



City of San Antonio

Department of Development Services

September 25, 2007

Natasha F. Uhlrich, P.E.

Carter & Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, TX 78231-5065

Re: **Culebra Valley Ranch**

MDP # 840-A

Dear Ms. Uhlrich,

The City Staff Development Review Committee has reviewed the **Culebra Valley Ranch** Master Development Plan, **MDP # 840-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. 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 (210) 615-5814.

Historic Preservation approves with the following conditions:

- The Texas Sites Atlas indicates that archaeological sites have been previously identified within the above referenced property. In addition, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

- If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.
- If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

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

Traffic Impact Analysis & Streets Division approves with the following conditions:

- The Traffic Impact Analysis (TIA) and Street Division has reviewed the Level-3 Traffic Impact Analysis (TIA) and the revised MDP for Culebra Valley Ranch MDP # 840-A and has determined that it indicates compliance with TIA Ordinance 91700 and the Unified Development Code.
- The following requirements, on-site improvements as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the development, at no cost to the City of San Antonio.
 1. All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as not to block clear sight distance areas.
 2. All commercial driveways for this project shall comply with UDC §35-506, (r) Access and Driveways.
 3. Driveway throat lengths shall comply with UDC §35-506, Table 506-7 requirements.
 4. Coordinate access details for the commercial area at the corner of FM 1560 and along FM 471 with TXDOT.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting or permitting.

If there are any questions or additional information call Nick V. Fernandez at (210) 207-0282.

Tree Preservation approves with the following conditions:

- The 2006 Tree Preservation ordinance standards per UDC §35-523 require a Tree Preservation Plan prior to any work on site. A Master Tree has been submitted (AP 1372620).
- All right of ways designated as collectors shall comply with Streetscape standards per UDC §35-512. The preservation of existing trees is highly recommended.

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

Bexar County Infrastructure Services Department approves with the following conditions:

- The traffic simulation model indicates that the existing road infrastructure will not accommodate the projected traffic volume. The following improvements should be provided by the developer prior to completion of the last subdivision unit within the Culebra Valley Ranch Master Development Plan.
 1. All intersections from FM 471 and FM 1560 adjacent to this site are recommended to be upgraded per TXDOT standards.
 2. Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TXDOT or Bexar County.
 3. Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others, including right turn deceleration lanes along FM 471.

If you have any further questions, please call Todd Sang at (210) 335-6649.

It should be understood that this Master Development Plan 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, and drainage and floodplain issues at time of platting.

Parks and Recreation Department approves with the following conditions:

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

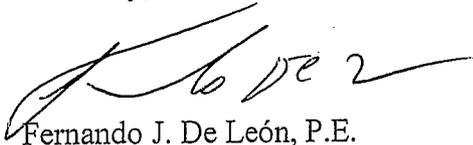
If you have any further questions, please call Joel Sears at (210) 207-4091.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

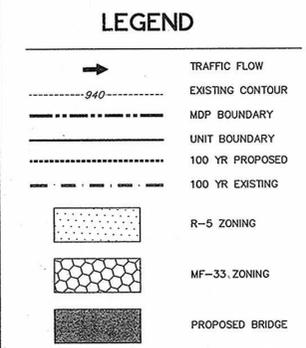
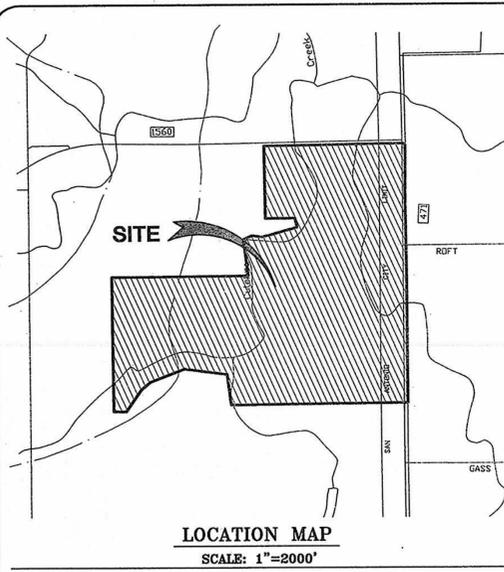
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The rights for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412, (h)(1).

Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,

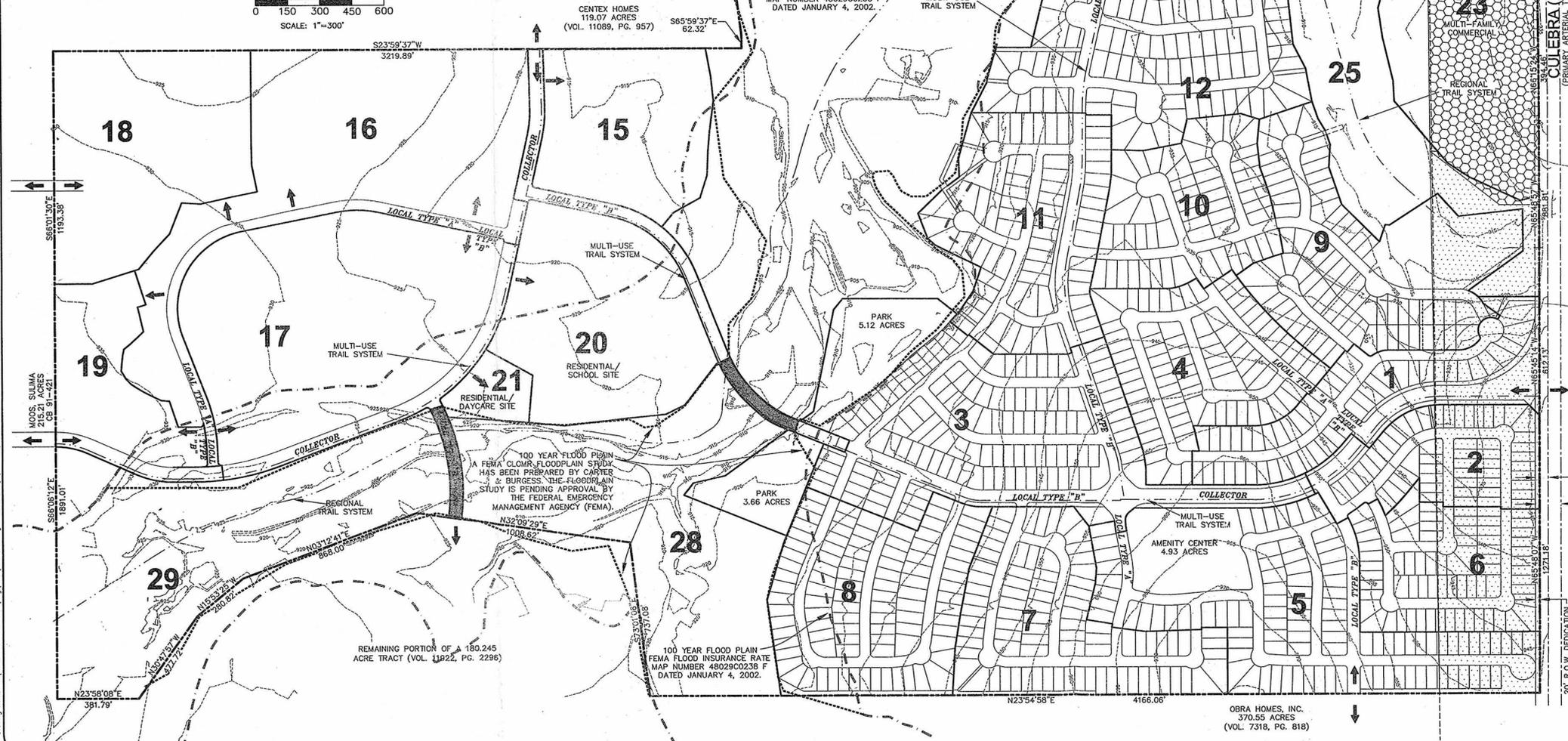


Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



- NOTE:**
- 1.) SIDEWALKS SHALL BE INSTALLED PER APP # 060-001
 - 2.) LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU-OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - 3.) BEARING BASIS FOR THIS PROJECT IS THE LINE FORMED BY THE SOUTHWEST AND NORTHWEST CORNERS OF THIS TRACT AS ROTATED TO THE TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999826, N.A.D. 83/HARN 93 COORDINATES.
 - 4.) WATER SERVICE TO BE PROVIDED BY SAWS.
 - 5.) SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
 - 6.) GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
 - 7.) TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE.
 - 8.) CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 - 9.) ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN.
 - 10.) INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
 - 11.) ALL LAND USE IS SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY AND COMMERCIAL.
 - 12.) THIS DEVELOPMENT WILL BE COMPLETED IN TWENTY NINE 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 UPC 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 AND CITY LIMITS.
 - 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.) MULTI-USE AND REGIONAL TRAIL SYSTEM PER APP # 060-001.

NOTE:
THE FLOODPLAIN MAPS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 16.0119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



OWNER & APPLICANT
JSL DEVELOPMENT
CONTACT PERSON: SHANNON LYNNSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX, 78218
TEL: (210) 494-3369
FAX: (210) 494-3343

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: NATASHA F. UHLRICH, 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

DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DENSITY UNITS/AC	PHASING SEQUENCE
UNIT 1	13.20	49	3.71	1
UNIT 2	9.90	54	5.45	2
UNIT 3	34.72	116	3.34	3
UNIT 4	14.53	81	5.57	4
UNIT 5	26.12	96	3.68	5
UNIT 6	11.84	70	5.91	6
UNIT 7	16.62	83	4.99	7
UNIT 8	18.20	96	5.27	8
UNIT 9	19.59	89	3.52	9
UNIT 10	12.51	55	4.40	10
UNIT 11	17.50	71	3.67	11
UNIT 12	13.83	79	3.98	12
UNIT 13	20.39	60	2.94	13
UNIT 14	24.55	97	3.95	14
UNIT 15	17.32	100	5.77	15
UNIT 16	30.71	182	5.93	16
UNIT 17	33.40	200	5.99	17
UNIT 18	19.48	116	5.95	18
UNIT 19	9.87	59	5.98	19
UNIT 20	18.43	SCHOOL		20
UNIT 21	2.30	DAYCARE		21
UNIT 22	11.53	12	11.03	22
UNIT 23	21.07	695	33.00	23
UNIT 24	38.34	1265	33.00	24
UNIT 25	21.22	OPEN SPACE		9A
UNIT 26	26.03	OPEN SPACE		14A
UNIT 27	131.60	OPEN SPACE		15A
UNIT 28	28.51	OPEN SPACE		17A
UNIT 29	28.37	OPEN SPACE		24A
TOTAL DEVELOPMENT	697.88	3818	5.47	

PARKS & OPEN SPACE

ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/CREDIT ACRES
AMENITY CENTER (ACTIVE OPEN SPACE)	4.93	7.00 AC **	11.93 AC
JOGGING / WALKING TRAIL (0.7 MILES)			2.25 AC
PARK AREA #2 (JOINT USE W/ SCHOOL) (ACTIVE)	7.68		7.40 AC
OPEN SPACE (UNIT 3)	8.78		4.39 AC
OPEN SPACE (UNIT 25)	21.22		10.61 AC
OPEN SPACE (UNIT 26)	26.03		6.52 AC
OPEN SPACE (UNIT 27)	131.60		0 AC
OPEN SPACE (UNIT 28)	28.51		0 AC
OPEN SPACE (UNIT 29)	28.37		0 AC
TOTAL ACTIVE AND PASSIVE OPEN SPACE	257.12		43.1 AC

PARK CREDIT REQUIRED:
RESIDENTIAL = 1,733 UNITS / 70 REQUIRED FACTOR = 24.76 AC.
COMMERCIAL = 2,086 UNITS / 114 REQUIRED FACTOR = 18.3 AC.
TOTAL = 43.1 CREDITS REQUIRED

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

TABLE OF IMPROVEMENTS

COMMUNITY CENTER: 2 BLS @ 50' X 25' EACH = 0.50AC
TENNIS COURT (2) @ 30' X 60' TOTAL = 1.50AC
BASKETBALL COURT: 70' X 104' TOTAL = 1.50AC
SAND VOLLEYBALL: 29'-6" X 59' = .75AC
POOL: 6,100 SF = 1.50AC
PLAYGROUND: 101' X 33' = 1.25 AC
TOTAL = 7.00 AC CREDIT

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

BEING A 697.88 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18255, OUT OF THE SOUTH PART OF THE M. A. YUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEING ALL OF A 201.705 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12337, PAGE 2452 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 51.890 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12499, PAGE 1177 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 4.441 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 12499, PAGE 1177 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 4.405 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 11912, PAGE 2123 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 80.943 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 11224, PAGE 2457 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 1 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 2 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 3 SUBDIVISION AS RECORDED IN VOLUME 9575, PAGE 218-219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 4 SUBDIVISION AS RECORDED IN VOLUME 9574, PAGE 159 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE STILLWATER RANCH, UNIT 5 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 69 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF A 180.245 ACRE TRACT OF LAND CONVEYED TO CULEBRA VALLEY 2004, LTD. AS RECORDED IN VOLUME 11922, PAGE 2286 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 05/11/07
DRAWN BY: TAR
DESIGNED BY: TAR
CHECKED BY: NFU
REVIEWED BY: NFU
PROJECT NUMBER: 31.0253.042

DATE: 9-25-2007
DEVELOPER AGENT
DATE: 9/25/07
ENGINEER

**CULEBRA VALLEY RANCH
MASTER DEVELOPMENT PLAN
PLAN #: 840A
DATE 4/21/05
REVISED 7/24/07**

Carter & Burgess
Consultants in Engineering, Architecture,
Construction Management and Related Services
911 Central Parkway North, Suite 425
San Antonio, Texas 78231-5065
(210) 494-0088 Fax (210) 494-4525
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REVISED MASTER DEVELOPMENT PLAN

CULEBRA VALLEY RANCH

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

SHEET 1 OF 1