

SCALE: 1"= 100'

_ _ _ _ _

VARIABLE WIDTH CLER VISION EASEMENT

5 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

5' WATER EASEMENT (VOL 9646, PGS 106-107, DPR)

13 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9646, PGS 106-107, DPR)

1 LOT 999, BLOCK 35, NCB 16385 VIA ARAGON 12 LOT 10, BLOCK 31, NCB 16385 OWNER: DAN J. GUERRA M.D.

OWNER: ARAGON PROPERTIES,
LTD., ATTN: MICHAEL A. MORELL

15
OWNER: PANHANDI F AT

20' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION 416' PRIVATE DRAINAGE EASEMENT (VOL 9646, PGS 106-107, DPR)

OWNER: DAN J. GUERRA, M.D.

LOT 11, BLOCK 31, NCB 16385 OWNER: JAMES M. CLINE

PULLIAM

OWNER: JAMES M. CLINE

OWNER: PANHANDLE AT

OWNER: PANHANDLE AT

16 LOT 999, BLOCK 35, NCB 16385

LOT 17, BLOCK 37, NCB 16385

LOT 18, BLOCK 37, NCB 16385 OWNER: PANHANDLE AT

19 LOT 13, BLOCK 37, NCB 16385

LOT 14, BLOCK 37, NCB 16385 OWNER: ARAGON PROPERTIES

UNPLATTED OWNER: HIGHLANDS DOMINION,

LLC., ATTN: BARRY PULLIAM

OWNER: PANHANDLE AT

PRIVATE STREET

BRENTHURST, LLC., ATTN: BARRY

BRENTHURST, LLC., ATTN: BARRY

OWNER: DOMIONION H.O.A., INC.

BRENTHURST, LLC., ATTN: BARRY

BRENTHURST, LLC., ATTN: BARRY

OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL

OWNER: ARAGON PROPERTIES, LTD., ATTN: MICHAEL A. MORELL

OCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

<u>LEGEND</u> P.U.D. LIMITS

(10.181 acres)

EASEMENT KEY

OWNERSHIP

EASEMENT KEY

9 16' SANITARY SEWER EASEMENT

(10) 10' WATER EASEMENT

(12) 5' WATER EASEMENT

PRIVATE 16' DRAINAGE EASEMENT

EASEMENT

LOT OWNERSHIP KEY

VIA ARAGON

PRIVATE STREET

AND CABLE TV EASEMENT

AND CABLE TELEVISION

(VOL 9646, PGS 106-107, DPR)

OWNER: DOMINION H.O.A., INC.

OWNER: ARAGON PROPERTIES,

LTD., ATTN: MICHAEL A. MORELL

LTD., ATTN: MICHAEL A. MORELL

OWNER: DOMINION H.O.A., INC.

OWNER: KENT H. & GERALDINE M.

2 LOT 13, BLOCK 35, NCB 16385

3 LOT 14, BLOCK 35, NCB 16385

4 UNPLATTED OWNER: INTCO-DOMINION

5 LOT 3, BLOCK 27, NCB 16385

6 LOT 2, BLOCK 27, NCB 16385

DEFINITION OF THE TOTAL TOTAL

8 LOT 13, BLOCK ROYAL HEIGHTS PRIVATE STREET

9 LOT 2, BLOCK 31, NCB 16385

10 LOT 1, BLOCK 31, NCB 16385

LOT 9, BLOCK 31, NCB 16385 OWNER: OLSEN FAMILY TRUST

OWNER: GALLERIA CUSTOM

OWNER: DOMINION H.O.A., INC.

OWNER: PARVIN & MEHRABAN

PARTNERSHIP

PRIVATE STREET

WILLIAMS

DINYARIAN

HOMES, LLC.

20' PERIMETER SETBACK

200' NOTIFICATION LIMIT

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

ESTIMATED | GROSS |

1 |SINGLE FAMILY | DECEMBER 2015 | 10.181

SAN ANTONIO, TEXAS 78257

PHASE LAND USE

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

COMPLETION DATE AREA (ac.) BUILDABLE LOTS (LOTS/ac.) RATIO (ac.)

19

ACREAGE / DENSITY SUMMARY TABLE

0.234

NUMBER OF DENSITY | FLOOR AREA

1.866

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

PAVEMENT, OPEN SPACE 900 SERIES

0.073

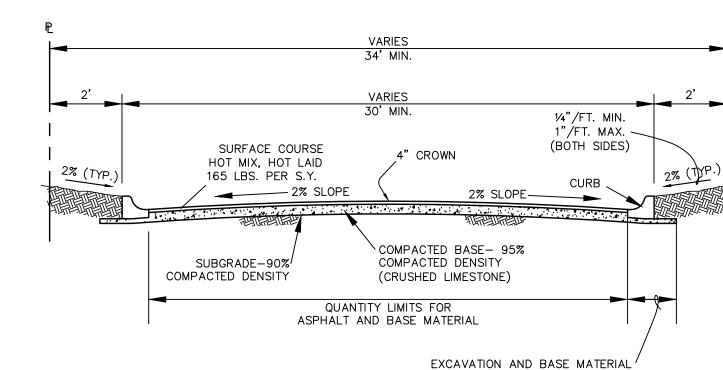
|SIDEWALKS(ac.)| (ac.)

1.185

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

_	PRI	VATE STREET	34,	_
	5500 SQ.FT. AVERAGE HOUSE SIZE		10' F	RONT SETBA
		140'	20' REA	R SETBACK
	TYPICAL LO	OT DETAIL (R6 ZONING	<u>)</u>

TYPICAL LOT DETAIL (R6 ZONING)	
NOT-TO-SCALE	



MATERIAL TO BE INCLUDED IN UNIT BID PRICE OF CURB

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.

NOTE:

TYPICAL STREET SECTION NOT-TO-SCALE

LANDLIGET	ADLE					
LAND USE T	AREA (ac.)	PARK SPACE SUMMARY				
SINGLE FAMILY RESIDENTIAL	8.806	REQUIRED PARK SPACE/OPEN SPACE				
		$19 \times 1 \text{ acre} = 0.271 \text{ ac.}$				
PRIVATE STREETS	1.302	70 LOIS				
900 SERIES LOTS	0.073					
TOTALS	10.181					
					CURVE TABLE	
					CURVE # RADIUS DELTA CHORD BE	ARING CHORD LENGTH
			13		C1 55.00' 071*04'52" S01*02'08	3"W 63.94' 68.23'
		30.				
			760			
						LINE TABLE
		1240	N: 13783422.27 N71.57'31"E		LINE	
		11	N: 13783422.27 N71 37.63' E: 2094538.63			# BEARING LENGTH
		THE -	- 1240	18/1		
		1230 - 05 OF AT A				
		PUD#SANUNI	20' BUILDING		L	N26*22'03"W 50.54'
		POUNTSPY, UN. 1230 THE DOMINION. 124 AGE 10		- 1'210' - \\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\	LE	
	- 1220			14	LE	N50'03'25"W 78.67'
	-12	N6142'04"E	1220 LOT 23			
	1210	N612	LOT 21 BLOCK 35 NCB 16385			
~	[3]			-1220		
		.1210	LOT 999 LOT 904 BLOCK 35			
	8	LOT 20 (3	X 35			
			BIO 16389			
		LOT 19	LOT 31 BLOCK 37			
	7	The 13	NCB 16385			
		CAL PANA	10 T 30 BLOCK 37			
		LOT 18	LOT 32 NCB 16385	<u></u>		
	\\ \	BLOCK 35				
	- 1190	NCB 16385	OT 33 (12) S77'35	356 W - / / / / / / / / / / / / / / / / / /		
7	6	B	OCK 37 133			
			B 16385 LOT 999			
			35.35			
		20' BUILDING WAR	45.25			
· ~ \		20' BUILDING SETBACK	LOI 29			
		LOT 17	20' BUILDING SETBACK	2		
	4	13				
6	(-27.	36, 20	LOT 28			
	N: 13792796 06	N60.36 74.				
	N: 13782786.06 E: 2094031.63		(1)			
		LOT 16 (3)	LOT 27 562, 49, 28, 45, 4, 54, 68			
		LOT 15 (12)	LOT 27 56 1 24.54			
		BLOCK 35				
	ORE	NCB 16385				
	N ZZZZ	LOT 2				
	0178					
	T / PT	7.8		BRENTHURST A LEGAL DESCRI	AT THE DOMINION PHASE 2 PLANNED	UNIT DEVELOPMENT
	2	LOT 25				TRACT OF THAT 74.00 ACCT TO 1.00 W. 1.00
				RECORDED IN VO	DLUME 13516, PAGE 257, AND 0.687 ACRE	TRACT OF THAT 71.92 ACRE TRACT IN DEED TRACT OUT OF THAT 61.41 ACRE TRACT IN
		LOT 24	172 Z / 27 / 27 / 20 / 20 / 20 / 20 / 20 / 20	DEED RECORDED	IN 13970, PAGE 1156, BOTH OF THE OFF	ICIAL PUBLIC RECOREDS OF BEXAR COUNTY, T 284 AND OUT OF THE AUG. LIEBE SURVEY
	ARATE STATE	BLOCK 37		NO. 6, ABSTRACT	1 1219, NEW CITY BLOCK 16385, IN THE CITY	Y OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
	3A PRIVI	NCB 16385	//////////////////////////////////////	DILD BLAN NO	15 00007	
		A STATE OF THE PROPERTY OF THE).: <u>15–00003</u>	
			14	THIS P.U.D. PLA HAS REEN SURN	AN OF <u>BRENTHURST AT THE DOMINION</u> MITTED TO AND CONSIDERED BY THE PLA	<u>PHASE 2 PLANNED UNIT DEVELOPMENT,</u> ANNING COMMISSION OF THE CITY OF SAN COMMISSION.
		19 2 70 Sk		ANTONIO, TEXAS	S, AND IS HEREBY APPROVED BY SUCH	COMMISSION.
	·					
				DATED THIS	DAY OF	OF A.D. 20
				CHAIRMAN		
		16				
				SECRETARY		
				5252.7.11.1		
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

SURVEY NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYATEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- 3. DIMENSIONS SHOWN ARE SURFACE.
- 4. 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:

- 1. ALL STREETS ARE PRIVATE.
- 2. ALL STREETS WILL HAVE A 34' MINIMUM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- 3. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER
- SYSTEM (SAWS).
- 4. SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
- 5. ELECTRIC TO BE PROVIDED BY CPS ENERGY.
- 6. GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
- 7. 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.
- 8. FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9. PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER
- CONTRIBUTING ZONE. 10. 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. 11. THE TRACT IS SITUATED WITHIN THE DOMINION POADP #55.
- 12. THE PERIMETER OF THE PUD PLAN SHALL INCLUDE A 20'
- BUILDING SETBACK LINE PER UDC 35-344(e)(1). 13. OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY
- WITH UDC 35-344(h), AS APPLICABLE.
- 14. THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
- 15. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
- 16. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS
- IMPOSED AS PER ZONING ORDINANCE NO. 99885.

PAPE-DAWSON

SAN ANTONIO, TX P.U.D. PLAN 15-00003

BRENTHURST AT THE DOMINION PHASE 2 PLANNED UNIT DEVELOPMENT

> SHEET 1 OF 1 JOB NO. 7759-04