



City of San Antonio

Development Services Department

September 28, 2012

Tom Bates, R.P.L.S.
Denham-Ramones Engineering
1380 Pantheon Way, Suite 290
San Antonio, Texas, 78232

Re: **Woodlake Farms Ranch - Minor Amendment**

MDP # 751-B

Dear Mr. Bates,

The Development Review Committee has evaluated the **Woodlake Farms Ranch** Master Development Plan Minor Amendment, or **MDP # 751-B**. 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.

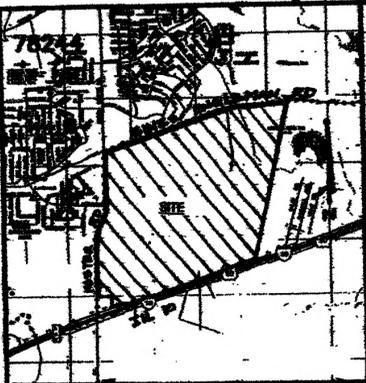
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan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

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 Rudy Muñoz, Planner at (210) 207-5014.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JP Jacks'.

John P. Jacks
Assistant Director

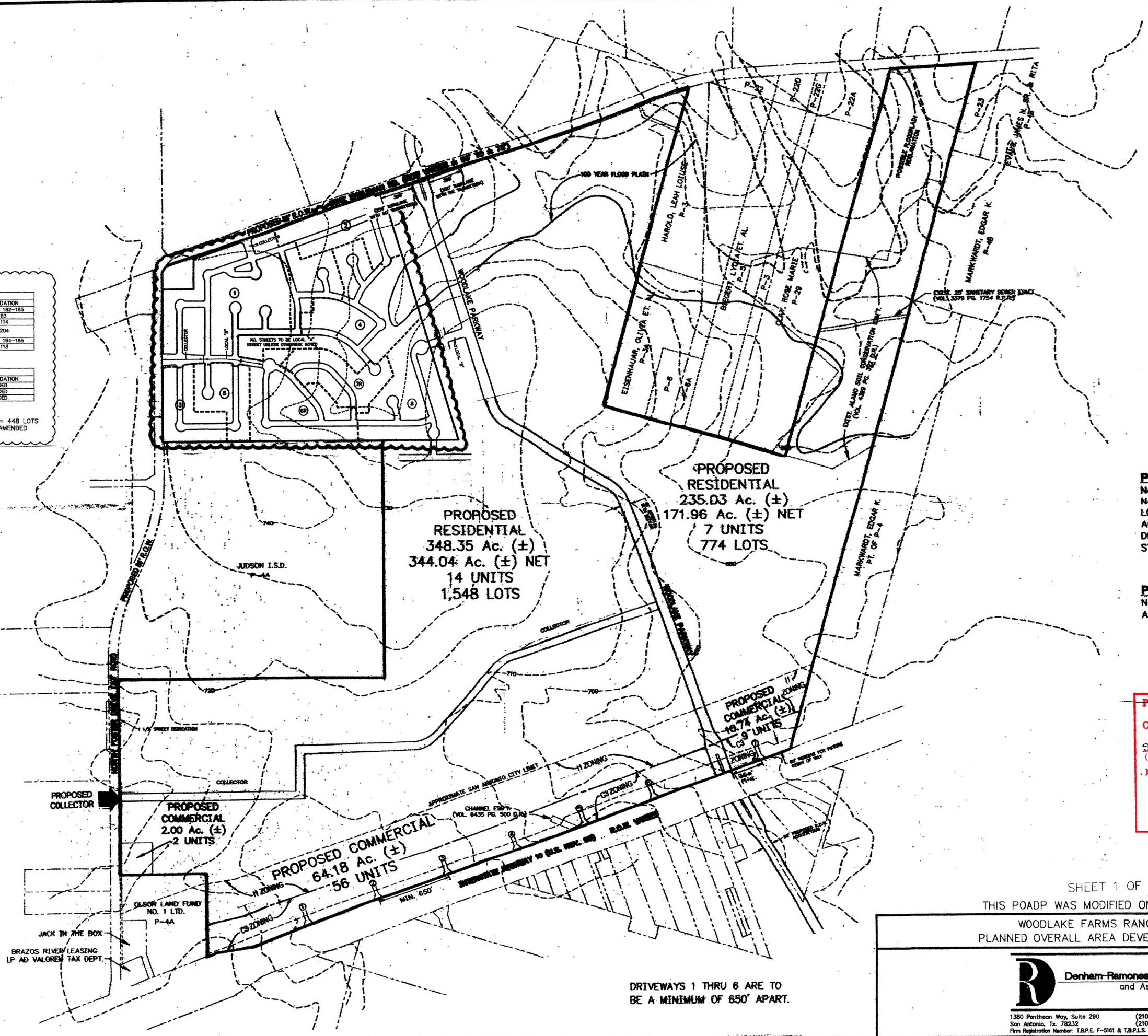


LOCATION MAP

DEVELOPED UNITS			
UNIT #	LOTS	ACRES	PLAT RECORDATION
WINDFIELD UNIT 1	132	29.176	VOL. 9361, PGS. 182-185
WINDFIELD UNIT 2	40	8.979	VOL. 9566, PG. 83
WINDFIELD UNIT 3	41	5.975	VOL. 9568, PG. 114
WINDFIELD UNIT 3A* (REPLAT)	2	0.289	VOL. 9571, PG. 204
WINDFIELD UNIT 4	65	18.981	VOL. 9571, PGS. 194-195
WINDFIELD UNIT 5	41	5.888	VOL. 9568, PG. 113

FUTURE DEVELOPMENT			
UNIT #	LOTS	ACRES	PLAT RECORDATION
WINDFIELD UNIT 6R	51	11.899	UNRECORDED
WINDFIELD UNIT 7R	32	7.085	UNRECORDED
WINDFIELD UNIT 8	47	11.722	UNRECORDED

* UNIT 3A (REPLAT): 3 LOTS INTO 2 LOTS
 TOTAL LOTS FOR DEVELOPED & FUTURE DEVELOPED UNITS = 448 LOTS
 THE TABLES ABOVE ARE SPECIFIC TO THE AREA BEING AMENDED
 FURTHER DEPICTED IN PAGE 2 OF 2



PROPOSED RESIDENTIAL
 No. OF UNITS: 21 UNITS
 No. OF LOTS: 2,324 LOTS
 LOT SIZE: 80' x 120'
 ACREAGE: 516.43 AC.
 DENSITY: 4.50 DU/AC.
 STREET R.O.W.: 50'

PROPOSED COMMERCIAL
 No. OF UNITS: 68 UNITS
 ACREAGE: 78.54 AC.

PLAN HAS BEEN ACCEPTED BY
COSA
 SEPTEMBER 28, 2012 #751B
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, Scope of approval for validation or plan will expire on
 SEPTEMBER 27, 2014
 Date

COLLECTOR SYSTEM IS ARBITRARILY SET AND FINAL ALIGNMENT TO BE FINALIZED DURING PLATTING PROCESS.

JACK IN THE BOX
 BRAZOS RIVER LEASING LP AD VALOREN TAX DEPT.

DRIVEWAYS 1 THRU 6 ARE TO BE A MINIMUM OF 650' APART.

SHEET 1 OF 2
 THIS POADP WAS MODIFIED ON 09/18/2012
 WOODLAKE FARMS RANCH 751B
 PLANNED OVERALL AREA DEVELOPMENT PLAN



1380 Pantheon Way, Suite 290 (210) 495-3100 Office
 San Antonio, Tx. 78232 (210) 495-3122 Fax
 Firm Registration Number: T.B.P.E. F-5101 & T.B.P.L.S. 100237.00

