

LOCATION MAP  
SCALE 1"=3000'

**OWNER/DEVELOPER:**  
LMM AND 37 DEVELOPMENT PARTNERS, LTD.  
CONTACT PERSON: RW McDONALD  
1700 WEST 6<sup>TH</sup> STREET  
AUSTIN, TX 78701

**CIVIL ENGINEER:**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

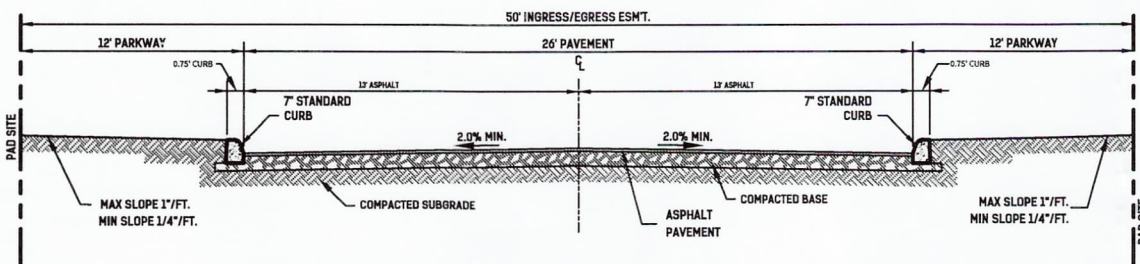
1. C.B. 4010 P-5 CALLED 0.131 ACRES BEXAR COUNTY (VOL. 5636, PG. 2021, O.P.R.)
2. C.B. 4010 P-6 CALLED 0.164 ACRES BEXAR COUNTY (VOL. 5636, PG. 1966, O.P.R.)
3. C.B. 4010 P-8 CALLED 0.282 ACRES BEXAR COUNTY (VOL. 5594, PG. 1510, O.P.R.)
4. C.B. 4010 P-9 CALLED 0.122 ACRES BEXAR COUNTY (VOL. 5420, PG. 1474, O.P.R.)
5. C.B. 4010 P-10 CALLED 0.095 ACRES BEXAR COUNTY (VOL. 5420, PG. 1465, O.P.R.)
6. C.B. 4010 P-64A (UNPLATTED) CALLED 6.82 ACRES SAGREDO ROEL & VERONICA Y (DOCUMENT NO. 20230068277, O.P.R.)
7. C.B. 4010 P-75C (UNPLATTED) CALLED 1.00 ACRES VALDEZ JOSE ANTONIO & RITA HO (DOCUMENT NO. 20120252563, O.P.R.)
8. C.B. 4010 P-146 (UNPLATTED) CALLED 7.651 ACRES BOLADO ROSALINDA (DOCUMENT NO. 20210142883, O.P.R.)
9. C.B. 4010 P-148 (UNPLATTED) CALLED 0.633 ACRES BUFFALO AURORA J (DOCUMENT NO. 20210142882, O.P.R.)
10. C.B. 4010 P-80C (UNPLATTED) CALLED 1.00 ACRES BUFFALO AURORA J (DOCUMENT NO. 20130859013, O.P.R.)
11. C.B. 4010 P-147 (UNPLATTED) CALLED 1.51 ACRES BUFFALO AURORA J (DOCUMENT NO. 20230218825, O.P.R.)
12. C.B. 4010B LOT 2 (UNPLATTED) CALLED 1.97 ACRES VIVEROS RUBEN BAEZ & CLETO JESSICA VALERIA (DOCUMENT NO. 20220017306, O.P.R.)
13. C.B. 4010 1.91 ACRES VALDEZ-PICKETT MARISSA & VALDEZ MARIA THERESA (DOCUMENT NO. 20200259240, O.P.R.)

**LEGEND:**

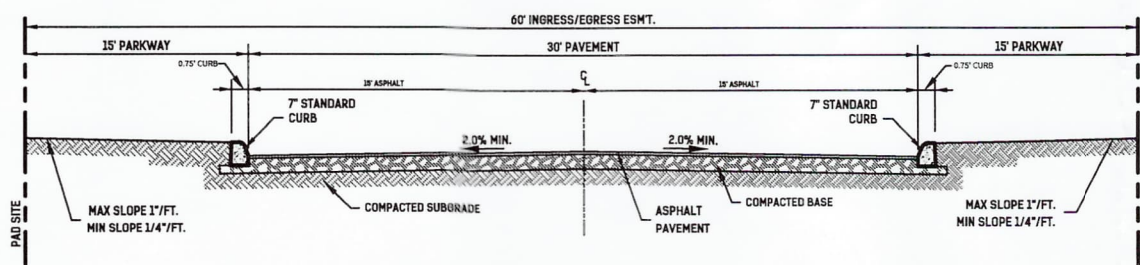
- PROPERTY BOUNDARY
- PHASE LIMITS
- CITY LIMITS
- 100-YR. FEMA EFFECTIVE FLOODPLAIN
- EXISTING GAS LINES
- ELEV. - - - - -
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- AC. ACRES
- B.S.L. BUILDING SETBACK LINE
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. DRAINAGE
- C.B. COUNTY BLOCK
- ESMT. EASEMENT
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ETJ EXTRA TERRITORIAL JURISDICTION
- MAX. MAXIMUM
- MIN. MINIMUM
- N.T.S. NOT TO SCALE
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. PAGE
- R.O.W. RIGHT OF WAY
- UDC UNIFIED DEVELOPMENT CODE
- VAR. VARIABLE
- VOL. VOLUME
- WID. WIDTH
- CENTER LINE
- 50-FT. STREET
- 60-FT. STREET
- PRIVATE "COLLECTOR A" STREET
- PRIVATE "ENHANCED COLLECTOR" STREET
- "COLLECTOR A" STREET

**KEYNOTES:**

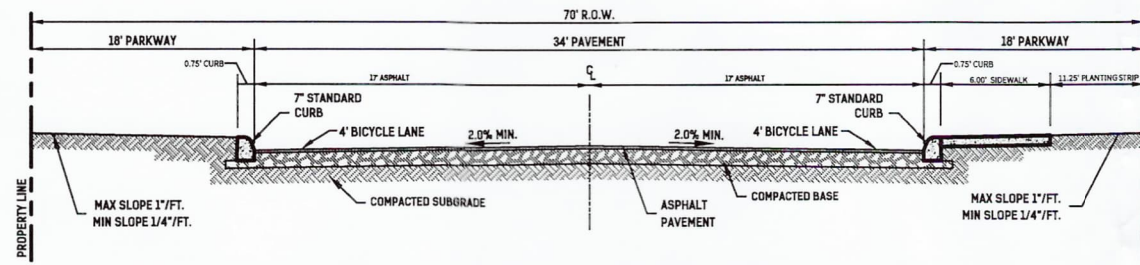
- 1 10' E.G.T.C.A. ESMT. & B.S.L.
- 2 15' UTILITY ESMT.
- 3 28' UTILITY ESMT.
- 4 VAR. WID. DRAINAGE ESMT.
- 5 20' SANITARY SEWER ESMT.



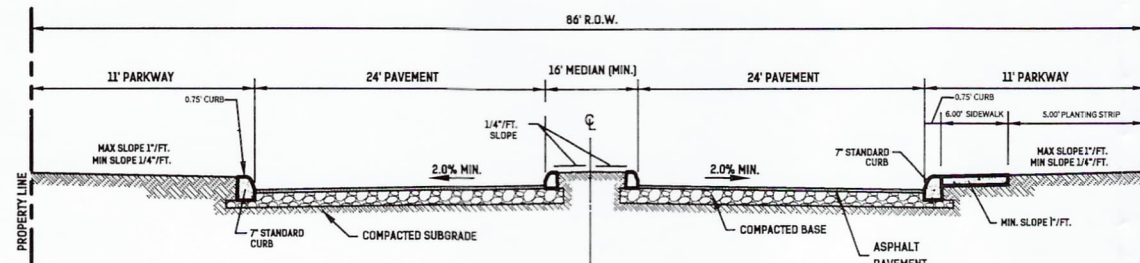
TYPICAL "50-FT." STREET CROSS-SECTION  
NOT TO SCALE



TYPICAL "60-FT." STREET CROSS-SECTION  
NOT TO SCALE



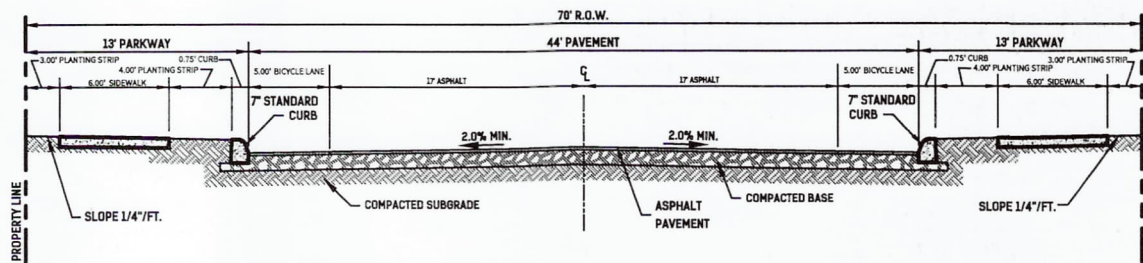
TYPICAL PRIVATE "COLLECTOR A" STREET CROSS-SECTION  
NOT TO SCALE



TYPICAL PRIVATE "ENHANCED COLLECTOR" STREET CROSS SECTION  
NOT TO SCALE

**NOTES:**

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
2. PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. GAS AND ELECTRIC SERVICES WILL BE PROVIDED BY CPS ENERGY.
6. TELEPHONE SERVICES WILL BE PROVIDED BY AT&T, SPECTRUM, OR OTHERS.
7. CABLE TELEVISION SERVICE TO BE PROVIDED BY AT&T, SPECTRUM OR OTHERS.
8. THE PROPERTY IS WITHIN THE SOUTHSIDE INDEPENDENT SCHOOL DISTRICT BOUNDARY.
9. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE LIMITS OF EXISTING 1% ANNUAL CHANCE FEMA EFFECTIVE FLOODPLAIN PER PANELS #48029C07356 AND #48029C07456, DATED JULY 19, 2023.
10. ALL ACCESS POINTS TO INDIVIDUAL PHASES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION OF INTERNAL CONNECTIONS WILL BE DETERMINED AT THE TIME OF PLATTING.
11. THE REQUIRED PARK / OPEN SPACE DEDICATION WAS CALCULATED IN ACCORDANCE WITH SECTION 35-503 OF THE UDC.
12. PARKS/OPEN SPACE AREAS ARE INTENDED FOR RECREATIONAL OR COMMUNITY USE AND MAY INCLUDE BUT NOT BE LIMITED TO LAWNS, PLANTING AREAS, BIKEWAYS, WALKWAYS, OR WOODED AREAS. OPEN SPACE DOES NOT INCLUDE DRIVEWAYS, PARKING LOTS OR OTHER SURFACES FOR MOTOR VEHICULAR TRAFFIC.
13. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
14. PROPOSED ACCESS POINTS OFF STREETS WITH RAISED MEDIANS SHALL FOLLOW MINIMUM SPACING OF UDC 35-506(n).
15. SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL PUBLIC ARTERIALS AND PUBLIC COLLECTORS PER UDC TABLE 506-3, NOTE 5.
16. INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(F)(1).
17. DETENTION IS TO BE PROVIDED FOR THIS PROPERTY.
18. ALL PROPOSED STREETS ARE TO BE PRIVATE STREETS THAT ARE PRIVATELY MAINTAINED, WITH THE EXCEPTION OF THE COLLECTOR "A" PORTION WITHIN THE SAN ANTONIO ETJ, WHICH WILL BE PUBLICLY MAINTAINED.



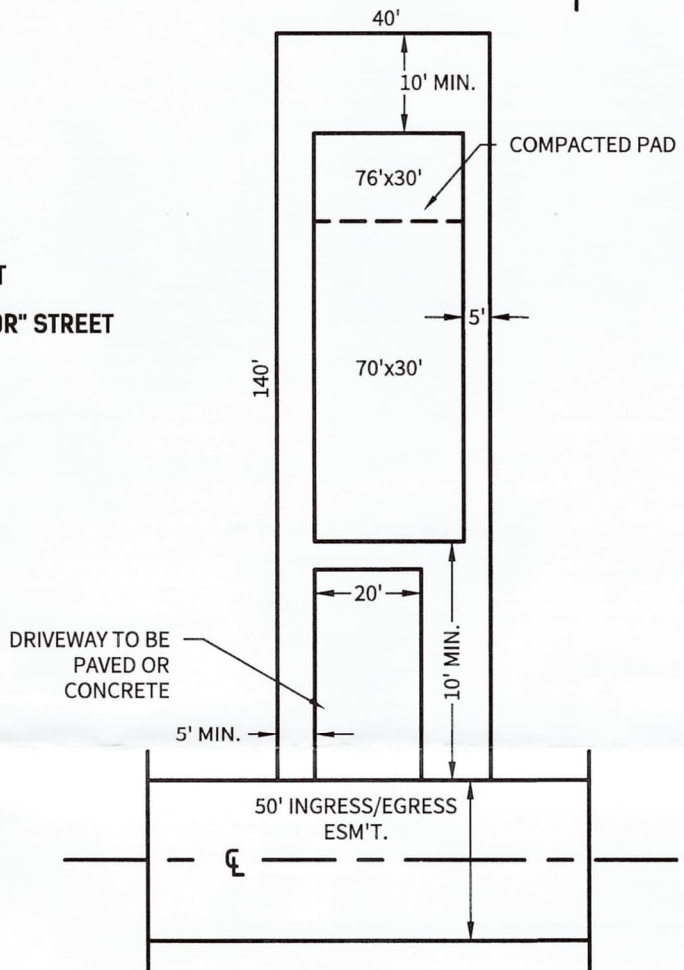
TYPICAL "COLLECTOR A" STREET CROSS-SECTION  
NOT TO SCALE

LAND USE AND DENSITY TABLE							
UNIT	LAND USE	GROSS Ac.	OPEN SPACE & FLOODPLAIN Ac.	EASEMENT Ac. (R.O.W.)	NET Ac.	DU/Ac.	DWELLINGS
1	SINGLE FAMILY RESIDENTIAL	170.99	71.08	19.44	80.47	6.60	531
	COLLECTOR	3.86	0	3.86			0
	ENHANCED COLLECTOR	1.06	0	1.06			0
2	SINGLE FAMILY RESIDENTIAL	338.33	169.78	36.74	131.81	7.17	945
	COLLECTOR	7.34	1.88	7.34			0
TOTAL		521.580	242.740	68.44	212.29	6.95	1476

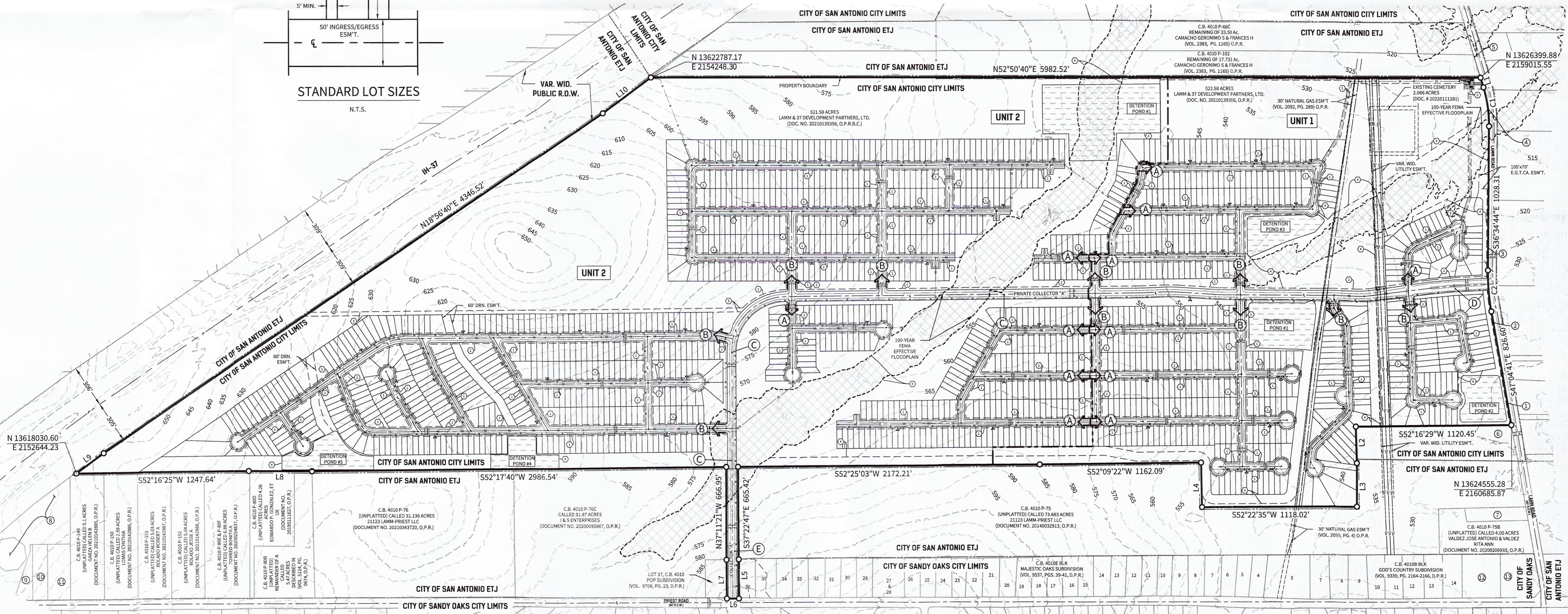
LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°00'10"E	71.55'
L2	S38°58'04"E	260.34'
L3	S37°13'38"E	312.13'
L4	N38°15'19"W	320.71'
L5	S37°13'43"E	279.64'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S53°11'38"W	92.16'
L7	N37°30'53"W	276.63'
L8	S53°02'21"W	455.43'
L9	N16°28'15"E	244.44'
L10	N16°44'43"E	430.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	920.09'	17°25'26"	279.80'	S45°17'27"E	278.73'
C2	1613.85'	10°27'23"	294.53'	S41°49'58"E	294.12'



STANDARD LOT SIZES  
N.T.S.



**LEGAL DESCRIPTION:**

521.58 ACRES OF LAND, LOCATED IN THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT 2, COUNTY BLOCK 4010, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 17.731 ACRE TRACT OF LAND AND THE REMAINING PORTION OF A CALLED 34.500 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 7686, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF A CALLED 124.595 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4787, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 124.42 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 8680, PAGE 2065 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 23.67 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2001018508 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20120117466 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

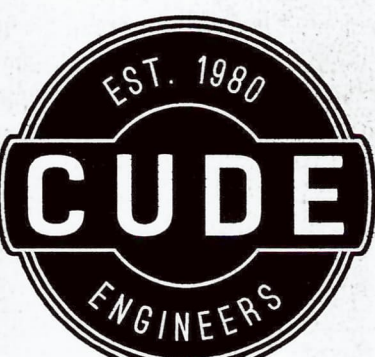
OWNER

ENGINEER

THIS MANUFACTURED HOME PARK PLAN FOR THE HOMESTEAD HAS BEEN CONSIDERED AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: 210.681.2951 F: 210.523.7112

THE HOMESTEAD  
LAND-MDP-24-11100007  
MANUFACTURED HOME PARK PLAN  
(MASTER DEVELOPMENT PLAN)

DATE  
11/25/2024  
PROJECT NO.  
04267.000  
DRAWN BY  
R.B.  
CHECKED BY  
K.M.H./C.J.C.  
REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

M1