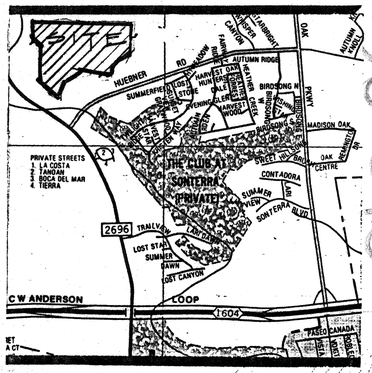
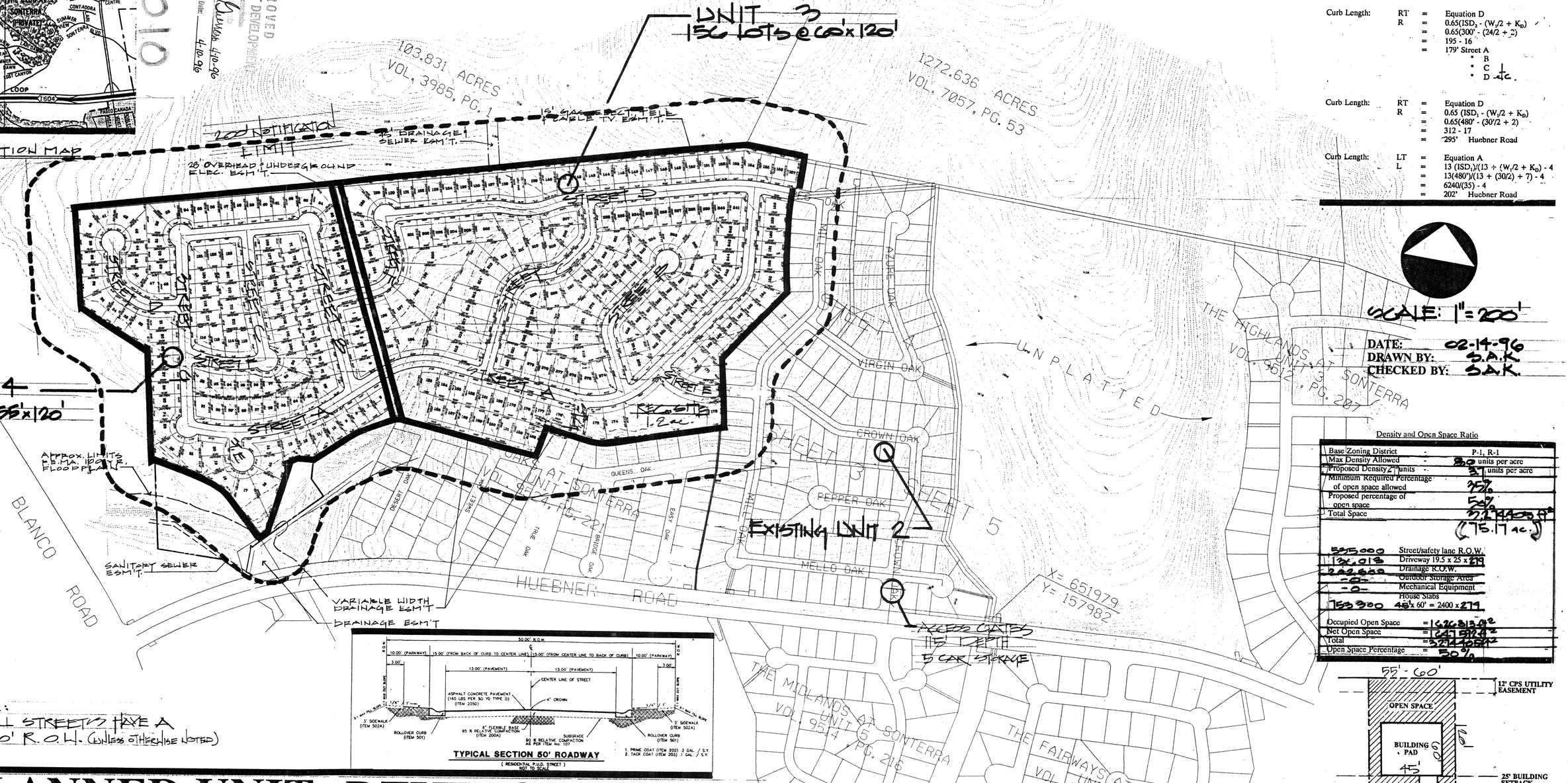


LOCATION MAP

#96-010

APPROVED
PLANNED UNIT DEVELOPMENT

Chairman: 4-10-96
Secretary: 4-10-96
Date:



ALL INTERIOR STREETS

CLEAR VISION AREA

Curb Length: LT = Equation A
L = 13(ISD)/(13 + (W_1/2 + K_A) - 4
= 13(300')/(13 + (24/2 + 7) - 4
= 3900/(25 + 7) - 4
= 117.9' Street A
" B
" C
" D etc.

Curb Length: RT = Equation D
R = 0.65(ISD_2 - (W_1/2 + K_B)
= 0.65(300' - (24/2 + 2)
= 195 - 16
= 179' Street A
" B
" C
" D etc.

Curb Length: RT = Equation D
R = 0.65 (ISD_1 - (W_1/2 + K_D)
= 0.65(480' - (30/2 + 2)
= 312 - 17
= 295' Huebner Road

Curb Length: LT = Equation A
L = 13 (ISD_3)/(13 + (W_1/2 + K_D) - 4
= 13(480')/(13 + (30/2) + 7) - 4
= 6240/(35) - 4
= 202' Huebner Road

SCALE: 1" = 200'

DATE: 02-14-96
DRAWN BY: S.A.K.
CHECKED BY: S.A.K.

Density and Open Space Ratio

Base Zoning District	-	P-1, R-1
Max Density Allowed	-	8.0 units per acre
Proposed Density Units	-	3.1 units per acre
Minimum Required Percentage of open space allowed		25%
Proposed percentage of open space		50%
Total Space		3,273,403 ft² (75.17 ac.)

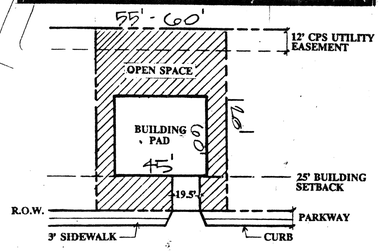
525,000	Street/safety lane R.O.W.
132,018	Driveway 19.5 x 25 x 279
242,820	Drainage R.O.W.
-0-	Outdoor Storage Area
-0-	Mechanical Equipment
153,300	House Slabs 45'x 60' = 2400 x 279
Occupied Open Space	= 1,626,313.02
Net Open Space	= 1,647,090.42
Total	= 3,273,403.42
Open Space Percentage	= 50%

PARKS CALCS
115 DEPTH
5 CAR STORAGE

NOTE:
ALL STREETS HAVE A 50' R.O.W. (UNLESS OTHERWISE NOTED)

TYPICAL SECTION 50' ROADWAY

(RESIDENTIAL P.I.D. STREET)
NOT TO SCALE



TYPICAL LOT

NTS

PLANNED UNIT DEVELOPMENT

THE OAKS AT SONTERRA P.I.D.

UNITS 3 & 4

CRESCENT REALTY INVESTMENT FUND II, L.P.

THE OAKS AT SONTERRA
UNITS 3 & 4
(Planned Unit Development)

Legal Description

Being a 75.16 acre tract of land out of 777.146 acre tract situated the L.C. Grothaus Survey No. 10, Abstract 931, CB 4940, Recorded in Volume 2982, Page 744, Deed Records, Bexar County, Texas.

OWNER/DEVELOPER
JIM SCHELL COMPANY
3121 McKINNEY
SUITE 200
DALLAS TX. 75204

Principle Domain, Inc.
LAND PLANNING
LANDSCAPE ARCHITECTURE
16607 BLANCO ROAD STE. 604
SAN ANTONIO TEXAS 78232
TEL. (210) 495-6280

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#96-010