



City of San Antonio
Department of Planning and Development Services

December 16, 2009

Alfonso Chua
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: **Luckey Ranch**

MDP # 010-09

Dear Mr. Chua,

The Development Review Committee has reviewed **Luckey Ranch** Master Development Plan, or **MDP 010-09**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan 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.

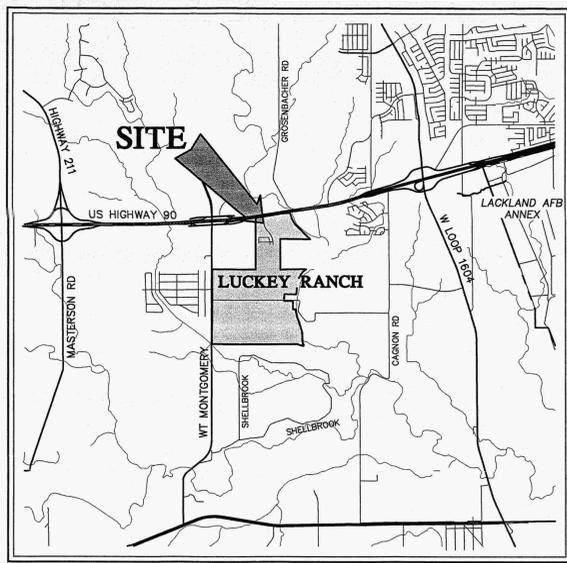
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

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 Robert L. Lombrano at (210) 207-5014.

Sincerely,

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

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



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP #645-E6

LAND USE
 WATER TANK - 2.8 ACRES
 SINGLE FAMILY - 471.2 ACRES NET, FP = 16.70 ACRES
 NON-RESIDENTIAL - 105.5 ACRES NET, FP = 14.6 ACRES

TOTAL LAND AREA
 610.82 ACRES

APPROXIMATE LAND USE

UNIT	AREA	ACRES	LOTS	DENSITY	*ESTIMATED COMPLETION DATE	
UNIT-1A	13.3	ACRES	55	LOTS	4.1 UNITS/ACRE	1/1/2010
UNIT-1B	13.8	ACRES	60	LOTS	4.4 UNITS/ACRE	1/1/2010
UNIT-2	21.5	ACRES	118	LOTS	5.5 UNITS/ACRE	11/22/2011
UNIT-3	17.4	ACRES	103	LOTS	5.9 UNITS/ACRE	10/30/2013
UNIT-4	18.0	ACRES	74	LOTS	4.1 UNITS/ACRE	9/4/2014
UNIT-5	17.9	ACRES	84	LOTS	4.7 UNITS/ACRE	4/14/2015
UNIT-6	14.1	ACRES	68	LOTS	4.8 UNITS/ACRE	1/9/2016
UNIT-7	11.9	ACRES	49	LOTS	4.1 UNITS/ACRE	8/21/2016
UNIT-8	17.1	ACRES	81	LOTS	4.7 UNITS/ACRE	1/27/2017
UNIT-9	11.7	ACRES	67	LOTS	5.7 UNITS/ACRE	7/8/2017
UNIT-10	22.9	ACRES	103	LOTS	4.5 UNITS/ACRE	11/19/2017
UNIT-11	24.0	ACRES	96	LOTS	4.0 UNITS/ACRE	6/13/2018
UNIT-12	9.9	ACRES	51	LOTS	5.2 UNITS/ACRE	1/1/2019
UNIT-13	14.7	ACRES	88	LOTS	6.0 UNITS/ACRE	5/27/2019
UNIT-14	16.8	ACRES	73	LOTS	4.3 UNITS/ACRE	10/18/2019
UNIT-15	16.0	ACRES	79	LOTS	4.9 UNITS/ACRE	2/3/2020
UNIT-16	14.8	ACRES	66	LOTS	4.5 UNITS/ACRE	5/31/2020
UNIT-17	24.5	ACRES	127	LOTS	5.2 UNITS/ACRE	9/7/2020
UNIT-18	15.3	ACRES	64	LOTS	4.2 UNITS/ACRE	4/19/2021
UNIT-19	10.8	ACRES	62	LOTS	5.7 UNITS/ACRE	7/5/2021
UNIT-20	14.3	ACRES	83	LOTS	5.8 UNITS/ACRE	9/18/2021
UNIT-21	11.8	ACRES	68	LOTS	5.8 UNITS/ACRE	12/28/2021
UNIT-22	7.8	ACRES	40	LOTS	4.2 UNITS/ACRE	3/18/2022
UNIT-23	16.1	ACRES	69	LOTS	4.3 UNITS/ACRE	4/27/2022
UNIT-24	15.5	ACRES	77	LOTS	5.0 UNITS/ACRE	7/5/2022
UNIT-25	24.3	ACRES	102	LOTS	4.2 UNITS/ACRE	9/20/2022
UNIT-26	15.8	ACRES	78	LOTS	5.0 UNITS/ACRE	12/31/2022
UNIT-27	16.7	ACRES	85	LOTS	5.1 UNITS/ACRE	3/19/2023
UNIT-28	22.9	ACRES	111	LOTS	4.8 UNITS/ACRE	6/12/2023
UNIT-29	30.1	ACRES	PARK	SITE	30.1 UNITS/ACRE	
UNIT-30	18.8	ACRES	SCHOOL	SITE	18.8 UNITS/ACRE	
SUBTOTAL	519.9	ACRES	2281	LOTS	4.5 UNITS/ACRE	

*ESTIMATED COMPLETION DATES ARE SUBJECT TO CHANGE DUE TO VARYING MARKET CONDITIONS.

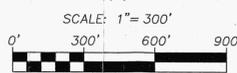
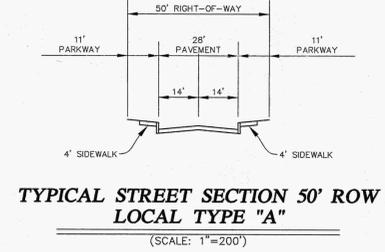
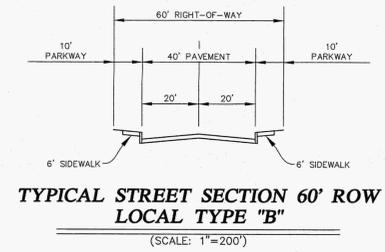
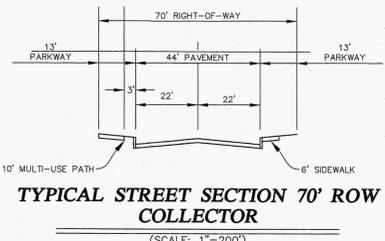
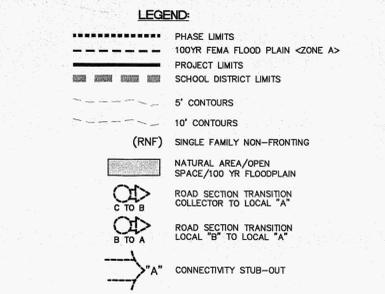
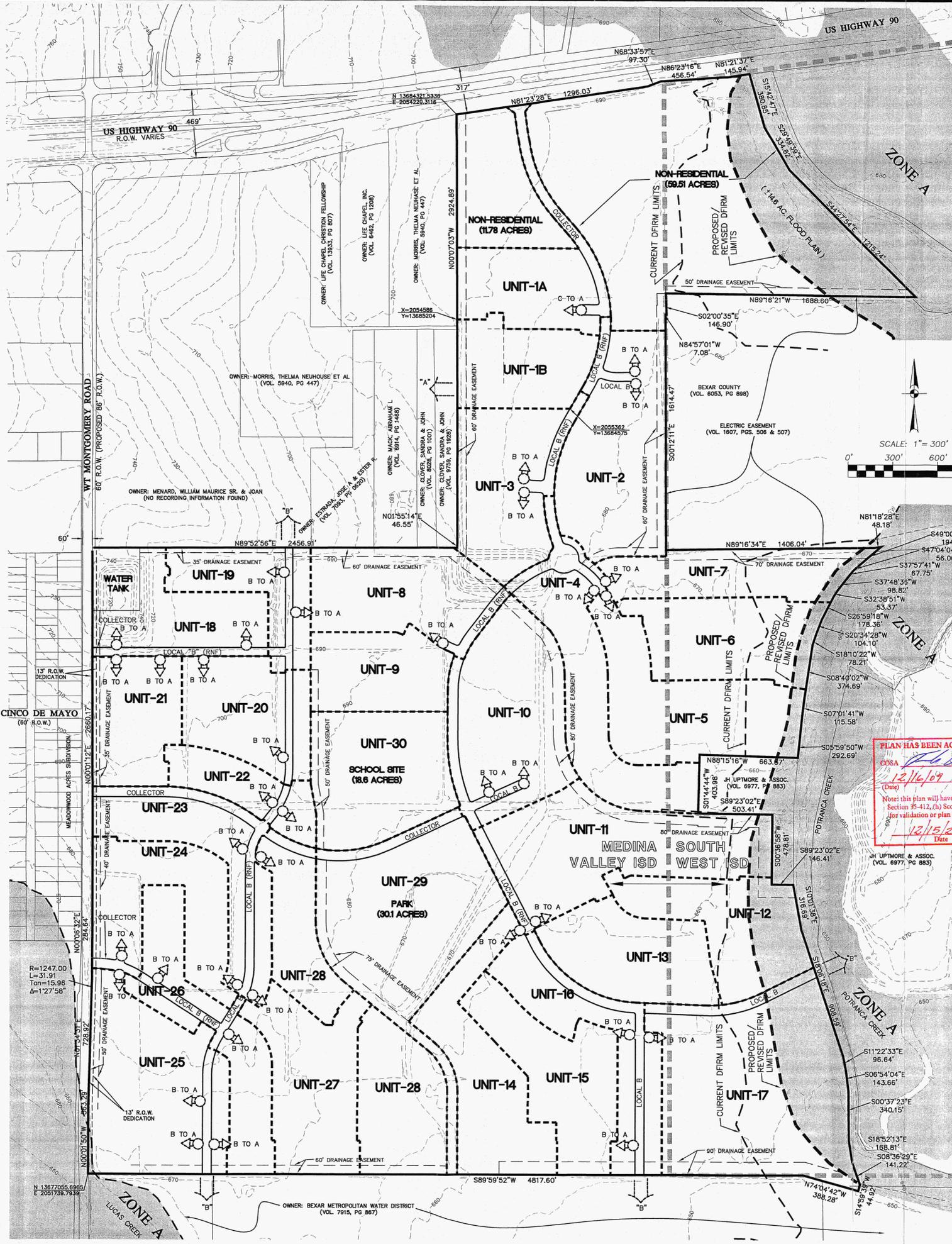
PARK AND OPEN SPACE REQUIREMENTS

PARK LAND/OPEN SPACE REQUIRED = 2281 LOTS/70 LOTS PER ACRE = 32.6 ACRES
 PARK LAND/OPEN SPACE PROVIDED = 30.1 ACRES (DEDICATED TO CITY)
 PARK LAND/OPEN SPACE FEE FOR = 2.5 ACRES

NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES -
 COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

GENERAL NOTES

- ALL STREETS SHALL BE THE STANDARD CROSS SECTION IN ACCORDANCE WITH THE UDC SECTIONS 35-506(d)(1).
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC SECTION 35-506(a) ON INTERNAL AND ADJACENT STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS, BEAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT AND SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
- ZONE A FEMA FLOODPLAIN LIES WITHIN THE LIMITS OF PROJECT BASED ON FIRM PANELS 48029C0580E AND 48029C0415E EFFECTIVE FEBRUARY 16, 1996.
- SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARINGS REFERENCED FROM SURVEY CONDUCTED BY FERNANDEZ FRAZER WHITE AND ASSOCIATES, INC TITLED 823.0457 ACRES, LUCKEY RANCH, BEAR CO, TEXAS, JANUARY 15, 2004.
- SITE COMPLIES WITH THE CONNECTIVITY RATIO STANDARDS OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- THE FOLLOWING EXISTING EASEMENTS WILL BE VACATED OR REVISED ON THE SUBDIVISION PLAT.
 - SOUTHWESTERN BELL TELEPHONE 15' UTILITY EASEMENT (VOL. 4750, PG 519)
 - EGRESS EASEMENT (VOL. 6053, PGS 908-914)
 - 15' INGRESS & EGRESS EASEMENT (VOL. 7178, PG 277), (VOL. 7219, PG 171)
 - VARIABLE WIDTH DRAINAGE, INGRESS & EGRESS AND UTILITY EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
 - 25' SANITARY SEWER EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
- ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
- BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515(b)(3) OR AS REVISED WITH SECTION 35-506(1).
- "THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE." APPROVAL OF SUBDIVISION PLAT ASSOCIATED WITH THIS MDP IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-8119 OF THE UDC.
- BIKE LANES WILL BE PROVIDED AT ALL COLLECTOR STREETS AS PER UDC AND AASHTO REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE CONSTRUCTION PLANS.



PLAN HAS BEEN ACCEPTED BY
 COEA
 12/16/17 010-07
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 12/15/2011
 (Date)

UTILITY PURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: BEAR MET
 GAS AND ELECTRIC: CITY PUBLIC SERVICE ENERGY
 TELEPHONE: AT&T

ZONING
 EXISTING: OCL
 PROPOSED: OCL

PROPERTY LEGAL DESCRIPTION
 A 610.8231 ACRE TRACT OUT OF A 1482 ACRE TRACT AS RECORDED IN DEED RECORDS VOLUME 6977, PAGE 883, BEAR COUNTY, TEXAS AND BEING OUT OF THE W.M. T. NEIL SURVEY NO. 82, ABSTRACT NO. 544, COUNTY BLOCK 5197, THE A. BARRI SURVEY NO. 68, ABSTRACT NO. 47, COUNTY BLOCK 4317, THE 1 & G. N. R.R. SURVEY NO. 20 ABSTRACT NO. 897, COUNTY BLOCK 4324, THE T.A. COOK SURVEY NO. 65-174, ABSTRACT NO 1076, COUNTY BLOCK 4342, THE A. WICKSON SURVEY NO. 68, ABSTRACT NO 753, COUNTY BLOCK 4318, THE G. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 615, COUNTY BLOCK 4319, AND THE R. ALDRETE SURVEY NO. 12, ABSTRACT NO. 21, COUNTY BLOCK 4320, BEAR COUNTY, TEXAS.

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

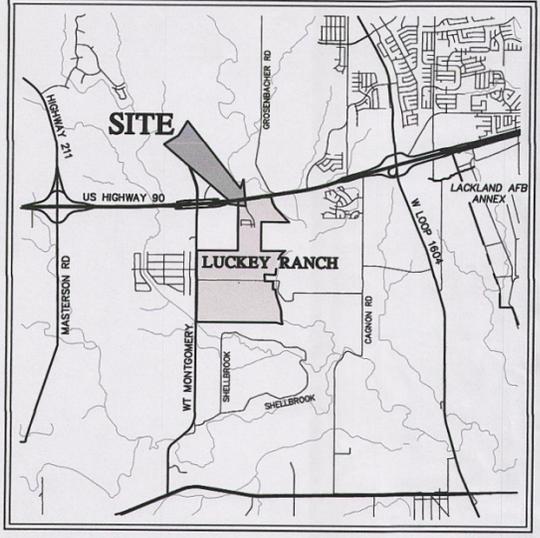
OWNER/DEVELOPER
 LUCKEY RANCH GLOBAL ASSOCIATES
 BY: KEP LUCKEY RANCH GLOBAL LP,
 MANAGING JOINT VENTURE, PH 3:15
 BY: KEP LUCKEY RANCH, LLC,
 GENERAL PARTNER
 BY: EDWARD KALIKOW, MANAGING MEMBER
 7001 BRUSH HOLLOW RD.,
 WESTBURY, N.Y. 11590
 PHONE: (516)876-4800

#010-09
LUCKEY RANCH
MASTER DEVELOPMENT PLAN

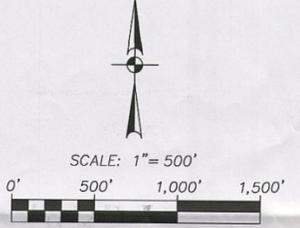


Oct. 15, 2009
 REVISED AS PER DRAINAGE COMMENTS

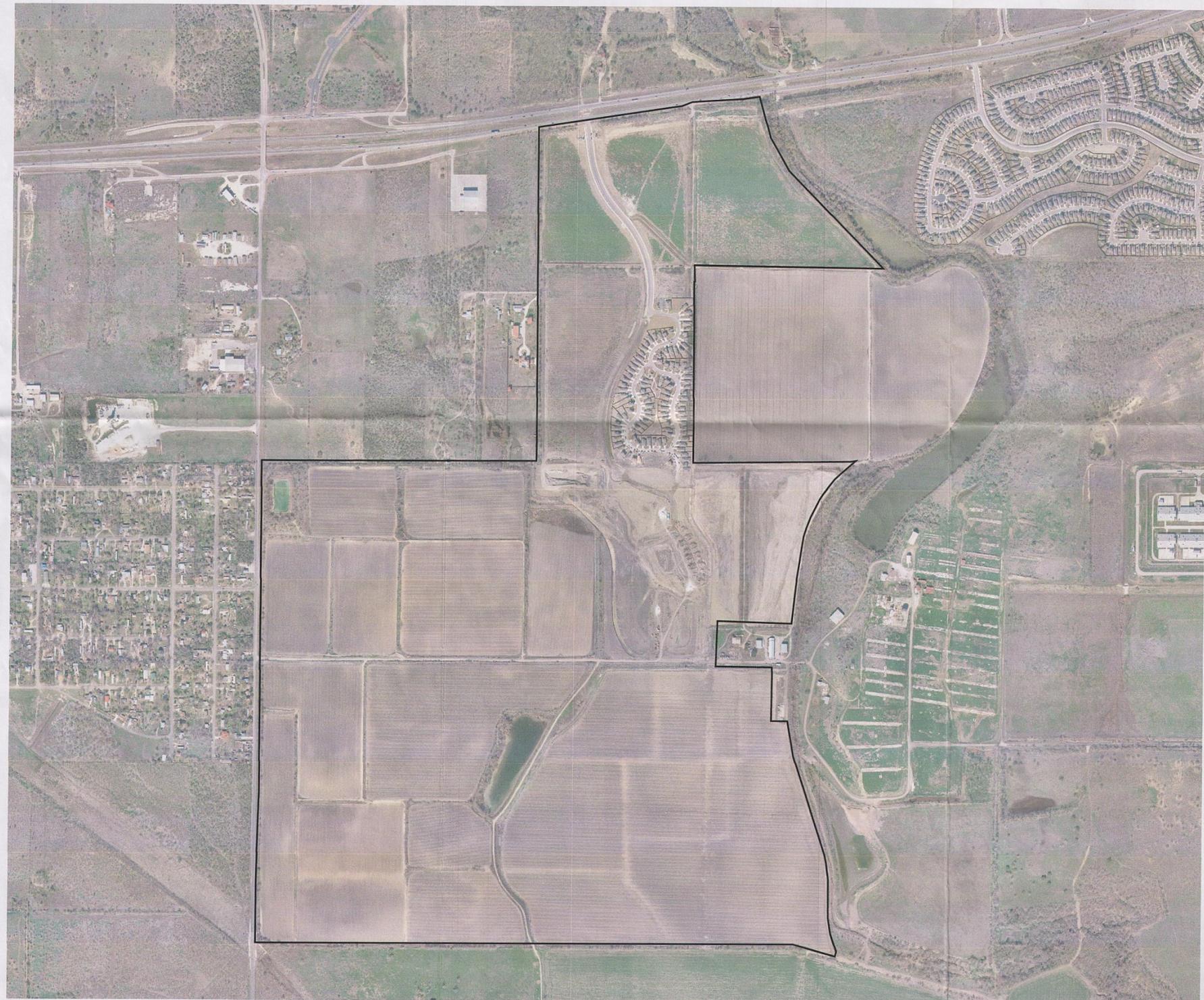
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 13 MAY 30 PM 3:20
 LAND DEVELOPMENT
 SERVICE DIVISION



LOCATION MAP



LEGEND:
 ——— PROJECT LIMITS



Date: May 30, 2013, 8:45am User: ID: BSpenster
 File: \\pd30\p\21398\50\Design\Exhibit\2130530_MDP_AERIAL.dwg
 Date: May 30, 2013, 8:45am User: ID: BSpenster
 File: \\pd30\p\21398\50\Design\Exhibit\2130530_MDP_AERIAL.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 HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E.M. REGISTRATION # 470

LUCKEY RANCH MDP
 SAN ANTONIO, TX
 AERIAL EXHIBIT

PLAT NO.	
JOB NO.	7396-50
DATE	MAY 2013
DESIGNER	BS
CHECKED	JA DRAWN CL
SHEET	1



City of San Antonio Planning & Development Services Master Plan Review APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Pedestrian Plan (PP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Urban Development (UD)	<input type="checkbox"/> Farm and Ranch (FR)
<input type="checkbox"/> Rural Development (RD)	<input type="checkbox"/> Mixed Light Industrial (MI-1)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input type="checkbox"/> Other: _____

Applicant Contact Information:

Project Name: <u>Luckey Ranch MDP</u>		
Owner/Agent: <u>Luckey Ranch Global Assoc.</u>	E-mail: <u>rossa@cadencetexas.com</u>	
Address: <u>7001 Brush Hollow Rd., Westbury, NY</u>	Zip code: <u>11590</u>	Phone: <u>(512) 301-8888</u>
Contact Person Name: <u>Alfonso Chua</u>	E-mail: <u>achua@pape-dawson.com</u>	
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>	
Address: <u>555 E. Ramsey, San Antonio</u>	Zip code: <u>78216</u>	Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>2,405</u>	Total acreage: <u>539.1</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>4.5</u>	Typical residential lot size: <u>45' to 65' x 100' to 130'</u>
Number of dwelling units per phase:	
Phase: <u>Unit 1</u> Dwelling units: <u>145</u>	Phase: <u>Unit 17</u> Dwelling units: <u>76</u>
Phase: <u>Unit 2</u> Dwelling units: <u>118</u>	Phase: <u>Unit 18</u> Dwelling units: <u>92</u>
Phase: <u>Unit 3</u> Dwelling units: <u>103</u>	Phase: <u>Unit 19</u> Dwelling units: <u>64</u>
Phase: <u>Unit 4</u> Dwelling units: <u>74</u>	Phase: <u>Unit 20</u> Dwelling units: <u>62</u>
Phase: <u>Unit 5</u> Dwelling units: <u>90</u>	Phase: <u>Unit 21</u> Dwelling units: <u>83</u>
Phase: <u>Unit 6</u> Dwelling units: <u>75</u>	Phase: <u>Unit 22</u> Dwelling units: <u>68</u>
Phase: <u>Unit 7</u> Dwelling units: <u>53</u>	Phase: <u>Unit 23</u> Dwelling units: <u>40</u>
Phase: <u>Unit 8</u> Dwelling units: <u>81</u>	Phase: <u>Unit 24</u> Dwelling units: <u>69</u>
Phase: <u>Unit 9</u> Dwelling units: <u>67</u>	Phase: <u>Unit 25</u> Dwelling units: <u>77</u>
Phase: <u>Unit 10</u> Dwelling units: <u>103</u>	Phase: <u>Unit 26</u> Dwelling units: <u>102</u>
Phase: <u>Unit 11</u> Dwelling units: <u>101</u>	Phase: <u>Unit 27</u> Dwelling units: <u>78</u>
Phase: <u>Unit 12</u> Dwelling units: <u>73</u>	Phase: <u>Unit 28</u> Dwelling units: <u>85</u>
Phase: <u>Unit 13</u> Dwelling units: <u>95</u>	Phase: <u>Unit 29</u> Dwelling units: <u>111</u>
Phase: <u>Unit 14</u> Dwelling units: <u>73</u>	Phase: <u>Unit 30</u> Dwelling units: <u>1 (park)</u>
Phase: <u>Unit 15</u> Dwelling units: <u>79</u>	Phase: <u>Unit 31</u> Dwelling units: <u>1 (school)</u>
Phase: <u>Unit 16</u> Dwelling units: <u>66</u>	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

For City Use Only

Intake Date: <u>8/19/09</u>	Intake By: <u>Robert Torres</u>
-----------------------------	---------------------------------

City of San Antonio
Planning & Development Services
Master Plan Review Application

File #: _____

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: _____ Y: _____

P:\73\96\02\WordForms\090702a1.doc

DEVELOPMENT SERVICES
RECEIVED
2009 AUG -6 PM 2:41

City of San Antonio
Planning & Development Services
Master Plan Review Application

File #: _____

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Edward Kalikow Signature: 

Date: 7/13/09 Phone: 516-876-4800 Fax: 516-876-6811

E-mail: ed@kaled.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Senior Engineering Technician
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Elizabeth Adams
Planner
(210) 207-7912
Elizabeth.Adams@sanantonio.gov

Robert Lombrano
Planner
(210) 207-5014
Robert.Lombrano@sanantonio.gov

Luz Gonzales
Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Schueling
Planner
(210) 207-5016
Donna.Schueling@sanantonio.gov

2009 AUG - 5 PM 2:41
DEVELOPMENT SERVICES
RECEIVED



City of San Antonio

Development Services Department

April 7, 2011

Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

RE: **Luckey Ranch Validity**

MDP # 010-09

Dear Mr. Chua:

Thank you for your letter dated March 31, 2011. Based on the information submitted staff can support the validity of MDP # 010-09, which is in compliance with **Section 35-412 (h) (1) (A). Scope of Approval of the Unified Development Code (UDC):**

... A MDP shall expire unless there is at least five hundred thousand dollars (\$500,00.00) in project expenses if the MDP is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) in project expenses if the MDP is more than one thousand (1,000) acres...

At this time the MDP has been deemed valid and will remain valid so long as **Sec. 35-412 (h) (1) (B)** of the UDC has been met.

If you have any questions regarding this matter, contact Robert L. Lombrano, Planner (210) 207-5014.

Sincerely,

A handwritten signature in cursive script that reads 'Barbara Nelson'.

Barbara Nelson, AICP
Assistant Director



DEVELOPMENT SERVICES
RECEIVED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES DEVELOPMENT SERVICES DEPARTMENT

2011 APR -5 AM 7:50

2011 APR -4 A 8:47

DIRECTOR'S OFFICE

March 31, 2011

Ms. Melissa Ramirez
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Validation of Luckey Ranch
Master Development Plan No. 010-09

Dear Ms. Ramirez:

This letter serves as a request for validity verification of Luckey Ranch Master Development Plan (MDP) No. 010-09. The MDP was approved by the City of San Antonio Development Services Department on December 16, 2009, and is set to expire on December 15, 2011.

The Infrastructure engineering services and the contractor's latest periodic billing expenses for this project support this validity request. We believe that the amount expended is consistent with the requirements of Section 35-412(h)(1)(A) of the Unified Development Code which it exceeded \$500,000 infrastructure expenses since approval of the MDP.

On June 22, 2010, LGI Homes commissioned Pape-Dawson Engineers to design and develop the first residential unit within the MDP known as Luckey Ranch Unit 2, Plat No. 110033. The engineering service amounting \$241,000 included the construction plans and subdivision plat that was approved by the City of San Antonio Planning Commission and Bexar County Commissioners' Court on March 9, 2011 and March 22, 2011, respectively. At present, the total engineering services incurred for the project is \$160,784.

Yantis Company entered in a contract with LGI Homes to perform the construction of streets, drainage, water and sewer improvements for Luckey Ranch Unit 2. The original contract amount is \$1,979,125.75. To date, the developer has paid the contractor an aggregate amount of \$750,816.34.

Bexar Metropolitan Water District took part of the construction of the 24" Off-Site Water Main that have expended about \$500,000 to-date.

Ms. Melissa Ramirez
Validation of Luckey Ranch
Master Development Plan No. 010-09
March 30, 2011
Page 2 of 2

DEVELOPMENT SERVICES
RECEIVED
2011 APR -5 AM 7:50

The following exhibits support our validation request:

1. Master Development Plan #010-09
2. Subdivision Plat of Luckey Ranch Unit 2
3. Engineering Services Contract and Agreement
4. Accounts receivable ledger from Pape-Dawson
5. Yantis Payment Application No. 2
6. Yantis Payment Application No. 3
7. Cost Summary of LGI Homes current overall expenditures

We believe that the developer has met the requirements to validate the MDP from the 24-month validation period and is therefore remain valid until next level stage to 50% platting within the 10-year period per Section 35-412(h)(1)(B). Enclosed is a \$500 check for review and verification fees. If you support this validity request, please issue a letter of your conformance and agreement.

Please do not hesitate to contact our office if you have any questions or require any additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470



Alfonso Chua, P.E.
Vice President, Land Development

Attachments

P:\73\96\04\Word\Letters\110330a1.doc

Lucky

4/7/11

Lucky RANCH MDP # 010-09

APPR. 12/16/09 EXPIRE 12/19, 2011

TOTAL
519.7 AC x 8% = 41.99 AC
OF
\$ 500,000.00

PLAT # 110033 LUCKY RANCH, UNIT-2 APP. BPT. 3/9/11

REQUIRED: DNRG FEE = \$31,320.
SAWS NEED TO RELEASE

NOT RECORDED

32.70 ACRES

41.59 = 8%
- 32.70
8.89 AC. for the 8%

FAPE-DAWSON \$ 160,784.00

YANTIS Co. \$ 750,816.34

\$ 911,600.34

ROBERT LOVERANO

June 17, 2010

Mr. Butch Alanis
LGI Homes
19221 I-45 South, Suite 320
Conroe, TX 77385

Re: Luckey Ranch Unit-2
21.5 Acres, 118 Lots

Dear Mr. Alanis:

We are pleased to present this proposal for providing engineering and surveying services in connection with the above referenced project. Our proposed scope of services and associated fees are as follows:

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SCOPE

I. PRELIMINARY LAND PLANNING \$2,000

- Assist in the preliminary planning of the subject property.
- Support the development of master planning options.
- Provide background information and base files to land planner(s) and utility consultant(s).
- Evaluate utility implications on wet and dry utilities for various options including demands.
- Evaluate driveway/roadway locations and comment of potential restrictions that may be placed on the development by TxDOT, the City of San Antonio, and Bexar County.
- Review land dedication, easement, and platting requirements for each Master Plan option.

Note:

The task assumes no new Opinion of Probable Cost will be needed at this time. Should new ones be required, additional services will be requested.

II. TRAFFIC IMPACT ANALYSIS (TIA) N/A

This proposal assumes that existing Level 3 TIA on file, which was approved at the time of the MDP, will be sufficient. Traffic design services, or detailed pre-design analysis services, if needed, will be provided at an additional cost.

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III. PLATTING, DESIGN AND CONSTRUCTION PHASE SERVICES \$157,300

A. Subdivision Plat

Preparation of a subdivision plat for Luckey Ranch Unit-2. The Engineer shall perform computations necessary to prepare a final plat suitable for submission to the City of San Antonio and Bexar County for approval and recordation.

B. Construction Plans for Streets, Drainage, Water and Sewer Improvements

The Engineer's work described heretofore shall include the preparation of plans for the construction and approval of streets, drainage and utilities. The set of plans will consist of a master utility plan depicting water and sewer mains and other existing and proposed utilities, drainage plans, plan and profile sheets for streets, profile sheets for sanitary sewer and storm drains, and standard details for street and utility construction. Field surveying of street alignment will be performed for preparation of construction plans. Sufficient information will be included on the plans for staking the streets and utilities. The Engineer shall include quantity estimates, separate engineer's cost estimate, and reference applicable construction specifications as required. Specifications will be provided by the Engineer for items being constructed under these plans.

C. Paving Design

The City of San Antonio's Pavement Design Ordinance requires individual pavement design for any project which includes a street. The scope of work includes coordination with a Soils Engineer to obtain pavement design for this project. Boring, sample location, lab analysis and pavement design calculations will be provided by a Soils/Geotechnical Engineer whose fees are not included in this scope. A final report will be given to Pape-Dawson. Pape-Dawson Engineers will then submit the final pavement design report with street plans to the City of San Antonio and Bexar County for approval.

D. Construction Surveying and Services

Streets

One set of clearing laths shall be set at PC's, PT's, cul-de-sacs, and at 100-ft. stations for alignment only (no levels).

One set of grade stakes shall be set at PC's & PT's, curb returns, cul-de-sacs and 50-foot stations on one side only, opposite the waterline, along the right-of-way to indicate alignment and grade for top of curb elevations. This will be staked a maximum of two times, first for rough cut of streets and second for street construction. Engineer shall issue two sets of cutsheets for street construction.

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Sanitary Sewer

The Engineer shall provide one (1) set of alignment and grade stakes at 100-foot stations for the sanitary sewer mains. All manholes shall be staked for location and grade. Service wye locations to be shown by stationing on the construction plans. Engineer shall issue one set of cutsheets.

Storm Drain

The Engineer shall provide one (1) set of alignment and grade stakes at 50-foot stations for drains. In addition, structures shall be staked for centerline location and grade. Engineer shall issue one set of cutsheets for storm drain.

Water and Other Utilities

The Engineer shall establish control locations which shall include PC's, PT's, and front lot corners, lot as applicable. This service is to be provided one time which includes setting front pins for water services and fire hydrants and pins for the dry utility contractor. This task does not include complete lot restakes at the end of construction.

IV. WATER & SEWER (ONSITE) \$10,000

A. Observation

For water and sewer line construction, engineer shall provide observation to comply with SAWS construction work orders and required certifications including witnessing of sewer and waterline testing. If complications arise that require retesting, the owner will be notified of the situation and additional services may be requested at that time.

B. Certification of Field Quantities – (Plan of Record)

Engineer will provide plan of record drawings to the governmental agencies for water and sanitary sewer as required based on information provided by the Contractor.

V. PUBLIC WATER MAIN (S-1/S-2 from Canyon Crossing) \$54,000

- Scope of work for the potential water main includes:
 - Prepare construction documents of the border water main required for this project. Main will commence at Alamo Canyon and Highway 90 and reach west into the Luckey Ranch Tract. Segments S-1 and S-2 will be designed to the limits of the Unit-2 entry.
 - Submit the plans to Bexar Met for approval.
 - Assist Bexar Met with public bidding of water mains in order to allow oversizing reimbursement to Developer.
 - After approval of the plans, provide the contractor with staking information required to construct the line.

- Observe construction and assist in the testing of the main required for acceptance of the water main.
- Provide Bexar Met with "as-constructed" drawings and costs for the main.

VI. FINAL LOT STAKING **\$17,700**

After completion of construction, the Engineer shall set final lot pins. Staking will include the setting of front and rear lot corners and all applicable PC's and PT's.

Note:

This assumes a one time site visit. Should the Client require multiple pin settings, additional costs may be included.

ALLOWANCES

VII. PRELIMINARY MASS GRADING PLAN **\$25,000**

- Engineer will prepare a preliminary mass grading plan for Units 2, 4, 6 and 7.
- Grading will be based on LiDAR topo for the site.
- Grading plan will be conceptual in nature to help assist the Client with grading needs and concerns.
- A more detailed padded grading plan will be prepared with the civil plans.
- Engineer will make recommendations to LGI Homes and the Owner of the property as to how drainage improvements can benefit both for development.
- Proposed flood plain elevation will be used for Units 5, 6 and 7 as an aid in determining fill quantities.
- Mass grading quantities will be presented to LGI Homes for discussion.
- Engineer will work with Client to get the best mix for cut and fill for this unit as well as future units that abut this site.
- Engineer to be provided with shrink/swell factor from Geotech as an aid in determination of a balanced site.
- Evaluate on-site drainage implications for various options and make recommendations for improvements. Engineer will attempt to utilize possible drainage outlets to Potranco Creek. A strong emphasis will be given to drainage during this stage of the planning. Given the flat topography, drainage and lot grading will be critical. LiDAR topo will be needed for this scope.

VIII. CONSTRUCTION RESTAKING **\$15,730**

Construction activities may require partial restaking of original construction stakes. We recommend establishing an allowance of \$15,730 for this task. The client will be invoiced for time and materials based on actual effort expended. This allowance is not included in the budget for this proposal.

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IX. DETAILED MASS GRADING VERIFICATION **\$4,000**

As with past developments, once the mass grading is completed, the Contractor will provide the CADD file to the Engineer for verification of grading. The client will be invoiced for time and materials based on actual effort expended. This allowance is not included in the budget for this proposal. The Engineer will report findings to the Client and Contractor.

THIS PROPOSAL ASSUMES AND/OR EXCLUDES THE FOLLOWING:

- *Offsite sanitary sewer extension will be required. Budget will be show in contracts for Units 4, 5, 6 and 7.*
- *Pavement types and design will be by others and will be supplied to Pape-Dawson.*
- *No structural design is included herein.*
- *No value engineering is included herein.*
- *Fees for engineering services do not include detention basin design, if required by the City of San Antonio.*
- *Assumes no detailed flood studies are required for Unit 2.*
- *Fees for design of offsite utility extensions, if required, are not included.*
- *This proposal does not include preparation of offsite utility easements, if required.*
- *The design of French drain systems or other drainage systems to contain onsite groundwater (if present) is not included within our scope of services.*
- *The final layout of platted lots and utility alignments shall be dependent upon the client's overall site plan. Design documents shall begin following the engineer's receipt of the final project site plans from the client and execution of a contract for these services.*
- *Agency review fees and impact fees are not included herein.*
- *City, state, or county-required fees are not included.*
- *Environmental services or endangered species determination are not included herein.*
- *Additional services required by the client which may arise and are not outlined above shall be compensated for on an hourly basis or negotiated to a lump sum fee. Revisions to construction plans, site plan and/or subdivision plat, after calculations are complete due to a redirection by the client, shall be considered an additional service.*
- *Changes made to the site plan after design has begun will constitute a change of scope and additional fees will be required.*
- *Proposed fee excludes coordination with client's lender, attorney, and property seller relative to loan, property closing agreement, etc.*
- *Excludes travel expenses.*
- *Proposal assumes that no Sewage Collection System (SCS) will be required for this development.*

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SUMMARY

I.	PLANNING AND COST ESTIMATES	\$2,000	7396-04
II.	TRAFFIC IMPACT ANALYSIS (TIA)	0	
III.	PLATTING, DESIGN AND CONSTRUCTION PHASE SERVICES	\$157,300	04
IV.	WATER & SEWER OBSERVATION/PLAN OF RECORD	\$10,000	06
V.	PUBLIC WATER MAIN	\$54,000	08
VI.	FINAL LOT STAKING	\$17,700	07
TOTAL:		\$241,000	

ALLOWANCES*

VII.	PRELIMINARY MASS GRADING PLAN	\$25,000	05
VIII.	CONSTRUCTION RESTAKING	\$15,730	
IX.	DETAILED MASS GRADING VERIFICATION	\$4,000	
TOTAL:		\$44,730	

* The allowances listed are not included in the contract and will be considered as additional services at a later date, should they be needed.

COMPENSATION

Basis of Compensation

Pape-Dawson's compensation for the above services will be a charge for personnel services plus an hourly charge for specialized equipment and computers. A budget of \$241,000 is the estimated cost of Pape-Dawson's current understanding of the services identified above. This budget figure does not include any Direct Expenses (defined below) nor applicable sales tax on services. This budget figure will not be exceeded without written modification of this Agreement.

Direct Expenses shall include reproduction, travel, long distance telephone calls, express mail, special deliveries and subcontractor expenses directly related to these services. Direct Expenses shall include a 10% markup on cost.

Agreement

Upon Client's signing of this Proposal, this Proposal and the attached Terms and Conditions become the Agreement between the Client and Pape-Dawson.

We appreciate the opportunity to work with you on this project. Please find attached duplicate originals of our Professional Services Agreement. If this proposal and agreement meets with your

Mr. Butch Alanis
Luckey Ranch Unit-2
June 17, 2010
Page 7 of 7

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approval, please acknowledge such by signing this proposal letter and the attached duplicate originals of the Professional Services Agreement and returning one original of each to our office for our records. Receipt of the executed documents will serve as your authorization for us to proceed with the work.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470

LGI HOMES

Jon Adame
Jon Adame, P.E.
Vice President, Land Development

Signature: *E. L. L...*
Name: *E. L. L...*
Title: *CEO*
Date: *6/22/2010*

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AR Ledger by Project No.

Wednesday, March 30, 2011

Pape-Dawson Engineers, Inc.

Job-to-Date through 4/1/11

10:10:41 AM

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Invoice	Mod/Receipt Detail	Date	Total	Fees	Consult	Reimb.	Taxes	Other
07396-04 Luckey Ranch Unit-2 / Sr Vice President: Wood / Vice President: Adame								
1006069	M 05/2010 320	6/15/10						
1007305	M 06/2010 306	7/22/10	17,172.20	17,046.80		125.40		
1007305	M 07/2010 203	7/22/10	-17,172.20	-17,046.80		-125.40		
1007305	M 07/2010 210	8/3/10	17,062.20	17,046.80		15.40		
1007305	R LGIH_0001003	8/20/10	-17,062.20	-17,046.80		-15.40		
Total for 1007305								
1009078	M 08/2010 334	9/9/10	11,994.06	11,962.57		31.49		
1009078	R LGIH_0001010	10/4/10	-11,994.06	-11,962.57		-31.49		
Total for 1009078								
1010100	M 09/2010 372	10/18/10	12,093.79	12,093.79				
1010100	R LGI_00001013	10/29/10	-12,093.79	-12,093.79				
Total for 1010100								
1011326	M 10/2010 430	11/30/10	66,284.20	66,226.03		58.17		
1011326	R LGIH_0001024	1/27/11	-66,284.20	-66,226.03		-58.17		
Total for 1011326								
1012097	M 11/2010 349	12/16/10	26,669.96	26,400.21		269.75		
1012097	R LGILR_001028	1/31/11	-26,669.96	-26,400.21		-269.75		
Total for 1012097								
1101047	M 12/2010 284	1/12/11	12,569.02	12,553.62		15.40		
1101047	R LGILR_001028	1/31/11	-12,569.02	-12,553.62		-15.40		
Total for 1101047								
1102096	M 01/2011 272	2/11/11	11,875.46	11,168.38		707.08		
1102096	R LGIH_0001037	3/7/11	-11,875.46	-11,168.38		-707.08		
Total for 1102096								
1103400	M 02/2011 342	3/22/11	3,722.31	3,332.81		389.50		
Total Billed			162,271.00	160,784.21		1,486.79		
Total Received			-158,548.69	-157,451.40		-1,097.29		
Total Retainage								
Final Totals			3,722.31	3,332.81		389.50		

DEVELOPMENT SERVICES
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YANTIS PAYMENT APPLICATION #2

2011 APR -5 AM 7:50

PARTIAL WAIVER AND RELEASE OF LIEN

STATE OF TEXAS

COUNTY OF BEXAR

The Yantis Company, hereinafter referred to as "Yantis", is an original contractor who has furnished labor and material under a prime contract agreement with LGI Homes, hereinafter referred to as "Owner", to a project known as Luckey Ranch located at Luckey Ranch, Bexar County, Texas (referred to herein as "the Project") .

For and in consideration of **\$252,330.48**, representing a progress payment on the above-referenced project, **and expressly conditioned upon receipt and clearance of said funds**, Yantis hereby acknowledges complete satisfaction of, and waives and releases, any and all claims of every kind against Owner, the Project and the property, including, but not limited to, all statutory or constitutional mechanic's liens, all contract liens and all statutory and/or common law payment bond claims that Yantis may be entitled to in connection with the furnishing of labor and material in connection with the work PROVIDED THROUGH THE PERIOD ENDING: 2/28/11 ONLY, save and except unpaid contractual retainage in the amount of \$60,883.86.

Yantis further represents and warrants that they have not assigned and will not assign any claim for payment, any right to perfect a lien claim, or any contractual, statutory or constitutional lien against the Project in connection with the above-described work.

Yantis further warrants and represents that all presently due bills, claims, or liabilities against it or the Project arising out of the labor and material provided by or through Yantis to the Project, or purchased by Yantis for use on the Project have been paid and satisfied except as noted on the attached *Schedule of Unpaid Subcontractors and Suppliers*. Yantis further warrants and represents that any presently unpaid subcontractors and suppliers will be paid directly out of funds paid in reliance on this affidavit.

Yantis further represents and warrants that funds paid in reliance on this affidavit in the amount shown above are sufficient for payment of any outstanding bills, claims, or liabilities incurred by Yantis in connection with labor and material Yantis provided to the Project.

All of the provisions of this release shall bind Yantis and its legal representatives, successors and assigns and shall inure to the benefit of the Owner, and the Owner's heirs, legal representatives, sureties, successors and assigns.

The person signing this affidavit represents that they are duly authorized to do so on behalf of The Yantis Company.

EXECUTED this 28th day of February, 2011.

APPLICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER:
LGI HOMES
19221 I-45 SOUTH, SUITE 200
CONROE, TX 77386

PROJECT: LUCKEY RANCH APPLICATION NO 2

DEVELOPMENT SERVICES RECEIVED

FROM CONTRACTOR:
Yantis Company
3611 Paesanos Pkwy, Suite 300
San Antonio, Texas 78231

PERIOD TO: 02/28/11

VIA ENGINEER: 2011 APR -5 AM 7:50

CONTRACTOR'S JOB#: 10416
CONTRACT FOR:

Distribution to:
OWNER
ENGINEER
CONTRACTOR

PROJECT NOS:

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 1,979,125.75
 2. Net change by Change Orders \$ 0.00
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,979,125.75
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 608,838.60

5. RETAINAGE:
 a. 10% % of Completed Work 60,883.86
 (Column D + E on G703)
 b. % of Stored Material \$

Total Retainage (Lines 5a + 5b or

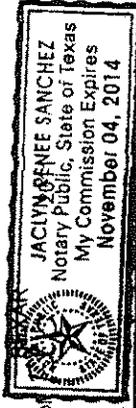
6. TOTAL EARNED LESS RETAINAGE \$ 60,883.86
 (Line 4 Less Line 5 Total) \$ 547,954.74
 7. LESS PREVIOUS APPLICATIONS FOR PAYMENT (Line 6 from prior Application) \$ 295,624.26
 8. CURRENT PAYMENT DUE \$ 252,330.48
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 1,431,171.01

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTRACTOR:

By: *[Signature]* Date: *11/1/11*

State of: TEXAS County of: *28*
 Subscribed and sworn to before me this *28* day of *NOVEMBER*
 Notary Public: *JACLYN SANCHEZ*
 My Commission expires: *11/1/14*



ENGINEER'S AFFIRMATION OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT AFFIRMED.

AMOUNT AFFIRMED \$

(Attach explanation if amount affirmed differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount affirmed.) ENGINEER:

By: _____ Date: _____

This AFFIRMATION is not negotiable. The AMOUNT AFFIRMED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

of 3

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached in tabulations below, amounts are stated to the nearest dollar. Use Columns 1 on Contract where variable retainage for line items may apply.

ITEM NO.	DESCRIPTION OF WORK	UNIT PRICE	CONTRACT QUANTITY	SCHEDULED VALUE	C		D		E		F		G		H	I
					QUANTITY	VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	AMOUNT	WORK COMPLETED THIS PERIOD	AMOUNT	COMPLETE AND STORED TO DATE	AMOUNT	BALANCE TO FINISH (C - F)	RETAINAGE IF VARIABLE RATE		
SITE IMPROVEMENTS																
10	MORILLON	83.000.00	1.00	83,000.00	1.00	83,000.00	0.00	0.00	0.00	0.00	1.00	63,000.00	100.00%	0.00	\$6,300.00	
20	PERFORMANCE AND PAYMENT BOND	30,882.00	1.00	30,882.00	1.00	30,882.00	0.00	0.00	0.00	0.00	1.00	30,882.00	100.00%	0.00	\$3,088.20	
30	CLEARING (STREET/TOT/ DRAIN)	200.00	31.65	6,330.00	31.65	6,330.00	0.00	0.00	0.00	0.00	31.65	6,330.00	100.00%	0.00	\$633.00	
40	EXCAVATION (TREE/LO T)	1.00	72,841.00	72,841.00	66,376.90	66,376.90	0.00	0.00	0.00	0.00	72,841.00	90.00%	100.00%	0.00	\$7,284.10	
50	EMBANKMENT (TREE/LO T)	1.00	17,874.00	17,874.00	16,086.60	16,086.60	0.00	0.00	0.00	0.00	17,874.00	90.00%	100.00%	0.00	\$1,698.66	
60	CLEARING (FLOODING)	200.00	28.00	5,600.00	28.00	5,600.00	0.00	0.00	0.00	0.00	28.00	5,600.00	100.00%	0.00	\$560.00	
70	EXCAVATION (FLOODING)	1.00	35,570.00	35,570.00	35,570.00	35,570.00	0.00	0.00	0.00	0.00	35,570.00	100.00%	100.00%	0.00	\$3,557.00	
80	EMBANKMENT (FLOODING)	1.00	114,935.00	114,935.00	104,332.50	104,332.50	0.00	0.00	0.00	0.00	104,332.50	90.00%	90.00%	0.00	\$10,432.25	
90	ENCASEMENT	1,100.00	3.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	3,300.00	0.00%	0.00	\$0.00	
100	2 1/2 HMA (TYPE D)	9.00	10,860.00	97,740.00	0.00	0.00	0.00	0.00	0.00	0.00	10,860.00	97,740.00	0.00%	0.00	\$0.00	
110	16 FLEX BASE	10.00	10,860.00	108,600.00	0.00	0.00	0.00	0.00	0.00	0.00	10,860.00	108,600.00	0.00%	0.00	\$0.00	
120	6 LIME STABILIZED SUBGRADE (24.50 LBS/SY)	4.00	10,860.00	43,440.00	0.00	0.00	0.00	0.00	0.00	0.00	10,860.00	43,440.00	0.00%	0.00	\$0.00	
130	1 1/2 HMA (TYPE D)	5.50	8,760.00	53,790.00	0.00	0.00	0.00	0.00	0.00	0.00	8,760.00	53,790.00	0.00%	0.00	\$0.00	
140	1 1/2 HMA (TYPE C)	5.50	9,780.00	53,790.00	0.00	0.00	0.00	0.00	0.00	0.00	9,780.00	53,790.00	0.00%	0.00	\$0.00	
150	17.5 FLEX BASE	11.00	9,780.00	107,580.00	0.00	0.00	0.00	0.00	0.00	0.00	9,780.00	107,580.00	0.00%	0.00	\$0.00	
160	GEOSYNTHESIS	4.00	8,780.00	39,120.00	0.00	0.00	0.00	0.00	0.00	0.00	8,780.00	39,120.00	0.00%	0.00	\$0.00	
170	7 LIME STABILIZED SUBGRADE (28.50 LBS/SY)	4.50	9,780.00	44,010.00	0.00	0.00	0.00	0.00	0.00	0.00	9,780.00	44,010.00	0.00%	0.00	\$0.00	
180	CONCRETE CURB	5.50	9,831.00	54,020.50	0.00	0.00	0.00	0.00	0.00	0.00	9,831.00	54,020.50	0.00%	0.00	\$0.00	
190	4 CONCRETE SIDEWALK	30.00	116.50	3,495.00	0.00	0.00	0.00	0.00	0.00	0.00	116.50	3,495.00	0.00%	0.00	\$0.00	
200	CONCRETE SIDEWALK	30.00	1,343.00	40,290.00	0.00	0.00	0.00	0.00	0.00	0.00	1,343.00	40,290.00	0.00%	0.00	\$0.00	
210	10 CONCRETE MULTI-USE PATH	30.00	1,813.00	54,390.00	0.00	0.00	0.00	0.00	0.00	0.00	1,813.00	54,390.00	0.00%	0.00	\$0.00	
220	HEADER CURB	10.00	68.00	680.00	0.00	0.00	0.00	0.00	0.00	0.00	68.00	680.00	0.00%	0.00	\$0.00	
230	BARRICADE POSTS	100.00	8.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	800.00	0.00%	0.00	\$0.00	
240	TYPES	12,500.00	1.00	12,500.00	1.00	12,500.00	0.00	0.00	0.00	0.00	1.00	12,500.00	100.00%	0.00	\$0.00	
250	SIGNAGE AND TRAFFIC CONTROL	2,500.00	1.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	2,500.00	0.00%	0.00	\$0.00	
260	CONDUITS (1.8 2.4 SC H 80) (50 LF)	1,500.00	8.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	12,000.00	0.00%	0.00	\$0.00	
270	CONDUITS (1.4 2.2 SC H 80) (50 LF)	1,000.00	15.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	15,000.00	0.00%	0.00	\$0.00	
SUBTOTAL				1,095,692.50			194,176.50	151,866.60	947,449.40	25,324.00	25,324.00	25,324.00	100.00%	0.00	\$2,532.40	
DRAINAGE IMPROVEMENTS																
280	EXCAVATION (CHANNEL)	1.00	25,324.00	25,324.00	25,324.00	25,324.00	0.00	0.00	0.00	0.00	25,324.00	25,324.00	100.00%	0.00	\$0.00	
290	EXCAVATION (STRUCTURAL)	4.00	215.00	860.00	0.00	0.00	0.00	0.00	0.00	0.00	215.00	860.00	0.00%	0.00	\$0.00	
300	EMBANKMENT (BERM)	3.00	685.00	2,055.00	616.50	1,848.50	0.00	0.00	0.00	0.00	616.50	1,848.50	90.00%	0.00	\$184.85	
310	CONCRETE RIPRAP	45.00	1,078.00	48,120.00	0.00	0.00	0.00	0.00	0.00	0.00	1,078.00	48,120.00	0.00%	0.00	\$0.00	
320	SIDEWALK BOX	1,100.00	8.00	8,800.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	8,800.00	0.00%	0.00	\$0.00	
330	4-5' X 2' CONC BOX CULV	400.00	26.00	10,400.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	10,400.00	0.00%	0.00	\$0.00	
340	HEADWALL (HINGEWALL)	560.00	26.00	15,400.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	15,400.00	0.00%	0.00	\$0.00	
350	36 CMP ULTRAFLOW	70.00	185.00	12,950.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	12,950.00	0.00%	0.00	\$0.00	
360	24 CMP IRRIGATION BY PASS	50.00	145.00	7,250.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00	7,250.00	0.00%	0.00	\$0.00	
370	PIPE HANDRAIL	55.00	126.50	6,957.50	0.00	0.00	0.00	0.00	0.00	0.00	126.50	6,957.50	0.00%	0.00	\$0.00	
380	HYDROMULCH	0.80	15,635.00	12,508.00	0.00	0.00	0.00	0.00	0.00	0.00	15,635.00	12,508.00	0.00%	0.00	\$0.00	
390	TOPSOIL	0.75	15,635.00	11,726.25	0.00	0.00	0.00	0.00	0.00	0.00	15,635.00	11,726.25	0.00%	0.00	\$0.00	

OWNER: LCI HOMES 10416
 PROJECT: LUCKEY RANCH II
 APPLICATION NO: 2
 APPLICATION DATE: 2/28/2011
 PERIOD TO: 2/28/2011

CONTINUATION SHEET

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In subdivisions below amounts are stated to the nearest dollar.
 Use Column I, Unit Contracts which have items may apply.

ITEM NO	DESCRIPTION OF WORK	UNIT PRICE	CONTRACT QUANTITY	SCHEDULED VALUE	C		D		E		F		G		BALANCE TO FINISH (C-G)	PERCENTAGE OF FINISH (F/F+G)
					WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY		
ACCELEDCECEL LANE																
400	EXCAVATION (CONCRETE)	8.00	791.00	6,328.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,328.00	0.00	
410	2" HMA (TYPE D)	9.00	1,294.00	11,646.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,646.00	0.00	
420	8" ASPHALT TREATED BA SE	27.00	1,035.00	27,945.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,945.00	0.00	
430	SIGNAGE AND TRAFFIC CONTROL	200.00	1.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	
440	INS SM RD SN SUP & A M TY 100W/G(1)S(1)A(1)	550.00	3.00	1,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	
450	WORK ZONE PAVEMENT MARKING SHORT	285.00	1.00	285.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	0.00	
460	TERMITA	285.00	1.00	285.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	0.00	
470	TY (10)1/4 ISLD(90) ML REF L P V M T MARK	1.50	2,793.00	4,189.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,189.50	0.00	
480	TY (10)1/4 ISLD(90) ML REF L P V M T MARK	3.00	2,002.00	6,006.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,006.00	0.00	
490	TY (10)1/4 ARROW(90) M L REF L P V M T MARK	175.00	2.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	
500	TY (10)1/4 WORD(90) M L REF L P V M T MARK	280.00	2.00	560.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00	0.00	
510	TY L C	5.00	201.00	1,005.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,005.00	0.00	
520	PAVEMENT & REMOVE EXIS	0.50	259.00	129.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.50	0.00	
530	TEMP TRAFFIC CTRL & STRIPPING DURING CON	1,000.00	1.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	
540	YIELD ARROWS	270.00	1.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00	0.00	
550	24 DIAGONALS	520.00	1.00	520.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	0.00	
SUBTOTAL				87,389.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,389.00	0.00	
SANITARY SEWER SYSTEM																
560	10 SEWER PIPE(6-6)	17.00	855.00	14,535.00	855.00	0.00	14,535.00	0.00	0.00	0.00	0.00	0.00	0.00	14,535.00	100.00%	
570	10 SEWER PIPE(6-6)	18.00	155.00	2,790.00	155.00	0.00	2,790.00	0.00	0.00	0.00	0.00	0.00	0.00	2,790.00	100.00%	
580	10 SEWER PIPE(6-10)	19.00	1,090.00	20,710.00	1,090.00	0.00	20,710.00	0.00	0.00	0.00	0.00	0.00	0.00	20,710.00	100.00%	
590	10 SEWER PIPE(10-12)	20.00	375.00	7,500.00	375.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	100.00%	
600	8 SEWER PIPE(6-6)	16.00	630.00	10,080.00	189.00	0.00	3,024.00	0.00	0.00	0.00	0.00	0.00	0.00	10,080.00	2.25%	
610	8 SEWER PIPE(6-8)	17.00	2,316.00	39,372.00	694.80	0.00	11,811.60	0.00	0.00	0.00	0.00	0.00	0.00	39,372.00	100.00%	
620	8 SEWER PIPE(6-10)	18.00	81.00	1,458.00	24.90	0.00	448.20	0.00	0.00	0.00	0.00	0.00	0.00	1,458.00	100.00%	
630	8 SEWER PIPE(10-12)	19.00	2,000.00	38,000.00	600.00	0.00	11,400.00	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00	100.00%	
640	8 SEWER PIPE(12-14)	20.00	15.00	300.00	4.50	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	100.00%	
650	STANDARD MANHOLE	3,200.00	32.00	102,400.00	8.12	0.00	26,184.00	0.00	0.00	0.00	0.00	0.00	0.00	102,400.00	90.00%	
660	EXTRA DEPTH MANHOLE	350.00	108.00	37,800.00	23.32	0.00	8,192.00	0.00	0.00	0.00	0.00	0.00	0.00	37,800.00	90.00%	
670	MANHOLE RING ENCASEM	100.00	16.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	0.00	
680	TIE TO EXISTING MANH	600.00	1.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	
690	DROP MANHOLE	4,400.00	2.00	8,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,800.00	0.00	
700	8" X 6" WYES	50.00	103.00	5,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	
710	8" SANITARY SEWER LAY ERAL	16.00	4,582.00	73,472.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,472.00	0.00	
720	TRENCH PROTECTION	1.00	7,519.00	7,519.00	0.00	0.00	4,580.00	0.00	0.00	0.00	0.00	0.00	0.00	7,519.00	66.23%	
730	SEWER MAIN T.V. INSPECTION	1.00	7,519.00	7,519.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,519.00	0.00	
SUBTOTAL				388,041.00	109,654.80	0.00	124,888.20	0.00	0.00	0.00	0.00	0.00	0.00	124,888.20	32.45%	
WATER IMPROVEMENTS																
SUBTOTAL				234,523.00	153,518.00	0.00	234,523.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234,523.00	100.00%

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabular form, amount(s) related to the contract dollar.
 Five Column (5) - Contracts where variable retainage for line items may apply

ITEM NO	DESCRIPTION OF WORK	UNIT PRICE	CONTRACT QUANTITY	UM	C SCHEDULED VALUE		D WORK COMPLETED FROM PREVIOUS APPLICATION		E WORK COMPLETED THIS PERIOD		F COMPLETE AND STORED TO DATE		H BALANCE TO FINISH (G - G)	I RETAINAGE (IF VARIABLE RATE)
					AMOUNT	UM	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY		
740	12 PIPES (300) WATER PIPE	30.00	754.00	LF	22,620.00		0.00	0.00	0.00	0.00	0.00	22,620.00	\$0.00	
750	8 PIPES (300) WATER PIPE	20.00	2,311.00	LF	46,220.00		0.00	0.00	0.00	0.00	0.00	46,220.00	\$0.00	
760	2 COOPER WATER METER	22.00	250.00	LF	5,500.00		0.00	0.00	0.00	0.00	0.00	5,500.00	\$0.00	
770	12 GATE VALVE	2,200.00	4.00	EA	8,800.00		0.00	0.00	0.00	0.00	0.00	8,800.00	\$0.00	
780	8 GATE VALVE	1,100.00	7.00	EA	7,700.00		0.00	0.00	0.00	0.00	0.00	7,700.00	\$0.00	
790	STANDARD FIRE HYDRANT	3,000.00	7.00	EA	21,000.00		0.00	0.00	0.00	0.00	0.00	21,000.00	\$0.00	
800	CAST IRON FITTING	3,000.00	6.50	TON	20,150.00		0.00	0.00	0.00	0.00	0.00	20,150.00	\$0.00	
810	DUAL SHORT SERVICE	700.00	32.00	EA	22,400.00		0.00	0.00	0.00	0.00	0.00	22,400.00	\$0.00	
820	DUAL LONG SERVICE	1,100.00	23.00	EA	25,300.00		0.00	0.00	0.00	0.00	0.00	25,300.00	\$0.00	
830	3/4 SINGLE SHORT SERVICE	350.00	5.00	EA	1,750.00		0.00	0.00	0.00	0.00	0.00	1,750.00	\$0.00	
840	3/4 SINGLE LONG SERVICE	400.00	2.00	EA	800.00		0.00	0.00	0.00	0.00	0.00	800.00	\$0.00	
850	3/4 SINGLE LONG SERVICE (IRRIGATION)	1,100.00	1.00	EA	1,100.00		0.00	0.00	0.00	0.00	0.00	1,100.00	\$0.00	
860	TEMPORARY BLOWOFF	1,100.00	1.00	EA	1,100.00		0.00	0.00	0.00	0.00	0.00	1,100.00	\$0.00	
870	PERMANENT BLOWOFF	1,700.00	4.00	EA	6,800.00		0.00	0.00	0.00	0.00	0.00	6,800.00	\$0.00	
880	2 SCREWED END VALVE	500.00	3.00	EA	1,500.00		0.00	0.00	0.00	0.00	0.00	1,500.00	\$0.00	
890	JOINT RESTRAINTS	12,000.00	1.00	LS	12,000.00		0.00	0.00	0.00	0.00	0.00	12,000.00	\$0.00	
900	HYDROSTATIC TESTING	1,000.00	2.00	EA	2,000.00		0.00	0.00	0.00	0.00	0.00	2,000.00	\$0.00	
910	TRENCH PROTECTION	1.00	3,265.00	LF	3,265.00		0.00	0.00	0.00	0.00	0.00	3,265.00	\$0.00	
920	CHLORINATION	0.50	3,515.00	LF	1,757.50		0.00	0.00	0.00	0.00	0.00	1,757.50	\$0.00	
930	METER BOX	175.00	118.00	EA	20,650.00		0.00	0.00	0.00	0.00	0.00	20,650.00	\$0.00	
	SUBTOTAL				236,412.50		0.00	0.00	0.00	0.00	0.00	236,412.50	0.00	
	GRAND TOTALS				1,979,125.75		329,471.40	280,357.20	608,838.60	1,370,287.15	60,883.86			

Users may obtain validation of this document by requesting the license a completed AIA Document D401 - Certification of Document's Authenticity

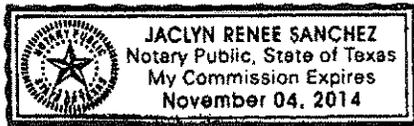
DEVELOPMENT SERVICES
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2011 APR -5 AM 7:50

THE YANTIS COMPANY

By: Mark Elphick
Mark Elphick, Business Analyst

SUBSCRIBED AND SWORN TO BEFORE ME by the said Mark Elphick, Business Analyst of the Yantis Company this 28th day of February, 2011, to certify which witness my hand and seal of office.



[seal]

J Sanchez
[Notary's Signature]

SCHEDULE OF UNPAID SUBCONTRACTORS AND SUPPLIERS

Yantis certifies that all presently due bills, claims, or liabilities against it or the Project arising out of labor and material provided by or through Yantis to the Project, or purchased by Yantis for use on the Project thru the foregoing date have been paid and satisfied except as follows:

Name	Address	Amount
<u>N/A</u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

AFTER RECORDING RETURN TO:

Mr. Jason C. Spencer
Ford, Nassen & Baldwin, P.C.
98 San Jacinto, Suite 1450
Austin, TX 78701

YANTIS PAYMENT APPLICATION #3

PARTIAL WAIVER AND RELEASE OF LIEN

DEVELOPMENT SERVICES
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STATE OF TEXAS

COUNTY OF BEXAR

The Yantis Company, hereinafter referred to as "Yantis", is an original contractor who has furnished labor and material under a prime contract agreement with LGI Homes, hereinafter referred to as "Owner", to a project known as Luckey Ranch located at Luckey Ranch, Bexar County, Texas (referred to herein as "the Project") .

For and in consideration of \$202,861.60, representing a progress payment on the above-referenced project, **and expressly conditioned upon receipt and clearance of said funds**, Yantis hereby acknowledges complete satisfaction of, and waives and releases, any and all claims of every kind against Owner, the Project and the property, including, but not limited to, all statutory or constitutional mechanic's liens, all contract liens and all statutory and/or common law payment bond claims that Yantis may be entitled to in connection with the furnishing of labor and material in connection with the work PROVIDED THROUGH THE PERIOD ENDING: 3/31/11 ONLY, save and except unpaid contractual retainage in the amount of \$83,424.04.

Yantis further represents and warrants that they have not assigned and will not assign any claim for payment, any right to perfect a lien claim, or any contractual, statutory or constitutional lien against the Project in connection with the above-described work.

Yantis further warrants and represents that all presently due bills, claims, or liabilities against it or the Project arising out of the labor and material provided by or through Yantis to the Project, or purchased by Yantis for use on the Project have been paid and satisfied except as noted on the attached *Schedule of Unpaid Subcontractors and Suppliers*. Yantis further warrants and represents that any presently unpaid subcontractors and suppliers will be paid directly out of funds paid in reliance on this affidavit.

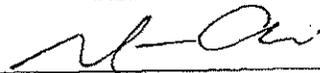
Yantis further represents and warrants that funds paid in reliance on this affidavit in the amount shown above are sufficient for payment of any outstanding bills, claims, or liabilities incurred by Yantis in connection with labor and material Yantis provided to the Project.

All of the provisions of this release shall bind Yantis and its legal representatives, successors and assigns and shall inure to the benefit of the Owner, and the Owner's heirs, legal representatives, sureties, successors and assigns.

The person signing this affidavit represents that they are duly authorized to do so on behalf of The Yantis Company.

EXECUTED this 17th day of MARCH, 2011.

THE YANTIS COMPANY

By: 
Mark Elphick, Business Analyst

APPLICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER:
LGI HOMES
19221 I-45 SOUTH, SUITE 200
CONROE, TX 77385

PROJECT: LUCKEY RANCH

APPLICATION NO 3

PERIOD TO: 03/31/11

Distribution to:
OWNER
ENGINEER
CONTRACTOR

FROM CONTRACTOR:
Yantis Company
3611 Paasanos Pkwy, Suite 300
San Antonio, Texas 78231

VIA ENGINEER:

CONTRACTOR'S JOB#: 10416

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,979,125.75
 2. Net change by Change Orders \$ 41,576.45
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 2,020,702.20
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 834,240.38

5. RETAINAGE:
 a. 10% % of Completed Work (Column D + E on G703) \$ 83,424.04
 b. % of Stored Material \$

Total Retainage (Lines 5a + 5b or

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 88,424.04
 7. LESS PREVIOUS APPLICATIONS FOR PAYMENT (Line 6 from prior Application) \$ 750,816.34
 8. CURRENT PAYMENT DUE \$ 547,954.74
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 202,861.60
 \$ 1,269,885.86

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$41,576.45	
TOTALS	\$41,576.45	\$0.00
NET CHANGES by Change Order	\$41,576.45	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *M-A*

Date: _____

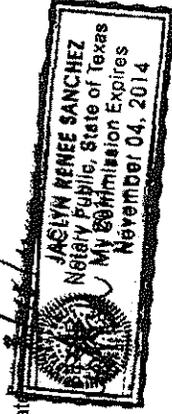
State of: TEXAS

County of: *18*

Subscribed and sworn to before me this _____ day of _____

Notary Public: *11/4/14*

My Commission expires _____



ENGINEER'S AFFIRMATION OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT AFFIRMED.

AMOUNT AFFIRMED \$

(Attach explanation if amount affirmed differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount affirmed) ENGINEER:

By: _____ Date: _____

This AFFIRMATION is not negotiable. The AMOUNT AFFIRMED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEVELOPMENT SERVICES
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 2011 APR 5 AM 7:51

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached in tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

2 of 3
AIA DOCUMENT G703
OWNER: LCI HOMES
CONTRACTOR'S JOB#: 10416
PROJECT: LUCKEY RANCH
APPLICATION NO: 3
APPLICATION DATE: 3/20/2011
PERIOD TO: 3/31/2011

ITEM NO	DESCRIPTION OF WORK	UNIT PRICE	CONTRACT QUANTITY	SCHEDULED VALUE	D		E		F	G		H	I
					WORK COMPLETED FROM PREVIOUS APPLICATION	AMOUNT	QUANTITY	AMOUNT		COMPLETE AND STORED TO DATE	AMOUNT		
ACCEL/DECEL LANE													
400	EXCAVATION(RON/WAY)	6.00	781.00	4,698.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,185.33	6,245.54
410	2 IN(AC)TYPE D	9.00	1,294.00	11,846.00	0.00	0.00	0.00	0.00	0.00	0.00	6,328.00	6,328.00	\$0.00
420	8 ASPHALT TREATED BA SE	27.00	1,033.00	27,845.00	0.00	0.00	0.00	0.00	0.00	0.00	11,646.00	11,646.00	\$0.00
430	SIGNAGE AND TRAFFIC CONTROL	200.00	1.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	27,945.00	27,945.00	\$0.00
440	INS SM RD SH SUP & A M TY 10BWG(1)SAC(1)	500.00	3.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	\$0.00
450	WORK ZONE PAINTMENT MARKING SHORT	285.00	1.00	285.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	1,650.00	\$0.00
460	WORK ZONE PAVEMENT MARKING SHORT	285.00	1.00	285.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	285.00	\$0.00
470	TY 10W(4) NSL(D)080 ML JREFL PVMT MARK	1.50	2,793.00	4,189.50	0.00	0.00	0.00	0.00	0.00	0.00	4,189.50	4,189.50	\$0.00
480	TY 10W(8) NSL(D)050 ML JREFL PVMT MARK	3.00	2,002.00	6,006.00	0.00	0.00	0.00	0.00	0.00	0.00	6,006.00	6,006.00	\$0.00
490	TY 10W(ARROW)090 ML JREFL PVMT MARK	175.00	2.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	285.00	\$0.00
500	TY 10W(WORD)090 ML JREFL PVMT MARK	280.00	2.00	560.00	0.00	0.00	0.00	0.00	0.00	0.00	4,189.50	4,189.50	\$0.00
510	TY 10	5.00	291.00	1,005.00	0.00	0.00	0.00	0.00	0.00	0.00	6,006.00	6,006.00	\$0.00
520	SAWCUT & REMOVE EXIS	0.50	359.00	128.50	0.00	0.00	0.00	0.00	0.00	0.00	1,009.00	1,009.00	\$0.00
530	TEMP TRAFFIC CTRL & SHIPPING CURBING CON	1,000.00	1.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	\$0.00
540	YIELD ARROWS	270.00	1.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	520.00	\$0.00
550	24 DIAGONALS	520.00	1.00	520.00	0.00	0.00	0.00	0.00	0.00	0.00	62,369.00	62,369.00	\$0.00
SUBTOTAL													
S. SANITARY SEWER SYSTEM													
560	10 SEWER PIPE(0-5)	17.00	855.00	14,535.00	855.00	14,535.00	0.00	0.00	855.00	14,535.00	14,535.00	14,535.00	\$1,453.50
570	10 SEWER PIPE(5-10)	18.00	155.00	2,790.00	155.00	2,790.00	0.00	0.00	155.00	2,790.00	2,790.00	2,790.00	\$279.00
580	10 SEWER PIPE(10-12)	19.00	1,090.00	20,710.00	1,090.00	20,710.00	0.00	0.00	1,090.00	20,710.00	20,710.00	20,710.00	\$2,071.00
590	8 SEWER PIPE(0-6)	20.00	375.00	7,500.00	375.00	7,500.00	0.00	0.00	375.00	7,500.00	7,500.00	7,500.00	\$750.00
600	8 SEWER PIPE(6-8)	16.00	630.00	10,080.00	630.00	10,080.00	0.00	0.00	630.00	10,080.00	10,080.00	10,080.00	\$1,008.00
610	8 SEWER PIPE(8-10)	17.00	2,318.00	39,372.00	52.00	884.00	0.00	0.00	52.00	10,080.00	10,080.00	10,080.00	\$1,008.00
620	8 SEWER PIPE(10-12)	18.00	83.00	1,494.00	83.00	1,494.00	0.00	0.00	83.00	39,372.15	39,372.15	39,372.15	\$3,937.01
630	8 SEWER PIPE(12-14)	19.00	2,000.00	38,000.00	2,000.00	38,000.00	0.00	0.00	2,000.00	1,494.00	1,494.00	1,494.00	\$149.40
640	STANDARD MANHOLE	3,200.00	38.00	121,600.00	15.00	300.00	0.00	0.00	15.00	38,000.00	38,000.00	38,000.00	\$3,800.00
650	EXTRA DEPTH MANHOLE	350.00	106.00	37,100.00	34.70	109,440.00	0.00	0.00	34.70	300.00	300.00	300.00	\$30.00
670	MANHOLE RING ENCASEM	100.00	16.00	1,600.00	95.40	83,360.00	0.00	0.00	95.40	12,160.00	12,160.00	12,160.00	\$1,216.00
680	TIE TO EXISTING MANH	500.00	1.00	500.00	0.00	0.00	0.00	0.00	0.00	3,710.00	3,710.00	3,710.00	\$371.00
690	8" X 6" WYES	4,400.00	2.00	8,800.00	2.00	8,800.00	0.00	0.00	2.00	500.00	500.00	500.00	\$50.00
700	TRENCH PROTECTION	50.00	103.00	5,150.00	0.00	0.00	0.00	0.00	0.00	8,800.00	8,800.00	8,800.00	\$880.00
710	SEWER MAIN T.V. INSPECTION	16.00	4,592.00	73,472.00	0.00	0.00	0.00	0.00	0.00	5,150.00	5,150.00	5,150.00	\$515.00
720	SEWER MAIN T.V. INSPECTION	1.00	7,519.00	7,519.00	4,980.00	4,980.00	0.00	0.00	4,980.00	73,472.00	73,472.00	73,472.00	\$7,347.20
730	SEWER MAIN T.V. INSPECTION	1.00	7,519.00	7,519.00	0.00	0.00	0.00	0.00	0.00	2,539.17	2,539.17	2,539.17	\$253.92
SUBTOTAL													
WATER IMPROVEMENTS													
SUBTOTAL													

CONTINUATION SHEET

3 of 3

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION	E WORK COMPLETED THIS PERIOD	F QUANTITY	G COMPLETE AND STORED TO DATE	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)	APPLICATION NO.	APPLICATION DATE	PERIOD TO
740	12 PVC(300)WATER PIPE	30.00	0.00	301.60	0.00	9,048.00	19,572.00	\$904.80	3	3/20/2011	3/31/2011
750	8 PVC(300)WATER PIPE	20.00	0.00	502.20	0.00	10,044.00	40,176.00	\$1,004.40			
760	2 COPPER WATER PIPE	22.00	0.00	0.00	0.00	0.00	9,500.00	\$0.00			
770	12 GATE VALVE	2,200.00	0.00	0.00	0.00	0.00	8,800.00	\$0.00			
780	8 GATE VALVE	1,100.00	0.00	0.00	0.00	0.00	7,700.00	\$0.00			
790	STANDARD FIRE HYDRANT	3,000.00	0.00	0.00	0.00	0.00	21,000.00	\$0.00			
800	CAST IRON FITTING	3,100.00	0.00	0.00	0.00	0.00	20,150.00	\$0.00			
820	1 DUAL SHORT SERVICE	700.00	0.00	0.00	0.00	0.00	22,400.00	\$0.00			
830	3/4 SINGLE SHORT SERVICE	1,100.00	0.00	0.00	0.00	0.00	29,300.00	\$0.00			
840	3/4 SINGLE LONG SERVICE	360.00	0.00	0.00	0.00	0.00	1,750.00	\$0.00			
850	3/4 SINGLE LONG SERVICE (BIRIGATION)	400.00	0.00	0.00	0.00	0.00	800.00	\$0.00			
860	2 TEMPORARY BLOWOFF	1,100.00	0.00	0.00	0.00	0.00	1,100.00	\$0.00			
870	2 PERMANENT BLOWOFF	1,700.00	0.00	0.00	0.00	0.00	1,100.00	\$0.00			
880	2 SCREWED END VALVE	800.00	0.00	0.00	0.00	0.00	6,800.00	\$0.00			
890	JOINT RESTRAINTS	12,000.00	0.00	0.00	0.00	0.00	1,500.00	\$0.00			
900	HYDROSTATIC TESTING	1,000.00	0.00	0.00	0.00	0.00	12,000.00	\$0.00			
910	TRENCH PROTECTION	1.00	0.00	0.00	0.00	0.00	2,000.00	\$0.00			
920	CHLORINATOR	0.50	0.00	0.00	0.00	0.00	3,265.00	\$0.00			
930	METER BOX	175.00	0.00	0.00	0.00	0.00	1,757.50	\$0.00			
	SUBTOTAL	236,412.90	0.00	19,982.00	0.00	19,982.00	217,320.90	1,099.20			
	PLAN REVISION ORDERS										
1.001	MULTIPLE CHANGES	41,578.45	0.00	0.40	0.00	16,630.68	16,630.68	\$1,663.06			
	SUBTOTAL	41,578.45	0.00	0.40	0.00	16,630.68	16,630.68	1,663.06			
	GRAND TOTALS	1,979,125.79	606,938.60	225,401.78	834,240.38	1,186,461.52	83,474.04				

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

DEVELOPMENT SERVICES RECEIVED
2011 APR -5 AM 7:51

**LUCKEY RANCH UNIT 2, PLAT NO. 110033
CURRENT COST SUMMARY OF INFRASTRUCTURE EXPENSES**

Description of Contract	Contract Amount	Amount Paid to Vendor (as of March 2011)
Engineering Services (Pape-Dawson)	\$ 241,000.00	\$ 160,784.00
Infrastructure Improvements (Yantis Co)	\$ 1,979,125.75	\$ 750,816.34
Total	\$ 2,220,125.75	\$ 911,600.34

DEVELOPMENT SERVICES
RECEIVED

2011 APR -5 AM 7:51



City of San Antonio

Development Services Department

April 7, 2011

Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

RE: **Luckey Ranch Validity**

MDP # 010-09

Dear Mr. Chua:

Thank you for your letter dated March 31, 2011. Based on the information submitted staff can support the validity of MDP # 010-09, which is in compliance with **Section 35-412 (h) (1) (A)**. **Scope of Approval of the Unified Development Code (UDC):**

... A MDP shall expire unless there is at least five hundred thousand dollars (\$500,00.00) in project expenses if the MDP is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) in project expenses if the MDP is more than one thousand (1,000) acres...

At this time the MDP has been deemed valid and will remain valid so long as **Sec. 35-412 (h) (1) (B)** of the UDC has been met.

If you have any questions regarding this matter, contact Robert L. Lombrano, Planner (210) 207-5014.

Sincerely,

A handwritten signature in cursive script that reads 'Barbara Nelson'.

Barbara Nelson, AICP
Assistant Director

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3669924

AMT ENCLOSED _____

50-05-5574
LGI HOMES - LUCKEY RANCH, LLC
19221 I-45 SOUTH SUITE 200
CONROE, TX 77385

AMOUNT DUE 500.00
INVOICE DATE 4/5/2011
DUE DATE 4/05/2011

PHONE: (281)362-8998

MDP VALIDATION FEE
MDP 010-09 - LUCKEY RANCH
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
4/5/2011 3669924 50-05-5574 4/05/2011 -

LINE INDEX REF DESCRIPTION AMOUNT
1 089326-001 MDP/POAD VALIDITY VERIFICATION 500.00

PAID
APR 05 2011
DSD-#:

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 04/05/2011 CK. #1042 MDP 010-09
END 04/05/2011

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION



June 23, 2009

To Whom it May Concern:

Re: Luckey Ranch Global Associates
Notification of Change of Engineer of Record

This letter is provided to notify you that Pape-Dawson Engineers has been engaged by Luckey Ranch Global Associates to provide civil engineering work on the above referenced project. This notification is being provided in accordance with the Texas Engineering Practice Act Chapter 137.33 (i) 1-3. Pape-Dawson Engineers will be responsible for all future submittals and coordination with your agency.

We have provided similar notification to the previous engineering firm of our directions. Please let me know if you have any questions regarding this matter.

Sincerely,

Ross N. Allen
Partner

2009 AUG -6 PM 2:41
CADDENCE



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

August 5, 2009

City of San Antonio
Department of Development Services
1901 S. Alamo Street
San Antonio, Texas 78205

Re: Luckey Ranch Subdivision MDP

Gentlemen:

Please find attached a copy of the Master Development Plan and a request for review form for your review process. This submittal supersedes the expired Luckey Ranch MDP #858 approved on October 21, 2005. The plan replicates the old plan with the exception of the new developer's name and the new engineer of record. Your agent had recommended approval of the initial plan, which we are attaching a copy of your approval certification or letter. We therefore request your reconsideration with this submittal by having an abbreviated review period.

Please do not hesitate to call if you need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas-Board of Professional Engineers, Firm Registration #470

Alfonso Chua, P.E.
Vice President, Land Development

Attachments

P:\73\96\02\Word\Letters\090805a1.doc

2009 AUG - 6 PM 2:41
PAPE-DAWSON ENGINEERS

August 5, 2009

Ms. Melissa Ramirez
City of San Antonio - Development Services
Land Entitlement Division
100 S. Alamo
San Antonio, Texas 78205

2009 AUG -6 PM 2:41
PAPE-DAWSON ENGINEERS

Re: Luckey Ranch Subdivision MDP

Dear Melissa:

The above referenced subdivision Master Development Plan (MDP) is being resubmitted for revalidation after the initial MDP #858 expired and failed to comply with the Unified Development Code Section 35-412 (h)(1)(a), as it refers to the Scope of Approval. The attached plan depicts practically the same as the original with the exception of the following:

1. The new applicant and new engineer-of-record.
2. Deleted and improved overruled connectivity at the south end.
3. Updated and completed adjacent property owners as required.

Per our initial meeting on April 20, 2009, there are some considerations that this resubmittal will be reviewed with the abbreviated process considering that the documentations, supplements and report that supported the initial review are still valid and effective. I have talked and met with several review agents and the majority has agreed that standard review is not necessary.

We request your utmost cooperation and consideration to process this MDP at the fastest and expeditious way.

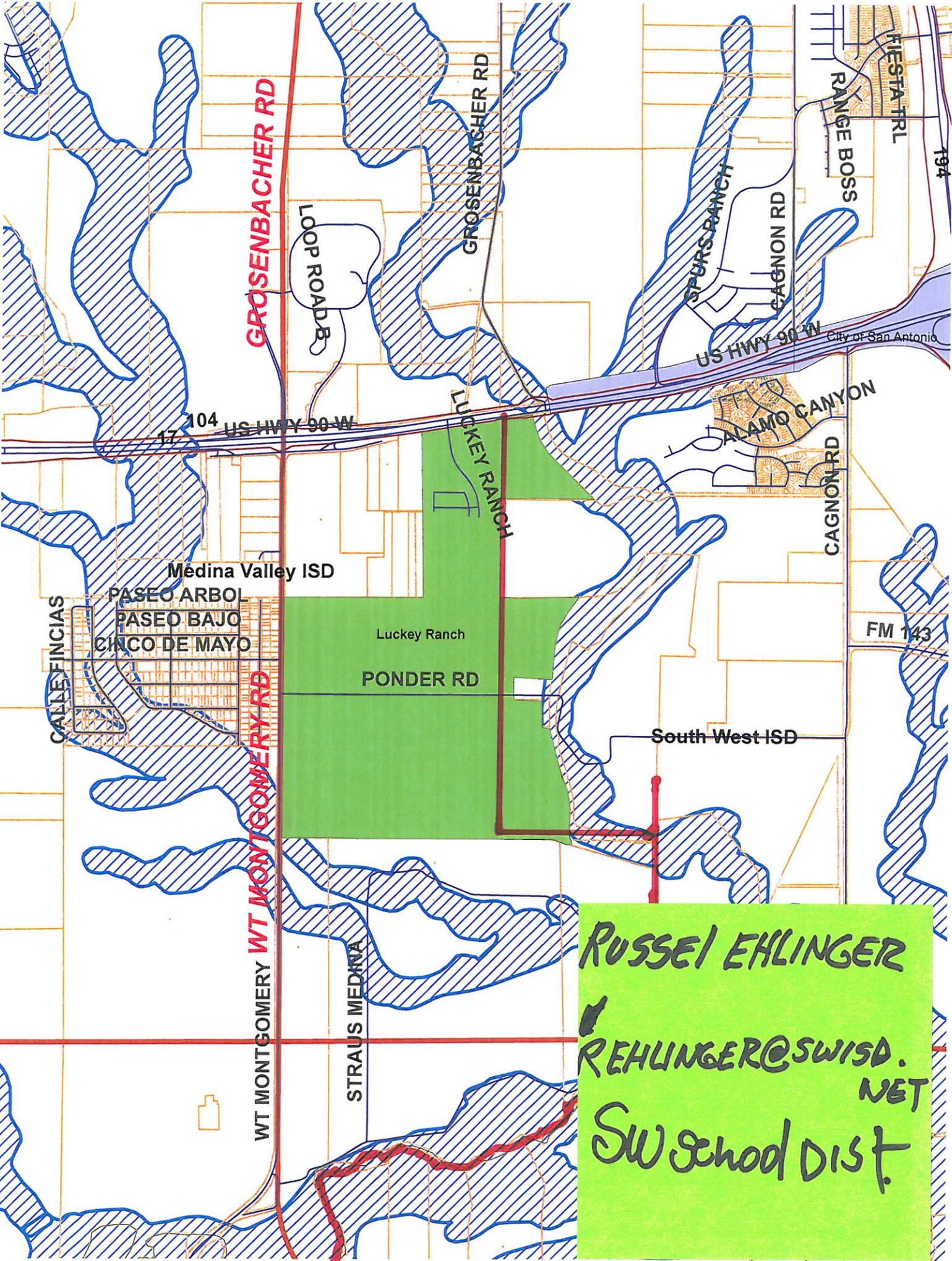
Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470



Alfonso Chua, P.E.
Vice President, Land Development

Attachment

P:\73\96\00\Word\Letter\090624a1.doc



GROSENBACHER RD

LOOP ROAD B

GROSENBACHER RD

SPURS RANCH

CAGNON RD

RANGE BOSS

FIESTA TRL

1974

US HWY 90 W City of San Antonio

17 104 US HWY 90 W

LUCKEY RANCH

ALAMO CANYON

CAGNON RD

Medina Valley ISD

PASEO ARBOL
PASEO BAJO
CINCO DE MAYO

Luckey Ranch

PONDER RD

FM 143

CALLE FINCIAS

South West ISD

WT MONTGOMERY RD

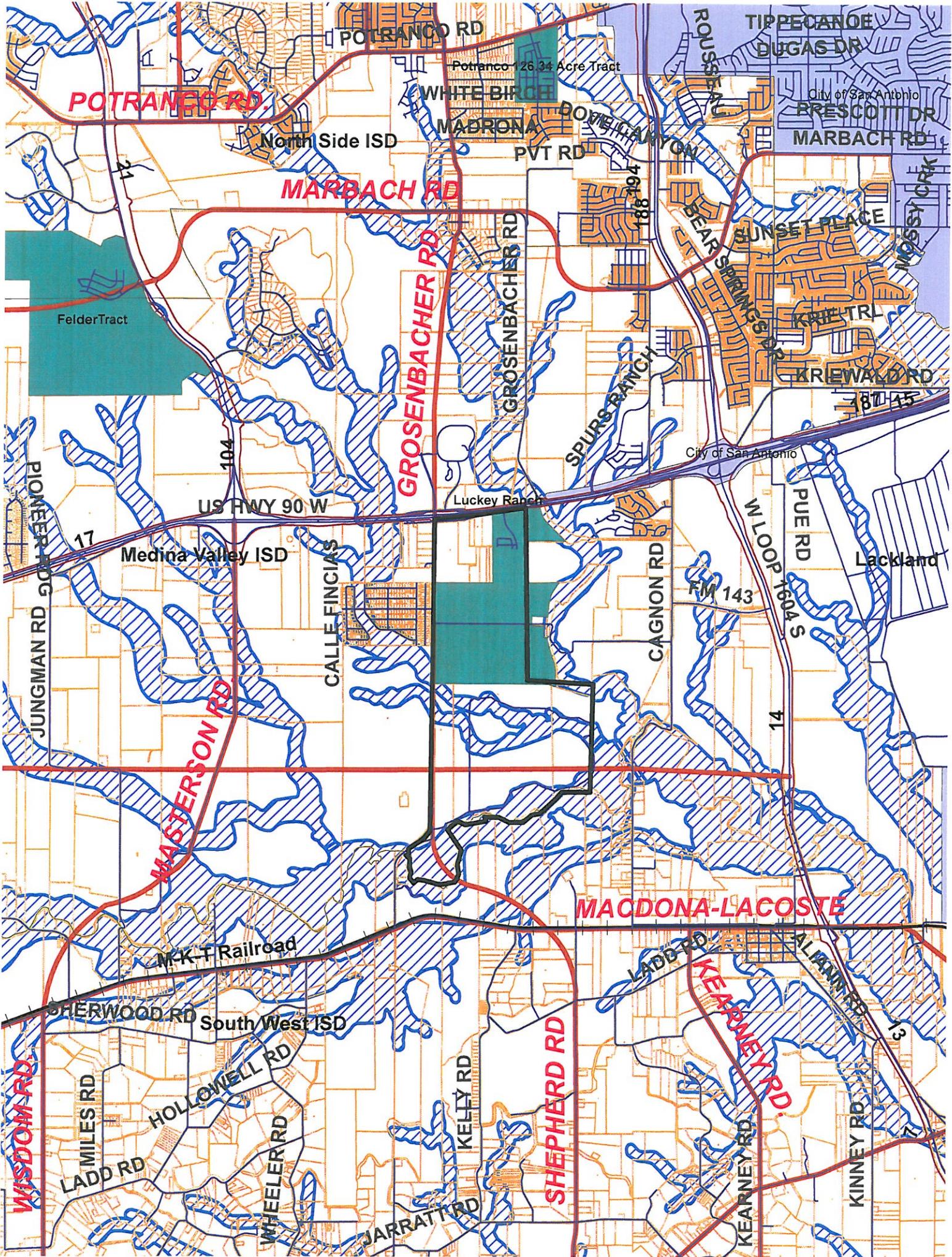
STRAUS MEDINA

RUSSEL EHLINGER

REHLINGER@SWISD.

NET

SW school Dist.



POTRANCO RD

MARBACH RD

GROESNBACHER RD

WASTERSON RD

WISDOM RD

MACDONA-LACOSTE

SHEPHERD RD

KEARNEY RD

POTRANCO RD

Potranco 126.34 Acre Tract

WHITE BIRCH

MADRONA

DOUGLASS CANYON

TIPPECANOE
DUGAS DR

City of San Antonio
PRESCOTT DR
MARBACH RD

North Side ISD

PVT RD

188-194

ROUSSEAU

SUNSET PLACE

BEAR SPRINGS

KRIEHL TRI

KRIEWALD RD

187-115

Felder Tract

US HWY 90 W

Luckey Ranch

City of San Antonio

PIONEER RD
JUNGMAN RD

Medina Valley ISD

CALLE FINCIAS

SPURS RANCH

CAGNON RD

FM 143

W LOOP 1604 S

PUE RD

Lackland

14

M-K T Railroad

SHERWOOD RD
South West ISD

LADD RD

AL WRIGHT

13

MILES RD

HOLLOWELL RD

WHEELER RD

KELLY RD

JARRATT RD

LADD RD

KEARNEY RD

KINNEY RD

7

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, December 17, 2009 3:05 PM
To: 'pct2@medinacountytexas.org'
Cc: Melissa Ramirez; Elizabeth Carol
Subject: 010-09 Luckey Ranch (MDP) Master Development Plan

Attachments: 010-09 Luckey Ranch.pdf

Commissioner Keller,

The Master Development Plan for the Luckey Ranchy is at its final approval stage. I have attached a PDF of the Master Development Plan for your review and comment. If I can be of further assistance please feel free to contact me.



010-09 Luckey
Ranch.pdf (253 K...

Sincerley

Robert L.Lombrano

Planner, Land Entitlements

Planning and Development Services Department

1901 S. Alamo, San Antonio, Tx 78204

Phone: (210) 207-5014/Fax: (210) 207-0199

Please take a moment and tell us how we are doing by taking our survey: www.sanantonio.gov/dsd/survey.asp

View our website as www.sanantonio.gov/dsd

Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Project Name: Luckey Ranch MDP

File#: MDP# 010-09

Engineer/Surveyor: Pape-Dawson Engineers

Review Type: TIA **TIA#:** 2009TIA1207

City of San Antonio Development Services Department use -

FROM: Jesse T. Muñiz, P.E. **Date:** December 3, 2009

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval **I do not recommend approval**

On _____ I notified _____,

the engineer/ subdivider/agent, of the corrections needed to remove this

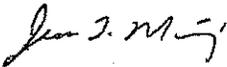
objection. Tel # _____

Comments: _____ The following comments are returned to the engineer:

Bexar County/COSA comments:

1. It is understood that this is a conceptual plan. Approval of this plan does not constitute approval of a specific street or lot configuration. Actual alignments, classifications, and design of roadways may vary within the constraints of this approved MDP as necessary to provide adequate connectivity to and through adjoining parcels of property as development continues..
2. Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. COSA/Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time of platting.
3. Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 lots will be approved.
4. Mitigation from approval letter 2005TIA1003 still applies. (see attachment)

Reviewed by:



Jesse T. Muñiz, P.E.

Engineer

Development Services Department

Tel: (210) 207-5732

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division
COPIES TO: File
SUBJECT: Luckey Ranch, MDP, Level 3 TIA, 2005TIA1003
DATE: October 4, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis for the Luckey Ranch (MDP). The review indicates compliance with TIA Ordinance #91700 and the UDC.

This proposed development is located on the east side of Montgomery Road, south of US Hwy 90 in western Bexar County. Proposed to consist of 2,422 single-family residential, an 880 student elementary school, 108,900 square feet of retail, 73,834 square feet of office and 55.5 acre business park, this development is estimated to generate 38,118 average daily trips, and 4,170 weekday peak-hour trips with an expected completion date of 2025.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Luckey Ranch, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas. AASHTO Geometric Design of Highway and Streets latest edition.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes with storage lengths and bay taper, and required pavement widening as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- **The traffic circle shall be designed and reviewed in accordance with the FHWA Roundabout design manual (See chapter 6 <http://www.tfhrc.gov/safety/00068.htm>).**
- The Local "B" road serving Units 5 and 6 shall be a full 60' ROW with 40' of pavement for two complete blocks prior to transitioning to a Local "A".
- The frontage road intersections along Montgomery Road will require mitigation for traffic signals (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (7) Limitations on Traffic Impact Analysis, C. All street locations are identified in the approved Master Development Plan. Traffic signals shall

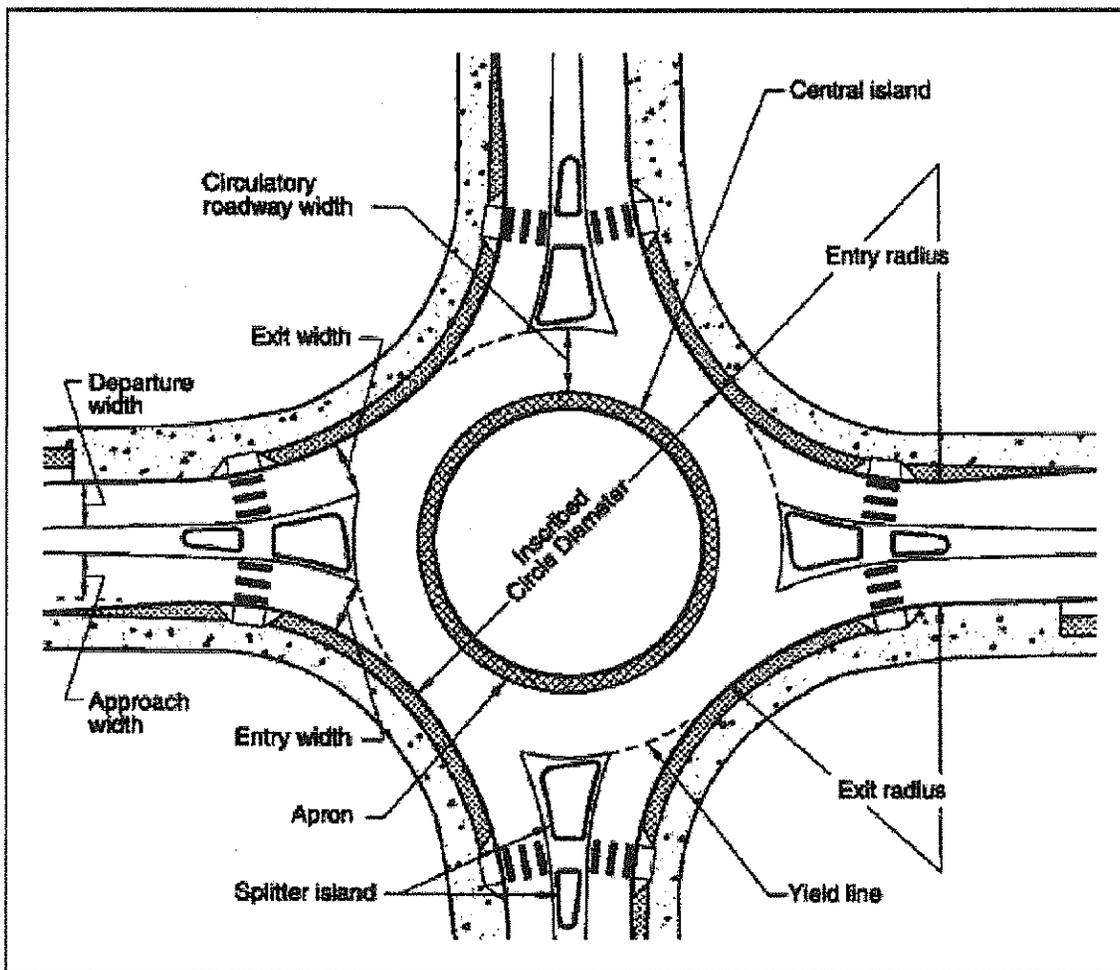
be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT. All traffic shall be coordinated along the proposed street network.

All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets



Bexar County

Robert Lombrano

From: Chavarria, Adam [achavarria@bexar.org]
Sent: Wednesday, December 02, 2009 4:08 PM
To: Robert Lombrano
Subject: FW: Luckey Ranch MDP# 010-09
Attachments: MDP739602-FINAL 091202.pdf

Approved

The MDP we approved...

Adam Chavarria
Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

From: Al Chua @PD [mailto:ACHua@pape-dawson.com]
Sent: Wednesday, December 02, 2009 2:48 PM
To: Chavarria, Adam
Subject: RE: Luckey Ranch MDP# 010-09

Adam,
Attached is a revised MDP per your comments . Please review and let me know your actions.
Thanks.

Alfonso Chua, Jr., P.E.
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration #470
555 East Ramsey
San Antonio, Texas 78216
Tel: (210) 375-9000
achua@pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

From: Chavarria, Adam [mailto:achavarria@bexar.org]
Sent: Wednesday, December 02, 2009 11:48 AM
To: Al Chua @PD
Cc: Brach, Robert
Subject: RE: Luckey Ranch MDP# 010-09

Mr. Chua,

We have a comment to for this plan.

Some of the local "B" roads are shown as possibly having houses front on them. On our comments dated 9/2/09, we requested that these road segments be listed as being non-residential fronting. These are shown on the attached redline drawing. Please contact me if you have any questions.

Adam Chavarria

Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

From: Al Chua @PD [mailto:AlChua@pape-dawson.com]
Sent: Tuesday, December 01, 2009 4:27 PM
To: Robert Lombrano; Chavarria, Adam
Subject: FW: Luckey Ranch MDP# 010-09

Robert and Adam,
Attached is the Stormwater Mgmt approval. As I understand, this is the only pending requirement to release approval of the MDP. I will send updated copies of the MDP upon your request.
Please confirm.

Alfonso Chua, Jr., P.E.
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration #470
555 East Ramsey
San Antonio, Texas 78216
Tel: (210) 375-9000
achua@pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

From: Sabrina Santiago [mailto:Sabrina.Santiago@sanantonio.gov]
Sent: Tuesday, December 01, 2009 4:19 PM
To: Al Chua @PD
Cc: Gabriel J Villarreal (Pub Works); Richard Carrizales
Subject: Luckey Ranch MDP# 010-09

Good afternoon. I am emailing you regarding the above referenced project. I am giving this MDP a conditional approval for the no adverse impact pending the CLOMR/LOMR approvals during the platting process. Hydraulic analysis showed minor changes in the WSE for Potranca Creek and Lucas creek at the 2000 foot locations. This may change at time of CLOMR/LOMR process. Montgomery Road shows to be in safe conditions in existing and proposed conditions per the analysis in the report. If there are any questions please don't hesitate to call me.

Thank you,

Sabrina Santiago, E.I.T., C.E.M.

Sr. Engineering Assoc.

City of San Antonio-Dept. of Public Works

Storm Water Engineering

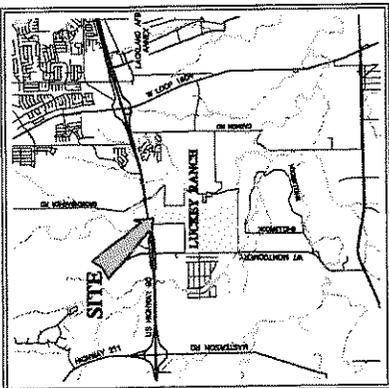
1901 S. Alamo

San Antonio, TX 78204

Direct: (210)207-5106

Fax: (210) 207-7897

sabrina.santiago@sanantonio.gov



LAND USE
 WATER PARK 2.12 ACRES
 HIGH-RESIDENTIAL 14.2 ACRES NET PP = 18.70 ACRES
 NON-RESIDENTIAL = 184.0 ACRES NET PP = 144.8 ACRES

APPROXIMATE LAND USE

UNIT	AREA	USE	APPROXIMATE LAND USE
UNIT-1	1.00	WATER PARK	WATER PARK
UNIT-2	1.00	WATER PARK	WATER PARK
UNIT-3	1.00	WATER PARK	WATER PARK
UNIT-4	1.00	WATER PARK	WATER PARK
UNIT-5	1.00	WATER PARK	WATER PARK
UNIT-6	1.00	WATER PARK	WATER PARK
UNIT-7	1.00	WATER PARK	WATER PARK
UNIT-8	1.00	WATER PARK	WATER PARK
UNIT-9	1.00	WATER PARK	WATER PARK
UNIT-10	1.00	WATER PARK	WATER PARK
UNIT-11	1.00	WATER PARK	WATER PARK
UNIT-12	1.00	WATER PARK	WATER PARK
UNIT-13	1.00	WATER PARK	WATER PARK
UNIT-14	1.00	WATER PARK	WATER PARK
UNIT-15	1.00	WATER PARK	WATER PARK
UNIT-16	1.00	WATER PARK	WATER PARK
UNIT-17	1.00	WATER PARK	WATER PARK
UNIT-18	1.00	WATER PARK	WATER PARK
UNIT-19	1.00	WATER PARK	WATER PARK
UNIT-20	1.00	WATER PARK	WATER PARK
UNIT-21	1.00	WATER PARK	WATER PARK
UNIT-22	1.00	WATER PARK	WATER PARK
UNIT-23	1.00	WATER PARK	WATER PARK
UNIT-24	1.00	WATER PARK	WATER PARK
UNIT-25	1.00	WATER PARK	WATER PARK
UNIT-26	1.00	WATER PARK	WATER PARK
UNIT-27	1.00	WATER PARK	WATER PARK
UNIT-28	1.00	WATER PARK	WATER PARK
UNIT-29	1.00	WATER PARK	WATER PARK
UNIT-30	1.00	WATER PARK	WATER PARK
UNIT-31	1.00	WATER PARK	WATER PARK
UNIT-32	1.00	WATER PARK	WATER PARK
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UNIT-41	1.00	WATER PARK	WATER PARK
UNIT-42	1.00	WATER PARK	WATER PARK
UNIT-43	1.00	WATER PARK	WATER PARK
UNIT-44	1.00	WATER PARK	WATER PARK
UNIT-45	1.00	WATER PARK	WATER PARK
UNIT-46	1.00	WATER PARK	WATER PARK
UNIT-47	1.00	WATER PARK	WATER PARK
UNIT-48	1.00	WATER PARK	WATER PARK
UNIT-49	1.00	WATER PARK	WATER PARK
UNIT-50	1.00	WATER PARK	WATER PARK
UNIT-51	1.00	WATER PARK	WATER PARK
UNIT-52	1.00	WATER PARK	WATER PARK
UNIT-53	1.00	WATER PARK	WATER PARK
UNIT-54	1.00	WATER PARK	WATER PARK
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UNIT-59	1.00	WATER PARK	WATER PARK
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UNIT-61	1.00	WATER PARK	WATER PARK
UNIT-62	1.00	WATER PARK	WATER PARK
UNIT-63	1.00	WATER PARK	WATER PARK
UNIT-64	1.00	WATER PARK	WATER PARK
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UNIT-76	1.00	WATER PARK	WATER PARK
UNIT-77	1.00	WATER PARK	WATER PARK
UNIT-78	1.00	WATER PARK	WATER PARK
UNIT-79	1.00	WATER PARK	WATER PARK
UNIT-80	1.00	WATER PARK	WATER PARK
UNIT-81	1.00	WATER PARK	WATER PARK
UNIT-82	1.00	WATER PARK	WATER PARK
UNIT-83	1.00	WATER PARK	WATER PARK
UNIT-84	1.00	WATER PARK	WATER PARK
UNIT-85	1.00	WATER PARK	WATER PARK
UNIT-86	1.00	WATER PARK	WATER PARK
UNIT-87	1.00	WATER PARK	WATER PARK
UNIT-88	1.00	WATER PARK	WATER PARK
UNIT-89	1.00	WATER PARK	WATER PARK
UNIT-90	1.00	WATER PARK	WATER PARK
UNIT-91	1.00	WATER PARK	WATER PARK
UNIT-92	1.00	WATER PARK	WATER PARK
UNIT-93	1.00	WATER PARK	WATER PARK
UNIT-94	1.00	WATER PARK	WATER PARK
UNIT-95	1.00	WATER PARK	WATER PARK
UNIT-96	1.00	WATER PARK	WATER PARK
UNIT-97	1.00	WATER PARK	WATER PARK
UNIT-98	1.00	WATER PARK	WATER PARK
UNIT-99	1.00	WATER PARK	WATER PARK
UNIT-100	1.00	WATER PARK	WATER PARK

GENERAL NOTES

1. ESTIMATED COMPLETION DATES ARE SUBJECT TO CHANGE DUE TO VARIING MARKET CONDITIONS.
2. PARK AND OPEN SPACE REQUIREMENTS = 28% LOTS/70 LOTS PER ACRE = 2.8% ACRES PARK LAND/OPEN SPACE REQUIRED = 2.8% ACRES (ROUNDED TO 3.0% ACRES)
3. PARK LAND/OPEN SPACE FOR THE = 2.0 ACRES (ROUNDED TO 2.0% ACRES)
4. HIGH-RESIDENTIAL LAND USES, W/AVE ANY OF THE FOLLOWING LAND USES - COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/RESIDENTIAL PARK, RESTAURANTS, FAST FOOD.

UTILITY PURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 GAS AND HEATING: CITY POWER SERVICE ENERGY
 TELEPHONE: AT&T

ZONING
 ZONING: C-2
 APPROVED: 02/15/2008

PROPERTY LEGAL DESCRIPTION
 LUCKEY RANCH GLOBAL ASSOCIATES
 5355 L. KENNEDY, TEXAS 75110
 BY: KEF LUCKEY RANCH, L.L.C.
 GENERAL PARTNER:
 7001 BRUSHY HORN LANE, RD.
 WESTBURY, N.Y. 11590
 PHONE: (516) 330-3888

ENGINEER:
 PAPP-DANSON ENGINEERS, INC.
 5355 L. KENNEDY, TEXAS 75110
 BY: KEF LUCKEY RANCH, L.L.C.
 GENERAL PARTNER:
 7001 BRUSHY HORN LANE, RD.
 WESTBURY, N.Y. 11590
 PHONE: (516) 330-3888

DATE: 02/15/2008
REVISIONS: AS PER DRAINAGE COMMENTS

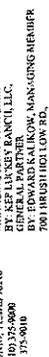
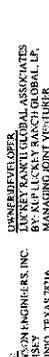
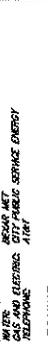
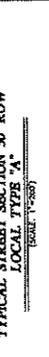
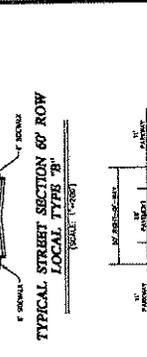
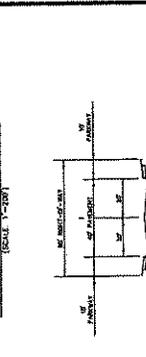
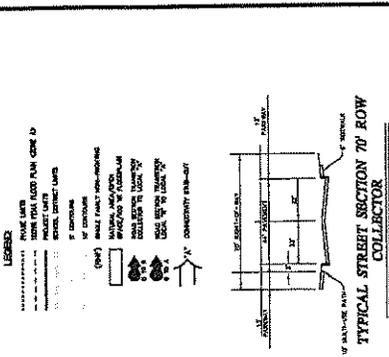
PREPARED BY: PAPP-DANSON ENGINEERS, INC.
DATE: 02/15/2008

PROJECT: LUCKEY RANCH MASTER DEVELOPMENT PLAN

SCALE: 1" = 300'

DATE: 02/15/2008

PROJECT NO.: 02/15/2008



LEGBER
 1. 1" = 300'
 2. 1" = 300'
 3. 1" = 300'
 4. 1" = 300'
 5. 1" = 300'
 6. 1" = 300'
 7. 1" = 300'
 8. 1" = 300'
 9. 1" = 300'
 10. 1" = 300'

UTILITY PURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 GAS AND HEATING: CITY POWER SERVICE ENERGY
 TELEPHONE: AT&T

ZONING
 ZONING: C-2
 APPROVED: 02/15/2008

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 BY: KEF LUCKEY RANCH, L.L.C.
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 7001 BRUSHY HORN LANE, RD.
 WESTBURY, N.Y. 11590
 PHONE: (516) 330-3888

ENGINEER:
 PAPP-DANSON ENGINEERS, INC.
 5355 L. KENNEDY, TEXAS 75110
 BY: KEF LUCKEY RANCH, L.L.C.
 GENERAL PARTNER:
 7001 BRUSHY HORN LANE, RD.
 WESTBURY, N.Y. 11590
 PHONE: (516) 330-3888

DATE: 02/15/2008
REVISIONS: AS PER DRAINAGE COMMENTS

PREPARED BY: PAPP-DANSON ENGINEERS, INC.
DATE: 02/15/2008

PROJECT: LUCKEY RANCH MASTER DEVELOPMENT PLAN

SCALE: 1" = 300'

DATE: 02/15/2008

PROJECT NO.: 02/15/2008

DATE: 02/15/2008

REVISIONS: AS PER DRAINAGE COMMENTS

PREPARED BY: PAPP-DANSON ENGINEERS, INC.
DATE: 02/15/2008

PROJECT: LUCKEY RANCH MASTER DEVELOPMENT PLAN

SCALE: 1" = 300'

DATE: 02/15/2008

PROJECT NO.: 02/15/2008

DATE: 02/15/2008

REVISIONS: AS PER DRAINAGE COMMENTS

PREPARED BY: PAPP-DANSON ENGINEERS, INC.
DATE: 02/15/2008

PROJECT: LUCKEY RANCH MASTER DEVELOPMENT PLAN

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DATE: 02/15/2008

PROJECT NO.: 02/15/2008

DATE: 02/15/2008

REVISIONS: AS PER DRAINAGE COMMENTS

PREPARED BY: PAPP-DANSON ENGINEERS, INC.
DATE: 02/15/2008

PROJECT: LUCKEY RANCH MASTER DEVELOPMENT PLAN

SCALE: 1" = 300'

DATE: 02/15/2008

PROJECT NO.: 02/15/2008

Robert Lombrano

Storm WATER

From: Richard Carrizales
Sent: Wednesday, December 02, 2009 7:59 AM
To: Robert Lombrano
Subject: FW: Luckey Ranch MDP# 010-09

Here is your approval from storm water

Rick

From: Sabrina Santiago
Sent: Tuesday, December 01, 2009 4:19 PM
To: 'ACHUA@PAPE-DAWSON.COM'
Cc: Gabriel J Villarreal (Pub Works); Richard Carrizales
Subject: Luckey Ranch MDP# 010-09

Good afternoon. I am emailing you regarding the above referenced project. I am giving this MDP a conditional approval for the no adverse impact pending the CLOMR/LOMR approvals during the platting process. Hydraulic analysis showed minor changes in the WSE for Potranca Creek and Lucas creek at the 2000 foot locations. This may change at time of CLOMR/LOMR process. Montgomery Road shows to be in safe conditions in existing and proposed conditions per the analysis in the report. If there are any questions please don't hesitate to call me.

THank you,

Sabrina Santiago E.I.T. C.E. II

Approved

Sr. Engineering Assoc.
City of San Antonio-Dept. of Public Works
Storm Water Engineering
1901 S. Alamo
San Antonio, TX 78204
Direct: (210)207-5106
Fax: (210) 207-7897
sabrina.santiago@sanantonio.gov

TIA/TRAFFIC

Robert Lombrano

From: Jesse Muniz
Sent: Thursday, December 03, 2009 9:11 AM
To: 'Al Chua @PD'
Cc: Victoriano Martinez; Pablo G. Martinez; Robert Lombrano
Subject: Luckey Ranch MDP#010-09

Attachments: 2009TIA1207.pdf; Luckey Ranch MDP In Conformance TIA-Streets 051003.pdf

Attached is the approval letter for the above mentioned project. If you have any questions, please let me know.

Thank you,

Jesse T. Muñoz, P.E.
Development Services
City of San Antonio
210-207-5732 Office
210-207-4441 Fax

approved



2009TIA1207.pdf (54 KB) Luckey Ranch MDP In Conformanc...

Bexar County

Robert Lombrano

From: Chavarria, Adam [achavarria@bexar.org]
Sent: Thursday, November 19, 2009 2:18 PM
To: Al Chua @PD
Cc: Robert Lombrano
Subject: Luckey Ranch MDP

Mr. Chua,

We were waiting for that stormwater approval. The only other comments we have were as follows:

1. Show the Dfirm limits on the plan.
2. Show school district boundaries on plan.

Please contact me if you have any questions.

Adam Chavarria
Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

Disapproved

Al Chua @PD

2009 SEP 01 PM 3:06

From: Robert Lombrano [Robert.Lombrano@sanantonio.gov]
Sent: Friday, August 21, 2009 9:44 AM
To: Al Chua @PD
Cc: Robert Lombrano
Subject: MDP 010-09 Luckey Ranch (Comments)
Attachments: MDP 010-09 Luckey Ranch.pdf

2009 SEP -1 PM 3:06

<<MDP 010-09 Luckey Ranch.pdf>>

Major Thoroughfare: Disapproved

1. Show dimensions on US 90 Frontage Road and Montgomery Road.

Master Development Plan: Disapproved

1. Show Phasing schedule including sequence for each phase.
2. Show two sets of coordinates.
3. Remove the chairman signature block.
4. Show the volume and page for property next to portranca creek on the MDP side.

Thank you

Robert L. Lombrano

Planner, Land Entitlements

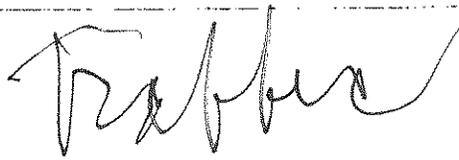
Planning and Development Services Department

1901 S. Alamo, San Antonio, Tx 78204

Phone: (210) 207-5014/Fax: (210) 207-0199

Please take a moment and tell us how we are doing by taking our survey: www.sanantonio.gov/dsd/survey.asp

View our website as www.sanantonio.gov/dsd



Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Project Name: Luckey Ranch MDP

File#: MDP# 010-09

Engineer/Surveyor: Pape-Dawson Engineers

Review Type: TIA

City of San Antonio Development Services Department use

FROM: Jesse T. Muñiz, P.E. **Date:** September 3, 2009

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval I do not recommend approval

On _____ I notified _____,

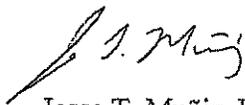
the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #__

Comments: _____ The following comments are returned to the engineer:

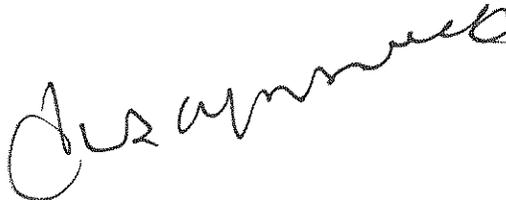
Bexar County/COSA comments:

1. Revise note 8. This development is in the limits of two school districts (Medina Valley ISD and Southwest ISD)
2. Provide a current TIA for this project.
3. Recommend a roundabout at the intersection of the entry local "B" street and the school site and the park site. (See redline)
4. Show local "B" roads as no residential frontage. (See redline)

Reviewed by:



Jesse T. Muñiz, P.E.
Engineer
Development Services Department
Tel: (210) 207-5732



Stephanie Castillo @PD

TRAFFIC

From: Al Chua @PD
Sent: Tuesday, August 04, 2009 4:58 PM
To: Stephanie Castillo @PD
Subject: FW: Lucky Ranch Level III TIA
Attachments: im3511_20090522_160950.pdf

Alfonso Chua, Jr., P.E.
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration #470
555 East Ramsey
San Antonio, Texas 78216
Tel: (210) 375-9000
achua@pape-dawson.com

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From: Jesse Muniz [mailto:jm15132@sanantonio.gov]
Sent: Friday, May 22, 2009 4:10 PM
To: Al Chua @PD
Cc: Pablo G. Martinez
Subject: Lucky Ranch Level III TIA

Mr. Chua, our office has reviewed the previous TIA submitted for this project in July 2005. The mitigation outlined in the previous approval letter and in the TIA still apply. A new study will not be required. We will review and comment on the MDP when it is submitted. If you have any questions, please let me know.

Thanks you,

Jesse T. Muñoz, P.E.
Development Services
City of San Antonio
210-207-5732 Office
210-207-4441 Fax

<<im3511_20090522_160950.pdf>>

2009 AUG -6 PM 2:41
CITY OF SAN ANTONIO
RECEIVED

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

2009 AUG -6 PM 2:41
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division
COPIES TO: File
SUBJECT: Luckey Ranch, MDP, Level 3 TIA, 2005TIA1003
DATE: October 4, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis for the Luckey Ranch (MDP). The review indicates compliance with TIA Ordinance #91700 and the UDC.

This proposed development is located on the east side of Montgomery Road, south of US Hwy 90 in western Bexar County. Proposed to consist of 2,422 single-family residential, an 880 student elementary school, 108,900 square feet of retail, 73,834 square feet of office and 55.5 acre business park, this development is estimated to generate 38,118 average daily trips, and 4,170 weekday peak-hour trips with an expected completion date of 2025.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Luckey Ranch, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas. AASHTO Geometric Design of Highway and Streets latest edition.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes with storage lengths and bay taper, and required pavement widening as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- **The traffic circle shall be designed and reviewed in accordance with the FHWA Roundabout design manual (See chapter 6 <http://www.tfhrc.gov/safety/00068.htm>).**
- The Local "B" road serving Units 5 and 6 shall be a full 60' ROW with 40' of pavement for two complete blocks prior to transitioning to a Local "A".
- The frontage road intersections along Montgomery Road will require mitigation for traffic signals (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (7) Limitations on Traffic Impact Analysis, C. All street locations are identified in the approved Master Development Plan. Traffic signals shall

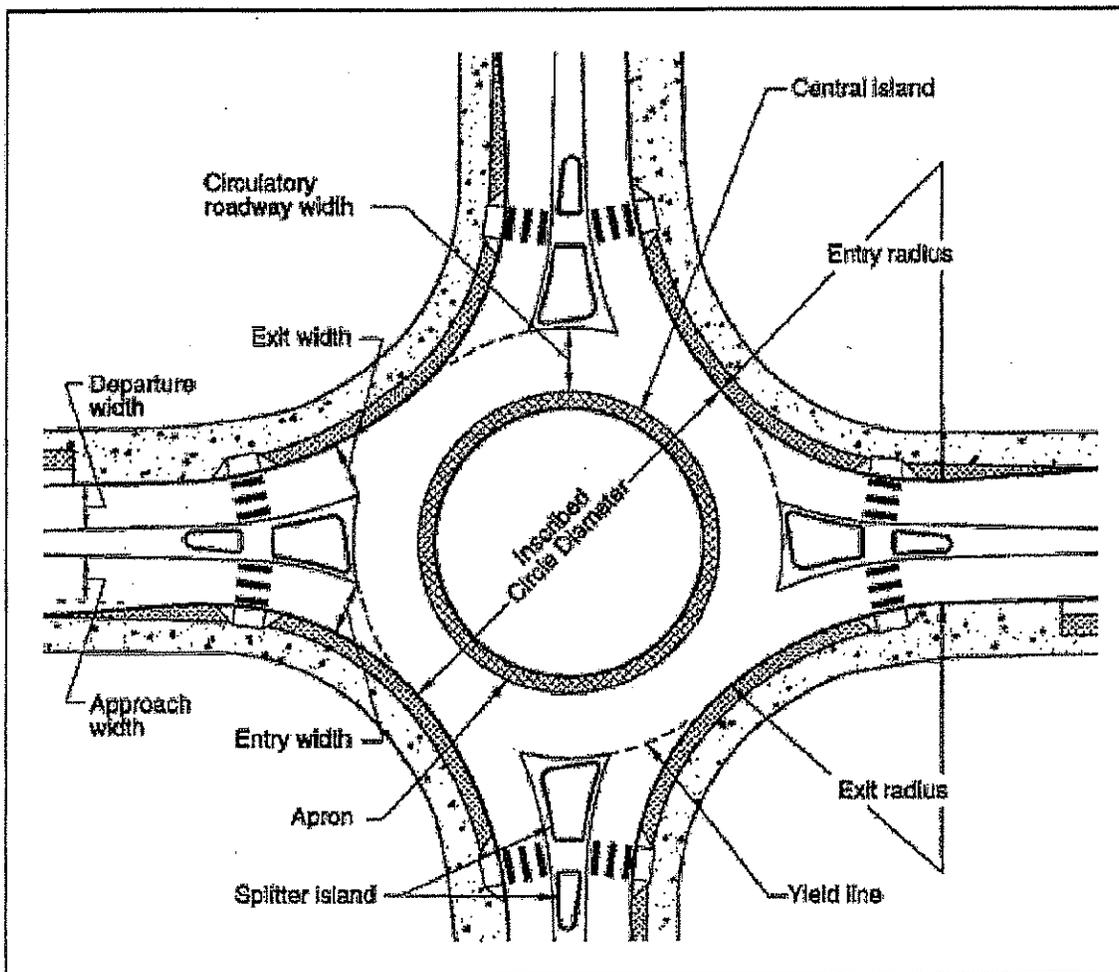
be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT.
All traffic shall be coordinated along the proposed street network.

All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets



2009 AUG - 6 PM 2:41

DO NOT REMOVE THIS STAMP

Storm Water

Robert Lombrano

From: Sabrina Santiago
Sent: Thursday, November 05, 2009 3:07 PM
To: 'achua@pape-dawson.com'
Cc: Gabriel J Villarreal (Pub Works); 'Esquivel, Miguel'; Robert Lombrano
Subject: MDP# 010-09
Attachments: MDP#010-09_comments2.pdf

Good afternoon. Please find attached a copy of the comments our office has made regarding the above referenced MDP. If you have any questions please don't hesitate to call me.

Thank you,

Sabrina Santiago, EIT, EIT

Sr. Engineering Assoc.
City of San Antonio-Dept. of Public Works
Storm Water Engineering
1901 S. Alamo
San Antonio, TX 78204
Direct: (210)207-5106
Fax: (210) 207-7897
sabrina.santiago@sanantonio.gov

Disapprove



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TX 78283-3966

SUBJECT: Storm Water Engineering Redlines & Comments
PROJECT NAME: Luckey Ranch MDP
PROJECT NO.: MDP#010-09 SWE# 10754
CONTACT: Pape-Dawson Engineers /Alfonso Chua, P.E.
DATE: November 5, 2009

After reviewing the Storm Water Management Plan submittal for the above referenced project our office offers the following comments:

Miscellaneous:

1. Please respond to each of the comments with a cover letter.
2. Submit two (2) signed/sealed copies in the resubmittal package.
3. Include certification that no changes or additions were made to plans or the report other than those addressing said comments. If other changes were made, please include a description of those changes.

Report:

4. Per Table 5.0 the existing condition discharge for the 100-year in Lucas Creek is 11297 cfs, however, the HEC-RAS printouts have a flow of 11195 cfs. Please verify if this is correct. Please revise and/or clarify.
5. Per Table 4.0, the future condition discharge for the 100-year in Potranca Creek at cross section 7994 is 17160 cfs. Table 6.0 (the comparison table for the future conditions) has a flow at cross section 7994 of 16232 cfs. Please revise and/or clarify.
6. The hydrology TSDN printout for Potranca Creek for the 100-year discharge (13,142 cfs with aerial reduction) does not match what is shown in Table 4.0. (12422 cfs). The 100-year future discharge matches, however. Please clarify and/or revise.
7. The 2000 foot location within Potranca Creek, comparing existing to proposed conditions, has an increase in water surface elevation of 0.41 feet. Detention may be required to alleviate that increase in water surface elevation.

Please note that there are several cross sections in Lucas Creek and Potranco Creek that are increasing water surface elevations and velocities. Per the UDC, the City of San Antonio has a no rise policy in the 100-year floodplain. Variances may be required at time of platting within this development and with the proposed CLOMR/LOMR processes.

We will continue our review pending receipt of the complete resubmittal. Additional comments may follow based on the new information. If you have any questions please contact:

Reviewer: Sabrina Santiago
Phone: 210-207-5106
E-mail: Sabrina.santiago@sanantonio.gov

Initialed by 

BEXAR County

Robert Lombrano

From: Chavarria, Adam [achavarria@bexar.org]
Sent: Tuesday, September 22, 2009 1:24 PM
To: Robert Lombrano
Subject: FW: Luckey Ranch MDP 010-09 COMMENTS 1st Submittal
Attachments: MPD_010-09-1stCMMT.PDF

2nd try...

Adam Chavarria

Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

From: Chavarria, Adam
Sent: Wednesday, September 02, 2009 3:57 PM
To: Jesse Muniz; 'Victoriano Martinez'
Cc: Brach, Robert
Subject: Luckey Ranch MDP 010-09 COMMENTS 1st Submittal

Bexar County Public Works has completed the review of the Luckey Ranch MDP 010-09 1st submittal and has the following Comments:

1. This development is in the limits of two school districts (Medina Valley ISD and Southwest ISD)
2. Provide a current TIA for this project.
3. Recommend a roundabout at the intersection of the entry local "B" street and the school site and the park site. (see redline)
4. Show local "B" roads as no residential frontage. (See redline)

Please contact me if you have any questions.

Adam Chavarria

Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

Historia

Robert Lombrano

From: Kay Hinds
Sent: Monday, November 02, 2009 9:30 AM
To: Melissa Ramirez
Cc: Robert Lombrano; 'Al Chua @PD'; 'russ_brownlow@horizon-esi.com'; Christopher Sills; Maria Villalobos
Subject: FW: Luckey Ranch MDP
Importance: High
Attachments: Luckey Ranch updated 9-9-2009.doc

Melissa:

We are in receipt of the report for the above referenced project and therefore approve the MDP. No further archaeological work is required by the developer for this project. Thank you very much.

Kay Hinds
City Archaeologist
Office of Historic Preservation
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283
1901 S. Alamo
210-207-7306

approved

From: Kay Hinds
Sent: Thursday, September 10, 2009 1:38 PM
To: Melissa Ramirez
Cc: Robert Lombrano; 'Achua@pape-dawson.com'; Christopher Sills; Maria Villalobos
Subject: Luckey Ranch MDP
Importance: High

Melissa:

Staff of the OHP has reviewed the above referenced MDP. Please find our review letter attached. An archaeological survey is required for this project.



Lucky Ranch
updated 9-9-2009...

Kay Hinds
City Archaeologist
Office of Historic Preservation
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283
1901 S. Alamo
210-207-7306

Robert Lombrano

History

From: Melissa Ramirez
Sent: Thursday, September 10, 2009 1:52 PM
To: Kay Hinds
Cc: Robert Lombrano
Subject: RE: Luckey Ranch MDP

Thank you for the clarification.

Thank you,
Melissa Ramirez
Senior Management Analyst, Land Entitlements
Planning and Development Services Department
Off. 210-207-7038
Please visit our survey:
<http://www.sanantonio.gov/dsd/survey.asp>

disapproved

Mission Statement: "To facilitate the orderly and safe development of our City through responsive customer service."
You can visit our website at <http://www.sanantonio.gov/dsd/>

From: Kay Hinds
Sent: Thursday, September 10, 2009 1:50 PM
To: Melissa Ramirez
Cc: Robert Lombrano
Subject: RE: Luckey Ranch MDP

Melissa:

I need the archaeological survey report before approval. Pending additional information.

Kay Hinds
City Archaeologist
Office of Historic Preservation
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283
1901 S. Alamo
210-207-7306

From: Melissa Ramirez
Sent: Thursday, September 10, 2009 1:43 PM
To: Kay Hinds
Cc: Robert Lombrano
Subject: RE: Luckey Ranch MDP

So is your review approved....denied? Or pending additional information?

Thank you,
Melissa Ramirez
Senior Management Analyst, Land Entitlements
Planning and Development Services Department
Off. 210-207-7038
Please visit our survey:
<http://www.sanantonio.gov/dsd/survey.asp>

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From: Kay Hindes
Sent: Thursday, September 10, 2009 1:38 PM
To: Melissa Ramirez
Cc: Robert Lombrano; 'Achua@pape-dawson.com'; Christopher Sills; Maria Villalobos
Subject: Luckey Ranch MDP
Importance: High

Melissa:

Staff of the OHP has reviewed the above referenced MDP. Please find our review letter attached. An archaeological survey is required for this project.

<< File: Luckey Ranch updated 9-9-2009.doc >>

Kay Hindes
City Archaeologist
Office of Historic Preservation
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283
1901 S. Alamo
210-207-7306

Tree's

Robert Lombrano

From: Brenda Guzman
Sent: Wednesday, September 09, 2009 9:15 AM
To: 'achua@pape-dawson.com'
Cc: Robert Lombrano
Subject: MDP Luckey Ranch 010-09 #1567444

Attachments: MDP Luckey Ranch 010-09_090909.doc



MDP Luckey Ranch
010-09_090909...

approved

*Brenda G. Guzman
Planning & Development Services Department
210-207-6310 ph.
210-207-4441 fax*

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Please take a moment and tell us how we are doing by taking our survey:

<http://www.sanantonio.gov/dsd/survey.asp>

View our website at <http://www.sanantonio.gov/dsd/>



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

September 9, 2009

Subject: Master Development Plan Tree Approval – Luckey Ranch MDP 010-09
Ap#1567444

Dear Engineer,

This Master Development Plan meets the criteria of the 2006 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project is subject to:

- Tree Preservation ordinance standards per UDC Section 35-523
 - 1997 Ordinance
 - 2006 Ordinance
 - Streetscape standards per UDC Section 35-512 will apply. Preserved trees can be used to meet this requirement.

A Tree Permit is required prior to any work on site.

No Tree Preservation plan was approved.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark C Bird

Disability

Robert Lombrano

From: Mark MacDonald
Sent: Thursday, September 03, 2009 3:33 PM
To: Robert Lombrano
Subject: Luckey Ranch MDP #010-09

Please regard the Luckey Ranch MDP #010-09 as approved per UDC 35-506(q) Sidewalk Requirements.

Mark MacDonald
Accessibility Specialist, Planner
Disability Access Office
Public Works Department,
City of San Antonio

approved

Robert Lombrano

From: Larry Odis
Sent: Thursday, September 03, 2009 2:03 PM
To: Robert Lombrano
Subject: FW: Lucky Ranch MDP

Robert,

Just incase if you have not received this.

Larry Odis
Planner
Planning and Development Services Department
1901 S. Alamo, San Antonio, TX 78204
Tel 210-207-0210 fax 210-207-4441

From: Julia Diana
Sent: Thursday, September 03, 2009 2:00 PM
To: 'achua@pape-dawson.com'
Cc: Larry Odis
Subject: Lucky Ranch MDP

Lucky Ranch MDP

I concur with changes made to subject MDP specifying 10' multi-use path w/ 3' buffer on Collector Streets.

Thank you,

Julia Diana

Senior Management Analyst - Sustainable Transportation
City of San Antonio
Office of Environmental Policy
111 Soledad, Suite 725
San Antonio, Texas 78205
(210) 207-6321

San Antonio Bikes
Find us on Facebook

Robert Lombrano

From: Al Chua @PD [AChua@pape-dawson.com]
Sent: Thursday, September 03, 2009 2:04 PM
To: Robert Lombrano
Subject: FW: Lucky Ranch MDP

Robert,
This is the Bike requirement approval .

Alfonso Chua, Jr., P.E.
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration #470
555 East Ramsey
San Antonio, Texas 78216
Tel: (210) 375-9000
achua@pape-dawson.com

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This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

From: Julia Diana [mailto:Julia.Diana@sanantonio.gov]
Sent: Thursday, September 03, 2009 2:00 PM
To: Al Chua @PD
Cc: Larry Odis
Subject: Lucky Ranch MDP

Lucky Ranch MDP

I concur with changes made to subject MDP specifying 10' multi-use path w/ 3' buffer on Collector Streets.

Thank you,
Julia Diana
Senior Management Analyst - Sustainable Transportation
City of San Antonio
Office of Environmental Policy
111 Soledad, Suite 725
San Antonio, Texas 78205
(210) 207-6321

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Bicycle

Robert Lombrano

From: Julia Diana
Sent: Monday, August 31, 2009 9:24 AM
To: 'achua@pape-dawson.com'
Cc: Robert Lombrano
Subject: Lucky Ranch MDP

Lucky Ranch MDP
I do not recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741, approved by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane; a two-way, off-street, shared-use path on one side of the road; or a one-way, off-street, shared-use path on both sides of the roadway.
- The street section must be included showing details regarding type of bicycle facility, width of facility, location on the roadway, width of separation from curb, with and/or location of bike lane, where proposed.
- All facilities must comply with AASHTO guidelines for bicycle facilities.
- Any additional square footage for path construction may be counted toward required park credits.

Please let me know if you have any questions or comments.

Julia Diana

Senior Management Analyst - Sustainable Transportation
City of San Antonio
Office of Environmental Policy
111 Soledad, Suite 725
San Antonio, Texas 78205
(210) 207-6321

disapproved

San Antonio Bikes
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Parks

Robert Lombrano

From: David T Arciniega
Sent: Thursday, August 27, 2009 10:12 AM
To: Robert Lombrano
Cc: Melissa Ramirez; 'Al Chua @PD'
Subject: Luckey Ranch MDP

Attachments: SOPWY09082710130.pdf

Hello Robert.
Please see Parks comments.

From: NoReplyParkProjSrv@sanantonio.gov [<mailto:NoReplyParkProjSrv@sanantonio.gov>]
Sent: Thursday, August 27, 2009 11:14 AM
To: David T Arciniega
Subject: Message from OPWY



SOPWY0908271013
0.pdf (301 KB)

Approved

Please let me know if you have any questions.

Thank you.
David Arciniega
Sr. Planner
Parks & Recreation
City of San Antonio
bus. 210-207-2886
David.arciniega@sanantonio.gov

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Robert Lombrano, Planner, Development Services Department
FROM: David Arciniega, Senior Planner, Parks and Recreation Department
COPIES TO: Melissa Ramirez, Special Projects Coordinator, Development Services Department
SUBJECT: Luckey Ranch Subdivision Master Development Plan #010-09

DATE: August 27, 2009

The Luckey Ranch Subdivision Master Development Plan is a proposed subdivision with 2422 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family developments are required to provide 1 acre of park/open space per every 70 dwelling units. The park dedication requirement for this development is 34.3 acres. This subdivision will provide 30.1 acres of park/open space dedication outside of the 100 year floodplain and the remaining 4.2 acres will be provided via payment of a fee in lieu of. The fee in lieu of must be paid prior to recordation. Parks staff will ensure park dedication requirements are met as the plans are submitted for review.

I recommend *approval* of the Luckey Ranch Subdivision Master Development Plan with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication shall be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- Parkland in the Floodplain Area shall comply with UDC section 35-503 (d) (2) *Parkland in Floodplains or Water Features*
- All amenities must comply with UDC section 35-503(h) *Credit for Park Facilities*.

David Arciniega
Senior Planner
Park Project Services
Parks and Recreation Department
City of San Antonio

Robert Lombrano

Tree's

From: Brenda Guzman
Sent: Tuesday, August 25, 2009 2:11 PM
To: 'achua@pape-dawson.com'
Cc: Robert Lombrano
Subject: MDP Luckey Ranch/AP#1571776

Attachments: denied comments.pdf

Please see denied comments attached. \$100 review fee & preservation plan missing.



denied
omments.pdf (18 KE

Brenda G. Guzman
Planning & Development Services Department
210-207-6310 ph.
210-207-4441 fax

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DISAPPROVED

Report Date 08/25/2009 02:09 PM

Submitted By

Page 1

A/P # 1571776

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed			Temp COO		
Issued			COO		
Final			Expires		

Associated Information

Type of Work	NEW	NEW	# Plans	0
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority		<input checked="" type="checkbox"/> Auto Reviews	Bill Group	
Square Footage	0.00	Name	MDP LUCKEY RANCH 010-09	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

A-2, 539.1 acres, 2403 Lots. Ref:Expired AP#1125638

Parent A/P #

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Fees	Status	Paid Date	Amount
REVIEW FEE RESIDENTIAL TREE PRESERVATION	U		100.00
Total Unpaid		100.00	Total Paid 0.00

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
704115	TREE	1	Denied	<input type="checkbox"/>	08/25/2009 14:07	08/25/2009 14:07	08/25/2009 14:07	BG04241
Comments: \$100 review fee & preservation plan missing.								

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

No Log Entries

MTP/MDP

Robert Lombrano

From: Robert Lombrano
Sent: Friday, August 21, 2009 9:44 AM
To: 'Achua@pape-dawson.com'
Cc: Robert Lombrano
Subject: MDP 010-09 Luckey Ranch (Comments)

Attachments: MDP 010-09 Luckey Ranch.pdf



MDP 010-09-Luckey
Ranch.pdf (6...

DISAPPROVES

Major Thoroughfare: Disapproved

1. Show dimensions on US 90 Frontage Road and Montgomery Road.

Master Development Plan: Disapproved

1. Show Phasing schedule including sequence for each phase.
2. Show two sets of coordinates.
3. Remove the chairman signature block.
4. Show the volume and page for property next to portranca creek on the MDP side.

Thank you

Robert L.Lombrano

Planner, Land Entitlements

Planning and Development Services Department

1901 S. Alamo, San Antonio, Tx 78204

Phone: (210) 207-5014/Fax: (210) 207-0199

Please take a moment and tell us how we are doing by taking our survey: www.sanantonio.gov/dsd/survey.asp

View our website as www.sanantonio.gov/dsd

MAP

SCALE
#645-E6

TOTAL LAND AREA
10.82 ACRES

**PHASING
SCHEDULE
INCLUDING SEQUENCE
FOR EACH PHASE**

	DENSITY	UNITS/ACRE
S	5.6	UNITS/ACRE
S	5.5	UNITS/ACRE
TS	5.9	UNITS/ACRE
TS	4.1	UNITS/ACRE
TS	4.7	UNITS/ACRE
TS	4.8	UNITS/ACRE
TS	4.1	UNITS/ACRE
TS	4.7	UNITS/ACRE
TS	5.7	UNITS/ACRE
TS	4.5	UNITS/ACRE
TS	4.0	UNITS/ACRE
TS	5.2	UNITS/ACRE
TS	6.0	UNITS/ACRE
TS	4.3	UNITS/ACRE
OTS	4.9	UNITS/ACRE
OTS	4.5	UNITS/ACRE
.OTS	5.2	UNITS/ACRE
.OTS	4.6	UNITS/ACRE
.OTS	4.2	UNITS/ACRE
.OTS	5.7	UNITS/ACRE
LOTS	5.8	UNITS/ACRE
LOTS	5.8	UNITS/ACRE
LOTS	5.1	UNITS/ACRE
LOTS	4.3	UNITS/ACRE
LOTS	5.0	UNITS/ACRE
LOTS	4.2	UNITS/ACRE
LOTS	5.0	UNITS/ACRE
LOTS	5.1	UNITS/ACRE
LOTS	4.8	UNITS/ACRE
SITE	30.1	UNITS/ACRE
SITE	18.6	UNITS/ACRE
LOTS	4.5	UNITS/ACRE

REQUIREMENTS

35 LOTS/70 LOTS PER ACRE = 34.3 ACRES
.1 ACRES (DEDICATED TO CITY)
ACRES

TYPE OF THE FOLLOWING LAND USES -
OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

CROSS SECTION IN ACCORDANCE WITH THE UDC

IN ACCORDANCE WITH THE UDC SECTION 35-506(q) ON

EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE

PHASES ON AN ARTERIAL OR COLLECTOR STREETS.

ON MAJOR THOROUGHFARE PLAN.

ON 65' X 100' TO 130'. LOT SIZES MAY CHANGE

ON ZONING REQUIREMENTS.

SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.

ANTONIO LIMITS, BEXAR COUNTY, TEXAS

INDEPENDENT SCHOOL DISTRICT.

THE LIMITS OF PROJECT BASED ON FIRM PANELS

EFFECTIVE FEBRUARY 16, 1996.

WARDS AQUIFER RECHARGE ZONE.

CONDUCTED BY FERNANDEZ FRAZER WHITE AND

RES, LUCKEY RANCH, BEXAR CO, TEXAS, JANUARY 15,

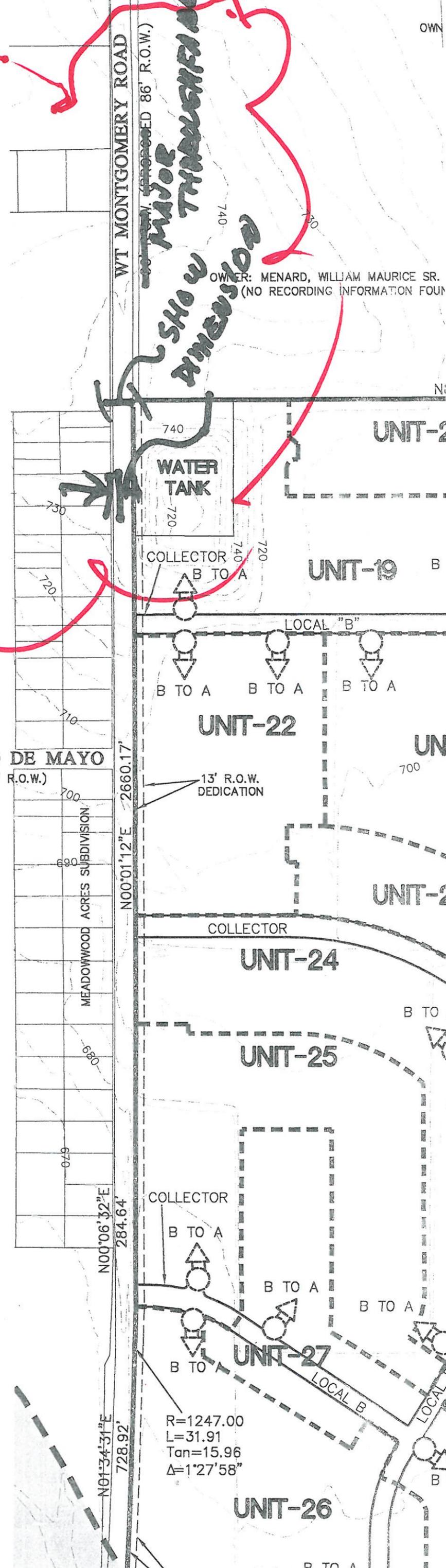
PROPERTY RATIO STANDARDS OF THE SAN ANTONIO UNIFIED

WILL BE VACATED OR REVISED ON THE SUBDIVISION

PHONE 15' UTILITY EASEMENT (VOL. 4750,

6053, PGS 908-914)

EASEMENT (VOL. 7178, PG 277), (VOL. 7219,



OWNER: MENARD, WILLIAM MAURICE SR.
(NO RECORDING INFORMATION FOUND)

R=1247.00
L=31.91
Tan=15.96
Δ=1'27'58"

N89°16'21"W 1688.60'

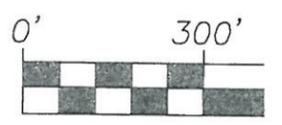
S02°00'35"E
146.90'

N84°57'01"W
7.08' 680

BEXAR COUNTY
(VOL. 6053, PG 898)

ELECTRIC EASEMENT
(VOL. 1607, PGS. 506 & 507)

SCALE:



OWNER: CLOVER, SANDRA & JOHN
(VOL. 9759, PG 1928)

UNIT-1B

UNIT-2

UNIT-3

UNIT-7

UNIT-4

UNIT-6

UNIT-10

UNIT-5

UNIT-11

UNIT-12

UNIT-13

UNIT-16

N81°18'28"E
48.18'

N89°16'34"E 1406.04'

S37°48'36"
98.82'

S32°38'51"W
53.37'

S26°59'18"W
178.36'

S20°34'28"W
104.10'

S18°10'22"W
78.21'

S08°40'02"W
374.69'

S07°01'41"W
115.58'

S05°59'50"W
292.69'

N88°15'16"W 663.87'

S01°44'44"W
403.98'

S89°23'02"E
503.41'

S00°36'58"W
178.81'

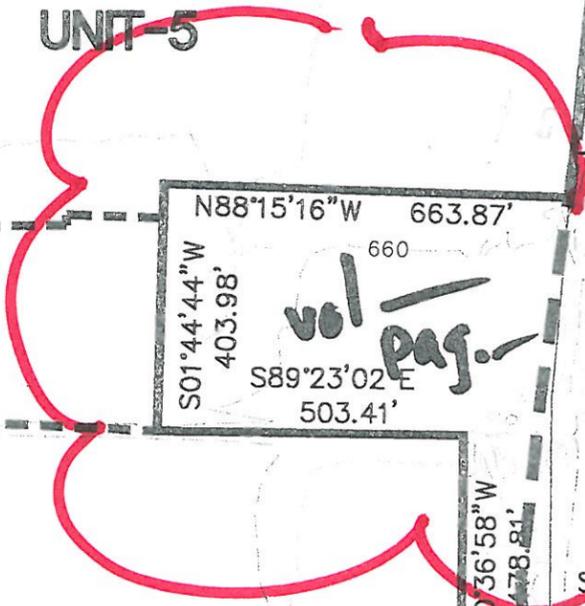
S89°23'02"E
146.41'

S10°01'38"E
316.69'

S18°06'18"E
908.59'

JH UPTMORE
(VOL. 6977,

ZONE A
POTRANCA CR



vol pag.

X=2055362
Y=13684575

TO A

B TO A

B TO A

LOCAL B

B TO A

LOCAL B (RNF)

LOCAL B (RNF)

LOCAL B

LOCAL B

LOCAL B

LOCAL B

POTRANCA CREEK

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3610660

AMT ENCLOSED _____
AMOUNT DUE 700.00
INVOICE DATE 8/7/2009
DUE DATE 8/07/2009

50-05-5574
KEP LUCKEY RANCH GLOBAL, LP.
7001 BRUSH HOLLOW RD.
WESTBURY, NY 11590

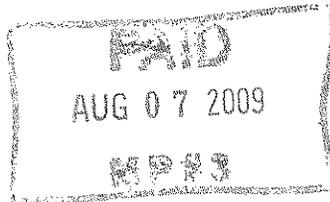
PHONE: (000)000-0000

MDP FEE
010-09 - LUCKEY RANCH MDP

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE 8/7/2009 INVOICE 3610660 ACCOUNT 50-05-5574 DUE DATE 8/07/2009 OFFICE HOURS -

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP/PUD FEE	700.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/07/2009 CK. #1046 010-09
END 08/07/2009

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	700.00	0.00	700.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE