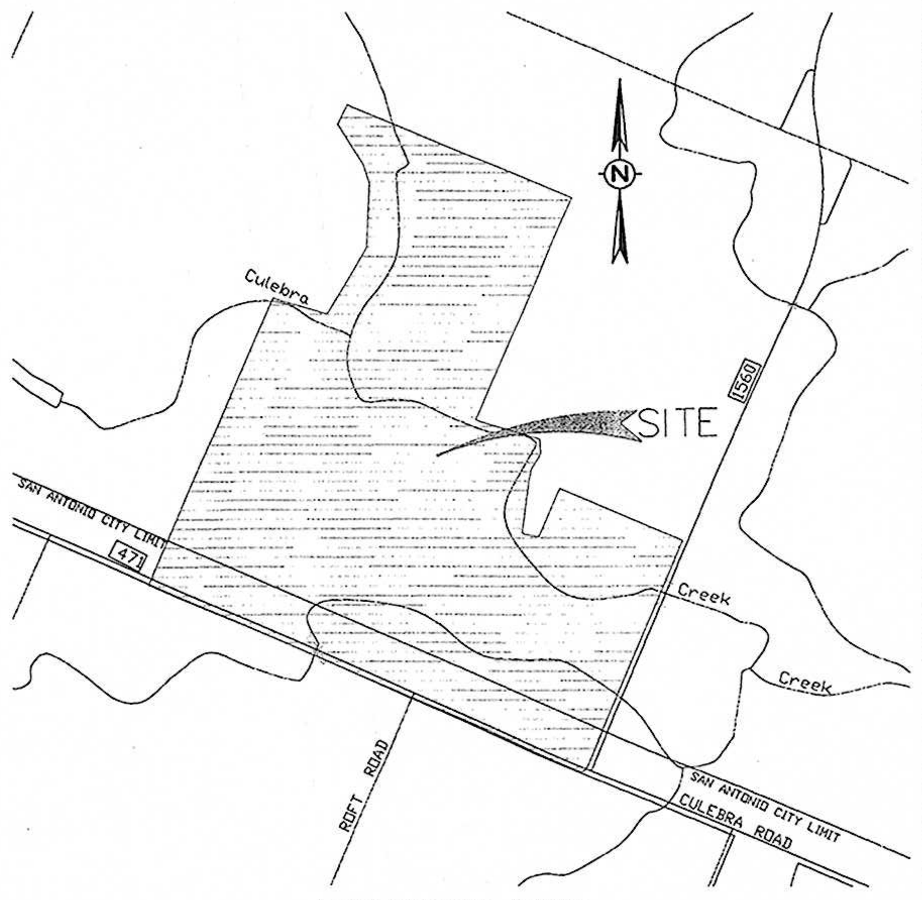


LOCATION MAP

SCALE: 1"=2000'

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED PER APP # 06 -001

2.) LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU-OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

3.) BEARING BASIS FOR THIS PROJECT IS THE LINE FORMED BY THE SOUTHWEST AND NORTHWEST CORNERS OF THIS TRACT AS ROTATED TO THE TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999826, N.A.D. 83/HARN 93 COORDINATES.

4.) WATER SERVICE TO BE PROVIDED BY SAWS.

5.) SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.

6.) GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.

7.) TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE.

8.) CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

9.) ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN.

10.) INDIVIDUAL LOT DIMINSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) ALL LAND USE IS SINGLE FAMILY RESIDENTIAL AND MULTY-FAMILY AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN THIRTY PHASES.

13.) THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.

14.) DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.

15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.

16.) A PORTION OF PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO CITY LIMITS AND THE REMAINDER IS WITHIN THE CITY OF SAN ANTONIO ETJ.

17.) DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED (2003)

18.) TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 50' AT THE PROPERTY LINE.

19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.

20.) MULTI-USE AND REGIONAL TRAIL SYSTEM PER APP # 06 -001.

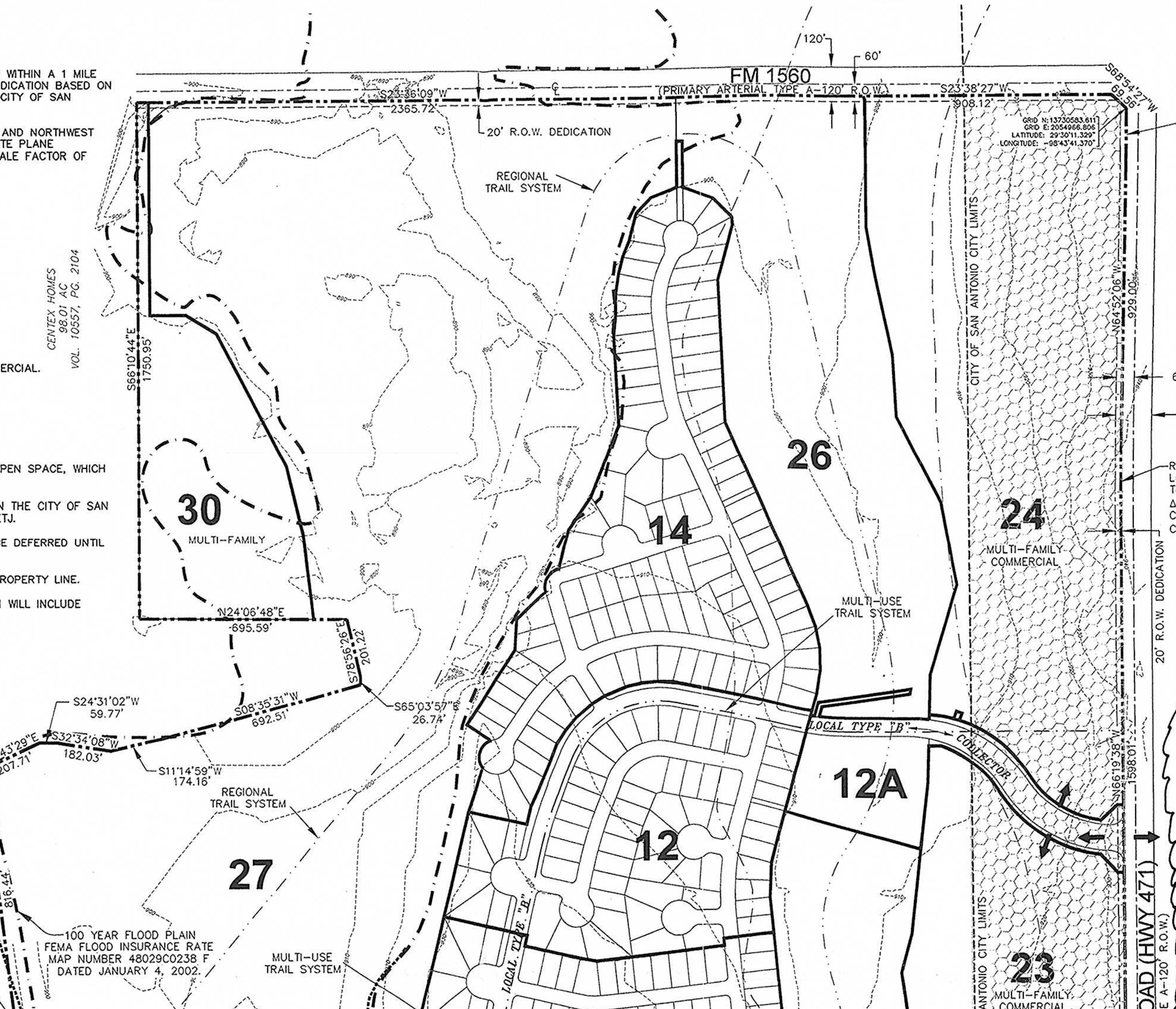
LEGEND

- TRAFFIC FLOW
- EXISTING 10' CONTOUR
- MDP BOUNDARY
- UNIT BOUNDARY
- 100 YR PROPOSED
- 100 YR EXISTING
- R-5 ZONING
- MF-33 ZONING
- PROPOSED BRIDGE
- MINOR AMENDMENT

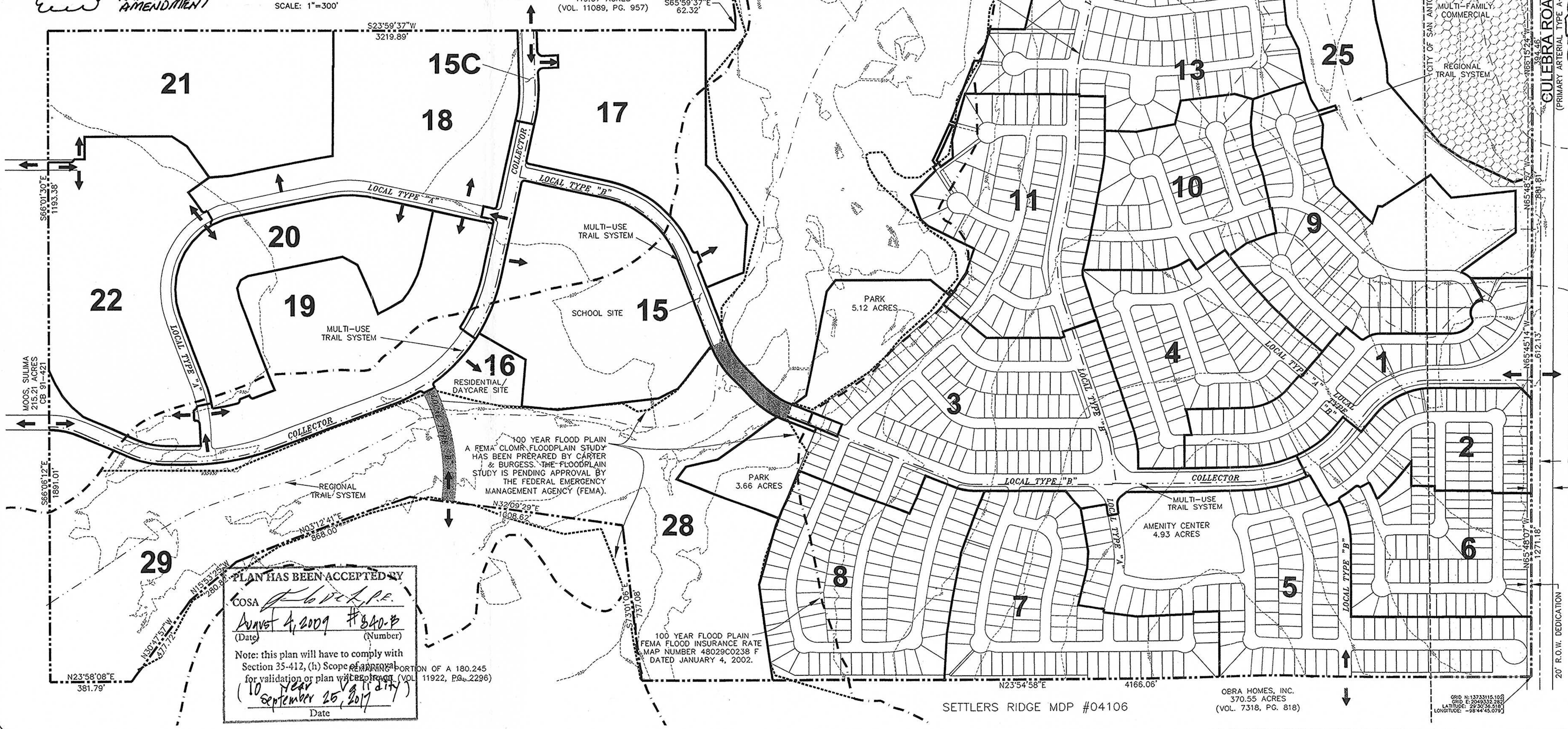
NOTE:

"THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER _______ ENGINEER _______



SCALE: 1"=300'



PLAN HAS BEEN ACCEPTED BY

COSA _______ P.E.

August 4, 2009 (Date) #840-B (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will be void (10 Year Validity)

September 25, 2017

Date

OWNER & APPLICANT

SHANNON LIVINGSTON COMPANIES
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

CIVIL ENGINEER

HAAG ENGINEERING CONSULTANTS, INC.
CONTACT PERSON: JOHN J. HAAG, P.E.
15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
TEL: (210) 590-0909
FAX: (210) 590-0303
EMAIL: jhaag@satx.rr.com

DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DENSITY UNITS/Ac.	PHASING SEQUENCE
UNIT 1	14.990	49	3.202	1
UNIT 2	10.925	54	4.943	2
UNIT 3	36.094	118	3.214	3
UNIT 4	15.685	81	5.164	4
UNIT 5	26.440	96	3.631	5
UNIT 6	11.839	70	5.913	6
UNIT 7	16.742	83	4.958	7
UNIT 8	18.347	96	5.232	8
UNIT 9	19.905	69	3.466	9
UNIT 10	12.875	55	4.272	10
UNIT 11	18.174	71	3.907	11
UNIT 12	18.350	60	3.270	12
UNIT 12A	6.370	ROW/ESM'T	–	12A
UNIT 13	19.830	79	3.984	13
UNIT 14	24.550	97	3.951	14
UNIT 15	6.770	F.OW	–	15
UNIT 15C	0.9637	ROW	–	15
UNIT 16	2.296	DAYCARE	–	16
UNIT 17	16.990	78	4.591	17
UNIT 18	18.238	98	5.373	18
UNIT 19	21.801	86	3.945	19
UNIT 20	13.848	72	5.199	20
UNIT 21	19.892	97	4.876	21
UNIT 22	22.290	103	4.621	22
UNIT 23	20.718	695	33.546	23
UNIT 24	38.353	1265	32.986	24
UNIT 25	17.979	OPEN SPACE		9A
UNIT 26	26.030	OPEN SPACE		14A
UNIT 27	131.600	OPEN SPACE		15A
UNIT 28	28.508	OPEN SPACE		17A
UNIT 29	28.380	OPEN SPACE		24A
UNIT 30	11.333	125	11.033	30
TOTAL DEVELOPMENT	697.11	3697	5.303	

NO.	DATE	REVISION	BY
7	07-13-09	ADDED UNIT 12A TO PARKS & OPEN SPACE TABLE W/ASSOC. MOD'S	JJH
6	5-28-09	CHANGED OWNER NAME TO "SHANNON LIVINGSTON COMPANIES"	JJH
5	5-4-09	UNIT 15, 15C, 18 30, UNIT 3 LOT COUNT UPDATED DEV. SUMMARY	JJH
4	6-30-08	UNIT 12, 12A, 13, 15-23, 25 & PHASE I, UPDATED DEV. SUMMARY	KKC
3	6-10-08	REVISED UNIT 12A & PHASE I, UPDATED DEV. SUMMARY	KKC
2	7-9-07	FLOODPLAIN NOTE ADDED TO PLAN	NFU
1	3-14-07	REVISED OVERALL & UNIT BOUNDARIES, & DEVELOP. SUMMARY TABLE	NFU

HAAG ENGINEERING CONSULTANTS
15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM #: 5789
TEL: (210) 590-0909
FAX: (210) 590-0309

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07/28/09

PARKS & OPEN SPACE

ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
AMENITY CENTER (ACTIVE OPEN SPACE)	4.93	7.00 AC **	11.93 AC
JOGGING / WALKING TRAIL (0.7 MILES)			2.25 AC
PARK AREA #2(JOINT USE W/ SCHOOL)(ACTIVE)*	7.68		7.40 AC
OPEN SPACE (UNIT 3)	18.79		4.39 AC
OPEN SPACE (UNIT 12A)	3.24		1.62 AC
OPEN SPACE (UNIT 25)	17.98		8.99 AC
OPEN SPACE (UNIT 26)	26.03		6.52 AC
OPEN SPACE (UNIT 27)	131.60		0 AC
OPEN SPACE (UNIT 28)	28.51		0 AC
OPEN SPACE (UNIT 29)	28.37		0 AC
TOTAL ACTIVE AND PASSIVE OPEN SPACE	257.12		43.1 AC

PARK CREDIT REQUIRED

RESIDENTIAL = 1,733 UNITS / 70 REQUIRED FACTOR = 24.76 Ac.
COMMERCIAL = 2,086 UNITS / 114 REQUIRED FACTOR = 18.3 Ac.

TOTAL = 43.1 CREDITS REQUIRED

*MULTI-USER AGREEMENT WITH SCHOOL TO PROVIDE APPROXIMATELY 7.40 ACRES OF RECREATIONAL SPACE.
** SEE TABLE OF IMPROVEMENTS

2009 AUG -7 AM 11:06 RECEIVED DEVELOPMENT SERVICES

TABLE OF IMPROVEMENTS

COMMUNITY CENTER: 2 BLGS @ 50' X 25' EACH = 0 .50AC
TENNIS COURT (2) SLABS: 112' X 120' TOTAL = 1.5AC
BASKETBALL COURT: 70' X 104' TOTAL = 1.5AC
SAND VOLLEYBALL: 29'-6" X 59' = .75AC
POOL: 6,100 SF = 1.5AC
PLAYGROUND, 107' X 55' = 1.25 AC
TOTAL = 7.00 AC CREDIT

NOTE:
PARKS AND AMMENITIES WILL BE DEVELOPED WITH ADJACENT UNITS. ACREAGE AND IMPROVEMENTS WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.

BEING A 697.88 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18296, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEING ALL OF A 201.706 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12337, PAGE 2452 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 51.890 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12499, PAGE 1177 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 4.441 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12499, PAGE 1177 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 4.405 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD., AS RECORDED IN VOLUME 11912, PAGE 2123 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 80.943 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD., AS RECORDED IN VOLUME 11912, PAGE 2123 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF A 120.576 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD., AS RECORDED IN VOLUME 11224, PAGE 2457 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 1 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 2 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 3 SUBDIVISION AS RECORDED IN VOLUME 9575, PAGE 218-219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 4 SUBDIVISION AS RECORDED IN VOLUME 9574, PAGE 129 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 6 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 69 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF A 180.245 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD., AS RECORDED IN VOLUME 11922, PAGE 2296 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER/AGENT _______ DATE 8-5-2009

ENGINEER _______ DATE 8-5-2009

CULEBRA VALLEY RANCH MASTER DEVELOPMENT PLAN PLAN #: 840B

DATE 4/21/05

REVISED 5/28/09

REVISED MASTER DEVELOPMENT PLAN

CULEBRA VALLEY RANCH

JSL DEVELOPMENT
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX. 78216

DATE: 03/11/09
ORIG. DRAWN BY: CARTER & BURGESS
REVISED BY: HAAG ENG. CONS.
CHECKED BY: JJH
REVIEWED BY: JJH
PROJECT NUMBER: JSL09001

SHEET 1 OF 1

Drawing Name: F:\Land_Projects_R2\JSL09001_Stillwater2009\dwg_HaagProjects\MDP\CVR MDP-840A_HaagSubmittalFinal.dwg User: John Jul 28, 2009 - 1:43pm

City of San Antonio

Department of Planning and Development Services

August 4, 2009

Mr. John J. Haag, P.E.

Hagg Engineering Consultants, Inc.
15831 Secret Trails
San Antonio, TX 78247

Re: **Culebra Valley Ranch (Minor Amendment)** **MDP # 840-B**

Dear Mr. Haag,

The Development Review Committee has reviewed **Culebra Valley Ranch** Master Development Plan or **MDP # 840-B.** Please find enclosed an accepted and signed copy 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 please contact TXDOT at (210) 615-5814.

Historic Preservation approves with the following conditions:

- The Texas Sites Atlas indicates that archaeological sites have been previously identified within the above referenced property. In addition, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA

guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

- If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

- If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites please call Kay Hindes at (210)-207-7306.

Due to the minor amendment of MDP 840-B, the validity for this project shall correspond with the acceptance date of MDP 840-A, in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Luz M. Gonzales at (210) 207-78978.

Sincerely,

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