City of San Antonio

Development Services Department

March 23, 2012

Thomas Carter
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas, 78216

Re: **Culebra/1604 Development** **MDP # 010-11**

Dear Mr. Carter,

The Development Review Committee has evaluated the **Culebra/1604 Development** Master Development Plan, or **MDP # 010-11**. 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 or support 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 School Districts, so they can plan for the development accordingly. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at (210) 615-5814.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Larry Odis, Planner at (210) 207-0210.

Sincerely,

John P. Jacks
Assistant Director

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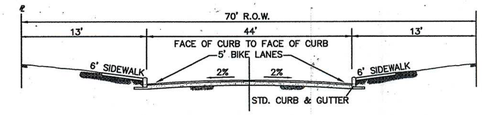
LOCATION MAP
MAPSCO MAP GRID: 578 C1
NOT-TO-SCALE

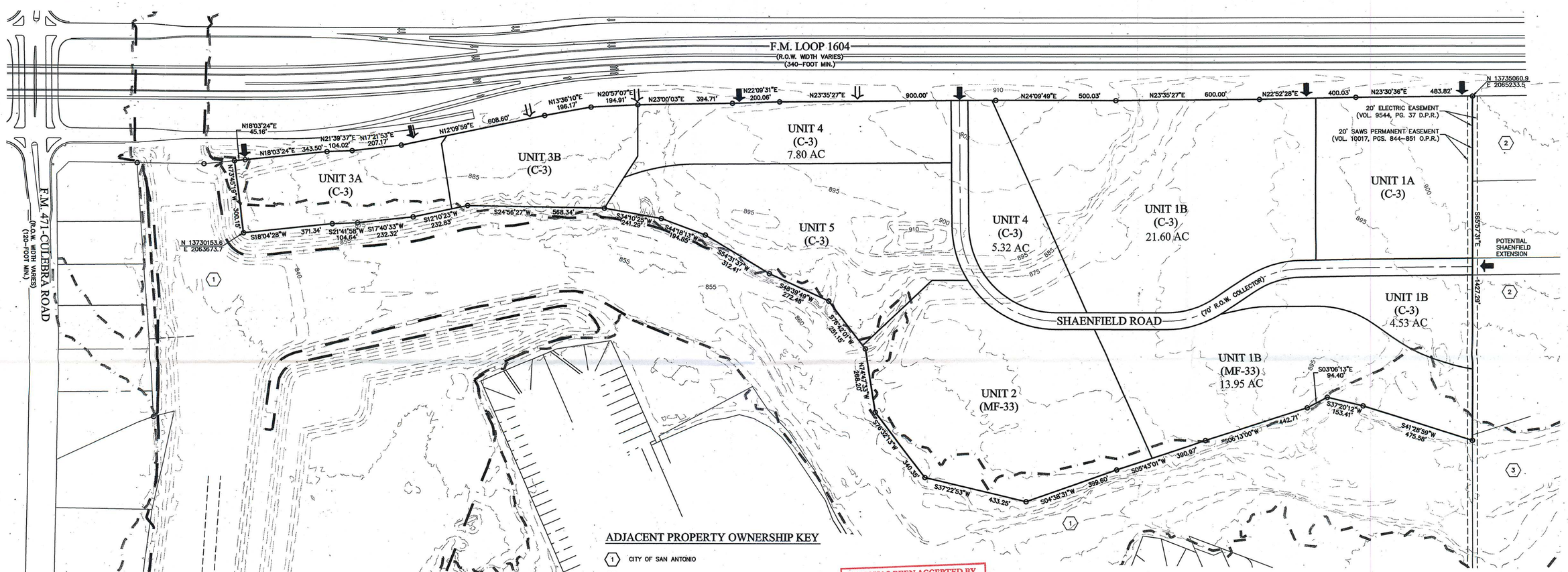


70' R.O.W. STREET SECTION

NOT TO SCALE

LEGEND

- MDP BOUNDARY
- ULTIMATE DEVELOPMENT 1% A.C. FLOODPLAIN (DFIRM EFFECTIVE SEPTEMBER 29, 2010)
- PRELIMINARY PROPOSED 1% A.C. FLOODPLAIN (PENDING LOMR APPROVAL FOR CULEBRA RSWMF)
- ACCESS POINT (FUTURE FRONTAGE ROAD)
- ACCESS POINT (CURRENT AND FUTURE CONDITIONS)
- PROPERTY OWNERSHIP KEY



ADJACENT PROPERTY OWNERSHIP KEY

1. CITY OF SAN ANTONIO
2. FCS CREAMER, LTD.
3. NORTHSIDE INDEPENDENT SCHOOL DISTRICT

LAND USE TABLE	
LAND USE	AREA (AC.)
MULTIFAMILY	29.67
COMMERCIAL/MIXED USE	77.02
PUBLIC STREET	4.73
TOTAL	111.42

PLAN HAS BEEN ACCEPTED BY
COSA
3/23/12 (Date) 010-11 (Number)
Note: this plan will have to comply with Section 35-412, (i) Scope of approval for validation or plan will expire on
3/22/14
Date

UNITS	ZONING	USE/DWELLINGS UNITS	AREA (AC.)	DENSITY (UNITS/AC.)
UNIT 1A	C-3	COMMERCIAL/AUTO	10.00	N/A
UNIT 1B	C-3/MF-33	COMMERCIAL/SHOPPING CENTER/ CARWASH/460 UNITS	26.13 (C-3) 13.95 (MF-33)	33 (PER ZONING)
UNIT 2	MF-33	550 UNITS	16.67	33 (PER ZONING)
UNIT 3A	C-3	COMMERCIAL/RESTAURANT	6.01	N/A
UNIT 3B	C-3	COMMERCIAL/RESTAURANT	6.47	N/A
UNIT 4	C-3	COMMERCIAL/RESTAURANT/ BANK/SHOPPING	13.12	N/A
UNIT 5	C-3	COMMERCIAL/SHOPPING CENTER	14.36	N/A
SHAENFIELD ROAD		0	4.70	N/A
TOTAL		1010	111.42	

NOTE: UNITS MAY BE CONSTRUCTED IN PHASES, IN WHOLE, OR SIMULTANEOUSLY.

PROPERTY LEGAL DESCRIPTION

A 111.4 ACRE, OR 4,853,057 SQUARE FEET, MORE OR LESS TRACT OF LAND BEING PART OUT OF A REMAINING PORTION OF A 174.100 ACRE TRACT RECORDED IN VOLUME 6398, PAGES 106-116 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, PART OUT OF A 6.418 ACRE TRACT RECORDED IN VOLUME 8499, PAGES 1519-1524 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND PART OUT OF AN 84.925 ACRE TRACT RECORDED IN VOLUME 8457, PAGES 248-257 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438, COUNTY BLOCK 4415 AND OUT OF THE DOMINGO PEREZ SURVEY NO. 190, ABSTRACT 578, COUNTY BLOCK 4447 OF BEXAR COUNTY, TEXAS NOW ALL IN NEW CITY BLOCK (N.C.B.) 17636 OF THE CITY OF SAN ANTONIO, TEXAS.

SCALE : 1"=200'

0' 200' 400' 600'

NOTES

1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
3. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. THIS MDP IS SUBJECT TO PARKS AND OPEN SPACE REQUIREMENTS OF THE UDC SECTION 35-503. THESE REQUIREMENTS SHALL BE ADDRESSED DURING THE PLATTING PROCESS.
5. PROPOSED DRIVEWAY LOCATIONS ALONG LOOP 1604 ARE TO BE APPROVED BY TXDOT AND ARE NOT DETERMINED BY THIS PLAN.

CURRENT ZONING: C3 - COMMERCIAL/ MF-33

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

A LOMR POST COMPLETION OF THE ADJACENT CULEBRA REGIONAL STORMWATER FACILITY (CRSWF) IS IN PROGRESS. THE CRSWF HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF SAN ANTONIO.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
SLF-IV 1604/CULEBRA LP

OWNER/DEVELOPER
SLF-IV 1604/CULEBRA LP
OCIE VEST
5949 SHERRY LANE, SUITE 1750
DALLAS, TX 75225
PHONE: (214) 239-2377
FAX: (214) 368-9192

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

CULEBRA/1604 DEVELOPMENT MASTER DEVELOPMENT PLAN

MDP PLAN NO.: 010-11
PREPARATION DATE: NOVEMBER 2011

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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