



# CITY OF SAN ANTONIO

December 23, 2003

Mr. Lee Wright

W.F. Castella Engineers  
6800 Park Ten Blv'd, Suite 180 S.  
San Antonio, TX 78213

Re: Woodlake GVH

MDP # 170-A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Woodlake GVH Master Development Plan M.D.P. # 170-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- 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 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Development Services, TIA Engineering Section has reviewed the Level-1 traffic Impact analysis (TIA) for subject project. The analysis is in compliance with the TIA Ordinance 91700. As part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

Mr. Wright  
Page 2  
December 23, 2003

This property is proposed to consist of 163 single family detached homes within a gated community. Base on the 6<sup>th</sup> edition of the ITE trip generation Manual, this property is estimated to generate 117 peak hour trips. One primary entrance is proposed to be a four-lane, divided collector section, intersecting Woodlake Parkway approximately 1,000 feet north of FM 78.

1. A right-turn lane shall be provided for the northbound primary entrance.
  2. The emergency access shall be maintained by the home Owners Association.
- The Parks and Recreation Department cites the following:  
The applicant has selected to pay the fee in-lieu of park dedication. The proposed subdivision will have a total of 163 lots. Based on a per acre cost of \$2,269.75, the total fee due is \$3,404.63. Prior to recordation of the first plat filed under this plan, payment in the amount of \$3,404.63 is due the Parks and Recreation Department.

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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

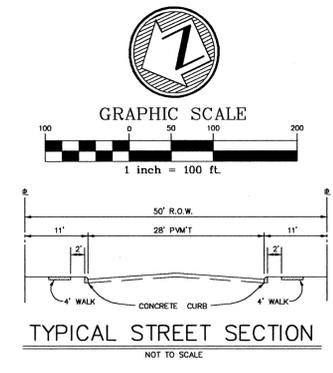
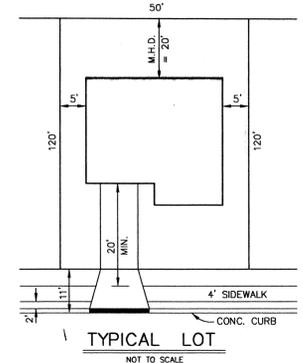
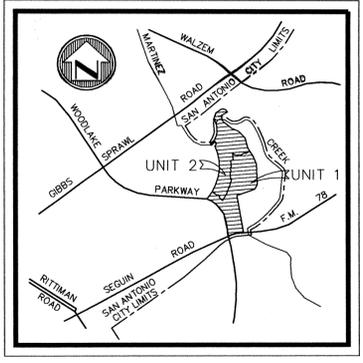
Sincerely,

  
Emil K. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering

NOTE: LOT 1, BLOCK 01 IS A PRIVATE STREET AND ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE C.V. & DRAINAGE EASEMENT.  
 LOTS 99 & 100, BLOCK 02 ARE G.E.T.V., WATER, DRAINAGE EASEMENTS & OPEN SPACES.  
 LOTS 101, 102, 103 & 104, BLOCK 02 ARE DRAINAGE EASEMENTS & OPEN SPACES.



DEVELOPER:  
 GORDON V. HARTMAN ENTERPRISES, INC.  
 1175 W. BITTERS, STE 200  
 SAN ANTONIO, TEXAS 78216  
 PHONE: (210) 490-1798

PLAN HAS BEEN ACCEPTED BY  
 COBA  
 12-23-03 170-A  
 (date) (number)  
 If no plots are filed, plan will expire  
 On 6-23-05  
 (date filed on)

OWNER: SOUTHERN GOLF II LTD.  
 P15A  
 N.C.B. 17730  
 (VOL. 7915, PG. 967, R.P.R.)

OWNER: SOUTHERN GOLF II LTD.  
 P5A  
 N.C.B. 17730  
 (VOL. 7915, PG. 967, R.P.R.)

OWNER: SOUTHERN GOLF II LTD.  
 P5B  
 N.C.B. 17730  
 (VOL. 7915, PG. 967, R.P.R.)

OWNER: COLUMBIA REALTY LIMITED (LEGAL CHRG)  
 N.C.B. 17730

S.A.W.S.  
 0.144 ACRES  
 P5B  
 N.C.B. 17730  
 (VOL. 1997, PG. 207, R.P.R.)

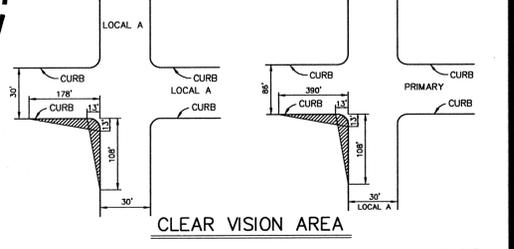
OWNER: JUDSON I.S.D.  
 LOT 2  
 BLOCK 2  
 N.C.B. 17730  
 WOODLAKE HILLS MIDDLE SCHOOL  
 (VOL. 9531, PGS. 198-200, D.P.R.)

OWNER: JUDSON I.S.D.  
 N.C.B. P15C  
 (VOL. 8531, PG. 186, R.P.R.)

LINE	BEARING	LENGTH
L1	N43°15'01"E	51.08'
L2	N19°52'51"W	81.77'
L3	N22°15'15"W	40.67'
L4	N29°16'59"W	24.72'
L5	N60°43'01"E	82.61'
L6	N42°25'42"E	52.40'
L7	N22°58'10"E	124.75'
L8	N08°38'05"E	76.17'
L9	N20°20'20"W	95.31'
L10	N47°13'03"W	55.97'
L11	N19°32'02"E	186.61'
L12	N55°55'12"E	140.31'
L13	N72°50'56"E	52.11'
L14	S79°05'47"E	69.94'
L15	S36°17'43"E	77.77'
L16	S60°17'30"W	184.84'
L17	S18°04'19"E	142.10'
L18	S52°36'09"E	79.95'
L19	S32°22'14"E	244.15'
L20	S34°52'02"W	120.00'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	102°20'31"	20.00'	24.85'	35.72'	31.16'
C2	65°35'05"	743.00'	478.69'	850.49'	804.81'
C3	58°35'15"	1171.78'	670.91'	1218.65'	1164.46'
C4	19°29'56"	400.00'	68.73'	136.13'	135.47'

- NOTES:
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
  - PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
  - ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS.



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
 CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 \left( \frac{ISD}{13+W/2} + K_A \right) - 4 = 108 \text{ FT.}$   
 $R=0.65 \left( \frac{ISD}{W/2+K_D} \right) = 178 \text{ FT.}$   
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$   
 $ISD(2)=625 \text{ FT.}$

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = (P-1) R-6  
 MAXIMUM DENSITY ALLOWED = 7 UNITS PER ACRE  
 PROPOSED DENSITY = 6.29 UNITS PER ACRE  
 MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%  
 PROPOSED PERCENTAGE OF OPEN SPACE = 72%

4.26 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINS  
 1.20 ACRES DRIVEWAYS (16' X 20')  
 + 6.92 ACRES HOUSE SLABS, TYPICAL 1,850 SF (INCLUDES GARAGE)  
 12.38 ACRES OCCUPIED SPACE

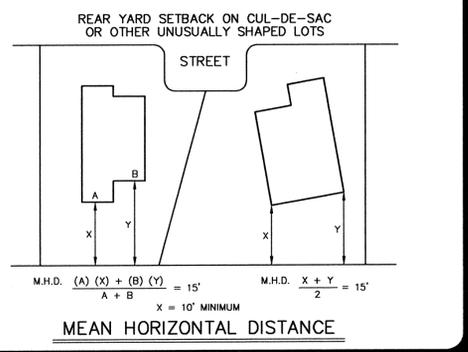
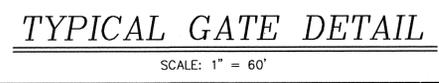
44.05 ACRES TOTAL AREA  
 12.38 ACRES OCCUPIED SPACE  
 31.67 ACRES OPEN SPACE

UNIT	LOTS
WOODLAKE GVH UNIT 1	89 LOTS
WOODLAKE GVH UNIT 2	74 LOTS

APPROXIMATELY 163 LOTS

- 163 RESIDENTIAL UNITS
- TOTAL ACREAGE 44.05 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

31.67 / 44.05 = 0.72 OPEN SPACE RATIO  
 0.72 x 100 = 72% PERCENTAGE OF OPEN SPACE



"A PLANNED UNIT DEVELOPMENT"  
 MDP/ P.U.D. PLAN  
 for  
 WOODLAKE GVH SUBDIVISION  
 BEING 44.05 ACRES OF LAND IN N.C.B. 17730,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS.

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 04 JAN - 6 2005

A TCB INC. Company  
 W.F. CASTELLA & ASSOCIATES, INC.  
 Engineers - Surveyors - Planners  
 6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:  
 09/24/02 - LOT REVISIONS BLOCK 6  
 12/11/03 - TITLE BLOCK REVISIONS  
 1/05/04 - LOCATION MAP REVISION

JOB NO. 035247028.0030  
 FILE:  
 DATE: 06/05/02  
 DESIGN: L.R.  
 DRAWN: O.T.  
 CHECKED:  
 SHEET 1 OF 1



**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**

<b>Date Submitted:</b>	<b>Project ID Number:</b>
------------------------	---------------------------

Project Name: WOODLAKE GVH PLUD/POADP # 170A  
 Owner/Agent: GORDON V. HARTMAN Phone: 4901798 Fax: 4994635  
 Address: 1175 W. BITTERS STE 200 Zip code: 78216  
 Engineer/Surveyor: W.F. CASTELLA & AS Phone: 7345351 Fax: 7345363  
 Address: 6800 PARK TEN BLVD STE 1809 Zip code: 78213

Existing legal Description (PUD Only): 44.05 AC. OUT OF NCB 17730

Existing zoning: RG Proposed zoning: (P1) RG

(PUD Only) Linear feet of street 5750  Gated  Un-Gated  
 Attached  Detached

(PUD Only) Number of lots: 163 divided by acreage: 44.05 = Density: 3.7 UNITS/AC

(PUD Only) Total open space: 31.67 divided by total acreage: 44.05 = Open space 72 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): TRANSMITTER

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: 2,207,754 Y: 601,434

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Projected # of Phases: 2

Council District: 2 School District: JUDSON Ferguson map grid: 585 FA

CITY OF SAN ANTONIO  
 DEPARTMENT OF PLANNING  
 02 JUN -6 AM 11:31

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name WOODLAKE No. 170

Is there a corresponding PUD for this site? Name NA No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: LEE WRIGHT Signature: *Arthur Lee Wright*

Date: 5/16/02 Phone: 296 2139 Fax: 734 5363

**Master Development Plan and P.U.D.**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUN -6 AM 11:31

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.  
*see note 2*
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: \_\_\_\_\_

*Lee Wright*

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
AGENT

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED June 4, 2001

CITY OF SAN ANTONIO  
Development Services Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Woodlake GVH, PUD Level 1 T.I.A.

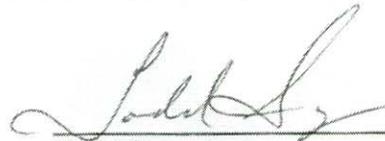
Date: September 10, 2003

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Woodlake GVH Subdivision. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 163 single family detached homes within a gated community. Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this property is estimated to generate 117 peak hour trips. One primary entrance is proposed to be a four-lane, divided collector section, intersecting Woodlake Parkway approximately 1,000 feet north of FM 78. A secondary emergency access will be provided midway between FM 78 and the primary access.

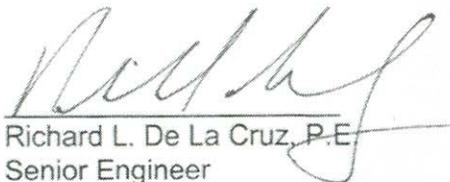
The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Woodlake GVH Subdivision. at no cost to the City of San Antonio:

- A right-turn lane shall be provided for the northbound primary entrance.
- The emergency access shall be maintained by the Home Owners Association.



Todd Sang  
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.  
Senior Engineer

TS/RLD  
ID 2002TIA0864



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

August 30, 2002

P.U.D. REVIEW

Woodlake GVH Subdivision P.U.D.

Located on FM 78 @ Woodlake Parkway

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 SEP -5 PM 5:10

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None anticipated.
Access Limits/Restrictions	All access shall be from Woodlake Parkway.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: W.F. Castella & Associates, Inc.

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Michael Herrera

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**FROM:** Arturo Villarreal, Jr., P.E.

---

**COPIES TO:** Samuel Carreon P.E., LeeAnne Lutz, E.I.T. File

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**SUBJECT:** Woodlake GVH, PUD  
File #~~170A~~/02-010

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*Cibolo Creek Watershed-Salado Creek Watershed Team*

**Date:** June 17, 2002

Storm Water Engineering has reviewed the Woodlake GVH PUD submittal and comments are as follows:

1. The project submittal as discussed in the MDP meeting (June 14, 2002) is considered a new PUD to be reviewed under the new 2001 UDC.
2. Provide a Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC.
3. The MDP submittal will not be accepted unless a Storm Water Management Plan accompanies the MDP.
4. Preliminary review of the MDP shows that it does not meet the requirement of all weather access to the proposed subdivision.



Arturo Villarreal, Jr., P.E.  
Storm Water Engineering

✓

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO: Michael Herrera

---

FROM: Arturo Villarreal, Jr., P.E.

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COPIES TO: Samuel Carreon P.E., LeeAnne Lutz, E.I.T. File

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SUBJECT: Woodlake GVH, PUD  
File #170A/02-010

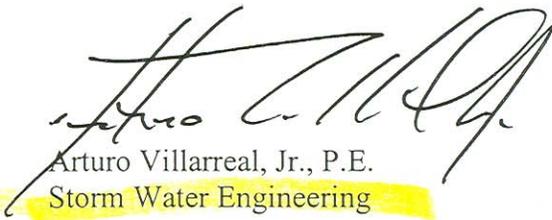
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*Cibolo Creek Watershed-Salado Creek Watershed Team*

Date: October 7, 2002

Storm Water Engineering has reviewed the storm water calculations submitted for the Woodlake GVH PUD. The PUD is not approved and resubmittal is required.

1. Please review previous comments made June 17, 2002 (attached).
2. A complete Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC.
3. The most recent submittal on the Woodlake GVH PUD to Storm Water Engineering contains only the flood plain analysis that is only part of a Storm Water Management Plan. Therefore a full review cannot be done until a complete Storm Water Management Plan is submitted.

  
Arturo Villarreal, Jr., P.E.  
Storm Water Engineering

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Michael Herrera

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**FROM:** Arturo Villarreal, Jr., P.E.

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**COPIES TO:** Samuel Carreon P.E., LeeAnne Lutz, E.I.T. File

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**SUBJECT:** Woodlake GVH, PUD  
File #170A/02-010

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*Cibolo Creek Watershed-Salado Creek Watershed Team*

**Date:** June 17, 2002

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Arturo Villarreal, Jr., P.E.  
Storm Water Engineering



A TCB INC. Company

W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners

October 17, 2003

Mr. Emil Moncivias, AICP, AIA,  
Director, Department of Planning,  
P.O. Box 839966,  
San Antonio, Tx. 78283-3966.

Re: Woodlake Meadows MDP

Dear Emil,

The following is my understanding of the agreement, between the City of San Antonio (City) and DFGG of Texas, Ltd. (Developer), addressing connectivity to the property west of the Woodlake Meadows.

1. The developer will provide a Local "A" type street connection from Unit 3 to the undeveloped property west of the development on the MDP. This undeveloped property is currently zoned for industrial use.
2. The Planning Department will approve the Woodlake Meadows MDP based on this connection.
3. The developer, with the support of the City of San Antonio, will not plat the connection if the adjacent property has not be rezoned for residential use at the time of construction plan submittal to the City for Woodlake Meadows Unit 3.
4. The developer will be able to recover lots lost to the street right-of-way in Unit 3 without a revision to the MDP.

Please notify me if I have misunderstood the terms of the agreement prior to approval of the MDP.

Thank you and your staff for your help in resolving this issue.

Yours truly,

David Beales, P.E.  
Project Director  
WF Castella and Associates

03 OCT 24 PM 2:40  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners

To:  
City of San Antonio  
Planning Department

May 17, 2002

Attn: Mike Herrera

Re: Woodlake GVH PUD/ POADP

Mr. Herrera,

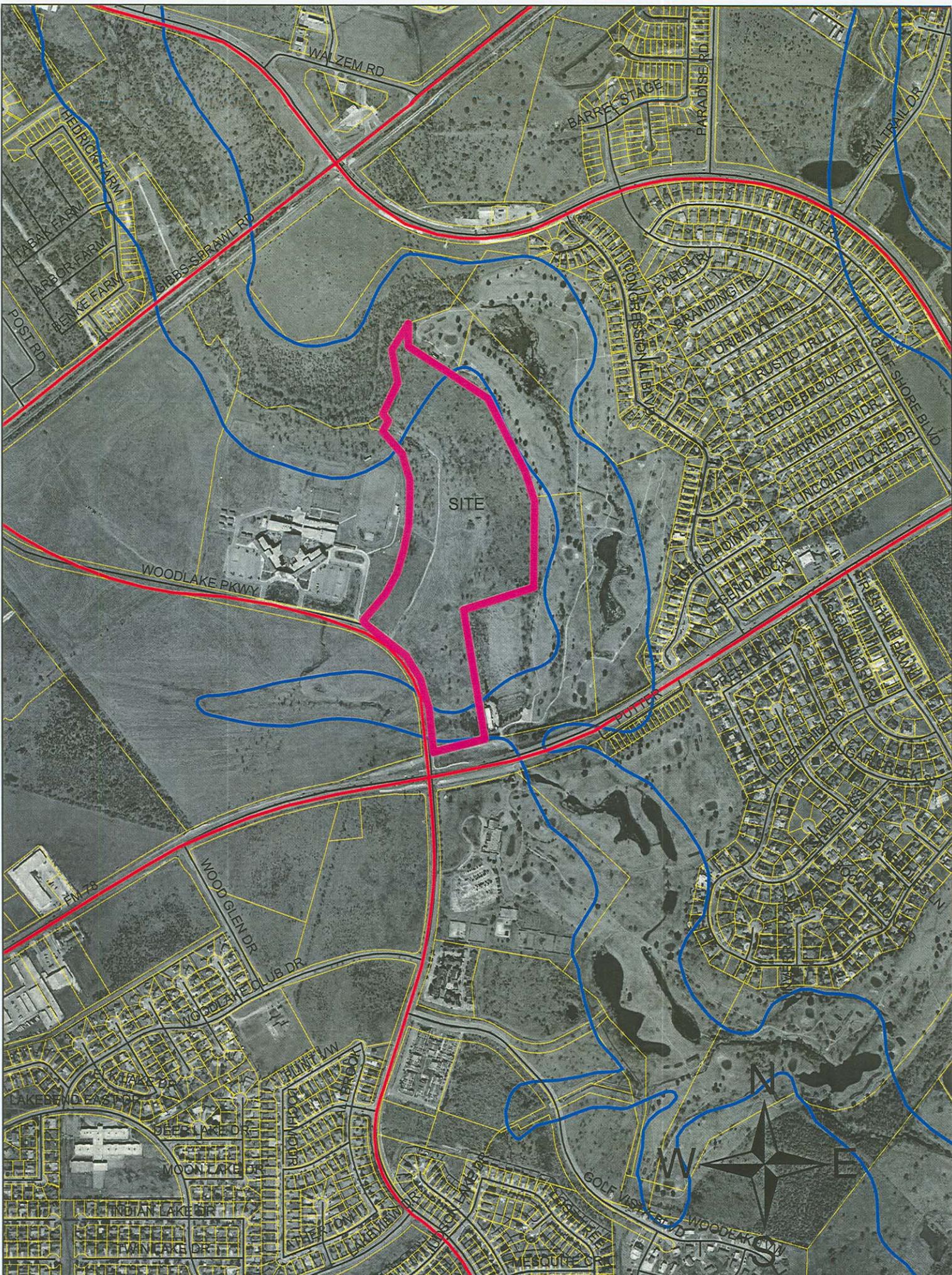
Please note that a Zoning Case is in process to modify existing R-6 to a (P1) R-6 classification.

You will notice that there is a single entrance for this proposed Development consisting of 163 lots. This is due to physical circumstances beyond the Developer's control namely being surrounded almost entirely by 100 year Flood Plain and an existing Golf Course with an adjacent portion being an existing Judson School Site and the remainder consisting of a limited amount of frontage along Woodlake Parkway. It is our opinion that this short frontage along Woodlake Parkway does not lend itself to safely accommodating two access points.

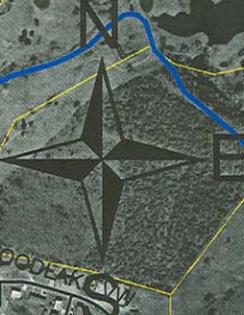
W.F. Castella & Associates

A handwritten signature in black ink, appearing to read 'Lee Wright', is written over the printed name.

Lee Wright  
Senior Engineering Technician



SITE











F.M

STATE OF TEXAS  
COUNTY OF BEXAR

I Gerry Rickhoff COUNTY CLERK, OF SAID COUNTY, DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 19th  
DAY OF MAY A.D. 1995 AT 2:07 P.M. AND  
DULY RECORDED THE 22ND DAY OF MAY  
A.D. 1995 AT 2:30 P.M. IN THE RECORDS OF Deed-Plat  
SAID COUNTY, IN BOOK VOLUME 9531 ON PAGE 198 IN  
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22ND  
DAY OF MAY A.D. 1995

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: Wah Sid DEPUTY