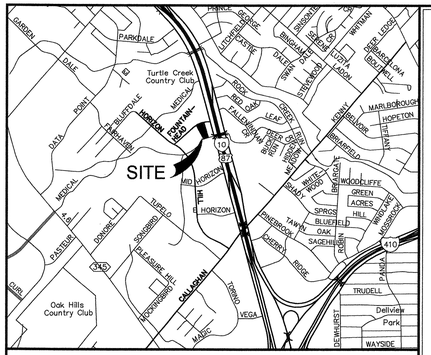


LOCATION MAP SCALE: 1" = 2000'

LEGEND

- EXIST CURB
- EXIST FIRE HYDRANT
- EXIST POWER POLE
- EXIST WATER VALVE
- EXIST WATER VALVE
- EXIST DRAIN MAINHOLE
- EXIST SEWER MANHOLE
- EXIST WATER LINE
- EXIST SANITARY SEWER LINE
- EXIST GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE
- NEW CURB
- DETENTION POND

LEGAL DESCRIPTION:

BEING A 1.883 ACRE TRACT OUT OF A 9.808 ACRE TRACT BEING OUT OF N.C.B. 11631 AS RECORDED IN VOLUME 2797, PAGE 1378, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

50 25 0 50

1 inch = 50 ft.

BASIS OF BEARING: 1/2" IRON ROD FOUND, NORTHWEST CORNER FOUNTAINHEAD SUBDIVISION, UNIT 4 LOT 3, BLOCK 3, N.C.B. 17456 VOLUME 9532, PAGE 106

OWNER/AGENT: NAPPA OFFICE CONDOMINIUMS I, LTD.
124 SHERWOOD DR. STE. 1
SAN ANTONIO, TEXAS 78201

DEVELOPER: NAPPA CONSTRUCTION INC., OR ASSIGNS
124 SHERWOOD DR. STE.1
SAN ANTONIO, TEXAS 78201

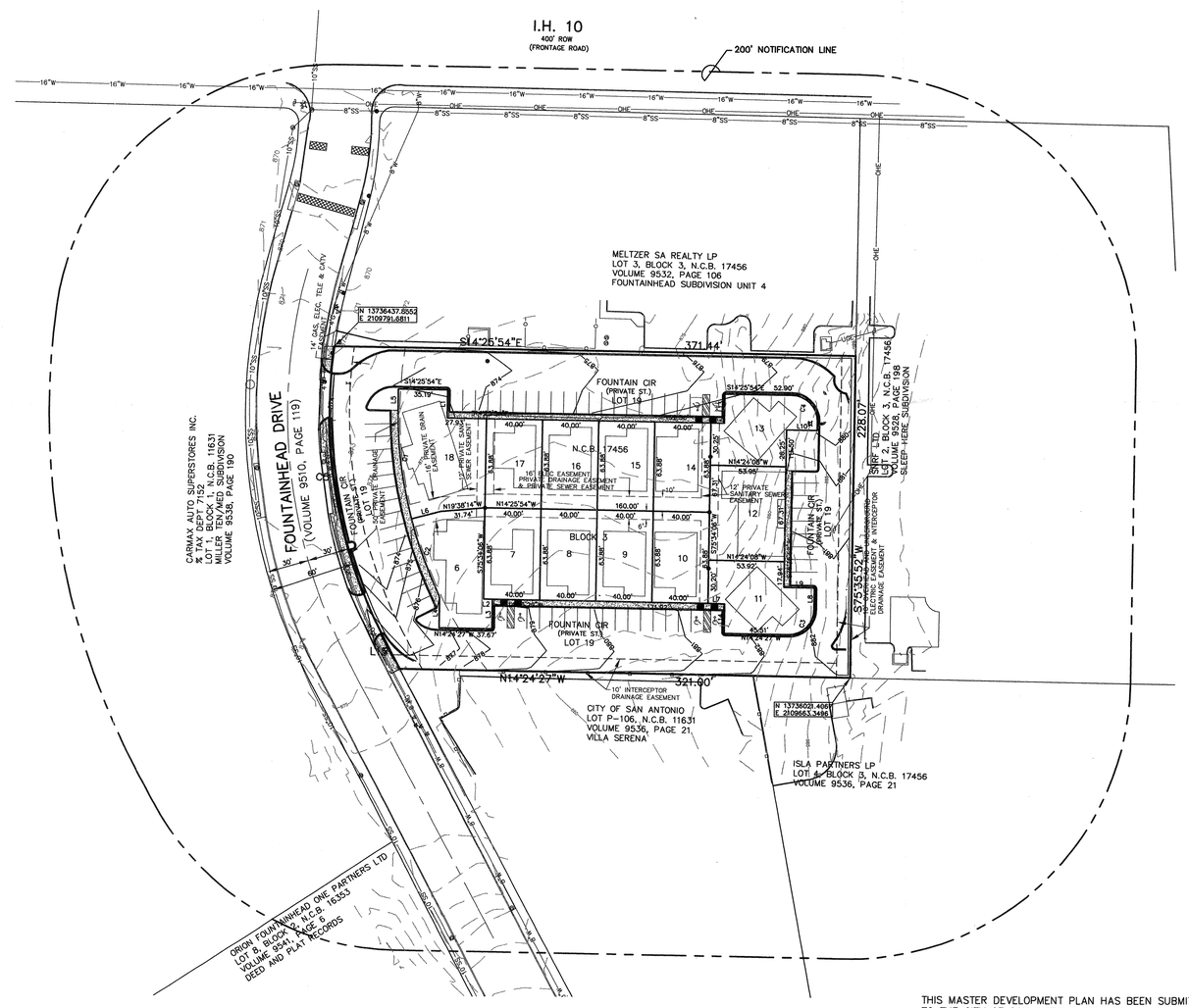
ENGINEER: ROSIN-JOHNSON, INC.
11925 STARCREST
SAN ANTONIO, TEXAS 78247

DENSITY AND OPEN SPACE

EXISTING ZONING:	PUD "C3"
NUMBER OF LOTS:	14
TOTAL ACREAGE:	1.883 ACRES
DENSITY:	7.44
STANDARD PARKING	68
HANDICAPPED PARKING	4
BUILDINGS:	0.414 ACRES/18,033.84 SF
OPEN SPACE:	0.461 ACRES/20,073.00 S.F.

PERCENT OPEN SPACE = (0.461 / 1.883) x 100 = 24.5%

NOTE:
SIDEWALKS TO BE CONSTRUCTED PER UDC ART. 5, DIV. 2: 35-506.



LOT DATA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	78.51	296.25	15°11'00"	39.48
C2	58.29	296.25	11°16'25"	29.24
C3	28.67	18.25	89°59'41"	18.25
C4	28.68	18.25	90°01'48"	18.26
C5	214.62	345.00	35°38'32"	110.91

LINE TABLE

LINE	LENGTH	BEARING
L1	20.25	N75°34'06"E
L2	5.42	S14°25'54"E
L3	20.95	N75°40'08"E
L4	21.92	S75°35'33"W
L5	15.24	N75°34'06"E
L6	21.47	N29°56'12"W
L7	11.92	S14°19'52"E
L8	15.03	S75°35'52"W
L9	21.75	N14°24'08"W
L10	21.75	N14°24'08"W
L11	6.78	S75°34'16"W
L12	9.57	S14°25'54"E
L13	15.48	N43°10'25"W
L14	21.00	N75°40'08"E
L15	19.58	N43°10'25"W

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING COMMISSION, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 09 DAY OF June A.D. 2004

BY: Steinbeck Harris CHAIRMAN BY: Rodolfo Rosin SECRETARY

APP:

NO. | DATE | REVISIONS

JOB NO: 1205-001-000
DATE: 02/27/2004
FILE: S-PUD-PLAN

SHEET NUMBER PUD1

RJ Rosin-Johnson, Inc.
Civil Engineers - Land Surveyors
11925 STARCREST SAN ANTONIO, TEXAS 78247-4117
(210)490-6001 • (210)496-3975
rgi@rosingroup.com

FOUNTAINHEAD SUBDIVISION
PLANNED UNIT DEVELOPMENT
PLAT ID# 030444

PUD PLAN
ID #03-026

03-026