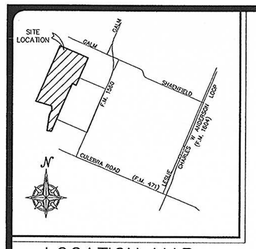
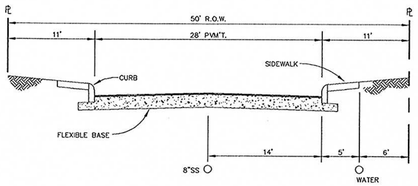


LOCATION MAP

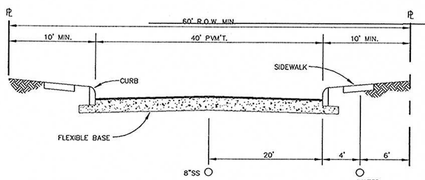
COLLECTOR

NOT TO SCALE



LOCAL "A"

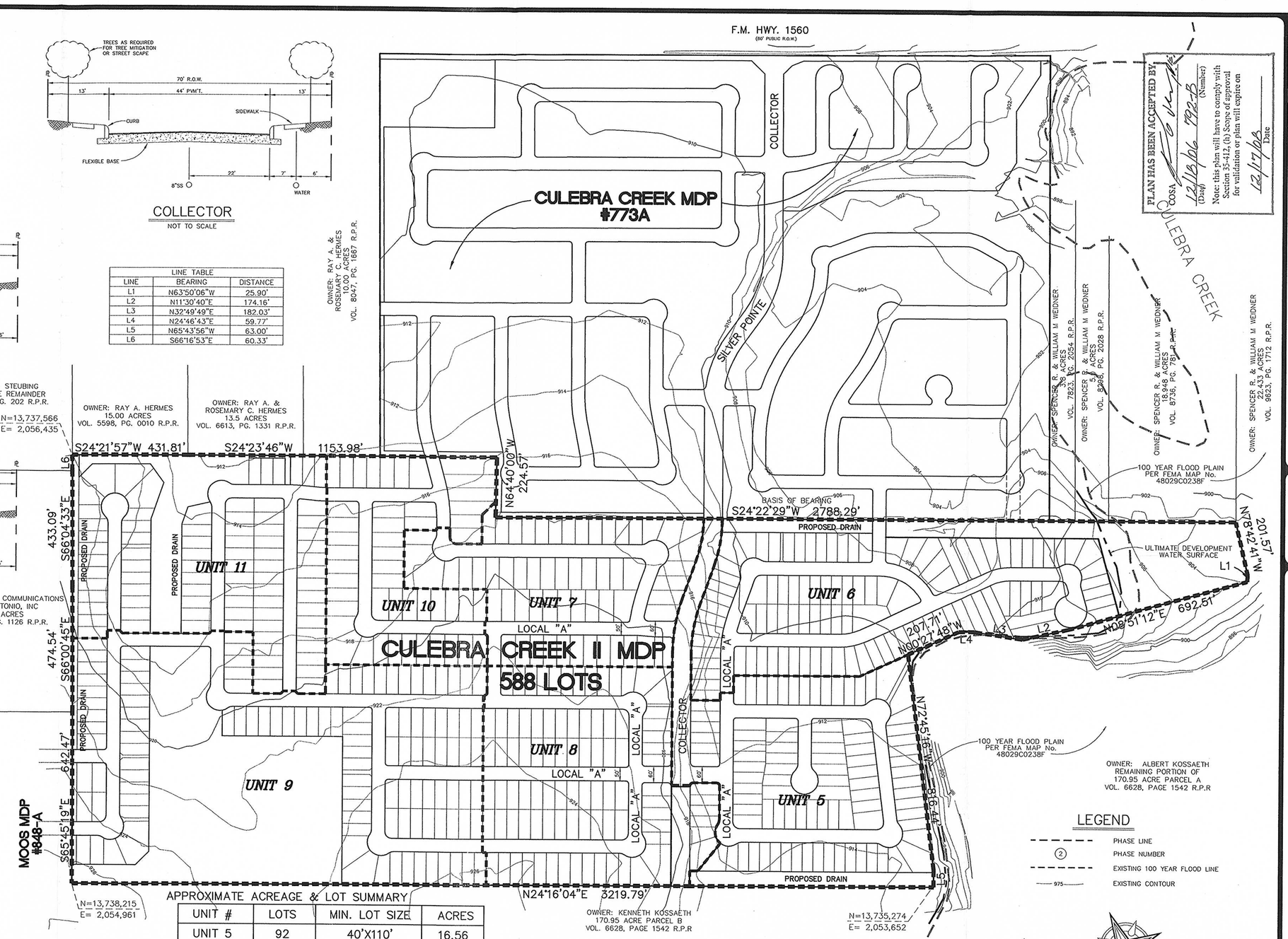
NOT TO SCALE



LOCAL "B"

NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°50'06"W	25.90'
L2	N11°30'40"E	174.16'
L3	N32°49'49"E	182.03'
L4	N24°46'43"E	59.77'
L5	N65°43'56"W	63.00'
L6	S66°16'53"E	60.33'



PLAN HAS BEEN ACCEPTED BY COSA
12/13/06 792-B
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on
12/17/08
Date

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN EIGHT PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A WESTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT 'A' RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
14. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
17. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
18. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°16'24".
19. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

CONNECTIVITY INDEX

46	LINKS
36	NODES

46/36 = 1.28 CONNECTIVITY RATIO

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 5	92	40'X110'	16.56
UNIT 6	103	40'X110'	21.21
UNIT 7	58	50'/55'X120'	11.09
UNIT 8	91	40'/55'X110'	14.54
UNIT 9	113	40'/45'X110'	30.21
UNIT 10	48	50'X120'	9.46
UNIT 11	82	40'/45'X110'	16.00
TOTAL	588		119.07

4.94 UNITS PER ACRE

PARK DATA

BASED ON 601 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 5.27 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LEIU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $5760.16 PER ACRE. PARK FEE REQUIRED IS 5.27 x $5760.16 = $30,356.06

OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

NOTE:
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).
AMENDMENTS INCLUDE ADDITION OF DETENTION, INTERNAL STREET CIRCULATION PATTERN, PHASING SCHEDULE AND REDUCTION OF LOTS FROM 601 TO 588. 13 LOTS LOST WILL BE GAINED IN MOOS MDP 848-A.

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

LEGEND

	PHASE LINE
(2)	PHASE NUMBER
	EXISTING 100 YEAR FLOOD LINE
975	EXISTING CONTOUR

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

119.07 TOTAL ACRES

THIS MDP MODIFICATION WAS PREPARED ON NOVEMBER 17th, 2006

REVISED:

Denham-Ramones Engineering and Associates, Inc.
12361 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for CULEBRA CREEK II 792-B

JOB # 030070.00
DWG FILE:
DATE: 5/17/05
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

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.

Date: Nov 28, 2006, 1:07pm User ID: MartinJeffrey File: H:\Land Projects 3\Centex-Kossaeth\dwg\Culebra Creek II MDP 792-B-110506.dwg

City of San Antonio, Texas

Department of Development Services

December 27, 2006

Mr. Paul W. Denham

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

RE: Culebra Creek II (Amended) MDP # 792 - B

Dear Mr. Denham:

The City Staff Planning Review Committee has reviewed the Culebra Creek II Master Development Plan **(MDP # 792-B)**. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

The acceptance of this Master Development Plan is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not interfere with any set alignment of future roadways. All major arterials and streets shall follow all regulations.

Any access and ROW issues along state facilities will need to be resolved with the **Texas Department of Transportation (TX DOT)**. For information about these requirements you can contact TX DOT at 615-5814.

Historic Preservation requires an archaeological survey of the property as a condition of approval.

DSD – Traffic Impact Analysis & Streets indicates the following requirements:

- All access driveways shall comply with UDC 35-506 (r).
- All sidewalks shall comply with UDC 35-506 (q).
- 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.
- It should be understood that this is a general review of a conceptual plan not in-depth review of internal and external traffic flow, nor streets and drainage plans. All technical requirements of the Unified Development Code (UDC) 35-506 will be complied with at the time of platting.

Bexar County Infrastructures Service Department cites the following conditions:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed time of platting.
- Intersection sight distance should be used at all intersections.
- County reserves the right to address driveways, street design, sight distance, ADA requirements, and drainage and floodplain issues at time of platting.

It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP) to include floodplains, drainage areas and open spaces.

I would encourage you to work closely with the school district, so that they can plan accordingly.

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. If the proposed development is not platted in phases this Master Development Plan (MDP) will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207 – 7038.

Sincerely,

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

cc: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer