

2015 MAY 20 AM 9:29



SLAY ENGINEERING CO., INC.
123 ALTOBELT AVE.
SAN ANTONIO, TEXAS 78201
TSP# FIRM NO. 15101
(210) 734-4388

LEGEND

- ⑤ LOT OWNERSHIP PROPERTY NUMBER (SEE TABLE THIS SHEET)
- 14 EXISTING LOT NUMBER
- PUD LIMITS
- 200' NOTIFICATION LINE
- 1% ANNUAL-CHANCE EFFECTIVE FEMA DFIRM FLOODPLAIN
- ZONING DISTRICT BOUNDARY

NOTES:

1. SITE PLAN SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. SITE PLAN IS PROVIDED FOR PURPOSE OF ESTABLISHING DENSITY AND PARKING REQUIREMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 35-344 OF THE UNIFIED DEVELOPMENT CODE. FINAL SITE PLAN WILL BE INCLUDED WITH BUILDING PERMIT.
2. ALL STREETS ARE PRIVATE.
3. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE "A" OF FEMA FLOOD INSURANCE RATE MAP NO. 48029C0270G, EFFECTIVE SEPTEMBER 29, 2010.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. SANITARY SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
7. ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.
8. GAS SERVICE WILL BE PROVIDED BY CPS ENERGY.
9. A TRAFFIC IMPACT ANALYSIS (TIA) TITLED "TOBIN TRACT" WAS SUBMITTED WITH THIS PUD PLAN. THE DEVELOPMENT WILL BE SUBJECT TO THE TRAFFIC IMPROVEMENTS REQUIRED BY THE TIA.
10. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PUD PLAN ARE SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 35-8119 OF THE UNIFIED DEVELOPMENT CODE.
11. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d) (1).
12. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED WITH ZONING ORDINANCE NO. 66316.

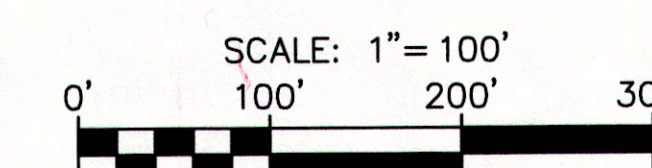
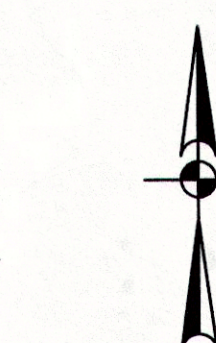
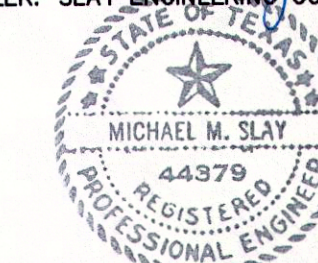
BASIS OF BEARINGS:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
2. DIMENSIONS SHOWN ARE SURFACE.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

OWNER: TOBIN ENDOWMENT

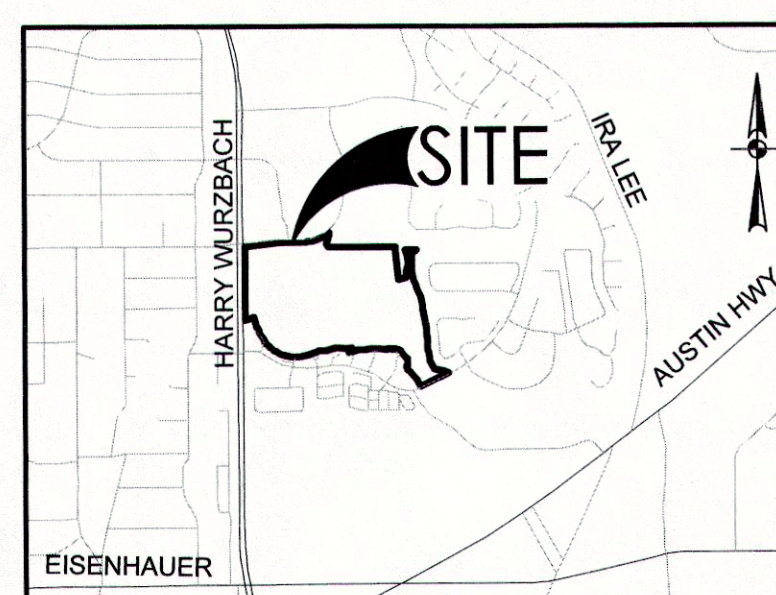
ENGINEER: SLAY ENGINEERING CO., INC.
5/18/15



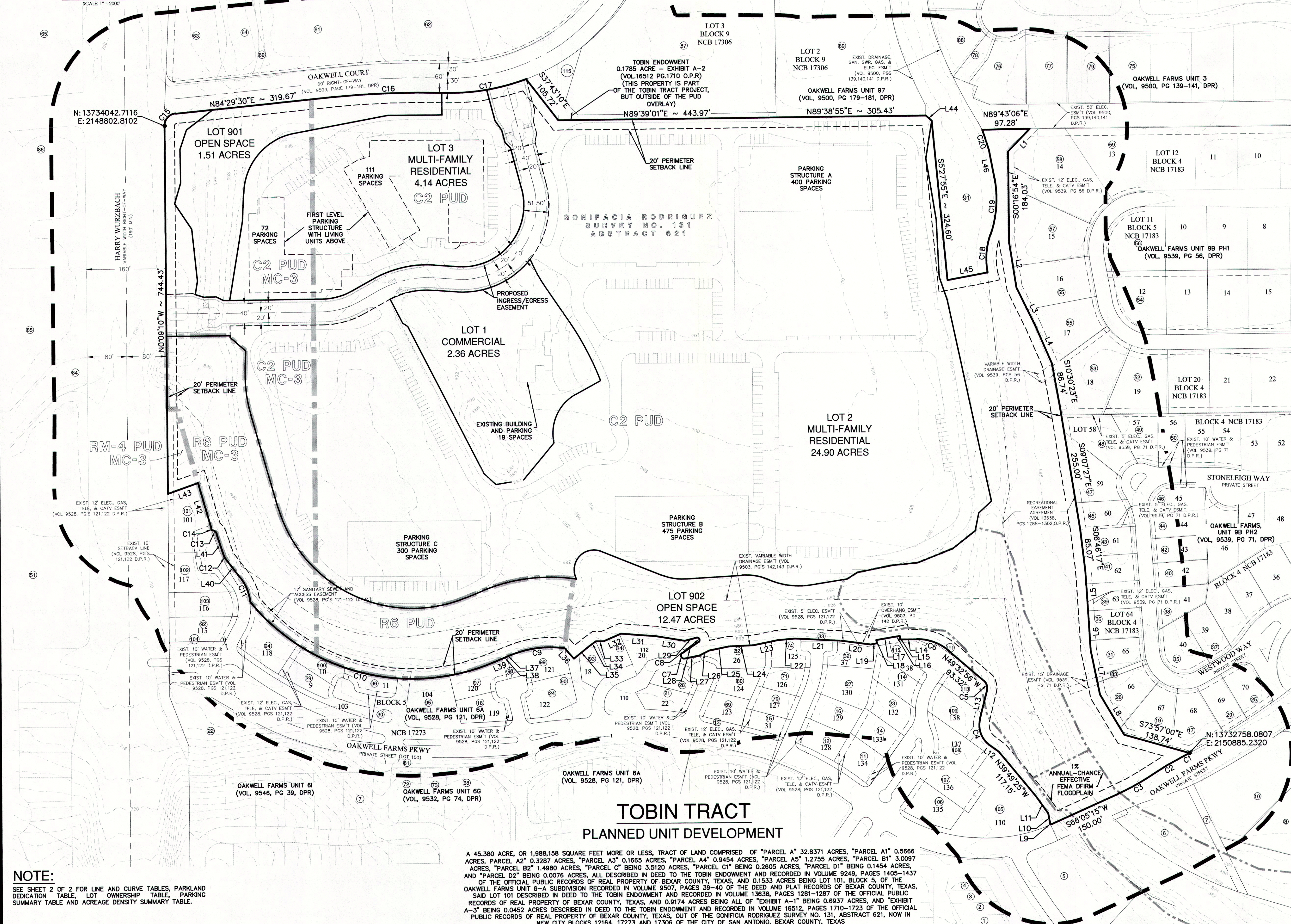
APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

DEVELOPER/OWNER:
TOBIN ENDOWMENT
MR. J. BRUCE BUGG, JR.
3316 OAKWELL COURT
SAN ANTONIO, TEXAS 78218

PUD NO.: 15-00006
DATE: 05/18/2015



LOCATION MAP
SCALE: 1"=200'



TOBIN TRACT PLANNED UNIT DEVELOPMENT

A 45.380 ACRE, OR 1,988,158 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF "PARCEL A" 32.8371 ACRES, "PARCEL A1" 0.5666 ACRES, "PARCEL A2" 0.3287 ACRES, "PARCEL A3" 0.1665 ACRES, "PARCEL A4" 0.9454 ACRES, "PARCEL A5" 1.2755 ACRES, "PARCEL B" 3.0097 ACRES, "PARCEL B2" 1.4980 ACRES, "PARCEL C" BEING 3.5120 ACRES, "PARCEL C1" BEING 0.2605 ACRES, "PARCEL D1" BEING 0.1454 ACRES, AND "PARCEL D2" BEING 0.0076 ACRES, ALL DESCRIBED IN DEED TO THE TOBIN ENDOWMENT AND RECORDED IN VOLUME 9249, PAGES 1405-1437 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.1533 ACRES BEING LOT 101, BLOCK 5, OF THE OAKWELL FARMS UNIT 6-A SUBDIVISION RECORDED IN VOLUME 9507, PAGES 39-40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 101 DESCRIBED IN DEED TO THE TOBIN ENDOWMENT AND RECORDED IN VOLUME 13638, PAGES 1281-1287 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.9174 ACRES BEING ALL OF "EXHIBIT A-1" BEING 0.6937 ACRES, AND "EXHIBIT A-3" BEING 0.0452 ACRES DESCRIBED IN DEED TO THE TOBIN ENDOWMENT AND RECORDED IN VOLUME 18512, PAGES 1710-1723 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GONIFACIA RODRIGUEZ SURVEY NO. 131, ABSTRACT 621, NOW IN NEW CITY BLOCKS 12164, 17273 AND 17306 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES, PARKLAND DEDICATION TABLE, LOT OWNERSHIP TABLE, PARKING SUMMARY TABLE AND ACREAGE DENSITY SUMMARY TABLE.