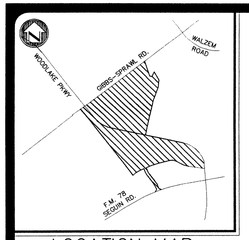
MASTER DEVELOPMENT PLAN for WOODLAKE MEADOWS

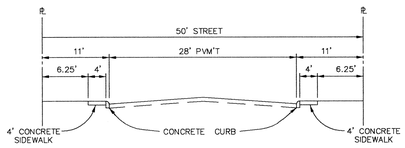
RECEIVED
03 NOV -4 AM 10:58
AND DEVELOPMENT SERVICES DIVISION

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.



LOCATION MAP
1" = 2000'



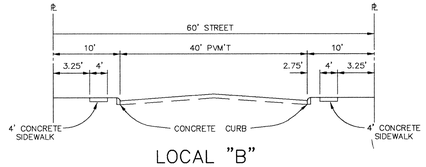
LOCAL "A"
TYPICAL STREET SECTION
NOT TO SCALE

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

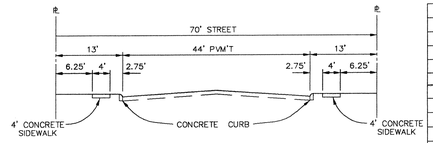
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

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

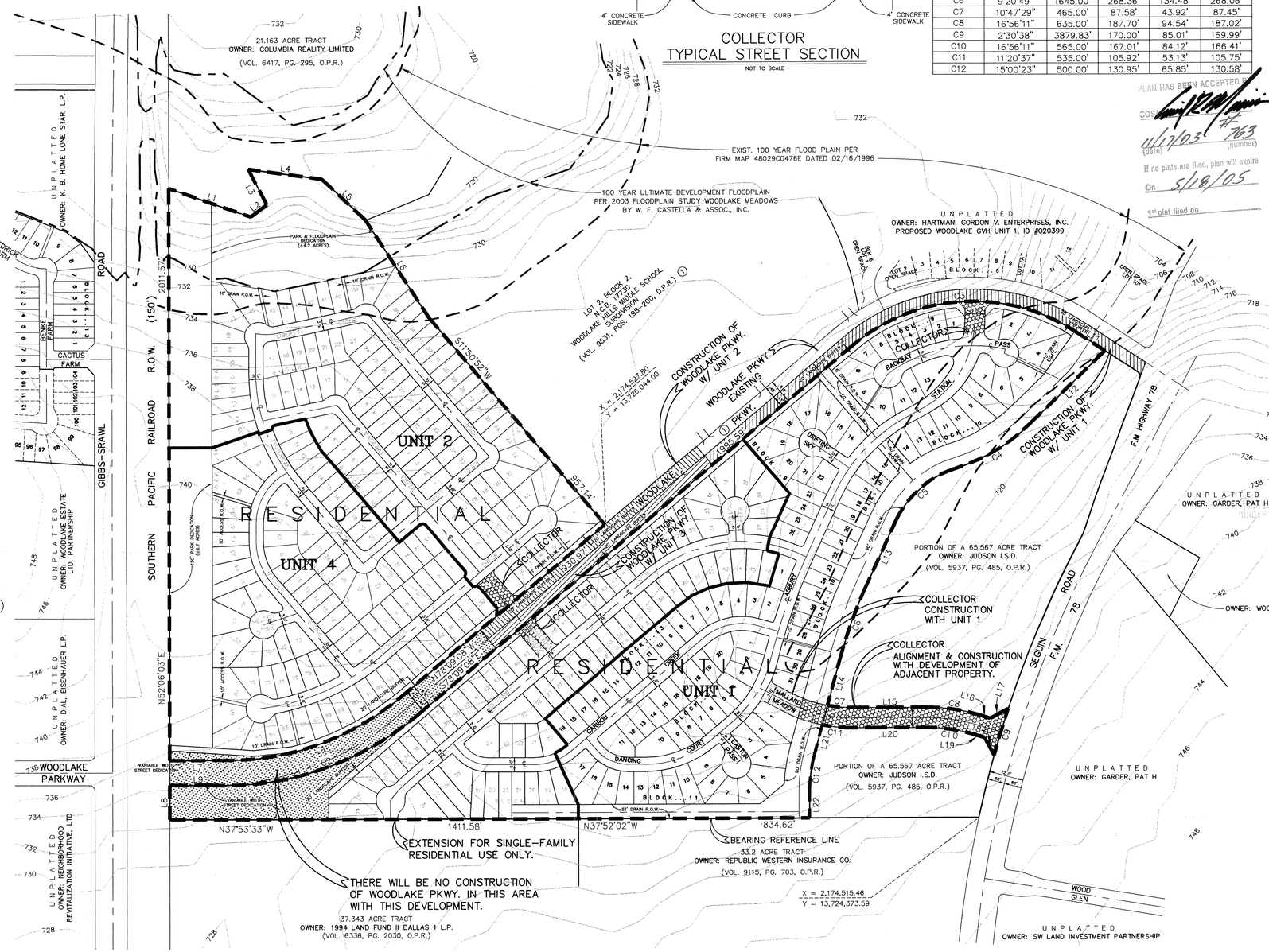


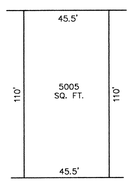
COLLECTOR
TYPICAL STREET SECTION
NOT TO SCALE

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'

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'

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





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

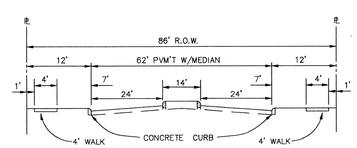
UTILITIES

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

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

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

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 #_____

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

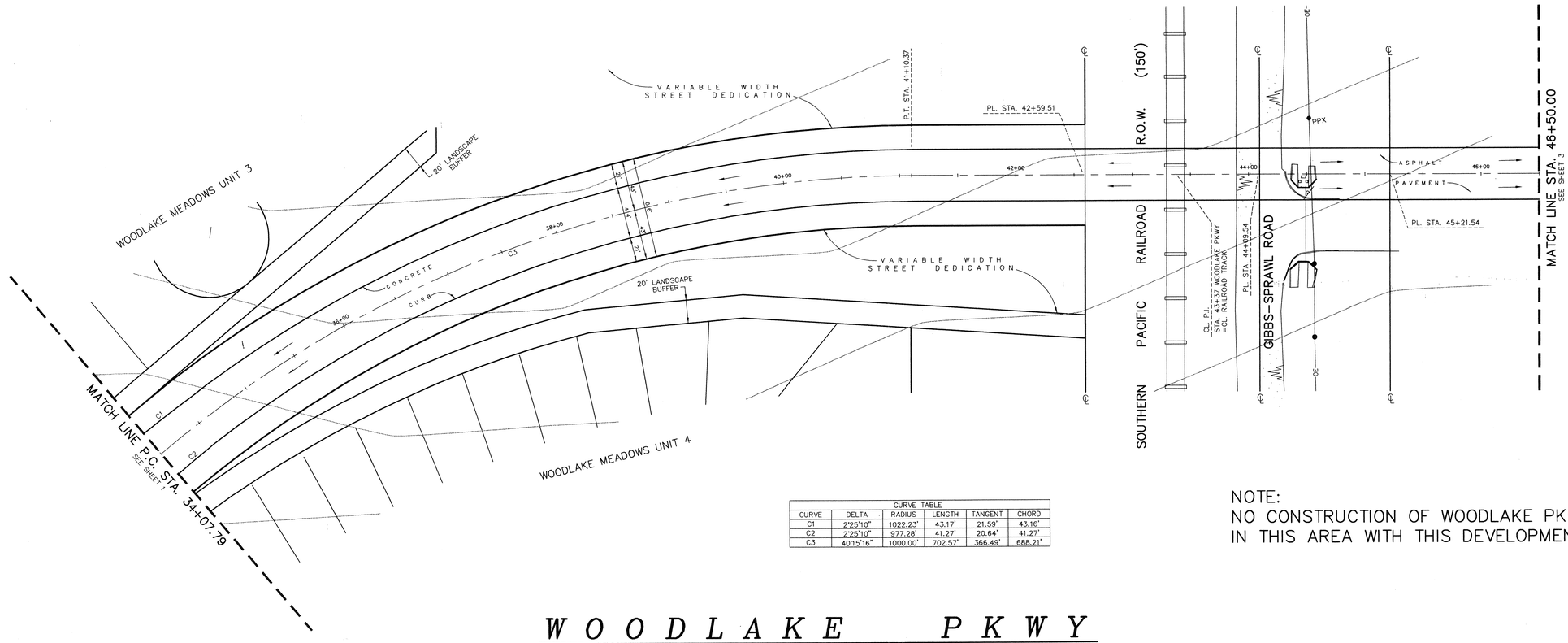
REVISIONS:
07/16/03 REVISED LANDPLAN
09/10/03 REVISED LANDPLAN
10/22/03 CUL-DE-SAC CUTTING CREEK
10/29/03 REVISED CUL-DE-SAC CUTTING CREEK

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

#763

NOT FOR CONSTRUCTION

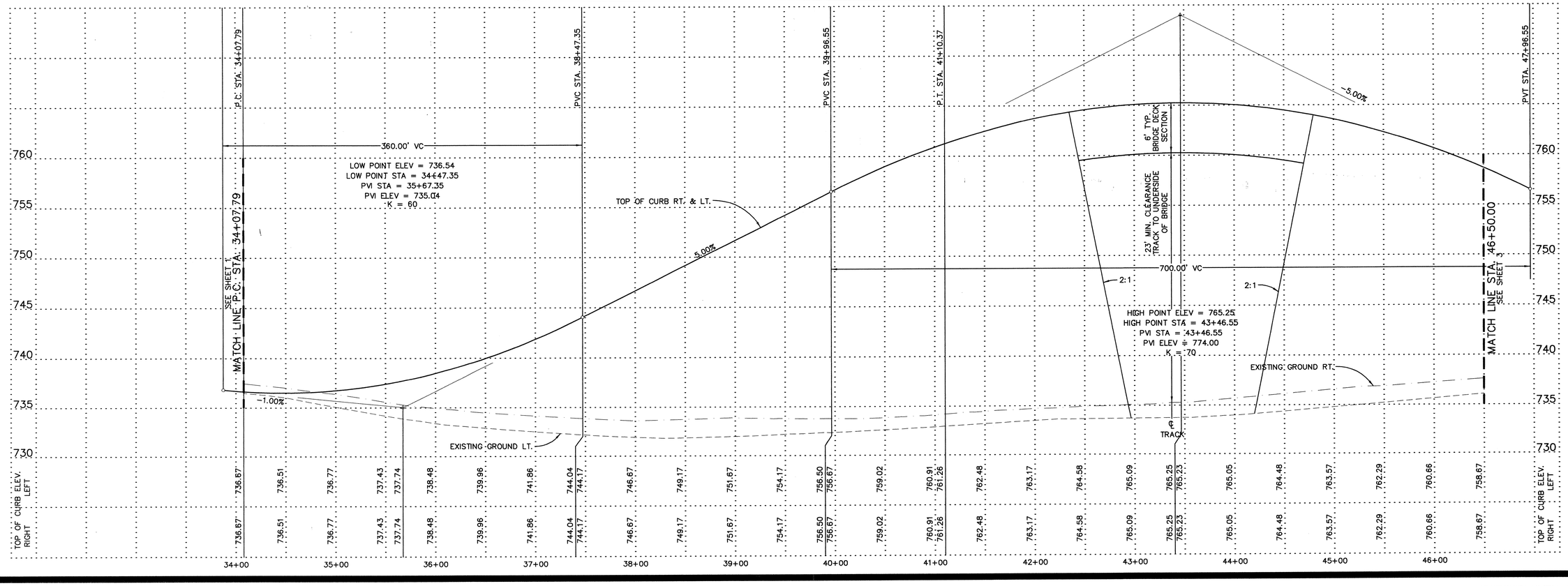


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	2°25'10"	1022.23'	43.17'	21.59'	43.16'
C2	2°25'10"	977.28'	41.27'	20.64'	41.27'
C3	40°15'16"	1000.00'	702.57'	366.49'	688.21'

NOTE:
NO CONSTRUCTION OF WOODLAKE PKWY.
IN THIS AREA WITH THIS DEVELOPMENT

W O O D L A K E P K W Y

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



WOODLAKE PARKWAY – POTENTIAL RAILROAD CROSSING ASSOCIATED WITH MASTER DEVELOPMENT PLAN
for
WOODLAKE MEADOWS SUBDIVISION

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:

JOB NO. 052281552.0001
FILE: ~
DATE: 07/10/03
DESIGN: ~
DRAWN: B.H.
CHECKED:
SHEET 2 OF 3

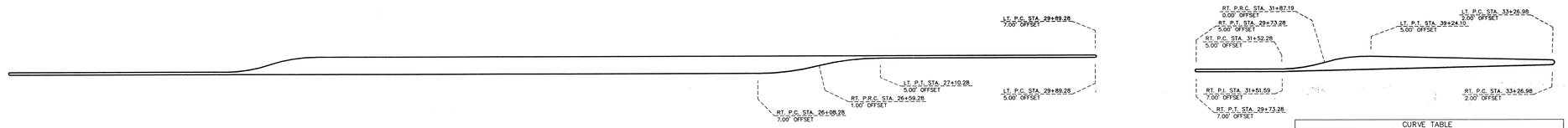
H:\DRAWLand Development\GALO-WOODLAKE\dwg\WL-ST02.dwg, 07/10/2003 05:22:43 PM, HananB, 1:50

763

CITY OF SAN ANTONIO
DEPT. OF PLANNING
DIRECTOR
03 11 AM 10:23

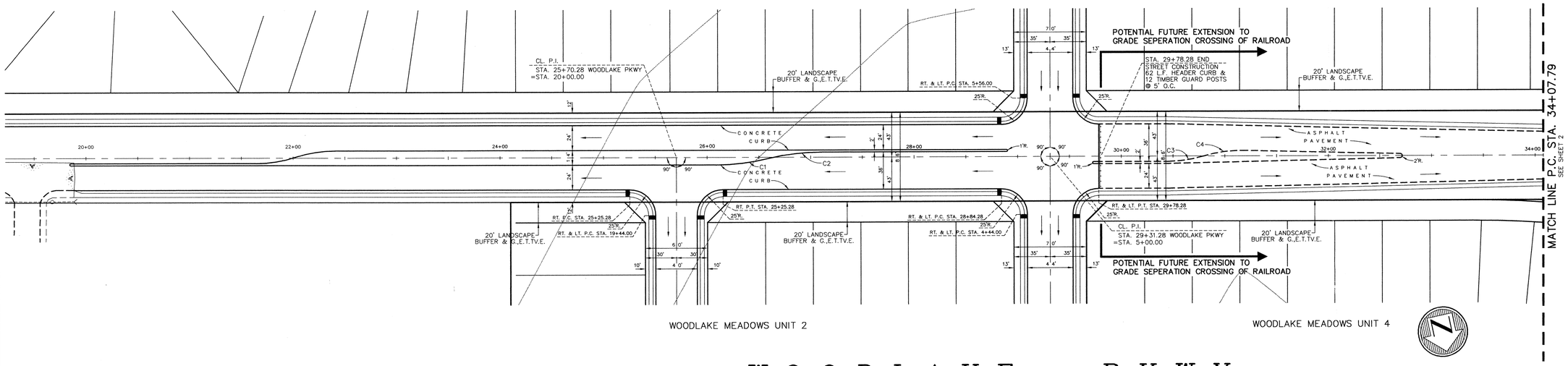
2

NOT FOR CONSTRUCTION

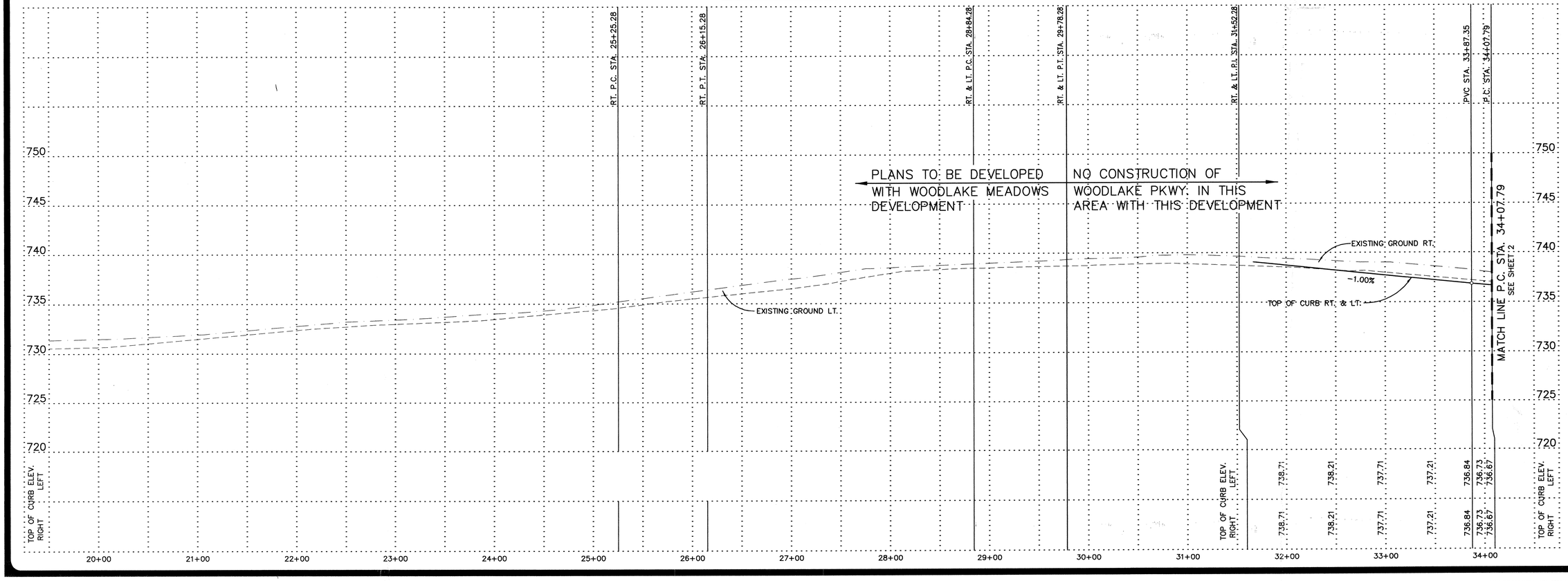


ISLAND DETAIL

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	13°25'11"	219.75'	51.47'	25.85'	51.35'
C2	13°25'11"	219.75'	51.47'	25.85'	51.35'
C3	16°34'37"	125.00'	36.17'	18.21'	36.04'
C4	17°50'58"	125.00'	38.94'	19.63'	38.78'



SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



WOODLAKE PARKWAY – POTENTIAL RAILROAD CROSSING ASSOCIATED WITH MASTER DEVELOPMENT PLAN
for
WOODLAKE MEADOWS SUBDIVISION

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

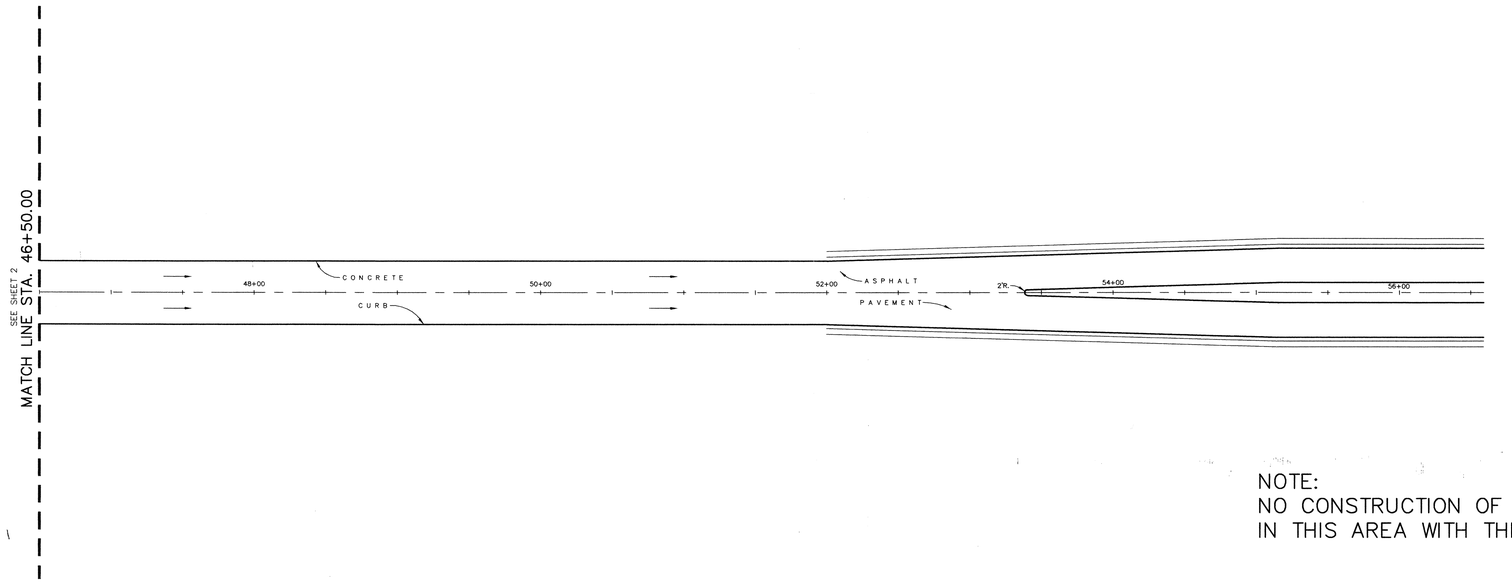
REVISIONS:

JOB NO. 052281552.0001
FILE: ~
DATE: 07/10/03
DESIGN: ~
DRAWN: B.H.
CHECKED:
SHEET 1 OF 3

H:\DRAW\Land Development\GALO-WOODLAKE\dwg\WL-ST01.dwg, 07/10/2003 05:21:15 PM, HananB, 1:50

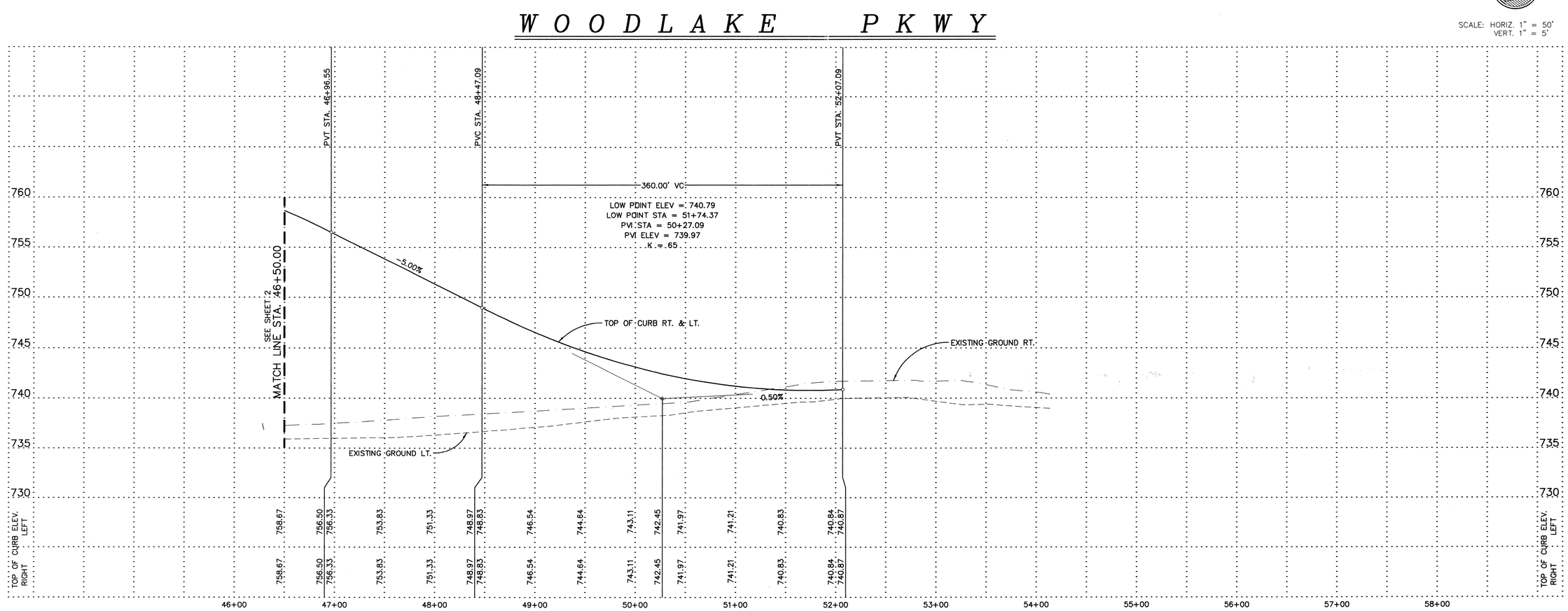
763

NOT FOR CONSTRUCTION



NOTE:
NO CONSTRUCTION OF WOODLAKE PKWY.
IN THIS AREA WITH THIS DEVELOPMENT

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



WOODLAKE PARKWAY – POTENTIAL RAILROAD CROSSING ASSOCIATED WITH MASTER DEVELOPMENT PLAN
for
WOODLAKE MEADOWS SUBDIVISION

WFC 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:

JOB NO. 052281552.0001
FILE: ~
DATE: 07/10/03
DESIGN: T.E.B.
DRAWN: B.H.
CHECKED:
SHEET 3 OF 3

H:\DRAW\Land Development\GALO-WOODLAKE\dwg\WL-ST03.dwg, 07/10/2003 05:24:08 PM, HananB, 1:50

#763