

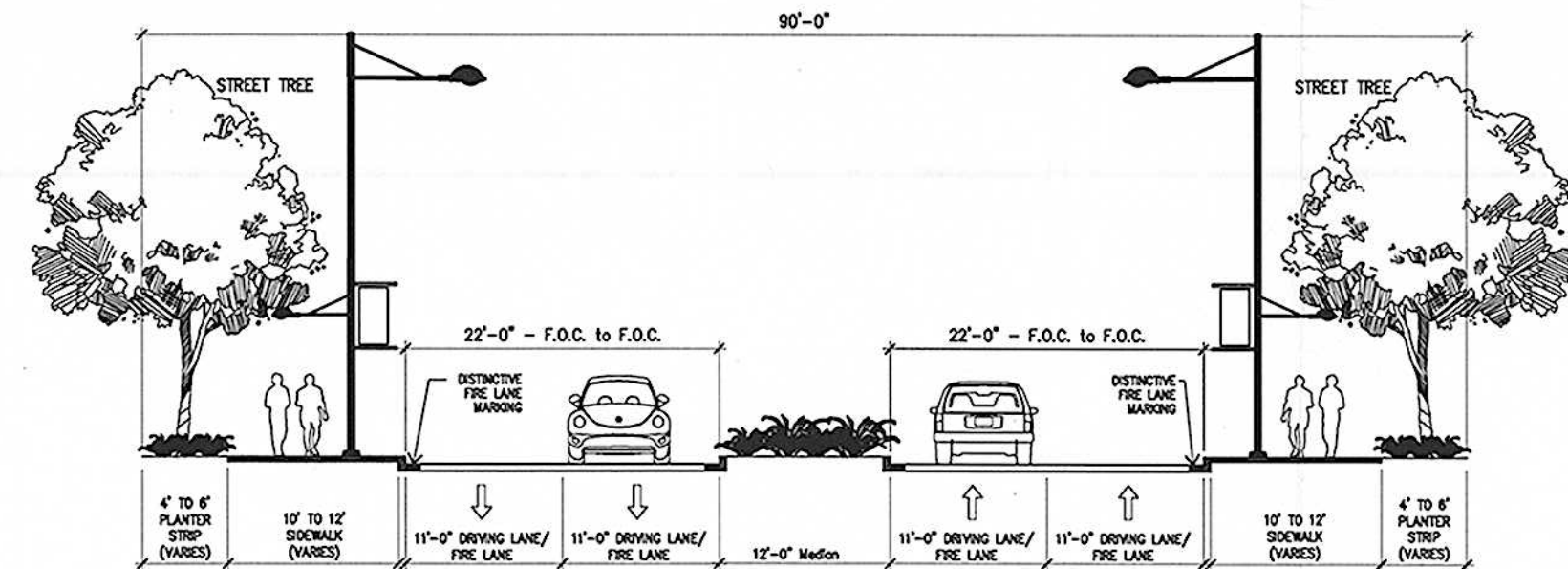
PROJECT LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER: IH-10 LOOP 1604 PARTNERS, LTD.
9100 IH-10 WEST, STE.230
SAN ANTONIO, TEXAS 78230
(210) 593-0777
ATTN: STEVE BRAHA

CIVIL ENGINEER: BURY + PARTNERS-SA, INC.
922 ISOM ROAD, STE. 100
SAN ANTONIO, TEXAS 78216
(210) 525-9090
ATTN: COY D. ARMSTRONG, P.E.

LAND USE SUMMARY TABLE

COMMERCIAL	37.92 AC
MIXED USE	27.61 AC
COMMERCIAL/MULTI-FAMILY	23.84 AC
TOTAL	89.37 AC



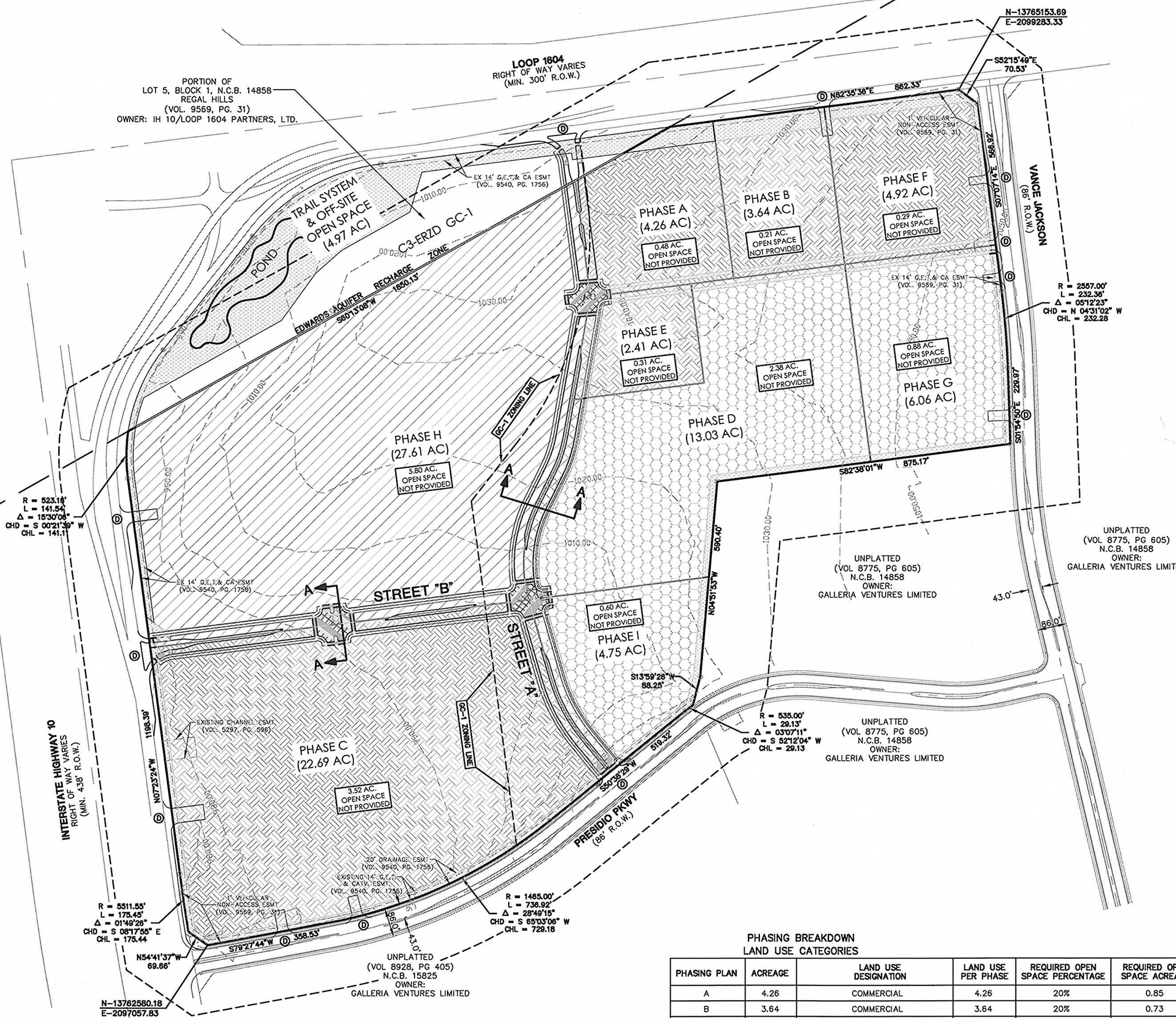
SECTION "A-A"

NOTE: LOCATION AND WIDTH OF PLANTER STRIP AND SIDEWALKS ARE VARIABLE AND WILL BE DETERMINED AT TIME OF BUILDING PERMITS

THE LANDMARK

MPCD #Z20-08-180

MASTER PLANNED COMMUNITY DISTRICT PLAN



PHASING BREAKDOWN
LAND USE CATEGORIES

PHASING PLAN	ACREAGE	LAND USE DESIGNATION	LAND USE PER PHASE	REQUIRED OPEN SPACE PERCENTAGE	REQUIRED OPEN SPACE ACREAGE	OPEN SPACE PROVIDED	DENSITY (UNITS PER ACRE)	# OF UNITS / S.F.	MULTI-FAMILY RESIDENTIAL # OF UNITS
A	4.26	COMMERCIAL	4.26	20%	0.85	0.37		500,000 S.F. MAX.	
B	3.64	COMMERCIAL	3.64	20%	0.73	0.52		400,000 S.F. MAX.	
C	22.69	COMMERCIAL	22.69	20%	4.54	1.02		2,300,000 S.F. MAX.	
D	13.03	COMMERCIAL	9.77	20%	1.95	0.71		1,300,000 S.F. MAX.	
E	2.41	MULTI-FAMILY	3.26	35%	1.14		70 UNITS/ACRE MAX		912 MAX. **
F	4.92	COMMERCIAL	2.41	20%	0.48	0.17		250,000 S.F. MAX.	
G	4.92	COMMERCIAL	4.92	20%	0.98	0.69		500,000 S.F. MAX.	
H	6.06	COMMERCIAL	4.55	20%	0.91	0.56		620,000 S.F. MAX.	
		MULTI-FAMILY	1.51	35%	0.53		70 UNITS/ACRE MAX		421 MAX. **
I	27.61	MIXED USE				0.76			
		HOTEL	6.90	20%	1.38			500 ROOMS MAX.	
		OFFICE	6.90	20%	1.38			1,500,000 S.F. MAX.	
		MULTI-FAMILY	6.90	35%	2.42				1000 MF/500 CONDOS MAX.
		RETAIL	6.91	20%	1.38			250,000 S.F. MAX.	
J	4.75	COMMERCIAL	3.56	20%	0.71	0.53		500,000 S.F. MAX.	
		MULTI-FAMILY	1.19	35%	0.42		70 UNITS/ACRE MAX		333 MAX. **
TOTAL AREA	89.37				19.80	5.33*			

* A MINIMUM OF 5.33 ACRES OF OPEN SPACE AND TRAIL SYSTEMS MUST BE PROVIDED PRIOR TO ULTIMATE DEVELOPMENT OF ALL PHASES OF THE LANDMARK SITE. OPEN SPACE SHOWN IN EACH PHASE MAY BE PROVIDED WITHIN ANY PHASE OF THE OVERALL DEVELOPMENT.

** DENSITY PER MULTI-FAMILY CALCULATION BASED ON ENTIRE ACREAGE OF PHASE.

LEGEND

- COMMERCIAL/MULTI-FAMILY
- COMMERCIAL
- MIXED USE
- OPEN SPACE/PEDESTRIAN TRAILS
- MPCD BOUNDARY LINE
- PHASING BOUNDARY LINE
- 200' ZONING NOTIFICATION BOUNDARY
- PROPOSED DRIVEWAY

NOTES

- THIS MPCD IS ASSOCIATED WITH THE LANDMARK AND IS A PORTION OF LOT 5, BLOCK 1, NCB 14858 (98.71 ACRES) AS RECORDED IN VOL. 9540, PAGE 1756.
- A PORTION OF THE PROPOSED MPCD PLAN IS LOCATED IN THE GC-1 DISTRICT AND MUST COMPLY WITH THE HILL COUNTRY GATEWAY CORRIDOR DISTRICT PLAN.
- ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
- PRIVATE STREETS PROVIDING INTERNAL CIRCULATION WILL BE CONSTRUCTED WITH THIS PROJECT TO THE CITY OF SAN ANTONIO MINIMUM STANDARDS.
- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 5, BLOCK 1, NCB 14858, REGAL HILLS AS RECORDED IN VOLUME 9569, PAGE 31, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- NO BUILDING WITHIN MPCD LIMITS SHALL EXCEED 300' IN HEIGHT AS MEASURED IN THE UNIFIED DEVELOPMENT CODE.
- THE LIMITS AND ALIGNMENTS OF THE PEDESTRIAN TRAIL IS SHOWN FOR REFERENCE ONLY, ACTUAL LIMITS AND ALIGNMENT MAY VARY AS DEVELOPMENT OCCURS.
- THE 5.33 ACRES OF ON-SITE AND 4.97 ACRES OF OFF-SITE TRAIL SYSTEM AND OPEN SPACE BEING PROVIDED WITH THIS DEVELOPMENT WILL INCLUDE APPROXIMATELY 1.7 MILES OF AN 8' WIDE TRAIL SYSTEM FOR PEDESTRIAN CIRCULATION WITHIN THE SITE. THE TRAIL SURFACE WILL BE GRAVEL OR CONCRETE, DEPENDENT ON SITE CONDITIONS.
- SIDEWALKS TO BE INSTALLED PER SECTION 35-506 OF THE UDC.
- ALL SHARED-USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES.

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 5/15/2009 08-06-001
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 5/14/2011
 (Date)

Bury+Partners
 ENGINEERING SOLUTIONS
 922 Isom Rd., Suite 100
 San Antonio, TX 78216
 Tel: (210) 525-9090 Fax: (210) 525-9099
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MASTER PLANNED COMMUNITY DISTRICT
 MPCD I.D. #Z20-08-180

THE LANDMARK
 IH-10 & LOOP 1604
 SAN ANTONIO, TEXAS

PLOTTING SCALE: 1" = 1'
 DATE REVISED: 04/05/09
 FILE: G:\672\06\MPCD\04-17-09-FINAL.dwg
 DRAWN BY: ENW
 DESIGNED BY: CDA
 REVIEWED BY: CDA
 PROJECT NO.: 672-06.35



City of San Antonio

Department of Planning and Development Services

May 5, 2009

Coy Armstrong
Bury + Partners
922 Isom Road, Suite 100
San Antonio, Texas 78216

Re: **The Landmark**

MDP # 08-06-001

Dear Mr. Armstrong,

The Development Review Committee has reviewed **The Landmark** Master Planned Community District for **M.P.C.D. 08-06-001**. Enclosed is an accepted and signed copy of the MPCD for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Planned Community District including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. De León'.

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department