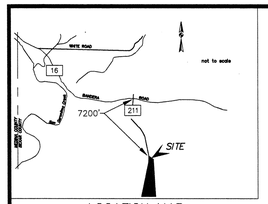
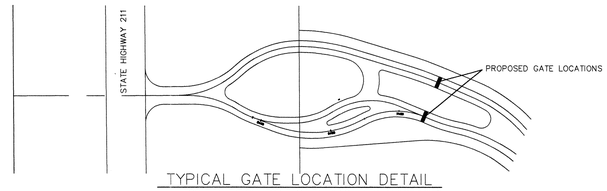
P.U.D. PLAN NO. 98-001

P.O.A.D.P. #592 (GOVERNMENT HILL)



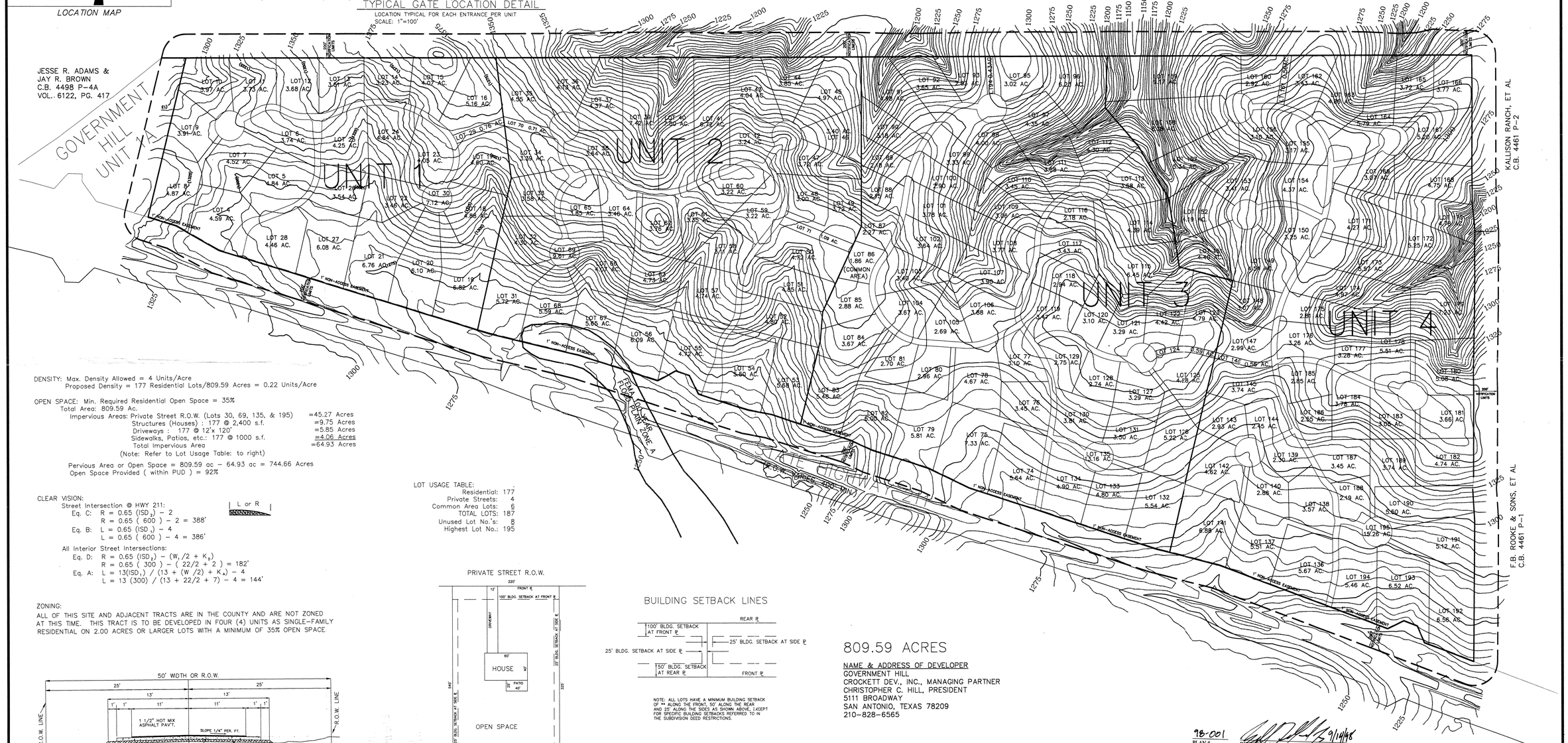
LOCATION MAP



TYPICAL GATE LOCATION DETAIL

LOCATION TYPICAL FOR EACH ENTRANCE PER UNIT
SCALE: 1"=100'

STATE OF TEXAS PARKS & WILDLIFE DEPT.
C.B. 4498 P-5
VOL. 5766, PG. 505
GOVERNMENT CANYON



DENSITY: Max. Density Allowed = 4 Units/Acre
Proposed Density = 177 Residential Lots/809.59 Acres = 0.22 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 809.59 Ac.

Impervious Areas: Private Street R.O.W. (Lots 30, 69, 135, & 195)	=45.27 Acres
Structures (Houses) : 177 @ 2,400 s.f.	=9.75 Acres
Driveways : 177 @ 12'x 120'	=5.85 Acres
Sidewalks, Patios, etc.: 177 @ 1000 s.f.	=4.06 Acres
Total Impervious Area	=64.93 Acres

(Note: Refer to Lot Usage Table: to right)

Pervious Area or Open Space = 809.59 ac – 64.93 ac = 744.66 Acres
Open Space Provided (within PUD) = 92%

CLEAR VISION:
Street Intersection @ HWY 211:
Eq. C: $R = 0.65\ (ISD_2) - 2$
$R = 0.65\ (600) - 2 = 388'$
Eq. B: $L = 0.65\ (ISD_1) - 4$
$L = 0.65\ (600) - 4 = 386'$

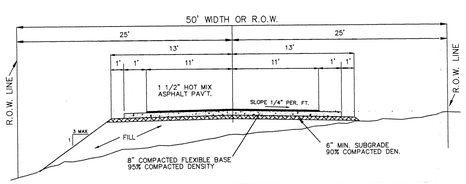
All Interior Street Intersections:
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_B)$
$R = 0.65\ (300) - (22/2 + 2) = 182'$
Eq. A: $L = 13(ISD_1) / (13 + (W/2) + K_A) - 4$
$L = 13\ (300) / (13 + 22/2 + 7) - 4 = 144'$

L or R

ZONING:
ALL OF THIS SITE AND ADJACENT TRACTS ARE IN THE COUNTY AND ARE NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN FOUR (4) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 2.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

LOT USAGE TABLE:

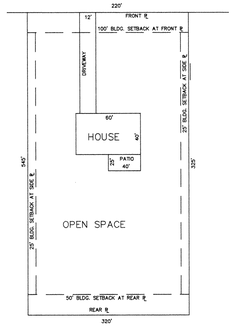
Residential:	177
Private Streets:	4
Common Area Lots:	6
TOTAL LOTS:	187
Unused Lot No.'s:	8
Highest Lot No.:	195



TYPICAL LOCAL STREET CROSS-SECTION

STREETS:
26815 LINEAR FEET
38 ACRES INCLUDING CUL DE SACS

PRIVATE STREET R.O.W.



AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 4 AC.

NOTE: BUILDING SETBACKS SHOWN ARE PER RECORDED DEED RESTRICTIONS.

BUILDING SETBACK LINES

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF ** ALONG THE FRONT, 50' ALONG THE REAR AND 25' ALONG THE SIDES AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS INFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

809.59 ACRES

NAME & ADDRESS OF DEVELOPER
GOVERNMENT HILL
CROCKETT DEV., INC., MANAGING PARTNER
CHRISTOPHER C. HILL, PRESIDENT
5111 BROADWAY
SAN ANTONIO, TEXAS 78209
210-828-6565

98-001
PLAN #

DIRECTOR OF PLANNING

9/14/98
DATE

* ENTRANCE TO UNIT 2 HAS BEEN RELOCATED FROM NORTH END TO SOUTH END. (TO REMOVE FROM 100 YEAR FLOOD PLAIN)

1 2/9/98

* 06/24/98 REVISED BY W.F. CASTELLA & ASSOC.

NOTES:

1. PROPOSED LAND USES AS FOLLOWS: SINGLE FAMILY RESIDENTIAL.
2. ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMANTS.
3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
4. A PORTION OF THIS PROPERTY IS LOCATED IN THE FEMA 100 YR. FLOOD PLAIN.
5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
6. WATER SUPPLY BY PRIVATE WELLS

RETABLO RANCH

P.U.D./P.O.A.D. PLAN

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

09/29/97

SCALE: 1"= 400'
DRAWN BY: J.H.K.
DESIGN BY: L.W.D.
CHECKED BY: PAS
JOB NO: 0815
FILE: PUD.DWG
SHEET OF
PAGE 1 OF 1

98-001