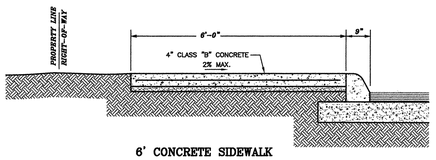
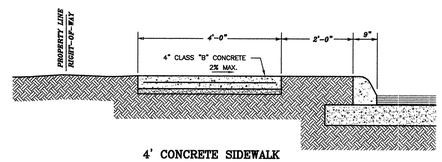


6' CONCRETE SIDEWALK

Sidewalk to be installed as per City of San Antonio UDC Article 35 and in conformance with ADA and TDLR standards.



4' CONCRETE SIDEWALK

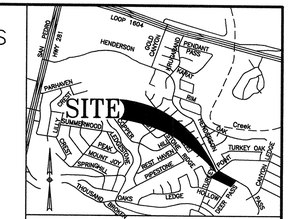
Sidewalk to be installed as per City of San Antonio UDC Article 35 and in conformance with ADA and TDLR standards.

P.U.D. PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

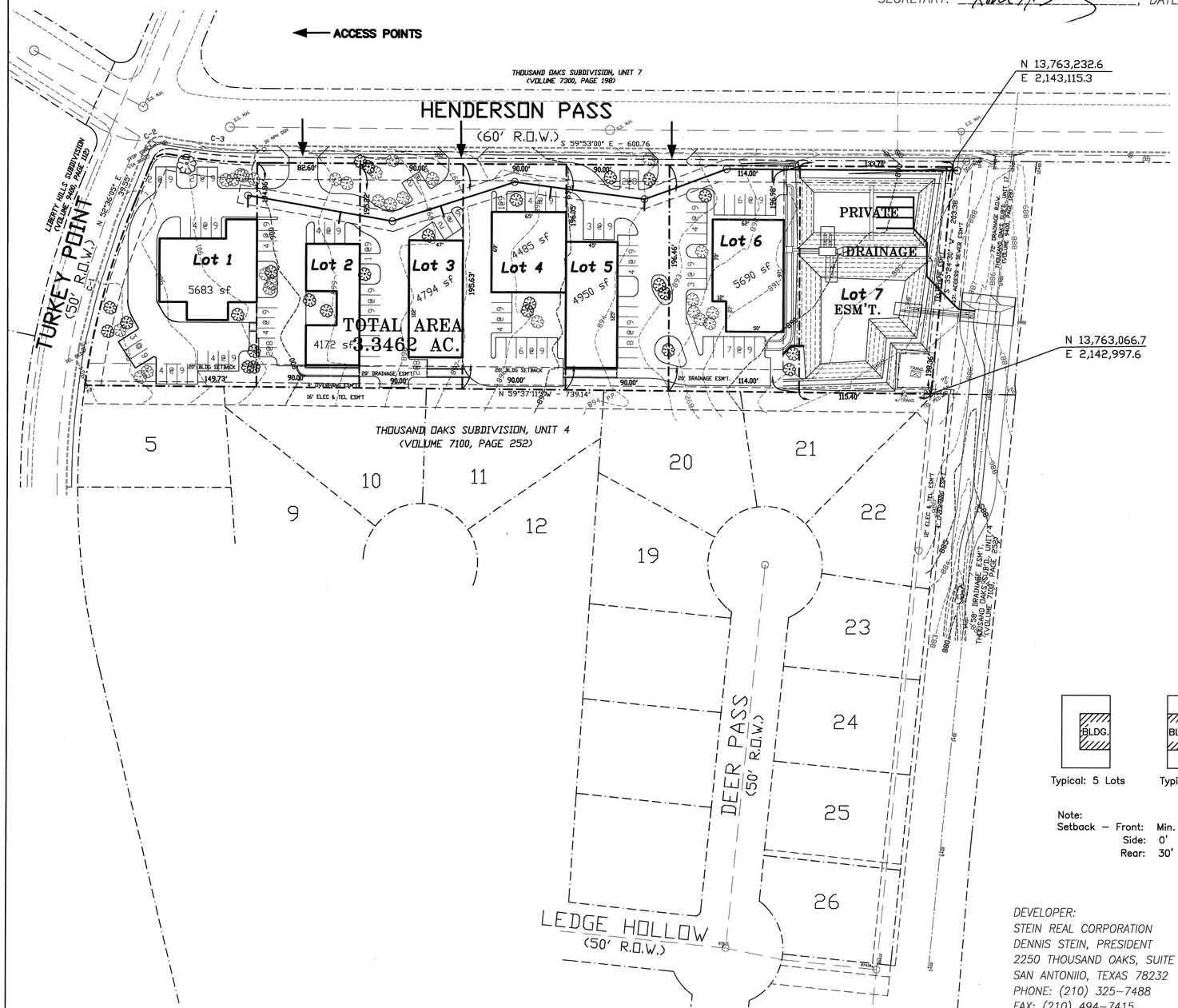
CHAIRMAN: _____, DATE: _____

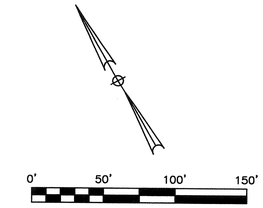
SECRETARY: _____, DATE: _____

TEXAS PLANES COORDINATES
BASIS OF BEARING
VOLUME 7300, PAGE 198



LOCATION MAP
NOT TO SCALE





NOTES:

1. Streets: Turkey Point (50' right-of-way) and Henderson Pass (60' right-of-way) are existing streets.

2. 5' dedication required along Henderson Pass

3. Zone: "P-1 (O-2)" PUD OFFICE

4. Set Back: Front – Min. 25' Max 80'
Side – 0
Rear – 30'

5. No land set aside for public use or open space.

6. Property not considered Woodlands.

7. Total Acreage: 3.3462 Acres
Number of Lots: 7
PUD OFFICE: 6 Lots, 2.7022 Acres
Drainage Easement (Private): 1 Lot, 0.5640 Acre
Density: 6 divided by 2.7022 Acres = 2.22 Lots per acre

8. Areas:

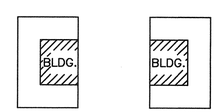
Buildings:		Lots:	
Lot 1	5,683 S.F.	Lot 1	24,855 S.F.
Lot 2	4,172 S.F.	Lot 2	17,551 S.F.
Lot 3	4,794 S.F.	Lot 3	17,588 S.F.
Lot 4	4,485 S.F.	Lot 4	17,626 S.F.
Lot 5	4,950 S.F.	Lot 5	17,663 S.F.
Lot 6	5,690 S.F.	Lot 6	22,426 S.F.
Total:	29,774 S.F.	Total:	117,709 S.F.

9. Location and area of Impervious cover: As shown on PUD Plan.
Impervious Area is 2.175 Acres (See Exhibit 9)

8. Areas (s.f.):

Lot #	Lot Sq. Ft.	Open Spc Req'd. Sq. Ft.	Open Spc Req'd. %	Open Spc Prv'd.* Sq. Ft.	Open Spc Prv'd.* %	Building Sq. Ft.	Parking Sq. Ft.	Other Sq. Ft.
Lot 1	24,855	0	0.0%	8,416	33.9%	5,683	10,756	0
Lot 2	17,551	0	0.0%	5,143	29.3%	4,172	8,236	0
Lot 3	17,588	0	0.0%	4,299	24.4%	4,794	8,495	0
Lot 4	17,626	0	0.0%	2,939	16.7%	4,485	10,202	0
Lot 5	17,663	0	0.0%	3,919	22.2%	4,950	8,794	0
Lot 6	22,426	0	0.0%	6,068	27.2%	5,690	9,675	993
Sub-Totals:	117,709	28,456	24.2%	30,784	26.2%	29,774	56,158	993
Lot 7	24,570	0	0%	n/a	0%	0	0	n/a
Total:	142,279	28,456	20.0%	30,784	21.7%	29,774	56,158	993

* NOTE: Actual Open Space Provided on each Lot may vary depending upon final Building and Site Construction Plans, however the total Open Space for Lots 1 through 6 shall meet the 20% PUD Open Space requirement.



Typical: 5 Lots Typical: 1 Lot

Note:
Setback – Front: Min. 25', Max. 80'
Side: 0'
Rear: 30'

Henderson Pass Village

PUD PLAN I.D.#030314
Date: Oct. 06, 2003

DEVELOPER:
STEIN REAL CORPORATION
DENNIS STEIN, PRESIDENT
2250 THOUSAND OAKS, SUITE 100
SAN ANTONIO, TEXAS 78232
PHONE: (210) 325-7488
FAX: (210) 494-7415

STATE OF TEXAS
ALBERT B. FERNANDEZ
18370
LICENSED
PROFESSIONAL ENGINEER
3.16.04

FERNANDEZ, FRAZER, WHITE
AND ASSOCIATES, INC
11824 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

04 APR 20 AM 8:27
CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR

JOB NO.: 2262

REVISIONS
2/11/04 Open Space Rqm't
3/16/04 Sidewalk Dtl

DESIGNED BY ABF/TM	DRAWN BY RJA
CHECKED BY ABF	DATE
PROJECT NUMBER 2262	
PudPlnBz	
SHEET 1 OF 1 SHEETS	

#04-007