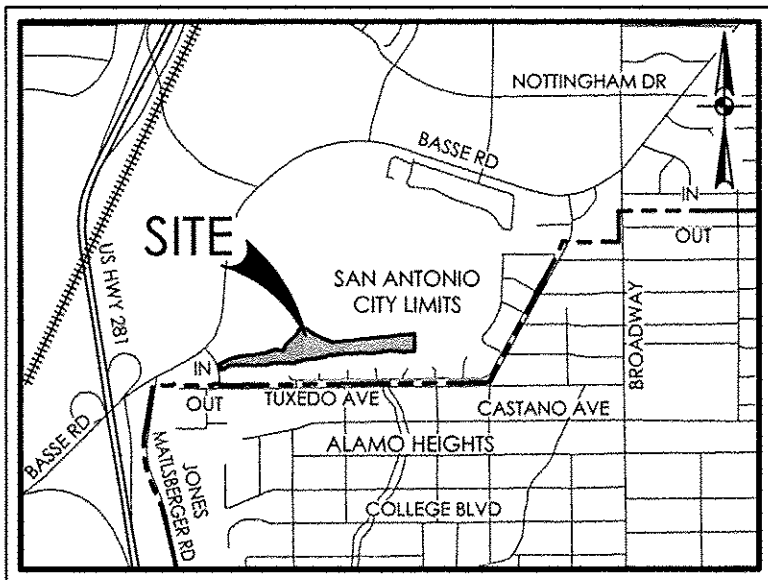




LOCATION MAP
SCALE: 1" = 200'

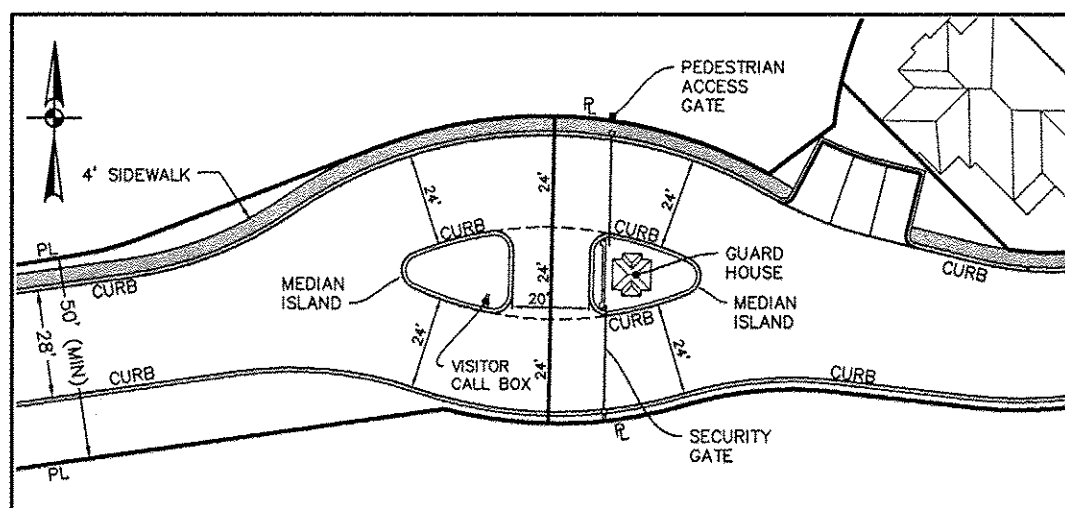
PROPERTY OWNERSHIP KEY

- | | |
|---|---|
| 1 JOURDANTON STATE BANK
PO BOX 459
JOURDANTON, TX 78026-0459 | 20 DECHERD MICHAEL EDWARD & CAROLINE BAIRD
7 SHEFFIELD PARK DR
SAN ANTONIO, TX 78209-8307 |
| 2 200 BASSE PARTNERSHIP LTD
200 E BASSE RD STE 300
SAN ANTONIO, TX 78209 | 21 AUBER ANDREW E & MANCOSO PATRICIA A
10 SHEFFIELD PARK DR
SAN ANTONIO, TX 78209-8307 |
| 3 QUARRY HOLDINGS JOINT VENTURE LTD
506 SANDAU STE 100
SAN ANTONIO, TX 78216 | 22 RODRIGUEZ FIDEL JR & ANABEL P
6 SHEFFIELD PARK DR
SAN ANTONIO, TX 78209-8307 |
| 4 QUINTANILLA, LEO
PO BOX 7
TILDEN, TX 78072-0007 | 23 BARNES DEBRA M & SMITH GEORGE F
9 SISSINGHURST
SAN ANTONIO, TX 78209-8308 |
| 5 WELLS CARPI BAKER
748 TUXEDO AVE
SAN ANTONIO, TX 78209-3658 | 24 KESLO JAMES D & REBECCA L
45 LONGSFORD
SAN ANTONIO, TX 78209-1817 |
| 6 WATKINS JOHN PHILIP & SHIRLEY
745 TUXEDO AVE
SAN ANTONIO, TX 78209-3658 | 25 JACOBS ROBERT L & GERDA
10 SISSINGHURST
SAN ANTONIO, TX 78209-8308 |
| 7 HALL GORDY S
741 TUXEDO AVE
SAN ANTONIO, TX 78209-3658 | 26 COLE JOE & MIKA
2 SISSINGHURST
SAN ANTONIO, TX 78209-8308 |
| 8 WATTS KAIGHIN G & MARIAN C
737 TUXEDO AVE
SAN ANTONIO, TX 78209-3658 | 27 ALCOCKER MARK STEVEN
7 CHATSWORTH WAY
SAN ANTONIO, TX 78209-8309 |
| 9 BENESEY DOYLE N & CHRISTINE R
733 TUXEDO AVE
SAN ANTONIO, TX 78209-3658 | 28 TOCHERY JOHN P III & LEARY LINDA D
7 CHATSWORTH WAY
SAN ANTONIO, TX 78209-8309 |
| 10 PARK AT LINCOLN HEIGHTS HOA
3065 THOUSAND OAKS DR STE 4
SAN ANTONIO, TX 78217-1950 | 29 PATIN JUDE & ROSE
10 CHATSWORTH WAY
SAN ANTONIO, TX 78209-8309 |
| 11 ROBINSON DOUGLAS W JR & CYNTHIA K
3 PADDINGTON WAY
SAN ANTONIO, TX 78209-8300 | 30 DEWAR CHRISTOPHER E & ARCHER ELIZABETH R
6 CHATSWORTH WAY
SAN ANTONIO, TX 78209-8309 |
| 12 ATKINSON BASIL ERIC
7 PADDINGTON WAY
SAN ANTONIO, TX 78209-8300 | 31 WESTHEIMER JOSEPH M JR & JANET
2 CHATSWORTH WAY
SAN ANTONIO, TX 78209-8309 |
| 13 CASTANO PAUL ARNOLD CARDENAS
11 PADDINGTON WAY
SAN ANTONIO, TX 78209-8300 | 32 KRUGER ABIELE Y & KELLY W
9 BLENNHEIM
SAN ANTONIO, TX 78209-8310 |
| 14 OSBORN W D III
PO BOX 8C
SAN ANTONIO, TX 78217-8199 | 33 REYNOLDS RICHARD J III & CLAIRE
7 BLENNHEIM
SAN ANTONIO, TX 78209-8310 |
| 15 PRETE JAMES J & MARY L
3 OXFORD HALL
SAN ANTONIO, TX 78209-8306 | 34 HURD J R & JOANIE B
10 BLENNHEIM
SAN ANTONIO, TX 78209-8310 |
| 16 MAFFRIGE STEVEN J & HEATHER
7 OXFORD HALL
SAN ANTONIO, TX 78209-8306 | |
| 17 YATES R MICHAEL & LILLIAN S
6 OXFORD HALL
SAN ANTONIO, TX 78209-8306 | |
| 18 CRANE DOROTHY L
2 OXFORD HALL
SAN ANTONIO, TX 78209-8306 | |
| 19 SILVA EZEQUIEL III & ERIKA
3 SHEFFIELD PARK DR
SAN ANTONIO, TX 78209-8307 | |

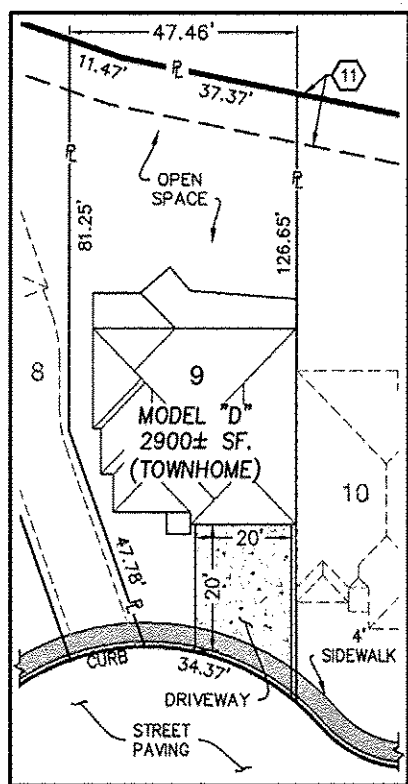
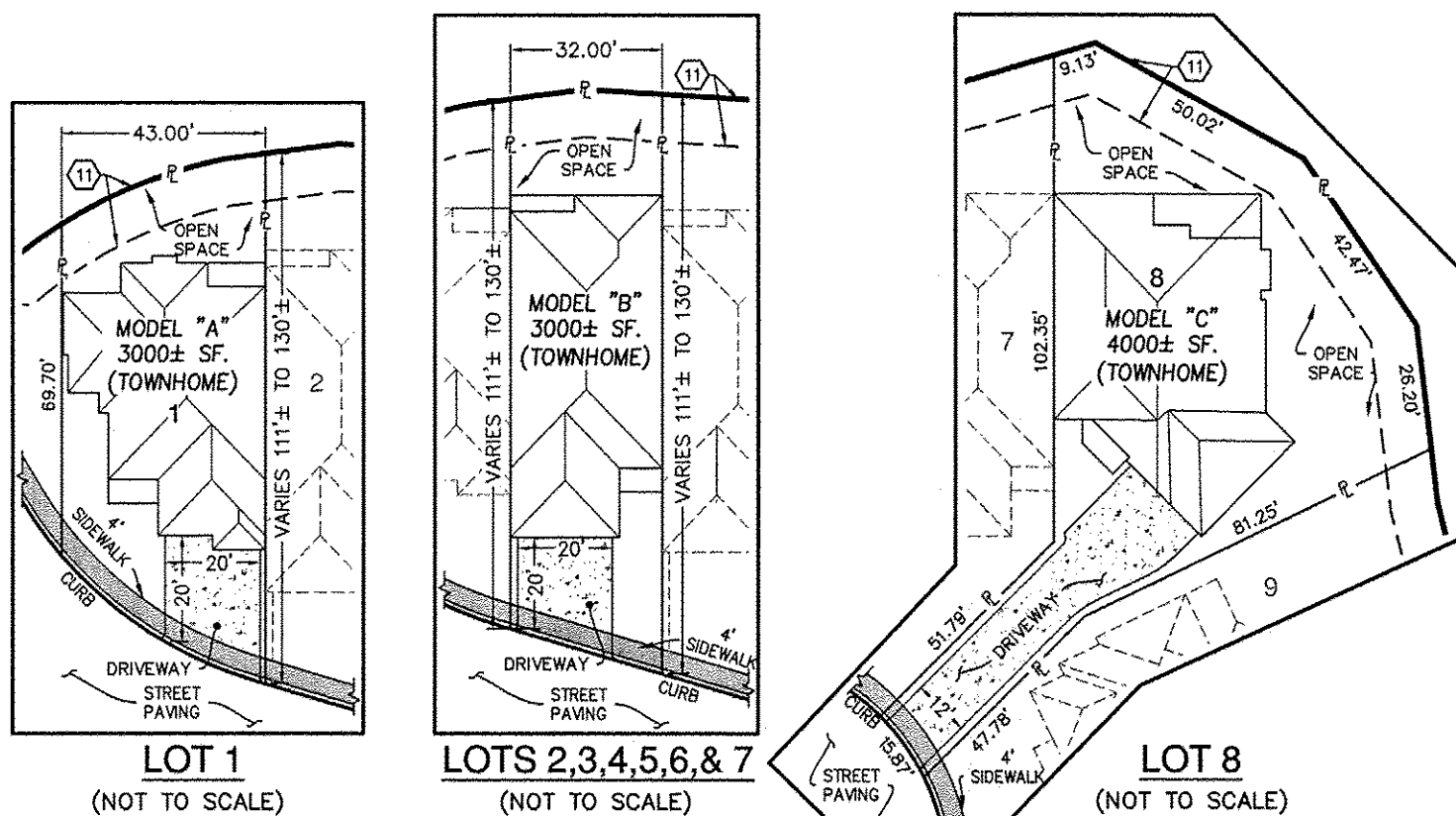
LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	2.80
PARK SPACE/ OPEN SPACE	4.75
TOTALS	7.55

PLAN SUMMARY	
NUMBER OF RESIDENTIAL LOTS	13
AVERAGE HOME SIZE (SF)	3,350
DENSITY (SINGLE FAMILY UNITS PER ACRE)	1.72
FLOOR AREA RATIO	0.13

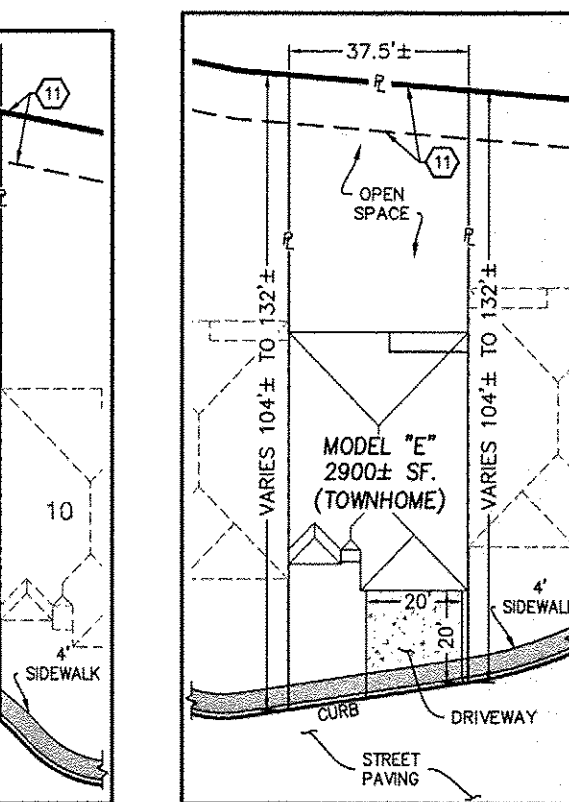
PARK SPACE SUMMARY	
REQUIRED PARK SPACE	13 LOTS X 1 ACRE = 0.19 AC
PROVIDED PARK SPACE	70 LOTS 4.75 ACRES



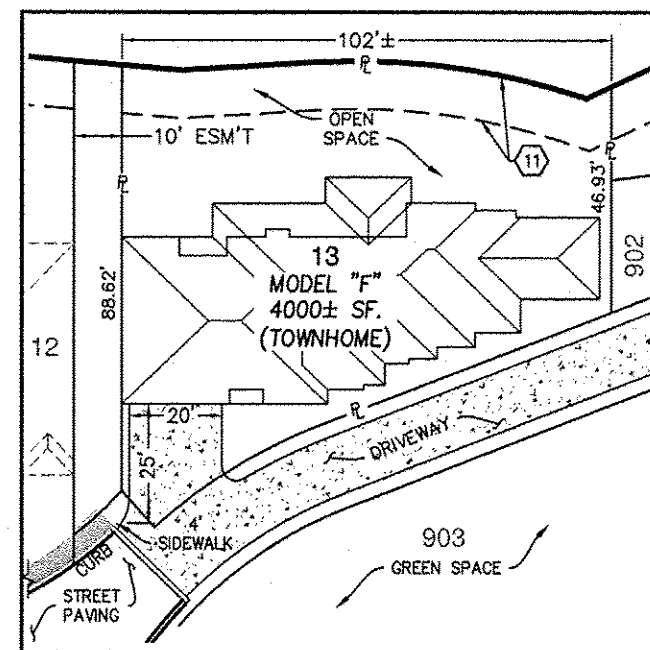
GATED ENTRY DETAIL
(SCALE: 1"=50')



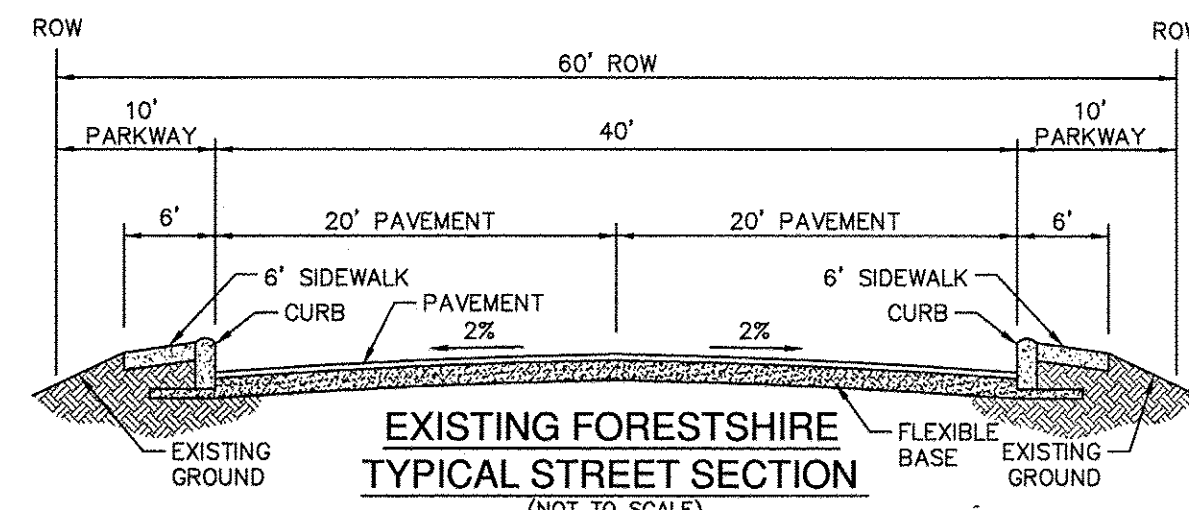
LOT 1
(NOT TO SCALE)



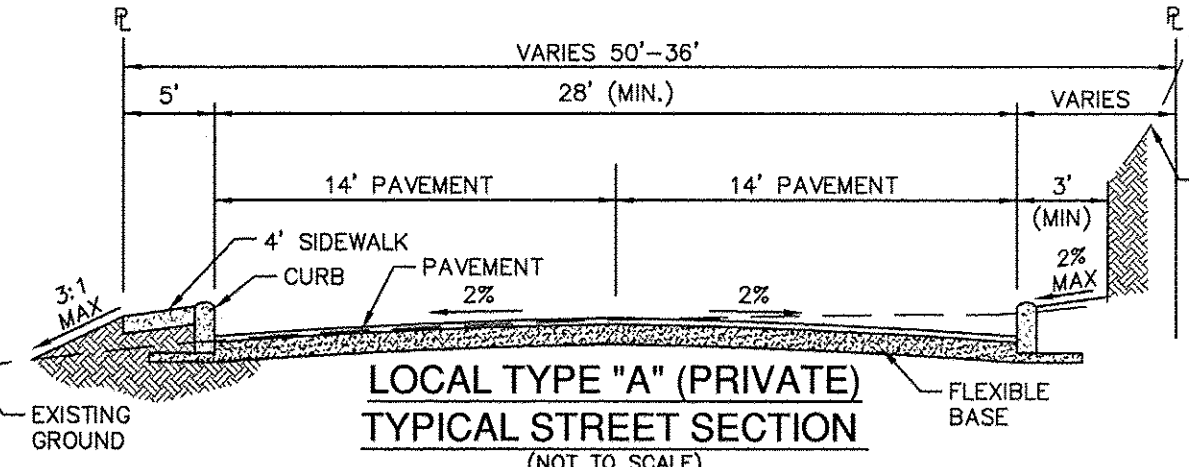
LOTS 2,3,4,5,6, & 7
(NOT TO SCALE)



LOT 8
(NOT TO SCALE)



EXISTING FORESTSHIRE
TYPICAL STREET SECTION
(NOT TO SCALE)



LOCAL TYPE "A" (PRIVATE)
TYPICAL STREET SECTION
(NOT TO SCALE)

LEGEND

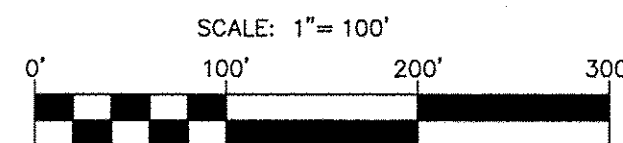
- 200' NOTIFICATION LINE
- PUD LIMITS
- GREEN BELT/OPEN SPACE
- 20' GAS, ELECTRIC, TELE. & C.A.T.V. ESMT (VOL 9543, PG 81, DPR)
- 25' BUILDING SETBACK LINE (VOL 9543, PG 81, DPR)
- 10' WALL ESMT (VOL 9525, PG 102, DPR)
- 25' BUILDING SETBACK LINE (VOL 9525, PG 102, DPR)
- 20' BUILDING SETBACK LINE (VOL 9525, PG 102, DPR)
- 12' GAS, ELECTRIC, TELE. & C.A.T.V. ESMT (VOL 9525, PG 102, DPR)
- 12' GAS, ELECTRIC, TELE. & C.A.T.V. ESMT (VOL 9518, PG 7-10, DPR)
- 9' GAS, ELECTRIC ESMT (VOL 9518, PG 7-10, DPR)
- 12' GAS, ELECTRIC, TELE. & C.A.T.V. ESMT (VOL 9525, PG 102, DPR)
- LOT 81, BLOCK 1 (GREEN BELT) (VOL 9525, PG 102, DPR)
- 10' BUILDING SETBACK
- 20' BUILDING SETBACK

OWNER / DEVELOPER:

ALAMO GARDEN INC.
PO BOX 34807
SAN ANTONIO, TEXAS 78265
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER / DESIGNER:

PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
OFFICE: (210) 375-9000
FAX: (210) 375-9010



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.0'	028°12'24"	N18°11'48"W	61.91'
C2	325.0'	028°27'10"	N76°20'12"E	115.40'
C3	75.0'	015°50'58"	N79°30'54"E	20.79'
C4	80.0'	012°03'31"	N74°38'21"E	16.81'
C5	120.0'	050°07'01"	S86°19'54"E	101.69'
C6	103.89'	028°50'58"	N19°44'07"E	48.13'
C7	150.0'	021°58'00"	S69°23'24"E	57.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°22'00"W	31.20'
L2	S45°22'03"E	40.57'
L3	N80°40'07"E	126.16'
L4	N48°38'36"E	65.82'
L5	N62°35'48"E	21.25'
L6	N27°18'38"E	24.58'
L7	N48°22'03"E	77.44'
L8	N42°38'59"E	59.72'
L9	N68°24'07"E	50.28'
L10	N73°39'32"E	50.00'
L11	S79°28'40"E	42.47'
L12	S52°00'00"E	37.67'
L13	S59°28'57"E	65.17'
L14	S66°09'09"E	108.04'
L15	S74°22'02"E	27.84'
L16	S67°55'01"W	22.00'
L17	S70°09'07"W	64.47'
L18	S70°09'07"W	60.65'
L19	S86°17'38"W	64.72'
L20	S75°45'34"W	172.38'
L21	S89°34'31"W	72.39'
L22	N40°13'57"W	115.11'
L23	S89°37'57"W	89.90'

ACREAGE/DENSITY SUMMARY TABLE

UNITS	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ACRES)	NUMBER OF BUILDABLE LOTS	DENSITY (LOTS / ACRES)	BUILDING & DRIVEWAY COVERAGE (ACRES)	PAVEMENT, SIDEWALK (ACRES)	OPEN SPACE (ACRES)	% OPEN SPACE / GROSS AREA
1	SINGLE FAMILY	December 1, 2016	7.55	13	1.72	0.81	1.06	4.75	62.91

SUMMARY TABLE NOTES

- INCLUDES DRAINAGE EASEMENTS, GREENSPACE/GREENBELTS, FLOOD PLAINS, AND LANDSCAPE BUFFERS
- INCLUDES OPEN SPACE IN FRONT AND REAR YARDS WITHIN INDIVIDUAL RESIDENTIAL LOTS

LEGAL DESCRIPTION

A 7.55 ACRE TRACT OF LAND BEING A PART OF THAT 446.440 ACRES CONVEYED TO ALAMO GARDEN INC. IN VOLUME 7784 PAGES 732-736 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, SAID 446.440 ACRES DESCRIBED IN DECLARATION OF COVENANTS RECORDED IN VOLUME 3780, PAGES 2008-2084 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY TEXAS.

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

UTILITY PURVEYORS

SANITARY SEWER:
WATER:
GAS AND ELECTRIC:
TELEPHONE:
CABLE TELEVISION:

SAN ANTONIO WATER SYSTEM
SAN ANTONIO WATER SYSTEM
CITY PUBLIC SERVICE
AT&T
TIME WARNER CABLE

APPROVED PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

LINCOLN HEIGHTS TOWNHOMES PLANNED UNIT DEVELOPMENT

SAN ANTONIO, TEXAS
PUD NO. 16-00002

PLAT NO. _____
JOB NO. 5109-15
DATE MARCH 2016
DESIGNER AL
CHECKED CC DRAWN AL
SHEET _____

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10089600