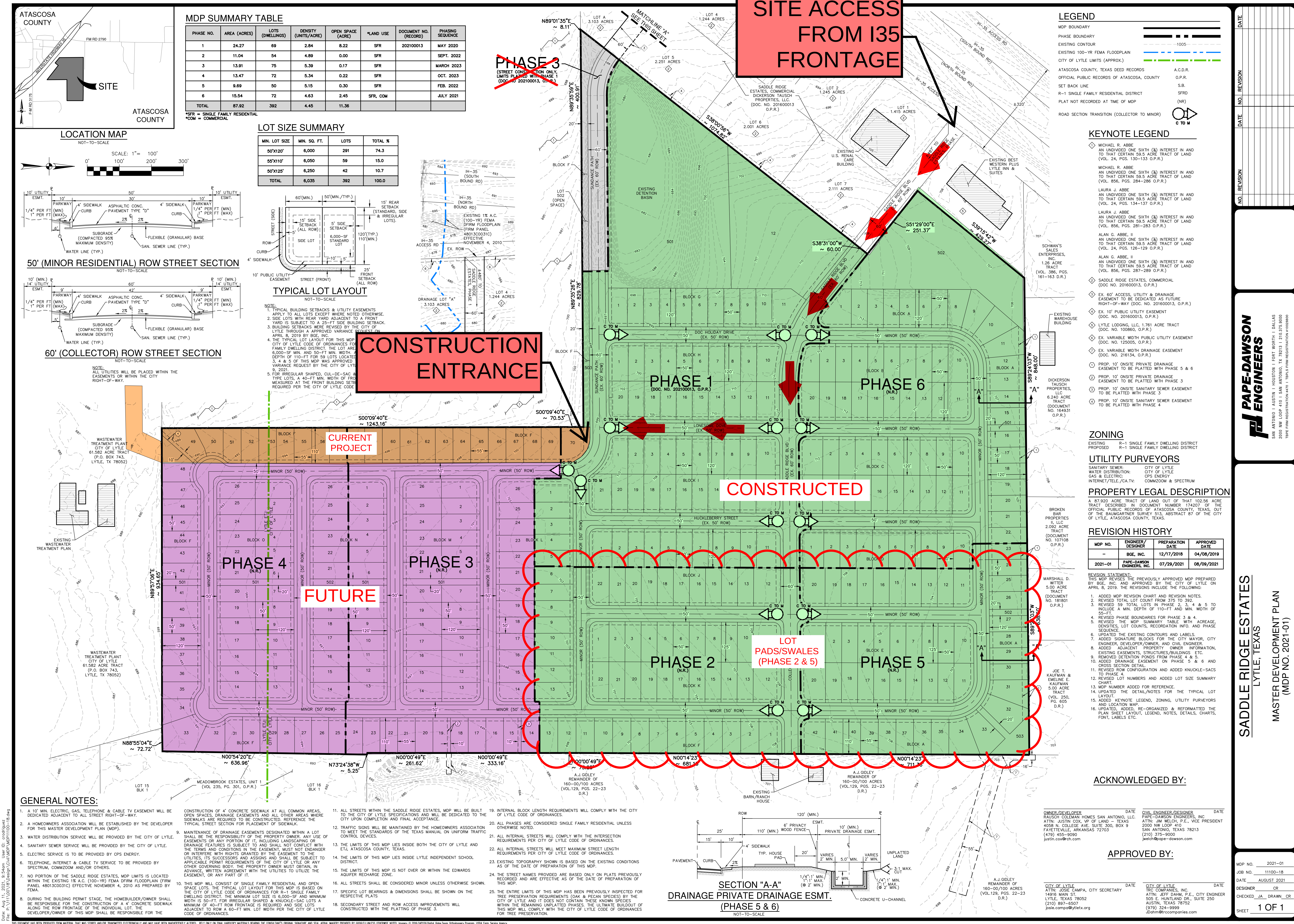




GENERAL NOTES:

- A 10' MIN. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED BY THE DEVELOPER FOR THIS MASTER DEVELOPMENT PLAN (MDP).
- WATER DISTRIBUTION SERVICE WILL BE PROVIDED BY THE CITY OF LYLE.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LYLE.
- ELECTRIC SERVICE IS TO BE PROVIDED BY CPS ENERGY.
- TELEPHONE, INTERNET & CABLE TV SERVICE TO BE PROVIDED BY SPECTRUM, COMCAST AND/OR OTHERS.
- NO PORTION OF THE SADDLE RIDGE ESTATES, MDP LIMITS IS LOCATED WITHIN THE EXISTING 1X A.C. (100-YR) FEMA DRFM FLOODPLAIN (FIRM PANEL 48013C0031C) EFFECTIVE NOVEMBER 4, 2010 AS PREPARED BY FEMA.
- DURING THE BUILDING PERMIT STAGE, THE HOMEOWNER/OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A 4' CONCRETE SIDEWALK ALONG THE ROW FRONTAGE OF THE INDIVIDUAL LOT. THE DEVELOPER/OWNER OF THIS MDP SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A 4' CONCRETE SIDEWALK AT ALL COMMON AREAS, OPEN SPACES, DRAINAGE EASEMENTS AND ALL OTHER AREAS WHERE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED. REFERENCE THE TYPICAL STREET SECTION FOR PLACEMENT OF SIDEWALK.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF EASEMENTS OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH RIGHTS GRANTED BY THE EASEMENT TO THE UTILITIES, ITS SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF LYLE OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
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- TRAFFIC SIGNS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO MEET THE STANDARDS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE LIMITS OF THIS MDP LIES INSIDE BOTH THE CITY OF LYLE AND ETJ, ATASCOSA COUNTY, TEXAS.
- THE LIMITS OF THIS MDP LIES INSIDE LYLE INDEPENDENT SCHOOL DISTRICT.
- THE LIMITS OF THIS MDP IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL STREETS SHALL BE CONSIDERED MINOR UNLESS OTHERWISE SHOWN.
- SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
- SECONDARY STREET AND ROW ACCESS IMPROVEMENTS WILL BE CONSTRUCTED WITH THE PLATTING OF PHASE 3.
- INTERNAL BLOCK LENGTH REQUIREMENTS WILL COMPLY WITH THE CITY OF LYLE CODE OF ORDINANCES.
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CONSTRUCTION ENTRANCE

CONSTRUCTED

LOT PADS/SWALES (PHASE 2 & 5)

SECTION "A-A" DRAINAGE PRIVATE DRAINAGE ESMT. (PHASE 5 & 6)

ACKNOWLEDGED BY:

OWNER/DEVELOPER RAUSCH COLEMAN HOMES SAN ANTONIO, LLC
ATTN: JUSTIN COX, VP OF LAND - TEXAS
4058 N. COLLEGE AVE. SUITE 300, BOX 9
FAYETTEVILLE, ARKANSAS 72703
(419) 455-9090
justin.cox@rch.com

CITY OF LYLE
ATTN: JOSE CAMPA, CITY SECRETARY
14916 MAIN ST.
LYLE, TEXAS 78052
(210) 897-6507
jose.campano@lyletx.org

CIVIL ENGINEER/DESIGNER PAPE-DAWSON ENGINEERS, INC.
ATTN: JIM WELCH, P.E., VICE PRESIDENT
2000 NW LOOP 410, SUITE 250
SAN ANTONIO, TEXAS 78213
(210) 375-9000
jwelch@pape-dawson.com

APPROVED BY:

CITY OF LYLE
DATE: _____
CR: _____

CITY OF LYLE
DATE: _____
CR: _____

MASTER DEVELOPMENT PLAN (MDP NO. 2021-01)

DESIGNER CR
CHECKED JA, DRAWN, CR
SHEET 1 OF 1

ATASCOSA COUNTY

LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'

50' (MINOR RESIDENTIAL) ROW STREET SECTION
NOT-TO-SCALE

60' (COLLECTOR) ROW STREET SECTION
NOT-TO-SCALE

TYPICAL LOT LAYOUT
NOT-TO-SCALE

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MDP SUMMARY TABLE							
PHASE NO.	AREA (ACRES)	LOTS (DWELLINGS)	DENSITY (UNITS/ACRE)	OPEN SPACE (ACRE)	*LAND USE	DOCUMENT NO. (RECORD)	PHASING SEQUENCE
1	24.27	69	2.84	8.22	SFR	202100013	MAY 2020
2	11.04	54	4.89	0.00	SFR		SEPT. 2021
3	13.91	75	5.39	0.17	SFR		MARCH 2023
4	13.47	72	5.34	0.22	SFR		OCT. 2023
5	9.69	50	5.15	0.30	SFR		FEB. 2022
6	15.54	72	4.63	2.45	SFR, COM		JULY 2021
TOTAL	87.92	392	4.45	11.36			

*SFR = SINGLE FAMILY RESIDENTIAL
*COM = COMMERCIAL

LOT SIZE SUMMARY			
MIN. LOT SIZE	MIN. SQ. FT.	LOTS	TOTAL %
50'x120'	6,000	291	74.3
55'x110'	6,050	59	15.0
50'x125'	6,250	42	10.7
TOTAL	6,035	392	100.0

PHASE 1
(DOC. NO. 202100013, O.P.R.)

PHASE 2
(N.R.)

PHASE 3
(N.R.)

PHASE 4
(N.R.)

PHASE 5
(N.R.)

PHASE 6
(N.R.)

CONSTRUCTION ENTRANCE

CONSTRUCTED

FUTURE

LOT PADS/SWALES (PHASE 2 & 5)

SECTION "A-A" DRAINAGE PRIVATE DRAINAGE ESMT. (PHASE 5 & 6)

LEGEND

MDP BOUNDARY
PHASE BOUNDARY
EXISTING CONTOUR
EXISTING 100-YR FEMA FLOODPLAIN
CITY OF LYLE LIMITS (APPROX.)
ATASCOSA COUNTY, TEXAS DEED RECORDS
OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY
SET BACK LINE
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
PLAT NOT RECORDED AT TIME OF MDP
ROAD SECTION TRANSITION (COLLECTOR TO MINOR)

KEYNOTE LEGEND

◇ MICHAEL R. ABBE
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 130-133 O.P.R.)

◇ MICHAEL R. ABBE
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 130-133 O.P.R.)

◇ LAURA J. ABBE
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 130-133 O.P.R.)

◇ LAURA J. ABBE
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 130-133 O.P.R.)

◇ ALAN G. ABBE, II
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 129-129 O.P.R.)

◇ ALAN G. ABBE, II
AN UNDIVIDED ONE SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN 59.5 ACRE TRACT OF LAND (VOL. 24, PGS. 129-129 O.P.R.)

◇ SADDLE RIDGE ESTATES, COMMERCIAL
(DOC. NO. 201600013, O.P.R.)

◇ EX. 60' ACCESS, UTILITY & DRAINAGE EASEMENT TO BE DEDICATED AS FUTURE RIGHT-OF-WAY (DOC. NO. 201600013, O.P.R.)

◇ EX. 10' PUBLIC UTILITY EASEMENT (DOC. NO. 201600013, O.P.R.)

◇ LYLE LODGING, LLC, 1.761 ACRE TRACT (VOL. 100, PGS. 100-100, O.P.R.)

◇ EX. VARIABLE WIDTH PUBLIC UTILITY EASEMENT (DOC. NO. 125005, O.P.R.)

◇ EX. VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 216134, O.P.R.)

◇ PROP. 10' ONSITE PRIVATE DRAINAGE EASEMENT TO BE PLATTED WITH PHASE 5 & 6

◇ PROP. 10' ONSITE PRIVATE DRAINAGE EASEMENT TO BE PLATTED WITH PHASE 3

◇ PROP. 10' ONSITE SANITARY SEWER EASEMENT TO BE PLATTED WITH PHASE 3

◇ PROP. 10' ONSITE SANITARY SEWER EASEMENT TO BE PLATTED WITH PHASE 4

ZONING

EXISTING R-1 SINGLE FAMILY DWELLING DISTRICT
PROPOSED R-1 SINGLE FAMILY DWELLING DISTRICT

UTILITY PURVEYORS

SANITARY SEWER: CITY OF LYLE
WATER DISTRIBUTION: CITY OF LYLE
GAS & ELECTRIC: CPS ENERGY
INTERNET/TELE/CA/TV: COMCAST & SPECTRUM

PROPERTY LEGAL DESCRIPTION

A 87.920 ACRE TRACT OF LAND OUT OF THAT 102.56 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 174207 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, OUT OF THE BAUMGARTNER SURVEY 513, ABSTRACT 87 OF THE CITY OF LYLE, ATASCOSA COUNTY, TEXAS.

REVISION HISTORY

MDP NO.	ENGINEER/DESIGNER	PREPARATION DATE	APPROVED DATE
-	BGE, INC.	12/17/2018	04/08/2019
2021-01	PAPE-DAWSON ENGINEERS, INC.	07/29/2021	08/09/2021

REVISION STATEMENT:
THIS MDP REVISES THE PREVIOUSLY APPROVED MDP PREPARED BY BGE, INC. AND APPROVED BY THE CITY OF LYLE ON APRIL 8, 2019. THE REVISIONS INCLUDE THE FOLLOWING:

1. ADDED MDP REVISION CHART AND REVISION NOTES.
2. REVISED TOTAL LOT COUNT FROM 375 TO 392.
3. REVISED 59 TOTAL LOTS IN PHASE 2, 3, 4 & 5 TO INCLUDE A MIN. DEPTH OF 110-FT AND MIN. WIDTH OF 55-FT.
4. REVISED PHASE BOUNDARIES FOR PHASE 3 & 4.
5. REVISED THE MDP SUMMARY TABLE WITH ACREAGE, DENSITIES, LOT COUNTS, RECDATION INFO. AND PHASE SEQUENCE.
6. UPDATED THE EXISTING CONTOURS AND LABELS.
7. ADDED SIGNATURE BLOCKS FOR THE CITY MAYOR, CITY ENGINEER, DEVELOPER/OWNER, AND CIVIL ENGINEER.
8. ADDED ADJACENT PROPERTY OWNER INFORMATION, EXISTING EASEMENTS, STRUCTURES/BUILDINGS, ETC.
9. REMOVED DETENTION PONDS FROM PHASE 4 & 5.
10. ADDED DRAINAGE EASEMENT ON PHASE 5 & 6 AND CROSS SECTION DETAIL.
11. REVISED ROW CONFIGURATION AND ADDED KNUCKLE-SACS TO PHASE 4.
12. REVISED LOT NUMBERS AND ADDED LOT SIZE SUMMARY CHART.
13. MDP NUMBER ADDED FOR REFERENCE.
14. UPDATED THE DETAIL/NOTES FOR THE TYPICAL LOT LAYOUT.
15. ADDED KEYNOTE LEGEND, ZONING, UTILITY PURVEYORS AND LOCATION MAP.
16. UPDATED, ADDED, RE-ORGANIZED & REFORMATTED THE PLAN SHEET LAYOUT, LEGEND, NOTES, DETAILS, CHARTS, FONT, LABELS ETC.

OWNER/DEVELOPER RAUSCH COLEMAN HOMES SAN ANTONIO, LLC
ATTN: JUSTIN COX, VP OF LAND - TEXAS
4058 N. COLLEGE AVE. SUITE 300, BOX 9
FAYETTEVILLE, ARKANSAS 72703
(419) 455-9090
justin.cox@rch.com

CITY OF LYLE
ATTN: JOSE CAMPA, CITY SECRETARY
14916 MAIN ST.
LYLE, TEXAS 78052
(210) 897-6507
jose.campano@lyletx.org

CIVIL ENGINEER/DESIGNER PAPE-DAWSON ENGINEERS, INC.
ATTN: JIM WELCH, P.E., VICE PRESIDENT
2000 NW LOOP 410, SUITE 250
SAN ANTONIO, TEXAS 78213
(210) 375-9000
jwelch@pape-dawson.com

APPROVED BY:

CITY OF LYLE
DATE: _____
CR: _____

CITY OF LYLE
DATE: _____
CR: _____

MASTER DEVELOPMENT PLAN (MDP NO. 2021-01)

DESIGNER CR
CHECKED JA, DRAWN, CR
SHEET 1 OF 1