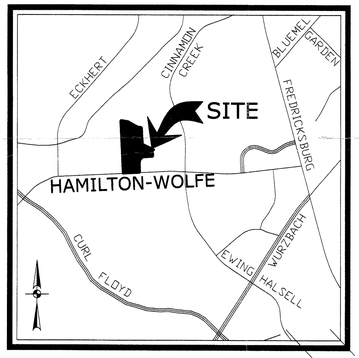
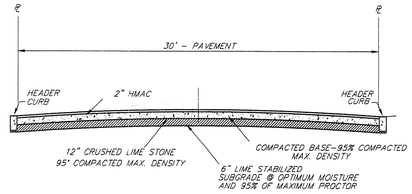


LOCATION MAP

NOT TO SCALE



TYPICAL P.U.D. STREET SECTION

NOT-TO-SCALE

Site Tabulation

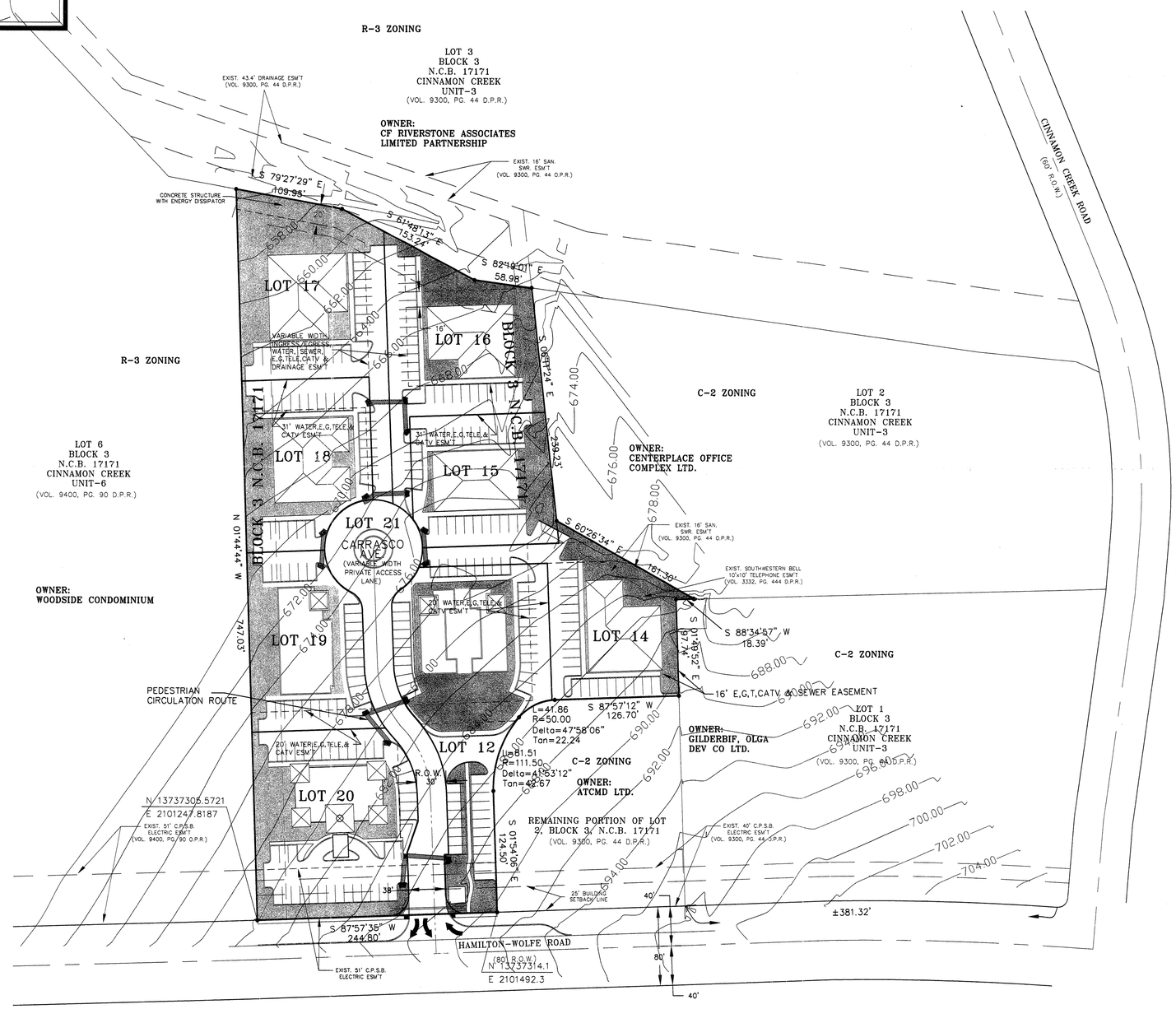
Lot #	Lot size	Building size	PKG. spaces	PKG. ratio	Open space
12	34,996 s.f.	±5,204 s.f.	51	5.2 : 1000 s.f.	10663.42 sq.ft.
14	21,641 s.f.	±5,919 s.f.	25	3.8 : 1000 s.f.	5,556.92 sq.ft.
15	19,193 s.f.	±5,315 s.f.	29	5.5 : 1000 s.f.	2965.97 sq.ft.
16	25,228 s.f.	±5,868 s.f.	27	4.6 : 1000 s.f.	7,186.76 sq.ft.
17	29,272 s.f.	±6,452 s.f.	21	3.3 : 1000 s.f.	11,097.13 sq.ft.
18	21,364 s.f.	±6,369 s.f.	25	3.9 : 1000 s.f.	5,483.11 sq.ft.
19	19,946 s.f.	±5,808 s.f.	26	4.1 : 1000 s.f.	5230.04 sq.ft.
20	30,441 s.f.	±12,012 s.f.	38	3.9 : 1000 s.f.	8338.13 sq.ft.
Total		±52,947 s.f.	292	4.4 : 1000 s.f.	56521.48 sq.ft. (1.3AC.)

60 0 60 120

SCALE : 1"=60'

NOTES:

1.) BEARING ARE BASED ON THE MOST SOUTHERLY EAST LINE OF LOT 2, BLOCK 3, CINNAMON CREEK UNIT 3, RECORDED IN VOLUME 9300, PAGE 44, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION "MILLER", PID A Y0121.
3.) DISTANCE SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS 0.99986956.
4.) BEARINGS SHOWN MUST BE ROTATED 00°13'04" COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
5.) LOT 12 SHALL BE DESIGNATED AS A GENERAL USE AND INGRESS/EGRESS LOT FOR THE EXCLUSIVE BENEFIT AND USE BY LA HACIENDA DE SALUD, P.U.D. & LOT 11, BLK 3, NCB 17171.
6.) SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC ARTICLE 5, DIVISION 2 35-506 (g.)



SUBDIVISION NAME:	LA HACIENDA DE SALUD, LTD.
CITY PLAN ID NUMBER:	
OWNER: OWNER ADDRESS:	LA HACIENDA DE SALUD, LTD. 2829 BABCOCK ROAD, SUITE 507 SAN ANTONIO, TEXAS 78229
DEVELOPER:	LA HACIENDA DE SALUD, LTD. 2829 BABCOCK ROAD, SUITE 507 SAN ANTONIO, TEXAS 78229
DESIGNER / ENGINEER:	E-SOL ENGINEERED SOLUTIONS, PLLC. P.O. BOX 690964, SAN ANTONIO, TEXAS 78269
ADJACENT PROPERTY OWNERS:	SEE PLAN
LEGAL:	LOT 2, BLOCK 3, N.C.B. 17171
UTILITIES:	SEE ATTACHED UTILITY PLAN
PROPOSED LAND USE:	THE PROPOSED LAND USE IS MEDICAL OFFICE BUILDINGS
FLOOD PLAIN:	THERE IS NO FLOOD PLAIN ON THE PROPERTY.
E.A.R.Z.:	THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
STREET:	THE STREET WILL BE A PRIVATE ACCESS LANE.
GATED STATUS:	THE SUBDIVISION WILL NOT BE GATED.
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN TEN (10) PHASES.
BASIS OF BEARING:	THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING:	THE PROPERTY IS ZONED C2 TO PROPOSED C2 P.U.D.

TOTAL PROPERTY ACREAGE:	4.992 ACRES
TOTAL NUMBER OF OFFICE UNITS:	8
PAVED SQUARE FOOTAGE:	92,450 S.F.
TOTAL AREA OF OPEN SPACE:	56521.48 sq.ft. (1.3AC.)

CALCULATIONS:

DENSITY: 10 LOTS / 4.992 ACRES = 2.0 LOTS PER ACRE

REQUIRED OPEN SPACE AREA : 4.99 AC * (20%) = 1.0 ACRE
ROUNDED TO NEAREST TENTH : 0.1 AC

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 21 PM 4:38
03 MAR 27 AM 11:38

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
4/9/13

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF LA HACIENDA DE SALUD, LTD. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
ARNULFO GONZALEZ
81956
LICENSED
PROFESSIONAL ENGINEER
03/21/03

P.U.D. PLAN NO. 03006

REVISION	DESCRIPTION	DATE

P.O. BOX 690964
SAN ANTONIO, TX. 78255
(210)372-9111 FAX
(210)372-9121
e-sol Engineered Solutions

LA HACIENDA DE SALUD, P.U.D.
SAN ANTONIO, TEXAS
PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN

JOB NO.....
DATE..... 02/28/03
DESIGNER..... AG
CHECKED..... AG
DRAWN..... GM
SHEET
1.0

#03-006

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

TO: Arnie Gonzalez **DATE:** April 9, 2003

Address: P.O. Box 690964
San Antonio, Texas 780255

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-006 **Name:** La Hacienda De Salud

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ _____ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873