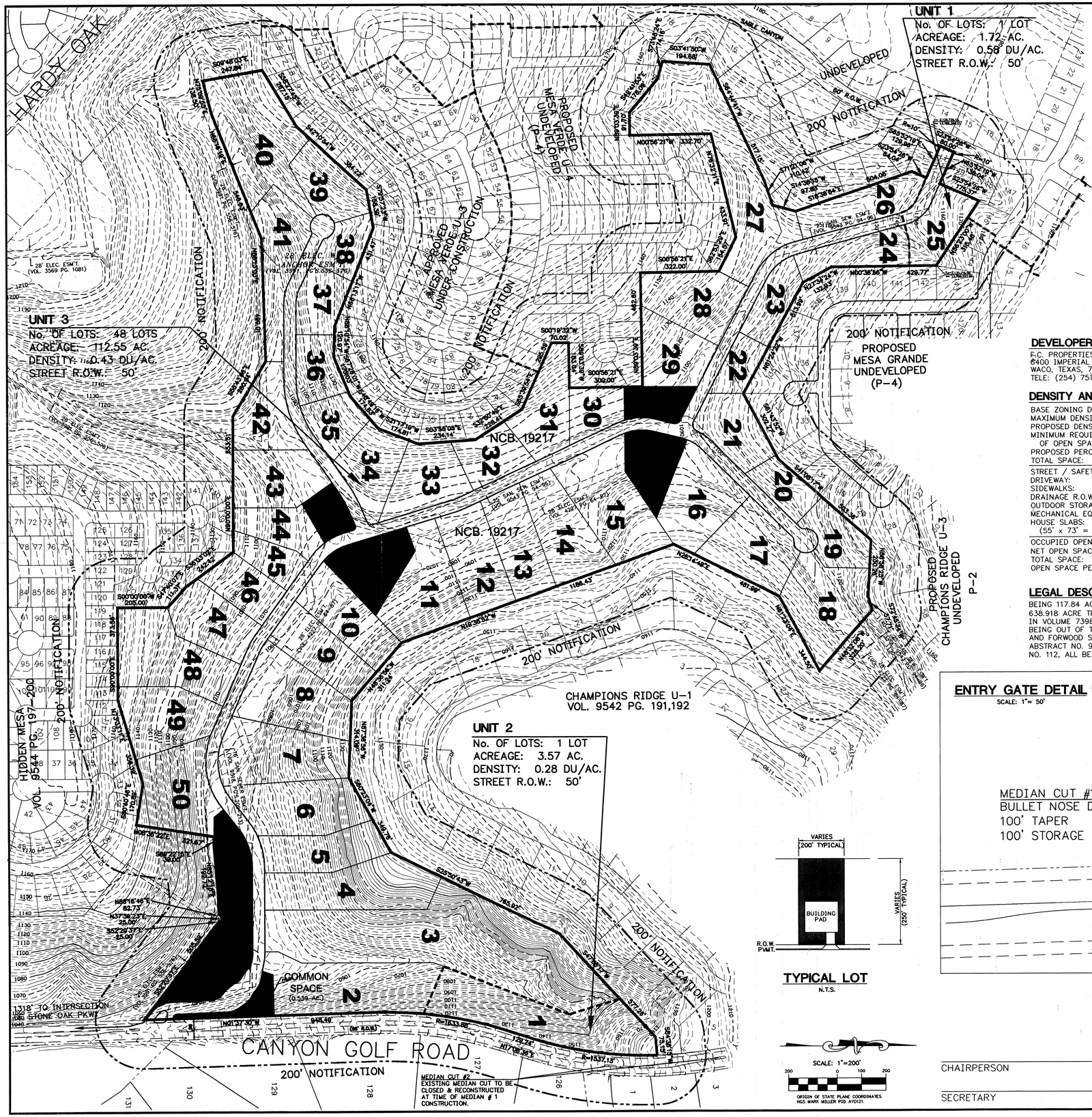
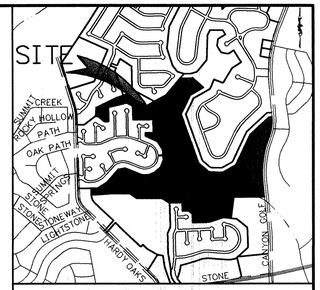




LOCATION MAP
N.T.S.

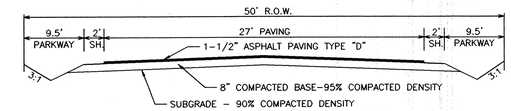
ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edward Aquifer Recharge Zone:

1. Prior to release of any building permits the owner/operator of any Category 2 property shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
4. All properties containing any portion of the 100-year floodplain, which have not been platted shall have a 50 foot buffer zone (adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
5. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
   A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
   B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
   C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
   D. A copy of the approved Water Pollution Abatement Plan.
6. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
7. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
8. 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.
9. If any solution openings, caves, sinkholes, or wells are found during the 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) 704-7392.
10. 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.

SUMMARY:

No. OF LOTS: 50 LOTS
LOT SIZE: 250' X 200'
ACREAGE: 117.84 AC.
DENSITY: 0.5 DU/AC.
STREET R.O.W.: 50'



TYPICAL STREET SECTION N.T.S.

DEVELOPER:

F.C. PROPERTIES ONE.
6400 IMPERIAL DRIVE
WACO, TEXAS, 76712
TELE: (254) 751-1750 FAX: (254) 751-1757

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	R-6 PUD ERZD	
MAXIMUM DENSITY ALLOWED:	4 UNITS / ACRE	
PROPOSED DENSITY:	0.5 UNITS / ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%	
PROPOSED PERCENTAGE OF OPEN SPACE:	90%	
TOTAL SPACE:	117.84 ACRES	(5,133,110.4 S.F.)
STREET / SAFETY LANE:	221,530 S.F.	
DRIVEWAY:	50,000 S.F.	
SIDEWALKS:	22,200 S.F.	
DRAINAGE R.O.W. / ESMT'S:	2,900 S.F.	
OUTDOOR STORAGE AREA:	0 S.F.	
MECHANICAL EQUIPMENT:	0 S.F.	
HOUSE SLABS: (55' x 73' = 4,000 S.F.)	200,000 S.F.	
OCCUPIED OPEN SPACE:	496,630 S.F.	(11.40 ACRES)
NET OPEN SPACE:	4,636,480 S.F.	(106.44 ACRES)
TOTAL SPACE:	5,133,110 S.F.	(117.84 ACRES)
OPEN SPACE PERCENTAGE:	90%	

LEGAL DESCRIPTION:

BEING 117.84 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NCB 19217 OUT OF A 638.918 ACRE TRACT DESIGNATED AS TRACT "11" AS DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1738, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927; THE BEATY SEALE AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115; THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930; AND THE BEATY SCALE AND FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, ALL BEING IN BEXAR COUTNY, TEXAS.

CLEAR VISION AREA:

TYPICAL 27' x 27' INTERSECTION (W₁=27')

TWO WAY - EQUATION D — R1 = 0.65(ISD2) - (W1/2 + KD)
ISD2 300 L.F.
W1: 27 L.F.
KD 2
CURB LENGTH = R1 — R1: 180 L.F.

TWO WAY - EQUATION A — L1 = 13(ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 300 L.F.
W1: 27 L.F.
KA 7
CURB LENGTH = L1 — L1: 132 L.F.

TYPICAL 60' x 110' INTERSECTION (W₁=86')

TWO WAY - EQUATION D — R1 = 0.65(ISD2) - (W1/2 + KD)
ISD2 480 L.F.
W1: 86 L.F.
KD 2
CURB LENGTH = R1 — R1: 267 L.F.

TWO WAY - EQUATION A — L1 = 13(ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 480 L.F.
W1: 86 L.F.
KA 7
CURB LENGTH = L1 — L1: 95 L.F.

TYPICAL 60' x 110' INTERSECTION (W₁=60')

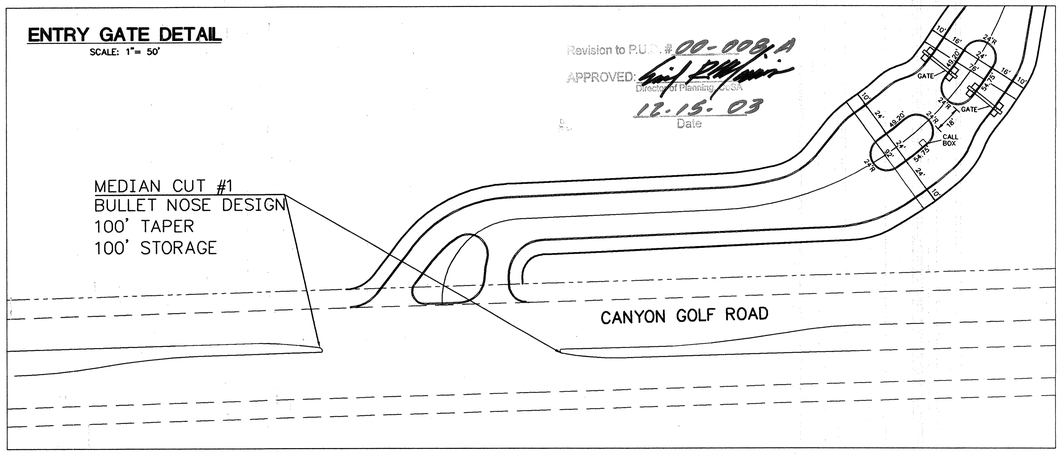
TWO WAY - EQUATION D — R1 = 0.65(ISD2) - (W1/2 + KD)
ISD2 300 L.F.
W1: 60 L.F.
KD 2
CURB LENGTH = R1 — R1: 163 L.F.

TWO WAY - EQUATION A — L1 = 13(ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 300 L.F.
W1: 60 L.F.
KA 7
CURB LENGTH = L1 — L1: 74 L.F.

ENTRY GATE DETAIL

SCALE: 1"= 50'

Revision to P.U.D. # 00-008A
APPROVED: Director of Planning & CSA
12-15-03
Date



TYPICAL LOT
N.T.S.

SCALE: 1"=200'
200 0 100 200
ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.

CHAIRPERSON DATE

SECRETARY DATE

HIDDEN CANYON
PLANNED UNIT DEVELOPMENT

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

DATE	DESCRIPTION
8/12/02	ADD. UNITS
7/11/03	MEDIAN REVISION
8/19/03	ENTRY DETAIL

DRAWN BY:	JEH	DATE:	11/11/99
CHECKED BY:	GS	JOB NO.:	156404

SHEET 1 OF 1

#00-008A