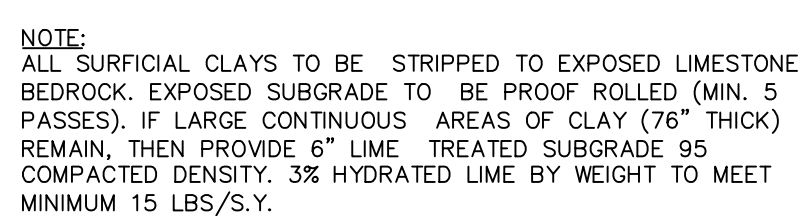


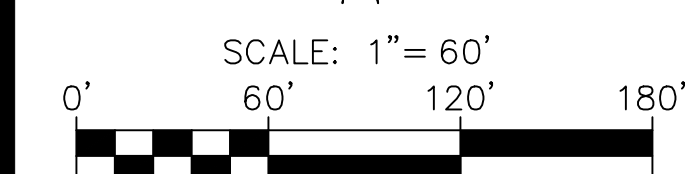
UNLESS REDIRECTED BY THE DEVELOPER:
PHASE 1 BEGIN APRIL 2015
ZONING: R6 PUD MLOD MF25 PUD GC-1

CURVE TABLE					
CURVE #	RADIUS	CURVE BEARING	CHORD LENGTH	CHORD BEARING	
C1	18.00	094°32'58"	N88°10'17"E	28.40	29°10'37"
C2	18.00	094°32'58"	N88°10'17"E	28.40	79°56'55"
C3	200.00	02°40'00"	S27°30'35"E	75.50	79°50'19"
C4	200.00	01°17'14"	S45°40'55"E	60.00	60°22'1"
C5	563.58	01°17'16"32"	S42°22'13"E	176.10	17°00'14"
C6	424.40	02°27'38"	S46°32'47"E	194.10	19°48'1"
C7	188.00	02°27'38"	S46°32'47"E	194.10	79°56'55"
C8	200.00	02°11'44"	N71°30'57"E	74.30	74°37'1"
C9	200.00	02°11'44"	N71°30'57"E	74.30	74°37'1"
C10	198.00	02°10'25"	N70°58'52"E	72.69	73°11'1"
C11	94.24	02°24'44"	S67°12'22"E	32.60	364°0'0"
C12	100.00	04°28'58"	S67°12'22"E	53.05	0°30'0"
C13	928.32	05°02'00"	N70°32'00"E	31.00	91°12'1"
C14	25.00	01°00'13"	S65°58'13"E	7.77	7°50'0"
C15	217.15	02°10'54"	S69°47'19"E	66.48	16°08'1"
C16	82.50	02°10'54"	S69°47'19"E	17.48	17°51'1"
C17	98.50	09°39'37"	S52°12'14"E	36.50	16°08'1"
C18	98.50	09°39'37"	S52°12'14"E	36.50	16°08'1"
C19	833.00	02°10'54"	S69°47'19"E	66.48	48°16'1"

PARK SPACE SUMMARY
 REQUIRED PARK SPACE/OPEN SPACE
 $51 \times \frac{1 \text{ acre}}{70 \text{ LOTS}} = 0.729 \text{ ac.}$



TYPICAL STREET SECTION
NOT TO SCALE



3	10' GAS, ELEC AND CABLE T
11	5' LANDSCAPE
12	12' SANITARY EASEMENT
13	12' PRIVATE EASEMENT
14	5' PERMEABLE LANDSCAPE
15	5x5' WATER
16	OFF-LOT 12' EASEMENT (C)
17	VARIABLE W/ EASEMENT
17	20' ACCESS

11 DOMINION DRIVE
 PRIVATE STREET
 12 BLUFF PLACE
 13 CLIFF STREET
 14 CLIFF PLACE
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Diagram illustrating a 1000 sq. ft. lot with setbacks and dimensions:

- Lot width: 90'
- Lot depth: 130'
- Front setback: 10'
- Rear setback: 20'
- Side setback: 34'
- Private Street
- 1000 SQ. FT. LOT
- 10' FRONT SETBACK
- 20' REAR SETBACK
- 34'
- PRIVATE STREET

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

DOMINION UNIT 13-B
LEGAL DESCRIPTION

BEING A 25.856 ACRE TRACT OF LAND COMPOSED OF A 5.239 ACRE TRACT OUT OF A 39.287 ACRE TRACT AND A 18.524 ACRE TRACT OUT OF A 55.969 ACRE TRACT BOTH IN
 REEDED RECORD IN VOLUME 15322, PAGE 178 OF THE MUNICIPAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE P. TOEDRFFER SURVEY NO. 26, & ABSTRACT 765
 COUNTY BLOCK 4751, NEW CITY BLOCK 34751, THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT 708, COUNTY BLOCK 4732, NEW CITY BLOCK 34732 AND THE J.M. AROCHA SURVEY
 NO. 26, ABSTRACT 27, COUNTY BLOCK 4752, NEW CITY BLOCK 34752, ALL IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

P.U.D. PLAN NO.: 15-XXXXX.XX

THIS P.U.D. PLAN OF DOMINION UNIT 13-B 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

~~SECRET~~

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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

GKH DEVELOPMENTS, LTD.

DOMINION UNIT 13-B
(PLANNED UNIT DEVELOPMENT)

SAN ANTONIO, TX
P.U.D. PLAN 15-00001

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 SYSTEM 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.
3. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES SHALL BE
4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO
6. ELECTRIC TO BE PROVIDED BY CPS ENERGY.
7. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
8. GREENBELT AND DRAINS FROM STREETS ARE TO BE
9. MAINTAINED BY THE GREENBELT UTILITY SERVICE ASSOCIATION.
10. ALL UTILITIES LOCATED WITHIN THE EDWARDS AQUIFER
11. CONTRIBUTING ZONE.
12. ALL DISTANCE CALCULATIONS FOR CLEARANCE
13. VISION EASEMENTS WILL BE CALCULATED BASED ON THE
14. 20/20 FOOT CRITERIA. THE DISTANCE CALCULATIONS WILL
15. BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
16. THE DISTANCE CALCULATIONS WILL BE SHOWN ON PLAT
17. #05.
18. PERMITTER OF THE PUD PLAN SHALL INCLUDE A 24"
19. BERM SETBACK LINE PER UDC 35-344(c)(1).
20. ALL UTILITIES SHALL BE LOCATED WITHIN THE 24" SETBACK
21. COMPLY WITH UDC 35-344(c), AS APPLICABLE.
22. THE SETBACK SHALL BE MEASURED FROM THE CENTERLINE
23. OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION.
24. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL
25. BE 35 FEET.
26. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS
27. OF THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT
28. LOT 30, BLOCK 32, INCD 16386 IS DESIGNATED AS
29. A COMMERCIAL ZONE.
30. SEWER, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER
31. AND ALL UTILITIES SHALL BE LOCATED WITHIN THE
32. 24" SETBACK LINE.
33. THE SETBACK SHALL BE MEASURED FROM THE CENTERLINE
34. OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION.
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