



City of San Antonio

Development Services Department

April 19, 2011

Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas, 78216

Re: Settlers Ridge **Minor Amendment**

MDP # 044A-06

Dear Mr. Chua,

The Development Review Committee has evaluated the **Settlers Ridge** Master Development Plan – Minor Amendment, or **MDP # 044A-06**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the Northside Independent School District, so they can plan for the development accordingly.

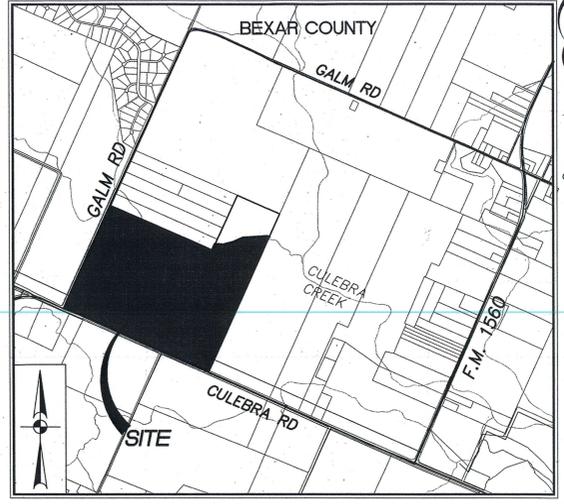
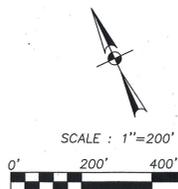
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Robert Lombrano, Planner at 210-207-5014.

Sincerely,

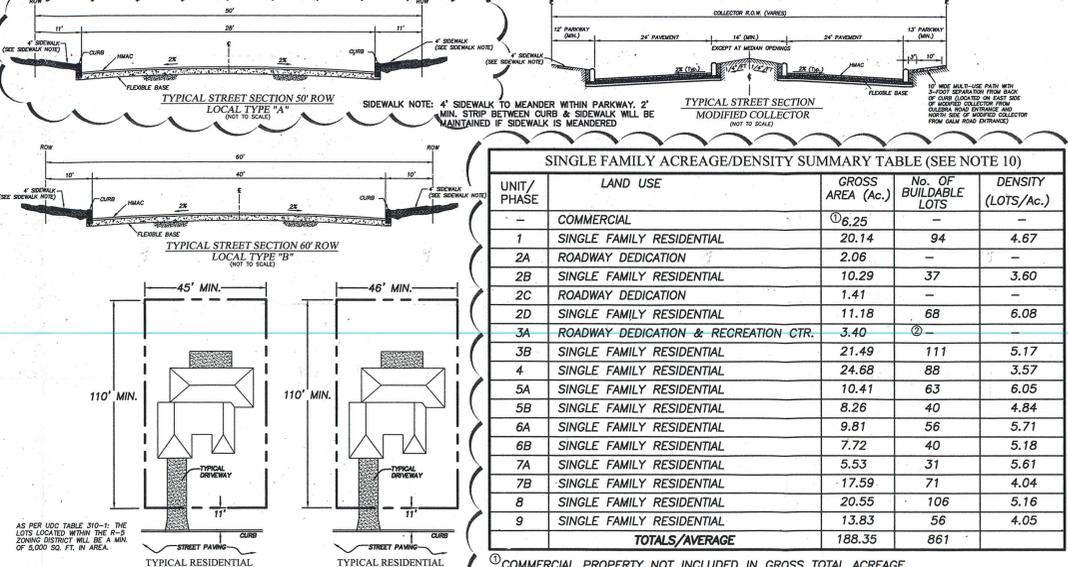
A handwritten signature in blue ink that reads 'Barbara Nelson'.

Barbara Nelson, AICP
Assistant Director

PLAN HAS BEEN ACCEPTED BY
 COSA *Jackie Heimer*
 4/19/2011 044A-16
 (Date) (Number)
 Note: this plan will have to comply with
 Section 35-41.2, (h) Scope of approval
 for validation of plan will expire on
 4/18/2015
 (Date)



LOCATION MAP
 SCALE: 1"=2000'



SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE (SEE NOTE 10)

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)
0	COMMERCIAL	6.25	—	—
1	SINGLE FAMILY RESIDENTIAL	20.14	94	4.67
2A	ROADWAY DEDICATION	2.06	—	—
2B	SINGLE FAMILY RESIDENTIAL	10.29	37	3.60
2C	ROADWAY DEDICATION	1.41	—	—
2D	SINGLE FAMILY RESIDENTIAL	11.18	68	6.08
3A	ROADWAY DEDICATION & RECREATION CTR.	3.40	—	—
3B	SINGLE FAMILY RESIDENTIAL	21.49	111	5.17
4	SINGLE FAMILY RESIDENTIAL	24.68	88	3.57
5A	SINGLE FAMILY RESIDENTIAL	10.41	63	6.05
5B	SINGLE FAMILY RESIDENTIAL	8.26	40	4.84
6A	SINGLE FAMILY RESIDENTIAL	9.81	56	5.71
6B	SINGLE FAMILY RESIDENTIAL	7.72	40	5.18
7A	SINGLE FAMILY RESIDENTIAL	5.53	31	5.61
7B	SINGLE FAMILY RESIDENTIAL	17.59	71	4.04
8	SINGLE FAMILY RESIDENTIAL	20.55	106	5.16
9	SINGLE FAMILY RESIDENTIAL	13.83	56	4.05
TOTALS/AVERAGE		188.35	861	

① COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE.
 ② RECREATION CENTER TO POSSIBLY INCLUDE BUILDING FACILITY.

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	188.35
COMMERCIAL ①	6.25
FLOODPLAIN/NATURAL AREA ②	134.07
UNPLATTED AREA	8.79
TOTALS	337.46

① COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE
 ② INCLUDES CULEBRA CREEK FLOODPLAIN

PARK/OPEN SPACE SUMMARY (SEE NOTE NO.9)

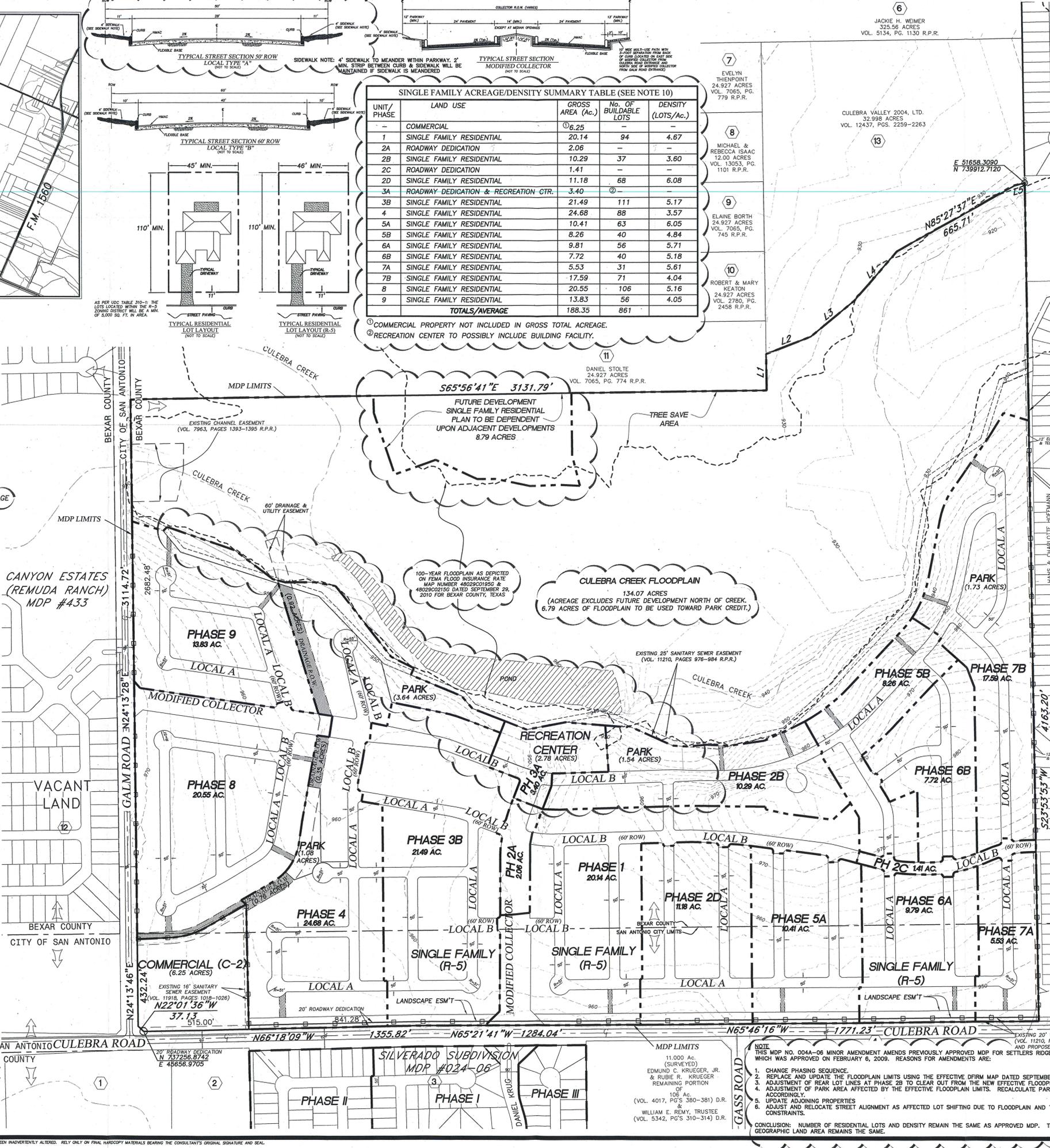
REQUIRED PARK SPACE/OPEN SPACE	861 LOTS X 1 ACRE = 12.30 AC.
PROVIDED PARK SPACE	70 LOTS
RECREATION CENTER	= 2.78 ACRES
COMMUNITY PARKS	= 7.99 ACRES
FLOODPLAIN PARKLAND DEDICATION	= ±6.79 ACRES
TOTAL	= 17.56 ACRES

- NOTES:
- APPROXIMATELY 475' PARALLEL STRIP OF PROPERTY ALONG CULEBRA ROAD IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - THE PROPERTY IS WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 - ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (D) (5) OF THE UNIFIED DEVELOPMENT CODE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (D) (5).
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(O)(5).
 - REQUIRED PARK SPACE IS 12.30 ACRES AS PER PARKS AND OPEN SPACE STANDARDS (35-503), TO PROVIDE THE REQUIRED ACREAGE, 6.79 ACRES WILL BE LOCATED WITHIN THE CULEBRA CREEK FLOODPLAIN PLUS AN ADDITIONAL 10.77 ACRES OF PARK DEDICATION BRINGS THE TOTAL AMOUNT OF PARKLAND DEDICATION TO 17.56 ACRES.
 - ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN 16 PHASES/UNITS. THE EXACT LIMITS OF THE PHASES/UNITS HAVE NOT BEEN DETERMINED.
 - ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS. A TWO-WAY, MARKED, OFF-STREET MULTI-USE PATH ON ONE SIDE OF THE ROAD WILL BE USED TO FULFILL THE BICYCLE PATH REQUIREMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	180.32'	N24°00'39"E
L2	235.23'	S86°40'21"E
L3	228.89'	N73°14'35"E
L4	322.84'	N65°20'02"E
L5	52.04'	S81°09'42"E

UTILITY PURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: A T & T
 CABLE T.V.: TIME WARNER



- PROPERTY OWNERSHIP KEY:
- SCHUEFLER, JANE
 - SPH CULEBRA LTD.
 - KB HOME LONE STAR L.P.
 - NATIONAL SKEET SHOOTING ASSOC.
 - CULEBRA VALLEY 2004, LTD.
 - WEIMER, JACKIE H. et al
 - THENPOINT, EVELYN
 - ISAAC, MICHAEL, F. AND REBECCA S.
 - BORTH, ELAINE C.
 - KEATON, ROBERT S. AND MARY K.
 - STOLTE, DANIEL
 - AZTA PROPERTIES
 - CULEBRA VALLEY 2004, LTD.

- LEGEND:
- FEMA 100 YR FLOODPLAIN
 - PHASE LINE
 - EXISTING CONTOURS
 - ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
 - OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
 - 8' PRIVACY FENCE
 - GREENBELT/DRAINAGE R.O.W.
 - D&P DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS

RESIDENTIAL OWNER/DEVELOPER:
 SIVAGE INVESTMENTS, LTD. (OWNER)
 SIVAGE COMMUNITY DEVELOPMENT, INC. (DEVELOPER)
 4902 ALAMEDA BLVD. NE
 ALBUQUERQUE, NM 87113
 PHONE: (505) 998-1800

COMMERCIAL OWNER/DEVELOPER:
 CULEBRA-GALM, LTD. c/o
 REGENT COMMUNITIES, INC.
 5949 SHERRY LANE, SUITE 1225
 DALLAS, TEXAS 75225
 PHONE: (214)987-9908
 FAX: (214)368-8375

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9040

SETTLERS RIDGE
 MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION
 A 337.46 ACRE, OR 14,699,758 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THE REMAINDER OF THAT 364.22 ACRE TRACT AS CONVEYED TO SIVAGE INVESTMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11457, PAGES 511-549, AND OUT OF A 6.25 ACRE TRACT OF LAND AS CONVEYED TO CULEBRA-GALM, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10983, PAGES 1180-1183, BOTH DEEDS OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE M.M.V. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

MDP NO. 044A-06
 MINOR AMENDMENT

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 PREPARATION DATE: 11-30-10 | JOB NO. 7695-01
 REVISION DATE: 2-10-11 | FAX: 210.375.9010

Date: Apr. 05, 2011, 3:41pm User: JD_Clar
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SETTLERS RIDGE MDP