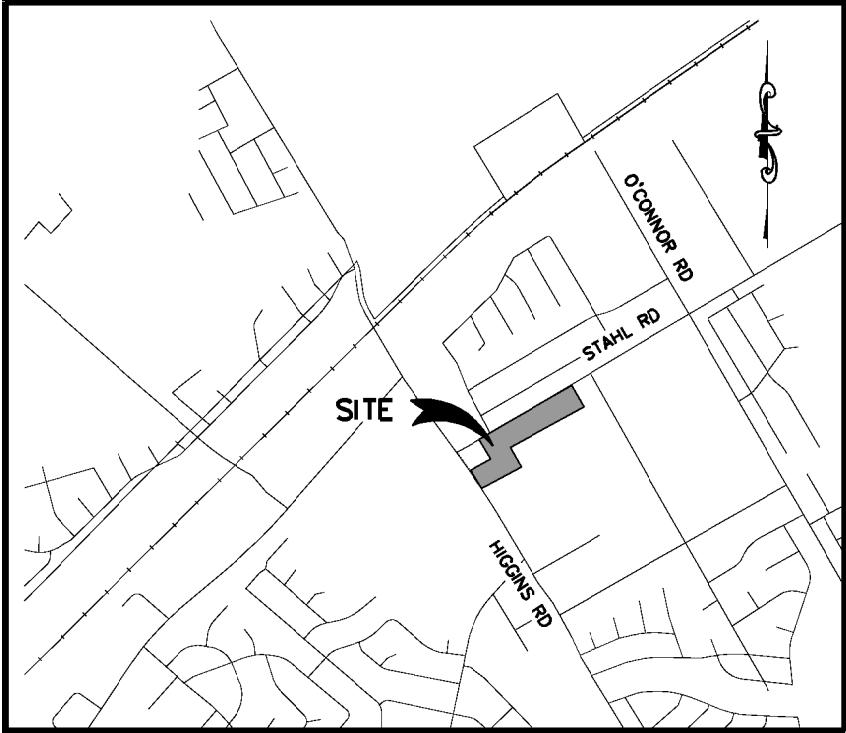
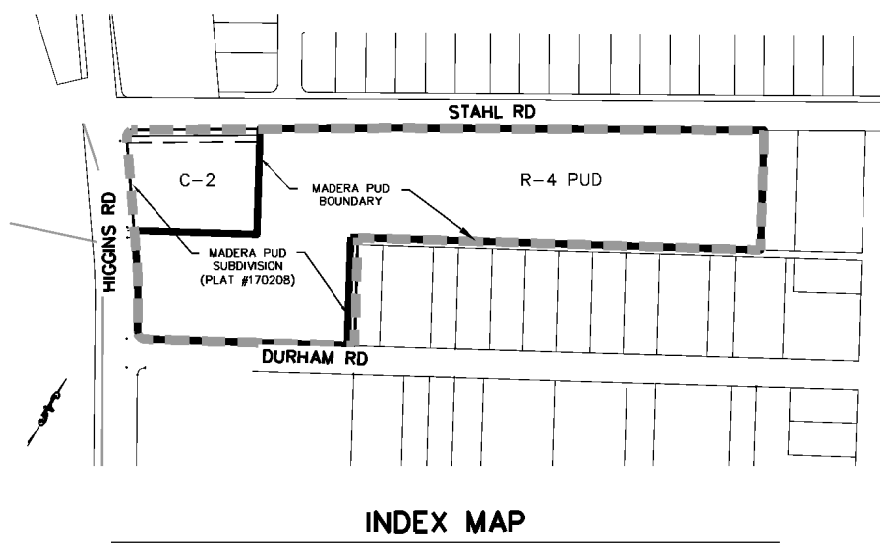
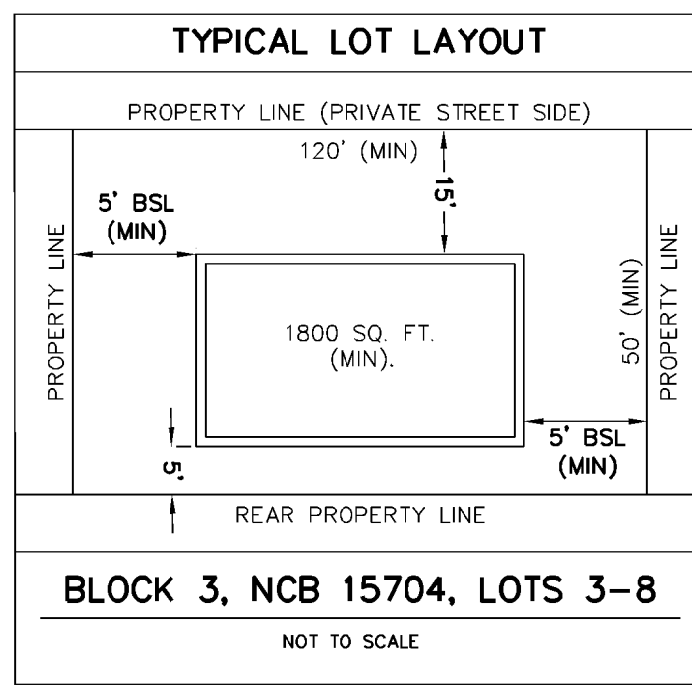
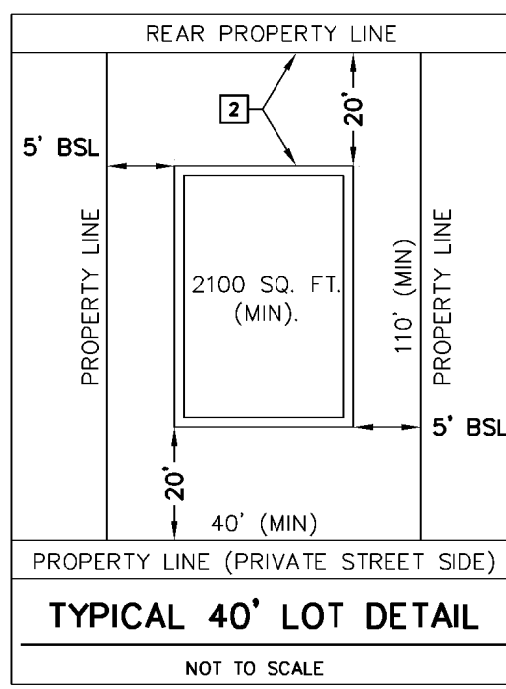




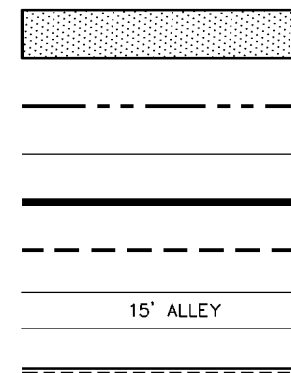
LOCATION MAP
N.T.S.



INDEX MAP
N.T.S.

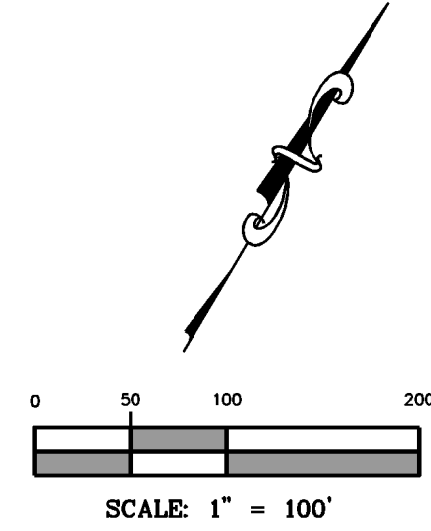


LEGEND



PROPOSED POND
200' NOTIFICATION LINE
PROPERTY LINE
PUD BOUNDARY LINE
20' SETBACK LINE
15' ALLEY
1' NON-VEHICULAR ACCESS ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
NOT TO SCALE
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
TYPICAL

- ① LOT OWNERSHIP KEY
① PERMANENT DRAINAGE EASEMENT PARCEL NO. 14276; (0.292 ACRE) 8596, PG. 1198, R.P.R.
② 20' PERIMETER SETBACK
③ 15' PERIMETER SETBACK
④ 5' PERIMETER SETBACK
⑤ 15' ALLEY EASEMENT ORDINANCE 2017-02-23-0104
⑥ 15' GAS, ELEC, TELE, CATV EASEMENT
⑦ 5' WATER EASEMENT
⑧ CITY OF ANTONIO 0.104 OF ONE ACRE, UNPLATTED VOL. 8596, PG. 1202, R.P.R.
⑨ CITY OF SAN ANTONIO 0.062 OF ONE ACRE, UNPLATTED VOL. 8596, PG. 1202, R.P.R.
⑩ 15' GAS, ELEC, TELE, CATV EASEMENT



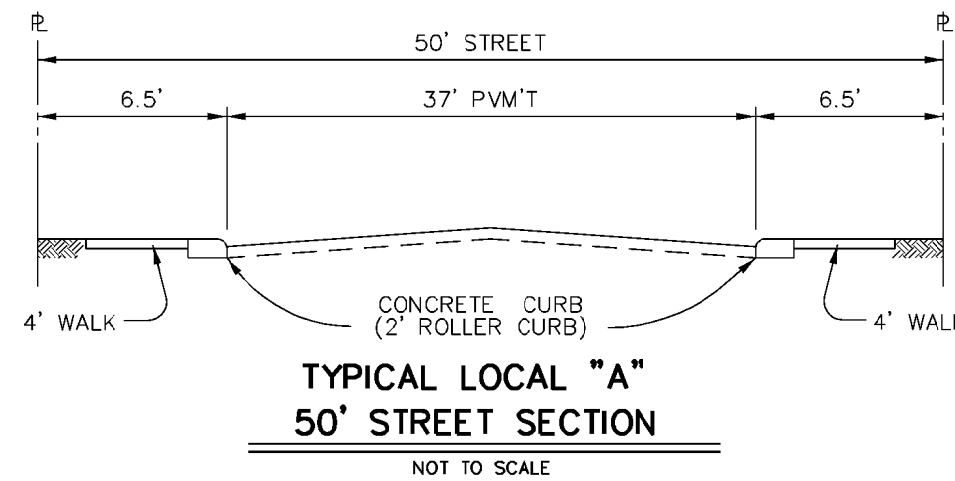
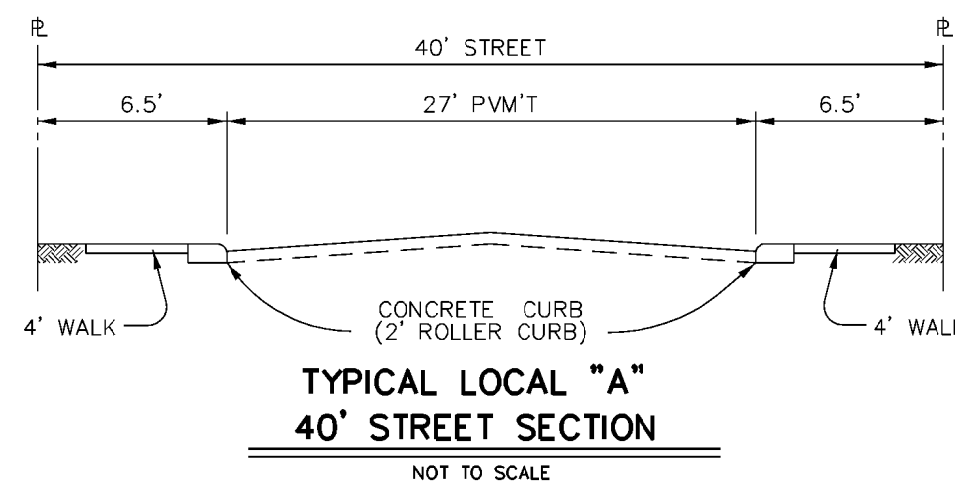
Curve Table					
Curve	Length	Radius	Tangent	Chord Length	Chord Direction
C1	66.26'	743.00'	33.15'	66.24'	N35°26'40"W
C2	23.20'	15.00'	14.64'	20.95'	N74°44'00"W

Line Table		
Line	Length	Direction
L1	63.18'	N35°26'40"W
L2	81.52'	N30°25'40"W
L3	225.00'	N29°02'20"W

- ① SEAN NOONER
PO BOX 444
HONDO, TEXAS 78861
- ② MICHAEL & VIRGINIA L. MAHNKEN
14907 BURNING CREEK
SAN ANTONIO, TEXAS 78217
- ③ LUIS GONZALEZ
14903 BURNING CREEK
SAN ANTONIO, TEXAS 78217
- ④ CHARLES DEAN JUNKINS
4602 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑤ LIZBETH PARR
4606 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑥ MELISSA ANN GARCIA & EMIR GALVAN
4610 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑦ MIKE T. & ELEZVIA F. VALDEZ
4614 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑧ PAUL S. WHALEY
4618 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑨ LEON PHILLIP
123 INSPIRATION DR
SAN ANTONIO, TEXAS 78228
- ⑩ WILLIAM E. & PAULA A. BOSWELL
4626 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑪ SABINO N. & MARIA E. MORALES
4630 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑫ SYLVIA BOLTON
11703 ABBEY WAY
SAN ANTONIO, TEXAS 78253
- ⑬ DURANGO HOLDINGS LLC
11215 MORNING C
SAN ANTONIO, TEXAS 78213
- ⑭ BERNARD & SHERRI FOURRIER
15007 COUNTRY TRL
SAN ANTONIO, TEXAS 78216
- ⑮ ARMANDO GALVAN-VASQUEZ &
DIANA LAURA GALVAN-TELLO
2819 HOUSLEY DR
DALLAS, TEXAS 75228
- ⑯ JULIO M. PEREZ
4650 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑰ JASON C. OULICI
4654 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑱ CU VAN NGUYEN & HA THI TRAN
4658 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ⑲ KEVIN R. & CAROL A. FARAGHER
18407 EMERALD OAKS DR
SAN ANTONIO, TEXAS 78259
- ⑳ NGA ROBIDEAUX WILBORN
1423 BOBBINS RDG
SAN ANTONIO, TEXAS 78260
- ㉑ CLOVIS F. & SHEILA J. COBLE
4670 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ㉒ JOE K. & PRISCILLA WIGHAM
4674 WETZ DRIVE
SAN ANTONIO, TEXAS 78217
- ㉓ JULIAN A. CORTEZ JR &
MARIA DE LOURDES
4676 WETZ DRIVE
SAN ANTONIO, TEXAS 78247
- ㉔ DOMI DEVELOPERS LLC
PO BOX 591372
SAN ANTONIO, TEXAS 78259
- ㉕ JOSE O. & DIANA CISNEROS
1735 SANTA MONICA
SAN ANTONIO, TEXAS 78201
- ㉖ VIRGINIA CASIANO
202 AVENUE E ST
CONVERSE, TX 78109
- ㉗ JOSE O. & DIANA CISNEROS
804 SKYFOREST DR
SAN ANTONIO, TEXAS 78232
- ㉘ JOEL EDUARDO AGUILAR &
CESAR ADRIAN AGUILAR
102 SHADY RILL
SAN ANTONIO, TEXAS 78213
- ㉙ MARTIN & SILVIA PADRON
840 ENCONO PARK RD
SAN ANTONIO, TEXAS 78240
- ㉚ MARTHA LUZ CARRANZA
6206 KINGSTON RNCH
SAN ANTONIO, TEXAS 78249
- ㉛ SABRINA RAMOS
15031 PRESTON COURT DR
SAN ANTONIO, TEXAS 78247
- ㉜ CATHARINE MENDEZ VILLANUEVA
1614 MORNING DRV
CONVERSE, TX 78109
- ㉝ IDEL GUERRERO
123 MIDDLEBURY DR
SAN ANTONIO, TX 78217
- ㉞ LEONICIO & MIRIAM ALVARADO
1230 SANTA MONICA
SAN ANTONIO, TX 78201
- ㉟ LEONICIO & MIRIAM ALVARADO
1230 SANTA MONICA
SAN ANTONIO, TX 78201
- ㊱ TAPIA DOMINGA LOPEZ
15526 HUNTING GLEN ST
SAN ANTONIO, TEXAS 78247
- ㊲ RUIZ JOSE LUIS & DOMINGA TAPIA LOPEZ
15526 HUNTING GLEN ST
SAN ANTONIO, TEXAS 78247
- ㊳ GUSTAVO GARCIA-SILLER
VIETNAMESE MARTYRS CATHOLIC CHURCH
PO BOX 39894
SAN ANTONIO, TEXAS 78218
- ㊴ JESSE PAREDES ERIBERTO JR & LAURA M.
4747 CASA BELLO ST
SAN ANTONIO, TEXAS 78233
- ㊵ RICHARD KENNETH MOORE
14410 PERCHIN ST
SAN ANTONIO, TEXAS 78247
- ㊶ EMANUEL & MARIA MALLEN
513 SADDLEHORN WAY
OBOLO, TEXAS 78108
- ㊷ ROBERT D. RUST
235 CONEY ST
SAN ANTONIO, TEXAS 78223
- ㊸ SYDNEY DUBOSE P JR ET AL
1815 BROADWAY ST APT 4060
SAN ANTONIO, TEXAS 78209
- ㊹ ACL CREEK VENTURES LLC
811 GARRATY H
SAN ANTONIO, TEXAS 78209

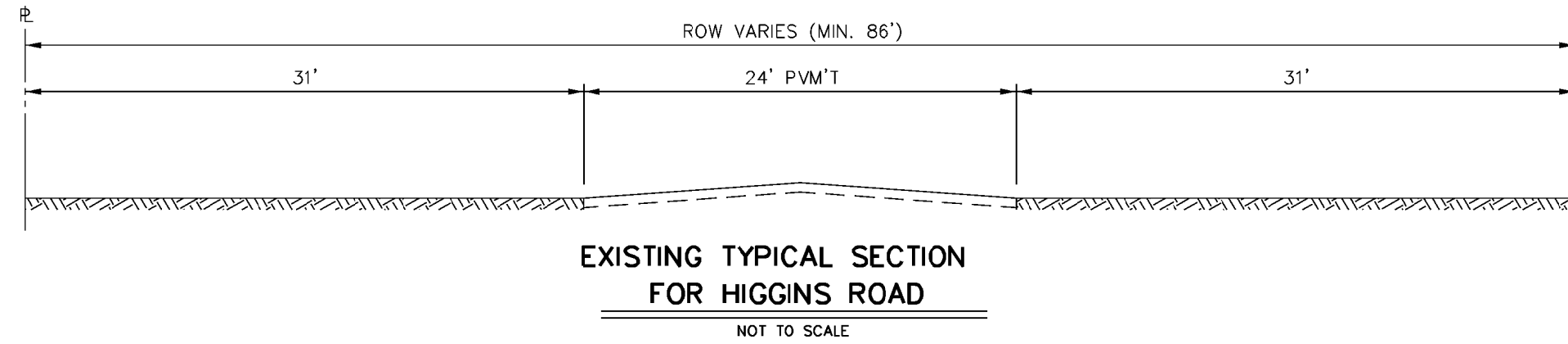
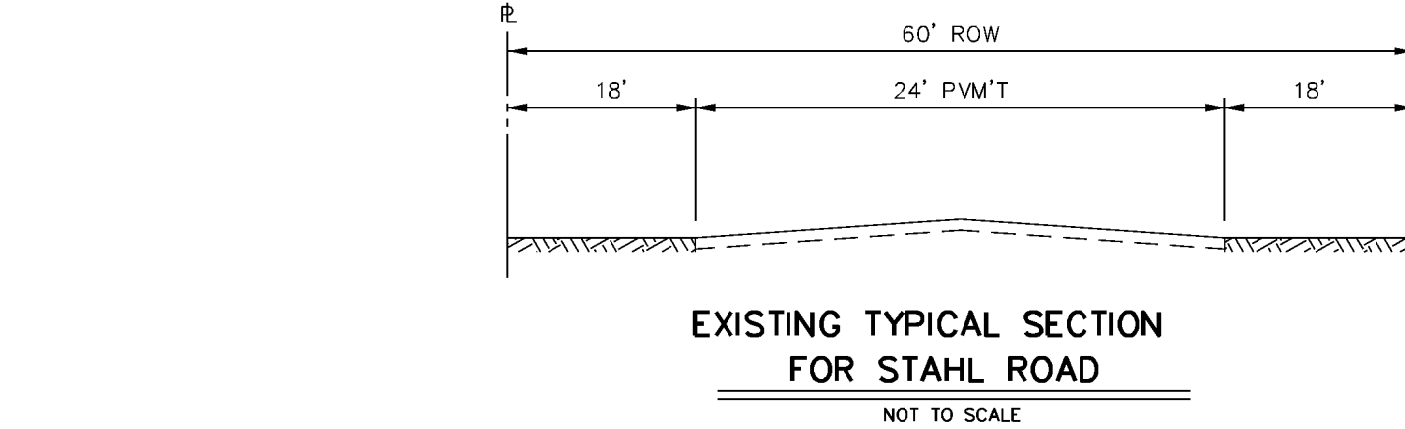
PUD PLAN NOTES:

- STREETS ARE LOCAL TYPE "A". REFERENCE THIS SHEET FOR 50' STREET SECTION AND 40' STREET SECTION.
- MAJOR DRAIN EASEMENTS AND STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM (SAWS).
- WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM (SAWS).
- THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THIS PLAN IS ASSOCIATED WITH THE MADERA PUD PLAT NO. 170208.
- SIDEWALKS WILL BE INSTALLED AS PER UDC SECTION 35-506(g).
- THIS PROJECT IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO AND IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION AS PRIVATE. ALL OPEN SPACE AND NON-RESIDENTIAL LOTS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR MAINTENANCE.
- WATER AND SEWER SERVICE TO BE PROVIDED BY SAWS. ELECTRIC SERVICE TO BE PROVIDED BY CPS.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET THE SIGHT DISTANCE REQUIREMENT AS DEFINED IN LATEST ADDITION OF ASSHTO MANUAL.
- ALL PERIMETER FENCING SHALL COMPLY WITH THE FENCING STANDARDS IN SECTION 35-44.01(d)(2).
- THE MAXIMUM HEIGHT OF STRUCTURES SHALL BE NO GREATER THAN 35 FEET (2.5 STORIES). HOWEVER ANY PORTION OF A STRUCTURE MAY EXCEED THIS LIMIT IF SUCH PORTION IS SET BACK 1 FOOT FOR EACH 2 FEET OF HEIGHT IN EXCESS OF THE MAXIMUM BUILDING HEIGHT. (SHALL COMPLY WITH THE FENCING STANDARDS IN SECTION 35-44.01(d)(1)).
- OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC SECTION 35-344(h), IF APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CONDITIONS AS PER ORDINANCE 2014-08-07-0566.
- LOT 901, BLOCK 1, NCB 15704 IS DESIGNATED AS OPEN SPACE.
- LOT 999, BLOCK 1, NCB 15704 IS DESIGNATED AS PRIVATE STREETS.
- LOT 901, BLOCK 2, NCB 15704 IS DESIGNATED AS A DRAINAGE EASEMENT AND OPEN SPACE.
- LOT 902, BLOCK 2, NCB 15704 IS DESIGNATED AS DRAINAGE AND OPEN SPACE.
- LOT 903, BLOCK 2, NCB 15704 IS DESIGNATED AS OPEN SPACE.
- LOT 901, BLOCK 3, NCB 15704 IS DESIGNATED AS COMMON AREA AND OPEN SPACE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PARK/OPEN SPACE SECTION 35-503 REQUIREMENTS AS DEFERRED TO PLAT STAGE.



UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T



MADERA
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN 17-00001

BEING A 7.656 ACRE TRACT OF LAND ESTABLISHING LOTS 1-44, LOTS 900-901, BLOCK A, NEW CITY BLOCK (N.C.B.) 15704, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A REMAINING PORTION OF LOT 1 AND ALL OF LOTS 2-6, DESCRIBED BY DEED AND CALLED TRACT 1 IN VOLUME 13238, PAGE 1898, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALL OF LOT 13 AND A REMAINING PORTION OF LOT 14, DESCRIBED BY DEED AND CALLED TRACT 2, SAID VOLUME 13238, PAGE 1898, ALL SHOWN ON THE PLAT OF FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOLUME 3377, PAGES 76-78 AND ON THE CORRECTION PLAT OF FERTILE VALLEY FARMS SUBDIVISION SHEET NO. 3, RECORDED IN VOLUME 3377, PAGE 140, BOTH IN THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND A 15-FOOT WIDE PORTION OF ALLEY DESCRIBED BY ORDINANCE 2015-04-09-0284, VOLUME 17189, PAGE 851, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

PHASING TABLE	
NO. OF LOTS - UNIT 1	44
TOTAL	44

CONSTRUCTION TABLE	
ESTIMATED CONSTRUCTION START DATE	July 1, 2017

ACREAGE DENSITY TABLE	
NO. OF LOTS	44 LOTS
GROSS AREA	7.656 AC.
DENSITY	6 LOTS/AC.
BUILDING COVERAGE	2.225 AC.
OTHER COVERAGE	
a. PAVED OR HARD SURFACES	1.924 AC.
TOTAL COVERAGE	4.004 AC.
TOTAL OPEN SPACE	0.304 AC.
% OPEN SPACE	4.00%

LAND USE TABLE	
TOTAL ACREAGE	7.656 AC.
a. SINGLE-FAMILY	5.365 AC.
b. PRIVATE STREETS/COMMON AREAS	1.987 AC.
c. DRAINAGE/OPEN SPACE	0.304 AC.

LAND USE NOTES:

- BLOCK 1, NCB 15704, LOTS 1-8 ARE ZONED R-4 PUD.
- BLOCK 2, NCB 15704 LOTS 1-28 ARE ZONED R-4 PUD.
- BLOCK 3, NCB 15704, LOTS 1-8 ARE ZONED R-4 PUD.
- BLOCK 2, NCB 15704, LOT 902 IS ZONED C-2.

PARK SPACE SUMMARY TABLE	
MINIMUM REQUIREMENT	TOTAL 0.629 AC.

PARK SPACE NOTES:

- MINIMUM REQUIREMENT OF PARKLAND DEDICATION
ACREAGE = (NO. OF LOTS * (1 AC. / 70 LOTS)).

ENGINEER/DESIGNER:
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
TEL: (210) 641-9999
DESIGNER: MARY P. STEWART

OWNER/DEVELOPER:
I.P.L. Y REDUCCION DE PESO, INC.
4327 SPRINGSIDE DRIVE
SAN ANTONIO, TEXAS 78260
TEL: (210) 627-7309

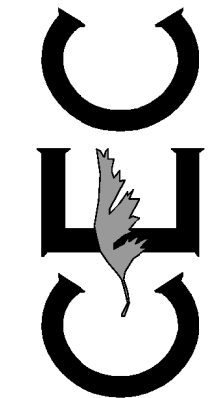
AGENT:
KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TEL: (210) 349-1111

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

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

PUD NO. 17-00001
DATE OF PREPERATION: JUNE 15, 2017

DESIGNED BY: MPS
DRAWN BY: VV
APPROVED: GWP
JOB NO.: E0565801



DESCRIPTION

REV DATE

MADERA SUBDIVISION
PLANNED UNIT DEVELOPMENT
PUD 17-00001

SHEET NO.

PUD