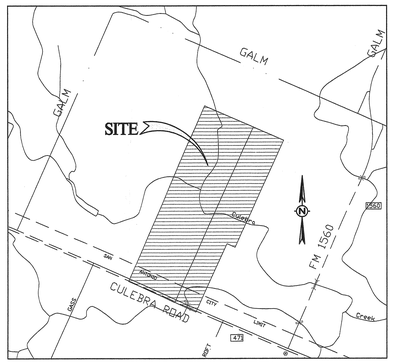


LOCATION MAP
SCALE: 1"=2000'

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-506(c).

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 SBC 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.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN EIGHTEEN 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.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO ETJ.

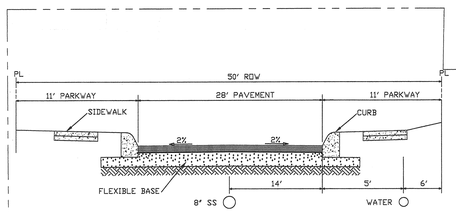
17.) DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.

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

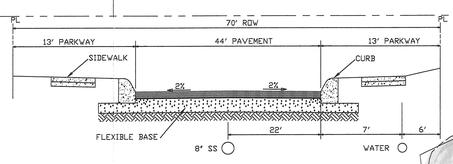
19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.

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

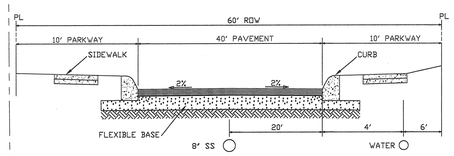
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL R. MESSERLI, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM



TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

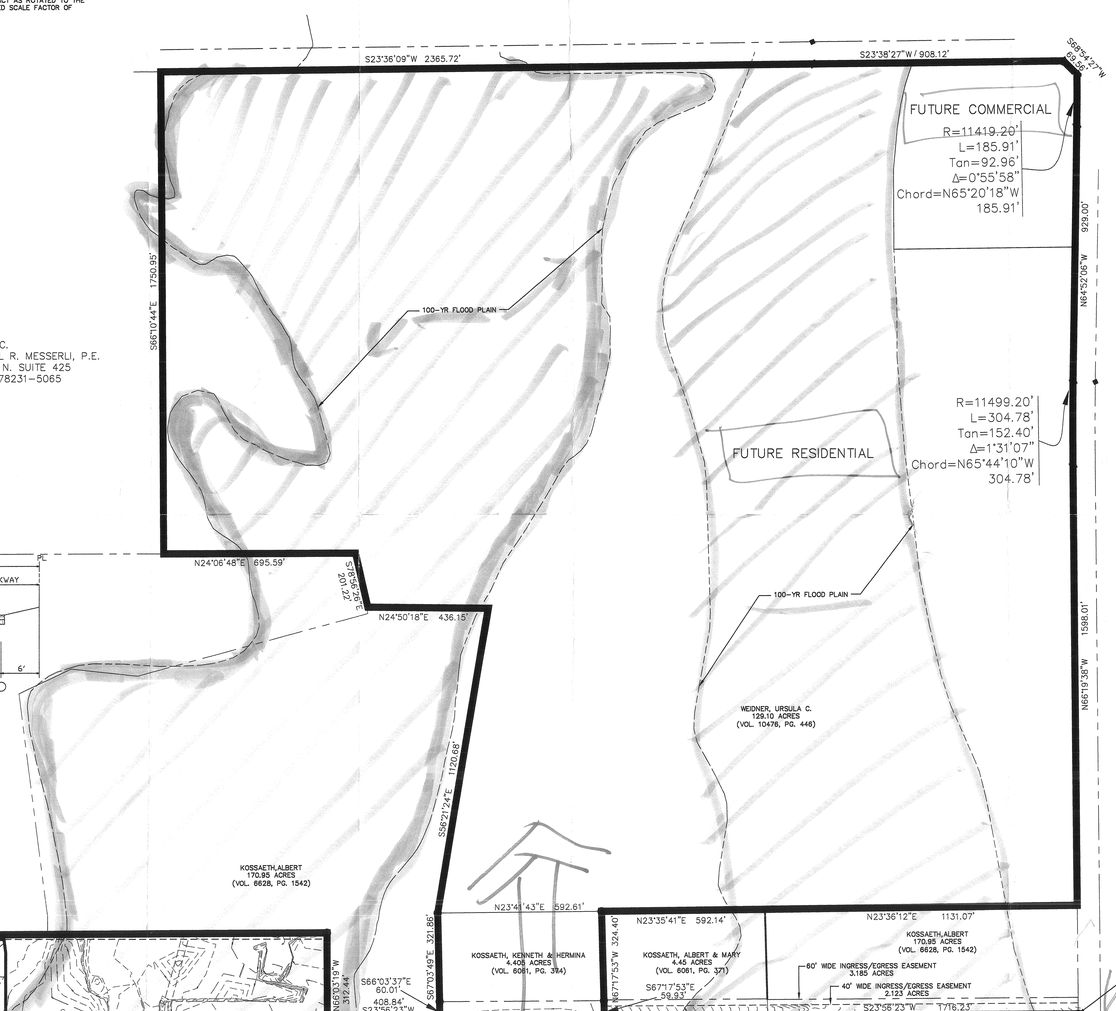


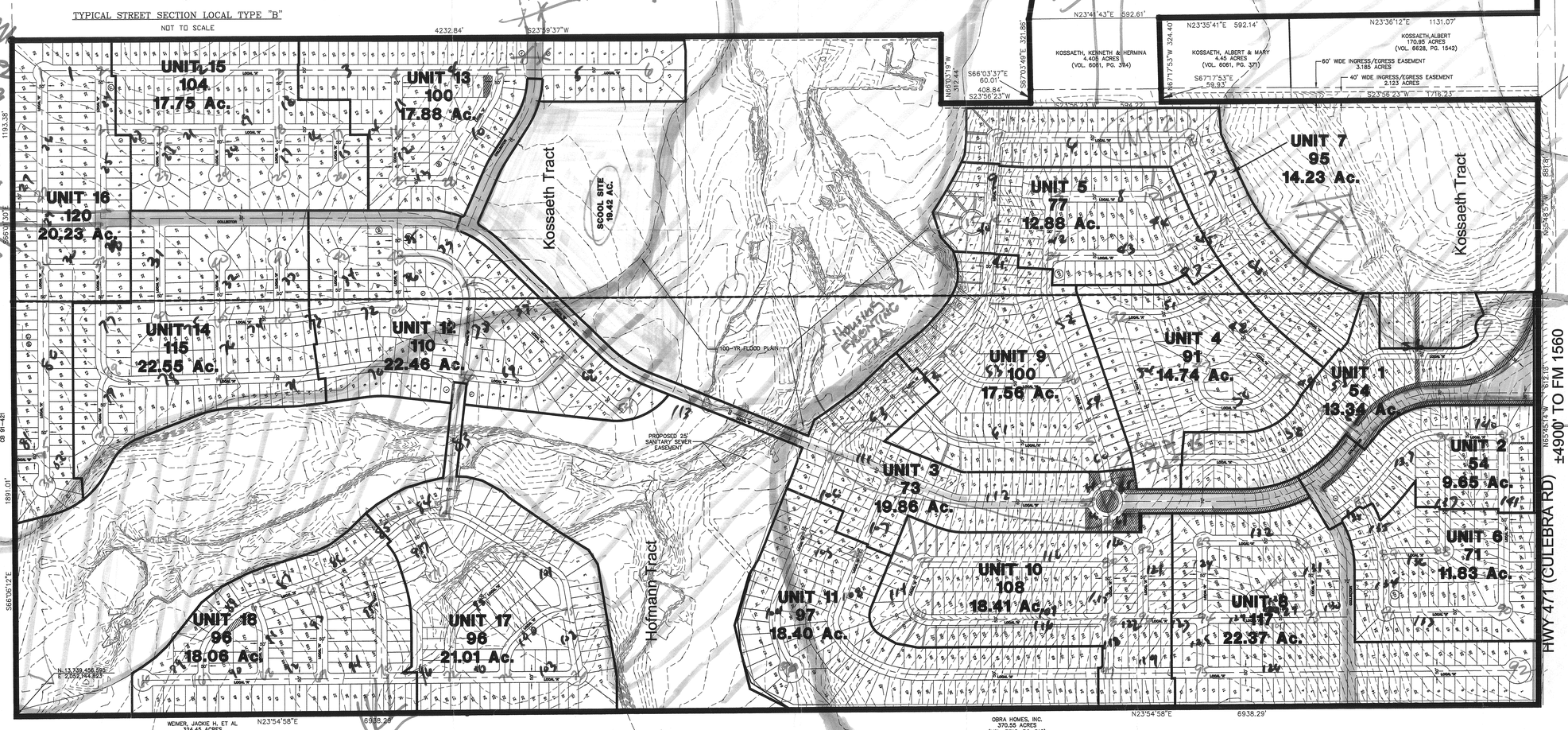
COLLECTOR
NOT TO SCALE



TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE

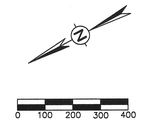
TIE INTO COLLECTOR





Houston Fidelity Title

Called at wed re Mtg



DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	13.34	54	4.05	1
UNIT 2	9.65	54	5.60	2
UNIT 3	19.86	73	3.68	3
UNIT 4	14.74	91	6.17	4
UNIT 5	12.88	77	5.98	5
UNIT 6	11.83	71	6.00	6
UNIT 7	14.23	95	6.68	7
UNIT 8	22.37	117	5.23	8
UNIT 9	17.56	100	5.69	9
UNIT 10	18.41	108	5.87	10
UNIT 11	18.40	97	5.27	11
UNIT 12	22.46	110	4.90	12
UNIT 13	17.88	100	5.59	13
UNIT 14	22.55	115	5.10	14
UNIT 15	17.75	104	5.86	15
UNIT 16	20.23	120	5.93	16
UNIT 17	21.01	96	4.57	17
UNIT 18	18.06	96	5.32	18
TOTAL DEVELOPMENT	313.20	1678	5.36	

LEGEND

EXISTING	PROPOSED	
940		EXISTING CONTOUR
		MDP BOUNDARY
		UNIT BOUNDARY
		TOTAL ACREAGE: 8.0 ACRES ACTIVE AND PASSIVE OPEN SPACE, INCLUDING GREENBELT AND ACTIVE RECREATION SPACE AREAES, PRIVATE RECREATIONAL AREAS. MULTI-USER AGREEMENT WITH SCHOOL TO PROVIDE APPROXIMATELY 5.0 ACRES OF RECREATIONAL SPACE (1 SOFTBALL FIELD, 1 SOCCER FIELD MIN.)

* 35-B101 - LOCATION MAP CORRECTION OF SHAPE

* 35-506(e)(2) PROJECTING STREETS

* 35-B101
  + ANNOTATE ALL LIMITS OF FLOODPLAIN
  + IDENTIFY EAST COLLECTOR ?
  + ROW DIM. MIN EXISTING FOR FM 471/ CULEBRA
  - LOCAL B AROUND PARKS ETC. (traffic circle)
  - MISSPELLED SCHOOL
  - IDENTIFY ALL UNITS

* 35-506 SECONDARY ACCESS
  Unit 17 & 18
  2 & 6

* TREE & PARKS TO ADDRESS NOTE 15 & 17

* COLLECTORS MUST CONNECT TO ADJOINING project collectors PER TIA REQUIREMENTS

BEING A 180.245 AND A 120.576 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 THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 6185, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, AND 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:
TRACT I – 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT II – 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT III – 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

CONNECTIVITY RATIO 1.31

CULEBRA VALLEY RANCH MASTER DEVELOPMENT PLAN
PLAN #:
DATE 3/14/05

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

678.626 TOTAL ACRES

THIS MDP WAS PREPARED ON MARCH 14, 2005

map # 840

NO.	DATE	REVISION

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78231-5065
(210) 494-0088 Fax (210) 494-4525
© 2004 CARTER & BURGESS, INC.

MASTER DEVELOPMENT PLAN

CULEBRA VALLEY RANCH
JSL DEVELOPMENT LTD.
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216

DATE: 3/14/05
DRAWN BY: GP
DESIGNED BY: RAS
CHECKED BY: RAS
REVIEWED BY: PRM
PROJECT NUMBER: 310030202

SHEET 1 OF 1

0062

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-509(q).

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 OR GREY FOREST.

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC 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 DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, PROPOSED SCHOOL AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN EIGHTEEN UNITS.

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

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

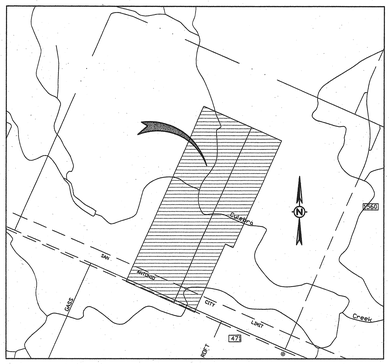
15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO & ETJ.

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

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

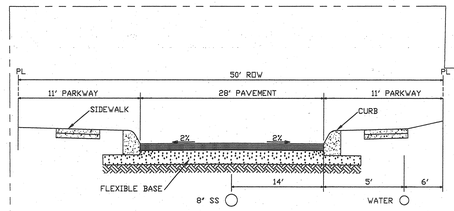
19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.



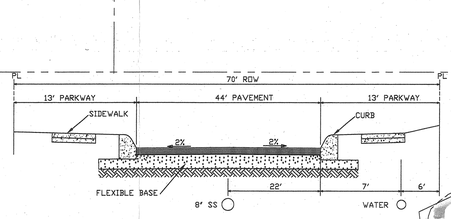
LOCATION MAP
SCALE: 1"=2000'

OWNER & APPLICANT
JSL DEVELOPMENT CORPORATION
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

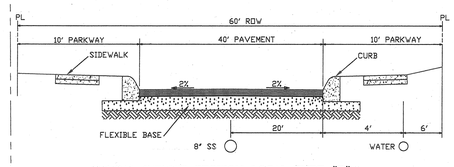
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E., CFM
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM



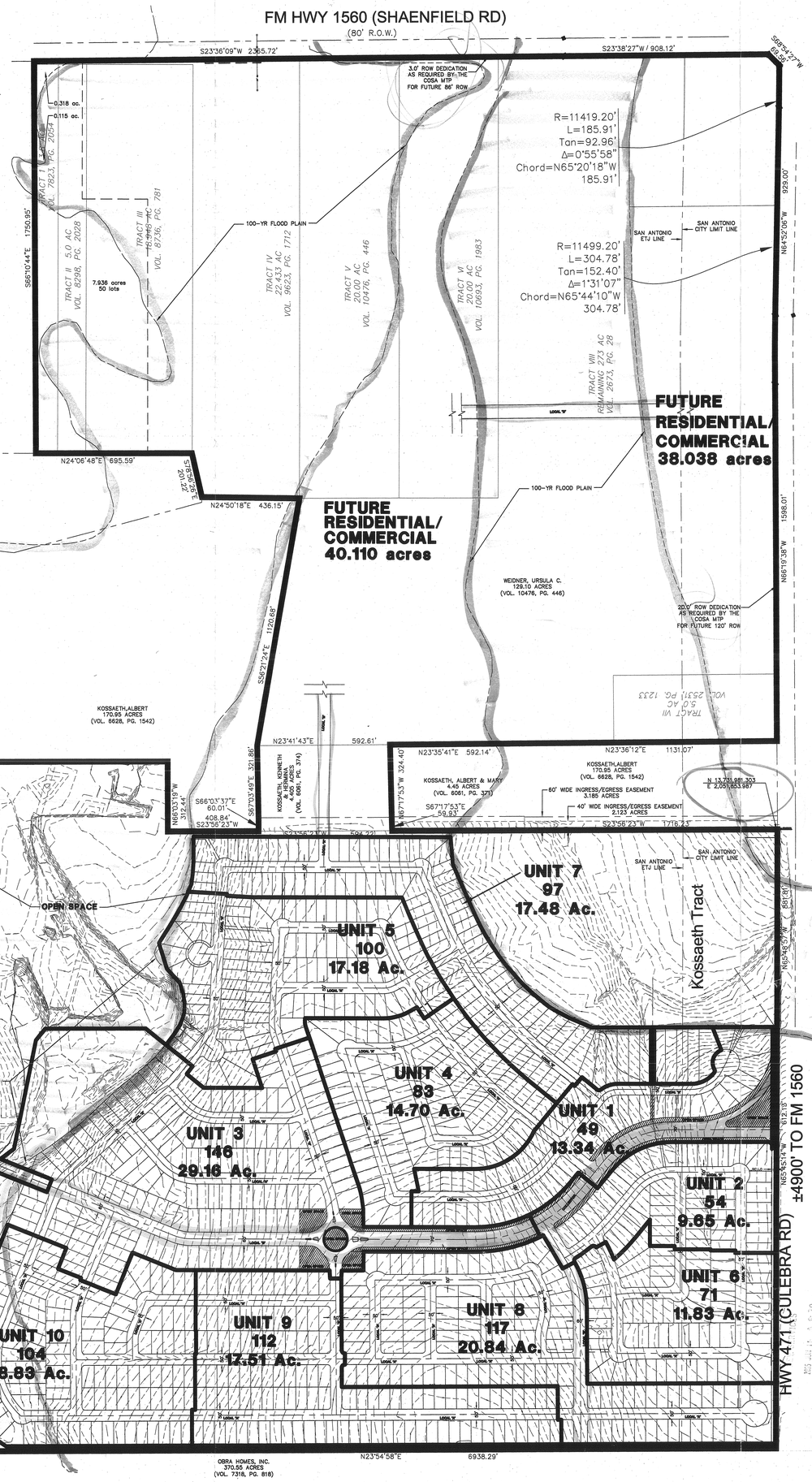
TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

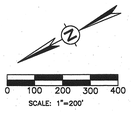


COLLECTOR
NOT TO SCALE



TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE





DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	13.34	49	3.67	1
UNIT 2	9.65	54	5.60	2
UNIT 3	29.16	146	5.01	3
UNIT 4	14.70	83	5.65	5
UNIT 5	17.18	100	5.82	6
UNIT 6	11.83	71	6.00	4
UNIT 7	17.48	97	5.55	7
UNIT 8	20.84	117	5.61	8
UNIT 9	17.51	112	6.40	9
UNIT 10	18.83	104	5.52	10
UNIT 11	16.10	70	4.35	11
UNIT 12	15.34	79	5.15	12
UNIT 13	21.65	114	5.27	13
UNIT 14	16.18	88	5.44	14
UNIT 15	15.75	93	5.90	15
UNIT 16	20.59	126	6.12	16
UNIT 17	21.22	93	4.38	17
UNIT 18	17.86	93	5.21	18
TOTAL DEVELOPMENT	315.21	1689	5.36	

LEGEND

EXISTING	PROPOSED	
940		EXISTING CONTOUR
		MDP BOUNDARY
		UNIT BOUNDARY

THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 24.2 ACRES BASED ON 1693 RESIDENTIAL LOTS.

OVER 100 ACRES OF FEMA FLOODPLAIN WILL BE LEFT AS NATURAL AREA. ACCORDING TO 35-503(d)(2)(A), THIS ACREAGE CAN BE CREDITED FOR UP TO 50% OF THE SITE REQUIREMENT OR 12.1 ACRES.

19.90 ACRE SITE AS PARK DEDICATION; UPON POSSIBLE FUTURE DEDICATION AS A SCHOOL SITE. A JOINT USER AGREEMENT BETWEEN THE SCHOOL AND COSA WILL TRANSFER ALL 19.90 ACRE PARK CREDIT PER 35-503(e)(5).

REQUIRED: 24.2 ACRES
PROVIDED: 32.0 ACRES

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

BEING A 201.706 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 COMPOSED OF THE FOLLOWING:
TRACT I,
BEING 5.8 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 28, 1999, RECORDED IN VOLUME 7823, PAGE 2054, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT II,
BEING 5.0 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 31, 2000, RECORDED IN VOLUME 8298, PAGE 2028, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT III,
BEING 18.948 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 4, 2001, RECORDED IN VOLUME 8736, PAGE 781, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT IV,
BEING 22.433 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED OCTOBER 11, 2002, RECORDED IN VOLUME 9623, PAGE 1712, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT V,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED DECEMBER 14, 2002, RECORDED IN VOLUME 10476, PAGE 446, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VI,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED APRIL 18, 2004, RECORDED IN VOLUME 10693, PAGE 1983, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VII,
BEING 5.0 ACRES BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 25, 1982, RECORDED IN VOLUME 2531, PAGE 1233, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VIII
BEING THE REMAINING UNSOLD PORTION OF THAT ORIGINAL 273 ACRE TRACT OF LAND DESCRIBED IN DEED DATED APRIL 29, 1949, RECORDED IN VOLUME 2673, PAGE 28 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THOSE TRACTS PREVIOUSLY SOLD.

ALSO BEING A 180.245 AND A 120.576 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 THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 6185, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467;
TRACT I – 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18296 AS RECORDED IN VOLUME 6828, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT II – 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6828, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT III – 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

CULEBRA VALLEY RANCH
MASTER DEVELOPMENT PLAN
PLAN #:
DATE 4/21/05

678.626 TOTAL ACRES
THIS MDP WAS PREPARED ON APRIL 21, 2005

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management, Planning and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78231-5065
(210) 494-0088 Fax (210) 494-4525

© COPYRIGHT 2004 Carter and Burgess, Inc.

MASTER DEVELOPMENT PLAN

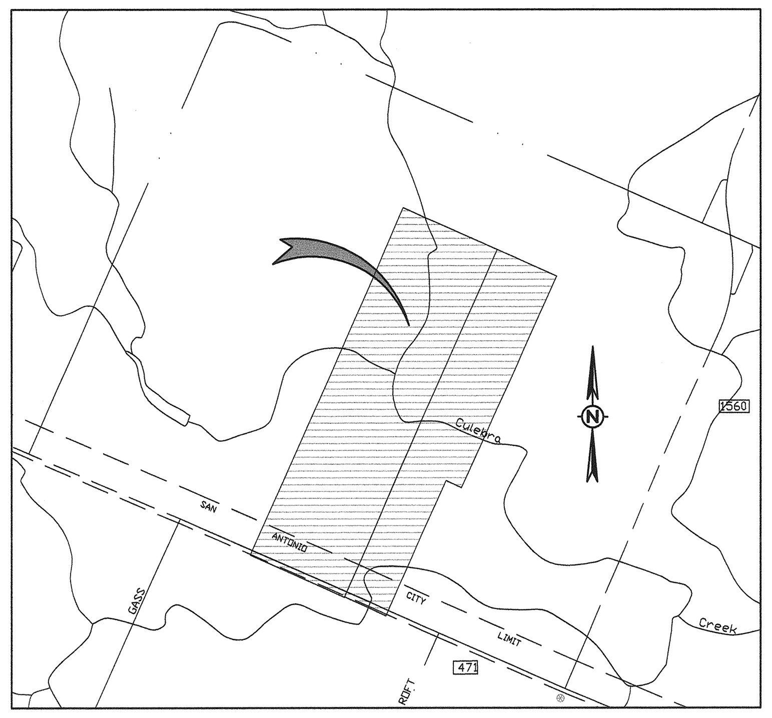
CULEBRA VALLEY RANCH
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216

DATE: 4/21/05
DRAWN BY: GP
DESIGNED BY: RAS
CHECKED BY: RAS
REVIEWED BY: PRM
PROJECT NUMBER: 310020002

SHEET 1 OF 1

MDP# 86

0061



LOCATION MAP
SCALE: 1"=2000'

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-509(q.).

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 OR GREY FOREST.

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC 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 DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, PROPOSED SCHOOL AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN EIGHTEEN UNITS.

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 INDIVIDUAL SUBDIVISION PLAT IS FILED.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO & ETJ.

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

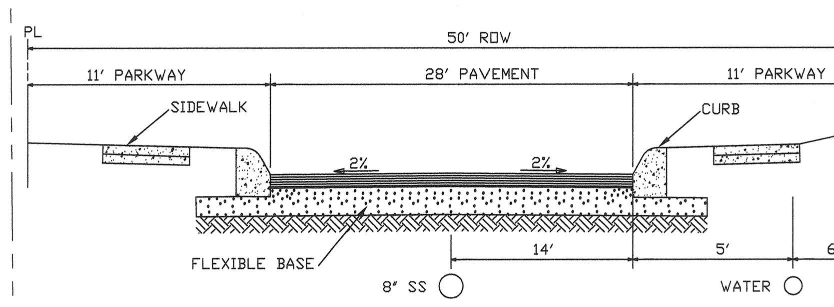
18.) TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 50' AT THE PROPERTY LINE.

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

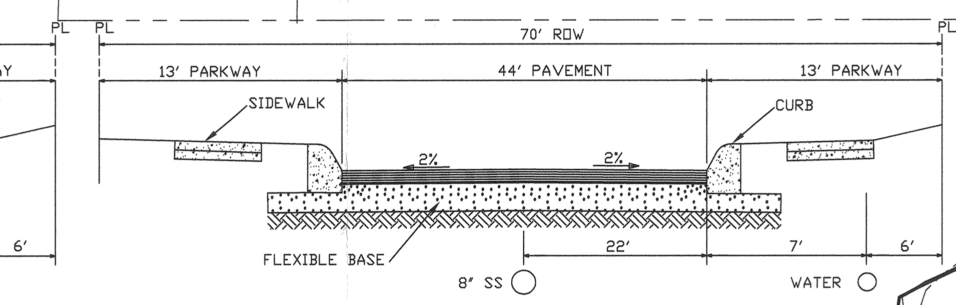
20.) UNIT 18 WILL NOT BE PLATTED WITHOUT PROVIDING THE SECONDARY ACCESS REQUIREMENTS OF UDC 35-506(e)(7).

OWNER & APPLICANT
JSL DEVELOPMENT CORPORATION
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

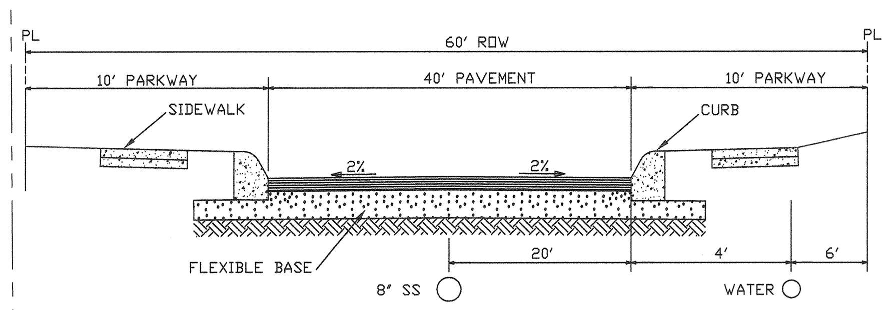
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E., CFM
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM



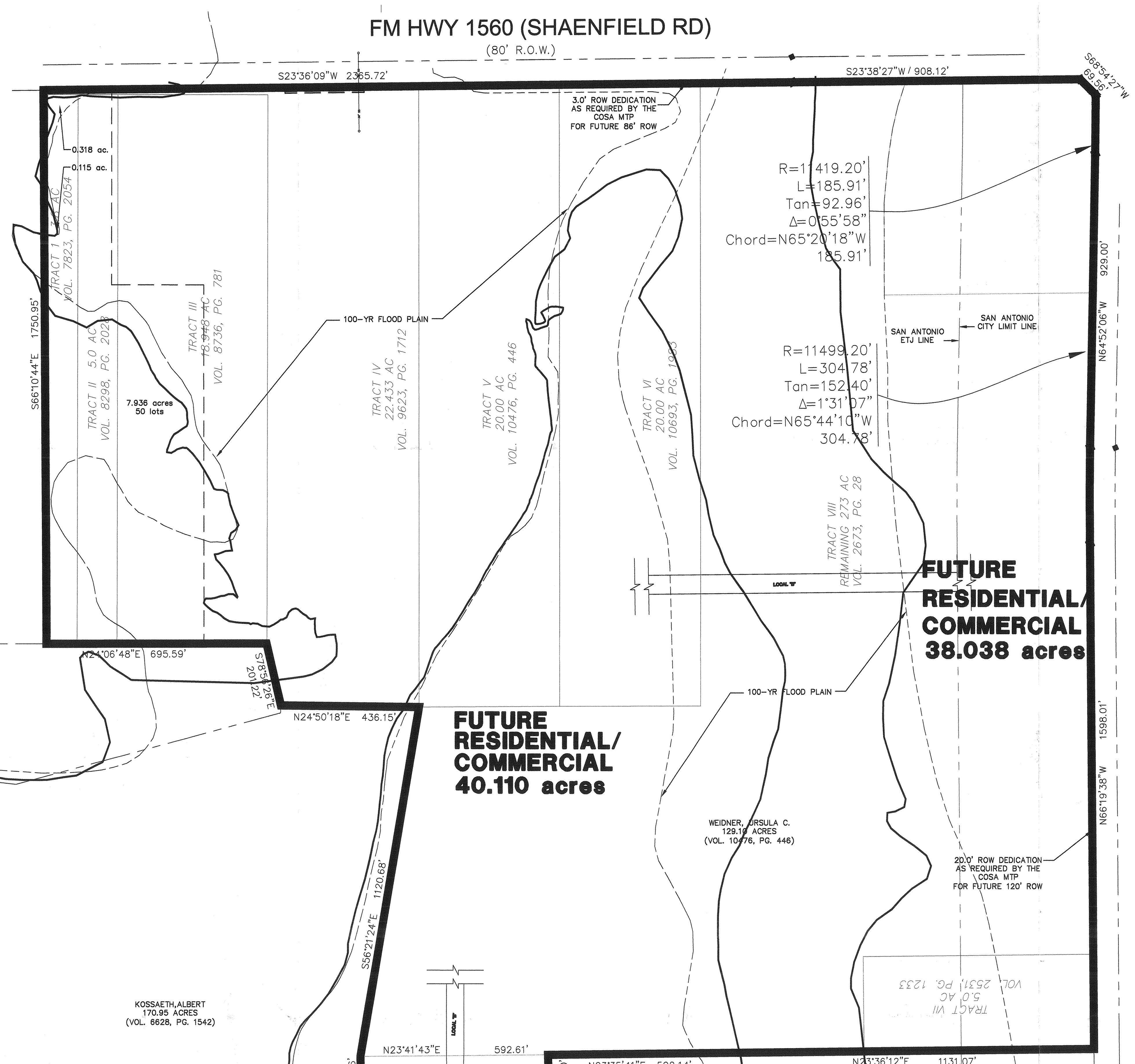
TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

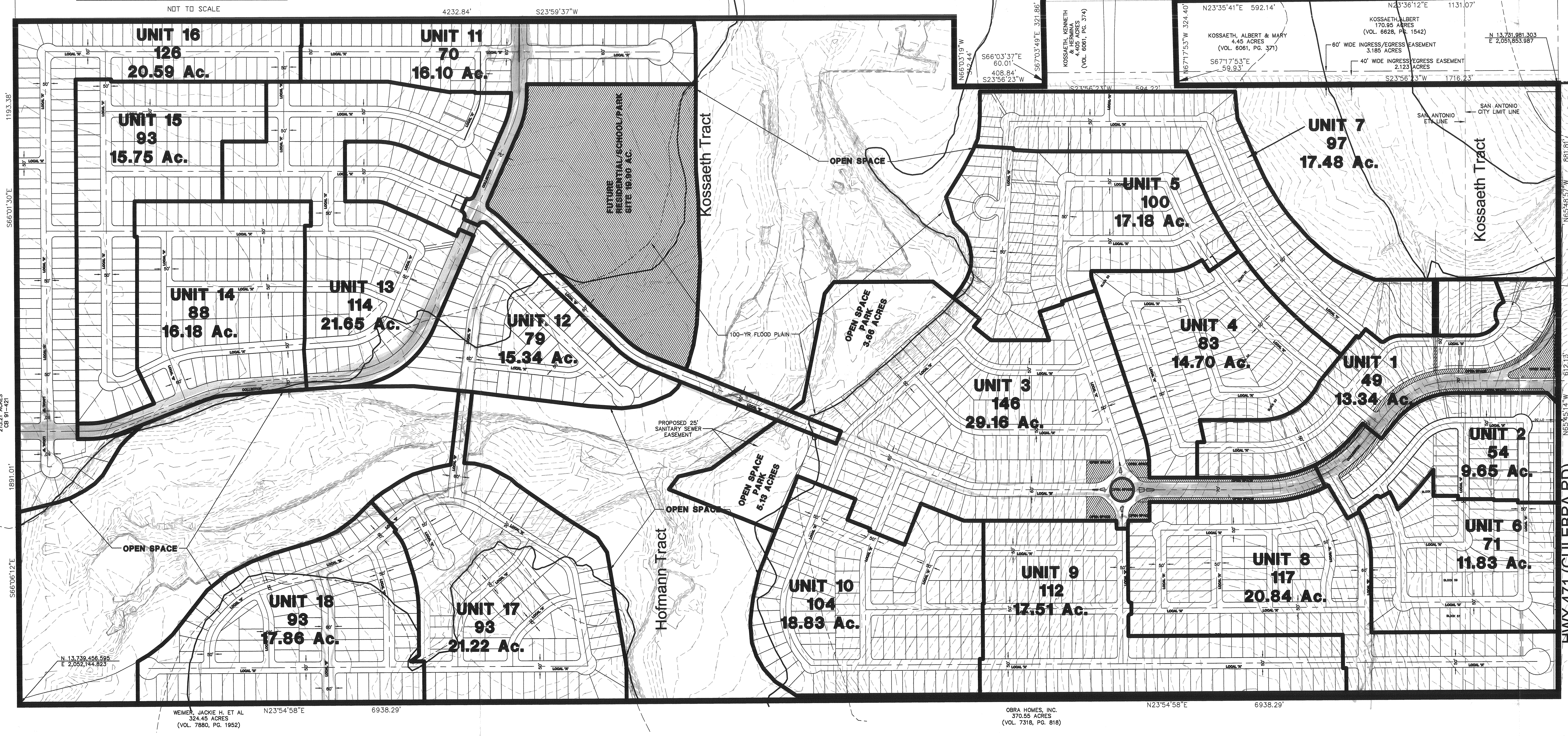


COLLECTOR
NOT TO SCALE



TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE





0 100 200 300 400
SCALE: 1"=200'

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	13.34	49	3.67	1
UNIT 2	9.65	54	5.60	2
UNIT 3	29.16	146	5.01	3
UNIT 4	14.70	83	5.65	5
UNIT 5	17.18	100	5.82	6
UNIT 6	11.83	71	6.00	4
UNIT 7	17.48	97	5.55	7
UNIT 8	20.84	117	5.61	8
UNIT 9	17.51	112	6.40	9
UNIT 10	18.83	104	5.52	10
UNIT 11	16.10	70	4.35	11
UNIT 12	15.34	79	5.15	12
UNIT 13	21.65	114	5.27	13
UNIT 14	16.18	88	5.44	14
UNIT 15	15.75	93	5.90	15
UNIT 16	20.59	126	6.12	16
UNIT 17	21.22	93	4.38	17
UNIT 18	17.86	93	5.21	18
TOTAL DEVELOPMENT	315.21	1689	5.36	

LEGEND

EXISTING PROPOSED

- EXISTING CONTOUR
- MDP BOUNDARY
- UNIT BOUNDARY

THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 24.2 ACRES BASED ON 1693 RESIDENTIAL LOTS.

OVER 100 ACRES OF FEMA FLOODPLAIN WILL BE LEFT AS NATURAL AREA. ACCORDING TO 35-503(d)(2)(A), THIS ACREAGE CAN BE CREDITED FOR UP TO 50% OF THE SITE REQUIREMENT OR 12.1 ACRES.

19.90 ACRE SITE AS PARK DEDICATION; UPON POSSIBLE FUTURE DEDICATION AS A SCHOOL SITE, A JOINT USER AGREEMENT BETWEEN THE SCHOOL AND COSA WILL TRANSFER ALL 19.90 ACRE PARK CREDIT PER 35-503(c)(5).

REQUIRED: 24.2 ACRES
PROVIDED: 32.0 ACRES

NOTE:

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

DEVELOPER/AGENT DATE

ENGINEER DATE

BEING A 201.706 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 COMPOSED OF THE FOLLOWING;
TRACT I,
BEING 3.8 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 28, 1999, RECORDED IN VOLUME 7823, PAGE 2054, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT II,
BEING 5.0 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 31, 2000, RECORDED IN VOLUME 8298, PAGE 2028, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT III,
BEING 18.948 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 4, 2001, RECORDED IN VOLUME 8736, PAGE 781, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT IV,
BEING 22.433 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED OCTOBER 11, 2002, RECORDED IN VOLUME 9623, PAGE 1712, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT V,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED DECEMBER 14, 2002, RECORDED IN VOLUME 10476, PAGE 446, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VI,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED APRIL 18, 2004, RECORDED IN VOLUME 10693, PAGE 1983, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VII,
BEING 5.0 ACRES BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 25, 1982, RECORDED IN VOLUME 2531, PAGE 1233, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VIII
BEING THE REMAINING UNSOLD PORTION OF THAT ORIGINAL 273 ACRE TRACT OF LAND DESCRIBED IN DEED DATED APRIL 29, 1949, RECORDED IN VOLUME 2673, PAGE 28 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THOSE TRACTS PREVIOUSLY SOLD.

ALSO BEING A 180.245 AND A 120.576 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 THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 6185, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467:
TRACT I - 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18296 AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT II - 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT III - 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

CULEBRA VALLEY RANCH MASTER DEVELOPMENT PLAN PLAN #: DATE 4/21/05

MDP/MTP Approved 07/14/05 RD

678.626 TOTAL ACRES
THIS MDP WAS PREPARED ON APRIL 21, 2005

NO.	DATE	REVISION	BY

Carter::Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525
© COPYRIGHT 2004 Carter and Burgess, Inc.

MASTER DEVELOPMENT PLAN

CULEBRA VALLEY RANCH
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216

2005 JUL -1 P 2:50 DEV. SERVICES

DATE: 4/21/05
DRAWN BY: GP
DESIGNED BY: RAS
CHECKED BY: RAS
REVIEWED BY: PRM
PROJECT NUMBER: 310253092

SHEET 1 OF 1

MDP# 840 0060

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-509(a.).

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 OR GREY FOREST.

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC 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 DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, PROPOSED SCHOOL AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN EIGHTEEN UNITS.

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

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

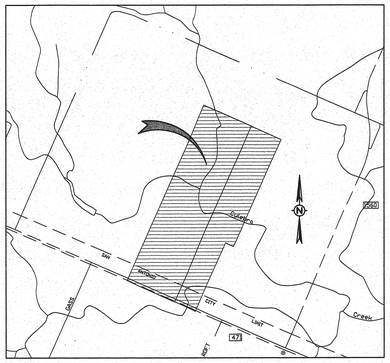
15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO & ETJ.

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

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

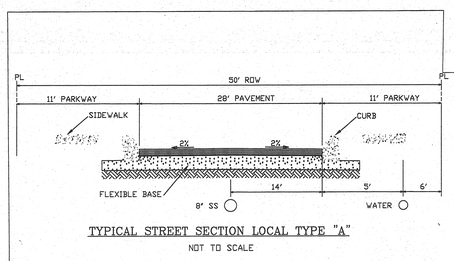
19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.



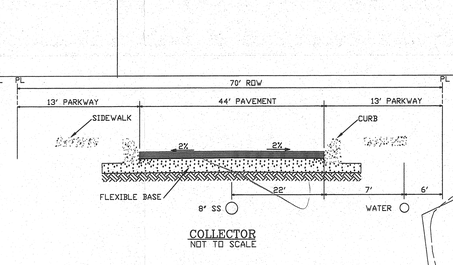
LOCATION MAP
SCALE: 1"=2000'

OWNER & APPLICANT
JSL DEVELOPMENT CORPORATION
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

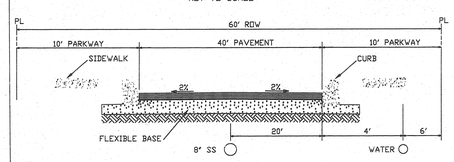
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E., CFM
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM



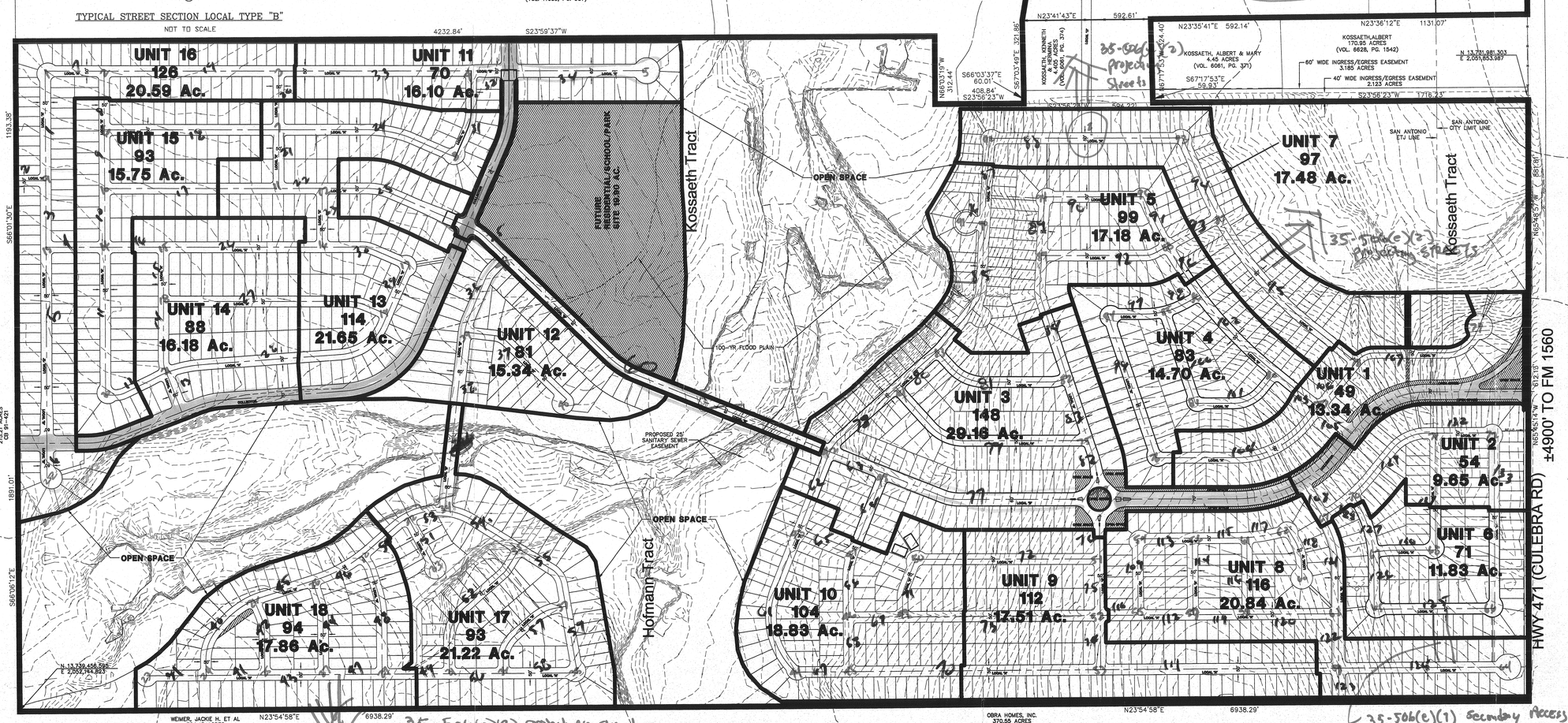
TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

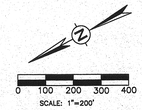


COLLECTOR
NOT TO SCALE



TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE





DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	13.34	49	3.67	1
UNIT 2	9.65	54	5.60	2
UNIT 3	29.16	148	5.08	3
UNIT 4	14.70	83	5.65	4
UNIT 5	17.18	99	5.76	5
UNIT 6	11.83	71	6.00	6
UNIT 7	17.48	97	5.55	7
UNIT 8	20.84	116	5.57	8
UNIT 9	17.51	112	6.40	9
UNIT 10	18.83	104	5.52	10
UNIT 11	16.10	70	4.35	11
UNIT 12	15.34	81	5.28	12
UNIT 13	21.65	114	5.27	13
UNIT 14	16.18	88	5.44	14
UNIT 15	15.75	93	5.90	15
UNIT 16	20.59	126	6.12	16
UNIT 17	21.22	93	4.38	17
UNIT 18	17.86	94	5.26	18
TOTAL DEVELOPMENT	315.21	1693	5.37	

LEGEND

EXISTING	PROPOSED	
	940	EXISTING CONTOUR
		MDP BOUNDARY
		UNIT BOUNDARY

THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 24.2 ACRES BASED ON 1693 RESIDENTIAL LOTS.

OVER 100 ACRES OF FEMA FLOODPLAIN WILL BE LEFT AS NATURAL AREA. ACCORDING TO 35-503(e)(2)(A), THIS ACREAGE CAN BE CREDITED FOR UP TO 50% OF THE SITE REQUIREMENT OR 12.1 ACRES.

19.90 ACRE SITE AS PARK DEDICATION: UPON POSSIBLE FUTURE DEDICATION AS A SCHOOL SITE. A JOINT USER AGREEMENT BETWEEN THE SCHOOL AND COSA WILL TRANSFER ALL 19.90 ACRE PARK CREDIT PER 35-503(d)(3).

REQUIRED: 24.2 ACRES
PROVIDED: 32.0 ACRES

35-506(c) MTP 120' Require Dedication

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

BEING A 201.706 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 COMPOSED OF THE FOLLOWING:
TRACT I,
BEING 2.8 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 28, 1999, RECORDED IN VOLUME 7823, PAGE 2054, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT II,
BEING 5.0 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED JANUARY 31, 2000, RECORDED IN VOLUME 8298, PAGE 2028, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT III,
BEING 18.948 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 4, 2001, RECORDED IN VOLUME 8736, PAGE 781, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT IV,
BEING 22.433 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED OCTOBER 11, 2002, RECORDED IN VOLUME 9623, PAGE 1712, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT V,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED DECEMBER 14, 2002, RECORDED IN VOLUME 10476, PAGE 446, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VI,
BEING 20.00 ACRES OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, AND BEING THE SAME PROPERTY CONVEYED TO SPENCER R. WEIDNER AND WILLIAM M. WEIDNER BY GIFT DEED DATED APRIL 18, 2004, RECORDED IN VOLUME 10693, PAGE 1983, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VII,
BEING 5.0 ACRES BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. WEIDNER BY GIFT DEED DATED FEBRUARY 25, 1982, RECORDED IN VOLUME 2531, PAGE 1233, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;
TRACT VIII
BEING THE REMAINING UNSOLD PORTION OF THAT ORIGINAL 273 ACRE TRACT OF LAND DESCRIBED IN DEED DATED APRIL 29, 1949, RECORDED IN VOLUME 2673, PAGE 28 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, NEW CITY BLOCK 18296, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THOSE TRACTS PREVIOUSLY SOLD.

ALSO BEING A 180.245 AND A 120.576 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 THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 6185, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467:
TRACT I – 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18296 AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT II – 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT III – 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

95/133 = 1.4 INTERNAL CONNECTIVITY RATIO 1.9

CULEBRA VALLEY RANCH
MASTER DEVELOPMENT PLAN
PLAN #:
DATE 4/21/05

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

678.626 TOTAL ACRES

THIS MDP WAS PREPARED ON APRIL 21, 2005

NO.	DATE	REVISION	BY

Carter:Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78231-5065
(210) 494-0088 FAX (210) 494-4525
© COPYRIGHT 2001 Carter and Burgess, Inc.

MASTER DEVELOPMENT PLAN

CULEBRA VALLEY RANCH
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216

DATE: 4/21/05
DRAWN BY: GP
DESIGNED BY: RAS
CHECKED BY: RAS
REVIEWED BY: PRM
PROJECT NUMBER: 31/0253092

SHEET 1 OF 1

MDP# 840

0063

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 3, DIVISION 2: 35-506(L).

2.) LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 70 LOTS WITHIN A 2 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 0.99987. A.L.P. SURVEY AS COORDINATED.

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 [illegible]

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC 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 DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, PROPOSED SCHOOL AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN EIGHTEEN UNITS.

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 VIII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO & ETJ.

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

18.) TYPICAL AVENUE FOR VEHICLE SAC AND CLR DE SAC WILL BE 50' AT THE PROPERTY LINE.

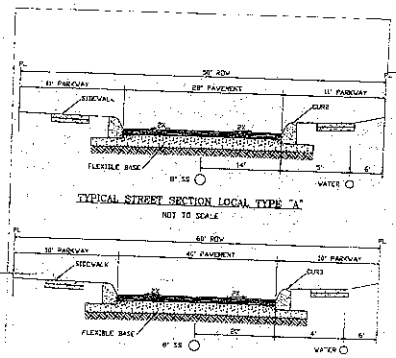
19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.

20.) UNIT 19 WILL NOT BE PLATTED WITHOUT PROVIDING THE SECONDARY ACCESS REQUIREMENTS OF UDC 35-506(R)(1)

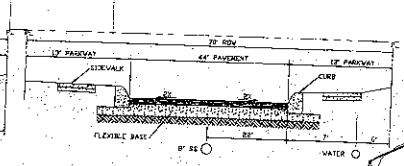
LOCATION MAP
SCALE: 1"=2000'

OWNER & APPLICANT
JSL DEVELOPMENT CORPORATION
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX. 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E., CFM
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

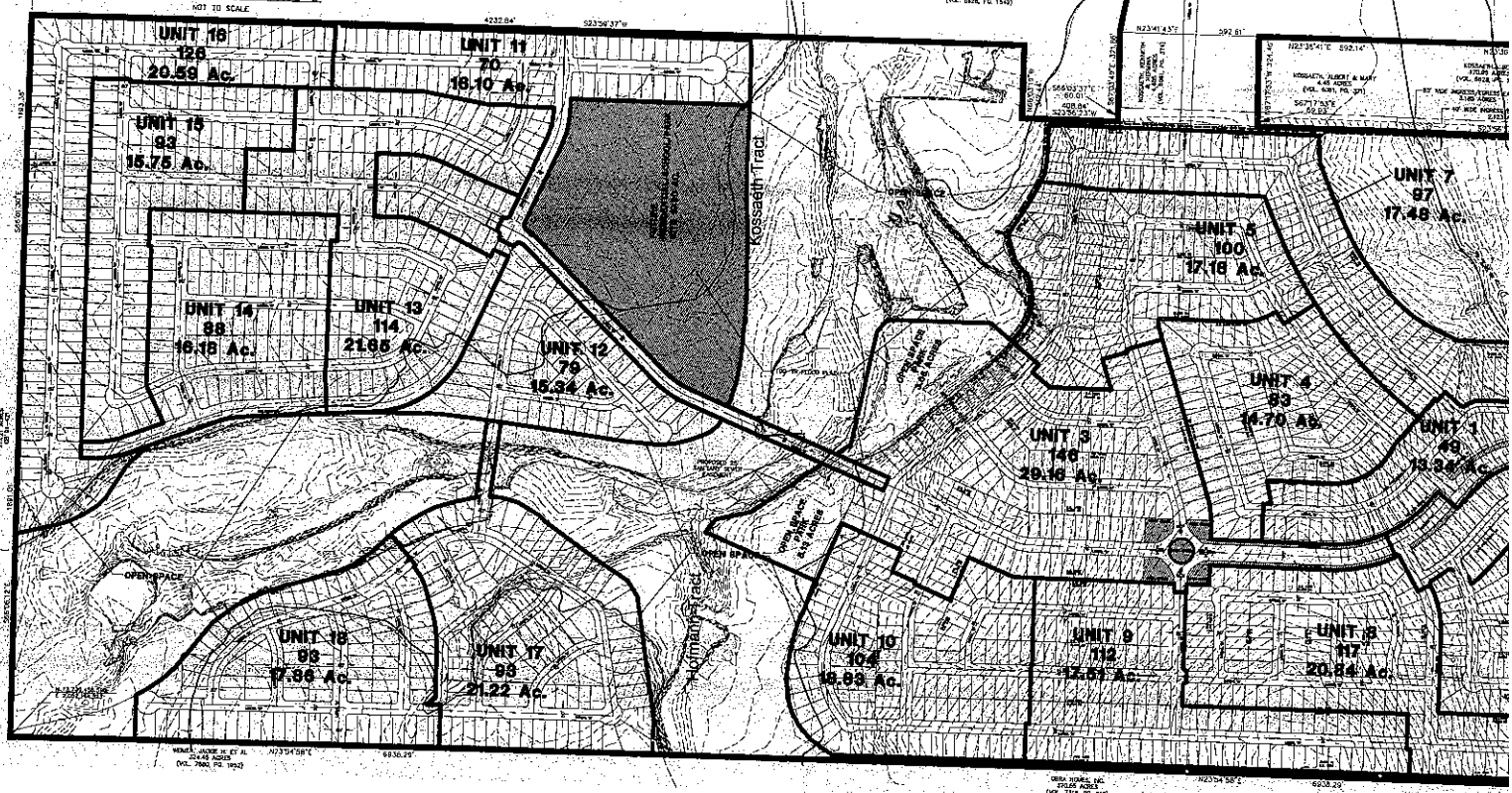


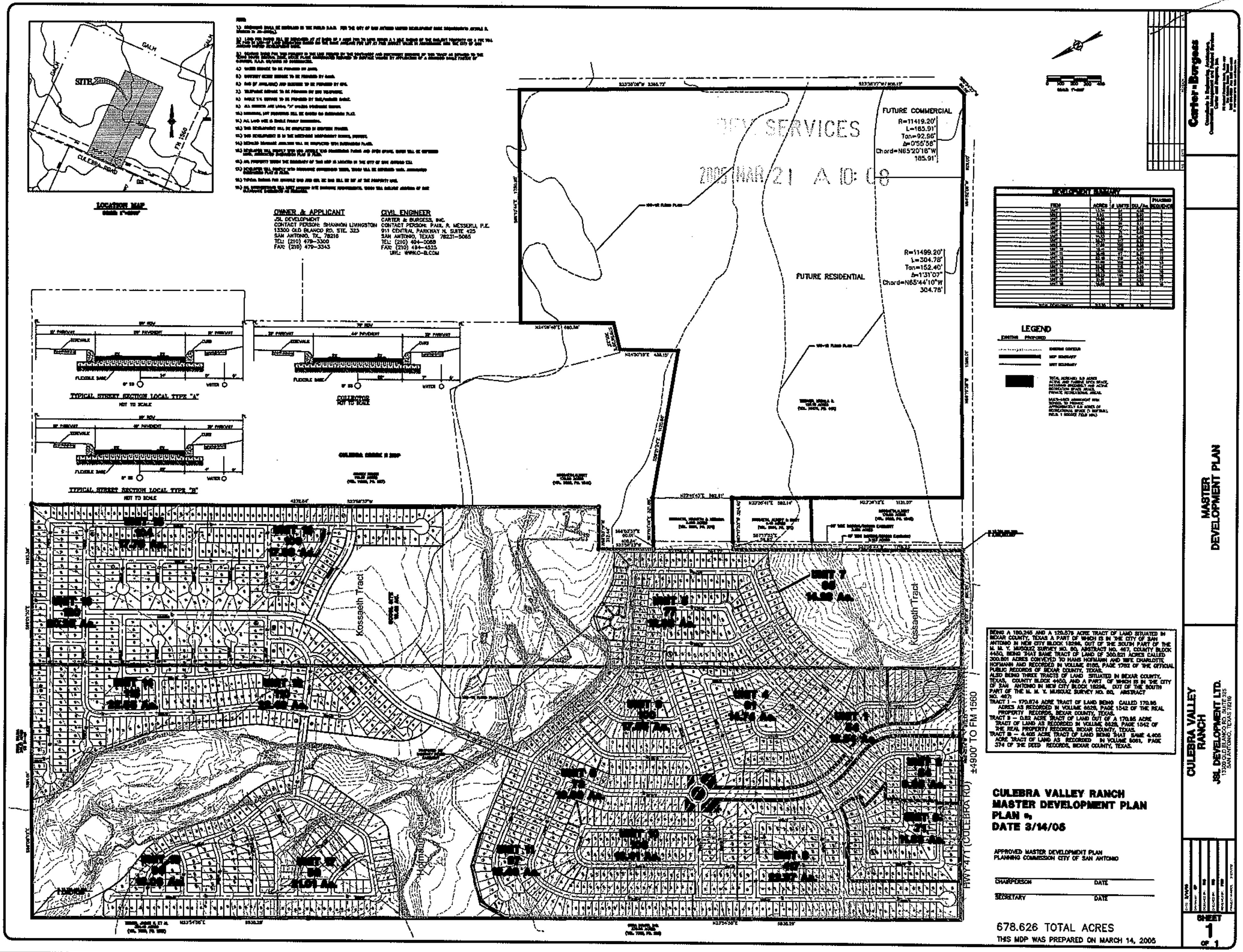
TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

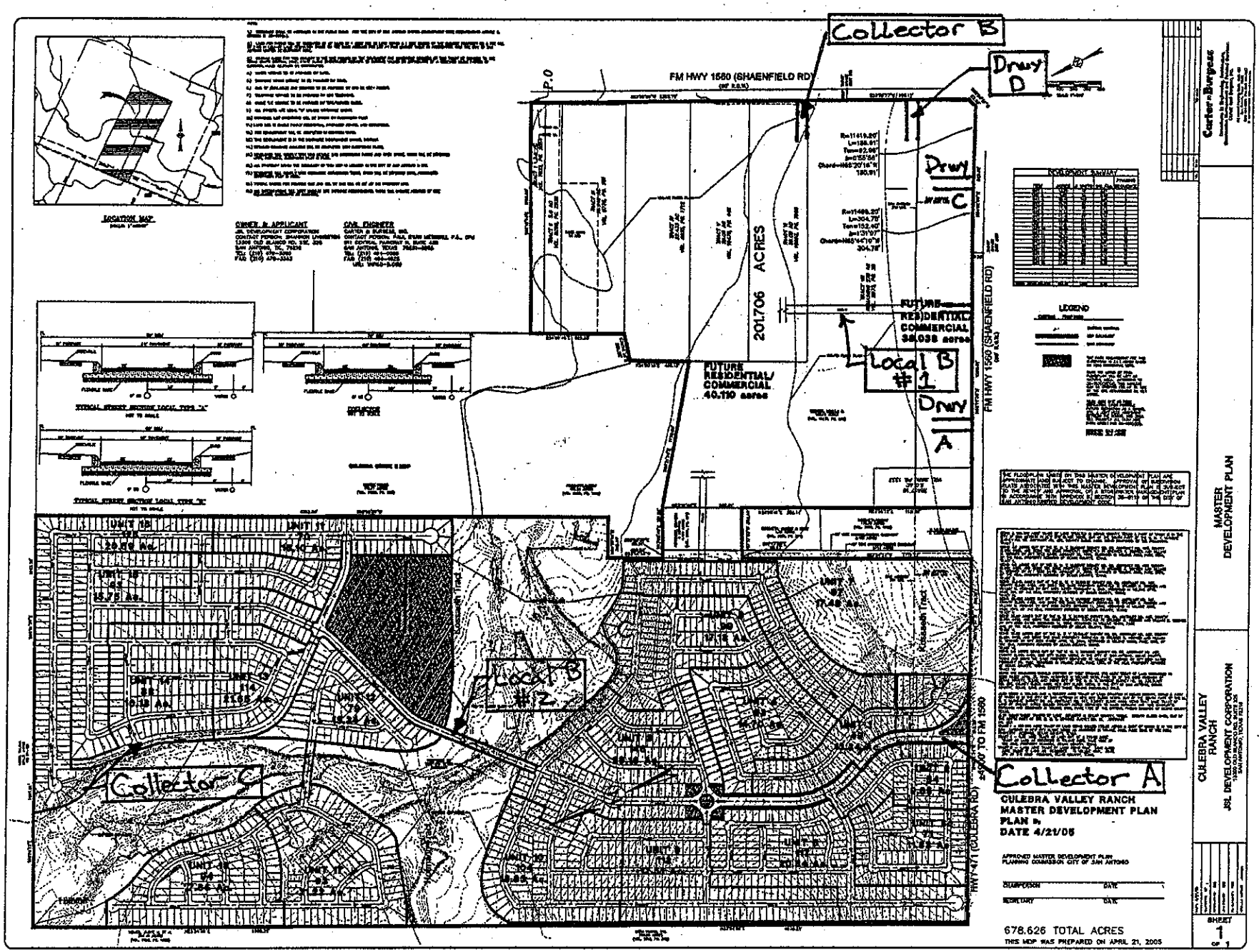


COLLECTOR
NOT TO SCALE

TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE




GALM
SITE
FM 1560
CULEBRA ROAD
LOCATION MAP
OWNER & APPLICANT
JSL DEVELOPMENT
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL R. MESSERLI, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM
TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE
COLLECTOR
NOT TO SCALE
TYPICAL STREET SECTION LOCAL TYPE "B"
NOT TO SCALE
DPW SERVICES
2005 MAR 21 A 10:09
FUTURE COMMERCIAL
R=11419.20'
L=185.91'
Tan=92.96'
Δ=0°55'58"
Chord=N65°20'18"W
185.91'
FUTURE RESIDENTIAL
R=11499.20'
L=304.78'
Tan=152.40'
Δ=1°31'07"
Chord=N65°44'10"W
304.78'
100-YR FLOOD PLAIN
N24°06'46"E 686.58'
N24°50'19"E 438.15'
N23°41'43"E 592.81'
N23°36'41"E 592.14'
LEGEND
Kossaeth Tract
Kossaeth Tract
Hofmann Tract
HWY 471 (CULEBRA RD) ±4900' TO FM 1560
BEING A 180.245 AND A 120.579 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18294, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEING THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 5165, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, AND A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18294, OUT OF THE SOUTH PART OF THE M. M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467:
TRACT 1 — 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT 3 — 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
TRACT III — 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.
CULEBRA VALLEY RANCH
MASTER DEVELOPMENT PLAN
PLAN #,
DATE 3/14/05
APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO
CHAIRPERSON DATE
SECRETARY DATE
678.626 TOTAL ACRES
THIS MDP WAS PREPARED ON MARCH 14, 2005
Carter & Burgess
MASTER DEVELOPMENT PLAN
CULEBRA VALLEY RANCH
JSL DEVELOPMENT LTD.
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216
SHEET
1
OF 1



ATTACHMENT A

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: 03/02/05

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):*** ☐ ***YES x NO*****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

X Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐Rural Development (RD)
Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

2005 NOV 1 A 10:08 REV. SERVICES

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments or*

Project Name: Culebra Valley Ranch

Owner/Agent: JSL Development Corp. Phone: 210-479-3300 Fax: 210-408-1978

Address: 13300 Old Blanco Rd., Ste. 325 Zip code: 78216

Engineer/Surveyor: Carter & Burgess, Inc. Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Ste. 425 Zip code: 78232

Contact Person Name: Paul R. Messerli, P.E. E-mail: messerlipr@c-b.com

February 23, 2004

840
09/09/05
03/11/07

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description:
See attached:

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 18

Number of dwelling units (lots) by Phases: Unit 1-54 lots; Unit 2-54 lots; Unit 3-73 lots; Unit 4-91 lots; Unit 5-77 lots; Unit 6-71 lots; Unit 7-95 lots; Unit 8-117 lots; Unit 9-100 lots; Unit 10-108 lots; Unit 11-97 lots; Unit 12-110 lots; Unit 13-100 lots; Unit 14-115 lots; Unit 15-104 lots; Unit 16-120 lots; Unit 17-96 lots; Unit 18-96 lots

Total Number of lots: 1678 divided by acreage: 313.20 = Density: 5.36

(PUD Only) Linear feet of street N/A ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

San Antonio City Limits? ☐ Yes ☑ No

Council District: N/A School District: NISD Ferguson map grid: 545, D8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name N/A No._____

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

2006 MAR 21 A 10:08
DEV SERVICES

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

- ☑ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name names of all adjacent property owners as shown on current tax records;
- N/A Certificate of agency or power of attorney if other than owner;
- ☑ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☑ Two points identified by Texas Planes Coordinates;
- ☑ Basis of bearing used and a north point;
- ☑ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☑ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☑ Date of preparation;
- ☑ Graphic and written scale and north arrow;
- ☑ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☑ Total area of property;
- ☑ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☑ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

2005 MAR 21 A 10:08 DEVELOPMENT SERVICES

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☑ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

N/A (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☑ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☑ The location and dimension of all proposed or existing lots.

☑ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☑ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☑ The schematic of all existing and proposed streets, as well as proposed access points.

☑ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

N/A A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

N/A The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

N/A Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☑ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

N/A Traffic Impact Analysis (section 35-502).

N/A (PUD Only) Utilities plan.

☑ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A (PUD Only) Lots numbered as approved by the City.

N/A (PUD Only) Layout shall show where lot setbacks as required.

☑ Location and size in acres of school sites, as applicable.

☑ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☑ A stormwater management plan (section 35-B119)

DEV. SERVICES
2005 MAR 21 A 10:08

Owner or Authorized Representative:

I certify that the Culebra Valley Ranch **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: Shannon Livingston Signature: Shannon Livingston

Date: 3·8·05 Phone: 210-494-0088 Fax: 210-494-4525

E-mail: messerlipr@c-b.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

SERVICES
MAR 21 A 10: 10

Case Manager

Robert Lombrano , Planner II (**Even** File number) — (210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number) — (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☑ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐Rural Development (RD)
  - Farm and Ranch (FR) ☐Mix Light Industrial (MI-1)
- ☐Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
  - ☐ Military Airport Overlay Zone (MAOZ)
  - Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Public Hearing ☐ Yes ☐No

☐Major ☐Minor

Date: 03/02/05

(Check One)

Project Name: Culebra Valley Ranch **File#** _____

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Pkwy. N. Ste 425 Zip code: 78216

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Paul Ryan Messerli E-mail: messerlipr@c-b.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

N/A

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Divisio***
Request for Review form (attached) *for respective departments or agencies*

REQUEST FOR REVIEW

(Cont.)

DEVELOPMENT SERVICES

2005 MAR 21 A 10: 10

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering
- ☐ Street and Drainage
  - ☐ Traffic T.I.A.
  - ☐ Building Inspection - Trees
  - ☑ Parks – Open space
  - ☐ Fire Protection
  - ☐ Bexar County Public Works
  - ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

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 schedule 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: CULEBRA ROAD / FM 471 IS ON THE MTP AND TXDOT ROADWAY SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW. PROPOSED PLAN NEED TO ANNOTATE EXISTING MIN. ROW DIM AND REQUIRED DEDICATION. PROPOSED PLAN NEED TO ADDRESS UDC 35-B101 CORRECT SITE SHAPE ON LOCATION MAP, ~~ANNOTATE ALL LIMITS OF FLOOD PLAIN~~, ~~IDENTIFY ALL STREET TYPES~~, ~~CORRECT SPELLING OF SCHOOL~~, ~~IDENTIFY ALL UNIT # AND SIDELINES~~, ~~LOCAL & TYPE STREETS AROUND PARKS AND OPEN SPACE ETC~~, ~~COLLECTORS MUST CONTINUE TO NORTH AND EAST TO CONNECT TO ADJOINING DEV.~~ ~~COLLECTORS PER TIA & STREETS~~. ADDRESS UDC 35-506(e)(2) PROJECTION OF ROADWAYS; UDC SECTION 35-506(e)(7) SECONDARY ACCESS FOR UNIT 17 & 18, AND 2 & 6. TREES AND PARKS TO ADDRESS NOTE 15 & 17.

Signature	Title	Date
		03/21/05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP),** Master Plan Community District **(MPCD),** Planned Unit Development **(PUD),** Flexible Development Plan **(FDP),** Traditional Neighborhood Development **(TND),** Mixed Use District **(MXD),** Military Airport Overlay Zone **(MAOZ),** Manufactured Home Park Plan **(MHPP),** Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D.
#: _____

Plat Name: Culebra Valley Ranch

Project Engineers/Surveyors or Firm Name: Carter & Burgess, Inc. attn: Paul Messerli

Address: 911 Central Pkwy. N. Ste. 425, San Antonio, TX 78216

Phone # 210-494-0088 **Fax #:** 210-494-4525 **E-mail:** messerlipr@c-b.com

2005 MAR 21 A 10:07
DEV SERVICES

Planning Department

Required Items for Completeness Review

- ☑ *Completed and signed Application Form*
- ☑ *Appropriate Plan Review Fee*
- ☑ *Digital information* ***(MDP's and PUD)***
- ☑ *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- ☑ *Storm Water Management Plan* ***(MDP's and PUD)***

- ***(Plats Only):***
  4 copies (folded) with ***Planning Department*** *Request for Review form (attached):*
  (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with* ***Planning Department*** *Request for Review form (attached) for respective departments or agencies*

☐ Master Development Plan	☐ Street and Drainage
☐ Major Thoroughfare	☐ Traffic T.I.A.
☐ Neighborhoods ☐ Historic	☐ Building Inspection - Trees
☐ Disability Access (Sidewalks)	☐ Parks – Open space
☐ Zoning	☐ Fire Protection
☐ SAWS Aquifer	☐ Bexar County Public Works
☐ Storm Water Engineering	☐ Other: _____

☒ Accepted ☐ Rejected

Completeness Review By: Austin Date: _____

CITY OF SAN ANTONIO

September 9, 2005

Paul Messerli, P.E.

Carter and Burgess, Inc.
911 Central Parkway North, Ste. 425,
San Antonio, TX 78232

Re: Culebra Valley Ranch Subdivision MDP # 840

Dear Mr. Messerli:

The City Staff Development Review Committee has reviewed Culebra Valley Ranch Master Development Plan M.D.P. # 840. 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 # 840 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- 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 HPO is in receipt of the "Letter Report of Findings for Initial Cultural Resources Survey of the Culebra Valley Ranch Subdivision Project Area (app 471 acres)" by Mr. Herb Uecker, STARS, LLC. Due to time constraints only a preliminary assessment of identified archaeological site T-1 was conducted. However, as currently identified, most of the site appears to be within the 100 year flood plain and it is our understanding that this area will not be developed. As such, the HPO approves the MDP. However, the site appears to border and possibly extend into that portion of the development identified as "school site". **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.**

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

- This project will be subject to the Streetscape standards Section and 2003 Tree Preservation ordinance.

  Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

- A joint user agreement between the school and COSA is submitted to the department of Parks and Recreations at the time of platting.

- The following improvements will be provided by the developer prior to completion of the Culebra Valley Ranch Subdivision per Streets and Drainage:

  1. All intersections from FM 471 and FM 1560 adjacent to this site are recommended to be upgraded with exclusive right-turn and left-turn lanes as per TXDOT standards.

  2. Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TXDOT and / or Bexar County.

  It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- 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 M.D.P. 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,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

Ernest Brown

From: Joan Miller
Sent: Tuesday, September 06, 2005 1:14 PM
To: 'brodbeckdb@c-b.com'
Cc: Michael Herrera; Ernest Brown; Debbie Reid
Subject: Culebra Valley aprovl

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

Date: 9/6/05

Subject: Master Development Plan – Culebra Valley (AP 1099344)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Joan Miller
Sent: Thursday, July 14, 2005 4:22 PM
To: 'brodbeckdb@c-b.com'
Cc: Ernest Brown; Michael Herrera
Subject: Culebra Valley Disapr

CITY OF SAN ANTONIO

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

Date: 14, July 2005

Subject: Culebra Valley **Master Development Plan**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other _____

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Marc Courchesne
Sent: Wednesday, April 06, 2005 1:31 PM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'messerlipr@c-b.com'
Subject: Culebra Valley Ranch, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Culebra Valley Ranch, MDP. Please provide the following in order to expedite the approval of this MDP:

- Level 3 TIA required at the time of MDP. No exceptions (UDC 35-502).

Redlines are in the engineer pick-up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: tsang@bexar.org
Sent: Tuesday, July 12, 2005 9:55 AM
To: Ernest Brown; messerlipr@c-b.com
Cc: Michael Herrera
Subject: Culebra Valley Ranch **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

Carter::Burgess

911 Central Parkway, Suite 425
San Antonio, Texas 78232-5065
Phone: 210.494.0088
Fax: 210.494.4525
www.c-b.com

July 7, 2005

Mr. Michael Herrera
Special Projects Coordinator
City of San Antonio Development Services
1901 S. Alamo
San Antonio, Texas 78204

Subject: **Culebra Valley Ranch MDP Time Extension**

Mr. Herrera:

Please accept this letter as a formal request for an extension of the Culebra Valley Ranch MDP. We hereby request a time extension of six (6) months per the City of San Antonio Unified Development Code (UDC) Section 35-412 (c).

We appreciate your time and consideration in this matter. Please contact our office should you have any questions or require any additional information.

Sincerely,

Paul Ryan Messerli, P.E., CFM
Project Manager

DEV. SERVICES
2005 JUL 11 A 10: 02

Ernest Brown

From: Sam Dent
Sent: Thursday, May 19, 2005 2:41 PM
To: messerlipr@c-b.com
Cc: Ernest Brown
Subject: MDP Review Comments - Culebra Valley Ranch

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Paul Messerli, P.E.
Carter & Burgess, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: May 19, 2005

SUBJECT: MDP Review Comments
Culebra Valley Ranch

1. Based upon the information provided, the above referenced MDP is approved.

2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Marc Courchesne
Sent: Thursday, June 30, 2005 4:28 PM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'messerlipr@c-b.com'
Subject: Culebra Valley Ranch, MDP **APPROVAL**

TIA recommends the approval of the Culebra Valley Ranch, MDP.

CulebraValley.pdf

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO:	Michael Herrera – Development Services MDP Division
FROM:	Development Services TIA Division
COPIES TO:	File
SUBJECT:	Culebra Valley Ranch, Level 3 TIA - 2005TIA0664
DATE:	June 27, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Culebra Valley Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Culebra Valley Ranch Development is located at the northwest corner of Culebra Road (SH 471) and Steubing Road (FM 1560) in northwest Bexar County. The proposed development consisting of 315.21 acres is proposed to be developed with as many as 2,119 single-family homes, an elementary school with as many as 880 students, and 10.48 acre of commercial/retail. The 38.038 acres along FM 471 near FM 1560 is proposed to be developed for commercial/retail uses. The build out of this project is estimated to be in the year 2015.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Culebra Valley Ranch Development, at no cost to the City of San Antonio:

- ***Culebra Road (FM 471) at Proposed Collector Street A and Local B (#1)*** - The developer shall be responsible for upgrading capacity and installing a traffic signal (when warranted and approved by Public Works – Traffic and TxDOT-Traffic Engineering) at Culebra Road at Collector Street A and Local B (#1). Culebra Road improvements include sufficient left-turn storage lanes, with a bay taper and transition (UDC - 35-506, (m), (2), and right-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. The traffic signal shall be interconnected with the intersection at Culebra Road and FM 1560 to permit coordinated signal timing. All design and construction shall follow COSA and TxDOT roadway design standards (SEE ATTACHMENT A).

- ***Stuebing Road (FM 1560) at Proposed Collector Street B and Driveway D*** - The developer shall be responsible for upgrading capacity and installing a traffic signal (when warranted and approved by Public Works – Traffic and TxDOT-Traffic Engineering) at Stuebing Road at Collector Street B and Driveway D. Stuebing Road improvements include sufficient left-turn storage lanes, with a bay taper and transition (UDC - 35-506, (m), (2), and right-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. The traffic signal shall be interconnected with the intersection at Stuebing Road and Culebra Road to permit coordinated signal timing. All design and construction shall follow COSA and TxDOT roadway design standards (SEE ATTACHMENT A).

- Collector Street A - Construction of an internal north-south collector street system approximately 2100 – feet in length. The internal collector will extend from Culebra Road to the proposed roundabout. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)) (SEE ATTACHMENT A).

- Collector Street B - Construction of an internal east-west collector street system approximately 1300 – feet in length. The internal collector will extend from Stuebing Road to the proposed Local B (#1). Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)) (SEE ATTACHMENT A).

- Collector Street C - Construction of an internal north-south to east-west collector street system approximately 3400 – feet in length. The internal collector will extend from Culebra Creek MDP to MOOS Subdivision MDB. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)) (SEE ATTACHMENT A).

- Local B (#1) - Construction of an internal north-south Local B street system approximately 1600 – feet in length. The internal Local B will extend from Culebra Road to Collector B. Local B street design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local B shall follow UDC Standards 35-502 (9) (B) (SEE ATTACHMENT A).

- Local B (#2) - Construction of an internal north-south Local B street system approximately 3200 – feet in length. The internal Local B will extend from Collector Street C to proposed roundabout. Local B street design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local B shall follow UDC Standards 35-502 (9) (B) (SEE ATTACHMENT A).

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

- All access driveways shall comply with UDC 35-506 (r) – Access and Driveways.

- All access driveways 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 shall be understood that the submitted TIA concurrent with the Culebra Valley Ranch TIA (Attachment A) is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets 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.

Marc A. Courchesne
Senior Engineering Technician

Approved by:

Richard W. Chamberlin, P.E.
Engineer
Development Services TIA Division

ID 2005TIA0664

Ernest Brown

From: Ernest Brown
Sent: Monday, June 27, 2005 10:48 AM
To: 'Messerli, Paul R.'
Cc: Michael Herrera; Roderick Sanchez; Arturo Villarreal; Sam Dent; Kelly Rowe, Brenda
Subject: RE: Culebra Valley Ranch MDP

Good morning Mr. Messerli,

The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons:

35-506(e)(7) Secondary access, for units 17 and 18.

Units 10 and 12 appears to be within the Flood Plain to be cleared by Storm Water Engineering and or Street and Drainage.

Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Monday, June 27, 2005 9:51 AM
To: Ernest Brown
Cc: Michael Herrera; Roderick Sanchez; Arturo Villarreal; Sam Dent; Kelly Rowe, Brenda
Subject: RE: Culebra Valley Ranch MDP

Ernest,

The Floodplain is annotated. The 17.48 acre tract refers to Unit 7 and not the land upon which the note is shown. If you look 10 inches above the tract to which you are referring, there is an annotation pointing out the 100-year floodplain limits whose lines run continuously down and around the tract to which you are referring. Additionally, there are two sets of coordinates. The first set is in the upper right hand corner of the Floodplain tract you were referring to in the previous comment "N 13,731,981.303 E 2,051,853.987". The second set is in the lower left hand corner of the whole tract next to Unit 18 "N 13,739,456.595 E 2,052,144.823".

Secondary access is only required when there are in excess of 125 lots in a subdivision. Therefore, Unit 17 can be built without secondary access. A secondary access point is shown from Unit 18 into the Weimer tract (at which point this piece will require secondary access). Therefore, secondary access has been provided for Units 17 & 18 and compliance with the Secondary access portion of the UDC has been complied with. Enforcement of the secondary access issue should occur at the platting phase if a connection to an existing road is not provided to Unit 18 through the Weimer tract. For the purposes of the MDP approval, this should be sufficient to fulfill the requirements.

Units 7, 10, & 12 show lots within the limits of the floodplain and has been addressed with a standard note provided from Stormwater. A CLOMR will be provided prior to any of these units being platted.

If you have any additional comments or need me to come down to your

office to work these issues out, please call me. Thank you.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Monday, June 27, 2005 9:27 AM
To: Messerli, Paul R.
Cc: Michael Herrera; Roderick Sanchez; Arturo Villarreal; Sam Dent
Subject: RE: Culebra Valley Ranch MDP

Good morning Mr. Messerli,

The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons:

35-B101 Annotate 17.48 acre tract within the Flood Plain. Provide two tx pl. cood.

35-506(e)(7) Secondary access, for units 17 and 18.

Units 10 and 12 appears to be within the Flood Plain to be cleared by Storm Water Engineering and or Street and Drainage.

Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Friday, June 24, 2005 2:44 PM
To: Ernest Brown
Cc: Michael Herrera; Roderick Sanchez
Subject: RE: Culebra Valley Ranch MDP

Ernest, my transmittal that you reviewed answered the issues you are still having with the MDP.

1. Projecting streets into 17.48 acre tract - Per the UDC, I am not required to show projecting streets into the floodplain. There is one connection from Unit 7 into the Future Commercial/Residential 40.110 acres as requested by Richard DeLaCruz.

2. A secondary access is shown from Unit 18 into the Weimer tract(future residential). A note was also added stating that Units 17&18 would not be platted without an approved MDP for the Weimer tract having been approved to guarantee the Secondary Access.

3. Units 2 & 6 combine for a total of 125 lots. Per the UDC, Secondary Access is required for Units in EXCESS of 125 lots. Therefore, Secondary Access is not required for these units.

This is the same information that was provided on the Transmittal Letter sent with the revised MDP and attached here in PDF. If this does not satisfactorily address the comments you have provided, please let me

know and we can schedule a meeting to discuss it. Thank you.

Paul

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Friday, June 24, 2005 2:16 PM
To: Messerli, Paul R.
Cc: Michael Herrera
Subject: RE: Culebra Valley Ranch MDP

Good afternoon Mr. Messerli,

I believe the latest submittal I received (06/16/2005)is what I reviewed. The comments I e-mailed you was what was reflect by the aforementioned submittal.

I hope this help. If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Friday, June 24, 2005 11:33 AM
To: Ernest Brown
Subject: RE: Culebra Valley Ranch MDP

Ernest, we sent a revised MDP to you 2 weeks ago addressing these comments. Did you not get that revision? It was sent to your attention on 6/9/05.

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Friday, June 24, 2005 9:34 AM
To: Messerli, Paul R.
Cc: Michael Herrera
Subject: FW: Culebra Valley Ranch MDP

Good morning Mr. Messerli,
The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons:

35-506(e)(2) Projecting streets into the 17.48 acre tract

35-506(e)(7) Secondary access, for units 17 and 18; units 2 and 6

Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

> -----Original Message-----
> From: Ernest Brown
> Sent: Monday, June 13, 2005 10:21 AM
> To: 'messerlipr@c-b.com'
> Cc: Michael Herrera
> Subject: Culebra Valley Ranch MDP
>
> Good morning Mr. Messerli,
>
> The following are MDP/MTP review comments for the above referenced

plan.
>
> MDP/MTP does not recommend approval for the following reasons:
>
> 35-506(e)(2) Projecting streets, for unit 17 and 18 to the west
> unlabeled unit to the east into 40.110
acre tract and into the
> 17.48 acre tract
> 35-506(e)(7) Secondary access, for units 17 and 18
> units 2 and 6
> 35-506(g)(1) Dedication and construction of arterial,
> F.M. Hwy. 1560/Shaenfield Rd. and
F.M. Hwy 471/Culebra road are on the MTP and TXDOT roadway system
requiring a min. of 120 ROW and TXDOT review.
> Areas not planned or not showing roadway and lot layouts will require
a supplemental prior to any plat being approved or recorded per RID #12.
>
> If I can be of further assistance to you please contact me again.
>
> Have a great day.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

Ernest Brown

From: Ernest Brown
Sent: Monday, June 13, 2005 10:21 AM
To: 'messerlipr@c-b.com'
Cc: Michael Herrera
Subject: Culebra Valley Ranch MDP

Good morning Mr. Messerli,

The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons:

35-506(e)(2) Projecting streets, ~~for unit 17 and 18 to the west~~ ~~unlabeled unit to the east into 40.110 acre tract~~ and into the 17.48 acre tract

35-506(e)(7) Secondary access, for units 17 and 18 units 2 and 6

~~35-506(g)(1) Dedication and construction of arterial,~~ F.M. Hwy. 1560/~~Shaenfield Rd. and F.M. Hwy 471/Culebra road are on the MTP and roadway system requiring a min. of 120 ROW and TXDOT review.~~

TXDOT

Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

35-B101
ANNOTATE MAP LIMITS
TWO TX-PL. Coordinate

06/22/05

Ernest Brown

From: Messerli, Paul R. [Paul.Messerli@c-b.com]
Sent: Friday, June 24, 2005 2:44 PM
To: Ernest Brown
Cc: Michael Herrera; Roderick Sanchez
Subject: RE: Culebra Valley Ranch MDP

MDP-MTP Response to EBrown.doc...

Ernest, my transmittal that you reviewed answered the issues you are still having with the MDP.

1. Projecting streets into 17.48 acre tract - Per the UDC, I am not required to show projecting streets into the floodplain. There is one connection from Unit 7 into the Future Commercial/Residential 40.110 acres as requested by Richard DeLaCruz.

2. A secondary access is shown from Unit 18 into the Weimer tract(future residential). A note was also added stating that Units 17&18 would not be platted without an approved MDP for the Weimer tract having been approved to guarantee the Secondary Access.

3. Units 2 & 6 combine for a total of 125 lots. Per the UDC, Secondary Access is required for Units in EXCESS of 125 lots. Therefore, Secondary Access is not required for these units.

This is the same information that was provided on the Transmittal Letter sent with the revised MDP and attached here in PDF. If this does not satisfactorily address the comments you have provided, please let me know and we can schedule a meeting to discuss it. Thank you.

Paul

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Friday, June 24, 2005 2:16 PM
To: Messerli, Paul R.
Cc: Michael Herrera
Subject: RE: Culebra Valley Ranch MDP

Good afternoon Mr. Messerli,

I believe the latest submittal I received (06/16/2005)is what I reviewed. The comments I e-mailed you was what was reflect by the aforementioned submittal.

I hope this help. If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Friday, June 24, 2005 11:33 AM
To: Ernest Brown
Subject: RE: Culebra Valley Ranch MDP

Ernest, we sent a revised MDP to you 2 weeks ago addressing these comments. Did you not get that revision? It was sent to your attention

on 6/9/05.

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Friday, June 24, 2005 9:34 AM
To: Messerli, Paul R.
Cc: Michael Herrera
Subject: FW: Culebra Valley Ranch MDP

Good morning Mr. Messerli,
The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons: ANNOTATE AS WITHIN PLANS PLAN

~~35-506(e)(2) Projecting streets into the 17.48 acre tract~~ ~~Clearly [illegible]~~

35-506(e)(7) Secondary access, for units 17 and 18; ~~units 2 and 6~~ *unit 12 appear to be in FP & unit 10

Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

* TWO TX PL. COORDI

> -----Original Message-----
> From: Ernest Brown
> Sent: Monday, June 13, 2005 10:21 AM
> To: 'messerlipr@c-b.com'
> Cc: Michael Herrera
> Subject: Culebra Valley Ranch MDP
>
> Good morning Mr. Messerli,
>
> The following are MDP/MTP review comments for the above referenced plan.
>
> MDP/MTP does not recommend approval for the following reasons:
>
> 35-506(e)(2) Projecting streets, for unit 17 and 18 to the west
> unlabeled unit to the east into 40.110 acre tract and into the
> 17.48 acre tract
> 35-506(e)(7) Secondary access, for units 17 and 18
> units 2 and 6
> 35-506(g)(1) Dedication and construction of arterial,
> F.M. Hwy. 1560/Shaenfield Rd. and F.M. Hwy 471/Culebra road are on the MTP and TXDOT roadway system requiring a min. of 120 ROW and TXDOT review.
> Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.
>
> If I can be of further assistance to you please contact me again.
>
> Have a great day.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability

for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

Ernest Brown

From: Christopher Looney
Sent: Monday, April 25, 2005 3:30 PM
To: 'messerlipr@c-b.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Culebra Valley Ranch MDP

Culebra Valley Ranch MDP

Partially inside/partially outside San Antonio City Limits

Zoning: Approved with a condition that the city limit line be delineated on the MDP, and a condition that Note # 16 be changed so that it indicates that part of the property is within the city limits and that part is within the ETJ.

Thank you,
Chris

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Chris Yanez
Sent: Tuesday, June 07, 2005 12:00 PM
To: 'messerlipr@c-b.com'
Cc: Ernest Brown; Michael Herrera
Subject: Culebra Valley Ranch MDP

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department

COPIES TO: Ernest Brown, Planner II, Development Services Department

SUBJECT: Culebra Valley Ranch Subdivision

DATE: June 7, 2005

Culebra Valley Ranch is a proposed subdivision of 1693 residential lots. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for this subdivision is 24.2 Acres. A 284.7 acre floodplain will be set aside as natural space. According to UDC section 35-503(d)(2) only 50% of the requirement can be met through land dedicated in a flood plain, in this case 12.1 acres of credit is given. A second area which will become a school with a joint user agreement with the City of San Antonio is 19.9 acres.

I recommend approval of Culebra Valley Ranch Subdivision Master Development Plan with the following comments:

- The corrections of UDC sections for Park Dedication, as discussed with the engineer, are made to the plan.
- A joint user agreement between the school and COSA is submitted to this department at the time of platting.

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

Ernest Brown

From: Chris Yanez
Sent: Wednesday, May 18, 2005 2:27 PM
To: Ernest Brown; Michael Herrera
Subject: Culebra Valley Ranch MDP

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department

COPIES TO: Ernest Brown

SUBJECT: Culebra Valley Ranch Subdivision

DATE: May 18, 2005

I do not recommend approval of Culebra Valley Ranch Subdivision Master Development Plan.

Culebra Valley Ranch is a proposed subdivision of 1678 residential lots. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for this subdivision is 23.9 Acres. The allotted space is only 8 Acres. There are also the following concerns:

- The text "Parks" or "Open Space" needs to be placed on the plan in designated areas.
- The total acreage for each separate location needs to be placed on the plan.
- Because of the geographical break up of the subdivision:
    - Units 1 through 11 have 937 lots and therefore have 13.4 acres requirement.
    - Units 12 through 16 have 549 lots and therefore have a 7.8 acre requirement.
    - Units 17 and 18 have 192 lots and therefore have a 2.7 acre requirement.
- The multi-user "agreement" with a school must be formalized in writing and submitted to the Parks Department before credit for said acreage will be applied and before plats will be processed for units 12 through 16.
- The "open space" in units 1, 2, 3 and 13 do not meet the minimum width requirement of 100 feet as stated in UDC table 503-2 and must conform to other specifications as set for in section 35-503(c)(3).

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: Michael Herrera, Development Services MDP Division

TO: Bexar County Infrastructure Services Department

FROM: File

SUBJECT: Culebra Valley Subdivision

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Culebra Valley Subdivision located north of FM 471 (Culebra Road) west of FM 1560 (Shaenfield). Consisting of 678.6 acres single-family and commercial mixed use, this development is estimated to generate 42,475 average daily trips.

The following improvements will be provided by the developer prior to completion of the Culebra Valley Subdivision:

- All intersections from FM 471 and FM 1560 adjacent to this site are recommended to be upgraded with exclusive right-turn and left-turn lanes as per TxDOT standards.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Sang
Civil Engineer-Assistant

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **Paul.Messerli@c-b.com**

FROM: **Veronica Barefield**

COPIES TO: **Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales, Michael Herrera, Robert Lombrano**

SUBJECT: **Culebra Valley Ranch MDP**

Leon Creek *Watershed* *September 7, 2005*

Storm Water has reviewed your submittal and has no further comments:

This MDP is Approved

Should you have any questions please call me at 207-4341.

Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate

Robert Browning, P.E.
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Thursday, April 28, 2005 8:24 AM
To: 'messerlipr@c-b.com'
Cc: Terrance Jackson; Ernest Brown; Sam Dent; Richard Carrizales; Michael Herrera
Subject: Culebra Valley Ranch MDP -Not Approved

This MDP will Not be Approved until comments have been addressed. See attachment

CulebraValleyRanch
.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-8052

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **messerlipr@c-b.com**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales, Michael Herrera, Ernest Brown**

SUBJECT: **Culebra Valley Ranch MDP**
Leon Creek *Watershed* *April 27, 2005*

Mr. Paul Messerli:

I have reviewed your submittal dated March 28, 2005 and have the following comment(s):

Per the UDC, the rational method can only be used for 640 acres or less, please revise hydrology accordingly and submit Hec-1 runs.

Units 11 and 12, show proposed lots in the limits of the 100-year floodplain, therefore this study will need a CLOMR or LOMR to remove proposed lots out of the 100-yr floodplain.

Please provide limits of floodplain on proposed overall master drainage plan.

Provide preliminary floodplain note on plans.

Should you have any question please call me at 207-8052.

Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate

Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

From: Kay Hindes
Sent: Thursday, May 19, 2005 1:03 PM
To: Michael Herrera
Cc: Ernest Brown; 'messerlipr@c-b.com'; 'bob.schneeman@c-b.com'; 'Herb Uecker'
Subject: FW: Culebra Valley Ranch MDP

Importance: High

Mike:

Staff of the HPO is in receipt of the archaeological studies conducted for the above referenced MDP. Please find attached our letter review. Based on the cultural resources assessment, we approve the project.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Culebra Valley Ranch MDP lette...

-----Original Message-----
From: Kay Hindes
Sent: Wednesday, May 04, 2005 5:13 PM
To: Michael Herrera
Cc: Ernest Brown; 'messerlipr@c-b.com'
Subject: Culebra Valley Ranch MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. At this time we do not approve. It appears that previously recorded archaeological sites may be located with the project area. Our letter review is attached.

If you need additional information or have any questions, please contact me at 210-207-7306.

Sincerely,

Kay Hindes

Culebra Valley Ranch MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To: Bob Schneeman, Carter -Burgess, Inc.

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Culebra Valley Ranch MDP

Date: 5-19-2005

The HPO is in receipt of the "Letter Report of Findings for Initial Cultural Resources Survey of the Culebra Valley Ranch Subdivision Project Area (app 471 acres)" by Mr. Herb Uecker, STARS, LLC. Due to time constraints only a preliminary assessment of identified archaeological site T-1 was conducted. However, as currently identified, most of the site appears to be within the 100 year flood plain and it is our understanding that this area will not be developed. As such, the HPO approves the MDP. However, the site appears to border and possibly extend into that portion of the development identified as "school site". **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 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 questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Ernest Brown

From: Kay Hindes
Sent: Wednesday, May 04, 2005 5:13 PM
To: Michael Herrera
Cc: Ernest Brown; 'messerlipr@c-b.com'
Subject: Culebra Valley Ranch MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. At this time we do not approve. It appears that previously recorded archaeological sites may be located with the project area. Our letter review is attached.

If you need additional information or have any questions, please contact me at 210-207-7306.

Sincerely,

Kay Hindes

Culebra Valley Ranch MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Culebra Valley Ranch MDP

Date: 5-5-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that previously recorded archaeological sites 41BX709 and 41BX710 have been identified within/nearby the above referenced property. Additionally, the subject area appears to contain a possible historic agricultural complex. In the opinion of the HPO, the possibility exists that other sites, some of which may be significant may be present. Before any construction work occurs near the site, any previously identified sites should be reexamined and reevaluated and a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. The investigation should be performed according to Archeological Survey Standards for Texas. A list of qualified archaeological consulting firms is available on-line at www.c-tx-arch.org. Upon reevaluation, if sites are found to not be significant, after the HPO/SHPO concurs, development may proceed throughout the property. Upon concurrence by the HPO/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 is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Culebra Valley Ranch MDP Legal Description

BEING A 180.245 AND A 120.576 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 THAT SAME TRACT OF LAND OF 300.821 ACRES CALLED 300.801 ACRES CONVEYED TO HANS HOFMANN AND WIFE CHARLOTTE HOFMANN AND RECORDED IN VOLUME 6185, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ALSO BEING THREE TRACTS OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4450, AND 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:

TRACT I - 170.874 ACRE TRACT OF LAND BEING CALLED 170.95 ACRES AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TRACT II - 0.82 ACRE TRACT OF LAND OUT OF A 170.95 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6628, PAGE 1542 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TRACT III - 4.405 ACRE TRACT OF LAND BEING THAT SAME 4.405 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6061, PAGE 374 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

REV. SERVICES
2005 MAR 21 A 10:08

Carter::Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232
Ph: (210) 494-0088Fax: (210) 494-4525

LETTER OF TRANSMITTAL

Attention:	Ernest Brown	Date: 09/09/05	Project No: 310253.342.1.0390
To:	Development Services Legal Department	Re: Culebra Valley Ranch MDP	
	1901 South Alamo St.	Plat No. 050340	
	San Antonio, TX 78204		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
8	09/09/05	Culebra Valley Ranch Master Development Plan
1	09/09/05	8.5"x11" – Culebra Valley Ranch MDP

☒	For approval	☐	For your use	☐	For review & comment

REMARKS: Please call if you have any questions. Thank you

SENDER: Robbie Thompson, E.I.T.	TELEPHONE: (210) 494-0088

RECEIVED
05 SEP -9 AM 9:08
LAND DEVELOPMENT SERVICES DIVISION

2005 SEP 15 A 10:40
2005 SEP 12 A 7:44
DEV. SERVICES
DEV. SERVICES

M:\310253.342 Stillwater Ranch U3\docs\UNIT 3\Transmittals\050909-COSA-Ernest Brown-MDP Submittal.doc

Carter Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232
Ph: (210) 494-0088Fax: (210) 494-4525

LETTER OF TRANSMITTAL

Attention:	Ernest Brown	Date: 06/14/05	Project No: 310253.192.1.0390
To:	Development Services – Planning Dept.	Re:	Culebra Valley Ranch MDP
	1901 S. Alamo, 2nd Floor		
	San Antonio, Texas		

We are sending you these items via: 1 HR Courier

COPIES	DATE	DESCRIPTION
2		Revised Culebra Valley Ranch MDP
1		Copy of Redline Comments
1		Written Response to Comments

☒	For approval	☐	For your use	☐	For review & comment

REMARKS: Attached are 2 copies of the revised Culebra Valley Ranch MDP, a copy of the comments submitted in your e-mail on 6/13, and my written response. Please do not hesitate to call if you have any questions or need any additional information. Thank you!

SENDER: Paul Ryan Messerli, P.E., CFM	TELEPHONE: (210) 494-0088

PRM

DEV SERVICES
2005 JUN 16 A 8:30

2005 JUN 16 A 8:30
DEV SERVICES

Carter::Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232-5065
Phone: 210.494.0088
Fax: 210.494.4525
www.c-b.com

June 14, 2005

Ernest Brown
Development Services – Planning Department
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Subject: **Culebra Valley Ranch MDP**

Mr. Brown:

The subject Master Development Plan has been revised per the comments attached that were sent via e-mail on 6/13/05. The following is in response to those comments:

Item 35-506(e)(2) regarding projecting streets – Projecting street has been added for Unit 17/18 to the west. Projecting street has been added from the 38.039 acre tract into the 40.110 acre tract and into Unit 7 (the 17.48 acre tract). All remaining tracts not possessing projecting streets are either in the floodplain or separated from this MDP by floodplain.

Item 35-506(e)(7) regarding secondary access – Secondary access has been provided via the projecting street to the west for Units 17/18. Units 17/18 will not be platted without an MDP being approved on the adjacent property to the west (Weimer) or alternative secondary access being provided. In regards to the Unit 2/6 comment requiring secondary access, at least one point of access is provided for every 2,640 feet of frontage and the two units together do not exceed 125 units thereby not requiring secondary access.

Item 35-506(g)(1) regarding dedication and construction of arterial – The lots that are currently shown already dedicate the 20' required on Culebra. Future supplemental MDP submittals will show the 20' dedication on Culebra as well as the 3' dedication on 1560. For now, this has been annotated with a note on the MDP. The MTP shows 1560 as a future 86' ROW and Culebra as a future 120' ROW.

Please do not hesitate to call if you have any questions or need any additional information.

6/14/05

Paul Ryan Messerli, P.E., CFM
Project Manager

DEV. SERVICES
2005 JUN 16 A 8:30

Messerli, Paul R.

From: Ernest Brown [ernestb@sanantonio.gov]
Sent: Monday, June 13, 2005 10:21 AM
To: Messerli, Paul R.
Cc: Michael Herrera
Subject: Culebra Valley Ranch MDP

Good morning Mr. Messerli,

The following are MDP/MTP review comments for the above referenced plan.

MDP/MTP does not recommend approval for the following reasons:

35-506(e)(2) Projecting streets, for unit 17 and 18 to the west, unlabeled unit to the east into 40.110 acre tract and into the 17.48 acre tract
35-506(e)(7) Secondary access, for units 17 and 18 units 2 and 6
35-506(g)(1) Dedication and construction of arterial, F.M. Hwy. 1560/Shaenfield Rd. and F.M. Hwy 471/Culebra road are on the MTP and TXDOT roadway system requiring a min. of 120 ROW and TXDOT review.
Areas not planned or not showing roadway and lot layouts will require a supplemental prior to any plat being approved or recorded per RID #12.

If I can be of further assistance to you please contact me again.

Have a great day.

DEV. SERVICES
2005 JUN 16 A 8:30

Carter&Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232
Ph: (210) 494-0088
Fax: (210) 494-4525

LETTER OF TRANSMITTAL

Attention:	Michael Herrera	Date: 05/23/05	Project No: 310253.192.1.0390
To:	Development Services	Re:	Culebra Valley Ranch MDP
	1901 S. Alamo		
	San Antonio, Texas		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
1		Revised Culebra Valley Ranch MDP
1		Faxed Comments

☒	For approval	☐	For your use	☐	For review & comment

REMARKS: Attached is the revised Culebra Valley Ranch MDP per the comments faxed over to our office on May 18, 2005. If you have any questions or need any additional information, please contact Paul Messerli at 494-0088 to discuss. Thank you!

SENDER: David Brodbeck	TELEPHONE: (210) 494-0088

Cc. Ernest Brown
Chris Yanez

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department

COPIES TO: Ernest Brown

SUBJECT: Culebra Valley Ranch Subdivision

DATE: May 18, 2005

I do not recommend approval of Culebra Valley Ranch Subdivision Master Development Plan.

Culebra Valley Ranch is a proposed subdivision of 1678 residential lots. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for this subdivision is 23.9 Acres. The allotted space is only 8 Acres. There are also the following concerns:

- The text "Parks" or "Open Space" needs to be placed on the plan in designated areas.
- The total acreage for each separate location needs to be placed on the plan.
- Because of the geographical break up of the subdivision:
  - Units 1 through 11 have 937 lots and therefore have 13.4 acres requirement.
  - Units 12 through 16 have 549 lots and therefore have a 7.8 acre requirement.
  - Units 17 and 18 have 192 lots and therefore have a 2.7 acre requirement.
- The multi-user "agreement" with a school must be formalized in writing and submitted to the Parks Department before credit for said acreage will be applied and before plats will be processed for units 12 through 16.
- The "open space" in units 1, 2, 3 and 13 do not meet the minimum width requirement of 100 feet as stated in UDC table 503-2 and must conform to other specifications as set for in section 35-503(c)(3).

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

CULEBRA VALLEY 2004 LTD.
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TX 78216
PH. (210) 479-3300

FIRST AMERICAN BANK
COLLEGE STATION, TX 77840
88-9353/1131

1015

3/9/2005

PAY TO THE ORDER OF City of San Antonio $ **75.00

Seventy-Five and 00/100********** DOLLARS

City of San Antonio
Customer Service/Revenue Billing
P.O. Box 839975
San Antonio, TX 78283-3975

MEMO Environmental MDP Fee

AUTHORIZED SIGNATURE MP

⑈001015⑈ ⑆113193532⑆ 9770903807⑈

Details on Back — Security Features Included

CULEBRA VALLEY 2004 LTD.
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TX 78216
PH. (210) 479-3300

FIRST AMERICAN BANK
COLLEGE STATION, TX 77840
88-9353/1131

1014

3/9/2005

PAY TO THE ORDER OF City of San Antonio $ **500.00

Five Hundred and 00/100********** DOLLARS

City of San Antonio
Customer Service/Revenue Billing
P.O. Box 839975
San Antonio, TX 78283-3975

MEMO Planning MDP Fee

AUTHORIZED SIGNATURE MP

⑈001014⑈ ⑆113193532⑆ 9770903807⑈

Details on Back — Security Features Included

CULEBRA VALLEY 2004 LTD.
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TX 78216
PH. (210) 479-3300

FIRST AMERICAN BANK
COLLEGE STATION, TX 77840
88-9353/1131

1016

3/9/2005

PAY TO THE ORDER OF City of San Antonio $ **590.00

Five Hundred Ninety and 00/100********** DOLLARS

City of San Antonio
Customer Service/Revenue Billing
P.O. Box 839975
San Antonio, TX 78283-3975

MEMO Parks & Recreation MDP Fee

AUTHORIZED SIGNATURE MP

⑈001016⑈ ⑆113193532⑆ 9770903807⑈

Details on Back — Security Features Included