

LOCATION MAP
SCALE: 1" = 200'

LEGEND

- LOT OWNERSHIP PROPERTY NUMBER
- PUD LIMITS
- 200' NOTIFICATION LINE
- 1% ANNUAL-CHANCE FEMA FLOODPLAIN
- ZONING DISTRICT BOUNDARY
- NATURAL AREA / OPEN SPACE / 100 YR FLOODPLAIN

PUD PLAN NOTES:

- FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAIN BY THE HOMEOWNERS ASSOCIATION.
- SANITARY SEWER SYSTEM AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- 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.
- PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL LOCAL TYPE "A" STREETS WITHIN THE P.U.D. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THE PERIMETER OF THE PUD PLAN SHALL INCLUDE 20' SETBACK LINE PER UDC 35-344(e).
- OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-344(h), AS APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
- THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
- LOT 999 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT AND OPEN SPACE.
- VARIABLE WIDTH FLOODPLAIN BUFFER AREA TO SATISFY REQUIREMENTS IN ORDINANCE 81491. A MAXIMUM OF 10% IMPERVIOUS COVER ALLOWED IN THIS AREA.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS PER ORDINANCE NO. 57687.
- LOTS 900 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901 IS DESIGNATED AS OPEN SPACE.

UTILITY PURVEYORS:
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

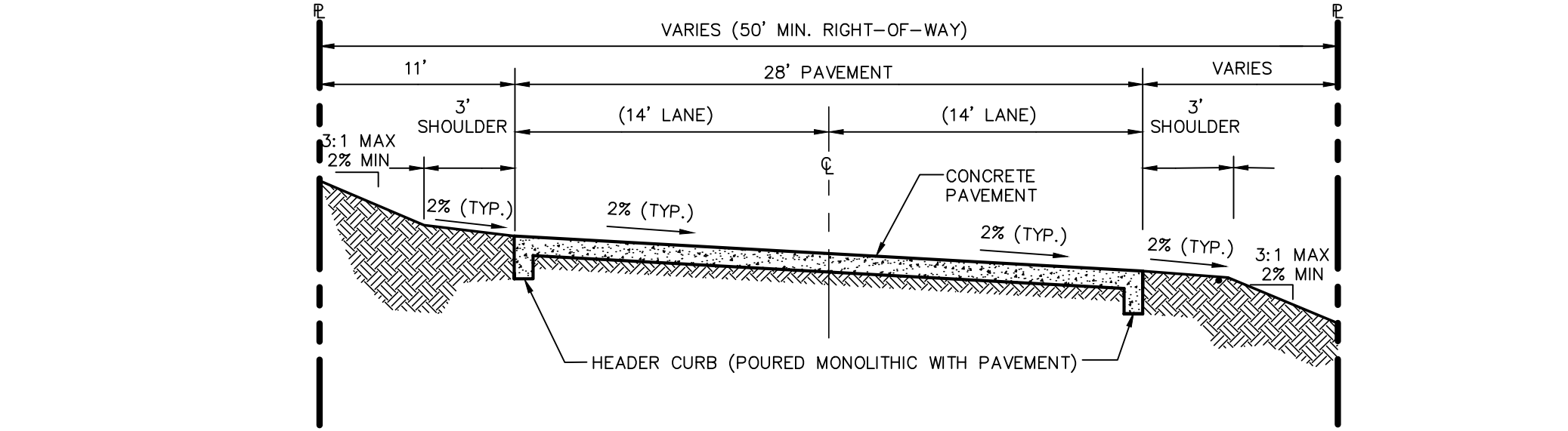
THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT PLAN ARE STUDIED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-6119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER ENGINEER

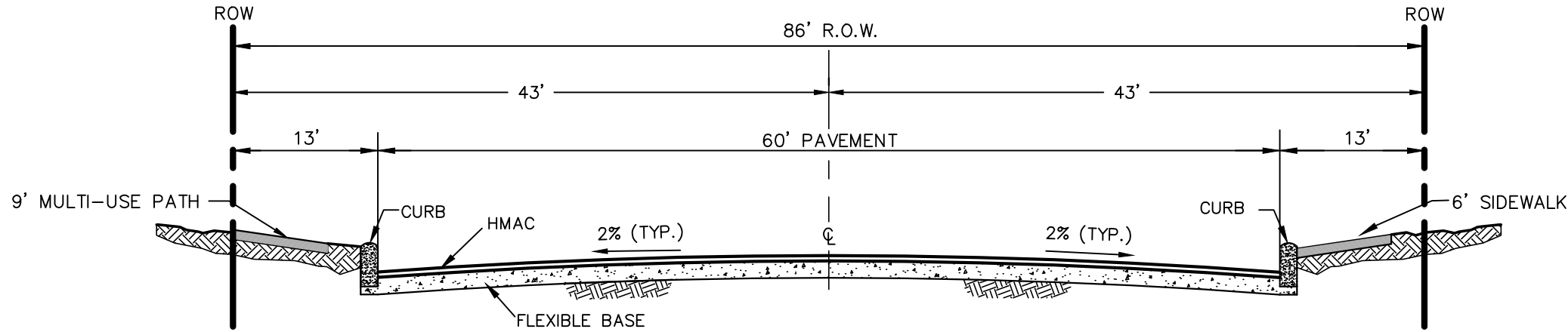
CASA BELLA ESTATES

P.U.D. PLAN #15-00012.00

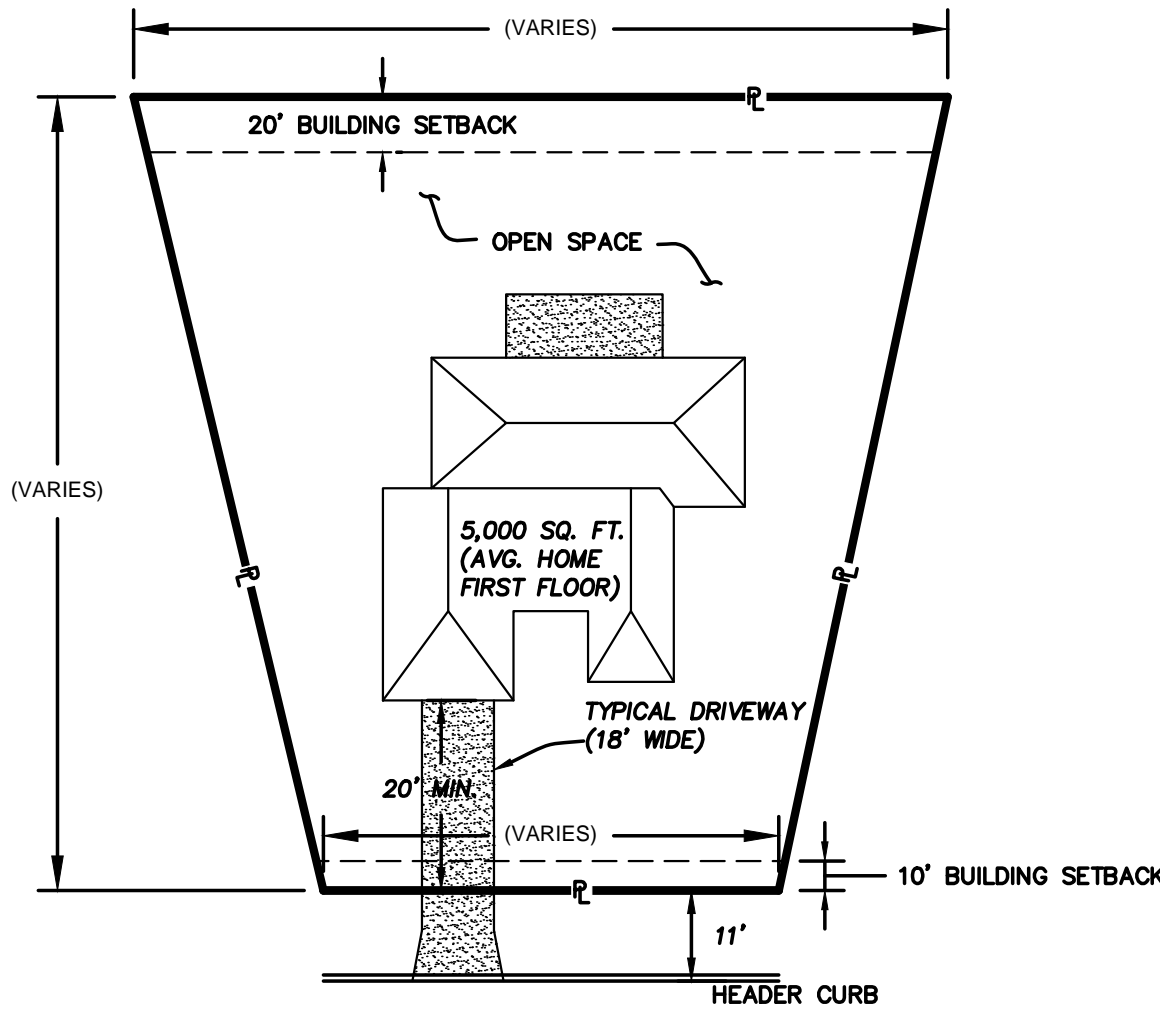
ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.76 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1744 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 306, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



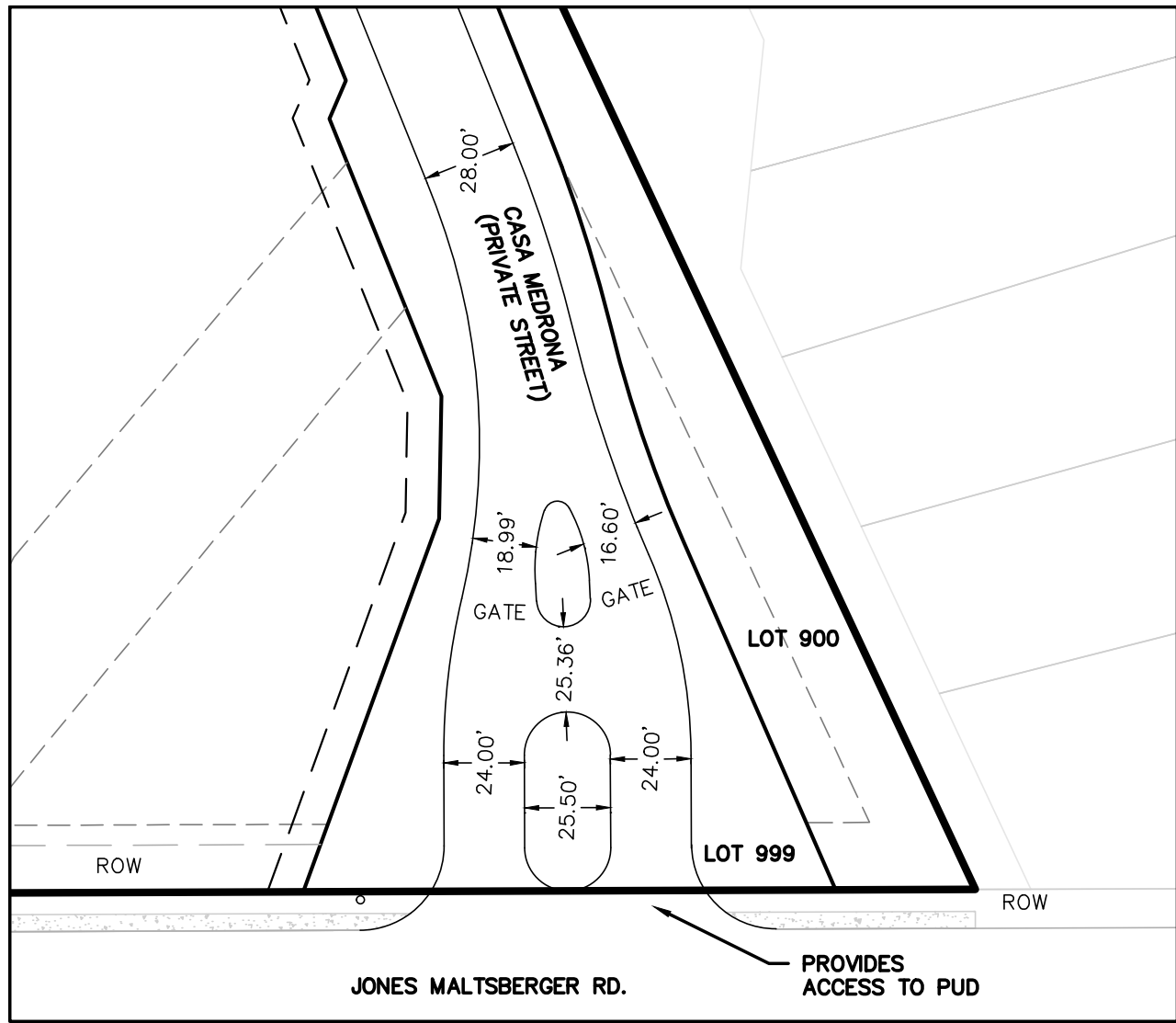
TYPICAL STREET SECTION A-A
CASA MEDRONA (PRIVATE)
(NOT TO SCALE)



JONES MALTSBERGER
EXISTING STREET SECTION (TYP)
SECONDARY ATERIAL TYPE A
(NOT TO SCALE)



TYPICAL ESTATE LOT LAYOUT
(IRREGULAR)
(NOT TO SCALE)



GATED ENTRY DETAIL
(NOT TO SCALE)

OPEN SPACE RATIO AND DENSITY TABLE

UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENT, SIDEWALK (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/G.A.
1	DECEMBER, 2015	SINGLE FAMILY RESIDENTIAL	36.70	11	0.30	3.74	1.38	31.08	84.7

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	36.70
COMMERCIAL	0
FLOOD PLAIN BUFFER/ LANDSCAPE EASEMENT	8.89
DRAINAGE ROW/NATURAL AREA/GREENBELT	0
TOTALS	45.59

PARK SPACE SUMMARY	
REQUIRED PARK SPACE	11 LOTS X 1 ACRE / 70 LOTS = 0.16 AC.

LOT OWNERSHIP TABLE

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS
1	KELLOGG DOROTHY J	16016 JONES MALTSBERGER RD.
2	KIMBRELL PATRICK N & DIANA	16190 JONES MALTSBERGER RD.
4	RELAND OAKS HOMEOWNERS	REDLAND RD.
9	SENSER URS & LAURA	3306 CARBINE
10	BROWN JEREMIA JR. & KELLY	3310 CARBINE
11	WILSON GARY L & CAROL J	3314 CARBINE
12	BRADSHAW PRESTON & CONNIE A	3318 CARBINE
13	CUPIT DAVID DWAYNE II & LESLIE AMBER	3322 CARBINE
14	FROBERG DAVID & JANICE	3326 CARBINE
15	PEREZ TERRI L & RAUL T	3330 CARBINE
16	VEGA JESUS JR. & ROSEANNE B	3334 CARBINE
17	DESSELLE RITA ARLENE	3338 CARBINE
18	ESCANO OSCAR J & ANDELIA JIN HI	3342 CARBINE
19	LARSON-LOHR VALERIE	3346 CARBINE
20	CRISSEY MELVIN P	16331 OLD STABLE RD.
21	BRUNE RUDOLPH A & KATHERINE	16327 OLD STABLE RD.
22	SMITH JAVIER E & CLAUDIA E	16323 OLD STABLE RD.
23	GRAY MICHAEL R & JUDITH A	16319 OLD STABLE RD.
24	GRAY GREGORY M & GIANELLA B	16315 OLD STABLE RD.
25	BOLTON DEWEY R & KARLA C	16311 OLD STABLE RD.
26	GREEN SPRING VALLEY	8200 PERRIN BEITEL RD. STE 128
27	FALL CREEK UT-1 HOA	19278 FALL PLACE DR.
28	MAXWELL JAMES & ANITA FRANCES	15322 FALL PLACE DR.
29	KEMPISTY CARRIE	15326 FALL PLACE DR.
30	HAGEN CHRISTOPHER & CATHERINE DIANE	15402 FALL PLACE DR.
31	CRESPILO FRANK R & PATRICIA TAVERNIER	15406 FALL PLACE DR.
32	HUTCHISON ALEZANDER TORREALBA	15410 FALL PLACE DR.
33	OLA DEVELOPMENT CORPORATION	15414 FALL PLACE DR.
34	BRAYMEN TRACY B & BRAYMEN SHANNON	15418 FALL PLACE DR.
35	BURGELL HENRY & BARBARA J	15422 FALL PLACE DR.
36	PALMER PATRICIA MICHELE	15426 FALL PLACE DR.
37	WILHITE ELIZABETH	15430 FALL PLACE DR.
38	MCCLINCHIE MALCOLM U JR. & MARRY JANE	15434 FALL PLACE DR.
39	OBILITAS HUMBERTO	15438 FALL PLACE DR.
40	HURLEY BRAIN K & JERREREY L URIBE	15442 FALL PLACE DR.
41	PORTER SAMUEL C & SHERYL A	3047 FALL WAY DR.
42	ABERCROMBIE JEANETTE H	3043 FALL WAY DR.
43	PERKINS SHANNON R	3039 FALL WAY DR.
44	RODRIGUEZ LIVING TRUST	3035 FALL WAY DR.
45	YOUNG BARRY A & JANET E	3031 FALL WAY DR.
46	IRURRIAGA EDWARD F & LAURA A	3027 FALL WAY DR.
47	SAYLORS LONNIE & KACEE	3023 FALL WAY DR.
48	SAMANO ITALO A	3019 FALL WAY DR.
49	RF HOLDINGS LLC	3015 FALL WAY DR.
50	HOYT DONALD W JR & SHERRY L	3011 FALL WAY DR.
51	MOLINA DIANA	3007 FALL WAY DR.
52	NAJARIAN LAYLA R & LEIGH W	3003 FALL WAY DR.
53	PULLIAM ALICIA ASHLEY & FUSCHAK BRANDON	3014 FALL WAY DR.
54	HERRADA JAIME & DAWN	3010 FALL WAY DR.
55	SIMMONS JEREMIAH M	3006 FALL WAY DR.
56	SILVESTRY EDWARD J & NANCY	3002 FALL WAY DR.
57	THOUSAND OAKS BAPTIST CHURCH	15801 JONES MALTSBERGER RD.
58	GERFERS RONALD C & SANDRA	15931 JONES MALTSBERGER RD.
59	GERFERS ELIZABETH H	15851 JONES MALTSBERGER RD.
60	GERFERS RONALD C	15945 JONES MALTSBERGER RD.
61	BARKHURST PAUL	15902 ROBLES NUEVO
62	LEBLANC RYAN	15903 ROBLES NUEVO
63	GALLEGOS FERNANDO D & ELAINE F	15907 ROBLES NUEVO
64	SCATTERED OAKS HOME OWNERS	SCATTERED OAKS

SURVEYORS NOTES:

- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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

PUD-15-00012.00

DATE: 10/05/2015

SHEET 2 OF 2

C1.06