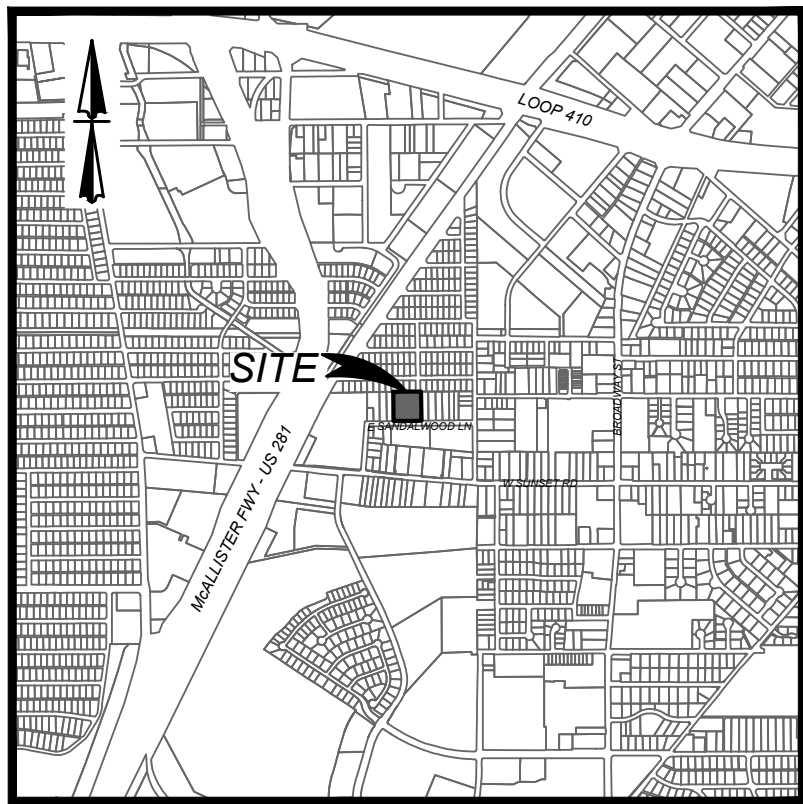
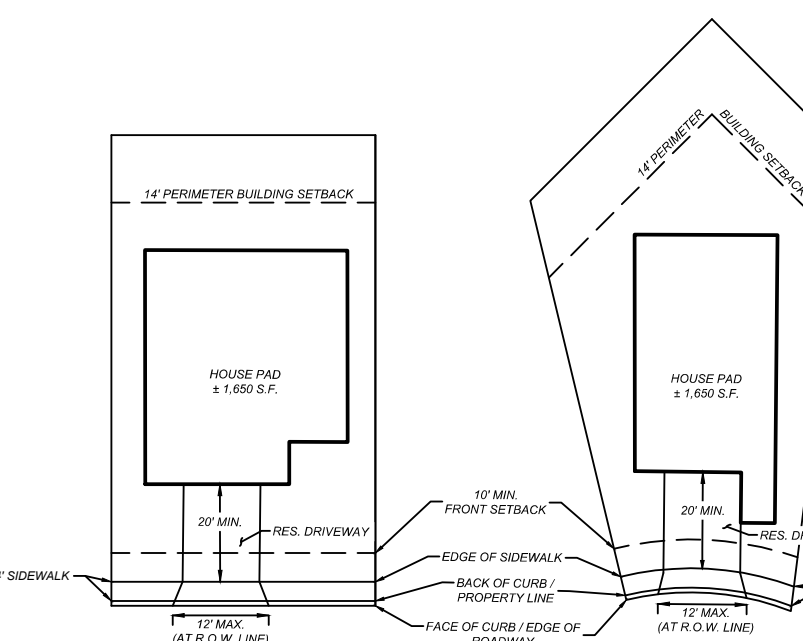




LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

IR FOUND 1/2" IRON ROD
SR SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. RIGHT-OF-WAY
D.P.R. DEED AND PLAT RECORDS
O.P.R. OFFICIAL PUBLIC RECORDS
P.U.D. LIMITS
NOTIFICATION LIMITS
EXISTING TOPOGRAPHY
PROPERTY OWNERSHIP
STREET CENTERLINE
EASEMENTS

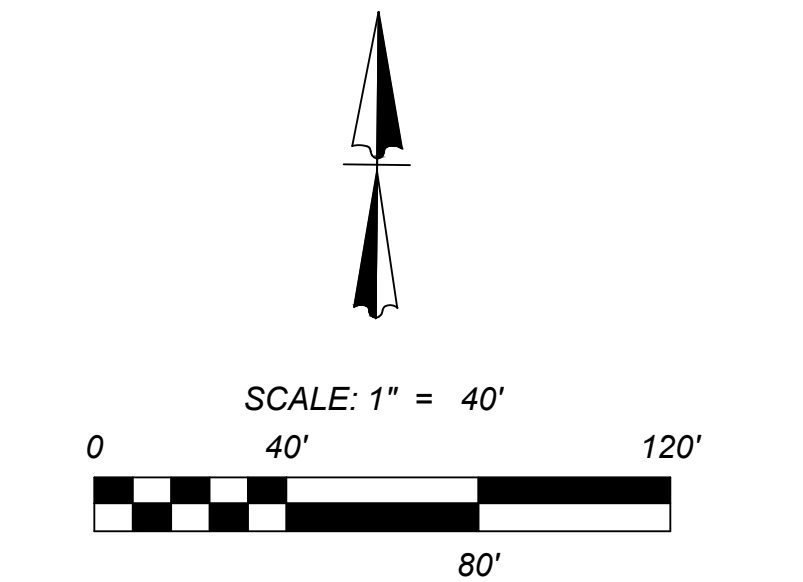


TYPICAL LOT DETAIL
N.T.S.

ATYPICAL LOT DETAIL
N.T.S.

PROPERTY OWNERSHIP

1. ROSEMARY MAURICIO (VOL. 14693, PG. 0201/0204/0207) D.P.R.
2. EUSTOLIA LIE HOMERO ZAPATA (VOL. 10266, PG. 752) D.P.R.
3. BK HICKS LLC (VOL. 16106, PG. 1890) D.P.R.
4. LAZARO T. & JUANITA GARCIA (VOL. 2831, PG. 1104) D.P.R.
5. MICHAEL JOHNSON (VOL. 16192, PG. 1748) D.P.R.
6. SEIGNORAGE INVESTMENTS LLC (VOL. 17624, PG. 1756) D.P.R.
7. RICHARD K. TAMEZ (VOL. 10319, PG. 1764) D.P.R.
8. ROBERT J. MESAROS (VOL. 4169, PG. 1208) D.P.R.
9. EDIFKA INVESTMENTS LLC (VOL. 17607, PG. 1076) D.P.R.
10. ROLAND MARTINEZ (VOL. 4016, PG. 845) D.P.R.
11. HARTMUT O. & ELEANOR BAENTSCH (VOL. 8182, PG. 2066) D.P.R.
12. MATTHEW & MELANIE GESSNER (VOL. 10859, PG. 1036) D.P.R.
13. ALFREDO & MAGDALENA CHAPA (VOL. 6593, PG. 294) D.P.R.
14. LINDA ANCURA (VOL. 8256, PG. 0707) D.P.R.
15. LUKE B. TRAUTMANN (VOL. 17051, PG. 1288) D.P.R.
16. MICHAEL WELHAM (VOL. 9272, PG. 1623) D.P.R.
17. CYNTHIA A. CANTU (VOL. 10175, PG. 2492) D.P.R.
18. CHRISTOPHER J. & ELIZABETH A. MCKELLAR (VOL. 7691, PG. 0053) D.P.R.
19. CHARLES A. C. & PAMELA ANN GENTLES (VOL. 11114, PG. 0980) D.P.R.
20. YASMINE SILVA LOPEZ (VOL. 15424, PG. 0238) O.P.R.
21. HILDA I. & DAVID L. SANCHEZ (VOL. 17257, PG. 622) O.P.R.
22. JESSE G. & CAROLINA ORTIZ (VOL. PG. 0) O.P.R.
23. CYNTHIA ANN CANTU (VOL. 10175, PG. 2494) O.P.R.
24. SANDALWOOD LLC (VOL. 17041, PG. 594) O.P.R.
25. SANDALWOOD LLC (VOL. 16867, PG. 427) O.P.R.
26. MS410 PARTNERS LLC (VOL. 17222, PG. 583) D.P.R.
27. EST. OF FRY OLLIE PEARL LIE FRY A J (VOL. 4331, PG. 542) O.P.R.
28. CRP/DC ALAMO HEIGHTS LP (VOL. 16467, PG. 393) D.P.R.



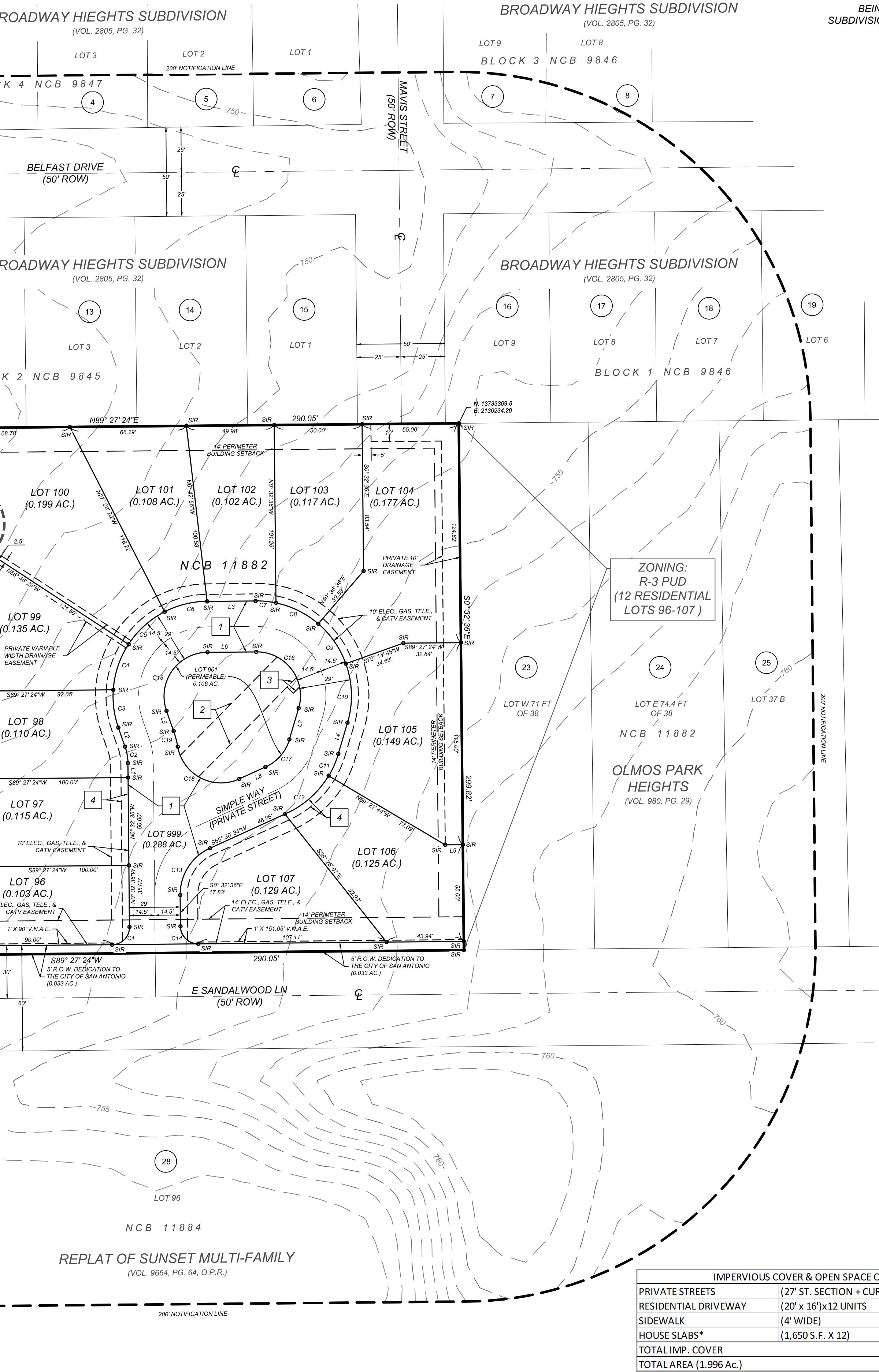
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C1	15.71	10.00	90°01'58"	14.14	N44° 27' 51"E	10.00'
C2	9.48	29.00	16°44'09"	9.44	N0° 54' 40"W	4.78'
C3	21.84	54.00	23°10'31"	21.69	S7° 41' 29"E	11.07'
C4	27.64	54.00	29°19'44"	27.34	S18° 33' 39"W	14.13'
C5	27.93	54.00	29°38'59"	27.62	S48° 02' 36"W	14.29'
C6	25.07	54.00	26°35'44"	24.84	S76° 09' 32"W	12.78'
C7	11.67	54.00	12°23'51"	11.65	N84° 21' 08"W	5.86'
C8	27.11	54.00	26°46'10"	26.83	N63° 46' 29"W	13.85'
C9	27.93	54.00	29°38'59"	27.62	N34° 34' 20"W	14.29'
C10	34.15	54.00	36°13'53"	33.58	N1° 38' 19"W	17.87'

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C11	13.63	54.00	14°27'26"	13.59	N23° 42' 21"E	6.85'
C12	33.58	54.00	35°33'57"	33.04	N48° 43' 59"E	17.35'
C13	33.43	29.00	66°03'10"	31.61	S32° 28' 59"W	16.85'
C14	15.71	10.00	90°00'00"	14.14	S45° 32' 36"E	10.00'
C15	47.44	25.00	108°44'59"	40.64	S35° 05' 20"W	34.88'
C16	46.70	25.00	107°01'14"	40.20	N37° 01' 59"W	33.80'
C17	21.39	25.00	49°01'56"	20.75	N40° 59' 36"E	11.40'
C18	45.52	25.00	104°19'48"	38.49	S62° 19' 33"E	32.19'
C19	9.23	58.00	9°07'04"	9.22	N14° 43' 12"W	4.62'

Line #	Length	Direction
L1	8.21	N0° 32' 36"W
L2	11.56	N19° 16' 45"W
L3	27.58	N89° 27' 24"E
L4	18.52	S16° 28' 38"W
L5	12.23	N19° 16' 45"W
L6	27.58	N89° 27' 24"E
L7	18.52	S16° 28' 38"W
L8	16.41	S65° 30' 34"W
L9	10.00	S89° 27' 24"W

LAND USE TABLE

UNIT	LAND USE	ZONING	MAXIMUM ALLOWABLE DENSITY	TOTAL NUMBER OF LOTS	PROPOSED DWELLING UNITS	GROSS AREA (AC.)	OVERALL DENSITY (UNITS/AC.)	PARKLAND DEDICATION (AC.)	FLOODPLAIN (AC.)	PRIVATE STREET (AC.)	SIDEWALK (AC.)	EASEMENTS (AC.)	NET BUILDABLE AREA (AC.)	FLOOR AREA RATIO
SANDALWOOD SUBDIVISION	SINGLE FAMILY RESIDENTIAL	R-3 PUD	10 UNITS/ACRE	12	12	1.996	6	0.106	N/A	0.288	0.050	0.315	1.287	39%

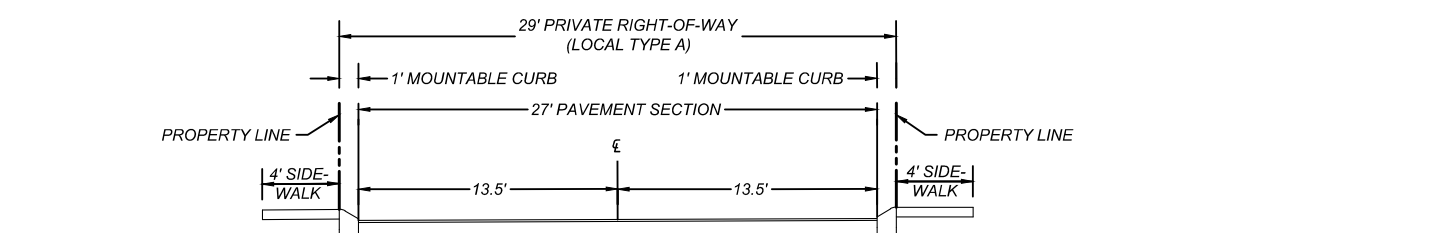


LEGAL DESCRIPTION

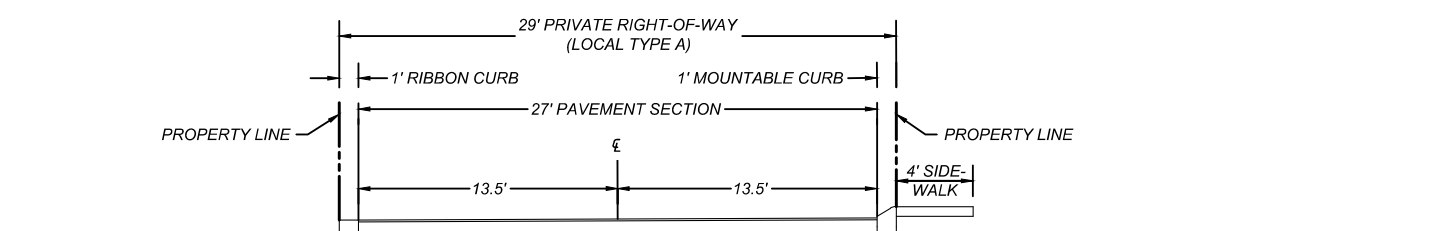
BEING 1.996 ACRES, ESTABLISHING LOTS 96-107, 901 & 999, NCB 11882, OUT OF THE OLMOS PARK HEIGHTS SUBDIVISION PLAT RECORDED IN VOLUME 980, PAGE 29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
SANDALWOOD LLC
(ATTN: JUAN FERNANDEZ)
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78232

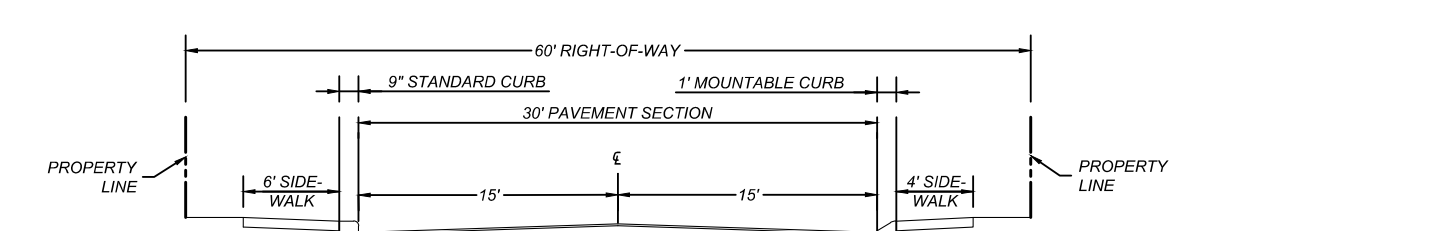
CIVIL ENGINEER / DESIGNER:
KFW ENGINEERS
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231



PRIVATE STREET ENTRY CROSS SECTION DETAIL
N.T.S.



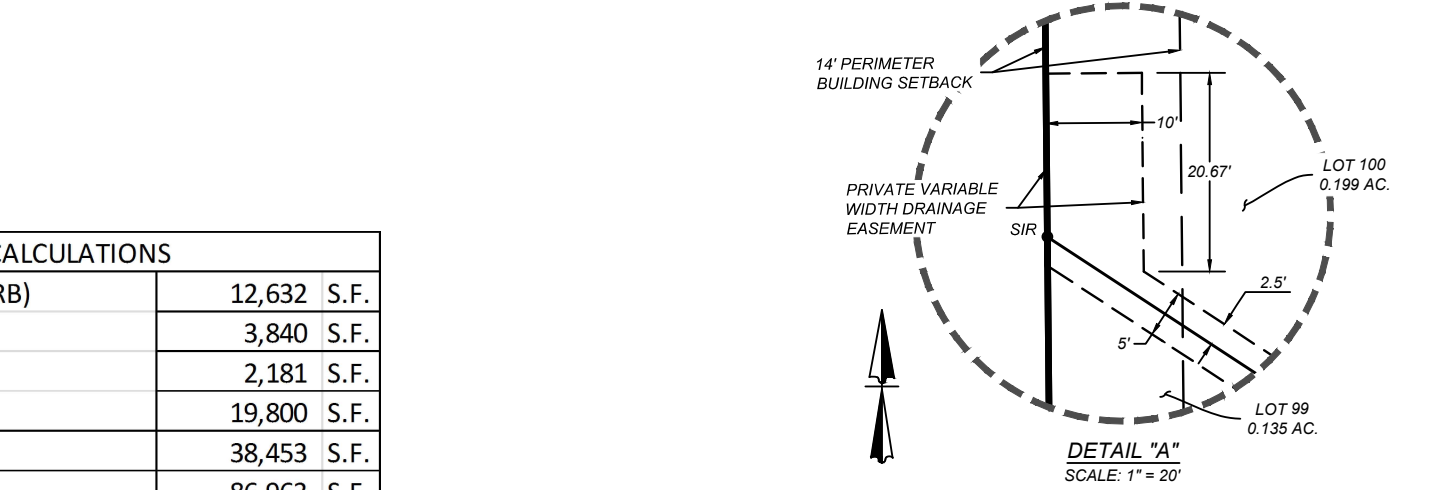
PRIVATE STREET CROSS SECTION DETAIL
N.T.S.



EXISTING E. SANDALWOOD LN.
CROSS SECTION DETAIL
N.T.S.

- KEY NOTES**
1. VARIABLE WIDTH PRIVATE STREET, WATER, SANITARY SEWER, ELEC., GAS, TELE., & CATV EASEMENT (0.290 AC. IMPERMEABLE)
 2. 16' SANITARY SEWER EASEMENT
 3. 5' X 5' ELECTRIC EASEMENT
 4. 4' PEDESTRIAN EASEMENT

- NOTES:**
1. 4' SIDEWALKS WILL BE INSTALLED WITHIN THE 4' PEDESTRIAN EASEMENT WITHIN THE RESIDENTIAL LOTS (LOTS 96-107).
 2. ALL STREETS SHOWN HEREIN ARE PRIVATE STREETS.
 3. ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT.
 4. THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST REVISION THEREOF.
 5. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344 (d) (1).
 6. THE DESIGN OF ANY AND ALL PERIMETER FENCES AND WALLS SHALL COMPLY WITH UDC 35-344 (d) (2).
 7. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 8. WATER & SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
 9. NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREETS.
 10. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 11. THIS PROPERTY IS SITUATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 265 OF 785, COMMUNITY PANEL NO. 48029C0265G, EFFECTIVE DATE SEPTEMBER 29, 2010.
 12. APPROVED R-3 PUD ZONING PER ZONING ORDINANCE 201505070380.
 13. GARAGE / CARPORT SHALL MAINTAIN A 20' MINIMUM SETBACK FROM BACK OF SIDEWALK.
 14. OFFSTREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC 35-344(h), AS APPLICABLE.



APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

KFW
ENGINEERS & SURVEYING
1430502
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBE Firm #: 9513 • TBE S Firm #: 1012300

ISSUE DATE
REVISIONS

SANDALWOOD SUBDIVISION
PUD PLAN #15-00009
PLANNED UNIT DEVELOPMENT

JOB NO: 143-05-02
DATE: DECEMBER 2015
DRAWN: MR CHECKED: CF

SHEET NUMBER:

1 OF 1

THIS MODIFICATION WAS PREPARED ON: May 02, 2016