

LOCATION MAP
1" = 2000'

BASIS OF COORDINATES NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (CORS 1996) DISPLAYED IN GRID, VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION PDET.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
 78.00 ACRES, 75.217 ACRES, 18.570 ACRES, DOC# 20120094230 (VOL. 15500, PG. 1958 O.P.R.)
 23.258 ACRES, DOC# 20150205862 (VOL. 17525, PG. 171 O.P.R.)
 3.024 ACRES, 5.557 ACRES, 11.929 ACRES, 5.201 ACRES, 10.33 ACRES, DOC# 20150082006 (VOL. 17228, PG. 1518 O.P.R.)
 LOT 6, BLOCK 8, NEW CITY BLOCK 19127, MV MULTI-FAMILY PHASE I MPCD SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, DOC# 20140033601 (VOL. 9663, PG. 132 D.P.R.)

NORTH AMERICAN DATUM OF 1983 COORDINATES:

Δ POINT 1: X=75692.32 Y=711002.02
 Δ POINT 2: X=77222.02 Y=709449.92

UTILITY PURVEYORS:

WATER: SAN ANTONIO WATER SYSTEM
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CPS ENERGY
 CABLE TELEVISION: TIME WARNER CABLE
 TELEPHONE: SOUTHWESTERN BELL/AT&T

LAND USE CATEGORIES

PHASING PLAN	ACREAGE	LAND USE DESIGNATION	PROP ZONING	DENSITY (UNITS PER ACRE)	FLOOR AREA RATIO (FAR)
1a	4.07	COMMERCIAL	MPCD	—	6.0
1b	0.58	OPEN SPACE	MPCD	—	—
1c	12.14	MULTIFAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
1d	6.57	OPEN SPACE	MPCD	—	—
1e	5.12	COMMERCIAL	MPCD	—	6.0
1f	1.03	OPEN SPACE	MPCD	—	—
1g	4.76	COMMERCIAL	MPCD	—	6.0
1h	0.25	OPEN SPACE	MPCD	—	—
1i	22.19	MULTIFAMILY RESIDENTIAL	MPCD	33 UNITS PER ACRE	—
1j	13.87	OPEN SPACE	MPCD	—	—
1k	4.51	COMMERCIAL	MPCD	—	6.0
1l	0.97	OPEN SPACE	MPCD	—	—
1m	3.43	COMMERCIAL	MPCD	—	6.0
1n	0.22	OPEN SPACE	MPCD	—	—
1o	18.03	COMMERCIAL	MPCD	—	6.0
1p	5.23	OPEN SPACE	MPCD	—	—
1q	2.26	COMMERCIAL	MPCD	—	6.0
1r	0.77	OPEN SPACE	MPCD	—	—
1s	10.60	MULTIFAMILY RESIDENTIAL	MPCD	18 UNITS PER ACRE	—
1t	2.66	COMMERCIAL	MPCD	—	6.0
1u	11.30	MULTIFAMILY RESIDENTIAL	MPCD	29 UNITS PER ACRE	—
1v	3.14	OPEN SPACE	MPCD	—	—
1w	1.95	OPEN SPACE	MPCD	—	—
1x	6.38	COMMERCIAL	MPCD	—	6.0
1y	1.95	COMMERCIAL	MPCD	—	6.0
1z	17.95	MIXED USE	MPCD	27 UNITS PER ACRE	6.0
2	3.57	OPEN SPACE	MPCD	—	—
3	6.06	COMMERCIAL	MPCD	—	6.0
4	2.10	OPEN SPACE	MPCD	—	—
5	4.00	COMMERCIAL	MPCD	—	6.0
6	1.72	OPEN SPACE	MPCD	—	—
7	1.94	COMMERCIAL	MPCD	—	6.0
8	0.45	OPEN SPACE	MPCD	—	—
9	3.61	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
10	2.16	COMMERCIAL	MPCD	—	6.0
11	5.92	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
12	1.33	OPEN SPACE	MPCD	—	—
13	4.93	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
14	0.62	OPEN SPACE	MPCD	—	—
15	0.62	OPEN SPACE	MPCD	—	6.0
16	0.31	OPEN SPACE	MPCD	—	—
17	6.08	COMMERCIAL	MPCD	—	6.0
18	1.66	OPEN SPACE	MPCD	—	—

LEGEND

- [Green Hatched] PROPOSED OPEN SPACE
- [Green Hatched with Park Symbol] PROPOSED OPEN SPACE PARK AND/OR FACILITY FOR MULTI-FAMILY*
- [Blue Triangles] PROPOSED MULTI-FAMILY RESIDENTIAL
- [Red Dots] PROPOSED COMMERCIAL
- [Mixed Pattern] MIXED USE (COMMERCIAL/MULTI-FAMILY)
- [Solid Line] MPCD BOUNDARY LINE
- [Dashed Line] PHASING BOUNDARY LINE
- [Dotted Line] GC-2 ZONING LINE
- [Thin Solid Line] LOT LINE
- [Curved Line] CB CHORD BEARING
- [Double Curved Line] CD CHORD DISTANCE
- [Line with Arrow] PROPOSED DRIVEWAY

* OPEN SPACE PARK FACILITY SYMBOL IS SCHEMATIC IN NATURE. ACTUAL DESIGN SHAPE AND CONSTRUCTION OF FACILITY WILL BE DETERMINED WHEN PHASE IS DEVELOPED. EACH MULTI-FAMILY PHASE IS ESTIMATED TO HAVE 12,000 SF OF OPEN SPACE PARK AND/OR FACILITY.

- NOTES:**
- OWNERS/DEVELOPERS: MVSATX HOLDINGS, LLC; LEGACY STRIKER MV LTD; COMMODORE VENTURES, LLC; MV POTRANCO LLC.
 - ENGINEER/SURVEYOR/DESIGNER: PAPE-DAWSON ENGINEERS, INC. 2000 N.W. LOOP 410 SAN ANTONIO, TEXAS 78213 TEL: 210-375-9000
 - WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
 - FM 1957 (POTRANCO ROAD) AND HIGHWAY 151 ARE LISTED ON THE CITY OF SAN ANTONIO'S MAJOR THOROUGHFARE PLAN. THE PLAN INDICATES POTRANCO ROAD WILL REQUIRE A 120 FOOT R.O.W. AND HIGHWAY 151 WILL REQUIRE A 250-500 FOOT R.O.W. THE LOCATION OF PUBLIC ROADS SHOWN ON THIS MPCD ARE APPROXIMATE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(Q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY).
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
 - PARKLAND/OPEN SPACE SHALL BE MAINTAINED BY THE OWNER.
 - A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
 - BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
 - THE ENTIRE AREA OF THIS MPCD IS ASSOCIATED WITH WESTLAKES POADP #60 WHICH WAS APPROVED ON NOVEMBER 11, 1995.
 - ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
 - NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.
 - DRIVEWAY LOCATIONS ALONG TxDOT R.O.W. WILL BE APPROVED BY TxDOT AT TIME OF PLATTING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THE MPCD.
 - DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLAT SUBMITTAL. LOCATIONS OF DRIVEWAYS SHOWN ON THIS MPCD ARE DEEMED TO BE FOR REFERENCE ONLY.
 - PROPOSED COMMERCIAL USE IS DEFINED AS ANY USE ALLOWED IN C3 ZONING.

- DRAINAGE NOTE:**
- REFERENCE STORMWATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

- MAJOR AMENDMENT NOTES:**
- DECREASED TOTAL MPCD ACRES FROM 202.93 TO 201.07 AFFECTING ACRES TO ALL PHASES OTHER THAN PHASES I, III, IV, VII, X, XII, XVI; TO REFLECT SURVEYED PARCEL BOUNDARIES THAT WERE IMPLEMENTED WITH THIS MPCD AMENDMENT.
 - INCREASED OVERALL MPCD COMMERCIAL ACRES FROM 65.54 TO 72.18.
 - INCREASED OVERALL MPCD MULTI-FAMILY UNITS FROM 2,200 TO 2,839.
 - DECREASED OVERALL MPCD OPEN SPACE ACRES FROM 46.01 TO 42.25.
 - INCREASED OVERALL MPCD MIXED USE ACRES FROM 16.68 TO 17.95.
 - PHASE II - OPEN SPACE ACRES INCREASED FROM 4.32 TO 6.57. MULTI-FAMILY ACRES DECREASED FROM 14.38 TO 12.14.
 - PHASE V - ACRES INCREASED FROM 25.14 TO 26.16 ACRES. MULTI-FAMILY ACRES INCREASED FROM 21.33 TO 22.19 ACRES. # OF UNITS/ACRE INCREASED FROM 7 TO 33. OPEN SPACE ACRES INCREASED FROM 3.81 TO 3.59.
 - PHASE VI - ACRES DECREASED FROM 7.83 TO 5.48. COMMERCIAL ACRES INCREASED FROM 0 TO 4.51. MULTI-FAMILY ACRES DECREASED FROM 4.51 TO 0. # OF UNITS/ACRE DECREASED FROM 6 TO 0.
 - PHASE VII - ACRES INCREASED FROM 23.00 TO 23.26. COMMERCIAL ACRES INCREASED FROM 14.64 TO 18.03. OPEN SPACE ACRES DECREASED FROM 8.36 TO 5.23.
 - PHASE IX - ACRES DECREASED FROM 3.07 TO 3.03. COMMERCIAL ACRES DECREASED FROM 2.33 TO 2.26. OPEN SPACE ACRES INCREASED FROM 0.74 TO 0.77.
 - PHASE X - ACRES INCREASED FROM 12.36 TO 13.26. MULTI-FAMILY ACRES INCREASED FROM 10.14 TO 10.60. MULTI-FAMILY UNITS DECREASED FROM 20 UNITS/ACRE TO 18 UNITS/ACRE. OPEN SPACE ACRES INCREASED FROM 2.24 TO 2.66 ACRES.
 - PHASE XI - ACRES DECREASED FROM 14.57 TO 14.44. MULTI-FAMILY ACRES INCREASED FROM 9.46 TO 11.30. OPEN SPACE ACRES DECREASED FROM 5.11 TO 3.14.
 - PHASE XII - ACRES INCREASED FROM 10.25 TO 10.33. COMMERCIAL ACRES INCREASED FROM 8.25 TO 8.38. OPEN SPACE ACRES DECREASED FROM 2.00 TO 1.85.
 - PHASE XIII - COMMERCIAL ACRES DECREASED FROM 21.62 TO 21.52. MIXED USE ACRES INCREASED FROM 16.68 TO 17.95. OPEN SPACE ACRES DECREASED FROM 4.94 TO 3.57.
 - PHASE XV - ACRES DECREASED FROM 10.72 TO 5.56. COMMERCIAL ACRES DECREASED FROM 4.00 TO 3.59. OPEN SPACE DECREASED FROM 1.72 TO 1.58.
 - PHASE XVI - COMMERCIAL ACRES INCREASED FROM 3.27 TO 3.56. OPEN SPACE ACRES INCREASED FROM 0.60 TO 0.31.
 - PHASE XX - ACRES DECREASED FROM 9.06 TO 7.74. COMMERCIAL ACRES DECREASED FROM 7.67 TO 6.08. OPEN SPACE ACRES INCREASED FROM 1.39 TO 1.66.

OWNERS/DEVELOPERS:

MVSATX HOLDINGS LLC
 C/O BV GROUP VENTURES LLC
 P.O. BOX 1205
 FAIRFAX, VA 22038
 TEL: (410)338-4707

LEGACY STRIKER MV LTD
 3008 E. HERRON PARKWAY, BUILDING 300
 CARROLLTON, TEXAS 75010
 TEL: (214)361-5000

MV POTRANCO LLC
 3008 E. HERRON PARKWAY, BUILDING 300
 CARROLLTON, TEXAS 75010
 TEL: (214)363-1998

COMMODORE VENTURES, LLC
 C/O DALJAN DEVELOPMENT, LLC
 1212 NEW YORK AVENUE, NW, SUITE 875
 WASHINGTON, DC 20005
 TEL: (202)607-3300

ENGINEER/SURVEYOR/DESIGNER/AGENT:
 PAPE-DAWSON ENGINEERS, INC.

BY: [Signature]
 NAME: MATT JOHNSON
 TITLE: VICE PRESIDENT, LAND DEVELOPMENT

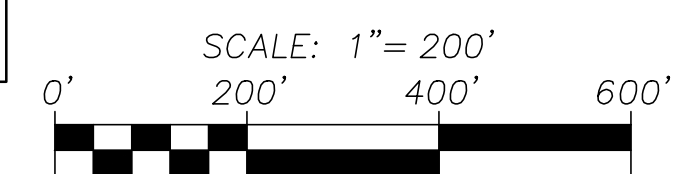
2000 N.W. LOOP 410
 SAN ANTONIO, TEXAS 78213
 TEL: 210-375-9000

**MONTERREY VILLAGE
 MASTER PLANNED COMMUNITY DISTRICT
 MPCD # 14-00003.02
 (AMENDS MPCD #14-00003.01)
 MAJOR AMENDMENT**

- ORIGINAL APPROVAL DATE OF MPCD #07-08-001: JULY 23, 2008
 MINOR AMENDMENT APPROVAL DATE OF MPCD #07-08-001A: AUGUST 19, 2010
 MINOR AMENDMENT APPROVAL DATE OF MPCD #07-08-001B: NOVEMBER 19, 2012
 MINOR AMENDMENT APPROVAL OF LDS #14-00003: DECEMBER 10, 2014
 MINOR AMENDMENT APPROVAL OF MPCD #14-00003.01: JULY 10, 2015



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 SAN ANTONIO, TEXAS 78213 | FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



ZONING CASE NO.
 ORDINANCE NO.

Date: Apr. 05, 2016, 11:17am User: D:\Mansour\Documents\Projects\07-08-001A\07-08-001A.dwg Plotter: hp-00003.02.dwg