



LEGEND	
	PUD/LIMITS
	(SHAMAA SUBDIVISION)
	200' NOTIFICATION LINE
	CENTERLINE OF ROAD
	BUILDING/UTILITIES OFFSET
	CONTOUR LINE (MAJOR)
	LOT OWNERSHIP KEY
	FOUND IRON ROD
	SET IRON ROD

1. 1/2" IRON ROD WITH YELLOW CAP SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. DIMENSIONS SHOWN ARE SURFACE.

4. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



PRIVATE STREET - TYPICAL LOCAL "A" CROSS-SECTION (58' R.O.W.)
SCALE 1" = 10'

LAND USE TABLE	
LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	3.03
NON-RESIDENTIAL (CHURCH)	2.15
DRAINAGE R.O.W.	0.24
PRIVATE STREETS R.O.W.	0.93
GREENBELT AREAS	0.89
TOTALS	7.24

REQUIRED PARK SPACE SUMMARY	
SINGLE FAMILY UNITS	
REQUIRED PARK SPACE/OPEN SPACE	22 X $\frac{1 \text{ ACRE}}{70 \text{ UNITS}} = 0.31 \text{ AC.}$



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'58" E	107.43'
L2	N 89°43'09" E	5.92'
L3	S 89°55'33" E	30.99'
L4	S 00°04'17" E	14.96'
L5	S 00°04'17" E	14.96'
L6	S 18°15'32" E	28.84'
L7	S 16°09'54" E	60.70'
L8	N 00°46'39" E	108.90'
L9	S 00°04'49" E	110.03'
L10	S 90°00'00" W	150.01'
L11	S 00°05'10" E	92.21'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	325.00'	11°52'31" N	S 23°05'22" E	64.56'	64.67'
C2	15.00'	96°26'26" E	S 19°05'22" W	22.25'	25.07'
C3	370.00'	06°50'24" N	S 70°24'07" W	44.31'	44.34'
C4	430.00'	13°15'34" N	N 67°12'20" E	99.29'	51.34'
C5	543.33'	14°57'20" N	S 81°47'51" W	141.42'	141.82'

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

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. STREETS ARE PRIVATE. LOCAL TYPE "A" WITH 58' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.

3. WATER AND SANITARY SEWER SYSTEMS TO BE SUPPLIED BY THE SAN ANTONIO WATER SYSTEM OR DESIGNATED AGENCY.

4. THIS DEVELOPMENT IS SUBJECTED TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.

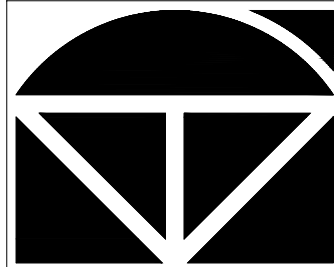
I, SHERIF SHAMAA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

OWNER/DEVELOPER:
SHAMAA DEVELOPMENT
DR. SHERIF SHAMA
3322 SABE CREEK
SAN ANTONIO, TEXAS 78259

FIRM/ENGINEER:
ISRO ENGINEERING SERVICES, P.L.L.C.
TxBPE FIRM REGISTRATION # 14466

JUAN G. RODRIGUEZ, P.E.
12702 TOEPPERWEIN ROAD. STE. 266
LIVE OAK, TEXAS 78233

USIRO ENGINEERING SERVICES, P.L.L.C.
TYPE REGISTRATION NO. : F-14466
12702 TOEPPERWEIN ROAD, STE. 266
LIVE OAK, TEXAS 78233
PHONE (210) 793-8136
MOBILE (956) 236-5615



Date: OCTOBER 14, 2017	RR
Design by:	RR
Drawn by:	JGF
Checked by:	
Scale:	1"=80'
HORIZONTAL:	
VERTICAL:	

SHAMAA SUBDIVISION

P.U.D. REZONING EXHIBIT

BEING A TOTAL OF 7.24 ACRES LAND, OUT OF LOT S, NEW CITY BLOCK 12116
OF CITY OF SAN ANTONIO, ACCORDING TO DEED THEREOF RECORDED IN
VOLUME 18615, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY, TEXAS, OUT OF THE D.J. DAVIS SURVEY No. 103, ABSTRACT No. 208.

SHEET NO.

EXH-1

1 OF 1