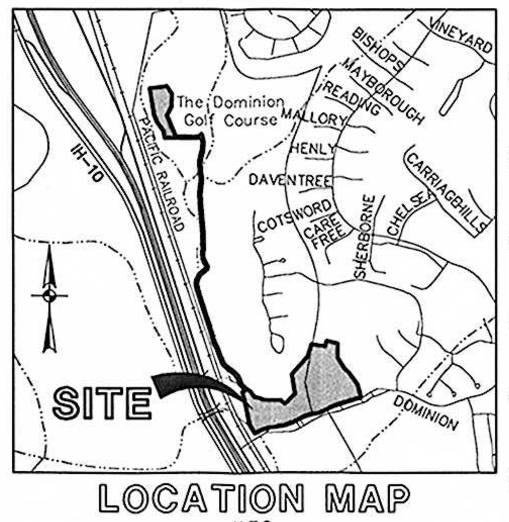
NAME & ADDRESS OF OWNERS WITHIN 200'

1. SANDRA M. OLSSON
23 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
2. ADAM DAVID LYND
25 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
3. ROCIO VARGAS DE RIVERA
27 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
4. WILLIAM ROGER GLAZE, JR.
29 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
5. JOHN D. AND MARY N. JONES
31 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
6. ROBERT A. AND CAROL S. BRODIE
33 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
7. RICHARD AND JACKIE ROTH
3316 SAND LANE
MCALLEN, TEXAS 78503-1327
8. ARTURO J. QUINTERO
P.O. BOX 40250
SOUTH PADRE ISLAND, TEXAS 78597-4250
9. ARTURO QUINTERO AND M. DEZAVALA
840 SUR
MONTERREY, NL. MEXICO 64000-0000
10. RAUL AND ROSA ELIA MALDONADO
3 EDEN PARK
SAN ANTONIO, TEXAS 78257-1276
11. KENNETH W. MARTIN
1150 N. LOOP 1604 W. #108-294
SAN ANTONIO, TEXAS 78248-4503
12. DOMINION HOMEOWNERS ASSOCIATION INC.
10 DOMINION DRIVE
SAN ANTONIO, TEXAS 78257-1246
13. THE DOMINION GROUP LTD.
10 DOMINION DRIVE
SAN ANTONIO, TEXAS 78257-1246
14. INTCO-DOMINION PTSHP
4801 WOODWAY #151E
HOUSTON, TEXAS 77056-1888
15. DOMINION ENCLAVE II LTD.
20450 HUEBNER RD. STE. 100
SAN ANTONIO, TEXAS 78258-3927
16. INTCO-DOMINION PARTNERSHIP
4801 WOODWAY DR. #151 E
HOUSTON, TEXAS 77056-1888
17. INTCO-DOMINION PARTNERSHIP
4801 WOODWAY DR. #151 E
HOUSTON, TEXAS 77056-1888
18. STATE OF TEXAS
19. J.R. FLOURNOY
P.O. BOX 691962
SAN ANTONIO, TEXAS 78269-1962
20. DOMINION HOMEOWNERS ASSOCIATION
10 DOMINION DR.
SAN ANTONIO, TEXAS 78257-1246
21. ROBERT G. AND KELMOR T. WALLACE
12 CHAMPIONS LANE
SAN ANTONIO, TEXAS 78257-1290
22. BURDICK HOMES LTD.
19210 HUEBNER RD.
SAN ANTONIO, TEXAS 78258-3103
23. DON HOMES CRAIGHEAD
16350 BLANCO RD. STE. 101
SAN ANTONIO, TEXAS 78232-3338
24. IMAGE HOMES LTD.
10924 VANCE JACKSON RD.
SAN ANTONIO, TEXAS 78230-2559
25. ROBERT O. AND GAIL E. CONE
21 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1279
26. BYERS DEVELOPMENT LC
332 WOODWAY FRST
SAN ANTONIO, TEXAS 78216-1647
27. BYERS DEVELOPMENT
332 WOODWAY FRST
SAN ANTONIO, TEXAS 78216-1647
28. BYERS DEVELOPMENT
332 WOODWAY FRST
SAN ANTONIO, TEXAS 78216-1647
29. MARK H. AND LORENDA C. WRIGHT
26 WINTHROP DOWNS
SAN ANTONIO, TEXAS 78257-1285
30. ALFRED RAY AND SONYA S. OTTE
(KATHRYN P. OTTE FAMILY TRUST)
28 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1278
31. JAMES H. CUMMINGS
30 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1278
32. JANET L. KEY
32 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1278
33. JAMES MARK AND MARISA F. PAINE
34 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1278
34. JAMES P. AND SUSAN M. ALLAIN
36 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1280
35. DAVID AND KAREN VOSS
38 STRATTON LANE
SAN ANTONIO, TEXAS 78257-1280
36. FRANK J. AND JANET M. SANTOS
2 EDEN PARK
SAN ANTONIO, TEXAS 78257-1276
37. LEON CREEK LTD.
320 E. NAKOMA ST.
SAN ANTONIO, TEXAS 78216-2705
38. IMAGE HOMES LTD.
10924 VANCE JACKSON RD. STE. 306
SAN ANTONIO, TEXAS 78230-2559
39. THOMAS C. II AND ELIZABETH K. TULLIS
7819 REDBIRD VLY
SAN ANTONIO, TEXAS 78229-3551



LOCATION MAP
N.T.S.

PUD PLAN NOTES:

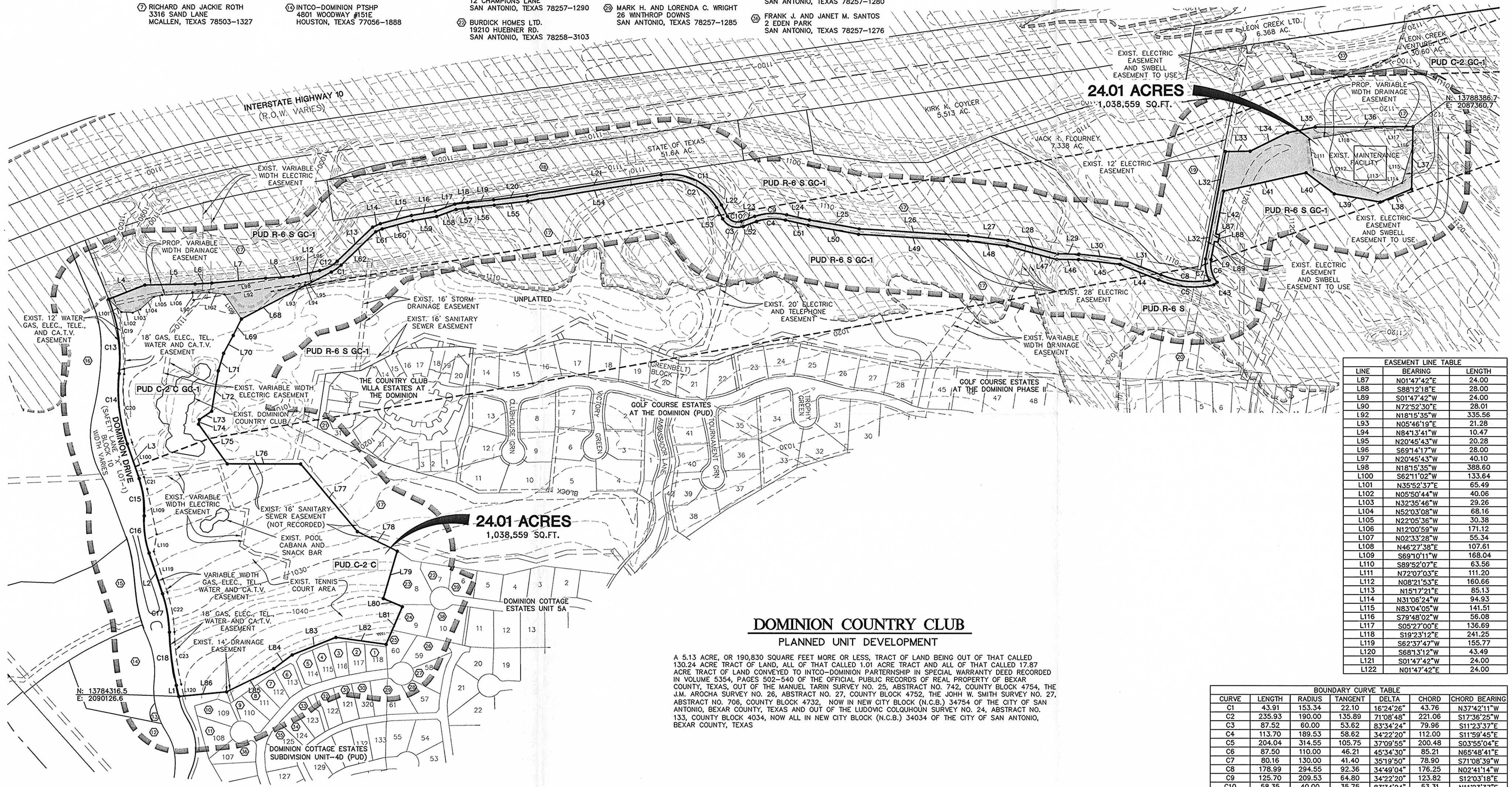
1. MAJOR DRAIN EASEMENTS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. SANITARY SEWER SYSTEM IS DEDICATED TO THE LEON SPRINGS UTILITY COMPANY.
3. WATER SYSTEM IS DEDICATED TO SAN ANTONIO WATER SYSTEM.
4. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
5. PROPERTY IS INSIDE THE CITY LIMITS AND IS SUBJECT TO ZONING RESTRICTIONS.
6. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS, INC.
7. 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD LINE FROM: PLAN ENTITLED "DOMINION COUNTRY CLUB FLOODSTUDY: 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT COSA FLOODPLAIN WORKMAP", PREPARED BY PAPE-DAWSON, SIGNED AND SEALED ON SEPTEMBER 29TH, 2005.
8. NO NEW COVENANTS ARE PROPOSED, REFERENCE EXISTING COVENANTS.
9. FAR = 4.7%

LEGEND

- PUD/LIMITS
- 200' NOTIFICATION LINE
- 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN
- (1) LOT OWNERSHIP KEY
- 100 YR. EXISTING FLOOD PLAIN
- PROP. VARIABLE WIDTH DRAINAGE EASEMENT
- ZONING BOUNDARY
- PUD S — ZONING DESIGNATION

REVISIONS:

DEV. SERVICES 2005 OCT 21 A 7:51



CONSTRUCTION PLAN
CONSTRUCTION SCHEDULED COMPLETED

DOMINION COUNTRY CLUB

PLANNED UNIT DEVELOPMENT

A 5.13 ACRE, OR 190,830 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT CALLED 130.24 ACRE TRACT OF LAND, ALL OF THAT CALLED 1.01 ACRE TRACT AND ALL OF THAT CALLED 17.87 ACRE TRACT OF LAND CONVEYED TO INTCO-DOMINION PARTERNSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE MANUEL TARIN SURVEY NO. 25, ABSTRACT NO. 742, COUNTY BLOCK 4754, THE J.M. AROCHA SURVEY NO. 26, ABSTRACT NO. 27, COUNTY BLOCK 4752, THE JOHH W. SMITH SURVEY NO. 27, ABSTRACT NO. 706, COUNTY BLOCK 4732, NOW IN NEW CITY BLOCK (N.C.B.) 34754 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF THE LUDOVIC COLQUHOUN SURVEY NO. 24, ABSTRACT NO. 133, COUNTY BLOCK 4034, NOW ALL IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE : 1"=200'

0' 200' 400' 600'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L87	N01°47'42"E	24.00
L88	S88°12'18"E	28.00
L89	S01°47'42"W	24.00
L90	N72°52'30"E	28.01
L92	N18°15'35"W	335.56
L93	N05°46'19"E	21.28
L94	N84°13'41"W	10.47
L95	N20°45'43"W	20.28
L96	S69°14'17"W	28.00
L97	N20°45'43"W	40.10
L98	N18°15'35"W	388.60
L100	S62°11'02"W	133.64
L101	N35°52'37"E	65.49
L102	N05°50'44"W	40.06
L103	N32°35'46"W	29.26
L104	N52°03'08"W	68.16
L105	N22°05'36"W	30.38
L106	N12°00'59"W	171.12
L107	N02°33'28"W	55.34
L108	N46°27'38"E	107.61
L109	S69°10'11"W	168.04
L110	S89°52'07"E	63.56
L111	N72°07'03"E	111.20
L112	N08°21'53"E	160.66
L113	N15°17'21"E	85.13
L114	N31°06'24"W	94.93
L115	N83°04'05"W	141.51
L116	S79°48'02"W	56.08
L117	S05°27'00"E	136.69
L118	S19°23'12"E	241.25
L119	S62°37'47"W	155.77
L120	S68°13'12"W	43.49
L121	S01°47'42"W	24.00
L122	N01°47'42"E	24.00

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°13'12" W	41.26'
L2	S 62°37'47" W	155.79'
L3	S 62°11'02" W	133.64'
L4	N 30°54'42" W	140.00'
L5	N 10°28'52" W	182.13'
L6	N 12°26'56" W	59.89'
L7	N 14°25'50" W	195.54'
L8	N 13°04'26" W	100.26'
L9	S 88°46'20" E	67.44'
L12	N 21°59'34" W	97.43'
L13	N 53°24'47" W	178.56'
L14	N 32°47'03" W	30.62'
L15	N 24°29'31" W	115.97'
L16	N 19°28'15" W	87.13'
L17	N 29°27'40" W	75.36'
L18	N 17°18'01" W	46.19'
L19	N 15°27'51" W	94.57'
L20	N 16°35'18" W	122.03'
L21	N 17°57'59" W	490.91'
L22	N 53°10'49" E	47.14'
L23	N 30°23'35" W	43.08'
L24	N 03°58'45" E	83.77'
L25	N 00°54'40" E	183.42'
L26	N 05°36'43" W	393.30'
L27	N 02°11'55" W	145.05'
L28	N 06°05'52" E	186.70'
L29	N 09°28'09" W	77.55'
L30	N 02°09'19" W	155.25'
L31	N 12°57'54" E	151.79'
L32	N 88°46'26" W	399.29'
L33	N 09°59'12" W	89.32'
L34	N 35°37'30" W	151.32'
L35	N 20°45'43" W	101.92'
L36	N 09°24'58" W	353.23'
L37	N 82°11'44" E	227.84'
L38	S 31°50'03" E	122.50'
L39	S 00°54'16" W	168.87'
L40	S 27°57'34" W	127.53'
L41	S 21°54'00" E	305.21'
L42	S 88°46'26" E	159.62'
L43	S 46°51'14" E	14.99'
L44	S 12°57'54" W	148.83'
L45	S 02°09'19" E	151.31'
L46	S 09°28'09" E	79.00'
L47	S 06°05'52" W	187.99'
L48	S 02°11'55" E	143.01'
L49	S 05°36'43" E	393.85'
L50	S 00°54'40" W	185.10'
L51	S 03°58'45" W	84.31'
L52	S 30°23'35" E	43.08'
L53	S 53°10'49" W	47.14'
L54	S 17°57'59" E	491.15'
L55	S 16°35'18" E	122.47'
L56	S 15°27'51" E	94.44'
L57	S 17°18'01" E	43.74'
L58	S 29°27'40" E	74.98'
L59	S 19°28'15" E	88.00'
L60	S 24°29'31" E	113.64'
L61	S 32°47'03" E	25.53'
L62	S 53°24'47" E	174.92'
L67	S 52°49'15" E	55.14'
L68	S 37°00'21" E	366.77'
L69	S 72°58'35" E	66.80'
L70	S 71°00'50" E	74.17'
L71	S 82°05'49" E	66.15'
L72	S 89°54'42" E	149.90'
L73	S 44°54'42" E	55.15'
L74	S 89°54'42" E	16.78'
L75	N 45°05'18" E	177.93'
L76	N 09°10'53" W	265.03'
L77	N 41°08'32" E	320.41'
L78	N 17°08'58" E	160.41'
L79	S 82°44'12" E	180.00'
L80	N 13°56'24" E	75.00'
L81	S 76°03'36" E	150.00'
L82	S 01°09'51" E	182.97'
L83	S 31°15'13" E	170.06'
L84	S 46°01'20" E	83.63'
L85	S 35°31'15" E	190.00'
L86	S 14°41'29" E	173.44'

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	43.91	153.34	22.10	16°24'26"	43.76	N37°42'11"W
C2	235.93	190.00	135.89	71°08'48"	221.06	S17°36'25"W
C3	87.52	60.00	53.62	83°34'24"	79.96	S11°23'37"E
C4	113.70	189.53	58.62	34°22'20"	112.00	S11°59'45"E
C5	204.04	314.55	105.75	37°09'55"	200.48	S03°55'04"E
C6	87.50	110.00	46.21	45°34'30"	85.21	N65°48'41"E
C7	80.16	130.00	41.40	35°19'50"	78.90	S71°08'39"W
C8	178.99	294.55	92.36	34°49'04"	176.25	N02°41'14"W
C9	125.70	209.53	64.80	34°22'20"	123.82	S12°03'18"E
C10	58.35	40.00	35.75	83°34'24"	53.31	N11°23'37"E
C11	260.77	210.00	150.20	71°08'48"	244.33	S17°36'25"W
C12	73.12	133.34	37.51	31°25'13"	72.21	N37°42'11"W
C13	275.63	573.35	140.53	27°32'40"	272.99	S72°54'04"W
C14	261.57	611.63	132.81	24°30'11"	259.58	N74°26'07"E
C15	137.52	355.90	69.63	22°08'22"	136.67	S73°15'13"W
C16	137.59	363.40	69.63	21°41'37"	136.77	N73°28'35"E
C17	142.69	500.00	71.83	16°21'05"	142.21	S70°48'19"W
C18	195.51	1040.97	98.04	10°45'40"	195.22	S73°36'02"W

EASEMENT CURVE TABLE						
C19	284.37	591.35	144.99	27°33'10"	281.64	S72°54'15"W
C20	253.80	593.63	128.87	24°29'47"	251.87	N74°25'56"E
C21	45.59	373.90	22.82	6°59'10"	45.56	S65°40'37"W
C22	147.83	518.00	74.42	16°21'05"	147.33	S70°48'19"W
C23	192.13	1022.97	96.35	10°45'40"	191.85	N73°36'02"E

OPEN SPACE RATIO AND DENSITY TABLE								
LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING COVERAGE (Ac.)	FLOOR AREA RATIO	TOTAL IMP. COVER (AC.) PAVING AND BUILDING	EXIST. OPEN SPACE (AC.)	PARKING SPACES
EXIST. CLUBHOUSE & MAINTENANCE FACILITY	23.84 (1,038,559.26 S.F.)	1	0.042	1.12	4.7%	6.52	17.32	359
TOTAL	**23.84**	**1**	**0.042**	**1.12**	**4.7%**	**6.52**	**17.32**	**359**

ENGINEER:

PAPE-DAWSON ENGINEER INC.
AGENT: THOMAS M. CARTER, P.E.
555 E. RAMSEY
SAN ANTONIO, TX. 78216
(210) 375-9000

DEVELOPER:

INTCO-DOMINION PARTNERSHIP
AGENT: LARRY SLAYTER
ONE DOMINION DRIVE
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-0860

SURVEY NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE DOMINION COUNTRY CLUB (PLANNED UNIT DEVELOPMENT) AS RECORDED IN VOLUME 9533, PAGE 5 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL # 2 (P.I.D. #AY0967) N:13750260.5336, E:2099442.4022, MILLER, 1924 (P.I.D. #AY0121) N:13747443.9886, E: 2173485.9066
5. DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR USED IS 0.99982.
6. BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

UTILITY NOTES

1. EXISTING WATER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM
2. EXISTING SANITARY SEWER SERVICE PROVIDED BY LEON SPRINGS UTILITY COMPANY
3. EXISTING ELECTRIC PROVIDED BY CITY PUBLIC SERVICE.
4. EXISTING GAS PROVIDED BY GREY FOREST UTILITIES.

PUD PLAN NO.: 06-001
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: [signature] DATE: __________

SECRETARY: [signature] DATE: __________

Date: Oct 19, 2005, 5:10pm User ID: JGonzalez
File: H:\3083\74\Design\Civil\PUD308374.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DOMINION COUNTRY CLUB
SAN ANTONIO, TEXAS
P.U.D. PLAN

PLAT # 050560

JOB NO. 3083-74

DATE SEPTEMBER 29, 2005

DESIGNER JG

CHECKED FC DRAWN JG

SHEET 1 OF 1

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

TO: Tom Carter P.E.

DATE: November 9, 2005

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 06-001

Name: Dominion Country Club, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ _____ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038