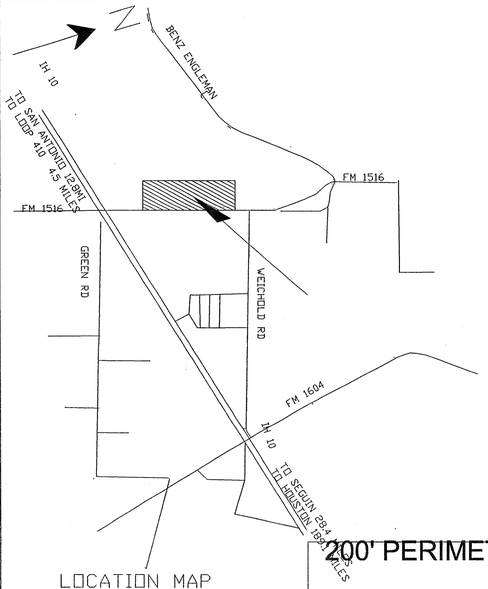
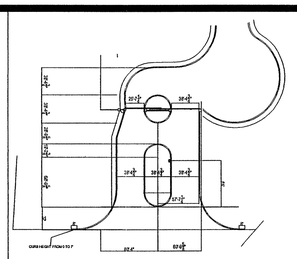
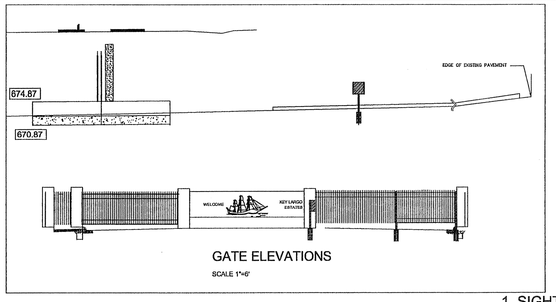


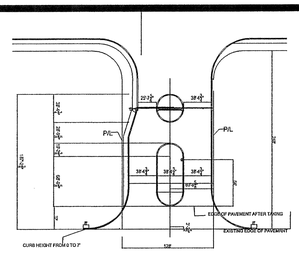
LOCATION MAP
KEY LARGO ESTATES
SCALE 1"=APPROX 2000'



ENTRY PLAN @ KEY WINDY WAY
SCALE 1"=30'



GATE ELEVATIONS
SCALE 1"=6'



ENTRY PLAN @ KEY LARGO BLVD
SCALE 1"=30'

REQUIRE THE FOLLOWING TxDOT NOTES BE ANNOTATED ON YOUR PLAT.
(1) For residential development directly adjacent to State right of way,the Developer shall be responsible for adequate set-back and or sound abatement measures for future mitigation.
(2) Owner-Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
3) Maximum access points to State highway from this property will be regulated as directed by Regulations. For Access Driveways To State Highways.This property is eligible for a maximum combined total of two access points based on the overall plotted highway frontage of 2657feet.
4) If sidewa1ks are required by Approiate City ordinance a sidewalk permit must be approved by TxDOT prior to construction within State right of way. Locations of sidewalks within the State right of way shall be as directed by TxDOT.

NOTES .

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN (3) FEET AND (9) FEET ABOVE THE ROAD SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENMT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN THE DEVELOPMENT ARE PRIVATE STREETS.

APPROXIMATEY 241 LOTS

TOTAL RESIDENTIAL ACRES 52.62 ACRES
MIN. TWO (2) OFF STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

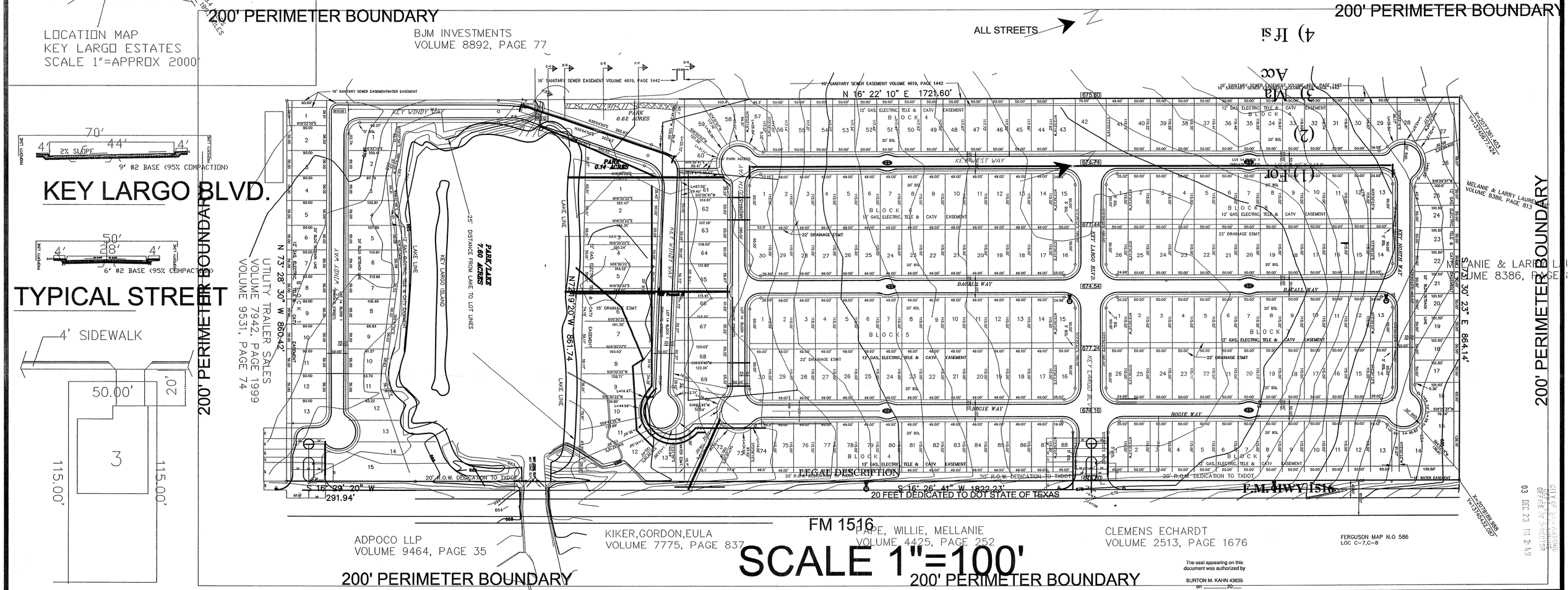
RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING R-5 DESIGN (ETJ)
MAXIMUM DENSITY ALLOWE=9 LOTS PER ACRE
PROPOSED DENSITY 4.58 LOTS PER ACRE.
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE =35 %
PROPOSED PERCENTAGE OF OPEN SPACE =56.3 %

1.77 ACRES DRIVEWAYS (16'X20')
0.55 ACRES PORCH (10'x10')
0.22 ACRES 3' WALK (3'X13')
10.24 ACRES HOUSE SLABS, TYPICAL 1850SF (INCLUDED GARAGE)

22.95 ACRES OCCUPIED SPACE
52.56 ACRES TOTAL SPACE
29.67 ACRES OPEN SPACE
29.67 / 52.56 = 56.3% OPEN SPACE

LOT 14 BLOCK 1 IS A PRIVATE STREET AND ALSO WATER, ELECTRIC SANITARY SEWER TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT



THIS PLAN OF KEY LARGO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDEKED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS- AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS_____DAY OF _____, 200__, AD.

BY: _____
CHAIRMAN

BY:_____
SECRETARY

The seal appearing on this document was authorized by
BURTON M. KAHN 43635
on _____20__

STATE OF TEXAS
BURTON M. KAHN
43635
LICENSED
PROFESSIONAL ENGINEER

Not valid unless signed and dated

PUD PLAN
KEY LARGO ESTATES
3695 FM 1516
CONVERSE, TX 78109
BURTON KAHN,P.E.
SCALE as noted for 24"x36" size
15 DEC 03

LEGAL DESCRIPTION
CB 5065P-6 &P-6A ABS 971

17

04-009