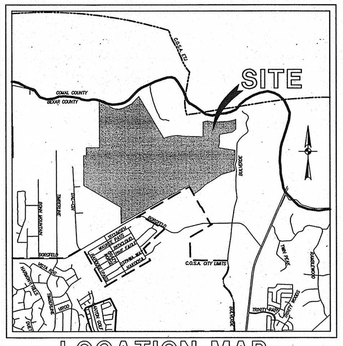


LOCATION MAP
N.T.S.

SCALE : 1"=200'
0' 200' 400' 600'

* KINDER PARKWAY UNIT-1, UNIT-2, UNIT-3

ACREAGE / DENSITY SUMMARY TABLE

UNIT	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (Ac.)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE	PAVEMENT, SIDEWALK (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE / GROSS AREA
1	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2008	17.21	46	2.67	3.64	2.84	10.73	62.35
2	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2008	12.50	44	3.52	3.48	1.72	7.30	58.40
3	SINGLE FAMILY RESIDENTIAL	DECEMBER 1, 2008	13.02	39	3.00	3.16	1.51	8.35	64.13
4	SINGLE FAMILY RESIDENTIAL	DECEMBER 1, 2008	10.64	37	3.48	2.93	1.48	6.23	58.55
5	SINGLE FAMILY RESIDENTIAL	DECEMBER 1, 2008	18.36	77	4.19	5.31	4.19	8.86	48.25
6	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2008	21.17	79	3.73	5.45	3.67	12.05	56.92
7	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2009	22.15	87	3.93	6.00	3.46	12.69	57.28
8	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2009	17.39	58	3.34	4.59	2.28	10.52	60.49
9	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2010	15.61	61	3.93	4.21	2.54	8.86	56.76
10	SINGLE FAMILY RESIDENTIAL	JUNE 1, 2010	23.91	103	4.31	7.11	2.43	14.37	60.10
*	SECONDARY ARTERIAL / PARK / REC CENTER	JUNE 1, 2008	31.10	–	–	–	7.54	23.58	75.76
	TOTAL/AVERAGE		203.06	631	3.11	45.89	33.66	123.51	60.82

SUMMARY TABLE NOTES
1.) INCLUDES DRAINAGE EASEMENTS, GREENSPACE/GREENBELTS, FLOOD PLAINS, AND LANDSCAPE BUFFERS
2.) INCLUDES OPEN SPACE IN FRONT AND REAR YARDS WITHIN INDIVIDUAL RESIDENTIAL LOTS

PARK SPACE SUMMARY

REQUIRED PARK SPACE: 631 LOTS X 1 ACRE / 114 LOTS = 5.54 AC

PROVIDED PARK SPACE
RECREATION CENTER = 10.38 ACRES
*MULTI-USE PATHWAY = 2.25 ACRES
TOTAL = 12.63 ACRES

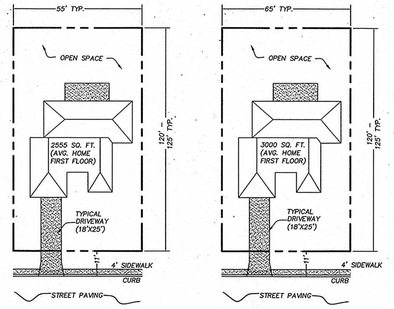
*PARK FACILITIES CREDIT

PLAN SUMMARY

NUMBER OF RESIDENTIAL LOTS	631
AVERAGE HOME SIZE (SF)	3280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.11
FLOOR AREA RATIO	0.21

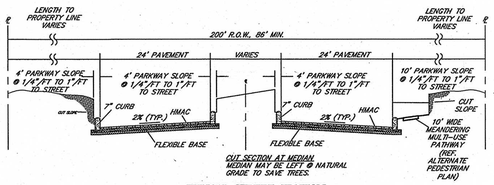
LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	158.98
PUBLIC R.O.W.	21.54
REC. CENTER/PARK SPACE/ MULTI-USE PATHWAY	10.38
DRAINAGE ROW/NATURAL AREA/GREENBELT/BASIN LOTS	12.16
TOTALS	203.06

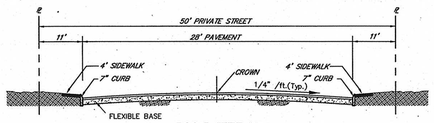


TYPICAL LOT
UNITS 5, 6, 7, 9, & 10
(NOT TO SCALE)

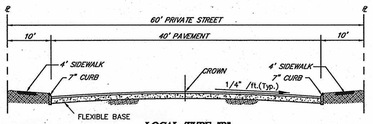
TYPICAL LOT
UNITS 1, 2, 3, 4, & 8
(NOT TO SCALE)



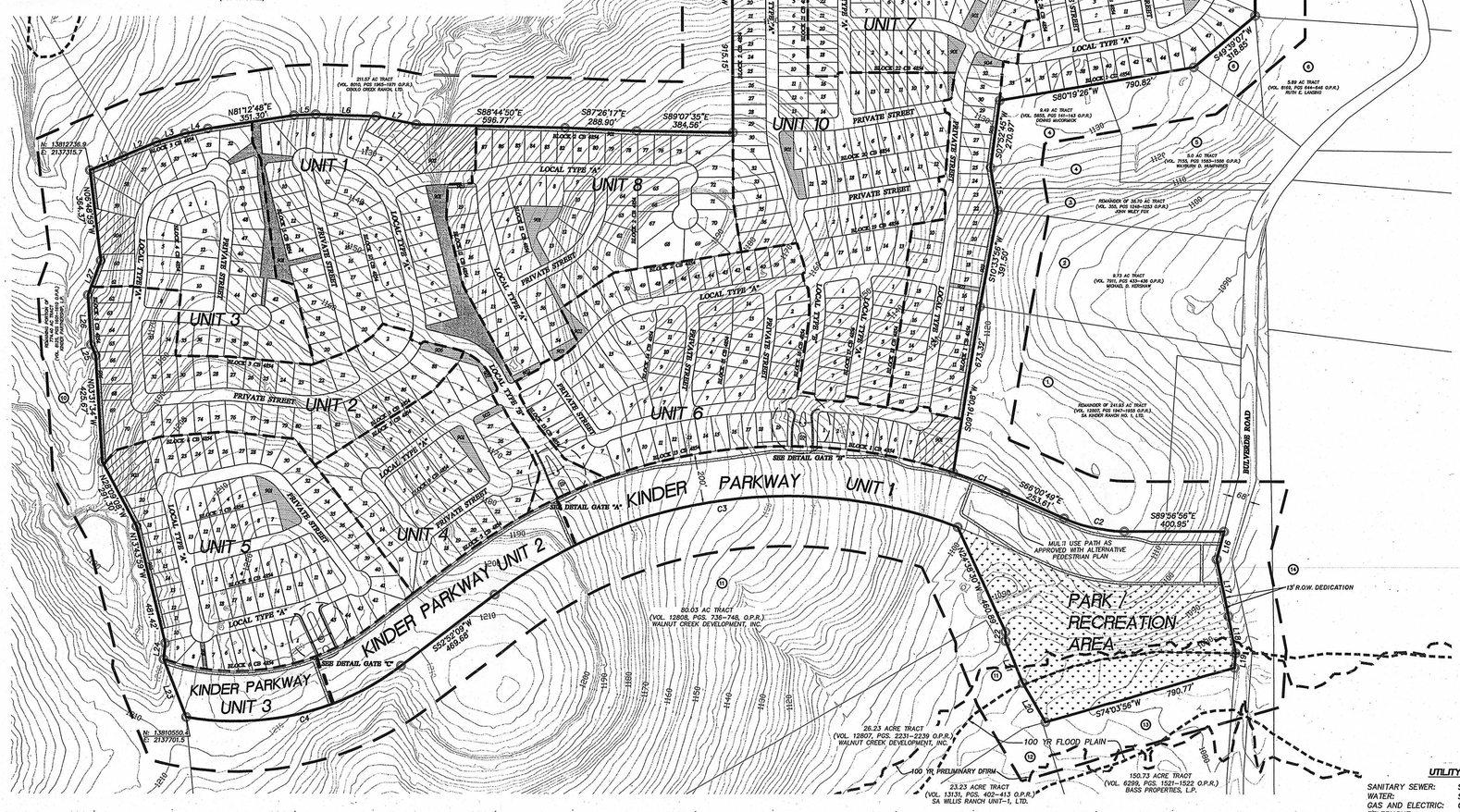
TYPICAL STREET SECTION
SECONDARY ARTERIAL (PUBLIC)
(NOT TO SCALE)

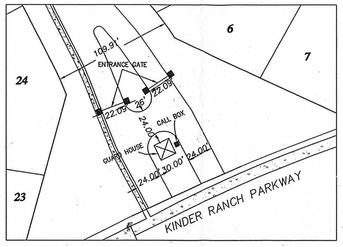


LOCAL TYPE "A"
TYPICAL STREET SECTION (PRIVATE)
(NOT TO SCALE)

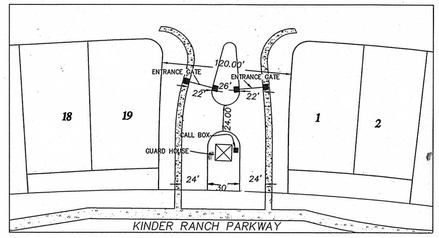


LOCAL TYPE "B"
TYPICAL STREET SECTION (PRIVATE)
(NOT TO SCALE)

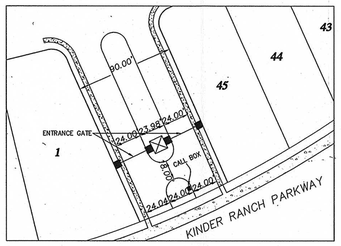




SCHEMATIC
GATE DETAIL "A"
SCALE: 1" = 50'



SCHEMATIC
GATE DETAIL "B"
SCALE: 1" = 50'



SCHEMATIC
GATE DETAIL "C"
SCALE: 1" = 50'

LEGEND

- 100YR PRELIMINARY DFIRM
- 100YR FEMA FLOOD PLAIN
- PHASE LINE
- 200' NOTIFICATION LINE
- PUD LIMITS
- DRAINAGE R.O.W./EASEMENT
- GREEN BELT/OPEN SPACE
- WATER QUALITY CONTROL BASIN AREA
- RECREATION CENTER/PARK CENTER
- GATED ENTRY CALL BOX/TRANSMITTER

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	225.63'	2149.67'	113.09'	6°01'09"	225.23'	N69°01'24"W
C2	250.65'	600.00'	127.16'	23°56'07"	248.83'	S77°58'56"E
C3	1859.52'	1949.67'	1071.51'	57°35'07"	1878.08'	S81°[illegible]'43"W
C4	911.95'	1099.61'	484.03'	47°30'32"	886.05'	N76°37'25"E

LINE TABLE

LINE	LENGTH	BEARING
L1	145.95'	S66°58'47"W
L2	141.40'	S66°58'47"W
L3	120.73'	S73°23'01"W
L4	95.14'	S77°54'08"W
L5	85.76'	S87°16'33"W
L6	241.95'	N88°15'43"W
L7	164.49'	N78°27'05"W
L8	187.68'	S71°24'53"W
L9	111.90'	S80°30'29"W
L10	242.22'	N88°56'28"W
L11	24.97'	S01°03'35"W
L12	240.36'	S81°33'41"W
L13	239.30'	S77°31'38"W
L14	158.43'	S68°15'45"W
L15	174.86'	N09°38'07"W
L16	114.52'	N14°28'31"E
L17	232.91'	N11°29'21"W
L18	149.32'	N10°57'08"W
L19	58.50'	N03°35'15"E
L20	180.58'	S30°10'37"E
L21	181.04'	S21°32'15"E
L22	36.11'	S00°04'41"W
L23	247.41'	S21°41'51"E
L24	64.40'	S05°43'03"W
L25	48.68'	S22°07'25"E
L26	198.44'	S03°30'54"E
L27	147.82'	S20°05'38"W

PROPERTY OWNERSHIP KEY

1. SA KINDER RANCH NO.1, LTD.
2. MICHAEL D. KERSHAW
3. JOHN W. FOX
4. DENNIS D. & SHAWN McCORMICK
5. WAYBURN D. & LORETTA S REV L\TR L\E HUMPHRIES
6. RUTH E. LANSING
7. CHARLES J. & DORICE N. STAUDT
8. LFV PROPERTIES, LTD.
9. CIBOLO CREEK RANCH, LTD.
10. KINDER PARTNERSHIP, L.P.
11. WALNUT CREEK DEVELOPMENT, INC.
12. SA WILLIS RANCH UNIT-1, LTD.
13. BASS PROPERTIES, L.P.
14. CHARLES J. & WIFE STAUDT

LEGAL DESCRIPTION

Being a 203.06 acre, or 8,845,259 square foot more or less, tract of land being out of a 241.93 acre tract conveyed to SA Kinder Ranch No.1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 1947–1955, a 33.27 acre tract conveyed to CW Capital Fund One, LLC. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 749–767, a 36.96 acre tract conveyed to Clifton Land I, L.P. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 768–781, a 31.2529 acre tract conveyed to Bass Residential No.1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 2204–2215, and a 63.47 acre tract conveyed to LFV Properties, Ltd., in a Special Warranty Deed with Vendor's Lien recorded in Volume 12680, Pages 2228–2235, all of the Official Public Records of Bexar County, Texas, out of the F. Leesch Survey No. 192½ , Abstract 459, County Block 4858 of Bexar County, Texas, F. Leesch Survey No. 1, Abstract 970, County Block 4855 of Bexar County, Conrad Heinemar Survey No. 195, Abstract 334, G. Obst Survey No. 460½, Abstract 566, County Block 4855 of Bexar County, The Guadalupe College Survey Number 417 Abstract 263, County Block 4855 of Bexar County, Guadalupe Herrera Survey No. 192, Abstract 307, County Block 4859 of Bexar County, and the Rompel and Obst Survey No. 191½, Abstract 1172, County Block 5185 of Bexar County, Texas.

THE FLOODPLAIN LIMITS FOR CIBOLO CREEK ON THIS PUD PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
SA KINDER RANCH No. 1, LTD.

PUD PLAN NOTES:

1. FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAIN BY THE HOMEOWNERS ASSOCIATION.
2. SANITARY SEWER SYSTEM AND POTABLE WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATE SYSTEM.
3. PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. ALL LOCAL TYPE "A" STREETS WITHIN THE P.U.D. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2–11' PARKWAYS. ALL LOCAL TYPE "B" STREETS WITHIN THE P.U.D. LIMITS ARE PRIVATE STREETS WITH A 60' R.O.W., 40' PAVEMENT AND 2–10' PARKWAYS. THE SECONDARY ARTERIAL IS A PUBLIC STREET WITH 200' R.O.W. (86' MIN.).
5. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
6. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH UDC SECTION 506(a).
7. ALTERNATIVE PEDESTRIAN PLAN (APP #07–001) APPROVED (FEBRUARY 28, 2007).
8. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISH'D FOR THE TEXAS SOUTH CENTRAL ZONE.
9. INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE LATEST VERSION OF THE AASHTO MANUAL. EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
10. THIS TRACT IS SITUATED WITHIN THE KINDER RANCH SUBDIVISION MDP FILE NO. (#024–A).
11. PEDESTRIANS WILL BE PROVIDED ACCESS FROM THE P.\BLIC R.O.W. TO THE PRIVATE PORTION OF THE PUD PLAN BY WAY OF A PEDESTRIAN GATE, PATHWAY OR OTHER ACCEPTABLE METHODS. THE PEDESTRIAN ACCESS REQUIREMENT WILL BE ADDRESSED ON THE CONSTRUCTION PLANS AT THE PLATTING OR PERMITTING STAGE.

APPLICANT: SA KINDER RANCH No. 1, LTD.
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TELEPHONE CO–OP
CABLE TELEVISION:	TIME WARNER CABLE

KINDER NORTHEAST
PLANNED UNIT DEVELOPMENT

PUD PLAN NO.: 08-004
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
CHAIRMAN: DATE: 6/11/08
SECRETARY: DATE: 6/11/08

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: DECEMBER 2007 JOB NO. 5953-15

Date: May 09, 2008, 11:20am User ID: JerryGarcia
File: P:\59\5315\Design\Civil\PUD\PUD5953315.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

a memo from the

CITY of SAN ANTONIO

Development Services Subdivision Office

TO: Pape-Dawson Engineers, Inc.

DATE: June 11, 2008

FROM: Elizabeth Adams, Planner

COPIES TO: File

SUBJECT: PUD # 08-004, Kinder Northeast PUD

On the date shown above, the aforementioned case was presented before the

☑ **Planning Commission**

☐ **Development Services Director**

and the following action was taken:

☑ **APPROVAL**

☐ **DISAPPROVAL**

No plat will be recorded until site improvements are done, the required guarantee is posted or payment of impact fees are either paid or filed.