

LOCATION MAP
NOT-TO-SCALE

DEVELOPER/OWNER
HIGHLANDS DOMINION, LLC.
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257

THE PANHANDLE AT BRENTHURST, LLC.
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257

ENGINEER/DESIGNER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

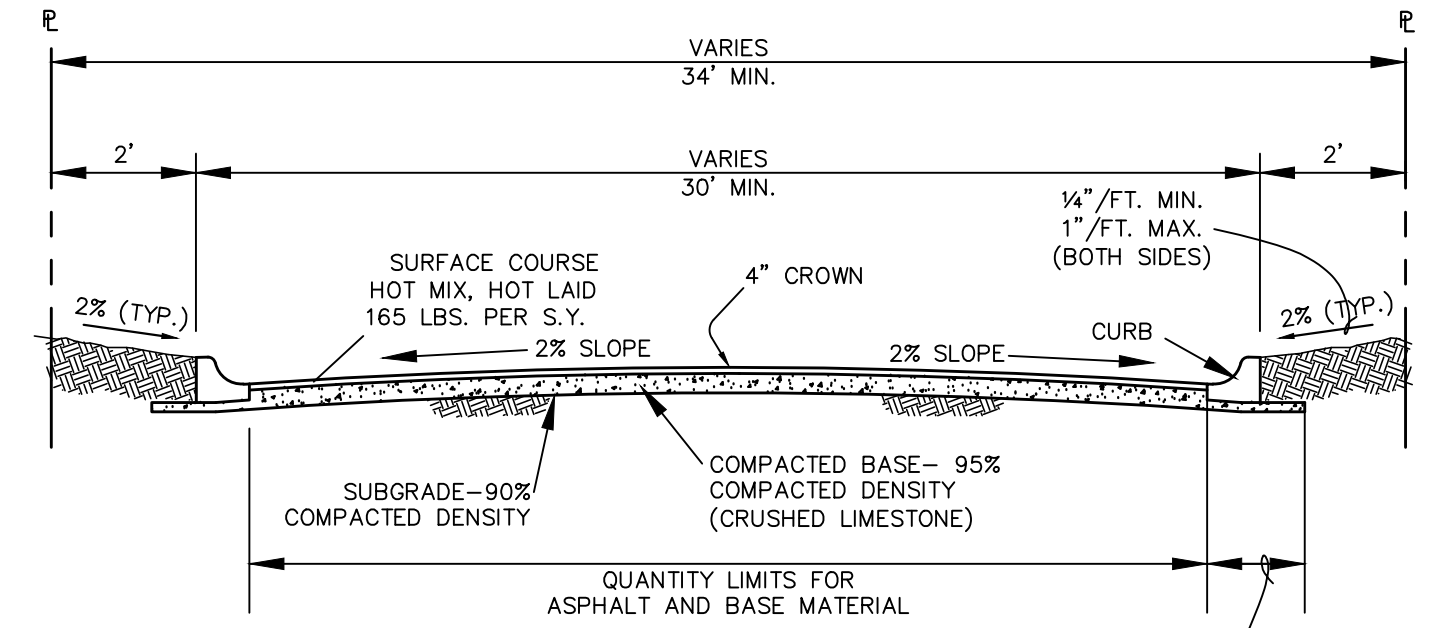
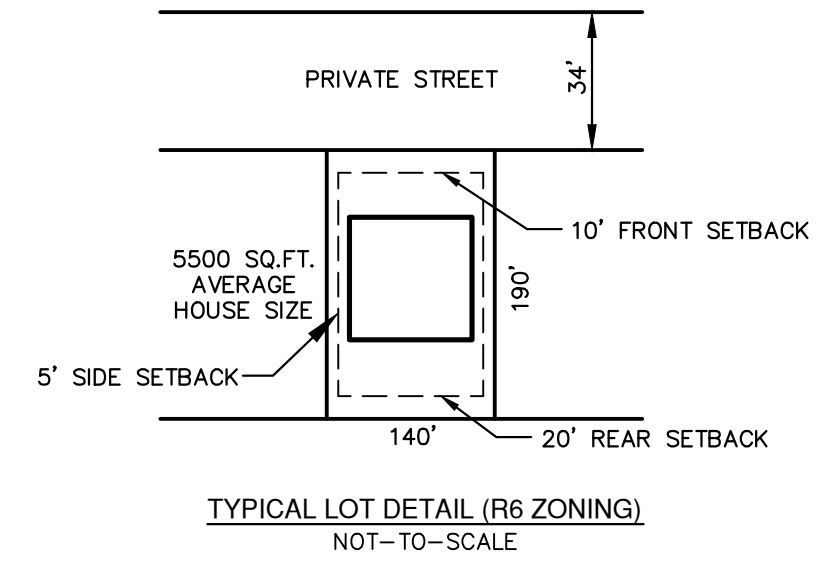
UTILITY PURVEYORS
SANITARY SEWER: LEON SPRINGS UTILITY CO.
WATER: SAN ANTONIO WATER SYSTEM
GAS: GREY FOREST UTILITIES
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

CONSTRUCTION STAGING PLAN
CONSTRUCTION IS SCHEDULED AS FOLLOWS,
UNLESS REDIRECTED BY THE DEVELOPER:
BEGIN JUNE 2015
ZONING: R6-S PUD MSOA-1 MLOD

PHASE	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ac.)	NUMBER OF BUILDABLE LOTS	DENSITY (LOTS/ac.)	FLOOR AREA RATIO (ac.)	PAVEMENT, SIDEWALKS(ac.)	OPEN SPACE (ac.)	900 SERIES LOTS
1	SINGLE FAMILY	DECEMBER 2015	10.181	19	1.866	0.234	1.185	-	0.073

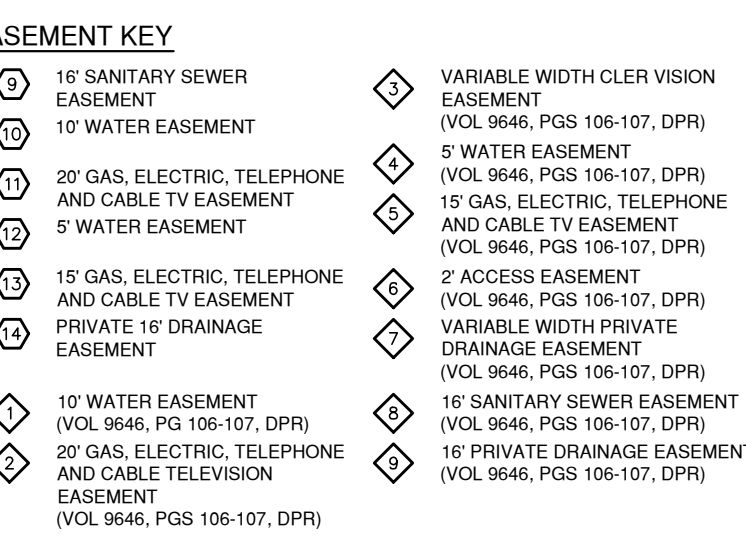
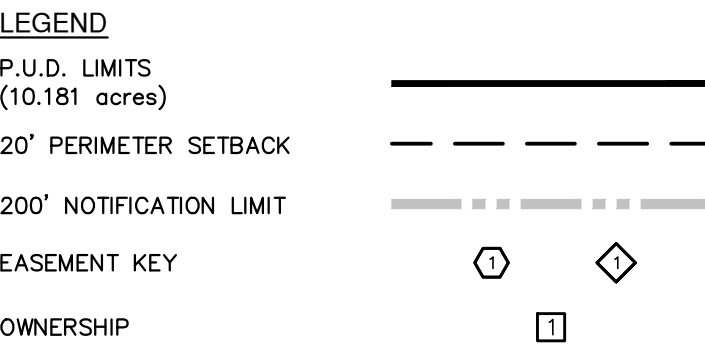
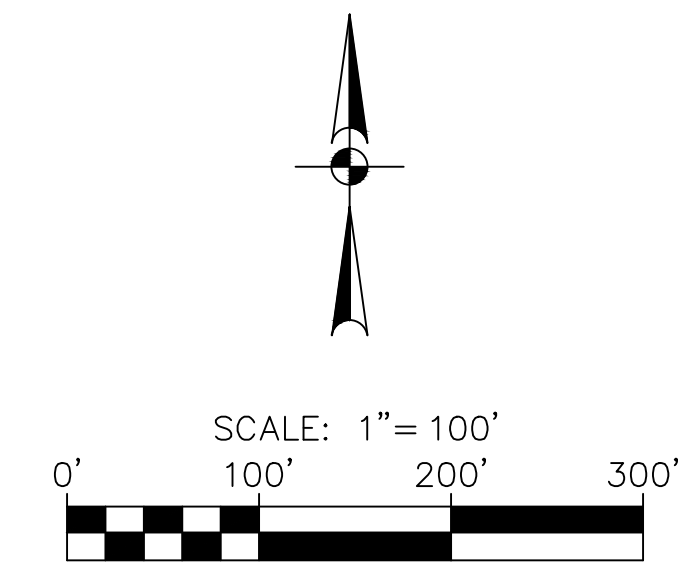
LAND USE	AREA (ac.)
SINGLE FAMILY RESIDENTIAL	8.806
PRIVATE STREETS	1.302
900 SERIES LOTS	0.073
TOTALS	10.181

PARK SPACE SUMMARY
REQUIRED PARK SPACE/OPEN SPACE
 $19 \times \frac{1.0078}{70 \text{ LOTS}} = 0.271 \text{ ac.}$



NOTE:
ALL SURFICIAL CLAYS TO BE STRIPPED TO EXPOSED LIMESTONE BEDROCK. EXPOSED SUBGRADE TO BE PROOF ROLLED (MIN. 5 PASSES). IF LARGE CONTINUOUS AREAS OF CLAY (76" THICK) REMAIN, THEN PROVIDE 6" LIME TREATED SUBGRADE 95% COMPACTED DENSITY.

TYPICAL STREET SECTION
NOT-TO-SCALE



LOT OWNERSHIP KEY

1	LOT 999, BLOCK 35, NCB 16385 VIA ARAGON PRIVATE STREET OWNER: DOMINION H.O.A., INC.	12	LOT 10, BLOCK 31, NCB 16385 OWNER: DAN J. GUERRA, M.D.
2	LOT 13, BLOCK 35, NCB 16385 OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL	13	LOT 11, BLOCK 31, NCB 16385 OWNER: JAMES M. CLINE
3	LOT 14, BLOCK 35, NCB 16385 OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL	14	UNPLATTED OWNER: PANHANDLE AT BRENTHURST, LLC, ATTN: BARRY PULLIAM
4	UNPLATTED OWNER: INTOCO-DOMINION PARTNERSHIP	15	ALTIPLAS AT THE DOMINION OWNER: PANHANDLE AT BRENTHURST, LLC, ATTN: BARRY PULLIAM
5	LOT 3, BLOCK 27, NCB 16385 QUEENS HEATH PRIVATE STREET OWNER: DOMINION H.O.A., INC.	16	LOT 999, BLOCK 35, NCB 16385 RESERVA AVILA PRIVATE STREET OWNER: DOMINION H.O.A., INC.
6	LOT 2, BLOCK 27, NCB 16385 OWNER: KENT H. & GERALDINE M. WILLIAMS	17	LOT 17, BLOCK 37, NCB 16385 OWNER: PANHANDLE AT BRENTHURST, LLC, ATTN: BARRY PULLIAM
7	LOT 4, BLOCK 27, NCB 16385 OWNER: BURDICK HOMES, LTD.	18	LOT 18, BLOCK 37, NCB 16385 OWNER: PANHANDLE AT BRENTHURST, LLC, ATTN: BARRY PULLIAM
8	LOT 13, BLOCK ROYAL HEIGHTS PRIVATE STREET OWNER: DOMINION H.O.A., INC.	19	LOT 13, BLOCK 37, NCB 16385 OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL
9	LOT 2, BLOCK 31, NCB 16385 OWNER: PAVIN & MEHRABAN DINYARIAN	20	LOT 14, BLOCK 37, NCB 16385 OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL
10	LOT 1, BLOCK 31, NCB 16385 OWNER: GALLERIA CUSTOM HOMES, LLC.	21	UNPLATTED OWNER: HIGHLANDS DOMINION, LLC, ATTN: BARRY PULLIAM
11	LOT 9, BLOCK 31, NCB 16385 OWNER: OLSEN FAMILY TRUST		

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	071°04'52"	S01°02'08"W	63.94'	68.23'

LINE #	BEARING	LENGTH
L1	N66°19'53"E	15.27'
L2	N23°40'07"W	34.00'
L3	N82°54'06"E	32.88'
L4	N26°22'03"W	50.54'
L5	N33°28'51"W	64.96'
L6	N50°03'25"W	78.67'

- SURVEY NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- P.U.D. NOTES:**
- ALL STREETS ARE PRIVATE.
 - ALL STREETS WILL HAVE A 34' MINIMUM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
 - WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
 - SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
 - ELECTRIC TO BE PROVIDED BY CPS ENERGY.
 - GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
 - NO PORTION OF THIS P.U.D. PLAN IS LOCATED WITHIN THE FEMA 100-YR FLOOD PLAIN ACCORDING TO FEMA FIRM MAP NUMBER 48029C0115 E, DATED FEBRUARY 16, 1996.
 - FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - 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.
 - THE TRACT IS SITUATED WITHIN THE DOMINION POADP #55.
 - THE PERIMETER OF THE PUD PLAN SHALL INCLUDE A 20' BUILDING SETBACK LINE PER UDC 35-344(d)(1).
 - OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC 35-344(f), AS APPLICABLE.
 - THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
 - THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
 - THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED AS PER ZONING ORDINANCE NO. 9988S.

BRENTHURST AT THE DOMINION PHASE 2 PLANNED UNIT DEVELOPMENT LEGAL DESCRIPTION

BEING A 10.181 ACRE TRACT, COMPROMISED OF 9.494 ACRE TRACT OF THAT 71.92 ACRE TRACT IN DEED RECORDED IN VOLUME 13516, PAGE 257, AND 0.687 ACRE TRACT OUT OF THAT 61.41 ACRE TRACT IN DEED RECORDED IN 13970, PAGE 1156, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284 AND OUT OF THE AUG. LIEBE SURVEY NO. 6, ABSTRACT 1219, NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

P.U.D. PLAN NO.: 15-00003

THIS P.U.D. PLAN OF BRENTHURST AT THE DOMINION PHASE 2 PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ OF A.D. 20____

CHAIRMAN _____
SECRETARY _____

**BRENTHURST AT THE DOMINION PHASE 2
PLANNED UNIT DEVELOPMENT
SAN ANTONIO, TX
P.U.D. PLAN 15-00003**



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

SHEET 1 OF 1
PREPARATION DATE: FEBRUARY 26, 2015
JOB NO. 7759-04

Date: Mar-06-2015 4:07pm User: ID: kVbncs
 File: E:\7\250\04\25004.dwg Plot: P:\2012\7759-04.dwg

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