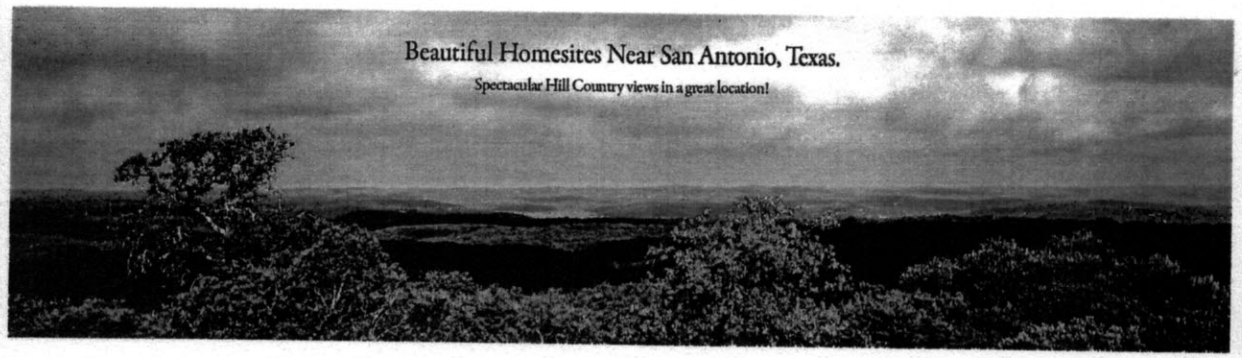
SUMMIT RIDGE



SUMMIT RIDGE

Welcome home to Summit Ridge – San Antonio's premier new acreage community to call home! Situated just 3 miles from Medina Lake and only 12 miles from Loop 1604 in San Antonio, you will find some of the prettiest and most desirable 2 to 20 acre homesites in the area, offering spectacular views of the surrounding Hill Country and Medina Lake, privacy and security of a gated entrance, and so much more.

Property Highlights

- Beautiful 2 to 20 acre Homesites
- Spectacular views of the surrounding Hill Country and Medina Lake
- Private gated entrance
- Prime location just minutes to downtown San Antonio and the River
- Easy commute to work, so you can live in the country, but still work in the city!
- Central water, electricity, and phones
- Abundance of lake recreation on nearby Medina Lake
- Variety of wildlife and nature to explore
- Build now or build later and choose your preferred builder

SUMMIT RIDGE

Summit Ridge Area Information

CLIMATE

Annual Average Temperature	65°
Average January Minimum	35°
Average July Maximum	92°
Annual Average Rainfall	26″

PROPERTY TAX

Medina County
Medina Valley I.S.D.
Property Tax Rate 2.173

MILEAGE FROM MICO

Austin	106 miles
Bandera	25 miles
Boerne	32 miles
Canyon Lake	61 miles
Comfort	47 miles
Corpus Christi	173 miles
Dallas	300 miles
Fredericksburg	69 miles
Kerrville	50 miles
Medina Lake	3 miles
New Braunfels	59 miles
San Antonio	12 miles

UTILITIES

Bandera Electric Coop
Central Community Water

SUMMIT RIDGE

Summit Ridge Covenants Summary

- Single family residence construction only
- 2000 square feet of living area for one story and 2200 square feet of living area for two story with at least 1200 square feet on ground floor
- Guest house allowed with minimum of 500 square feet and up to 50% of the square footage of main dwelling
- Attached or detached garages must be side or rear entry
- All improvements, except for fences shall be set back at least forty (40) feet from the front property line, unless larger setbacks ar shown on the plat, in which case the larger setback shall be followed, fifteen (15) feet from the side lot lines and sixty (60) feet from the rear lot line.
- Construction must be of new construction materials and consist of 100% masonry on exterior walls. Roof shall be constructed of 30 year or better composition shingle, tile, slate, stone, concrete tile, clay tile, other tile of a ceramic nature or other roofing approved by ACC
- All exterior color schemes or any improvement must be approved by the ACC
- All driveways must be constructed of asphalt, two-course chip and seal asphalt paving, concrete, brick pavers unless otherwise approved in writing by the ACC
- On-site sewage facility (aerobic septic system) is required
- All planned improvements must be submitted to the ACC for approval before any construction begins. Two sets of construction plans and two sets of site plans should be submitted to the Summit Ridge Information Center for review
- Property Owners Association is mandatory with $595/year dues for maintenance of common areas

SUMMIT RIDGE

Summit Ridge Covenants Summary

(continued)

- Walls and fencing, if any, may be constructed of the following materials:
  - Three or four board vinyl
  - Masonry or masonry veneer: masonry privacy fences may only be constructed behind the main dwelling
  - Wrought iron
  - Cedar posts with straight wire, rolled no climb wire and/or heavy gauge cattle/ hog panel
  - Metal pipe with top rail

- In ground swimming pools are acceptable with ACC approval. Above ground pools are not allowed.

SUMMIT RIDGE

Area Attractions

Government Canyon State Natural Area- 12861 Galm Rd, San Antonio, Texas. The park has 40 miles of hiking and biking trails. Activities include hiking, biking, picnicking, trail running and geocaching. There is overnight camping as well as day use areas.

National Shooting Place- 5931 Roft Rd., San Antonio, Texas. The facilities and amenities at the National Shooting Complex are many and varied. They include 45 skeet fields, 47 trap fields, 5 sporting clay courses, 2 NSCA 5-stand sporting fields, lights for after dark clay target shooting, club house with large patio for indoor/outdoor entertainment and events, on-site catering, 180 RV electrical & water hook-ups, individual and group shooting lessons with certified instructors.

SUMMIT RIDGE

Area Shopping

Alamo Ranch Shopping Center- Located 12 miles from Summit Ridge. There are numerous stores and restaurants. Some of which are JC Penny, Dicks Sporting Goods, Target, Best Buy, Lowes, Petsmart, HEB, BJ Brewhouse, 54th Street, Longhorn Steakhouse, Olive Garden, Chilis, Bushes Chicken, Starbucks, Pizza Hut and many others within 20 miles.

The Rim Shopping Center – San Antonio

The Shops at La Cantera – San Antonio

(both within 26 miles from the community)

SUMMIT RIDGE

Golf Courses in the Area

The Alsatian Golf Course is an 18 hole course in Castroville, Texas with 6882 yard of golf from the longest tees for a par of 72. The course rating is 72.3 and it has a slope rating of 127 on bermuda grass. It was designed by Steve Mrak.

The Golf Club of Texas was designed by Lee Trevino. The course provides premier playing surfaces using the best grasses available zoysia greens, zeon zoysia tees and jamur zoysia for the fairways. The practice facility has been expanded to include two putting greens in addition to a short game scoring practice area.

Cedar Creek Golf Club is located north of Loop 1604 off of Kyle Seal Parkway on the northwest side of San Antonio. The course was designed by Finger Dye Spann, Inc. Cedar Creek is a beautiful hill country golf course. It offers four different tee boxes for all skill levels, ranging from 5500 yards to 7100 yards.

The Briggs Ranch Golf Club was designed by Tom Fazio. It is a 18 hole championship golf course with 5 sets of tees, wide fairways, dramatic bun kering and bent green grass greens. The golf course a lot of rolling terrain among majestic oak trees, purple mountain laurel, native grasses and wild flowers.

La Cantera Resort offers 2 golf courses- The La Cantera Resort Course was designed by Jay Morrish and Tom Weiskopf. The par 72 course is named one of the Top 10 public access golf courses in the U.S. by Golf Magazine & one of the best new courses by Golf Digest. The Palmer Course was designed by Arnold Palmer. It's a par 71 course that is situated on 225 acres of Texas Hill Country terrain dotted with native trees, wildlife and incredible views of the surrounding natural beauty.

Hyatt Regency Hill Country Resort offers a scenic, dramatic and balanced 27-hole championship course. Designed by Arthur Hills and Associates to capture the beauty and landscape of the Texas Hill Country, the golf course features diverse terrain, rolling meadows, lush hillsides, tree-shaded plat eaus and tranquil lakes and ponds.

SUMMIT RIDGE

Vineyards & Wineries in the Area

Medina River Winery

Here at Medina River Winery, we are located in Castroville and we pride ourselves in the art of viticulture. We start with paying very close attention to what our vines and grapes need as they begin to grow. They like their space as they age, so we inspect them carefully throughout growth and eliminate the ones that are "crowding" the more healthy grapes. Nature has a way of helping us with this process!

As the grapes mature; we look for specifics in the varietals that will produce the BEST wine after the fermentation and aging processes.

Vines On The Rocks

If your next trip takes you along the Old El Paso to San Antonio Highway, stop by Vines on the Rocks and take your taste buds on an unforgettable journey. Our vineyard and winery is on US Highway 90 outside of San Antonio, Texas, on the edge of the Balcones Escarpment in the small community of Dunlay. In addition to the vast selection of wines at our winery, we offer snacks free of charge. All of our food is made from San Antonio and South Texas ingredients, and includes pickled okra, jalapeno olives and pickles, jams, and pastas. We carry pistachio nuts from New Mexico. You also can purchase handmade jewelry from our winery that was made locally in San Antonio, such as earrings, charms, pendants, and more.

Sister Creek Vineyards

Since 1988, Sister Creek Vineyards has been located in the heart of the Texas Hill Country in Sisterdale. Bordeaux and Burgandy wine making techniques are employed to produce our Chardonnay, Pinot Noir, Cabernet Sauvignon and Merlot wines. These traditional wines are aged in 60 gallon oak barrels for up to three years. In combination with our barrel aging, minimal filtration methods are incorporated so the wines will retain their fullest flavors. The winery is located between the cypress lined East and West Sister Creeks in a restored 1885 cotton gin.

SUMMIT RIDGE

Vineyards & Wineries in the Area

Kerrville Hills Winery – Kerrville's first winery is situated at the top of a hill high above Kerrville and the Guadalupe River Valley. The winery and tasting room are built on the footprint of a Kerrville homestead. Offered are wine tastings, wine by the glass, winery tours, events, indoor & outdoor seating, gift shop and windows to the winery. The tasting room is situated on the footprint of a home which was built in 1960 and lost to fire in 2004. The tasting room features a massive double-sided brick fireplace that once stood in the home's living room. Reclaimed materials from the home and property are incorporated in the tasting room. Picture windows allow tasting-room visitors to view the tank room and winemaking activities.

Bending Branch Winery

A boutique winery near Comfort is a sustainable practices and organized focused operation with 20 acres of vines, containing 16 varietals. Our wines include Award Winning Petite Sirah, Picpoul Blanc, Cabernet, Souzao, Vermentino and Tannat, our signature grape, has quickly emerged as a true champion of the terroir unique to Texas, we have found great success with many more.

Singing Water Vineyards

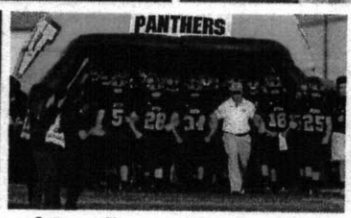
Dick and Julie Holmberg planted their first Merlot vineyard located in Comfort in 1998. Family and friends came together to help plant the first grapevines and this custom still continues. The name Singing Water describes the wonderful sound that fills the air as the waters of Bruins creek cascade over the waterfall on the property. Their wines have been awarded many medals at local and international wine competitions. The winery offers beautiful scenic grounds with picnic areas which host many art and music events throughout the year.

SUMMIT RIDGE

Medina Valley ISD

Medina Valley ISD is comprised of approximately 4500 students and has 5 campuses consisting of 3 elementary schools, 1 middle school and 1 high school. Students are comprised from the cities of Castroville, La Coste, Mico, Rio Medina, Dunlay and pars of San Antonio. The district consistently outscores all state averages in accountability ratings and testing. The district excels in all academic and extra -curricular activities and has a large fan base for all activities.
Medina Valley ISD 2015 Accountability rating: Met Standard
Medina Valley ISD 2015 Special Education Determination Status rating: Met Requirements

Medina Valley High School



Medina Valley High School's Culture of Excellence is exemplified through their relentless pursuit of exemplary performance in academics, extra-curricular activities and model citizenship. Medina Valley High School has a 99% graduation rate. Medina Valley High School course offerings allow students to take course work in Honors, Advanced Placement, Dual Credit and Career and Technology along with a variety of electives that allow students to obtain endorsement in Multi-Disciplinary, Arts & Humanities, Business & Industry, Public Service and STEM.
There are more than 30 extra-curricular activities, clubs and organizations. Panther students are often found competing at State and National Level competitions, athletically and academically. Medina Valley High School is a 5A school.
The High School received distinction designations in: Academic Achievement in Mathematics, Academic Achievement in Social Studies, Top 25% in closing performance gap.

SUMMIT RIDGE

Medina Valley Middle School

Medina Valley Middle School is located in Castroville, Texas. Their mascot is the Panther. School offers an Arts program consisting of Band, Chorus, Computer Arts, Drawing,Painting and Theater Drama. The sports program consists of Baseball, Basketball, Cheer Leading, Crew, Cross Country, Football, Golf, Gymnastics, PE classes, Tennis, Track and Volleyball.

Medina Valley Elementary Schools

Potranco Elementary School is located at 190 CR 381 South, San Antonio, Texas. At Potranco Elementary teachers use the Capturing Kids Hearts program where they meet and greet students daily and they collaboratively develop social contracts that ensures appropriate interactions among students and teachers. Each child has the opportunity to participate in one or more of the many after school clubs. Which include the Engineering Club, Book Club, Choir, Creative Writing Club, Potranco Dance Team , Math Club,Science Club, Student Council and Talking Hands.

La Coste Elementary School is located at 16069 Uvalde St, La Coste, Texas. The students and staff firmly believe in and use the 7 Habits of Highly Effective People and the 7 Habits of Happy Children each and every day. 1005 of the teachers are highly qualified. The school has 3 computer labs in addition to a Chrome book lab, iPad carts and Promethean Tables. Every class is equipped with a Promethean Board, as ELMP (document camera) and 5 computers. Response to Intervention is available for all students. And they have a fully implemented PBIS Program. There are daily cultural arts classes for all kindergarten thru fifth grade students. La Coste Elementary has an award-winning Academic Games Team and they offer Red Cross Certified Swimming instruction for 2nd grade students. The 5th grade students are involved in the DARE Program. Students are invited to participate in extra-curricular activities including Art Club, Beta Club, Cheerleading, Dance Team, Drama, K-Kids.

Castroville Elementary School is located at 1000 Madrid St, Castroville, Texas. The school is committed to ensuring that students, staff and community collaborate to create citizens who are highly literate and have both a personal and global understanding of their world. Castroville Elementary School's mission is to: promote literacy and lifelong learning, facilitate and develop personal integrity and self empowerment for every learner, provide a learning environment that promotes mutual respect and responsibility, and improve every student's academic and social achievement.

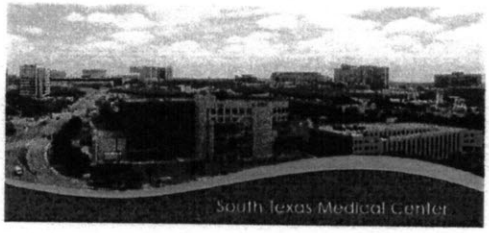
SUMMIT RIDGE

Nearby Medical Facilities

South Texas Medical Center

South Texas Medical Center is located in San Antonio on the Northwest side. The complex is made up of several medical facilities and is only 25 miles from Mico.

St. Luke's Baptist Hospital
Methodist Healthcare Hospitals
University Hospital – a premier Level 1 trauma center and a Level 11 pediatric trauma center.
Christus Santa Rosa Medical Center
Audie L. Murphy Memorial Veterans



Baptist Medical ER – Only 21 miles from Mico
8230 N. Loop 1604 W., San Antonio, Texas

Methodist Ambulatory Surgical Hospital – Only 21 miles from Mico
9150 Hausman Rd., San Antonio, Texas

Westover Hills Womens Health – 19 miles from Mico
11212 Hwy 151, San Antonio, Texas

Little Alsace Urgent Care – Only 17 miles from Mico
1501 Houston Street, Castroville, Texas

SUMMIT RIDGE

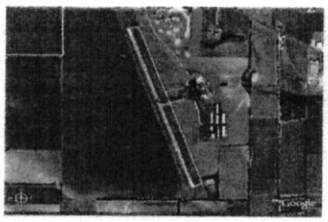
Airports in the Area

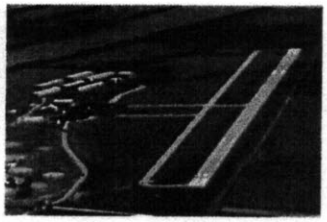
San Antonio International –29 miles

AeroMexico	Southwest
Alaska Airlines	US Airways
American	Volaris Airlines
Delta	VivaAerobus
Interjet	United

Castroville Municipal Airport- 22.5 miles

The airport consists of 458.88 acres which is partly for aviation related uses as well as for farming. The airport is classified as a B-11 General Use airport. The airport recently extended the runway to 5,000 feet to accommodate corporate jets. Rental cars are available from Enterprise Rent-A-Car in San Antonio.

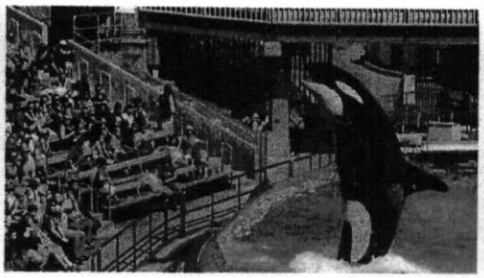
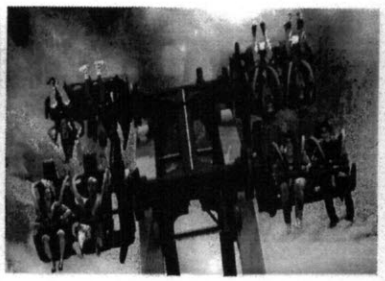




SUMMIT RIDGE

Area Attractions

Sea World of San Antonio- This theme park is a treat for anyone who loves animals, roller coasters and fabulous shows. It has walk-through habitats where you can watch sea lions, sharks, fish, penguins and flamingos do what they would do in the wild. Sea World has an inverted roller coaster along with a variety of water rides.



Six Flags Fiesta Texas- Located in San Antonio, Six Flags Fiesta Texas has more than 60 amazing rides, slides, shows and attractions including nine exhilarating coasters. Fiesta Texas is the perfect day-cation getaway that is close to home. Cool off at White Water Bay or take a break at one of our entertaining shows. Catch a bite at one of our restaurants and don't forget to pick up your souvenirs so you can remember the day!