CITY OF SAN ANTONIO

July 8, 2005

Mr. Gary Balbaugh

Denham Ramones
12961 Park Central, STE 1390
San Antonio, TX 78216

Re: Culebra Creek (Amendment) MDP # 773-A

Dear Mr. Balbaugh:

The City Staff Planning Review Committee has reviewed the Culebra Creek Master Development Plan, M.D.P. (Amendment) # 773-A. 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.

Development Services, Engineering Section cites the following:

1. It should also be understood that this is a conceptual plan and that all UDC Requirements will be implemented for all plats, within the limits of this MDP. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, right-of-way requirements and widening for a left turn lane and right turn deceleration lane.

2. All Roadways shall conform to Table 506-1: Functional System Description.

- 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.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-1111.

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

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

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

The Parks Department cites the following:
Culebra Creek is a subdivision of 497 units. Based on Section 35-503 of the UDC, the park dedication requirement for this development is 4.4 acres.

1. Dedication of 2.927-acre park to the Culebra Creek Homeowner's Association. Dedication to be in compliance with requirements set forth in 35-503(f)(2).

2. Trees shall be planted parallel to all perimeter right of ways. Trees are to be a minimum caliper of 3 inches and planted approximately 35 feet on center. Trees may be of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak. Developer to guarantee all trees for a period of one year from installation.

3. Park to include at least three of the following improvements: playground, informal play area, trail, parking/access control, park furnishings, or landscaping. Improvements to be submitted with Unit 2 and approved by the Parks Department.

4. Fee in-lieu of dedication in the amount of $13,846.20. Fee must be paid prior to recordation of the first plat filed under this plan.

Storm Water Engineering cites the following as part of their conditional approval:

1. The floodplain limits on this Master Development Plan (MDP) are estimated and subject to change. Approval of subdivision plats associated with Master development plan will be subject to the review and approval of a Storm Water Management plan in accordance with appendix B, section 35-B119 of the city of San Antonio Unified Development Code (UDC).

2. Detention is proposed.

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.

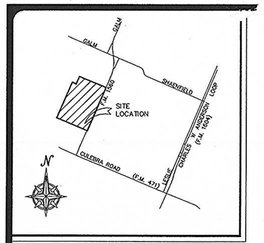
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

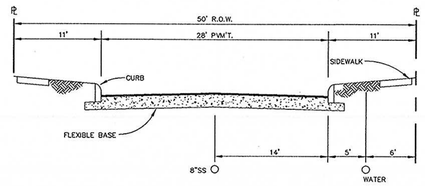
For Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

MH Jr.

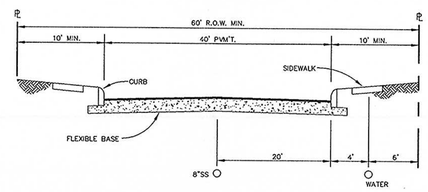
cc: Sam Dent, P. E., Chief Engineer, DSD-Streets & Drainage
Richard Chamberlin, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Ismael B. Segovia, M.A. Planner II, Parks Project Services
Todd Sang, Civil Engineer Assistant, Bexar County



LOCATION MAP



LOCAL "A"
NOT TO SCALE



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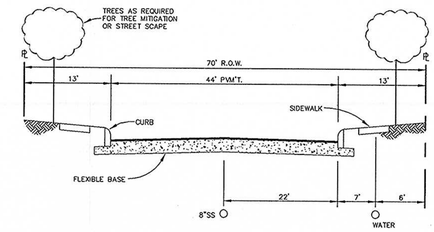
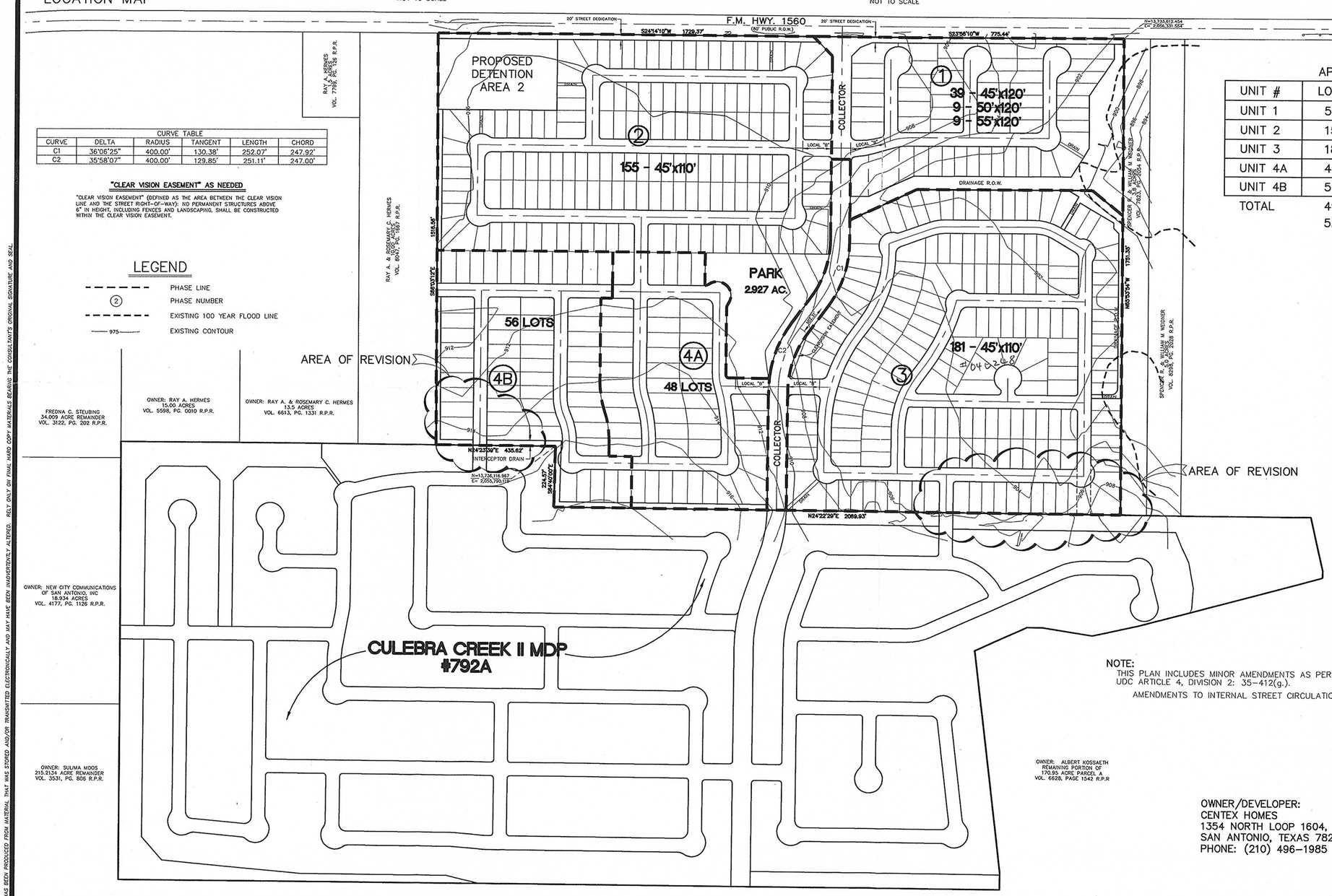


COLLECTOR
NOT TO SCALE



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	36°06'25"	400.00'	130.38'	252.07'	247.92'
C2	35°58'07"	400.00'	129.85'	251.11'	247.00'

"CLEAR VISION EASEMENT" AS NEEDED

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE CLEAR VISION EASEMENT.

LEGEND

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

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	LOT SIZE	ACRES
UNIT 1	57	45'X120'/50'X120'/55'X120'	14.00
UNIT 2	155	45'X110'	29.26
UNIT 3	181	45'X110'	31.26
UNIT 4A	48	50'X120'/55'X120'	11.92
UNIT 4B	56	50'X120'/55'X120'	11.57
TOTAL	497		98.01

5.07 UNITS PER ACRE

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN FIVE PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL DEDICATE 2.927 ACRES FOR PARK AND PAY PARK FEE FOR REMAINING REQUIREMENT AS PER UDC ARTICLE V.
13. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A EASTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
14. SIDEWALKS TO BE CONSTRUCTED IN CONJUCTION WITH HOME CONSTRUCTION ON LOCAL "A" STREETS.
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED. ALL HERITAGE TREES HAVE BEEN FIELD LOCATED AND ARE SHOWN HEREON.
17. TYPICAL RADUIS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
18. COORDINATES SHOWN ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE, TxDOT REGIONAL REFERENCE POINT – PID No. AY2157
19. PARK DEDICATION WILL COMPLY WITH SECTION 35-503(F)(2).

NOTE:
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).
AMENDMENTS TO INTERNAL STREET CIRCULATION PATTERN

PLAN HAS BEEN ACCEPTED BY
COSA
7/8/05 773A
(date) (number)
If no plats are filed, plan will expire
On 1/7/07
1st plat filed on

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

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

98.01 TOTAL ACRES
THIS MDP WAS MODIFIED ON JULY 5th, 2005

DEV. SERVICES
05 JUL -7 P 2:50

REVISION:

Denham-Ramones Engineering and Associates, Inc.
(210) 495-3100 Office
(210) 495-3122 Fax
13424 West Avenue
San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN for CULEBRA CREEK 773-A

JOB # 030037.00
DWG FILE:
DATE: 05/17/05
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

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Date: Jul 05, 2005, 6:09pm User ID: RamonesHickotes File: W:\Land Projects 3\Centex-Weidner (Ang)\Weidner-MDP-Rev-05\705.dwg