CITY OF SAN ANTONIO

November 17, 2003

Mr. David Beales, P.E.

W.F. Castella & Associates, Inc.
6800 Park Ten Blvd. Suite 180
San Antonio, TX 78213

Re: Woodlake Meadows MDP # 763

Dear Mr. Beales:

The City Staff Development Review Committee has reviewed Woodlake Meadows Master Development Plan M.D.P. # 763. 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.

- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal:

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Woodlake Meadows Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

Woodlake Meadows Development is located between FM 78 and the Southern Pacific Railroad, along both sides of Woodlake Parkway. The proposed development of 116 acres would consist of 384 single-family lots and approximately 20 acres of multi-family development. The anticipated build out of this development is five years.

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 Meadows Subdivision, at no cost to the City of San Antonio:

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- The Developer shall provide 43 feet of ROW and construct half of a Secondary Arterial Type A for Woodlake Parkway, approximately 2000 – feet adjacent to the west side of the proposed development. This will require a property dedication by the developer.

- The Developer shall provide 86 feet of ROW and construct the full section of a Secondary Arterial Type A for Woodlake Parkway, approximately 950 – feet adjacent to both the east and west side of the proposed development. This will require a property dedication by the developer.

- The Developer will be dedicating additional ROW on the northern most section of Woodlake Meadows. The additional ROW in the future may be used for a proposed grade separation over the Southern Pacific Railroad.

- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.

- All Roadways shall conform to Table 506-1: Functional Classification System Description.

- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.

- All roadway signing, striping and roadway construction plans will be determined in the plating process with Development Services Engineering Division and Public Works.

- When the multi family is platted, a right turn deceleration lane will be required for southbound traffic on Woodlake Parkway to turn on westbound FM 78.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All Local A streets shall follow the regulations in the Uniform Development Code for traffic calming and sight distance. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- 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.

- The Parks and Recreation Department as part of their conditional approval impose the following:

Woodlake Meadows is a proposed subdivision of 384 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Rolling Meadows has a park dedication requirement of 3.5 acres of parkland or the equivalent fee in-lieu of dedication.

The subdivision includes a 5.7-acre "Greenbelt" that separates the subdivision from the Southern Pacific Railroad. The "Greenbelt" is to be developed in conjunction with Unit 4. It is recommended that trees of a minimum of 3-inch caliper be planted along parallel to the fence line to increase the usefulness of the "Greenbelt."

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 shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

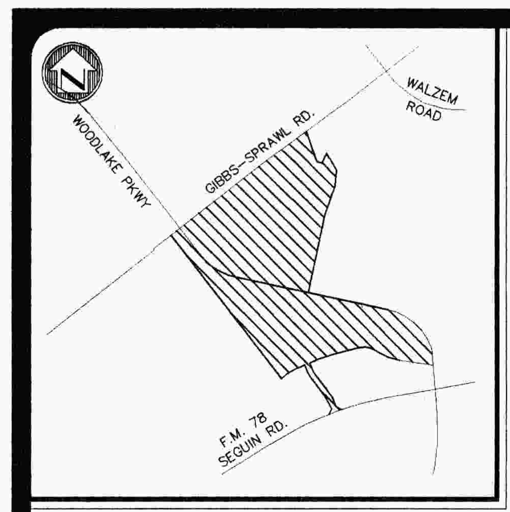
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

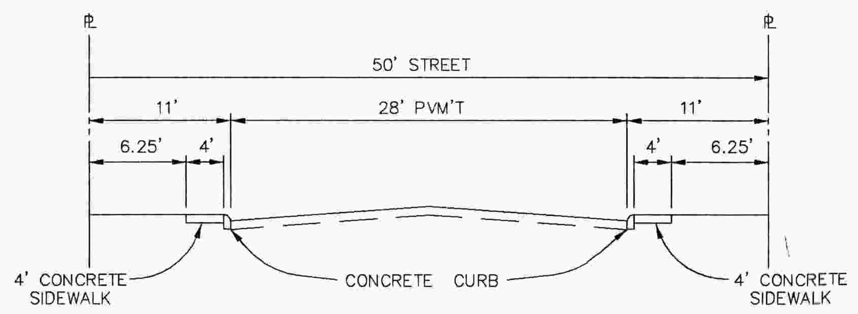
Emil R. Moncivais AIA, AICP
Director, Planning Department

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



LOCATION MAP
1" = 2000'



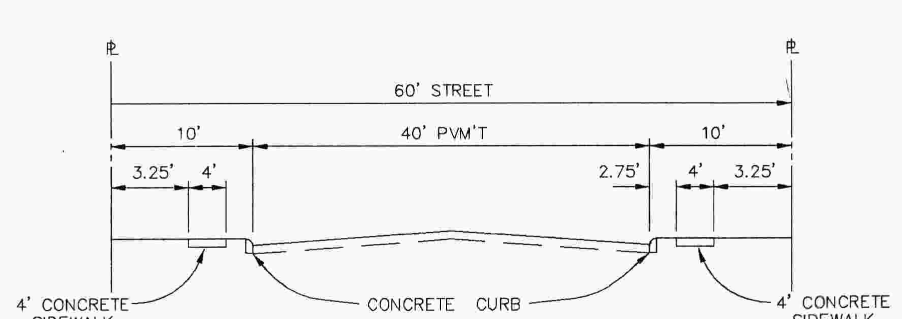
LOCAL "A"
TYPICAL STREET SECTION
NOT TO SCALE

- 381 RESIDENTIAL UNITS
- TOTAL ACREAGE 95.6 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY (LOTS/ACRE)
1	30.3	113	3.7
2	26.1	99	3.7
3	17.6	78	4.4
4	21.6	91	4.2
TOTAL	95.6	381	4.0



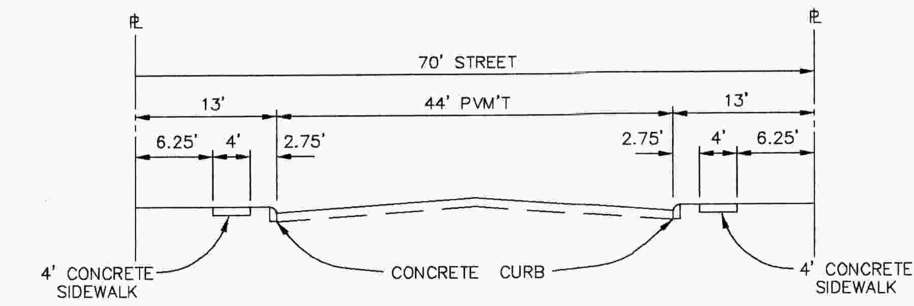
LOCAL "B"
TYPICAL STREET SECTION
NOT TO SCALE

NOTES:
1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TXDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

OWNER/DEVELOPER:
DFGG OF TEXAS, LTD.
15102 JONES MALTSBERGER, STE. 101
SAN ANTONIO, TEXAS 78247-3367
(210) 497-3385

FLOODPLAIN RECLAMATION NOTE

FLOODPLAIN WITHIN UNIT 1 AS SHOWN BY THE FIRM MAP 48029C0476E, DATED FEBRUARY 16, 1996, WILL BE RECLAIMED WITH THE UNIT 1. FLOODPLAIN STUDY FOR WOODLAKE MEADOWS INDICATES THAT THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN WILL NOT ENCROACH ON THE PROPOSED LOTS.



COLLECTOR
TYPICAL STREET SECTION
NOT TO SCALE

CURVE TABLE

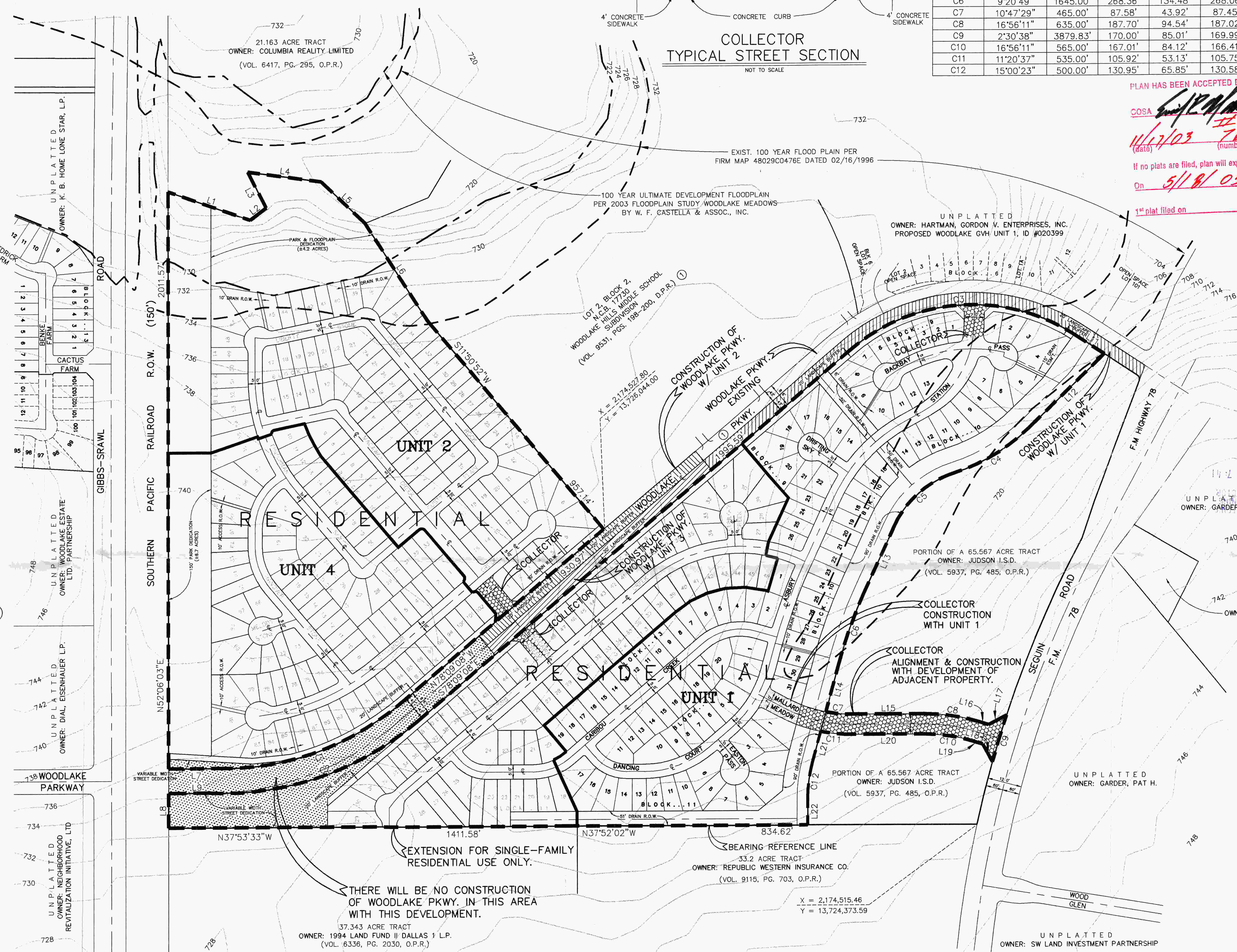
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	40°15'16"	957.00'	672.36'	350.73'	658.62'
C2	40°15'15"	1043.00'	732.78'	382.24'	717.80'
C3	73°16'08"	657.00'	840.16'	488.54'	784.07'
C4	26°51'13"	645.00'	302.30'	153.98'	299.54'
C5	48°22'49"	345.00'	291.32'	154.98'	282.74'
C6	9°20'49"	1645.00'	268.36'	134.48'	268.06'
C7	10°47'29"	465.00'	87.58'	43.92'	87.45'
C8	16°56'11"	635.00'	187.70'	94.54'	187.02'
C9	2°30'38"	3879.83'	170.00'	85.01'	169.99'
C10	16°56'11"	565.00'	167.01'	84.12'	166.41'
C11	11°20'37"	535.00'	105.92'	53.13'	105.75'
C12	15°00'23"	500.00'	130.95'	65.85'	130.58'

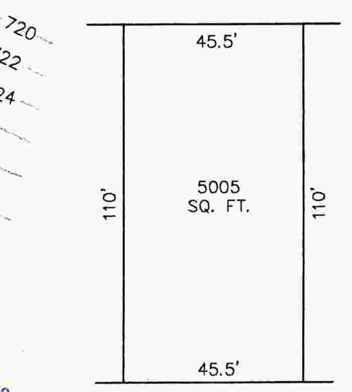
PLAN HAS BEEN ACCEPTED BY
COSA [signature] II
11/17/03 (date) 763 (number)
If no plats are filed, plan will expire
On 5/18/05
1st plat filed on

LINE TABLE

LINE	BEARING	LENGTH
L1	S18°57'48"E	305.00'
L2	S74°42'48"E	70.00'
L3	N24°37'12"E	140.03'
L4	S30°12'14"E	260.00'
L5	S05°16'47"W	209.99'
L6	S19°21'15"W	406.16'
L7	N37°53'52"W	199.96'
L8	N52°06'59"E	120.88'
L9	S37°53'52"E	199.93'
L11	S04°53'02"E	126.38'
L12	N81°59'16"W	372.28'
L13	S76°29'08"W	253.01'
L14	S67°08'20"W	169.58'
L15	S37°52'02"E	264.56'
L16	S20°55'51"E	36.00'
L17	S65°29'16"E	71.26'
L18	N23°37'34"E	71.26'
L19	N20°55'51"W	36.00'
L20	N37°52'02"W	264.56'
L21	S67°08'20"W	107.68'
L22	S52°07'58"W	91.99'

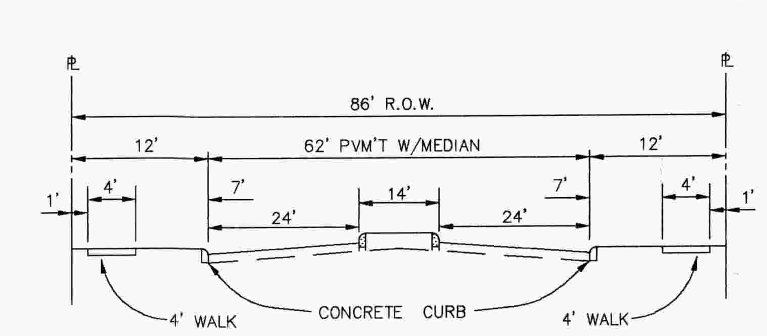
RECEIVED 03 NOV -4 AM
LAND DEVELOPMENT SERVICES DIVISION





MINIMUM LOT SIZE
NOT TO SCALE
ACTUAL LOT SIZE MY DIFFER BASED ON MARKET DEMAND

NOTES
1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
2. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. PARK AREA REQUIREMENT: 1.0 ACRES PER 114 LOTS
381 LOTS / 114 = 3.3 ACRES



SECONDARY ARTERIAL
TYPICAL STREET SECTION
NOT TO SCALE

APPROXIMATE AREA SUMMARY

ACCESS R.O.W.	0.1 AC.
DRAIN R.O.W.	6.0 AC.
PARK & FLOODPLAIN	4.2 AC.
PARK DEDICATION	6.7 AC.
EXTERIOR STREET DEDICATION	2.1 AC.
LANDSCAPE BUFFERS	2.3 AC.
SINGLE FAMILY	58.3 AC.
INTERIOR STREET DEDICATION	15.9 AC.
TOTAL	95.6 ACRES

UTILITIES
WATER: S.A.W.S.
SEWER: S.A.R.A.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DATE PREPARED : 06/24/03

THIS MASTER DEVELOPMENT PLAN OF WOODLAKE MEADOWS HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS ______ DAY OF ______ A.D.,

BY: ________________
DIRECTOR OF PLANNING

CITY PLAN #_____

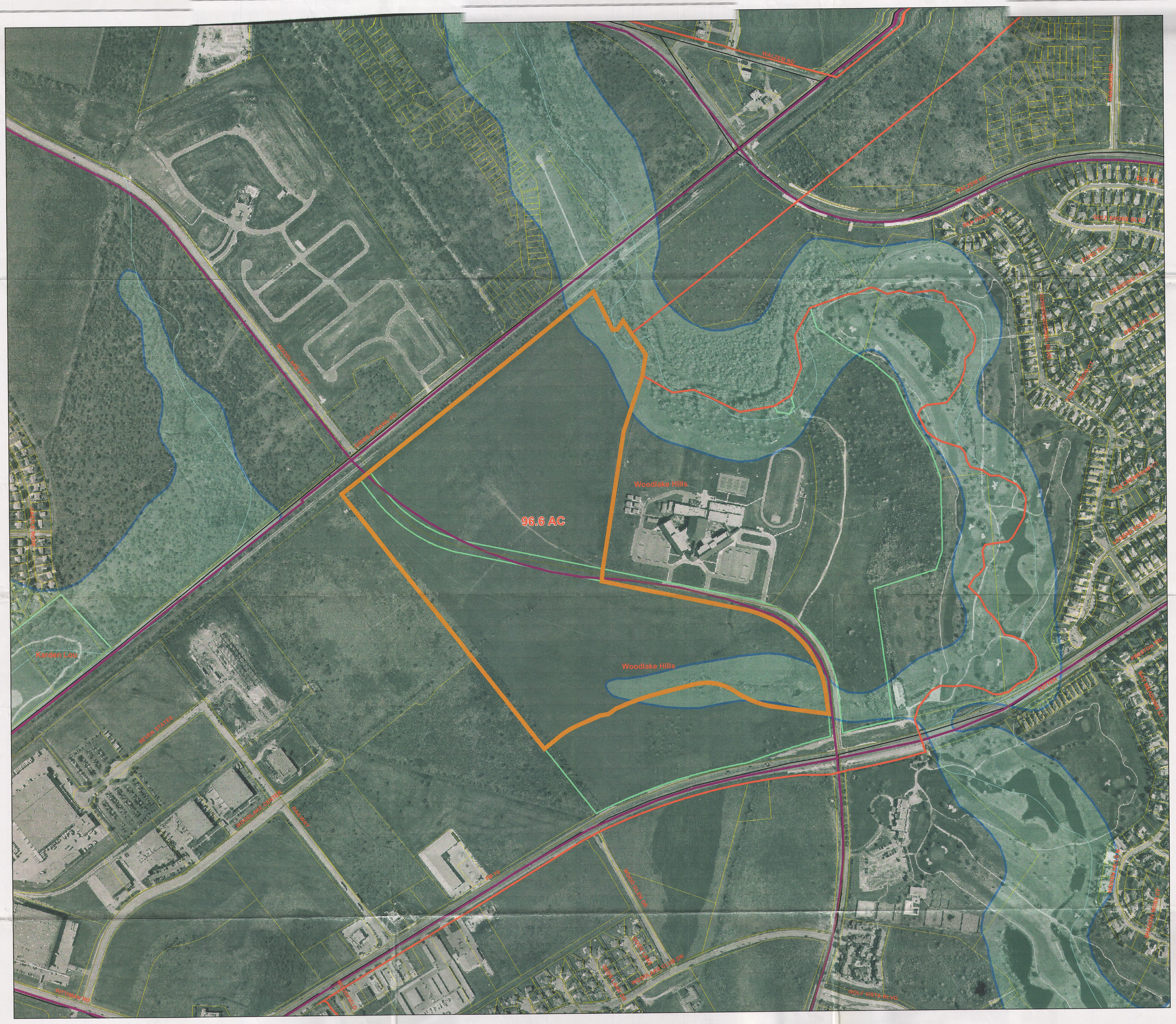
MASTER DEVELOPMENT PLAN for WOODLAKE MEADOWS

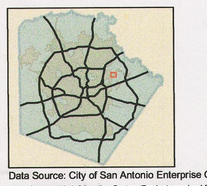
W.F.CASTELLA & ASSOCIATES, INC.
A TCB INC. Company
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
07/16/03 REVISED LANDPLAN
09/10/03 REVISED LANDPLAN
10/22/03 CUL-DE-SAC CUTTING CREEK
10/29/03 REVISED CUL-DE-SAC CUTTING CREEK

JOB NO. 052281552.0001
FILE: ~
DATE: 07/10/03
DESIGN: ~
DRAWN: L.G./B.H./B.D.L.
CHECKED: P.D.L.
SHEET 1 OF 1

H:\DRAW\LAND DEVELOPMENT\GALO-WOODLAKE\dwg\GALO-WOODLAKE MDP.dwg, 10/29/2003 01:13:00 PM, DeLunaB, 1:200





Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez
Map Creation Date: July 18, 2003
Map file location:C:\arcview\PROJECTS\Woodlake Meadow.mxd
PDF Filename: C:\arcview\PDF\0307GC05.pdf

Legend

- Woodlake Meadows
- Major Thoroughfare
- Floodplains100-2002
- S.A.City Limits
- Major Roads
- Lakes

City of San Antonio

0 125 250 500 750
Feet

N W E S

City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development & Business Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL 11 AM 10: 11

Project ID Number:	Date Submitted: 7/11/03

Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☑ *NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☑ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies*

Project Name: WOODLAKE MEADOWS MDP

Owner/Agent: ABG INVESTMENTS LC Phone: 497 3385 Fax: _____

Address: 15102 JONES MALTSBERGER Zip code: 78247

Engineer/Surveyor: W.F. CASTELLA & Phone: 7345351 Fax: 7345363

Address: 6800 PARK TEN BLVD Zip code: 78213

January 1, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL 11 AM 10 11

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): _____

Existing zoning: I1, R6 Proposed zoning: R4

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: 1/118 2/86 3/76 4/104

Total Number of lots: 384 divided by acreage: 96.6 = Density: 4/AC.

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

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

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 2 School District: JUDSON Ferguson map grid: 585 E3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name NO No. _____

Is there a corresponding PUD for this site? Name NO 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: [signature]

Date: 7/10/03 Phone: 296 2139 Fax: 7345363

City of San Antonio
Planning Department
Master Development Plan Section
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;
- NA ☐ Certificate of agency or power of attorney if other than owner;
- ☑ Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA ☐ (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 and appropriate scale;
- ☑ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- NA ☐ (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;
- NA ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☑ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

NA ☐ (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;

☑ The location and dimension of all proposed or existing lots. TYPICAL

☑ 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.

NA ☐ **(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 greenblet and active recreation space areas, private recreational areas.

NA ☐ 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:
(PUD ONLY)
(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.

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DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUL 11 AM 10: 11

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☑ Traffic Impact Analysis (section 35-502).

NA ☐ (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.

NA ☐ (PUD Only) Lots numbered as approved by the City.

NA ☐ (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 WOODLAKE MEADOWS **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: [signature] Date: 7/10/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003