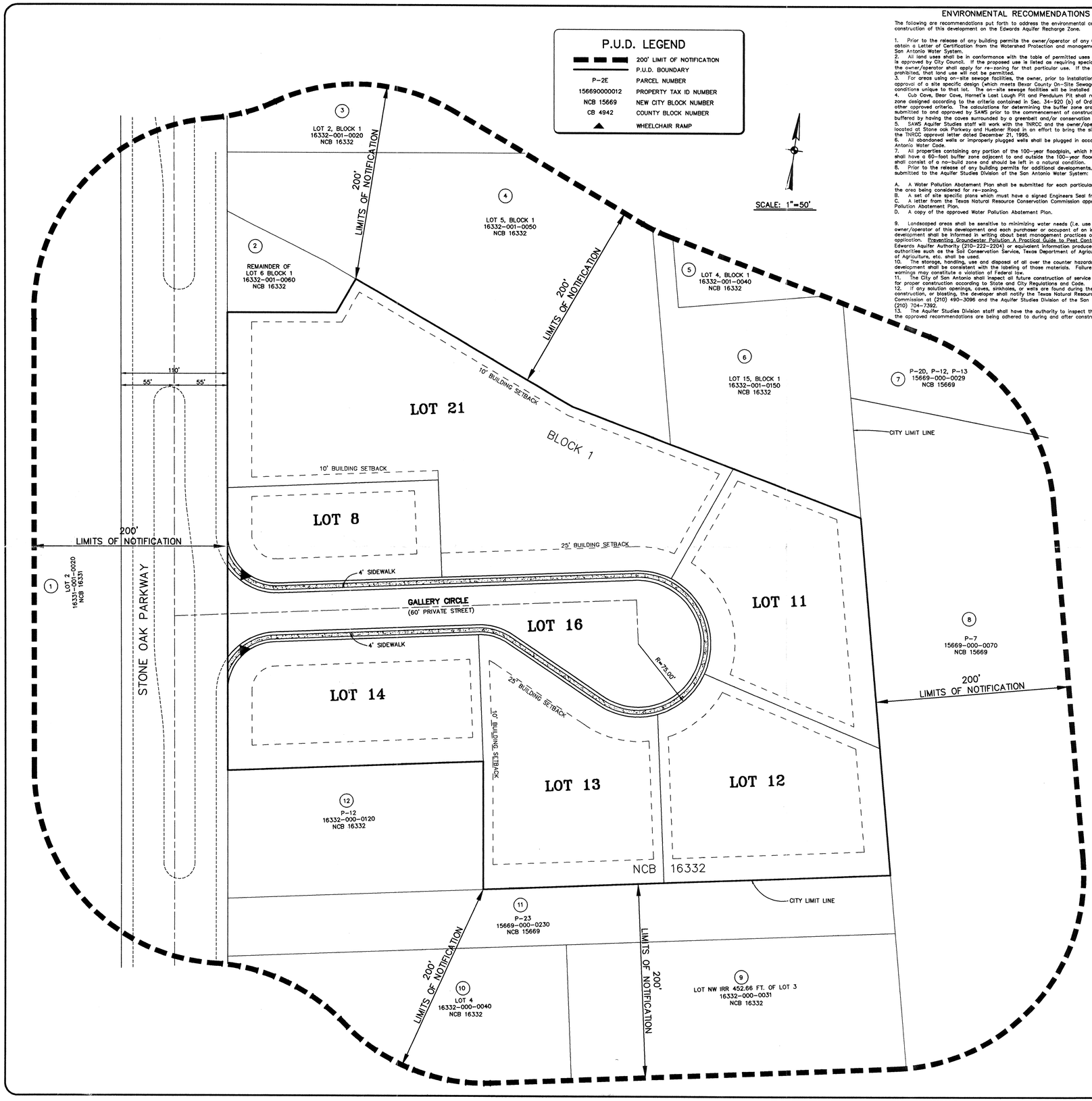


ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone.

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
5. SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tetco located at Stone oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
7. All properties containing any portion of the 100-year floodplain, which have not yet been platted shall have a 60-foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:

A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
D. A copy of the approved Water Pollution Abatement Plan.

9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution A Practical Guide to Pest Control...available from the Edwards Aquifer Authority (210-222-2204) or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
10. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
12. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being adhered to during and after construction of the project.

TABLE A
SETBACKS AND SIDEWALKS

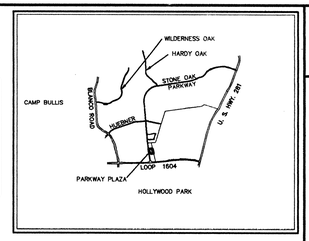
1. FRONT SETBACK	25'
2. SIDE SETBACK	10'
3. REAR SETBACK AND SIDE SETBACK WHEN ABUTTING PUBLIC OR PRIVATE STREETS.	25'
4. CUL-DE-SAC FRONT SETBACK	25'
5. 4' SIDEWALK REQUIRED ON ALL FRONT AND SIDE LOTLINES ABUTING PUBLIC OR PRIVATE STREETS	

TABLE B
AREA COMPUTATIONS AND RATIOS

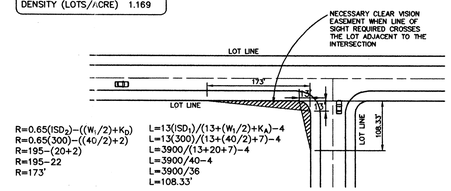
ROAD EASEMENT	(AC)	0.731
PARKING LOTS	(AC)	2.480
BUILDING PADS	(AC)	0.945
TOTAL AREA	(AC)	7.011
OPEN SPACE AREA	(AC)	2.822
OPEN SPACE RATIO		40.25%

TABLE C
DENSITY TABLE

AREA OF PUD (AC)	7.011
COMMERCIAL LOTS	6
DENSITY (LOTS/ACRE)	1.169



LOCATION MAP
NOT TO SCALE



$R=0.65(ISD_2)-((W_1/2)+K_D)$
$R=0.65(300)-((40/2)+2)$
$R=195-(20+2)$
$R=195-22$
$R=173'$

$L=13(ISD_1)/(13+(W_1/2)+K_A)-4$
$L=13(300)/(13+(40/2)+7)-4$
$L=3900/(13+20+7)-4$
$L=3900/40-4$
$L=3900/36$
$L=108.33'$

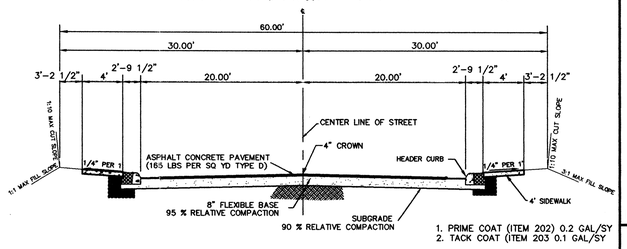
TYPICAL INTERSECTION
NOT TO SCALE

NAME & ADDRESS OF OWNERS WITHIN 200'

		N.C.B.	BLOCK	LOT
1	GLOBAL EVANGELISM INC. ADDRESS: NONE SAN ANTONIO,TEXAS	16331	001	0020
2	DON M. EDMONDSON 601 N. MAIN ST. BOERNE, TEXAS 78006-1621	16332	001	0060
3	BARBARA FERNANDEZ 215 HIGHVIEW SAN ANTONIO, TEXAS 78228-1944	16332	001	0020
4	BOYD BRADFIELD 11302 SIR WINSTON SAN ANTONIO, TEXAS 78216-2467	16332	001	0050
5	OAK PARK INTEREST INC. 108 OAK PARK BOERNE, TEXAS 78006-2816	16332	001	0040
6	OAK PARK INTEREST INC. 108 OAK PARK BOERNE, TEXAS 78006-2816	16332	001	0150
7	CONCORD CORPORATION 200 CONCORD PLAZA DR. STE 303 SAN ANTONIO, TEXAS 78216-6949	15669	000	0029
8	1604-44 ACRE JOINT VENTURE 216 WINDING WAY SAN ANTONIO, TEXAS 78232-3630	15669	000	0070
9	7.615 ACRES LTD. 14206 N. BROOK SAN ANTONIO, TEXAS 78232-5020	16332	000	0031
10	2.259 ACRES LTD. 4702-2 WEST AVE. SAN ANTONIO, TEXAS 78213-2727	16332	000	0040
11	F.C. PROPERTIES ONE, LTD. P.O. BOX 8216 WACO, TEXAS 76714-8216	15669	000	0230
12	MAR-MAC PROPERTIES LTD. 200 PATTERSON AVE. #510 SAN ANTONIO, TEXAS 78209-6267	16332	000	0120

RECEIVED
99 APR 29 PM 4:09
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

98-005 PLAN # DEPARTMENT OF PLANNING 8/26/99 DATE



1. PRIME COAT (ITEM 202) 0.2 GAL/SY
2. TACK COAT (ITEM 203 0.1 GAL/SY

TYPICAL SECTION 60' ROADWAY
NOT TO SCALE

ERZD

JOB No. 96706

HALLENBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (210) 349-6571
SAN ANTONIO, TEXAS 78216

DATE: FEB 19, 1999
DESIGNED BY: J.A.M.
DRAWN BY: JAM/RCC
CHECKED BY: C.R.H.
SCALE: 1" = 50'
FILE NAME: 6706PUD.DWG

STATE OF TEXAS
CHARLES R. HALLENBERGER
CHARLES R. HALLENBERGER
REGISTERED PROFESSIONAL ENGINEER
4/29/99

NO.	DATE	DESCRIPTION	BY
4	4-29-99	ADDED ENVIRON. RECOMMENDATIONS	N.C.
3	3-26-99	REVISED AS PER PLANNING DEPT.	N.C.
2	2-19-99	REVISED LIMITS OF PUD	RCC
1	12-15-97	TRAFFIC COMMENTS	JAM

REVISIONS

P.U.D. PLAN FOR PARKWAY PLAZA, UNIT 2 P.U.D.

PLAN NO. 98-005
P.U.D. PLAN
SHEET 1 OF 1

98-005

(Rev. Plan)