

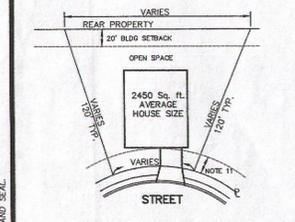
**BEARING BASIS:**  
 BEARING REFERENCE SOURCE IS THE NE LINE OF HIGH COUNTRY UNIT 17 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED N31°15'06"W AS DETERMINED BY GPS OBSERVATION BASED ON DATUM NAD 83(2011) - TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

**LOCATION MAP**

**FLOODPLAIN NOTE:**

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER: *Leslie Osander*  
 ENGINEER: *Don Durden*



**TYPICAL LOT (IRREGULAR)**



**TYPICAL LOT DETAIL**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	8°12'29"	1482.40'	106.36'	212.36'	212.18'
C2	20°27'10"	560.00'	101.03'	199.90'	198.84'
C3	0°29'14"	1030.00'	4.38'	8.76'	8.76'
C4	95°34'24"	15.00'	16.53'	25.02'	22.22'
C5	9°03'28"	585.00'	46.34'	92.48'	92.39'
C6	93°23'10"	15.00'	15.91'	24.45'	21.83'
C7	0°33'01"	970.00'	4.68'	9.32'	9.32'
C8	20°48'39"	560.00'	102.83'	203.40'	202.29'
C9	19°39'14"	660.00'	114.32'	226.40'	225.29'

LINE	BEARING	LENGTH
L1	N00°19'29"W	13.77'
L2	S45°33'36"E	50.00'

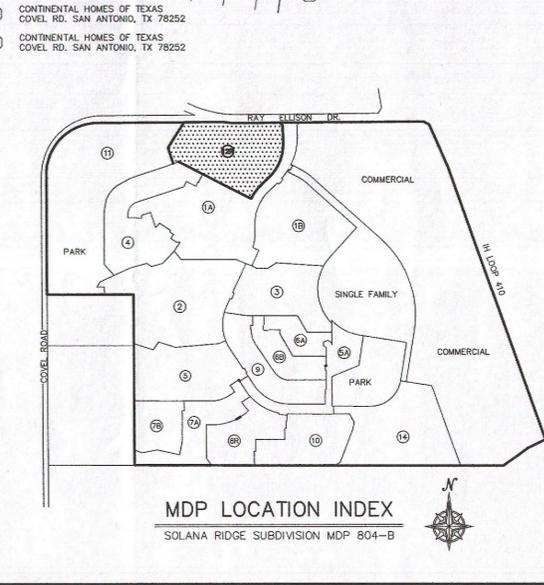
PLAT REFERENCE	SOLANA RIDGE SUBDIVISION UNIT 1A (VOL. 9565, PGS. 93-96, D.P.R.)
1	

**NAME & ADDRESS OF OWNER WITHIN 200'**

- 1 MARTINEZ BRENDA J. 7235 HORIZON STAR SAN ANTONIO, TX 78252
- 2 RODRIGUEZ MISTY 7303 NEBULA VLY SAN ANTONIO, TX 78252
- 3 BARRON MARCOS & MATILDE 7307 NEBULA VLY SAN ANTONIO, TX 78252
- 4 CARPIO RICHARD A. & LILYANA P. 7511 NEBULA VLY SAN ANTONIO, TX 78252
- 5 BARRERA BETSY 7315 NEBULA VLY SAN ANTONIO, TX 78252
- 6 MOODY TERRANCE T. & MONICA D. 7319 NEBULA VLY SAN ANTONIO, TX 78252
- 7 GUTIERREZ MANUEL & MIRNA 7323 NEBULA VLY SAN ANTONIO, TX 78252
- 8 GRANADOS JULIO & EVA 7327 NEBULA VLY SAN ANTONIO, TX 78252
- 9 CLARIDGE MICHAEL A. 7331 NEBULA VLY SAN ANTONIO, TX 78252
- 10 YU QUANG YAO 7335 NEBULA VLY SAN ANTONIO, TX 78252
- 11 ORTEGA MACARIO M. JR. 7339 NEBULA VLY SAN ANTONIO, TX 78252
- 12 DELGADO DANIEL L. & BELINDA 7343 NEBULA VLY SAN ANTONIO, TX 78252
- 13 PEACHER EARNEST R. & MARIA 7347 NEBULA VLY SAN ANTONIO, TX 78252
- 14 HERNANDEZ VINCE A. & AVILA ANNABELLE L. 7410 PHOTON WALK SAN ANTONIO, TX 78252
- 15 BROWN ELAINE C. & DWAYNE K. 7406 PHOTON WALK SAN ANTONIO, TX 78252
- 16 MATA CRYSTAL 7402 PHOTON WALK SAN ANTONIO, TX 78252
- 17 VILLANUEVA MICHAEL & MICHELLE 7303 LYIA BR SAN ANTONIO, TX 78252
- 18 ALVAL INVESTMENTS LLC. 7415 PERSEUS SOUND SAN ANTONIO, TX 78252
- 19 JONES JEFFREY ALAN 7311 LYIA BR SAN ANTONIO, TX 78252
- 20 SALQUERO ADRIAN 7315 LYIA BR SAN ANTONIO, TX 78252
- 21 MIRANDA JOSE & HORTENCIA 7319 LYIA BR SAN ANTONIO, TX 78252
- 22 FERREIRA ALFREDO P. 7323 LYIA BR SAN ANTONIO, TX 78252
- 23 SEVERANCE JENNIFER 7307 LYIA BR SAN ANTONIO, TX 78252
- 24 VALDIVINO LUCILENA 7331 LYIA BR SAN ANTONIO, TX 78252
- 25 MARTINEZ JOANN C. & EUSEJO J. 7335 LYIA BR SAN ANTONIO, TX 78252
- 26 SILLER ARABELLA A. 7339 LYIA BR SAN ANTONIO, TX 78252
- 27 WOODMAN DESIREE V. 7343 LYIA BR SAN ANTONIO, TX 78252
- 28 JAMES HEATH & LISA 7327 LYIA BR SAN ANTONIO, TX 78252
- 29 MANGANO MARY F. & ANTHONY 7331 LYIA BR SAN ANTONIO, TX 78252
- 30 MORIA MARIANO 7355 LYIA BR SAN ANTONIO, TX 78252
- 31 GAITAN ROBERT 7359 LYIA BR SAN ANTONIO, TX 78252
- 32 FERNANDEZ WILLIAM U. 7363 LYIA BR SAN ANTONIO, TX 78252
- 33 VIRTUE ADAM & ASHLEY 7367 LYIA BR SAN ANTONIO, TX 78252
- 34 FAULKNER NANCY L. 7371 LYIA BR SAN ANTONIO, TX 78252
- 35 ALJAHN EDDY 7403 PERSEUS SOUND SAN ANTONIO, TX 78252
- 36 GUZMAN RICARDO 7407 PERSEUS SOUND SAN ANTONIO, TX 78252
- 37 RIVAS SANDRA E. 7411 PERSEUS SOUND SAN ANTONIO, TX 78252
- 38 HERRERA DOLORES 7415 PERSEUS SOUND SAN ANTONIO, TX 78252
- 39 HERNANDEZ-RIZO RAFAEL 7419 PERSEUS SOUND SAN ANTONIO, TX 78252
- 40 MARTINEZ OSCAR 7423 PERSEUS SOUND SAN ANTONIO, TX 78252

- 41 LOPEZ MANUEL & ANDREA 7406 PERSEUS SOUND SAN ANTONIO, TX 78252
- 42 COMPIAN ROBERTO & SYLVIA 7402 PERSEUS SOUND SAN ANTONIO, TX 78252
- 43 ALEJANDRO JASON A. & JESUSA 7403 DRACO LEAP SAN ANTONIO, TX 78252
- 44 TAPI A. DOMINICK L. & ALICIA K. 7407 DRACO LEAP SAN ANTONIO, TX 78252
- 45 WATSON DENNIS W. & CATHERINE A. 7338 LYIA BR SAN ANTONIO, TX 78252
- 46 JOHNSON RAYMOND & WATTS MARIE 7334 LYIA BR SAN ANTONIO, TX 78252
- 47 GUTIERREZ JORGE 7330 LYIA BR SAN ANTONIO, TX 78252
- 48 MARTINEZ LOUIS C. & PEGGY E. 7326 LYIA BR SAN ANTONIO, TX 78252
- 49 CURRY BRYON T. 7322 LYIA BR SAN ANTONIO, TX 78252
- 50 CURRY BRYON T. 7318 LYIA BR SAN ANTONIO, TX 78252
- 51 TREJO NORBERTO CANTU & ESTER S. 7314 LYIA BR SAN ANTONIO, TX 78252
- 52 FLORES FERNANDO JR 7407 PHOTON WALK SAN ANTONIO, TX 78252
- 53 GONZALES JAMES 202 HALLE PASS SAN ANTONIO, TX 78227
- 54 DELGADILLO AJAN 206 HALLE PASS SAN ANTONIO, TX 78227
- 55 LOPEZ MOISES 210 HALLE PASS SAN ANTONIO, TX 78227
- 56 DAVILA ERICK & BECERRA JOANNA 214 HALLE PASS SAN ANTONIO, TX 78227
- 57 MONTALVO IVAN S. & PAMELA CARDENAS 218 HALLE PASS SAN ANTONIO, TX 78227
- 58 HUNTER EMMA J. 222 HALLE PASS SAN ANTONIO, TX 78227
- 59 MORAN BRYANT J. & LILLIAN J. 226 HALLE PASS SAN ANTONIO, TX 78227
- 60 LEE EDWARD K. 230 HALLE PASS SAN ANTONIO, TX 78227

- 61 MCCRAY JAMES A. & ADRIENNE S. 234 HALLE PASS SAN ANTONIO, TX 78227
- 62 MEDINA PAULA A 238 HALLE PASS SAN ANTONIO, TX 78227
- 63 TAH 2016-1 BORROWER LLC. 242 HALLE PASS SAN ANTONIO, TX 78227
- 64 GARCIA JOAQUIN 246 HALLE PASS SAN ANTONIO, TX 78227
- 65 US SFE ASSET COMPANY 2 LLC. 230 HALLE CV SAN ANTONIO, TX 78227
- 66 GUTIERREZ CYNTHIA GARZA 234 HALLE CV SAN ANTONIO, TX 78227
- 67 LUMBERRAS ROXANNE 238 HALLE CV SAN ANTONIO, TX 78227
- 68 MOLINA ANGELA ROSE 242 HALLE CV SAN ANTONIO, TX 78227
- 69 WALLACE TERRI & RICHARD 246 HALLE CV SAN ANTONIO, TX 78227
- 70 GARCIA DANIEL G. & MARLENE 150 HALLE PASS SAN ANTONIO, TX 78227
- 71 WALMART REAL ESTATE BUSINESS TRUST RAY ELLISON DR SAN ANTONIO, TX 78252
- 72 WALMART REAL ESTATE BUSINESS TRUST 7239 SW LOOP 410 SAN ANTONIO, TX 78242
- 73 SOLANA RIDGE HOA INC. SOL. TRACE SAN ANTONIO, TX 78252
- 74 SOLANA RIDGE HOA INC. SOL. TRACE SAN ANTONIO, TX 78252
- 75 CONTINENTAL HOMES OF TEXAS JUNO LANDING SAN ANTONIO, TX 78252
- 76 SOLANA RIDGE HOA INC. SOL. TRACE SAN ANTONIO, TX 78252
- 77 SOLANA RIDGE HOA INC. SOL. TRACE SAN ANTONIO, TX 78252
- 78 SOLANA RIDGE HOA INC. SOL. TRACE SAN ANTONIO, TX 78252
- 79 SA ISLAMIC CMNTY CENTER INC. RAY ELLISON BLVD SAN ANTONIO, TX 78227
- 80 BOREN REBECCA 263 HALLE CV SAN ANTONIO, TX 78227



**CONNECTIVITY INDEX**

5 LINKS  
 4 NODES

5/4 = 1.25 CONNECTIVITY RATIO

**IMPERVIOUS COVER CALCULATIONS (AREA (SF))**

STREETS/CURB/SIDEWALKS	97,768
DRIVEWAYS	47,515
BUILDINGS	208,250
TOTAL IMPERVIOUS AREA	353,533
SITE AREA 20.70 ACRES	901,791
PERCENT IMPERVIOUS	39.20%

**FLOOR AREA SUMMARY**

LAND USE	AREA (SF)
LOTS-SINGLE FAMILY	2,450
# OF LOTS	85
TOTAL FLOOR AREA BUILDINGS	208,250
TOTAL DEVELOPABLE AREA	901,791
% OF FLOOR AREA COVERAGE	23.09%

**DEVELOPMENT DENSITY TABLE**

OVERALL DEVELOPABLE AREA (AC)	AREA (AC)
OVERALL DEVELOPABLE AREA	20.70
STEEP SLOPES	0.00
EASEMENTS	0.00
NET DEVELOPABLE AREA	20.70
NET DENSITY	4.10 DU/AC

**ACREAGE/DENSITY SUMMARY**

UNIT	LAND USE	GROSS (ACRES)	DWELLING UNIT (DU)	DENSITY (DU/AC)	ACTIVE OPEN SPACE (ACRE)	PHASE
ONE UNIT	SINGLE FAMILY	20.70	85	4.10	0.13	ONE PHASE

PARK REQUIREMENTS WILL BE MET BASED ON APPROVED SOLANA RIDGE SUBDIVISION MDP 804-B

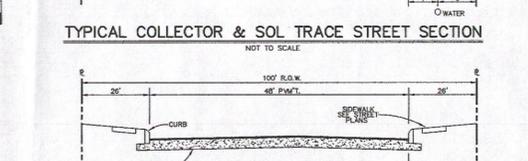
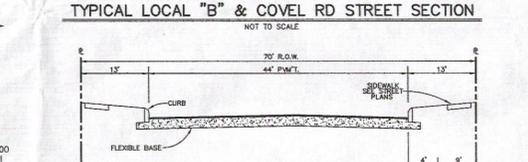
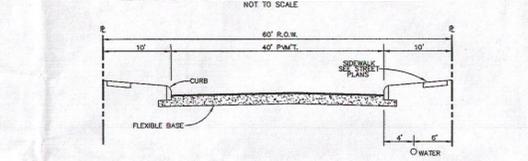
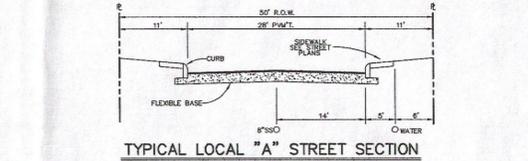
DEVELOPER/OWNER:  
 CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

DESIGNER/ENGINEER:  
 CIVIL ENGINEERING CONSULTANTS 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 PHONE: (210) 641-9999

**LEGEND**

- NOTIFICATION BOUNDARY
- 1% AC EFFECTIVE FLOODPLAIN
- PUD BOUNDARY
- 20' BUILDING SETBACK LINE (BSL)
- 900 SERIES LOTS
- NAME & ADDRESS INDEX No.
- EXISTING CONTOUR
- FIRE HYDRANT
- 1/2" REBAR FOUND
- BLOCK
- VOLUME
- PAGES
- R.O.W.
- RIGHT-OF-WAY
- N.C.B.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- O.P.R.
- OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- B.S.L.
- BUILDING SETBACK LINE

- NOTES**
- WATER SERVICE TO BE PROVIDED BY SAWS.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
  - SEE TYPICAL SECTION FOR PROPOSED WATER & SEWER LOCATIONS.
  - GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY GPS.
  - TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE.
  - CABLE T.V. SERVICE TO BE PROVIDED BY SPECTRUM (TWC).
  - ALL STREETS ARE PUBLIC.
  - SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(O).
  - BICYCLE FACILITIES ARE REQUIRED ON ALL COLLECTORS AND ARTERIALS AS PER UDC.
  - SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
  - GARAGE/CARPORT SHALL MAINTAIN A 20' MINIMUM SETBACK FROM BACK OF SIDEWALK.
  - TOTAL ACREAGE IS 20.70 ACRES.
  - PROPOSED DETACHED SINGLE FAMILY RESIDENTIAL LAND USE PER R4 ZONING DISTRICT.
  - LOT, BLOCK & N.C.B. NUMBERS SHOWN HEREON HAS BEEN ASSIGNED BY THE CITY OF SAN ANTONIO.
  - ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.
  - STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN SECTION 35-506(O)(1) OF THE UDC.
  - THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(O)(1).
  - OFF-STREET PARKING & LOADING SPACES SHALL COMPLY WITH UDC 35-344(O), AS APPLICABLE.
  - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
  - THIS DEVELOPMENT SHALL COMPLY WITH THE CONDITIONS AS PER ZONING CITY COUNSEL ORDINANCE #99878.



**LEGAL DESCRIPTION**

BEING A TOTAL OF 20.70 ACRES OF LAND OUT OF SOLANA RIDGE SUBDIVISION 12R OF 42.838 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 42.875 ACRES.

**APPROVED PLANNED UNIT DEVELOPMENT**

PLANNING COMMISSION  
 CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNED BY: J.M.R.  
 DRAWN BY: J.M.R.  
 DATE OF PREPARATION: 08/10/17  
 JOB NO.: E0558901

CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 IH 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230-1037  
 TEL: (210) 641-9999  
 FAX: (210) 641-8440  
 REGISTRATION #F-2214

**CEC**

SOLANA SUBDIVISION  
 UNIT 12R  
 P.U.D. PLAN #17-00003  
 PLANNED UNIT DEVELOPMENT

REVISIONS

REV	DATE	DESCRIPTION

SHEET NO. 1 of 1

DATE: Aug 24, 2017, 8:07am User: E:\blackstone\Files - L:\Vista\UG-Log\Land Projects\CCC-Solana Ridge Unit 12R\Map\_L\_Solana-12R\_PUD.dwg