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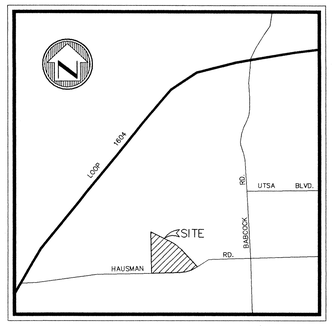
LAND DEVELOPMENT SERVICES DIVISION

"A PLANNED UNIT DEVELOPMENT" P.U.D. PLAN for CAMBRIDGE SUBDIVISION



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

IF THE ADJACENT UNPLATTED AREA IS DEVELOPED AS A SINGLE FAMILY RESIDENTIAL DEVELOPMENT, THE OWNER AGREES TO MAKE A STREET CONNECTION TO NATURE PASS IN ACCORDANCE WITH CITY REGULATIONS.

PATRICIA SHIELDS AYRES (OWNER) — April 0, 2004 DATE

LEGAL DESCRIPTION

BEING 32.88 ACRE, OR 1,432,253 SQUARE FEET MORE OR LESS, TRACT OF LAND IN NEW CITY BLOCK (N.C.B.) 14865, SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN VOLUME 4423, PAGE 410, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

ZONE: C2-PUD ERZD

UNPLATTED
OWNER: AYRES, PATRICIA SHIELDS

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°30'48"W	69.99'
L2	N00°28'52"E	44.20'
L3	S89°30'49"E	0.72'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	62°52'50"	160.00'	175.60'	97.82'	166.92'
C2	21°30'00"	1112.00'	417.27'	211.12'	414.83'
C3	48°44'29"	570.00'	484.90'	258.21'	470.41'
C4	14°49'32"	921.95'	238.56'	119.95'	237.89'
C5	38°09'35"	841.95'	560.75'	291.22'	550.44'

LAND USE

TOTAL NUMBER OF LOTS: 132 LOTS
ZONING CLASSIFICATION: RM4-PUD ERZD
DENSITY AS PER PLAN: 3.80 UNITS ACRES
TOTAL GROSS AREA: 34.73 ACRE - (1,512,771 Square Feet)
TOTAL IMPERVIOUS COVER: 6.92 ACRE - (301,646 Square Feet) - 19.9%
OPEN SPACE REQUIREMENTS AS PER UDC: 35
OPEN SPACE AS PER PLAN: 80%
REQUIRED OPEN SPACE DEDICATION: 132 LOTS / 114 LOTS = 1.16 ACRES
PROPOSED OPEN SPACE DEDICATION: 3.66 ACRE

PROJECT SUMMARY:

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	34.73 ACRES	132 LOTS (40')	3.80 UNITS/ACRES

TOTAL GROSS AREA: 34.73 ACRES
STREET LENGTH: 3,487 L.F.

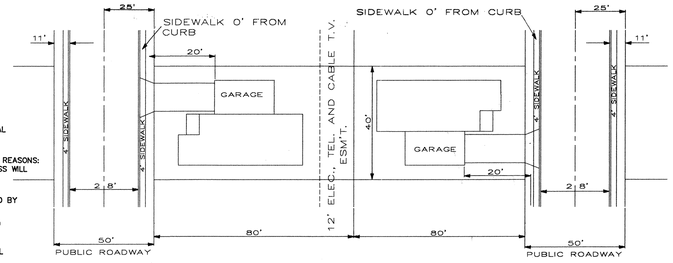
NOTE: UDC SECTION 35-506(E)(7) STATES "WHERE A SINGLE FAMILY RESIDENTIAL SUBDIVISION EXCEEDS ONE-HUNDRED TWENTY FIVE (125) UNITS, A SECONDARY ACCESS WILL BE REQUIRED".

THIS PUD PLAN DOES NOT INCLUDE A SECONDARY ACCESS FOR THE FOLLOWING REASONS:
THE TIA SECTION OF DEVELOPMENT SERVICES STATES A SECONDARY ACCESS WILL CREATE AN UNSAFE CONDITION FOR THE TRAVELING PUBLIC ON HAUSMAN ROAD(SECONDARY ARTERIAL, TYPE "A").

THE TRAFFIC SIGNAL PLANS FOR THIS DEVELOPMENT HAVE BEEN APPROVED BY PUBLIC WORKS- TRAFFIC, ABSENT OF THE SECONDARY ACCESS.

DEVELOPMENT SERVICES TIA DIVISION CITES SECTION 35-483.(a) OF THE UNIFIED DEVELOPMENT CODE (UDC) FOR THE CITY OF SAN ANTONIO.
THEREFORE THE FOLLOWING CONDITION IS PLACED ON THIS PUD:
"A VARIANCE SHALL BE SUBMITTED TO THE PLANNING COMMISSION BEFORE FINAL SUBDIVISION PLAT APPROVAL".

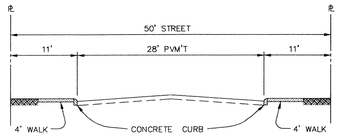
TYPICAL IMPERVIOUS COVER PER LOT: 1,077 S.F.



TYPICAL LOT SITE PLAN
NOT TO SCALE

GENERAL NOTES:

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-344(E).
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS.
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
6. PLANNED UNIT DEVELOPMENT IS LOCATED INSIDE CITY LIMITS OF SAN ANTONIO AND ZONED RM4-PUD/EZRD
7. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
8. SANITARY SEWER AND WATER BY THE CITY OF SAN ANTONIO.



LOCAL TYPE "A"
TYPICAL STREET SECTION
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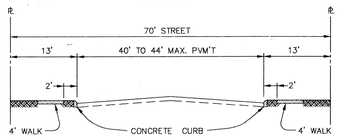

LOCAL TYPE "B"
TYPICAL STREET SECTION
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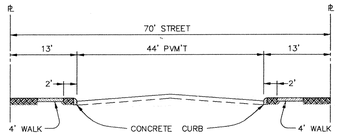
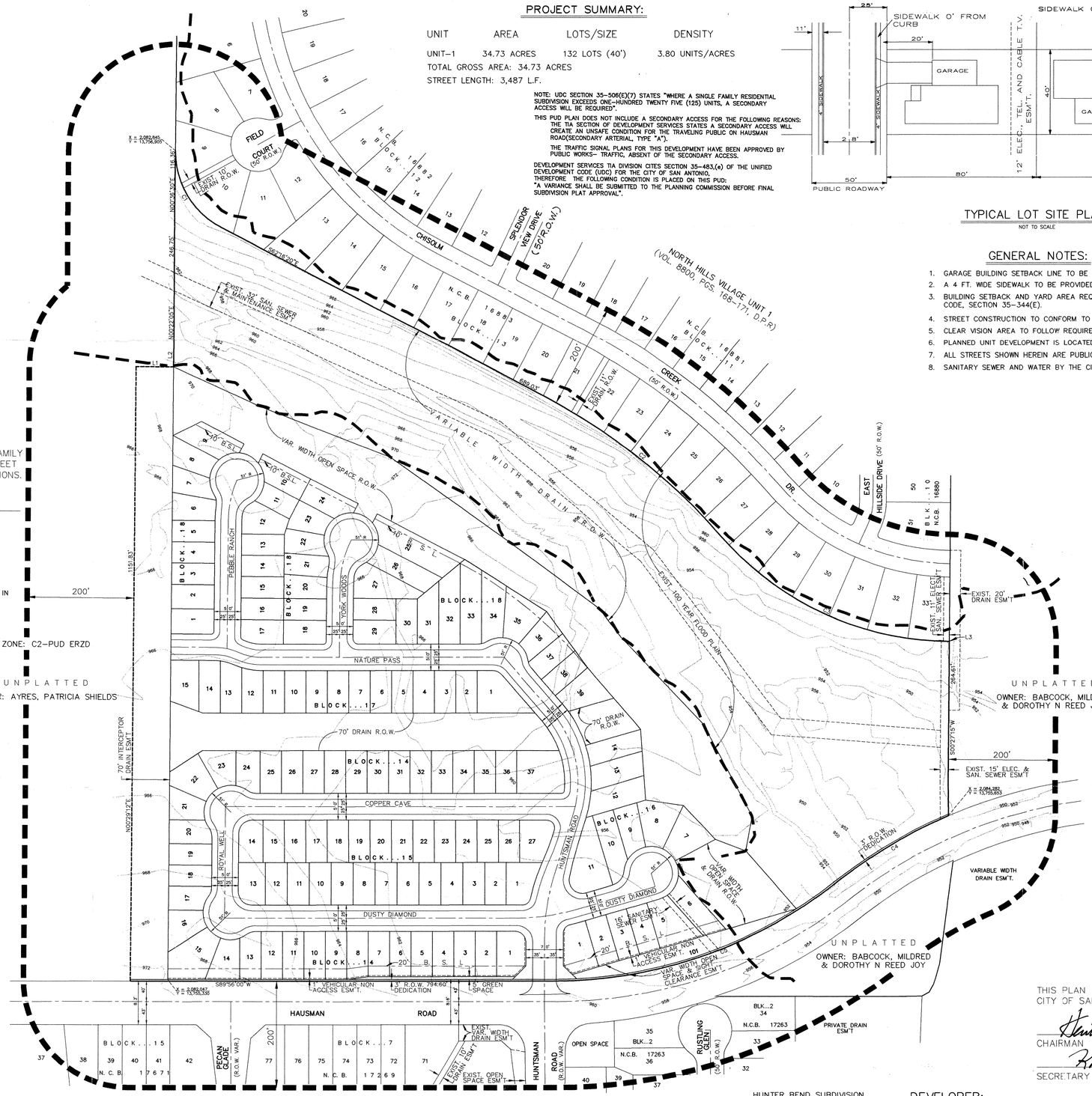


COLLECTOR
TYPICAL STREET SECTION
NOT TO SCALE

NOTES:
1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE AT TIME OF PLATTING.



THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN — 06/09/04 DATE

SECRETARY — DATE

ENGINEER:
W. F. CASTELLA & ASSOC., INC.
6800 PARK TEN BLVD., STE. 180 SOUTH
SAN ANTONIO, TEXAS 78213
PHONE: (210) 734-5351

DEVELOPER:
HAUSMAN 18 LTD.
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-7775

P.U.D. PLAN NUMBER 03-025

W.F. CASTELLA & ASSOCIATES, INC.
A TCB INC. Company
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
1/21/04 - CONNECTIVITY

JOB NO. 052247166.0002
FILE: ~
DATE: 01/20/04
DESIGN: *
DRAWN: L.G./B.H.
CHECKED:
SHEET 1 OF 1

J:\Land Development\KANE-HAUSMAN\dwg\COLLEGE PARK GARDENS PUD-REVISED.dwg, 03/18/2004 11:30:17 AM, trevinoo, 1:100

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