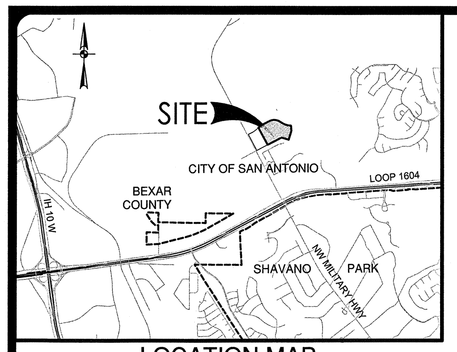
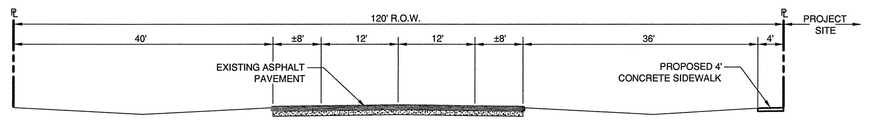
P.U.D. #13-00013.01 CORNERSTONE N.W. MILITARY SUBDIVISION IS AMENDING P.U.D. #13-00013 CORNERSTONE N.W. MILITARY SUBDIVISION



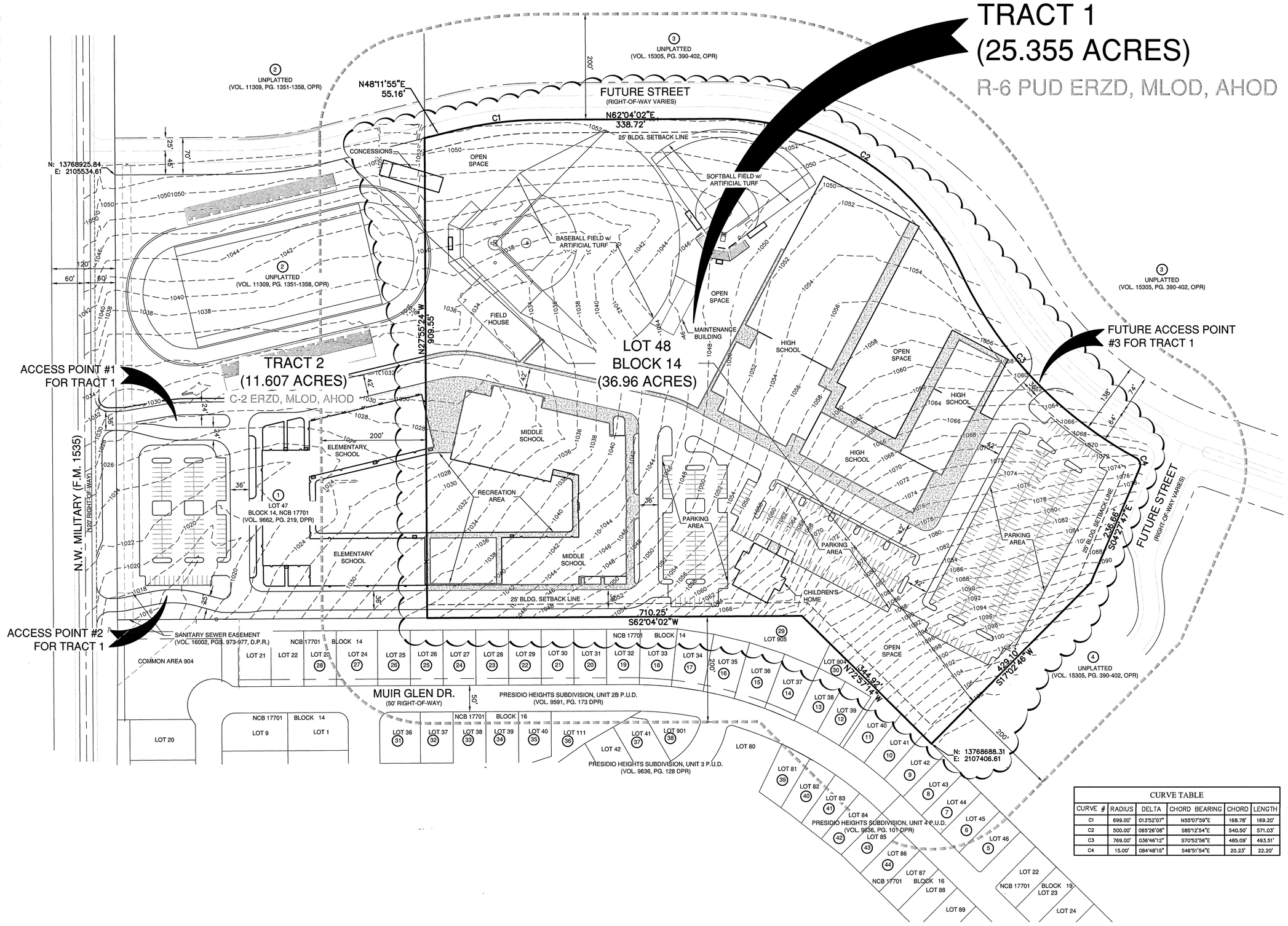
LOCATION MAP
NOT–TO–SCALE



TYPICAL SECTION OF N.W. MILITARY (FM 1535)
N.T.S.

PROPERTY/OWNERSHIP KEY

1. GLOBAL EVANGELISM, INC. - (VOL. 16484, PG. 2390, O.P.R.)
2. ROGERS 1604 COMMERCIAL, LTD. - (VOL. 11309, PG. 1351, O.P.R.)
3. SHAVANO ROGERS RANCH NO 3, LTD - (VOL. 15305, PG. 390, O.P.R.)
4. SHAVANO ROGERS RANCH NO 3, LTD - (VOL. 15305, PG. 390, O.P.R.)
5. LANCE & NATALIE KEY - (VOL. 15632 PG. 738, O.P.R.)
6. STEVEN & VERONICA C. O'MALLEY - (VOL. 15572, PG. 1036, O.P.R.)
7. RODRIGO ANDALON PERRY - (VOL. 15828, PG. 1660, O.P.R.)
8. RUBEN JR. & SONIA BAZAN - (VOL. 15555, PG. 597, O.P.R.)
9. RICHARD M. & ROSALBA F. SAMMON - (VOL. 15701, PG. 795, O.P.R.)
10. LANCE M. & BEVERLEY A. DERBONNE - (VOL. 15678, PG. 707, O.P.R.)
11. RICHARD & ALEXANDRIA MURRAY - (VOL. 15787, PG. 2323, O.P.R.)
12. LAUREN N. HEINTZELMAN - (VOL. 15873, PG. 1121, O.P.R.)
13. GREGORY A. & VENESSA L. NUSSEL - (VOL. 15804, PG. 325, O.P.R.)
14. DAVID I. HERNANDEZ - (VOL. 14404, PG. 1559, O.P.R.)
15. KHALED & ALBADAWI EINAS TARBOUSH - (VOL. 14461, PG. 1657, O.P.R.)
16. AUDIE & MIRANDA WENZLAFF - (VOL. 14255, PG. 2062, O.P.R.)
17. JUAN CARLOS SANTANDREU ROSAS - (VOL. 14636, PG. 1877, O.P.R.)
18. FEDERICO GARZA & KARLA CASTANEDA - (VOL. 14869, PG. 33, O.P.R.)
19. JEFFERY S. KNIGHT - (VOL. 14959, PG. 2467, O.P.R.)
20. RUSSELL & TAMARA DAWN SAY RHON - (VOL. 14752, PG. 168, O.P.R.)
21. ROSA MARGARITA RIVERO DE CASTANEDA - (VOL. 14875, PG. 1457, O.P.R.)
22. RICARDO RAMIREZ - (VOL. 16483, PG. 1784, O.P.R.)
23. JUAN RISTOBAL VALLADARES - (VOL. 16738, PG. 1903, O.P.R.)
24. DAVID GALVAN - (VOL. 17284, PG. 1488, O.P.R.)
25. ADRIAN & WONG MARIA EUGENIA WONG-BOREN - (VOL. 14572, PG. 2157, O.P.R.)
26. TUAN VU & MINH-NGOC VU - (VOL. 14624, PG. 2006, O.P.R.)
27. KELLEY HINOJOSA - (VOL. 15310, PG. 562, O.P.R.)
28. SUBBAYYA & RAMACHANDRUNI RAMALAKSHMI EVANI - (VOL. 14545, PG. 76, O.P.R.)
29. PRESIDIO HOMEOWNERS ASSOCIATION INC. - (VOL. 14301, PG. 1552, O.P.R.)
30. PRESIDIO HOMEOWNERS ASSOCIATION INC. - (VOL. 15789, PG. 1939, O.P.R.)
31. MAURICIO AVELAR SALAZAR - (VOL. 14946, PG. 41, O.P.R.)
32. GERARDO E. RAMOS - (VOL. 16762, PG. 2065, O.P.R.)
33. JUAN DANIEL & ELNAKAT AFAMIA GOMEZ - (VOL. 14972, PG. 2390, O.P.R.)
34. ALFONSO LOPEZ YANEZ & MONICA MIJARES LOPEZ-YANEZ - (VOL. 15053, PG. 1844, O.P.R.)
35. RAYMOND H.C. III & CINDY M. TESKE - (VOL. 14483, PG. 1785, O.P.R.)
36. PRESIDIO HOMEOWNERS ASSOCIATION INC. - (VOL. 14301, PG. 1552, O.P.R.)
37. GERARDO VIDALES - (VOL. 17241, PG.1561, O.P.R.)
38. PRESIDIO HOMEOWNERS ASSOCIATION INC. - (VOL. 15789, PG. 1927, O.P.R.)
39. JORGE GALO & GABRIELA MEDINA - (VOL. 15762, PG. 1763, O.P.R.)
40. BRETT & MELISSA BAKER - (VOL. 15873, PG. 2236, O.P.R.)
41. DEBORAH A. PRUITT - (VOL. 15874, PG. 743, O.P.R.)
42. MICHAEL JOHN & BLANCA M. ANDERSEN - (VOL. 15751, PG. 196, O.P.R.)
43. CARLOS A. GARCIA & MARTHA M. DANIELS - (VOL. 15838, PG. 2257, O.P.R.)
44. JESUS M. & JACQUELYN R. NAVAR - (VOL. 15573, PG. 698, O.P.R.)



SCALE: 1"= 100'
0' 100' 200' 300'

LAND USE - PRIVATE SCHOOL

DENSITY AND OPEN SPACE LAND USE TABLE

LAND USE	AREA
BASE ZONING DISTRICT: R-6 PUD ERZD, MLOD, AHOD	
1. TOTAL ACREAGE:	25.355 ACRES
2. NUMBER OF LOTS:	1
3. SF OF BLDG/STRUCTURES:	255,000 SF
4. AREA OF IMPERVIOUS COVER:	
(a.) BUILDINGS:	255,000 SF
(b.) PARKING:	165,000 SF
(c.) ROADWAYS:	97,000 SF
(d.) SIDEWALKS:	84,000 SF
(e.) BASEBALL FIELD:	125,000 SF
(f.) SOFTBALL FIELD:	47,000 SF
(g.) FOOTBALL FIELD:	1,000 SF
(h.) MISC. DUMPSTER PADS/ SIGNS, MAINTENACE AND/OR MECH. EQUIPMENT	6,000 SF
TOTAL:	780,000 SF
PERCENTAGE IMPERVIOUS COVER:	70.6%
5. TOTAL F.A.R.:	N/A
6. PASSIVE OPEN SPACE:	291,000 SF
7. PRIVATE RECREATIONAL OPEN SPACE:	33,500 SF
8. TOTAL PARKING SPACES:	500

P.U.D. SUMMARY TABLE

1. NUMBER OF LOTS:	1
2. TOTAL AREA OF OPEN SPACE:	N/A
3. TOTAL NUMBER OF DWELLING UNITS:	N/A
4. RESIDENTIAL DENSITY:	N/A
5. TOTAL AREA:	25.355 ACRES

MAXIMUM IMPERVIOUS COVER CALCULATIONS

TOTAL ACREAGE = 25.355 ACRES
7.630 AC. @ 85% IMPERVIOUS COVER = 6.485 AC.
17.725 AC. @ 65% IMPERVIOUS COVER = 11.521 AC.
TOTAL IMPERVIOUS COVER ALLOWED = 18.00 AC. (784,374 SF)

LEGEND

	PUD LIMITS
	NOTIFICATION LIMITS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
	PROPOSED CONCRETE SIDEWALK

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	699.00'	01°37'03"	N55°07'59"E	168.78'	169.20'
C2	500.00'	065°26'08"	S85°12'54"E	540.50'	571.03'
C3	769.00'	036°46'12"	S70°52'56"E	485.09'	493.51'
C4	15.00'	084°48'15"	S46°51'54"E	20.23'	22.20'

NOTES:

1. 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.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. ZONING - 25.355 ACRES - R-6 PUD ERZD
   USE - CHURCH/ PRIVATE SCHOOL/SPORT FACILITIES/OFFICE/CHILDREN'S HOME
   MAX. ALLOWABLE DENSITY - N/A
6. THIS PROJECT IS LOCATED IN THE NORTHSIDE I.S.D.
7. THERE ARE NO PLATTED STREETS WITHIN THE PLATTED PROPERTY.
8. DETAILED DRAINAGE ANALYSIS AND OFF-STREET PARKING WILL BE SUBMITTED WITH THE SUBDIVISION PLAT OR INDIVIDUAL BUILDING PERMITS.
9. THIS PROPERTY IS NOT WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY(F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0230G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.
10. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH UDC 35.506(q).
11. WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC AND GAS WILL BE PROVIDED BY CPS.
12. ZONING ORDINANCE NO. 88359, THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED PER ORDINANCE NO. 88359 AND SUBSEQUENT AGREEMENT MADE WITH SAWS PERTAINING TO THE BLENDING OF IMPERVIOUS COVER IMPACTING THE SUBJECT TRACT.
13. THE MAXIMUM HEIGHT OF ALL STRUCTURE SHALL COMPLY WITH THE UDC 35-344(d)(1).
14. OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC 35-344(h). AS APPLICABLE.
15. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
16. PERIMETER FENCING SHALL COMPLY WITH UDC 35-344(d)(2).

MAJOR AMENDMENTS MADE:

1. ADDED HIGH SCHOOL, FOOTBALL FIELD, BASEBALL FIELD, SOFTBALL FIELD, CHILDREN'S HOME AND ADDITIONAL PARKING.
2. REMOVED TENNIS COURTS.
3. LAND USE / AREA TABLE
4. PUD #
5. NOTE #5: ZONING
6. PROPERTY OWNERSHIP KEY
7. LEGAL DESCRIPTION
8. OWNER / DEVELOPER ADDED
9. LEGEND - PROPOSED CONCRETE SIDEWALK ADDED
10. P.U.D. SUMMARY TITLE
11. MAXIMUM IMPERVIOUS COVER CALCULATIONS
12. DIRECTIONAL COMPASS CHANGED
13. INCREASED ACREAGE FROM 7.630 ACRES TO 25.355 ACRES.

OWNER:
GLOBAL EVANGELISM, INC.
18755 STONE OAK PKWY.
SAN ANTONIO, TEXAS 78258-4129
TEL: (210) 490-1600

ROGERS 1604 COMMERCIAL, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
TEL: (210) 828-6131
FAX: (210) 828-6137

DEVELOPER:
GLOBAL EVANGELISM, INC.
18755 STONE OAK PKWY.
SAN ANTONIO, TEXAS 78258-4129
TEL: (210) 490-1600

ENGINEER:
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
TEL: (210) 375-9000
FAX: (210) 375-9010

ARCHITECT:
WIDOGBY & ASSOCIATES ARCHITECTS, LLC
6102 BROADWAY, SUITE B-3
SAN ANTONIO, TEXAS 78209
TEL: (210) 822-2400

LEGAL DESCRIPTION:

A 25.355 ACRE TRACT OF LAND, COMPRISED OF A 7.630 ACRE TRACT OF LAND OUT OF A 14.28 ACRE TRACT PLATTED AS PART OF LOT 47, BLOCK 14, NCB 17701 OF THE CORNERSTONE 14.28 ACRES, PUD, RECORDED IN VOLUME 9662, PAGE 219 IN THE DEED AND PLAT RECORDS IF BEXAR COUNTY, TEXAS AND ALSO A 17.725 ACRE TRACT OF LAND OUT OF A 167.519 ACRES TRACT CONVEYED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD. IN A DEED RECORDED IN VOLUME 15305, PAGES 390-402 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY , TEXAS, OUT OF THE COLLIN C. McCRAE, SURVEY NO. 391, ABSTRACT 593, NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

CORNERSTONE N.W. MILTARY SUBDIVISION

PLANNED UNIT DEVELOPMENT
#13-00013.01

SURVEYOR'S NOTES:
1. 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.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

NO.	REVISION	DATE
1	ACREAGE INCREASE	05/18/15

NO.	REVISION	DATE

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

CORNERSTONE N.W. MILITARY SUBDIVISION
SAN ANTONIO, TEXAS
PLANNED UNIT DEVELOPMENT
#13-00013.01

PLAT NO. 150334
JOB NO. 8214–01
DATE MAY 2015
DESIGNER GM
CHECKED DM DRAWN GM
SHEET C1.00

Date: Aug 04, 2015, 10:39am User ID: ALowry
File: P:\82\14\01\Design\Exhibit\150804 – UP–DATED PUD Plan.dwg

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