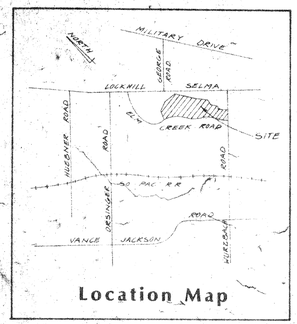


Location Map

SCALE: 1" = 100'

LOT SIZE

LOT	BLOCK	AREA
1	UNIT-12 BLOCK 1	21,140 SQ. FT.
2		22,316 SQ. FT.
3		19,192 SQ. FT.
4		18,750 SQ. FT.
5		19,509 SQ. FT.
6		24,616 SQ. FT.
7		25,968 SQ. FT.
8		21,193 SQ. FT.
9		26,084 SQ. FT.
10		25,137 SQ. FT.
11		23,250 SQ. FT.
12		22,748 SQ. FT.
13		19,755 SQ. FT.
14		18,040 SQ. FT.
15		18,195 SQ. FT.
16		18,383 SQ. FT.
17		19,898 SQ. FT.
18		17,631 SQ. FT.

LOT	BLOCK	AREA
19	UNIT-12 BLOCK 1	17,754 SQ. FT.
20		18,429 SQ. FT.
21		18,655 SQ. FT.
22		18,303 SQ. FT.
23		19,269 SQ. FT.
24		19,589 SQ. FT.
25		20,038 SQ. FT.
26		21,506 SQ. FT.
27		21,868 SQ. FT.
28		20,798 SQ. FT.
29		20,535 SQ. FT.
30		18,931 SQ. FT.
31		16,804 SQ. FT.
32		16,[illegible] SQ. FT.
33		17,260 SQ. FT.
34		17,639 SQ. FT.
35		17,869 SQ. FT.
36		15,021 SQ. FT.

LOT	BLOCK	AREA
37	UNIT-12 BLOCK 2	18,690 SQ. FT.
38		20,143 SQ. FT.
39		17,928 SQ. FT.
40		16,645 SQ. FT.
41		18,046 SQ. FT.
42		17,737 SQ. FT.
80	UNIT-12 BLOCK 3	14,919 SQ. FT.
81		17,452 SQ. FT.
* 82		13,674 SQ. FT.
83		15,396 SQ. FT.
~~84~~		14,140 SQ. FT.
85		15,140 SQ. FT.
86		16,768 SQ. FT.
** ~~87~~		~~14,417 SQ. FT.~~
** ~~88~~		~~15,5[illegible] SQ. FT.~~
89		13,70[illegible] SQ. FT.
90		12,823 SQ. FT.
** 98		29,814 SQ. FT. (UNIT 12-B)
△ 87		14,457 SQ. FT. (UNIT 12-C)
△ 88		19,237 SQ. FT.

LOT	BLOCK	AREA
*91	UNIT-12A BLOCK 3	19,011 SQ. FT.
92		12,463 SQ. FT.
93		11,509 SQ. FT.
94		15,433 SQ. FT.
95		13,867 SQ. FT.
96		14,578 SQ. FT.

SAFETY LANES	
43	173,940 SQ. FT.
97	43,447 SQ. FT.
GREENBELTS	
44	41,707 SQ. FT.
78	20,843 SQ. FT.
79	43,471 SQ. FT.

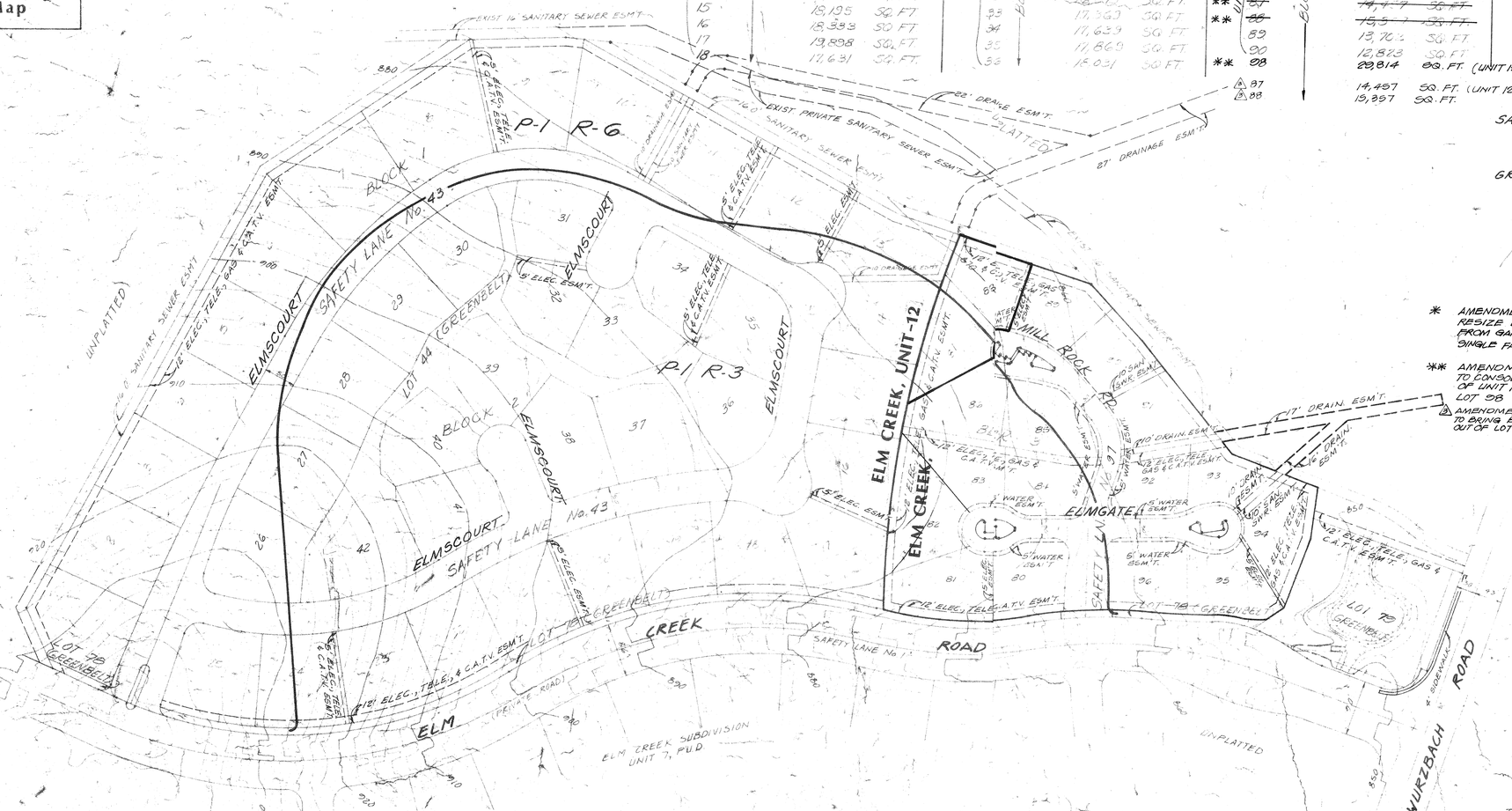
* AMENDMENTS TO UNIT 12A RESIZE LOTS AT BLOCK 3 FROM GARDEN HOMES TO SINGLE FAMILY HOME LOTS.

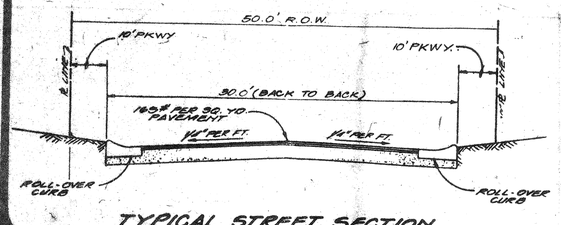
** AMENDMENTS TO UNIT 12B TO CONSOLIDATE LOTS 87 & 88 OF UNIT 12A AND REPLAT AS LOT 98

△ AMENDMENTS TO UNIT 12-C: TO BRING BACK LOTS 87 & 88 OUT OF LOT 98 OF UNIT 12B

NOTE

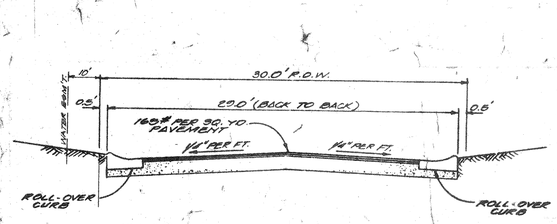
1. A 50' x 50' SETBACK LINE IS REQUIRED @ INTERSECTION FOR SIGHTLINE.
2. ALL GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM STREET.





TYPICAL STREET SECTION

N.T.S.



TYPICAL STREET SECTION

N.T.S.

P.U.D. CALCULATION - UNIT-12

TOTAL AREA = 32.70 ACRS
BONUSES = 3.67 ACRES
PROPOSE USE: SINGLE FAMILY

MINIMUM LOT SIZE = 6,72[illegible] SQ. FT.
12.26 LOTS PER ACRE
PROPOSED FLOOR AREA: 26,800 SQ. FT.
ALLOWABLE FLOOR AREA: 7,615 SQ. FT.
PROPOSED OPEN SPACE: 1,3[illegible],453 SQ. FT.
REQUIRED OPEN SPACE: 3,090 SQ. FT.
LIVABILITY SPACE: 556,[illegible] SQ. FT.
LIVABILITY SPACE REQUIRE: 188,024 SQ. FT.

P.U.D. CALCULATION - UNIT-12A

TOTAL AREA = 6.940 ACRES
BONUSES = 0.694 ACRE
PROPOSED USE: SINGLE FAMILY
MINIMUM LOT SIZE: 11,509 SQ. FT.
2.45 LOTS PER ACRE
PROPOSED FLOOR AREA: 68,000 SQ. FT.
ALLOWABLE FLOOR AREA: 169,520 SQ. FT.
PROPOSED OPEN SPACE: 239,927 SQ. FT.
REQUIRED OPEN SPACE: 90,277 SQ. FT.
LIVABILITY SPACE: 183,575 SQ. FT.
LIVABILITY SPACE REQUIRED: 49,300 SQ. FT.

THIS PLAN AMENDS THE PLAN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION ON AUG 6, 1986.

APPROVED BY: Rebecca Jurado
DIRECTOR OF PLANNING

October 17, 1997
DATE

FINAL P.U.D. PLAN

REVISIONS
AUG. 12, 1985 - ADDED NOTES, SIDEWALK, STREET NAMES
SEPT. 5 - STREET NAME CHANGE
1-16-86 - REPLAT 105 & 106 - R.O.W. & LOT SIZE CHANGE
3/17/97 - BLK. 3 LOTS WERE INCLUDED

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
512-824-9494
8535 BROADWAY

ELM CREEK, UNITS 12

(PLANNED UNIT DEVELOPMENT)
PLAN NO. 251

JOB NO. 2049.00 ~~2039.12~~
DATE JUNE, 1985
DESIGNER
CHECKED BY DRAWN
SHEET OF

#251