



City of San Antonio, Texas

Department of Development Services

July 2, 2007

Connie Basel
Brown P.C. Attorneys at Law
112 E. Pecan, Suite 1490
San Antonio, TX 78205

RE: Rights Determination File: # 07-06-039 (Rialto Village Commercial)

Dear Ms. Basel:

We have reviewed your rights determination that was submitted on June 27, 2007. Based on the information provided the following is our official finding:

Approval of rights effective March 21, 2000 for 18.6 acres of commercial development consistent with POADP# 665 and Fair Notice 07-0066.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Melissa Ramirez at 207-7038.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. De León".

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

AP# 1807171

July 3, 2012 - RD 07-06-039 - The recognition of rights for this Tree Permit review is contingent on the Tree Permit submittal date of June 28, 2012, which is prior to July 2, 2012, the expiration of RD 07-06-039. Please note that any further Tree Permits based on RD 07-06-039 will require a new Rights Determination application. The proposed commercial project is consistent with the RD and Rights are recognized for the project with an effective date of March 21, 2000 consistent with MDP #665 and Fair Notice 07-0066. Please contact Rudy Munoz if you have any questions at 207-5014 or rudy.munoz@sanantonio.gov

RD 07-06-039 WAS VERIFIED FOR DURATION ON
7/3/2012 & ~~WAS AT THE TIME~~
~~PROGRESS~~ PROGRESS TOWARDS COMPLETION WAS
ACCOMPLISHED THROUGH THE RECORDATION OF
PLAT 100110 ON APRIL 23RD, 2009.

File # _____



VRP# 07-06-039

City of San Antonio

Development Services Department

Local Government Code Chapter 245/Article VII

Unified Development Code

Rights Determination/Consent Agreement



Intake Date: _____

Intake By: Larry Od:5

Type: **Rights Determination**

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

Owner: Fair Prospects L.P.

Agent: Brown P.C.

Phone: (210) 299-3704 Fax: (210) 299-4731

Address: 112 E. Pecan, Ste 1490, San Antonio, Texas 78205

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: David Allen, Macina Bose Copeland and Associates, Inc.

Address: 1035 Central Parkway North Phone#: (210) 545-1122 ext. 107

City: San Antonio State: TX Zip code: 78232

Name of Project: Rialto Village

Site location or address of project and legal description: The approximately 18.6 acres of Commercial out of a 23.91-acre tract of land, generally located west of the intersection of Interstate Highway 10 and Ralph Fair Road in San Antonio, Bexar County, Texas; more particularly described as Lot 2, Block 3, NCB 16380, Boerne Stage Crossing Subdivision (Plat Reference: Volume 9559, Page 197 of the Bexar County Real Property Records), San Antonio, Bexar County, Texas.

City Council District(s): 8 ETJ: No Edward's Aquifer Recharge Zone? No

1. Describe current use(s) of the property:

Vacant

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.

(a) Nature of the project: Commercial portion of a Planned Unit Development

(b) Total land area, in square feet: ± 811,522.8 sq. ft. ± 18.6 acres

(c) Total area of impervious surface, in square feet: ± 730,370.5 sq. ft. ± 16.77 acres

(d) Number of residential dwellings units, by type: _____

(e) Type and amount of non-residential square footage (ground floor building footprint only):
± 730,370.5 sq. ft. ± 16.77 acres sq.

(f) Number of buildings: ± 34

(g) Phases of the development (if applicable): 1

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates:

Every regulatory agency's, as defined by Chapter 245, Section 245.001(4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 21, 2000.

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

PERMIT

Type of Permit: POADP No. 665

Date of Application: March 21, 2000

Permit Number: _____ Date issued: _____

Expiration Date: *March 1, 2002 Acreage: 267

*** Plats were filed beginning in November 2001, therefore, POADP No. 665 has not expired.**

MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 24 months

File # _____
Assigned by City Staff

Name: _____ # _____
Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

P.U.D. PLAN
Name: _____ # _____
Date accepted: _____

PLAT APPLICATION
Fair Notice required with plat application
Plat Name: _____ Plat # _____ Acreage: _____
Date submitted: _____ Expiration Date: _____
(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT
Plat Name: _____ Plat # _____ Acreage: _____ Approval _____
Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

OTHER PERMITS:
Development Rights Permit No. 251

Vested Rights Permit No. 03-09-108

Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): *Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.*

Over \$48,066 for land clearing activity pursuant to Tree Permit No. 1121657, which was based upon VRP No. 03-09-108 (see Exhibit 8).

- 5. Requested date for claim of rights for this Project: March 21, 2000
- 6. Describe any construction or related actions that have taken place on the property since that date: *Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc* Some tree removal activity.

Over \$48,066 for land clearing activity pursuant to Tree Permit No. 1121657, which was based upon VRP No. 03-09-108.

Consent Agreements Only:

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

7. Sworn statement:

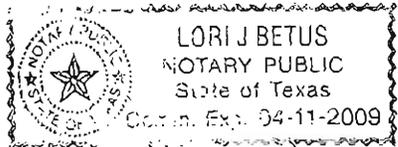
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Connie L. Basel Signature: [Handwritten Signature] Date: June 27, 2007

Sworn to and subscribed before me by Connie L. Basel on this 27 day of June in the year 2007, to certify which witness my hand and seal of office.

[Handwritten Signature]
Notary Public, State of Texas



Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.

City of San Antonio
Development Services Department
Fair Notice Form



Date: 6/27/07 Notice Number: FV 07-0066

1. Original Fair Notice Form Number if Applicable: N/A
2. Existing Vested Rights Permit No. if applicable: 03-09-108

<u>COSA USE ONLY</u>	
Expiration date: <u>8/11/07</u>	Authorized Rep: <u>Larry Od:5</u>

3. If a permit application identified in item (6) below is not completed (Administratively) within 45 days from the filing date of this form, this notice will be **null and void**.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All single plat, Multiple Land Use projects must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):
 Building Permit: No. _____
Military Airport Overlay Zone (MAOZ) No. _____
 Master Development Plan (MDP) (Formerly POADP) No. _____ P.U.D. Plan No. _____
 MDP/ P.U.D. Plan (Combination) No. 665 Mixed Use District (MXD) No. _____
 Master Plan Community District (MPCD) No. _____ Traditional Neighborhood Development (TND) No. _____
 Manufactured Home Park Plan (MHPP) No. _____ Pedestrian Plan (PP) No. _____
 Flexible Development District No. _____ Single-Family (Residential) Plat No. _____
 Urban Development (UD) Rural Development (RD)
 Farm and Ranch (FR) Mix Light Industrial (MI-1)

VR P # 0 7 - 0 6 - 0 3 9 06-27-07 P02:38 IN

City of San Antonio Development Services Department
Fair Notice Form
(Con't)

FNO 7-0066

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), and land use.

* SAWS/ Utilities No. _____ * Category Determination Letter from SAWS: _____

* CPS Energy/ Utilities No. _____ * Other: _____

* Application for Letter of Certification (LOC) (Subdivision Plat No. issued): _____

The following single plat projects require a site plan:

* Multi-Family * Commercial * Office * Industrial

* Multiple Land Use Projects (**Complete # 7**) * Entertainment * Special District

* Other: _____

06-27-07 P02:38 IN

7. For all single plat, Multiple Land Use Projects please complete the following:

(a) **Single - Family:** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
Density _____

(b) **Multi -Family:** Land Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
Density _____

(c) **Commercial:** Land Allocation in Square Feet & Acreage ± 811,522.8 sq. ft. ± 18.6 acres
Use Allocation in Square Feet & Acreage ± 730,370.5 sq. ft. ± 16.77 acres

(d) **Office:** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____

(e) **Industrial:** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____

(e) **Entertainment:** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____

(e) **Other Special District(s):** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____

VR P # 0 7 - 0 6 - 0 3 9

City of San Antonio Development Services Department
Fair Notice Form

(Con't)

8. Project Name: Rialto Village (Commercial) FN07-0066

Property Description: Approximately 18.6 acres out of a 23.91-acre tract of land, generally located west of the intersection of Interstate Highway 10 and Ralph Fair Road in San Antonio, Bexar County, Texas; more particularly described as NCB 16380, San Antonio, Bexar County, Texas.

Owner: Fair Prospects L.P. Phone: _____ Fax: _____

Address: 298 Ocean Ave. City: Marblehead State MA Zip Code: 01945

Agent: Brown P.C. Phone: (210) 299-3704 Fax: (210) 299-4731

Address: 112 E. Pecan, Ste 1490 City: San Antonio State TX ZipCode: 78205

Applicant: Brown P.C. Phone: (210) 299-3704 Fax: (210) 299-4731

Address: 112 E. Pecan, Ste 1490 City: San Antonio State TX ZipCode: 78205

Engineer/Surveyor: David Allen, Macina Bose Copeland and Associates, Inc.

Address: 1035 Central Parkway North Phone#:(210) 545-1122 ext. 107

City: San Antonio State: TX Zip code: 78232

Contact Person Name: Connie L. Basel E-mail: Connie@KBrownPC.com

Phone: (210) 299-3704 Fax: (210) 299-4731

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No San Antonio City Limits. Yes No

Council District: 8 School District: NSISD Ferguson map grid: 447, E-8

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Connie L. Basel Signature: 

Address: 112 E. Pecan, Ste. 1490 City: San Antonio State TX ZipCode: 78205

E-mail: Connie@KBrownPC.com

NOTE: To be valid, all fields must be completed.

VR P# 07 - 06 - 039

DEVELOPMENT SUMMARY

Total Land Area: 267 Acres
 Total Commercial: 56 Acres
 Total Residential: 140 Acres
 Total Open Space: 71 Acres
 Total Residential Lots: 490
 Density: 3.5

UTILITIES

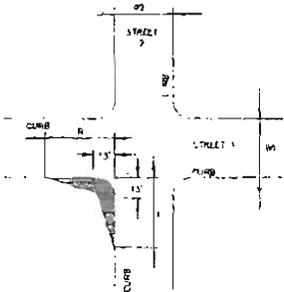
Water: S. A. W. S.
 Sewer: S. A. W. S.
 Telephone: S. W. Bell Telephone
 Electric: City Public Service
 Cable: Paragon
 School: N. S. T. S. D.

LOCATION

Located Outside City Limits

GENERAL NOTES

- All Streets Shown Herein Are Local Type "A" Streets (50' R.O.W. 30' Asphalt), Unless Other Vice Shown.
- Typical Lot Size: 6000 Sq. Ft.
- Open Space Areas Are Approximate And Subject To Change At Final Design.
- Street Configuration Is Preliminary And Subject To Change At Final Design.



CLEAR VISION AREA CALCULATION

$$R = 0.85(100) - (10/7) + 1 = 178$$

$$L = \frac{13(100)}{15 + 10/7} = 107$$

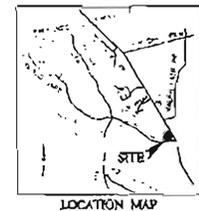
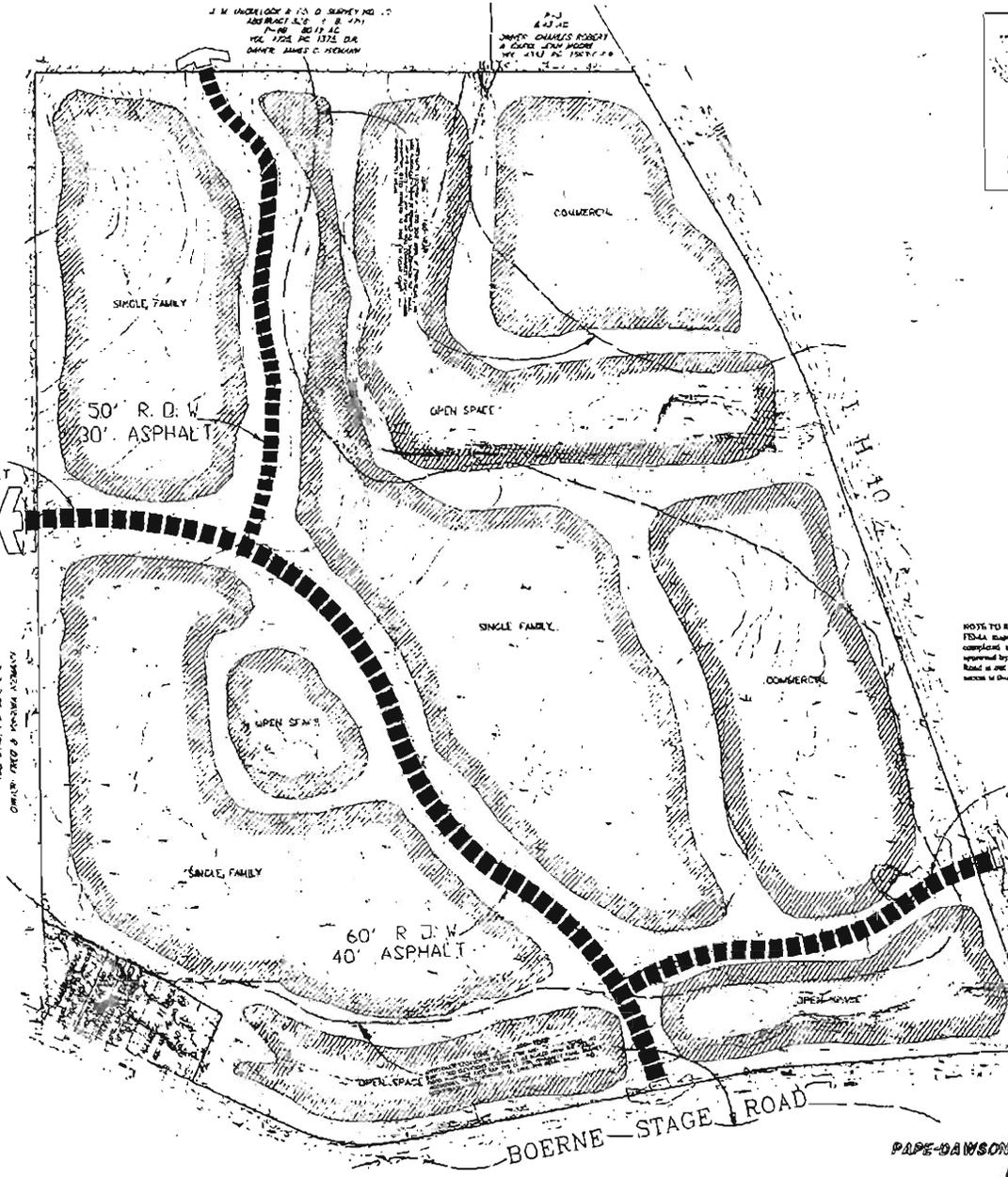
$$R = 0.85(100) - (10/7) + 1 = 178$$

$$L = \frac{13(100)}{15 + 10/7} = 107$$

DEVELOPER:
 DOUGLAS MILLER
 430 SOUTH SANTA ROSA
 SAN ANTONIO, TEXAS 78207
 PHONE: (210) 225-4461

VRP# 07-06-039

CEO M. PETTY SURVEY NO. 28
 ABSTRACT 598 C.B. 4712
 P-J AND P-14
 20.87 AC.
 FOR 3165 AC. 354' E.
 O.M.L.P. FREQ. & PAVING NORMS



THIS MAP PREPARED BY
 PAPER-GAWSON
 CIVIL ENGINEERS
 1000 EAST LAMAR
 SAN ANTONIO, TEXAS 78205
 DATE: 11-18-88

NOTE TO REVIEWER:
 THIS MAP WAS PREPARED ACCORDING TO FIELD SURVEY
 CONDUCTED BY PAPER-GAWSON ENGINEERS, INC. AND
 APPROVED BY CITY OF SAN ANTONIO. 1810 PAVING
 ROAD IS ONE OF THE LOTS AND PROVIDES ALL NECESSARY
 DATA TO THIS MAP.

BOERNE STAGE ROAD TRACT
 PRELIMINARY MASTER PLAN
 PRELIMINARY OVERALL DEVELOPMENT PLAN



SCALE: 1"=200'
 DATE: 11-18-88



PAPER-GAWSON
 1000 EAST LAMAR | SAN ANTONIO, TEXAS 78205

PLAN NO. 020193
 DATE: 06/18/02
 DRAWN BY: J. W. McNEELY
 CHECKED BY: J. W. McNEELY
 SCALE: AS SHOWN
 SHEET: 2 OF 2

- NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (GAS PUBLIC SERVICE AREA) IS HEREBY DECLARED TO BE A LEGALITY AND BOUNDARY OF THE ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE UNINCORPORATED AREA OF THIS PLAT IS THE PUBLIC UTILITY COMPANY, "UTILITY COMPANY," AND "TRANSPORTATION COMPANY" FOR THE PURPOSES OF ATTACHING, CONSTRUCTING, MAINTAINING, OPERATING, IMPROVING, REPAIRING, REPLACING, MAINTAINING, IMPROVING, REPAIRING, REPLACING OR REPAIRING THE FACILITIES OF THE UTILITY COMPANY AND TRANSPORTATION COMPANY NECESSARY TO SERVE THE AREA WITHIN THE BOUNDARIES OF THE PUBLIC UTILITY COMPANY AND TRANSPORTATION COMPANY. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE COST OF THE FACILITIES OF THE UTILITY COMPANY AND TRANSPORTATION COMPANY NECESSARY TO SERVE THE AREA WITHIN THE BOUNDARIES OF THE PUBLIC UTILITY COMPANY AND TRANSPORTATION COMPANY.
 - ANY OTHER NECESSARY UTILITIES SHALL BE PROVIDED BY THE PERSONS RESPONSIBLE FOR SAID OTHER UTILITIES. THE PERSONS RESPONSIBLE FOR SAID OTHER UTILITIES SHALL BE RESPONSIBLE FOR THE COST OF THE FACILITIES OF SAID OTHER UTILITIES.
 - THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR SANITARY FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH FACILITIES ARE OTHERWISE SPECIFIED.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE PINE (S) FOOT WIDE SIDEWALKS AND SIDE WALKS WHICH HAVE BEEN PROVIDED BY THE DEVELOPER OR HIS SUCCESSORS.
 - ROOF DRAINAGES ARE ALLOWED WITHIN THE (S) FOOT WIDE SIDEWALKS, SIDE WALKS AND DRIVEWAYS PROVIDED THAT THE DRAINAGE FACILITIES ARE PROTECTED BY A 1/2" WIDE GUTTER AND A 1/2" WIDE GUTTER.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
 REVISION: YOU NOTE THE NUMBER OF REVISIONS REQUIRED DURING THE COURSE OF THE DEVELOPMENT OF THIS PLAT. THE NUMBER OF REVISIONS REQUIRED DURING THE COURSE OF THE DEVELOPMENT OF THIS PLAT SHALL BE LIMITED TO FIVE (5) REVISIONS.
 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE WALKS WHICH HAVE BEEN PROVIDED BY THE DEVELOPER OR HIS SUCCESSORS.
 ROOF DRAINAGES ARE ALLOWED WITHIN THE SIDE WALKS WHICH HAVE BEEN PROVIDED BY THE DEVELOPER OR HIS SUCCESSORS.
 1/2" WIDE GUTTER AT ALL PAVEMENTS AND LOT CORNERS UNLESS OTHERWISE NOTED.

PLAT TABLE

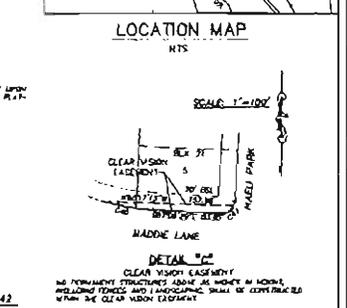
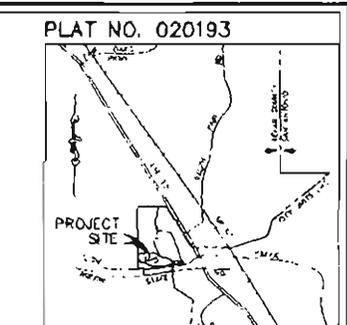
BLK	LOT	ACRES	AREA SQ. FT.	PERCENT	AREA SQ. FT.	PERCENT
01	1000000	11.70	251,000	11.66	141,777.00	25.11
01	1000001	11.70	251,000	11.66	141,777.00	25.11
01	1000002	11.70	251,000	11.66	141,777.00	25.11
01	1000003	11.70	251,000	11.66	141,777.00	25.11
01	1000004	11.70	251,000	11.66	141,777.00	25.11
01	1000005	11.70	251,000	11.66	141,777.00	25.11
01	1000006	11.70	251,000	11.66	141,777.00	25.11
01	1000007	11.70	251,000	11.66	141,777.00	25.11
01	1000008	11.70	251,000	11.66	141,777.00	25.11
01	1000009	11.70	251,000	11.66	141,777.00	25.11
01	1000010	11.70	251,000	11.66	141,777.00	25.11
01	1000011	11.70	251,000	11.66	141,777.00	25.11
01	1000012	11.70	251,000	11.66	141,777.00	25.11
01	1000013	11.70	251,000	11.66	141,777.00	25.11
01	1000014	11.70	251,000	11.66	141,777.00	25.11
01	1000015	11.70	251,000	11.66	141,777.00	25.11
01	1000016	11.70	251,000	11.66	141,777.00	25.11
01	1000017	11.70	251,000	11.66	141,777.00	25.11
01	1000018	11.70	251,000	11.66	141,777.00	25.11
01	1000019	11.70	251,000	11.66	141,777.00	25.11
01	1000020	11.70	251,000	11.66	141,777.00	25.11
01	1000021	11.70	251,000	11.66	141,777.00	25.11
01	1000022	11.70	251,000	11.66	141,777.00	25.11
01	1000023	11.70	251,000	11.66	141,777.00	25.11
01	1000024	11.70	251,000	11.66	141,777.00	25.11
01	1000025	11.70	251,000	11.66	141,777.00	25.11
01	1000026	11.70	251,000	11.66	141,777.00	25.11
01	1000027	11.70	251,000	11.66	141,777.00	25.11
01	1000028	11.70	251,000	11.66	141,777.00	25.11
01	1000029	11.70	251,000	11.66	141,777.00	25.11
01	1000030	11.70	251,000	11.66	141,777.00	25.11
01	1000031	11.70	251,000	11.66	141,777.00	25.11
01	1000032	11.70	251,000	11.66	141,777.00	25.11
01	1000033	11.70	251,000	11.66	141,777.00	25.11
01	1000034	11.70	251,000	11.66	141,777.00	25.11
01	1000035	11.70	251,000	11.66	141,777.00	25.11
01	1000036	11.70	251,000	11.66	141,777.00	25.11
01	1000037	11.70	251,000	11.66	141,777.00	25.11
01	1000038	11.70	251,000	11.66	141,777.00	25.11
01	1000039	11.70	251,000	11.66	141,777.00	25.11
01	1000040	11.70	251,000	11.66	141,777.00	25.11
01	1000041	11.70	251,000	11.66	141,777.00	25.11
01	1000042	11.70	251,000	11.66	141,777.00	25.11
01	1000043	11.70	251,000	11.66	141,777.00	25.11
01	1000044	11.70	251,000	11.66	141,777.00	25.11
01	1000045	11.70	251,000	11.66	141,777.00	25.11
01	1000046	11.70	251,000	11.66	141,777.00	25.11
01	1000047	11.70	251,000	11.66	141,777.00	25.11
01	1000048	11.70	251,000	11.66	141,777.00	25.11
01	1000049	11.70	251,000	11.66	141,777.00	25.11
01	1000050	11.70	251,000	11.66	141,777.00	25.11
01	1000051	11.70	251,000	11.66	141,777.00	25.11
01	1000052	11.70	251,000	11.66	141,777.00	25.11
01	1000053	11.70	251,000	11.66	141,777.00	25.11
01	1000054	11.70	251,000	11.66	141,777.00	25.11
01	1000055	11.70	251,000	11.66	141,777.00	25.11
01	1000056	11.70	251,000	11.66	141,777.00	25.11
01	1000057	11.70	251,000	11.66	141,777.00	25.11
01	1000058	11.70	251,000	11.66	141,777.00	25.11
01	1000059	11.70	251,000	11.66	141,777.00	25.11
01	1000060	11.70	251,000	11.66	141,777.00	25.11
01	1000061	11.70	251,000	11.66	141,777.00	25.11
01	1000062	11.70	251,000	11.66	141,777.00	25.11
01	1000063	11.70	251,000	11.66	141,777.00	25.11
01	1000064	11.70	251,000	11.66	141,777.00	25.11
01	1000065	11.70	251,000	11.66	141,777.00	25.11
01	1000066	11.70	251,000	11.66	141,777.00	25.11
01	1000067	11.70	251,000	11.66	141,777.00	25.11
01	1000068	11.70	251,000	11.66	141,777.00	25.11
01	1000069	11.70	251,000	11.66	141,777.00	25.11
01	1000070	11.70	251,000	11.66	141,777.00	25.11
01	1000071	11.70	251,000	11.66	141,777.00	25.11
01	1000072	11.70	251,000	11.66	141,777.00	25.11
01	1000073	11.70	251,000	11.66	141,777.00	25.11
01	1000074	11.70	251,000	11.66	141,777.00	25.11
01	1000075	11.70	251,000	11.66	141,777.00	25.11
01	1000076	11.70	251,000	11.66	141,777.00	25.11
01	1000077	11.70	251,000	11.66	141,777.00	25.11
01	1000078	11.70	251,000	11.66	141,777.00	25.11
01	1000079	11.70	251,000	11.66	141,777.00	25.11
01	1000080	11.70	251,000	11.66	141,777.00	25.11
01	1000081	11.70	251,000	11.66	141,777.00	25.11
01	1000082	11.70	251,000	11.66	141,777.00	25.11
01	1000083	11.70	251,000	11.66	141,777.00	25.11
01	1000084	11.70	251,000	11.66	141,777.00	25.11
01	1000085	11.70	251,000	11.66	141,777.00	25.11
01	1000086	11.70	251,000	11.66	141,777.00	25.11
01	1000087	11.70	251,000	11.66	141,777.00	25.11
01	1000088	11.70	251,000	11.66	141,777.00	25.11
01	1000089	11.70	251,000	11.66	141,777.00	25.11
01	1000090	11.70	251,000	11.66	141,777.00	25.11
01	1000091	11.70	251,000	11.66	141,777.00	25.11
01	1000092	11.70	251,000	11.66	141,777.00	25.11
01	1000093	11.70	251,000	11.66	141,777.00	25.11
01	1000094	11.70	251,000	11.66	141,777.00	25.11
01	1000095	11.70	251,000	11.66	141,777.00	25.11
01	1000096	11.70	251,000	11.66	141,777.00	25.11
01	1000097	11.70	251,000	11.66	141,777.00	25.11
01	1000098	11.70	251,000	11.66	141,777.00	25.11
01	1000099	11.70	251,000	11.66	141,777.00	25.11
01	1000100	11.70	251,000	11.66	141,777.00	25.11

LINE TABLE

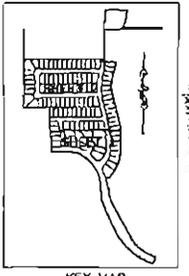
LINE	LENGTH	BEARING
1.1	123.37	S84°02'32"W
1.2	8.18	S84°05'12"W
1.3	162.05	N34°08'32"E
1.4	107.62	N82°19'34"E
1.5	23.43	N19°25'07"E

LEGEND

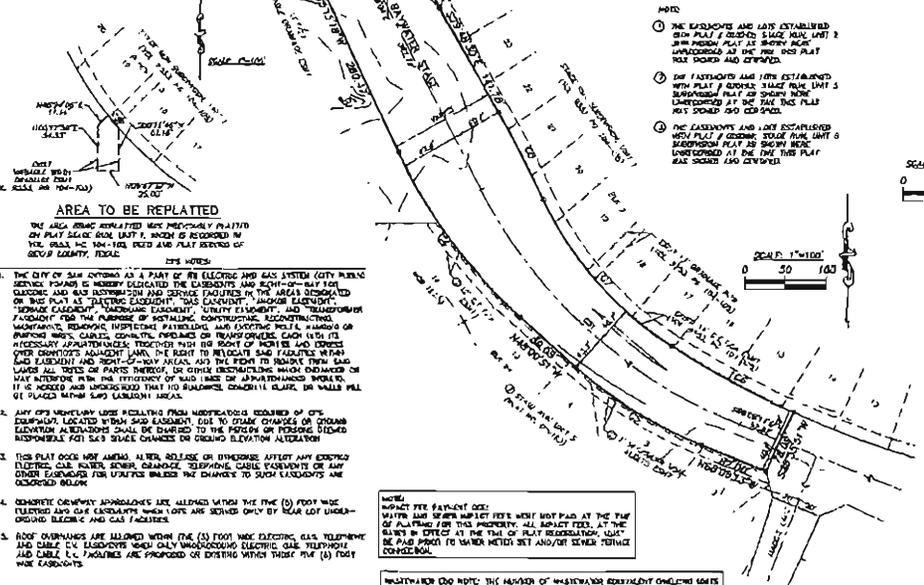
- 0 - AREA OWNED BY
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- 99 - FROM THE FOUND
- 100 - FROM THE FOUND



DATE: 07-16-10
 DRAWN BY: J. GARCIA
 CHECKED BY: J. GARCIA
 CITY: SAN ANTONIO, TEXAS
 COUNTY: BEXAR COUNTY, TEXAS



KEY MAP
 SCALE: 1"=1000'



AREA TO BE REPLANTED

THE AREA BEING REPLANTED MUST BE REPLANTED WITH PLANT SPECIES AND PLANT SPECIES RECORDED IN THE BEXAR COUNTY PLANT LIST AND PLANT SPECIES OF BEXAR COUNTY, TEXAS.

1. THE CITY OF SAN ANTONIO AS A PART OF THE ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE COMPANY IS HEREBY EXERCISING THE EASEMENTS AND RIGHTS SET FORTH HEREIN AND HAS DESIGNATED AND SERVICES FACILITIES IN THE AREAS SHOWN ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "TELEPHONE EASEMENT", "CABLE TV EASEMENT", AND "RECREATION EASEMENT" FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, EXPANDING, OR OTHERWISE USING THE SAME FOR THE PURPOSES OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY. THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY HEREBY GRANT TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY THE RIGHT TO RELOCATE AND RECONSTRUCT THE EASEMENTS AND FACILITIES AND TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, EXPAND, OR OTHERWISE USE THE SAME FOR THE PURPOSES OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY. THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY HEREBY GRANT TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY THE RIGHT TO RELOCATE AND RECONSTRUCT THE EASEMENTS AND FACILITIES AND TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, EXPAND, OR OTHERWISE USE THE SAME FOR THE PURPOSES OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY. IT IS HEREBY UNDERSTOOD THAT NO EASEMENT OR FACILITY SHALL BE PLACED WITHIN THE AREA SHOWN ON THIS PLAN UNLESS THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY HAVE BEEN ADVISED IN WRITING BY THE DEVELOPER OF SUCH EASEMENT OR FACILITY.
2. ANY EASEMENT OR FACILITY LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE A PART OF THE PROPERTY AND SHALL BE TRANSFERRED TO THE PERSON OR PERSONS SHOWN AS THE OWNER OF SAID PROPERTY IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
3. THIS PLAN DOES NOT AFFECT THE RIGHTS OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, EXPAND, OR OTHERWISE USE THE SAME FOR THE PURPOSES OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY.
4. COMPLETE CONVEYANCE APPROVALS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENTS AND GAS EASEMENTS WHEN SUCH ARE SHOWN ONLY BY MEANS OF UNDERGROUND PIPING AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE (3) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS ONLY UNLESS OTHERWISE SPECIFIED ON THIS PLAN. THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY HEREBY GRANT TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY THE RIGHT TO RELOCATE AND RECONSTRUCT THE EASEMENTS AND FACILITIES AND TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, EXPAND, OR OTHERWISE USE THE SAME FOR THE PURPOSES OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY.

NOTE: IMPACT FEE PAYMENT DUE:
 IMPACT FEE PAYMENT DUE SHALL BE PAID AT THE TIME OF THE SUBMITTAL OF THIS PLAN TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY. THE IMPACT FEE SHALL BE PAID TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY. THE IMPACT FEE SHALL BE PAID TO THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY.

REPLANTING NOTES:
 THE DEVELOPER SHALL REPLANT THE AREA TO BE REPLANTED WITH PLANT SPECIES AND PLANT SPECIES RECORDED IN THE BEXAR COUNTY PLANT LIST AND PLANT SPECIES OF BEXAR COUNTY, TEXAS. THE DEVELOPER SHALL REPLANT THE AREA TO BE REPLANTED WITH PLANT SPECIES AND PLANT SPECIES RECORDED IN THE BEXAR COUNTY PLANT LIST AND PLANT SPECIES OF BEXAR COUNTY, TEXAS.

NOTE: LOT 16, BLOCK 3, NOR 18TH NORTH QUAD, SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO PUBLIC SERVICE COMPANY.

FLOODPLAIN NOTES:
 THE VARIABLE WETLAND DRAINAGE EASEMENTS HAVE BEEN PLACED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD SEVE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FLOOD PLAIN MANAGEMENT ACT (FPMMA) 16 USC AND 44 USC. THE DEVELOPER SHALL MAINTAIN AND PROTECT THE BOUNDARIES OF THE 100-YEAR FLOOD SEVE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FLOOD PLAIN MANAGEMENT ACT (FPMMA) 16 USC AND 44 USC.

ADDITIONAL NOTES:
 ADDITIONAL NOTES: THE DEVELOPER SHALL MAINTAIN AND PROTECT THE BOUNDARIES OF THE 100-YEAR FLOOD SEVE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FLOOD PLAIN MANAGEMENT ACT (FPMMA) 16 USC AND 44 USC.

SENT BY TEXAS COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE AT SAN ANTONIO, TEXAS, THIS 16TH DAY OF JULY, 2010.

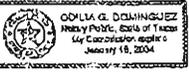
[Signature]
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared *[Name]*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and by the County Clerk's Office.

Given under my hand and seal of office this 16th day of July, 2010.

[Signature]
 COUNTY CLERK, BEXAR COUNTY, TEXAS



VICKERY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 2840 Country Parkway, San Antonio, Texas 78218
 Telephone: (210) 351-5771

REPLAT & SUBDIVISION PLAT
 ESTABLISHING
STAGE RUN SUBDIVISION, UNIT 3
 BEING 31.750 ACRES OF LAND OUT OF A 144.3 ACRES TRACT RECORDED IN VOLUME 85-40, PLATS 187-187S OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN R. SMITH SURVEY NO. 22, ABSTRACT 108, COUNTY BLOCK 4732, NEW CITY BLOCK 16350, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAN OF STAGE RUN SUBDIVISION, UNIT 3, HAS BEEN SUBMITTED TO ME BY THE DEVELOPER OF SAID PROPERTY OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY ME.

DATE: 23 July 2010

[Signature]
 COUNTY CLERK, BEXAR COUNTY, TEXAS

BLK	LOT	AREA	PERMITS	CHANG. BEGINS	CHANG. ENDS
01	119021	178.00	20.00	158.00	158.00
02	119022	178.00	20.00	158.00	158.00
03	119023	178.00	20.00	158.00	158.00
04	119024	178.00	20.00	158.00	158.00
05	119025	178.00	20.00	158.00	158.00
06	119026	178.00	20.00	158.00	158.00
07	119027	178.00	20.00	158.00	158.00
08	119028	178.00	20.00	158.00	158.00
09	119029	178.00	20.00	158.00	158.00
10	119030	178.00	20.00	158.00	158.00
11	119031	178.00	20.00	158.00	158.00
12	119032	178.00	20.00	158.00	158.00
13	119033	178.00	20.00	158.00	158.00
14	119034	178.00	20.00	158.00	158.00
15	119035	178.00	20.00	158.00	158.00
16	119036	178.00	20.00	158.00	158.00
17	119037	178.00	20.00	158.00	158.00
18	119038	178.00	20.00	158.00	158.00
19	119039	178.00	20.00	158.00	158.00
20	119040	178.00	20.00	158.00	158.00
21	119041	178.00	20.00	158.00	158.00
22	119042	178.00	20.00	158.00	158.00
23	119043	178.00	20.00	158.00	158.00
24	119044	178.00	20.00	158.00	158.00
25	119045	178.00	20.00	158.00	158.00
26	119046	178.00	20.00	158.00	158.00
27	119047	178.00	20.00	158.00	158.00
28	119048	178.00	20.00	158.00	158.00
29	119049	178.00	20.00	158.00	158.00
30	119050	178.00	20.00	158.00	158.00
31	119051	178.00	20.00	158.00	158.00
32	119052	178.00	20.00	158.00	158.00
33	119053	178.00	20.00	158.00	158.00
34	119054	178.00	20.00	158.00	158.00
35	119055	178.00	20.00	158.00	158.00
36	119056	178.00	20.00	158.00	158.00
37	119057	178.00	20.00	158.00	158.00
38	119058	178.00	20.00	158.00	158.00
39	119059	178.00	20.00	158.00	158.00
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41	119061	178.00	20.00	158.00	158.00
42	119062	178.00	20.00	158.00	158.00
43	119063	178.00	20.00	158.00	158.00
44	119064	178.00	20.00	158.00	158.00
45	119065	178.00	20.00	158.00	158.00
46	119066	178.00	20.00	158.00	158.00
47	119067	178.00	20.00	158.00	158.00
48	119068	178.00	20.00	158.00	158.00
49	119069	178.00	20.00	158.00	158.00
50	119070	178.00	20.00	158.00	158.00
51	119071	178.00	20.00	158.00	158.00
52	119072	178.00	20.00	158.00	158.00
53	119073	178.00	20.00	158.00	158.00
54	119074	178.00	20.00	158.00	158.00
55	119075	178.00	20.00	158.00	158.00
56	119076	178.00	20.00	158.00	158.00
57	119077	178.00	20.00	158.00	158.00
58	119078	178.00	20.00	158.00	158.00
59	119079	178.00	20.00	158.00	158.00
60	119080	178.00	20.00	158.00	158.00
61	119081	178.00	20.00	158.00	158.00
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67	119087	178.00	20.00	158.00	158.00
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79	119099	178.00	20.00	158.00	158.00
80	119100	178.00	20.00	158.00	158.00
81	119101	178.00	20.00	158.00	158.00
82	119102	178.00	20.00	158.00	158.00
83	119103	178.00	20.00	158.00	158.00
84	119104	178.00	20.00	158.00	158.00
85	119105	178.00	20.00	158.00	158.00
86	119106	178.00	20.00	158.00	158.00
87	119107	178.00	20.00	158.00	158.00
88	119108	178.00	20.00	158.00	158.00
89	119109	178.00	20.00	158.00	158.00
90	119110	178.00	20.00	158.00	158.00
91	119111	178.00	20.00	158.00	158.00
92	119112	178.00	20.00	158.00	158.00
93	119113	178.00	20.00	158.00	158.00
94	119114	178.00	20.00	158.00	158.00
95	119115	178.00	20.00	158.00	158.00
96	119116	178.00	20.00	158.00	158.00
97	119117	178.00	20.00	158.00	158.00
98	119118	178.00	20.00	158.00	158.00
99	119119	178.00	20.00	158.00	158.00
100	119120	178.00	20.00	158.00	158.00

LOT	AREA	PERMITS	CHANG. BEGINS	CHANG. ENDS
16	178.00	20.00	158.00	158.00
17	178.00	20.00	158.00	158.00
18	178.00	20.00	158.00	158.00
19	178.00	20.00	158.00	158.00
20	178.00	20.00	158.00	158.00

PLAT NO. 020376



LOCATION MAP
 HTS

- LEGEND**
- 0 IRON PIN SET
 - 740 EXISTING COLOURS
 - 733 PROPOSED COLOURS
 - 735 GAS, ELECTRIC, TELEPHONE AND CABLE TV
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - EXIST. EXISTING
 - PL. PL. POINT OF WAY
 - VAR VARIES

DATE	TIME	ALIAS	PERMITS	CHANG. BEGINS	CHANG. ENDS
01	119121	178.00	20.00	158.00	158.00
02	119122	178.00	20.00	158.00	158.00
03	119123	178.00	20.00	158.00	158.00
04	119124	178.00	20.00	158.00	158.00
05	119125	178.00	20.00	158.00	158.00
06	119126	178.00	20.00	158.00	158.00
07	119127	178.00	20.00	158.00	158.00
08	119128	178.00	20.00	158.00	158.00
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27	119147	178.00	20.00	158.00	158.00
28	119148	178.00	20.00	158.00	158.00
29	119149	178.00	20.00	158.00	158.00
30	119150	178.00	20.00	158.00	158.00
31	119151	178.00	20.00	158.00	158.00
32					



Item No. Z-16.

AN ORDINANCE 2006-08-17-0947

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary from "C-2" Commercial District to PUD "RM-4" Planned Unit Development Residential Mixed District on 5.288 acres out of NCB 16390 and PUD "C-3" Planned Unit Development General Commercial District on 18.63 acres out of NCB 16390.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on August 27, 2006.

PASSED AND APPROVED this 17th day of August, 2006.

Phil Hardberger
M A Y O R

PHIL HARDBERGER

ATTEST: *Victoria V. Vaca*
City Clerk

APPROVED AS TO FORM: *Diana Qui*
for City Attorney

Agenda Voting Results

Name: Z-16.

Date: 08/17/06

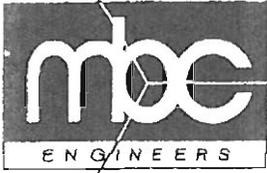
Time: 03:01:15 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006065 (District 8): An Ordinance changing the zoning district boundary from "C-2" GC-1 Commercial Gateway Corridor District -1 to PUD "RM-4" GC-1 Planned Unit Development Residential Mixed Gateway Corridor District -1 on 5.288 acres out of NCB 16390 and to PUD "C-3" GC-1 Planned Unit Development General Commercial Gateway Corridor District -1 District on 18.63 acres out of NCB 16390, 25111 IH-10 West as requested by Brown, P. C., Applicant, for Fair Prospects, L. P., Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
RÖGER D. FLÖRÉS	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
RÖLAND GÜTIERREZ	DISTRICT 3		x		
RICHARD PÉREZ	DISTRICT 4		x		
PÄTTIRADLE	DISTRICT 5		x		
DELÍCIA HERRÉRA	DISTRICT 6		x		
ELENA K GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MÄYOR PHIL HARDBERGER	MÄYOR		x		

VRP# 07-06-039



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

Z 2006-065

Rec. 5/25/06

PUD RM-4

METES AND BOUNDS
DESCRIPTION FOR

5.288 ACRES (230,362 SQUARE FEET) OUT OF LOT 2, BLOCK 3, BOERNE
STAGE CROSSING SUBDIVISION (PLAT REFERENCE: VOLUME 9559, PAGE
197), NEW CITY BLOCK 16390, CITY OF SAN ANTONIO, BEXAR COUNTY,
TEXAS, SITUATED IN THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT NO.
708, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED
IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a found 1/2" iron rod at the northeast corner of
said Lot 2, said found 1/2" iron rod also marks the
southeast corner of Lot 13, Block 2, C.B. 4733,
Eye Ten Investments Development Subdivision as
recorded in Volume 9546, Page 149, Deed and Plat
Records of Bexar County, Texas and in the
southwest right-of-way line of I.H. 10 (Also
Known As U.S. Hwy. 87, a varying width public
right-of-way recorded in Volume 4963, Page 271 of
the Deed Records of Bexar County, Texas);

THENCE: S 89°51'58" W, 353.82 feet along and with the
south property line of the aforementioned Lot 13,
to a point for the POINT OF BEGINNING of this
tract;

THENCE: S 00°05'37" E, 184.51 feet to a point;

THENCE: S 16°36'42" W, 141.64 feet to a point;

THENCE: S 02°40'20" W, 97.48 feet to a point;

THENCE: S 23°25'22" W, 95.84 feet to a point;

THENCE: S 19°14'43" W, 104.95 feet to a point;

THENCE: S 01°51'13" W, 125.13 feet to a point;

THENCE: S 07°01'55" E, 134.31 feet to a point;

THENCE: S 61°39'55" E, 87.09 feet to a point;

VR P# 07-06-039

Exhibit A

ROBERT A. COPELAND, P.E. To Ordinance No. _____ AN, P.E.

SAMUEL B. BLEDSOE, III, P.I. Passed on August 17, 2006. A. COPELAND, JR., P.E.

Z2006-065

THENCE: S 08°20'05" W, 156.77 feet to a point in the north line of a variable width drainage easement of said Boerne Stage Crossing Subdivision;

THENCE: N 71°55'22" W (measured), 282.75 feet, along the aforementioned variable width drainage easement, to a found ½" iron rod and cap "PD";

THENCE: N 04°14'50" W (measured), N 04°18'00" W (plat), 313.04 feet to a point;

THENCE: N 13°45'41" E (measured), N 13°46'00" E (plat), 275.94 feet to a point;

THENCE: N 04°48'22" E (measured), N 04°46'46" E (plat), 363.96 feet to a found ½" iron rod on the south line of a called 80.12 acre tract as recorded in Volume 4725, Page 1375 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°39'45" E (measured), S 89°44'29" E, (plat), 50.87 feet, along and with the south line of said 80.12 acre tract to a found ½" iron rod at the southwest corner of said Lot 13;

THENCE: N 89°51'58" E (measured), N 89°50'22" E, (plat) 186.56 feet to the **POINT OF BEGINNING** of this 5.288 acre tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of said Lot 2, Block 3 by the firm of Macina, Bose, Copeland and Associates, Inc., of which a sketch has been prepared.



29081-0879
May 19, 2006
IRI/DWM/lk

Page 2 of 2

VRP# 07-06-039

P:\0879\29081-Untermeyer Comm\Letters\5.288 Ac.doc



06-27-07 P02:39 IN

Rec. 6/27/06 Z-2006-065



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

METES AND BOUNDS
DESCRIPTION

C-2 to ^{Pub}C-3

BEING ACRES 18.63 (811,364 SQUARE FEET) OUT OF LOT 2, BLOCK 3, BOERNE STAGE CROSSING SUBDIVISION (PLAT REFERENCE: VOLUME 9559, PAGE 197), NEW CITY BLOCK 16390, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT NO. 708, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

BEGINNING: At a found 1/4 inch iron rod at the northeast corner of said Lot 2, said found 1/4 inch iron rod also marks the southeast corner of Lot 13, Block 2, C.B. 4733, Eye Ten Investments Development Subdivision as recorded in Volume 9546, Page 149, Deed and Plat Records of Bexar County, Texas and in the southwest right-of-way line of I.H. 10 (Also Known As U.S. Hwy. 87, a varying width public right-of-way as recorded in Volume 4963, Page 271 of the Deed Records of Bexar County, Texas);

THENCE: S 30°36'00" E, 781.32 feet (Measured), 780.70 feet (Plat), along and with the southwest right of way line of said I.H. 10, to found Texas Department of Transportation (TxDOT) concrete monument at the point of curvature of a curve to the right;

THENCE: 564.95 feet (Measured), 565.11 feet (Plat), along and with the southwest right-of-way line of said I.H. 10 and curve to the right, having a radius of 3,563.83 feet, a central angle of 09°04'58" (Measured), 09°05'07" (Plat), a chord bearing and distance of S 26°06'04" E, 564.36 feet (Measured), S 26°05'26" E, 564.52 feet (Plat) to a found 1/4" iron rod and cap "PD" at the southeast corner of this tract and at the northeast corner of a variable width drainage easement of said Boerne Stage Crossing Subdivision;

VRP#07-06-039

ROBERT A. COPELAND, P.E. (Inactive) ▪ ROBERT A. LIESMAN, P.E.
SAMUEL B. BLEDSOE, III, RE. ▪ DAVID L. ALLEN, PE. ▪ ROBERT A. COPELAND, JR., RE.

Z2006-065

THENCE: S 68°08'29" W, 43.41 feet (Measured), S 68°27'07" W, 43.33 feet (Plat), along and with the north line of said variable width drainage easement and leaving the southwest right-of-way line of said I.H. 10 to a found ½" iron rod and cap "PD";

THENCE: N 82°28'41" W (Measured) 380.00 feet along the aforementioned variable width drainage easement to a found ½" iron rod and cap "PD";

THENCE: The following courses and distances are along the north line of said variable width drainage easement as follows:

N 36°02'10" W (measured), 64.20 (measured),
N 36°15'00" W, 64.00 feet (plat) feet to a found ½" iron rod and cap "PD";

N 62°06'50" W (measured), 80.02 feet (measured),
N 62°00'00" W, 80.00 feet (plat) to a found ½" iron rod and cap "PD";

S 82°02'14" W (measured), 99.97 feet (measured),
S 82°00'00" W, 100.00 feet (plat) to a found ½" iron rod and cap "PD";

N 76°02'00" W (measured), 80.04 feet (measured),
N 76°00'00" W, 80.00 feet (plat) to a found ½" iron rod and cap "PD";

S 77°21'39" W (measured), 170.04 feet (measured),
S 77°15'00" W, 170.00 feet (plat) to a found ½" iron rod and cap "PD";

N 71°55'22" W, 182.32 feet to a point;

THENCE: N 08°20'05" E, 156.77 feet to a point;

THENCE: N 81°39'55" W, 87.09 feet to a point;

THENCE: N 07°01'55" W, 134.31 feet to a point;



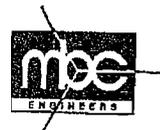
22006-065

- THENCE: N 01°51'13" E, 125.13 feet to a point;
- THENCE: N 19°14'43" E, 104.95 feet to a point;
- THENCE: N 23°25'22" E, 95.84 feet to a point;
- THENCE: N 02°40'20" E, 97.48 feet to a point;
- THENCE: N 16°36'42" E, 141.64 feet to a point;
- THENCE: N 00°05'37" W, 184.51 feet to a point in the
aforementioned south line of Lot 13;
- THENCE: N 89°51'58" E, 353.82 feet to the **POINT OF
BEGINNING** of this 18.63 acre tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of Lot 2, Block 3 by the firm of Macina, Bose, Copeland and Associates, Inc., of which a sketch has been prepared.


 I. RAY INMAN REG. NO. 4496
 REGISTERED PROFESSIONAL LAND SURVEYOR

29081-0879
 June 26, 2006
 IRI/DWM/dd



06-27-07 P02:39 IN

VRP#07-06-039

06-27-07 P02:39 IM

VRP#07-06-039

D. R. P.

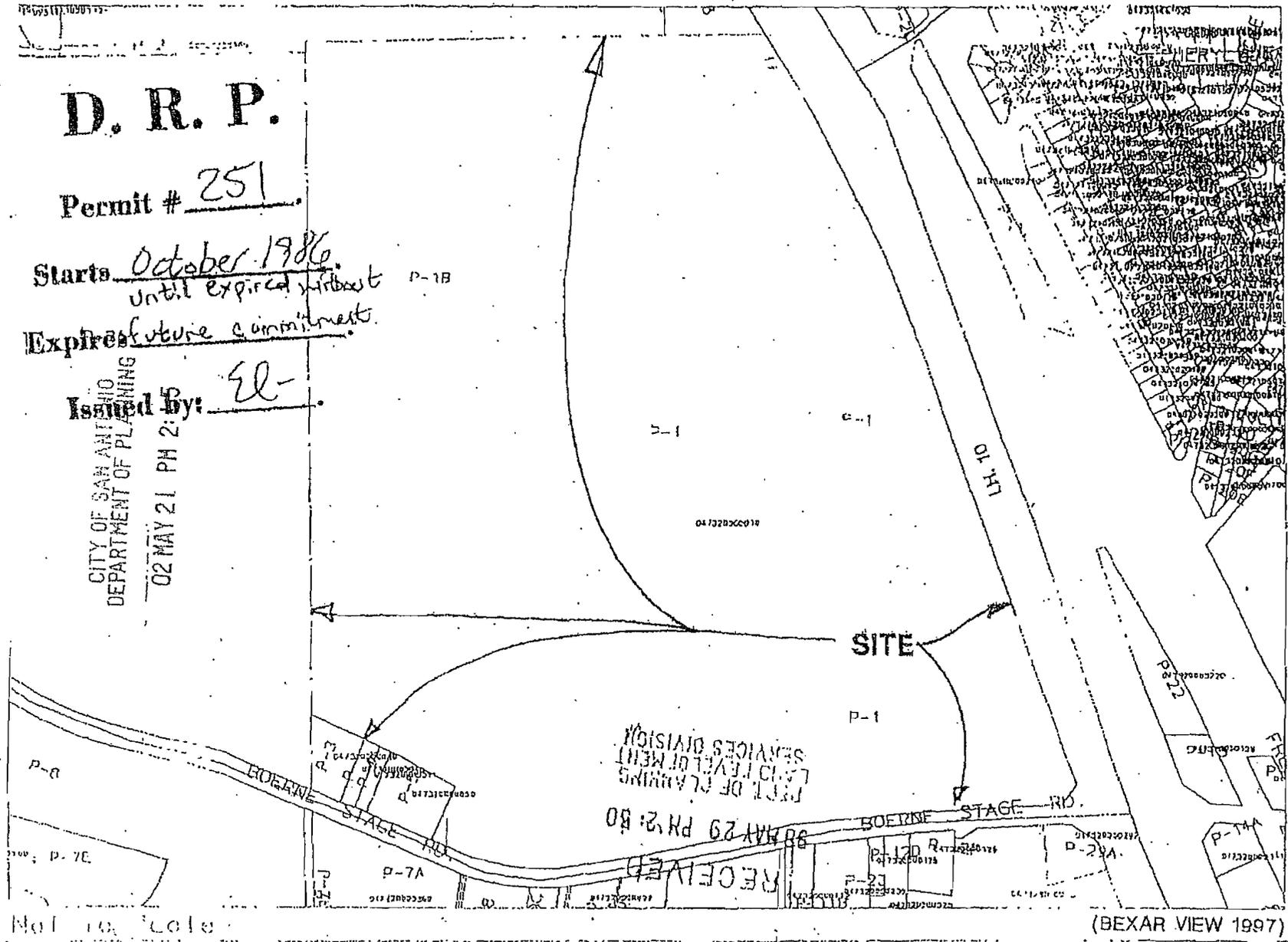
Permit # 251

Starts October 1986
until expired without
Express future commitment.

Issued by: EL-

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:55



(BEXAR VIEW 1997)





RECEIVED

03 AUG 11 AM 9:09



City of San Antonio

New

Vested Rights Permit APPLICATION

LAND DEVELOPMENT SERVICES DIVISION CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

Permit File: # VRP 03-09-108 Assigned by city staff

Date:

- 1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of authorization.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Boerne Stage Crossing LP Phone: 366-3500 Fax:
Address: 70 NE Loop 410, Suite 750, San Antonio, TX Zip code: 78216
Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: 375-9000 Fax: 375-9010
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

- 1. Name of Project: Boerne Stage Road Tract
2. Site location or address of Project: Northwest corner of IH-10 West & Boerne Stage Rd. (see attached map)
3. Council District 8 ETJ Over Edward's Aquifer Recharge? () yes (x) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
Mixed use development

5. What is the date the applicant claims rights vested for this Project? October 1986

6. What, if any, construction or related actions have taken place on the property since that date? extension of waste water facilities, construction of public road, drainage facilities,

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

05-29-07 P02:39 IN

AUG 08 '02 11:31AM

VRP# 07-06-039

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: Development Rights Permit Date of Application: Commenced Oct. 1986

Permit Number: 251 Date issued: _____

Expiration Date: until expired Acreage: 267

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

• Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval # _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

San Antonio Water System Water Commitment - October 9, 1986

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: MICHAEL SCHOENBRUN Signature: [Signature] Date: 8/8/03

Sworn to and subscribed before me by KRYSTAL WYNE CROSS on this 8th day of AUGUST in the year 2003, to certify which witness my hand and seal of office.

VRP# 07-06-039

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03
AUG 20 AM 7:
2



KRYSTALA KAYE CROSS
MY COMMISSION EXPIRES
May 29, 2007

Permit File # VRP 03-09-103

Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

Approved

Disapproved

Review By: _____
Assistant City Attorney

Date: _____

Comments: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 AUG 20 AM 7:22

06-27-07 P02:39 IN

VRP#07-06-039



City of San Antonio

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Vested Rights Permit
APPLICATION

03 SEP 12 PM 1:43

Permit File: # 03-09-08

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

Approved

Disapproved

Reviewed By: [Signature]
Assistant City Attorney

Date: Sept 11, 2003

Comments: As of October 1986 based upon SA WS/city water Bas
contract/commitment

VRP# 07-06-039



Date	Vendor	Description of Services	Cost
8/25/2005	Tortuga Ranch	Ground Maintenance	\$ 4,495.60
1/13/2006	Andres Garzes	Construction Fence	\$ 360.00
1/20/2006	Andres Garzes	Construction Fence	\$ 555.00
2/7/2006	Mobile Mini	Trailer - 1st Invoice	\$ 1,014.40
4/30/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 5,903.63
5/5/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 4,579.09
5/23/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 4,560.17
5/23/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 3,916.83
5/30/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 5,146.75
5/31/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 120.00
6/19/2006	Preferred Landscaping	Tree Removal/Land Clearing	\$ 14,181.95
7/21/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 67.50
7/28/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 30.00
7/31/2006	Preferred Landscaping	Repair Construction Fence/Ground Maintenance	\$ 983.94
8/3/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 30.00
8/25/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 22.50
9/29/2006	Jose Velazquez Jr.	Tree Trimming / Ground Maintenance	\$ 6,500.00
10/20/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 30.00
11/30/2006	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 30.00
3/2/2007	Mobile Mini	Trailer - Current Invoice	\$ 985.62
3/13/2007	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 30.00
3/16/2007	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 11.25
3/23/2007	Andres Garzes	Tree Trimming / Ground Maintenance	\$ 22.50
			\$ 49,081.13

06-27-07 P02:39 IN

VRP# 07-06-039



City of San Antonio
 Development Services Department
 1901 S. Alamo
 San Antonio, TX 78204

www.sanantonio.gov/onestop
 Telephone: (210) 207-1111
 Fax: (210) 207-4252



TREE AFFIDAVIT / PERMIT APPLICATION

APPROVED (Office Use Only)
 A/P # 1121657
 SPECIFICATION BY [Signature] DATE 5/7/05

Project Address/Location: IH10 WEST at RALPH FAIR ROAD
 Project Name/Subdivision: LOT 2 BOERNE Stage Crossing Unit: _____
 Parcel Key # (<http://maps.sanantonio.gov/website/Zonino/viewer.asp>): _____ Plat #: 010110
 Approximate Project construction Starting Date: MAY 2005
 Class of Work (Check as Appropriate): Site Work Platting New Structure Addition (≥ 2500 ft²)
 Project Type (Check as Appropriate): Commercial # acres 23.9 Residential # _____
 Company ID#: _____ Contact ID#: _____ Public Funds Used: Yes No
 Contact Person: DAN WEEDNER Phone #: 545-1122 Fax #: 545-9302
 Email address: danielweidner@mbcengineers.com
 Contractor: Charlie Untermeyer Phone #: 260-7955 Fax #: 408-2069
 Bus. Address: 1162 E Sauterra Ste 220 City: SA State: TX Zip: 78258
 Owner: Fair Prospects LC Phone #: 260-7955 Fax #: 408-2069
 Address: 1162 E Sauterra Ste 220 City: SA State: TX Zip: 78258

I, Charlie Untermeyer (owner, agent), certify that I am aware of the requirements of Article V, section 35-523 of the U.D.C. regarding Tree Preservation. This affidavit verifies that to the best of my knowledge the said property at (addresses) IH10 WEST / Ralph Fair Intersection (attach sheet if necessary)

- 1. has no Significant, Heritage, or Historic trees as defined in Article V, section 35-523 of the U.D.C.
- 2. has Significant, Heritage or Historic trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of the aforementioned ordinance. (PLAT SUBMITTAL REQUIRES AERIAL AND CONSTRUCTION SUBMITTAL REQUIRES SITE PLAN WITH INDICATION OF TREES)
- 3. is exempt from the Tree Preservation Ordinance – VESTED RIGHTS PERMIT # REQUIRED: 03-09-108
- 4. has Significant, Heritage or Historic trees that will be removed. (REQUIRES ADDITIONAL SITE PLAN & TREE INVENTORY FOR INSPECTOR)

Total Diameter Inches _____ Diameter Inches Preserved _____ % Preserved _____

State of Texas)
 County of Bexar)

[Signature]
 Signature

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.

Sworn To Before me, this _____ day of _____, 20____.

*Options 3 & 4 do not require notarization

Notary Public In And For The State of Texas



City of San Antonio

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Vested Rights Permit
APPLICATION

03 SEP 12 PM 1:43

Permit File: # 03-09-08

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

Approved

Disapproved

Reviewed By: [Signature]
Assistant City Attorney

Date: Sept 11, 2003

Comments: As of October 1986 based upon SA WS/city water Board contract/commitment

06-27-07 P02:40 IN

VRP# 07-06-039



City of San Antonio

Vested Rights Permit
APPLICATION

OFFICE OF THE CITY ATTORNEY
03 SEP 12 11:16 AM

Permit File: #03-09-08

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

Approved

Disapproved

Reviewed By:
Assistant City Attorney

Date: Sept 11, 2003

Comments: As of October 1986 based upon SA WS / City Under Ben
contract / commitment

PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

09 09 2003

FILE



City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Application Date: _____

TREE AFFIDAVIT / PERMIT APPLICATION

1093946

INSPECTOR: _____ DATE: _____
APPROVED: _____ INITIALS: _____ DATE: _____

Project Address/Location: NW CORNER OF IH-10/BOERNE STAGE
Project Name/Subdivision: BOERNE STAGE CROSSING
Parcel Key #: _____ Lot No: _____ Block: 3 NCB/CB: 16390
Approx Project Construction Starting Date: APRIL '05
Class of Work (Check as Appropriate): Site Work Paving New Structure Addition (≥ 2500 sq ft)
Project Type (Check as Appropriate): Commercial (# acres) 12.4 Residential (# lots) _____
Company ID#: PAPE-DAWSON ENG. Contact ID#: 7940 Public Funds Used: Yes No
Contact Person: SONG TAEW Phone #: 375-9006 Fax #: 375-9030
Email address: Stan@Pape-dawson.com
Contractor: _____ Phone #: _____ Fax #: _____
Bus. Address: _____ City: _____ State: _____ Zip: _____
Owner: _____ Phone #: _____ Fax #: _____
Address: _____ City: _____ State: _____ Zip: _____

1093946

I, MICHAEL SCHROENBRUN (owner, agent), certify that I am aware of the requirements of Article V, section 35-523 of the U.D.C. regarding Tree Preservation. This affidavit verifies that to the best of my knowledge the said property at (address(es)) _____ (attach sheet if necessary)

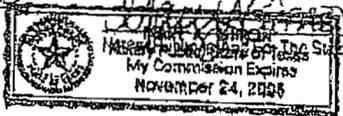
PLEASE MARK THE APPROPRIATE BOX UNDER THE ORDINANCE APPLICABLE TO THE PROJECT (ONLY MARK ONE BOX):

- Ordinance**
- 2003 1897 If vested from the 2003 ordinance must enter the Vested Rights Permit #: 03-09-108 (86 OCT RIGHT VEST)
- 1. has no Protected, Significant, Heritage, or Historic trees as defined in Article V, section 35-523 of the U.D.C.
 - 2. has Protected, Significant, Heritage or Historic trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of the aforementioned ordinance. (PLAT SUBMITTAL REQUIRES AERIAL PHOTO AND BUILDING PERMIT SUBMITTAL REQUIRES SITE PLAN WITH INDICATION OF TREES)
 - 3. is exempt from the 1997 Tree Preservation Ordinance - VESTED RIGHTS PERMIT # REQUIRED: VRP 03-09-108
 - 4. has Protected, Significant, Heritage or Historic trees that will be removed. (REQUIRES ADDITIONAL SITE PLAN & TREE INVENTORY FOR INSPECTOR)

State of Texas)
County of Bexar)
APPROVED MAR 07 2005
Signature: _____

Before me, the undersigned authority on this day personally appeared Michael Schroenbrun known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.
Sworn To Before me, this 2nd day of March, 2005

* Options 3 & 4 do not require notarization
<http://www.sanantonio.gov/sections/development/index.asp>
Development Services Department / Revised June 2004



03-27-07 P02:40 IN

VRP# 07-06-039