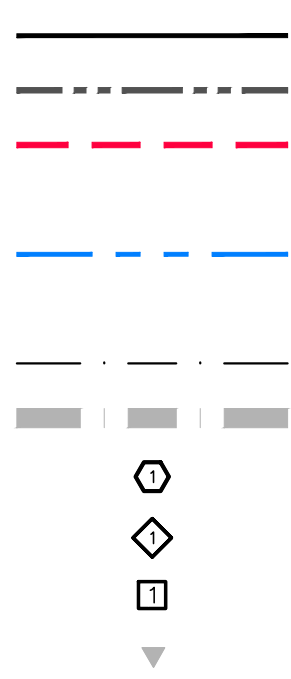


LOCATION MAP  
NOT-TO-SCALE

#### LEGEND

P.U.D. LIMITS  
(18,119 ACRES)  
200'-YR EFFECTIVE  
FLOODPLAIN  
1% CHANCE (100-YR)  
FLOODPLAIN BASED ON  
STUDY PREPARED BY  
PAPE-DAWSON ENGINEERS,  
INC.  
5' PERIMETER SETBACK  
PHASE SEPARATION LINE  
EASEMENT KEY (PROPOSED)  
EASEMENT KEY (EXISTING)  
OWNERSHIP  
ZERO LOT LINE



#### DEVELOPER/OWNER

R/A DOMINION DEVELOPMENT PROPERTIES, LLC  
8 DOMINION DRIVE, UNIT 102  
SAN ANTONIO, TEXAS 78257  
(210) 698-3000

#### ENGINEER/DESIGNER

PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213  
(210) 375-9000

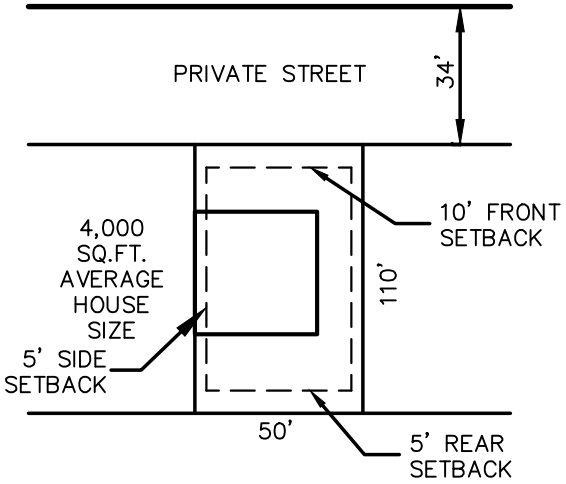
#### UTILITY PURVEYORS

SANITARY SEWER: LEON SPRINGS UTILITY CO.  
WATER: SAN ANTONIO WATER SYSTEM  
GAS: GREY FOREST UTILITIES  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: AT&T  
CABLE TELEVISION: TIME WARNER CABLE

#### PRIOR MDP/PUD PLANS

DOMINION HILLS SUBDIVISION PHASE I, PHASE II & PHASE III  
DOMINION HILLS SUBDIVISION (PUD) PHASE I & PHASE 2

13-00016  
14-00049



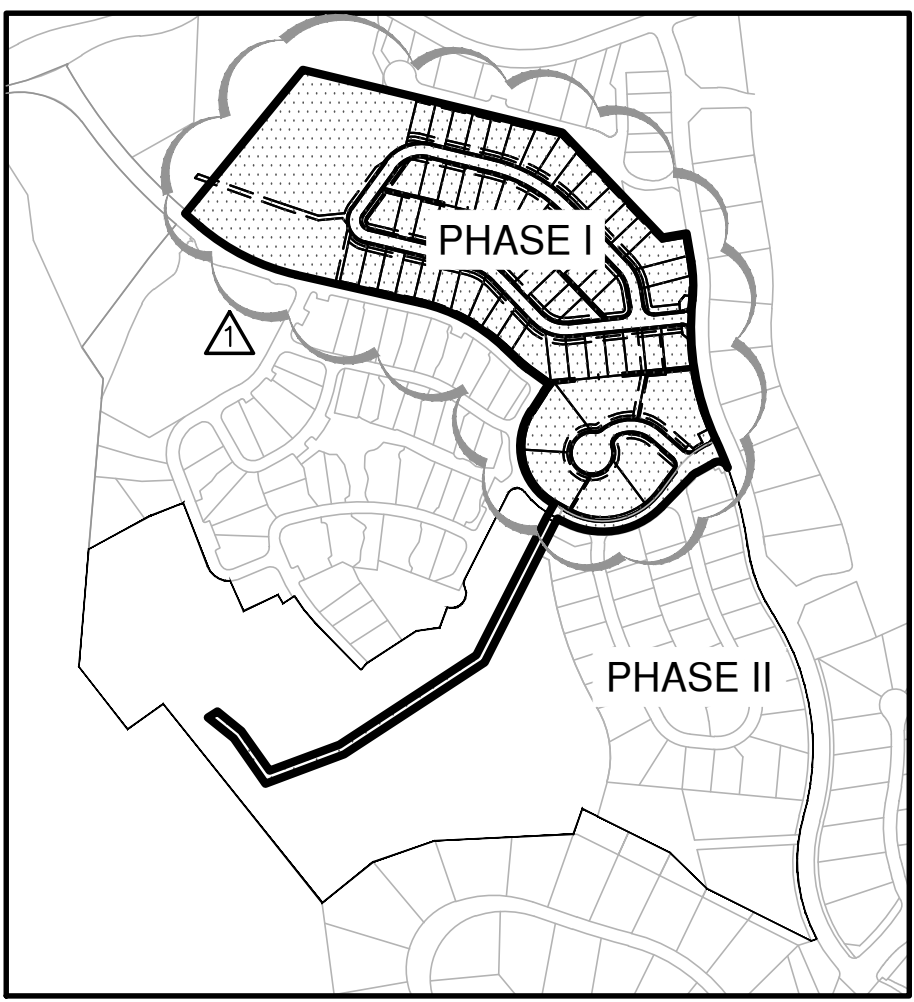
TYPICAL LOT DETAIL  
(PHASE I)  
NOT-TO-SCALE

#### LOT OWNERSHIP KEY

- 1 BRENTHURST LANE  
PRIVATE STREET  
OWNER: DOMINION H.O.A.,  
INC.  
2 LOT 33, NCB 34034D  
OWNER: JAMES E.  
MONTGOMERY, JR. & LINDA C.  
3 LOT 32, NCB 34034D  
OWNER: WILLIAM B. &  
BARBARA K. OESOWITZ  
REVOCABLE TRUST  
4 LOT 31, NCB 34034D  
OWNER: GARY DEJETT  
LOT 30, NCB 34034D  
OWNER: LUKE C. & BARBARA  
J. MCLEAREN  
5 LOT 29, NCB 34034D  
OWNER: PAMELA DENISE  
HOLLAND LIVING TRUST  
6 LOT 28, NCB 34034D  
OWNER: FRANCISCO DE LA  
PIEDRA & LILIA ALONSO  
7 LOT 27, NCB 34034D  
OWNER: JACK E. & MARLENE  
R. SPIRIT  
8 LOT 26, NCB 34034D  
OWNER: JAMES F. & FAYE D.  
SMITH  
9 LOT 25, NCB 34034D  
OWNER: MARIA JULIA URIBE  
UNPLATTED  
OWNER: AGORA ASSETS LC  
LOT 1, BLOCK 28, NCB 16385  
OWNER: DOMINION HILLS  
CONDO ASSOCIATION  
10 LOT 99, BLOCK 50, NCB 16385  
OWNER: DOMINION HILLS  
CONDO ASSOCIATION  
11 LOT 1, BLOCK 53, NCB 16385  
OWNER: AGORA ASSETS LC  
LOT 1, BLOCK 53, NCB 16385  
OWNER: AGORA ASSETS LC  
LOT 2, BLOCK 53, NCB 16385  
OWNER: JOSE A. AMADOR &  
ADIA F. FERNANDEZ  
12 LOT 8, BLOCK 52, NCB 16385  
OWNER: ROSALIND BOGO  
SWART  
13 LOT 901, BLOCK 52, NCB 16385  
OWNER: DOMINION HILLS  
CONDO ASSOCIATION  
14 LOT 8, BLOCK 52, NCB 16385  
OWNER: MAROLYN J. ELSNER  
15 LOT 7, BLOCK 52, NCB 16385  
OWNER: KENNA L. SMITH  
LOT 6, BLOCK 52, NCB 16385  
OWNER: AGORA ASSETS LC  
LOT 5, BLOCK 52, NCB 16385  
OWNER: AGORA ASSETS LC  
LOT 902, BLOCK 50, NCB 16385  
OWNER: DOMINION HILLS  
CONDO ASSOCIATION  
16 LOT 10, BLOCK 50, NCB 16385  
OWNER: DOUGLAS ROY  
HOLLINS  
17 LOT 9, BLOCK 50, NCB 16385  
OWNER: WELSH HOMES, LLC  
LOT 8, BLOCK 50, NCB 16385  
OWNER: ELOO CARY PAPP  
18 LOT 7, BLOCK 50, NCB 16385  
OWNER: CARL AND RAY A.  
NANCY SUE HILLMER  
19 LOT 6, BLOCK 50, NCB 16385  
OWNER: AGORA ASSETS LC  
LOT 5, BLOCK 50, NCB 16385  
OWNER: WELSH HOMES, LLC  
LOT 4, BLOCK 50, NCB 16385  
OWNER: ROBERT C.  
SMALLWOOD  
20 LOT 3, BLOCK 50, NCB 16385  
OWNER: HERMAN WELSH  
LOT 2, BLOCK 50, NCB 16385  
OWNER: SHYAMALA RAO  
21 LOT 1, BLOCK 50, NCB 16385  
OWNER: WELSH HOMES, LLC  
LOT 1, BLOCK 28, NCB 16385  
OWNER: AGORA RENTALS,  
LLC  
22 LOT 901, BLOCK 28, NCB 16385  
OWNER: DOMINION HILLS  
CONDO ASSOCIATION  
23 LOT 2, BLOCK 28, NCB 16385  
OWNER: FOUR DOMINION  
DRIVE, LLC  
24 LOT 20, BLOCK 21, NCB 16385  
OWNER: DOMINION  
HOMEOWNERS ASSOCIATION,  
INC.  
25 LOT 1, BLOCK 14, NCB 34753A  
OWNER: PYRAMIDS  
EXCHANGE, LLC  
26 LOT 19, BLOCK 21, NCB 16385  
OWNER: DOMINION  
HOMEOWNERS ASSOCIATION,  
INC.  
27 LOT 999, BLOCK 21, NCB 16385  
OWNER: DOMINION H.O.A.,  
INC.  
28 LOT 16, BLOCK 21, NCB 16385  
OWNER: GREGORY JR. D.  
MILLER & ROSHONDA R.  
BOOKER  
29 LOT 15, BLOCK 21, NCB 16385  
OWNER: PAUL R. & SOCORRO  
V. GARZA  
30 LOT 24, BLOCK 21, NCB 16385  
OWNER: LORD MASTELL &  
JOIA LEJUAN DEROU  
31 LOT 23, BLOCK 21, NCB 16385  
OWNER: XAVIER A. NORIA &  
PENA  
32 LOT 22, BLOCK 21, NCB 16385  
OWNER: DENNIS TARRILLON  
LOT 21, BLOCK 21, NCB 16385  
OWNER: DENNIS TARRILLON  
LOT 7, BLOCK 21, NCB 16385  
OWNER: MARIA H. & MICHAEL  
MURPHY RICHARD TRUST  
33 DOMINION DR  
PRIVATE STREET  
OWNER: DOMINION H.O.A.,  
INC.  
34 LOT 2, BLOCK 15, NCB 34034A  
OWNER: DOMINION H.O.A.,  
INC.  
35 LOT 6, BLOCK 21, NCB 16385  
OWNER: JORGE F. ALONSO  
LOT 5, BLOCK 21, NCB 16385  
OWNER: HANVI B. & BUI PHAT  
NGUYEN

#### EASEMENT KEY

- 1 2' GETCITY WATER, & SANITARY SEWER EASEMENT  
(VOL. 9563, PGS 132-137, DPR)  
2 2' EMERGENCY VEHICLE ACCESS EASEMENT  
(VOL. 9563, PGS 132-137, DPR)  
3 1' WATER EASEMENT  
(VOL. 9563, PGS 132-137, DPR)  
4 1' WATER, GETCITY, & LANDSCAPE EASEMENT  
(VOL. 9517, PG 104, DPR)  
5 VARIABLE WIDTH ELECTRIC EASEMENT  
(VOL. 14223, PG 215, DPR)  
6 5' DRAINAGE EASEMENT  
(VOL. 9517, PG 104, DPR)  
7 VARIABLE WIDTH DRAINAGE EASEMENT  
(VOL. 9563, PG 136, DPR)  
8 INGRESS/EGRESS ACCESS EASEMENT  
(VOL. 11807, PGS 215-217, DPR)  
9 VARIABLE WIDTH GETCITY WATER, & SEWER  
(VOL. 9563, PGS 132-137, DPR)  
10 VARIABLE WIDTH DRAINAGE EASEMENT  
(VOL. 9563, PG 132, DPR)  
11 WATER METER EASEMENT  
(VOL. 9563, PG 132, DPR)  
12 16' SANITARY SEWER EASEMENT  
(VOL. 9563, PG 136, DPR)  
13 VARIABLE WIDTH DRAINAGE EASEMENT  
(VOL. 9563, PG 136, DPR)  
14 16' SANITARY SEWER EASEMENT  
(VOL. 9563, PG 136, DPR)  
15 ROADWAY EASEMENT  
(VOL. 13973, PGS 232-239, OPR)  
16 VARIABLE WIDTH WATER EASEMENT  
(VOL. 9721, PG 153, DPR)  
17 5' WATER EASEMENT  
(VOL. 9721, PG 153, DPR)  
18 5' ELECTRIC EASEMENT  
(VOL. 9721, PG 153, DPR)  
19 5' WATER EASEMENT  
(VOL. 20001, PG 1330, PH)  
20 10' WATER EASEMENT  
(VOL. 20001, PG 1330, PH)  
21 10' GETCITY EASEMENT  
(VOL. 20001, PG 1330, PH)  
22 12' SANITARY SEWER EASEMENT  
(VOL. 20001, PG 1330, PH)  
23 VARIABLE WIDTH PRIVATE  
DRAINAGE EASEMENT  
24 28' ELECTRIC EASEMENT (OFF-SITE)  
(VOL. 20001, PG 1330, PH)  
25 5' ELECTRIC EASEMENT  
26 10' UNDERGROUND ELECTRIC, GAS, TELEPHONE,  
CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN,  
AND SANITARY SEWER EASEMENT  
(VOL. 20001, PG 1330, PH)  
27 5' DRAINAGE EASEMENT  
(VOL. 20001, PG 1330, PH)  
28 10' DRAINAGE EASEMENT  
(VOL. 20001, PG 1330, PH)  
29 12' SANITARY SEWER EASEMENT (OFFSITE)  
(VOL. 20001, PG 1330, PH)  
30 VARIABLE WIDTH PRIVATE WATER, SANITARY SEWER,  
DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
(VOL. 20001, PG 1330, PH)  
31 5' BUILDING SETBACK LINE



PUD LIMITS  
NOT-TO-SCALE

LAND USE TABLE	
LAND USE	AREA (ac.)
SINGLE FAMILY RESIDENTIAL	10.91
COMMERCIAL	3.27
PRIVATE STREETS	3.98
900 SERIES LOTS	0.54
OFF-LOT EASEMENT	0.56
TOTALS	20.52

#### DOMINION HEIGHTS, PHASE IA LEGAL DESCRIPTION

BEING A 18.941 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-41, 901-903 & 999, BLOCK 44, LOTS 1-24, & 904, BLOCK 45 BEING ALL OF A 17.579 ACRE TRACT OF LAND RECORDED IN VOLUME 17609, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LOT 18 OF THE ENCLAVE AT THE DOMINION (PUD) SUBDIVISION RECORDED IN VOLUME 9559, PAGE 135 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 0.011 OF AN ACRE OUT OF LOT 20, BLOCK 21 OF THE DOMINION HOMEOWNERS ASSOCIATION SUBDIVISION RECORDED IN VOLUME 9600, PAGE 15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 0.322 OF AN ACRE LOT 1, BLOCK 28, NCB 16385 OF THE INDEPENDENCE VILLAGE AT DOMINION, PHASE I RECORDED IN VOLUME 9563, PAGE 132 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.811 OF AN ACRE OUT OF THE REMAINDER OF A 67.942 ACRE TRACT RECORDED IN VOLUME 18271, PAGE 214 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4043, IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

P.U.D. PLAN NO.: 20-11700001

THIS P.U.D. PLAN OF DOMINION HEIGHTS, PHASE IA PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF OF A.D. 20

CHAIRMAN

SECRETARY

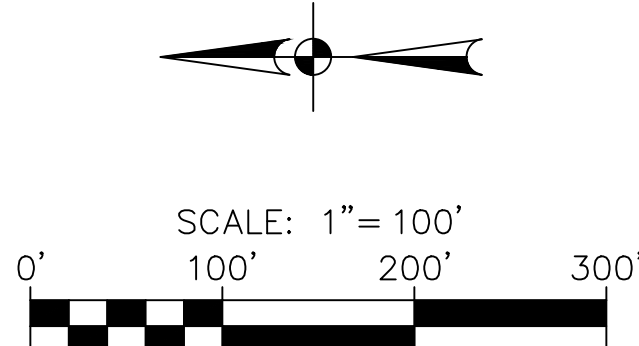
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-819 OF THE CITY OF SAN ANTONIO UNITED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. R/A DOMINION DEVELOPMENT PROPERTIES, LLC

## DOMINION HEIGHTS SUBDIVISION PHASE IA (PLANNED UNIT DEVELOPMENT)

## SAN ANTONIO, TX P.U.D. PLAN 20-11700001 MAJOR AMENDMENT - AMENDING PUD #14-00049



#### SURVEY NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- MAJOR AMENDMENTS:
  - OWNER AND ENGINEER UPDATED.
  - SITE DOES NOT REQUIRE PARK SPACE BY VESTINGS.
  - THIS AMENDED PUD PLAN REPLACES ANY EXISTING PUD PLAN FOR THE AREA SHOWN ABOVE (PHASE I). AREAS NOT INCLUDED WITHIN THIS AMENDED PUD PLAN SHALL REMAIN UNCHANGED.
  - ACREAGE OF PRIVATE STREETS INCREASED BY 0.64 ACRES.
  - REAR SETBACK ON ALL LOTS REDUCED FROM 20' TO 5'

#### P.U.D. NOTES:

- ALL STREETS ARE PRIVATE.
- ALL STREETS WILL HAVE A 34' MINIMUM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY (LSPUC).
- ELECTRIC TO BE PROVIDED BY CPS ENERGY.
- GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
- GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- LOTS 901, 902 AND 903, BLOCK 44, NCB 16385 ARE DESIGNATED AS VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER AND LANDSCAPE EASEMENT.
- THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
- LOT 999, BLOCK 44, NCB 16385 AND LOT 999, BLOCK 47, NCB 16385 ARE DESIGNATED AS VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER AND LANDSCAPE EASEMENT.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN ACCORDING TO FEMA MAP NUMBER 48029C0115F, DATED SEPTEMBER 29, 2010.
- STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(E)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
- PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35-506(E)(7).
- LOT 901, BLOCK 47, NCB 16385 IS DESIGNATED FOR DRAINAGE.
- LOTS 901, 902 AND 903, BLOCK 44, NCB 16385 ARE DESIGNATED AS VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER AND LANDSCAPE EASEMENT.
- LOT 904, BLOCK 45, NCB 16385 IS DESIGNATED FOR MAILBOX KIOSK.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TXBPE FIRM REGISTRATION #470 | TXPLS FIRM REGISTRATION #10028600

ACREAGE / DENSITY SUMMARY TABLE						
LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ac.)	NUMBER OF BUILDABLE LOTS	NUMBER OF DWELLING UNITS	DENSITY (UNITS/ac.)	PRIVATE STREET OPEN SPACE LOTS
COMMERCIAL	MAY 2022	4.27	1	N/A	N/A	N/A
SINGLE-FAMILY	MAY 2022	10.91	64	64	5.87	3.98

UPDATES  
SETBACK REDUCED FROM 20' TO 5' 05/04/20

SHEET 1 OF 1  
PREPARATION DATE: Aug 05, 2020 JOB NO. 5845-95