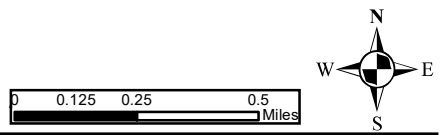
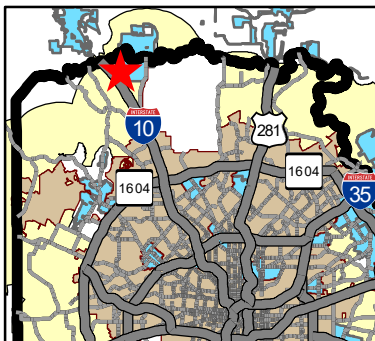
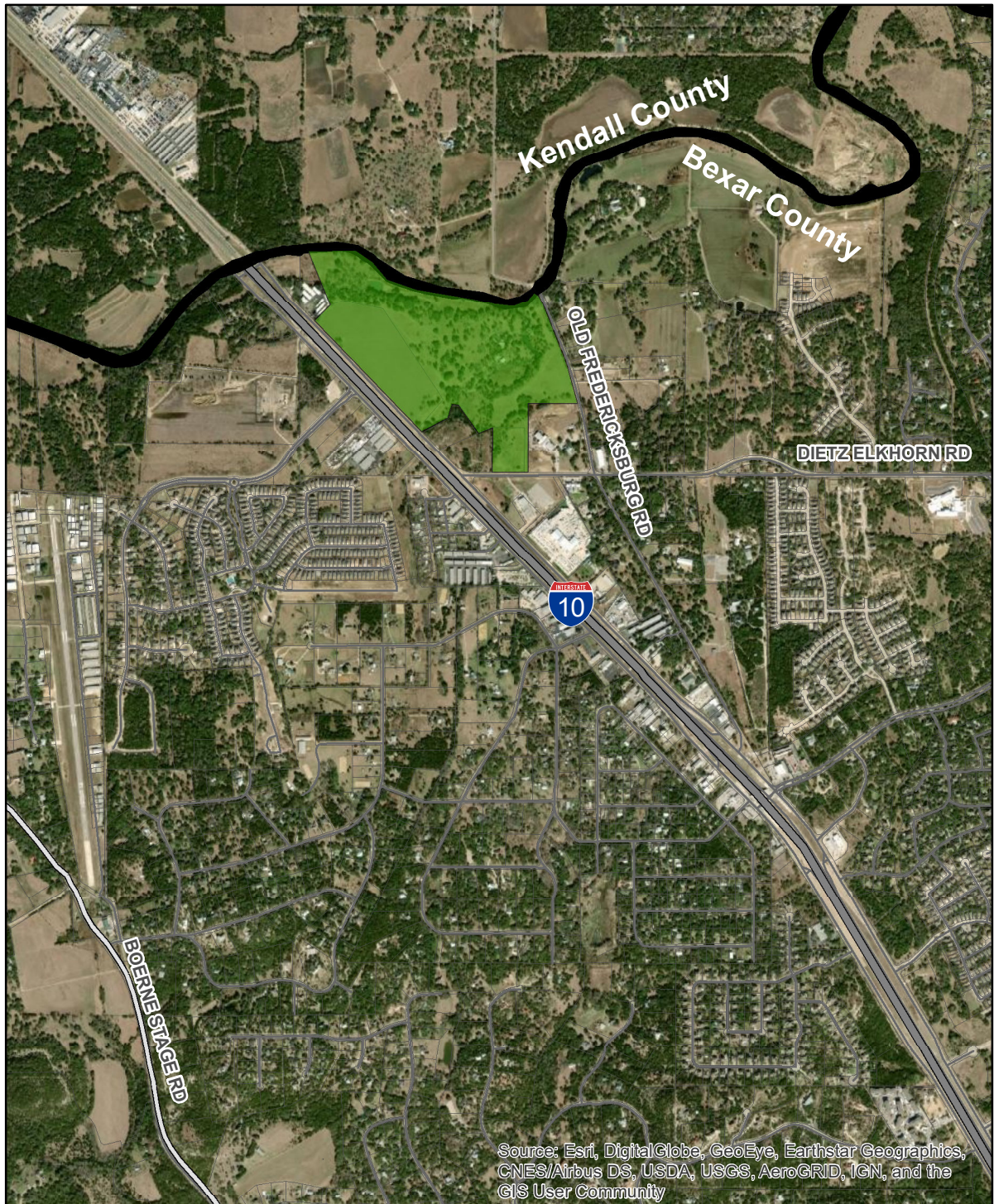







Exhibit A - Lemon Creek PID - DRAFT

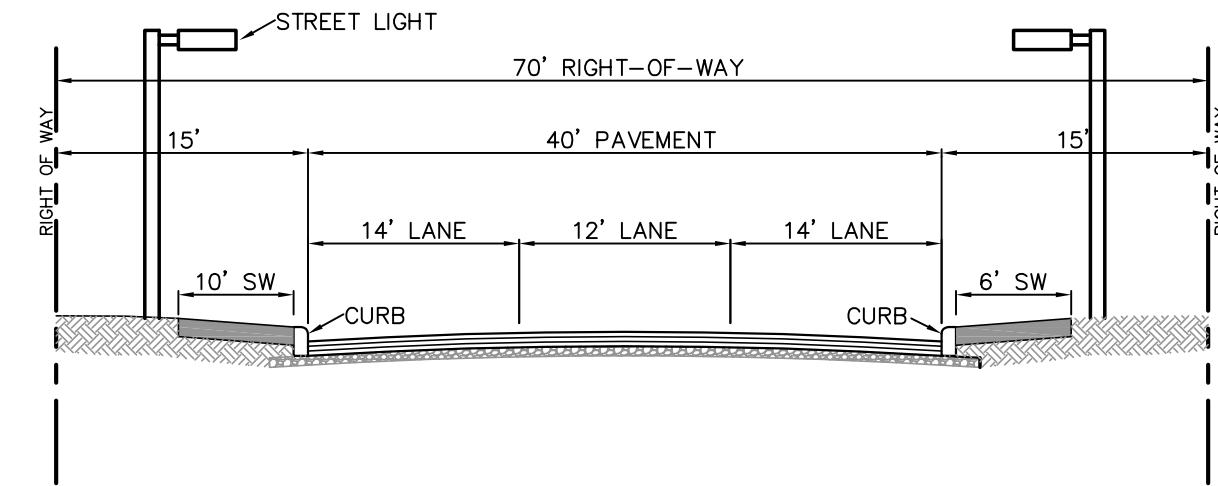


Legend

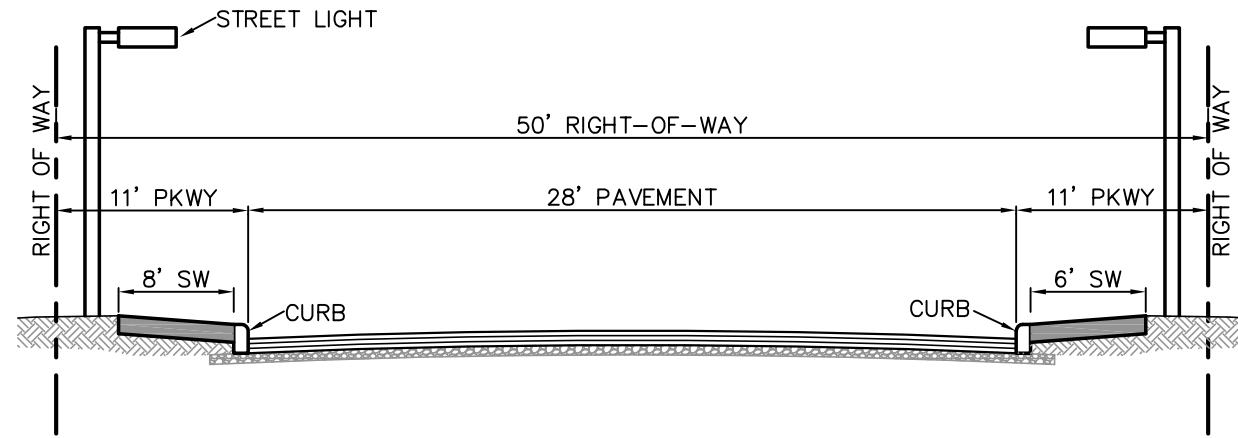
- | | |
|---|--|
|  Lemon Creek Bndry |  Streets |
|  Major Highways |  BCAD Parcels 2018 |
|  Minor Highways | |

GENERAL NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PORTION OF PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. 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 AASHTO.
5. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(a). 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 COLLECTORS AND FOUR (4) FEET FOR RESIDENTIAL.
6. ALL STREETS ARE PUBLIC.
7. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
8. STREET TRANSITIONS WILL COMPLY WITH SECTION 35-506(M)(1) OF THE UNIFIED DEVELOPMENT CODE.
9. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
10. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
11. BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS AS PER UDC
12. THERE ARE NO CITY OF SAN ANTONIO ZONING DISTRICTS WITHIN THE PROPERTY LIMITS.

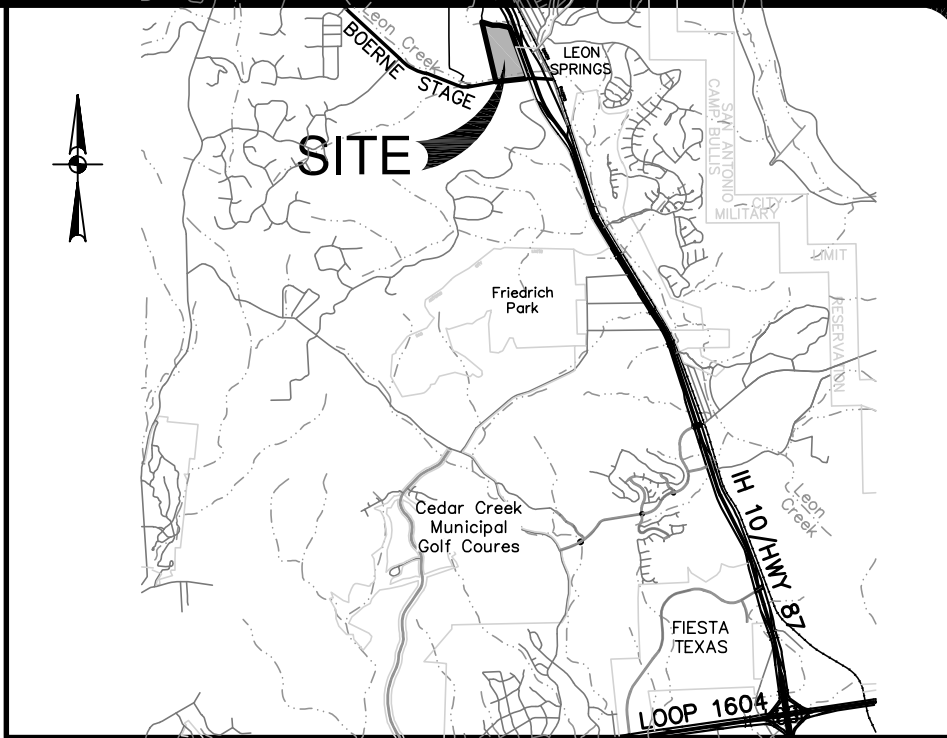


TYPICAL PROPOSED STREET SECTION "A"-"A"
NOT TO SCALE

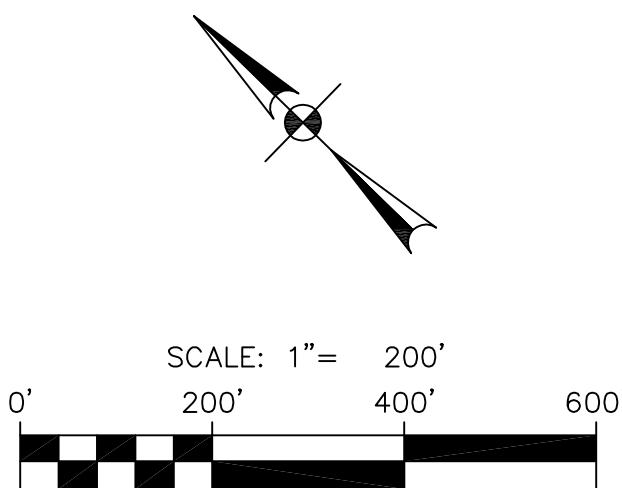


TYPICAL PROPOSED STREET SECTION "B"-"B"
NOT TO SCALE

| LAND USE AND DENSITY TABLE | | | | | | | |
|----------------------------|--------|---------------|-----------------|------------|---------------|------------------------------|----------------|
| UNIT | ZONING | LAND USAGE | ACREAGE (GROSS) | OPEN SPACE | ACREAGE (NET) | DEVELOPMENT DENSITY | DWELLING UNITS |
| 1A | N/A | COMMERCIAL | 23.03 | 0.04 | 22.99 | N/A | N/A |
| 1B | N/A | PUBLIC ROAD | 1.79 | - | 1.79 | N/A | N/A |
| 1C | N/A | PUBLIC ROAD | 2.36 | - | 2.36 | N/A | N/A |
| 2 | N/A | COMMERCIAL | 36.26 | 15.23 | 21.03 | N/A | N/A |
| 3 | N/A | RESIDENTIAL | 13.30 | 6.06 | 7.24 | 4 UNITS / AC (SINGLE-FAMILY) | 54 |
| 4 | N/A | RESIDENTIAL | 11.08 | 3.30 | 7.78 | 4 UNITS / AC (SINGLE-FAMILY) | 45 |
| 5 | N/A | MULTI-FAMILY | 15.95 | 2.38 | 13.57 | 33 UNITS / AC (MULTI-FAMILY) | 527 |
| 6 | N/A | GARDEN OFFICE | 9.37 | 0.06 | 9.36 | N/A | N/A |
| 7 | N/A | GARDEN OFFICE | 2.70 | 1.53 | 1.17 | N/A | N/A |
| TOTALS: | | | 115.84 | 28.60 | 87.29 | N/A | 626 |



LOCATION MAP
NOT-TO-SCALE



LEGEND

- MDP BOUNDARY
- EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- UNIT BOUNDARY

LEGAL DESCRIPTION:

29.98 ACRE TRACT OF LAND OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, BEAR COUNTY, TEXAS, BEING THAT SAME 30 ACRE TRACT DESCRIBED IN DEED TO DEL D. BAKER, JR. FAMILY PARTNERSHIP, LTD., OF RECORD IN DOCUMENT NO. 20130200517, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS; 82.26 ACRES OUT OF THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 24, COUNTY BLOCK 4706, BEAR COUNTY, TEXAS, BEING THAT SAME CERTAIN BEAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

DATE OF PREPARATION:
April 26, 2019

VALCOR COMMERCIAL REAL ESTATE

PAPE-DAWSON ENGINEERS, INC.

C.O.S.A.

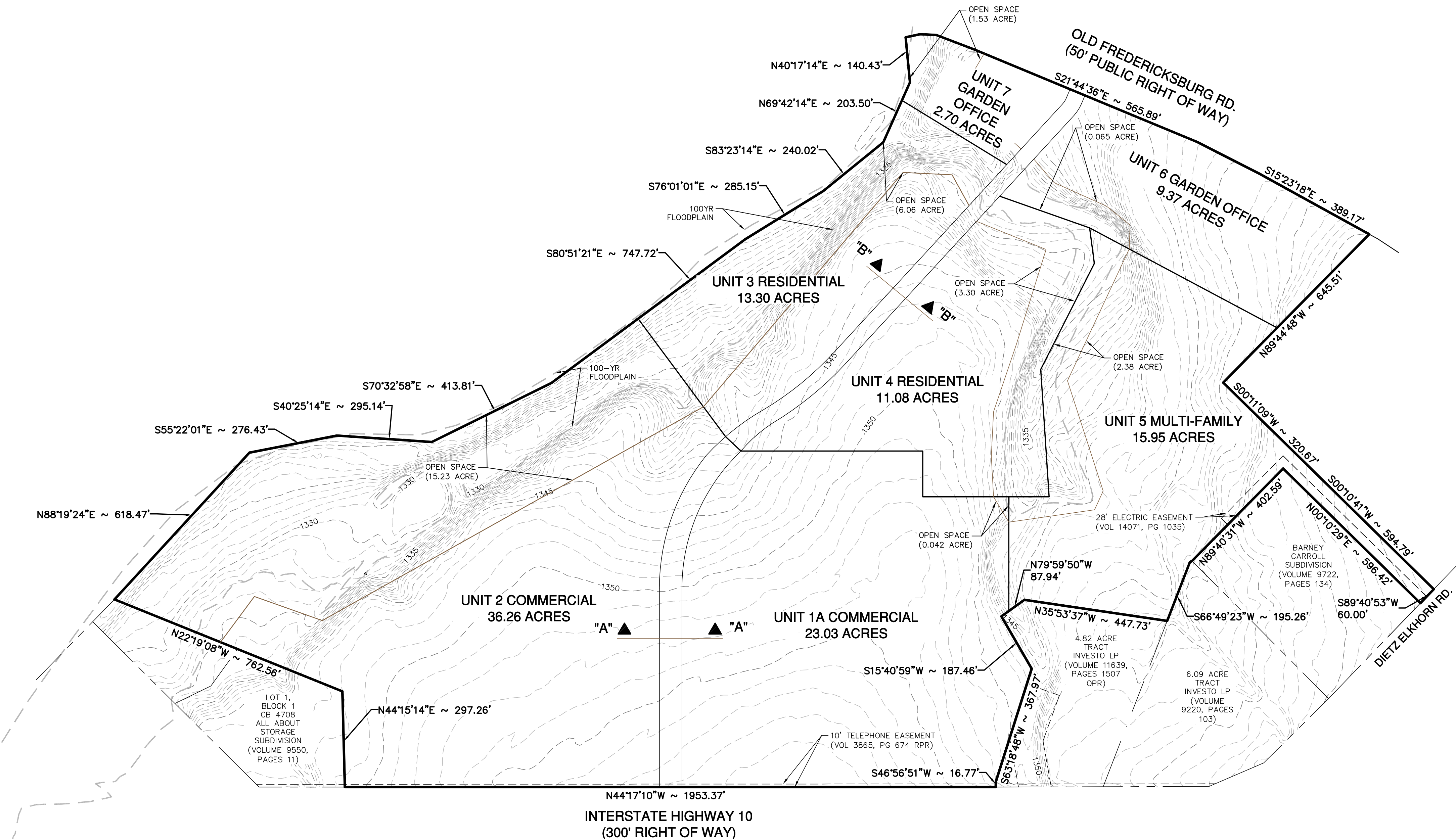
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210) 375-9000
FAX: (210) 375-9010

OWNER / DEVELOPER:

VALCOR COMMERCIAL REAL ESTATE
1723 N LOOP 1604 E, SUITE 204
SAN ANTONIO, TEXAS 78232
PHONE: (210) 828-4242



| DATE | |
|----------|--|
| NO. | |
| REVISION | |

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028800

LEMON CREEK RANCH
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

| | |
|----------|------------|
| PLAT NO. | - |
| JOB NO. | 11796-00 |
| DATE | APRIL 2019 |
| DESIGNER | ZJ/RD |
| CHECKED | DRAWN RD |
| SHEET | C1.00 |