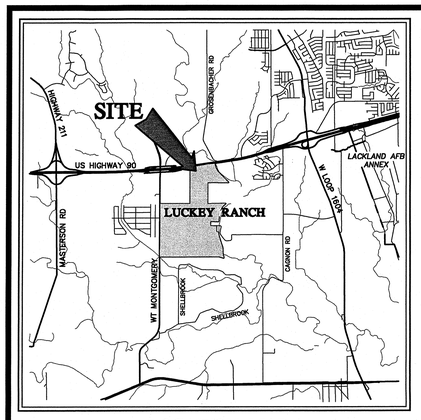
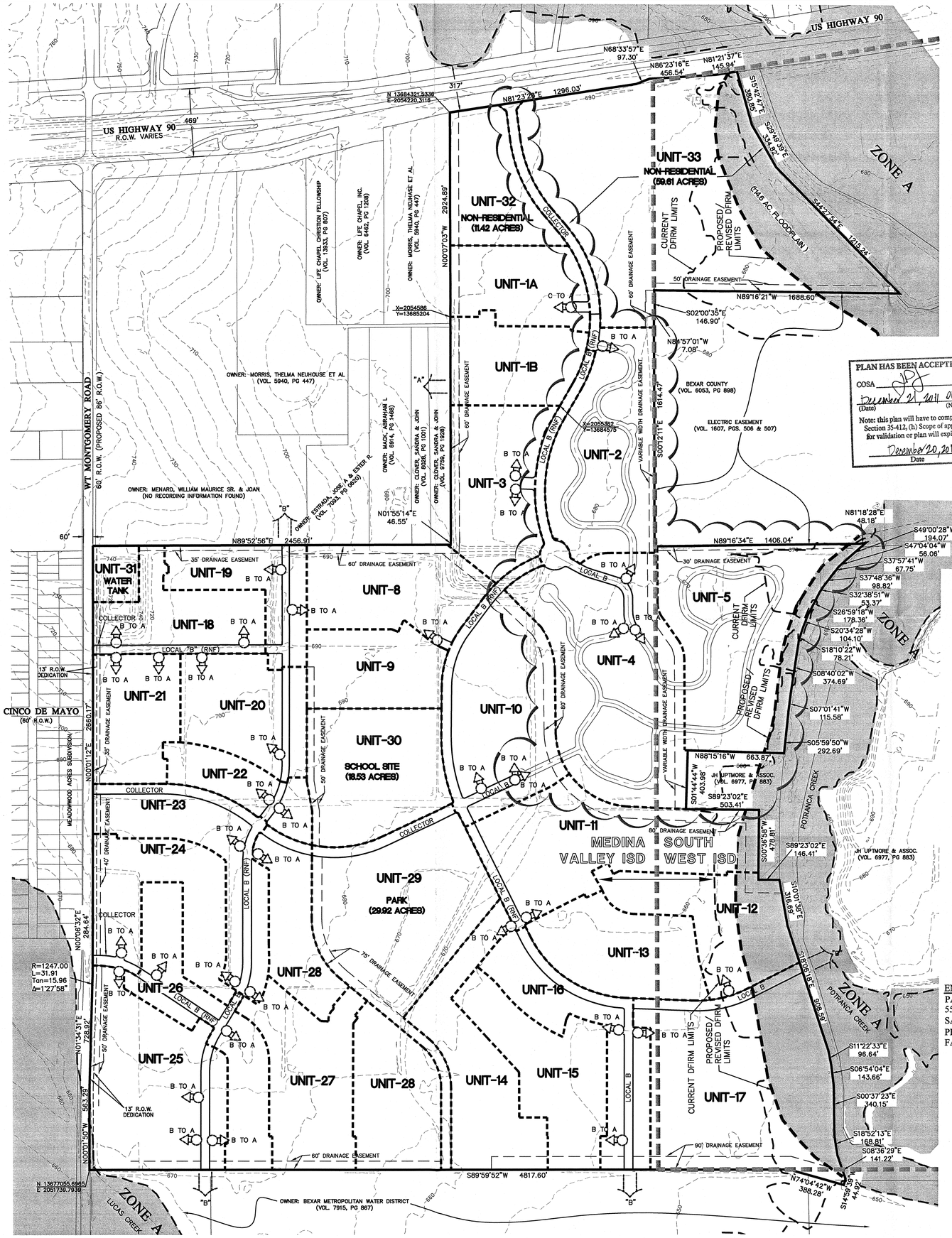


LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP #645-E6

SCALE: 1"= 300'

0' 300' 600' 900'



APPROXIMATE LAND USE

UNIT	AREA		LOTS		DENSITY		*ESTIMATED COMPLETION DATE
UNIT-1A	11.24	ACRES	55	LOTS	4.9	UNITS/ACRE	1/1/2013
UNIT-1B	11.48	ACRES	60	LOTS	5.2	UNITS/ACRE	1/1/2013
UNIT-2	24.90	ACRES	118	LOTS	4.7	UNITS/ACRE	7/1/2011
UNIT-3	15.76	ACRES	103	LOTS	6.5	UNITS/ACRE	10/30/2013
UNIT-4	37.24	ACRES	154	LOTS	4.1	UNITS/ACRE	5/1/2012
UNIT-5	29.81	ACRES	131	LOTS	4.4	UNITS/ACRE	6/1/2013
~~UNIT-6~~		~~ACRES~~		~~LOTS~~		~~UNITS/ACRE~~	~~1/9/2016~~ NOT USED
~~UNIT-7~~		~~ACRES~~		~~LOTS~~		~~UNITS/ACRE~~	~~8/21/2016~~ NOT USED
UNIT-8	13.12	ACRES	81	LOTS	6.2	UNITS/ACRE	1/27/2017
UNIT-9	11.51	ACRES	67	LOTS	5.8	UNITS/ACRE	7/8/2017
UNIT-10	24.07	ACRES	103	LOTS	4.3	UNITS/ACRE	11/19/2017
UNIT-11	25.35	ACRES	96	LOTS	3.8	UNITS/ACRE	6/13/2018
UNIT-12	15.29	ACRES	51	LOTS	3.3	UNITS/ACRE	1/1/2019
UNIT-13	14.62	ACRES	88	LOTS	6.0	UNITS/ACRE	5/27/2019
UNIT-14	16.74	ACRES	73	LOTS	4.4	UNITS/ACRE	10/16/2019
UNIT-15	15.85	ACRES	79	LOTS	5.0	UNITS/ACRE	2/3/2020
UNIT-16	14.80	ACRES	66	LOTS	4.5	UNITS/ACRE	5/31/2020
UNIT-17	35.87	ACRES	127	LOTS	3.5	UNITS/ACRE	9/7/2020
UNIT-18	15.45	ACRES	64	LOTS	4.1	UNITS/ACRE	4/19/2021
UNIT-19	10.33	ACRES	62	LOTS	6.0	UNITS/ACRE	7/5/2021
UNIT-20	14.13	ACRES	83	LOTS	5.9	UNITS/ACRE	9/18/2021
UNIT-21	11.61	ACRES	68	LOTS	5.9	UNITS/ACRE	12/26/2021
UNIT-22	7.76	ACRES	40	LOTS	5.2	UNITS/ACRE	3/18/2022
UNIT-23	15.96	ACRES	69	LOTS	4.3	UNITS/ACRE	4/27/2022
UNIT-24	15.72	ACRES	77	LOTS	4.9	UNITS/ACRE	7/5/2022
UNIT-25	24.27	ACRES	102	LOTS	4.2	UNITS/ACRE	9/20/2022
UNIT-26	15.31	ACRES	78	LOTS	5.1	UNITS/ACRE	12/31/2022
UNIT-27	16.66	ACRES	85	LOTS	5.1	UNITS/ACRE	3/19/2023
UNIT-28	23.01	ACRES	111	LOTS	4.8	UNITS/ACRE	6/12/2023
UNIT-29	29.92	ACRES	PARK	SITE	N/A	UNITS/ACRE	
UNIT-30	18.53	ACRES	SCHOOL	SITE	N/A	UNITS/ACRE	
UNIT-31	2.80	ACRES	WATER TANK	SITE	N/A	UNITS/ACRE	
UNIT-32	11.42	ACRES	NON-RESIDENTIAL	SITE	N/A	UNITS/ACRE	
UNIT-33	59.61	ACRES	NON-RESIDENTIAL	SITE	N/A	UNITS/ACRE	
SUBTOTAL:	610.14	ACRES	2291	LOTS	3.8	UNITS/ACRE	

*ESTIMATED COMPLETION DATES ARE SUBJECT TO CHANGE DUE TO VARYING MARKET CONDITIONS.

PARK AND OPEN SPACE REQUIREMENTS

PARK LAND/OPEN SPACE REQUIRED = 2291 LOTS/70 LOTS PER ACRE = 32.7 ACRES
PARK LAND/OPEN SPACE PROVIDED = 29.92 ACRES (DEDICATED TO CITY)
CREDIT FOR THE REMAINING 2.78 ACRES INCORPORATED WILL COME OUT OF AMENITIES ADDED TO THE PARK (UNIT-29).

NON-RESIDENTIAL LAND USES, MAY BE ANY OF THE FOLLOWING LAND USES – COMMERCIAL, RETAIL, MULI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

GENERAL NOTES

1. ALL STREETS SHALL BE THE STANDARD CROSS SECTION IN ACCORDANCE WITH THE UDC SECTIONS 35-506(d)(1).
2. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC SECTION 35-506(q) ON INTERNAL AND ADJACENT STREETS.
3. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
6. A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
7. PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS
8. PROPERTY LIES INSIDE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT AND SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
9. ZONE A FEMA FLOODPLAIN LIES WITHIN THE LIMITS OF PROJECT BASED ON FIRM PANEL 48029C0240G EFFECTIVE SEPTEMBER 29, 2010.
10. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. BEARINGS REFERENCED FROM SURVEY CONDUCTED BY FERNANDEZ FRAZER WHITE AND ASSOCIATES, INC TITLED 823.0457 ACRES, LUCKEY RANCH, BEXAR CO, TEXAS, JANUARY 15, 2004.
12. SITE COMPLIES WITH THE CONNECTIVITY RATIO STANDARDS OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE.
13. THE FOLLOWING EXISTING EASEMENTS WILL BE VACATED OR REVISED ON THE SUBDIVISION PLAT.
    - 13.A. SOUTHWESTERN BELL TELEPHONE 15' UTILITY EASEMENT (VOL. 4750, PG 519)
    - 13.B. EGRESS EASEMENT (VOL. 6053, PGS 908-914)
    - 13.C. 15' INGRESS & EGRESS EASEMENT (VOL. 7178, PG 277), (VOL. 7219, PG 171)
    - 13.D. VARIABLE WIDTH DRAINAGE, INGRESS & EGRESS AND UTILITY EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
    - 13.E. 25' SANITARY SEWER EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
14. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
15. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515(b)(3) OR AS REVISED WITH SECTION 35-506(t).
16. BIKE LANES WILL BE PROVIDED AT ALL COLLECTOR STREETS AS PER UDC AND AASHTO REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE CONSTRUCTION PLANS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. IT CONTAINS THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY AGENCY IN ACCORDANCE WITH DFIRM PANELS 48029C0365F AND 48029C0530F DATED SEPTEMBER 29, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITHIN THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

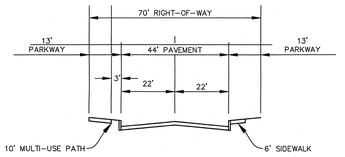
ACKNOWLEDGED BY:

12-16-11
PAPE-DAWSON ENGINEERS, INC.

12-15-11
LUCKEY RANCH GLOBAL ASSOCIATES
BY: KEP LUCKEY RANCH GLOBAL, LP, MANAGING JOINT VENTURER
BY: KEP LUCKEY RANCH, LLC, GENERAL PARTNER
BY: EDWARD KALIKOW, MANAGING MEMBER

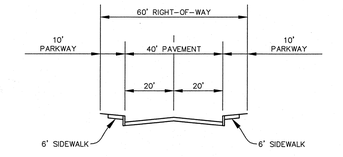
Date: Dec 16, 2011, 10:28am User ID: LMartin
File: K:\SUB\LUCKEY RANCH\DWG\MDP Master\Exhibit\MDP739630.dwg

LEGEND:
- PHASE LIMITS
- 100YR FEMA FLOOD PLAIN <ZONE A>
- PROJECT LIMITS
- SCHOOL DISTRICT LIMITS
- 5' CONTOURS
- 10' CONTOURS
- (RNF) SINGLE FAMILY NON-FRONTING
- NATURAL AREA/OPEN SPACE/100 YR FLOODPLAIN
- C TO B — ROAD SECTION TRANSITION COLLECTOR TO LOCAL "A"
- B TO A — ROAD SECTION TRANSITION LOCAL "B" TO LOCAL "A"
- "A" CONNECTIVITY STUB-OUT



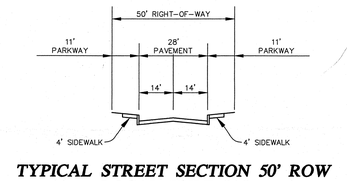
TYPICAL STREET SECTION 70' ROW COLLECTOR

(SCALE: 1"=200')



TYPICAL STREET SECTION 60' ROW LOCAL TYPE "B"

(SCALE: 1"=200')



TYPICAL STREET SECTION 50' ROW LOCAL TYPE "A"

(SCALE: 1"=200')

PLAN HAS BEEN ACCEPTED BY
COSA
December 21, 2011 010A-09
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
December 20, 2013
Date

UTILITY PURVEYORS

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

ZONING

EXISTING: OCL
PROPOSED: OCL

MAJOR AMENDMENT:
1. REVISED ORIGINAL BOUNDARIES OF UNITS 4, 5, 6, AND 7 AS A RESULT OF COVING LAYOUT. DELETED UNITS 6 & 7 FROM PLAN.
2. REVISED DRAINAGE EASEMENTS WITH UNITS 2, 4, AND 5 BASED ON MORE ACCURATE DATA.
3. MODIFIED THE LAND USE TABLE BY UPDATING THE UNITS & UNIT AREAS BASED ON MORE ACCURATE COMPUTER DATA. ALSO ADDED NON-RESIDENTIAL AREAS (IE. UNITS 31, 32 AND 33) TO TABLE. NON-RESIDENTIAL WAS PREVIOUSLY SHOWN ON PLAN IN TEXT FORMAT, BUT IS ALSO NOW IN TABLE FORMAT.
4. UPDATED PARK AND OPEN SPACE REQUIREMENTS.
5. UPDATED FLOODPLAIN AND FLOODPLAIN NOTES BASED ON 9/29/10 EFFECTIVE DFIRM MAP.
6. PROVIDED SECONDARY ACCESS VIA UNIT 10 FOR UNITS 4 & 5.

PROPERTY LEGAL DESCRIPTION

A 610.14 ACRE TRACT OUT OF A 1,482 ACRE TACT AS RECORDED IN DEED RECORDS VOLUME 6977, PAGE 883, BEXAR COUNTY, TEXAS AND BEING OUT OF THE WM. T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, THE J. BARRIT SURVEY NO. 66, ABSTRACT NO. 47, COUNTY BLOCK 4317, THE 1 & G N. R.R. SURVEY NO. 20 ABSTRACT NO. 897, COUNTY BLOCK 4324, THE T.A. COOK SURVEY NO. 65-1/4, ABSTRACT NO 1076, COUNTY BLOCK 4342, THE A. WICKSON SURVEY NO. 68, ABSTRACT NO 793, COUNTY BLOCK 4316, THE G. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 615, COUNTY BLOCK 4319, AND THE R. ALDERETE SURVEY NO. 12, ABSTRACT NO. 21, COUNTY BLOCK 4320, BEXAR COUNTY, TEXAS.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

OWNER\DEVELOPER
LUCKEY RANCH GLOBAL ASSOCIATES
BY: KEP LUCKEY RANCH GLOBAL, LP,
MANAGING JOINT VENTURER
BY: KEP LUCKEY RANCH, LLC,
GENERAL PARTNER
BY: EDWARD KALIKOW, MANAGING MEMBER
7001 BRUSH HOLLOW RD.,
WESTBURY, N.Y. 11590
PHONE: (516)876-4800

#010A-09
LUCKEY RANCH
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PREPARATION DATE: SEPTEMBER, 2011 JOB NO. 7396-30