



City of San Antonio, Texas

Department of Development Services

November 5, 2007

Patrick Christensen
Brown P.C.
112 E. Pecan Ste 1490
San Antonio, TX 78213

RE: Rights Determination File: # 07-09-049R (Laredo Springs) Resubmittal

Dear Mr. Christensen:

We have reviewed your rights determination that was resubmitted on October 8, 2007. Based on the information provided the following is our official finding:

Recommend approval of rights effective November 14, 1996 for 11 single family residential units consistent with POADP # 534 with a density not exceeding 1 unit per acre and further consistent with Chapter 34 Article VI, Division 6 of the City Code for 30% impervious cover.

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 black ink, appearing to read 'F. De León'.

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



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

09-11-07A11:45 RCVD

Intake Date:

Intake By: Larry Od:5

Type: [X] 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: S&A Stables, John Erwin, President

Agent: Brown, PC

Phone: (210) 299-3704 Fax: (210) 299-3726

Address: 112 East Pecan Suite 1490

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Contact:

Address: 333 E. Ramsey Phone#: (210) 375-9000

City: San Antonio State: Texas Zip code: 78216

Name of Project: Laredo Springs

Site location or address of project and legal description:

Southeast of the Intersection of Hwy. 281 and Marshall Road, more formally described as Lot P-25A and P-27, New City Block 18218, San Antonio, Bexar County, Texas



City Council District(s): 9 ETJ: No Edward's Aquifer Recharge Zone? Yes

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: Single Family Development

(b) Total land area, in square feet: 498,762.0 S.F. (11.45 Acres)

(c) Total area of impervious surface, in square feet: 448,885.80 S.F.

(d) Number of residential dwellings units, by type: 80 units Single Family

(e) Type and amount of non-residential square footage (ground floor building footprint only):

(f) Number of buildings: N/A

(g) Phases of the development (if applicable): N/A

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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 November 14, 1996.

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: _____ Date of Application: _____
Permit Number: _____ Date issued: _____
Expiration Date: _____ Acreage: _____

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 for the POADP acceptance date. *Fair Notice required with MDP/POADP*

Name: Laredo Encino Development Preliminary Overall Area Development Plan #534

Date accepted: November 14, 1996 Expiration Date: May 16, 1998 MDP Size: 744 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:

09-11-07A11:45 RCVD

5. 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.

N/A

6. Requested date for claim of rights for this Project: November 14, 1996

7. 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

N/A

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.

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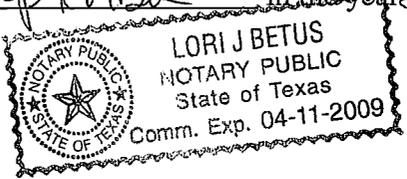
8. Sworn statement:

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: Patrick W. Christensen Signature: [Signature] Date: September 6, 2007

Sworn to and subscribed before me by Patrick W. Christensen on this 10th day of September in the year 2007, to certify which witness my hand and seal of office.



[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:

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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



10-08-07P04:10 RCVD

Date: October 5, 2007 **Notice Number:** FN08-0003

1. *Original Fair Notice Form Number if Applicable:* _____
2. *Existing Rights Determination No. if applicable:* _____

<u>COSA USE ONLY</u>	
Expiration date: <u>11/22/07</u>	Authorized Rep: <u>Larry Odis</u>

3. *If a permit application identified in item (6) below is not submitted for completeness review 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 site plans must complete (# 7) of this form.*
6. *Permit application Type (Check all appropriate boxes):*

- | | |
|---|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input checked="" type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. <u>#534</u> | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Plat No. _____ |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |

.RP.#07-09-049R

City of San Antonio Development Services Department
Fair Notice Form
 (Cont'd)

FN08-0003

The following projects 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.

- * 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: _____

A site plan is not required for single phase/single plat Single – Family residential projects.

7. For all site plans please complete the following:

- (a) **Single - Family:** Land Allocation in Square Feet & Acreage 498,762.0 S.F. (11.45 Acres)
 Use Allocation in Square Feet & Acreage 498,762.0 S.F. (11.45 Acres)
 Density 1 Unit per Acre, 11 Units
 Impervious Cover 300,000.00 S.F.
- (b) **Multi -Family:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Density _____
 Impervious Cover _____
- (c) **Commercial:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____
- (d) **Office:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____
- (e) **Industrial:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____
- (f) **Entertainment:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____
- (g) **Other Special District(s):** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____

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LRD # 07-09-049R

City of San Antonio Development Services Department

Fair Notice Form

(Cont'd)

FN08-0003

8. Project Name: Laredo Springs

Property Description: Southeast of the Intersection of Hwy. 281 and Marshall Road, more formally described as Lot P-25A and P-27, New City Block 18218, San Antonio, Bexar County, Texas

Owner: S&A Stables, Inc., John Erwin, President Phone: (210)595-2020 Fax:

Address: 11835 IH-10 West, Ste. 301 City: San Antonio State: Texas Zip Code: 78230

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

Address: 112 E. Pecan, Suite 1490 City: San Antonio State: Texas ZipCode: 78205

Applicant: Phone: Fax:

Address: City: State ZipCode:

Engineer/Surveyor: Pape-Dawson Engineers Phone: (210) 375-9000 Fax:

Address: 333 E. Ramsey City: San Antonio State: Texas ZipCode: 78216

Contact Person Name: E-mail:

Phone: Fax:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: [X] Yes [] No San Antonio City Limits: [X] Yes [] No

Council District: 9 School District: NEISD Ferguson map grid: 483 E-3

Owner or Authorized Representative:

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

Print Name: PATRICK W. CHRISTENSEN Signature: [Handwritten Signature]

Address: 112 E. Pecan, Suite 1490 City: San Antonio State: Texas ZipCode: 78205

E-mail: pwc@kbrownpc.com

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

10-08-07P04:10 RCVD

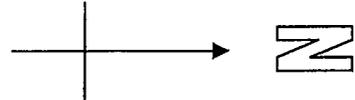
RD # 07 - 09 - 049R

FN08-0003

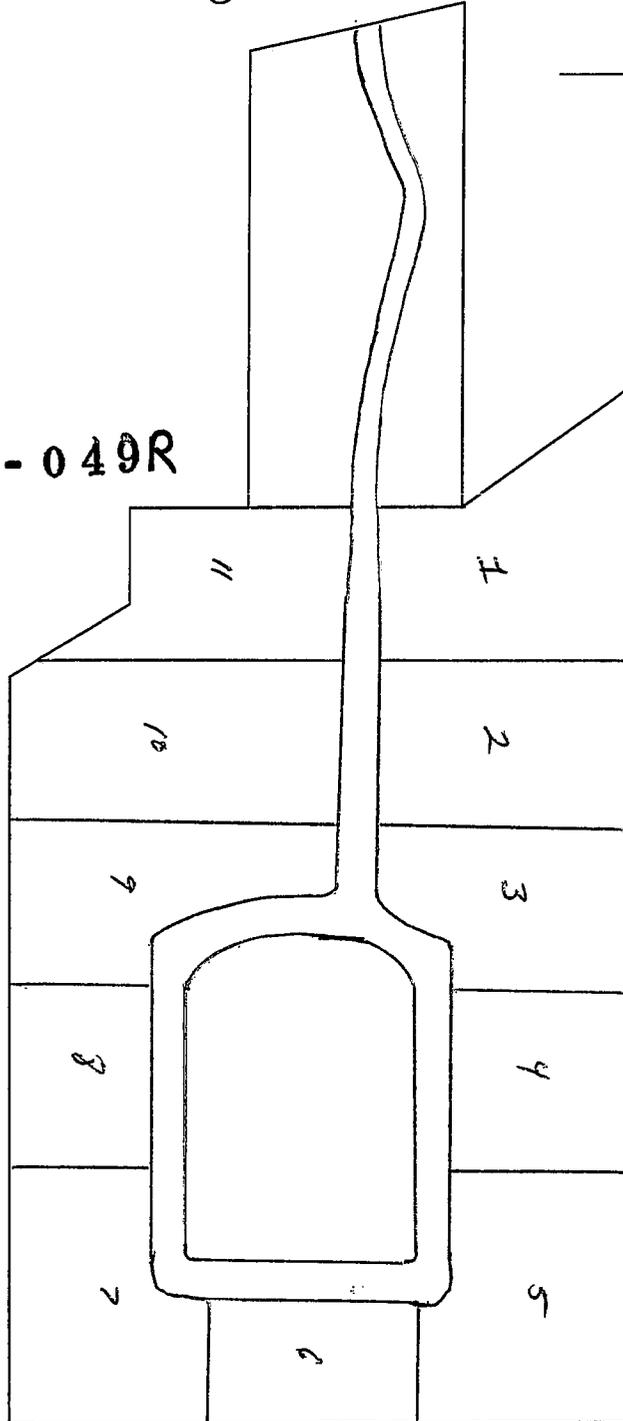
Laredo Springs Site Plan
11.45 Acres

10-08-07P04:10 RCVD

U.S. Hwy 281



RD #07-09-049R



Lot P-25A & P-27, NCB 18218

"A PLANNED UNIT DEVELOPMENT" SUBDIVISION PLAT OF

ENCINO RANCH SUBDIVISION UNIT 3

BEING 32.522 ACRES OF LAND OUT OF N.C.B. 18217, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS) COUNTY OF BEXAR) THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DEEDY AUTHORIZED AGENT DECATES TO THE USE OF THE PUBLIC FORWARD ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE MAP, AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JIM MEESTRETH WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITS TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE SYSTEMS OF THIS PLAT AND THAT THE SAME COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE CHANGES THAT ARE SPECIFICALLY SET FORTH IN THE PLANNING COMMISSION'S REPORT.

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

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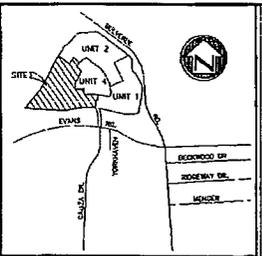
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STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



LOCATION MAP

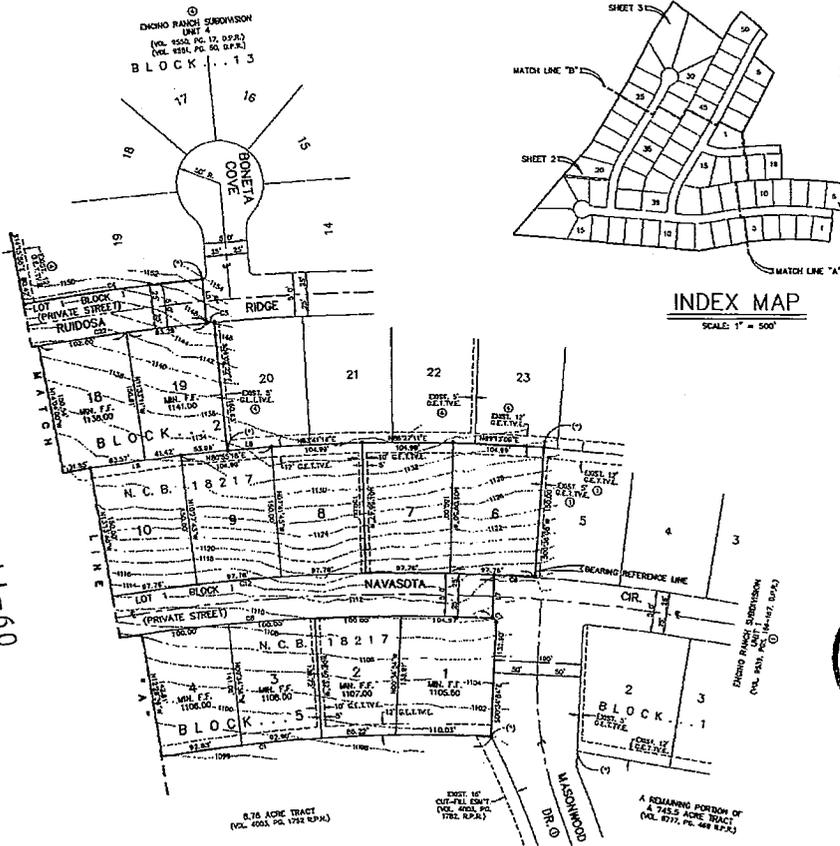
- NOTES AND LEGENDS: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS WATER AND GAS SYSTEM... 2. THE CITY OF SAN ANTONIO AS A PART OF ITS WATER AND GAS SYSTEM... 3. THE CITY OF SAN ANTONIO AS A PART OF ITS WATER AND GAS SYSTEM...

- NOTE: 1. THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON... 2. COORDINATE MARKINGS AS SHOWN... 3. R.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS...

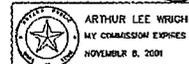
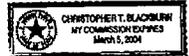
DEVELOPER: MASSWOOD ENGINEERING, LTD. 1715 CAPITAL OF TX. HWY. SOUTH, SUITE 201 AUSTIN, TEXAS 78744 (512) 308-1800

Table with columns: CURB, SHEET, AREA, TARGET, ELEVATION, DISTANCE. Lists various lot areas and elevations.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists line bearings and lengths for the subdivision.



INDEX MAP SCALE: 1" = 500'



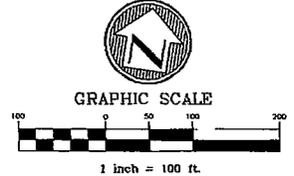
W.F. CASTELLA & ASSOCIATES, INC. A TCB INC. Company. Engineers - Surveyors - Planners. 8400 Frank Tom Bluff, Suite 100 South - San Antonio, Texas 78213 - (210)734-5201

THIS PLAT OF ENCINO RANCH SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN BOOK 9853 OF SAID COUNTY, IN BOOK VOLUME 9853 ON THIS DAY OF April 2001.

RD.#07-09-049

09-11-07A11:45 RCVD



EDWARDS AQUIFER NOTES: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 24, ARTICLE V, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREIN.

ENCINO RANCH SUBDIVISION UNIT 3

BEING 32.522 ACRES OF LAND OUT OF N.C.B. 18217, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN IN PERSON OR THROUGH DULY AUTHORIZED AGENT HEREBY DECLARES TO THE USE OF THE PUBLIC RECORDS ALL STREETS, ALLEYS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THIS PLAN TO BE CORRECT AND UNDISPUTED.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY OF THIS DAY PERSONALLY APPEARED **JIM MEREDITH** 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 IN HIS CAPACITY HEREBY STATES:

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 20th DAY OF April, A.D. 2001.



STATE OF TEXAS
COUNTY OF BEXAR

58456
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN TO THE MATTERS OF LOT LAYOUTS AND UTILITY LAYOUTS AND TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORGANIZATION, EXCEPT FOR THOSE PROVISIONS THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEXAR

58456
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

58456
REGISTERED PROFESSIONAL ENGINEER

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STATE OF TEXAS
COUNTY OF BEXAR

58456
REGISTERED PROFESSIONAL ENGINEER

WFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6000 Park Inn Blvd., Suite 100 South • San Antonio, Texas 78213 • (210)734-3331
JOB ORDER NO. 46293.04 DRAWN BY: J.R.

THIS PLAN IS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AS BEING IN ACCORDANCE WITH THE CITY CODE AND THE CITY CHARTER. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS HAS APPROVED THIS PLAN FOR RECORDATION AND DULY RECORDED THE DAY OF April, 2001, IN THE RECORDS OF THE CITY OF SAN ANTONIO, TEXAS.

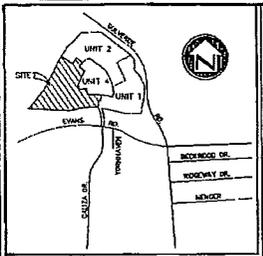
BY: Paul Bates SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

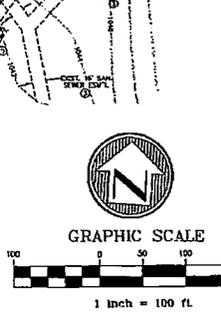
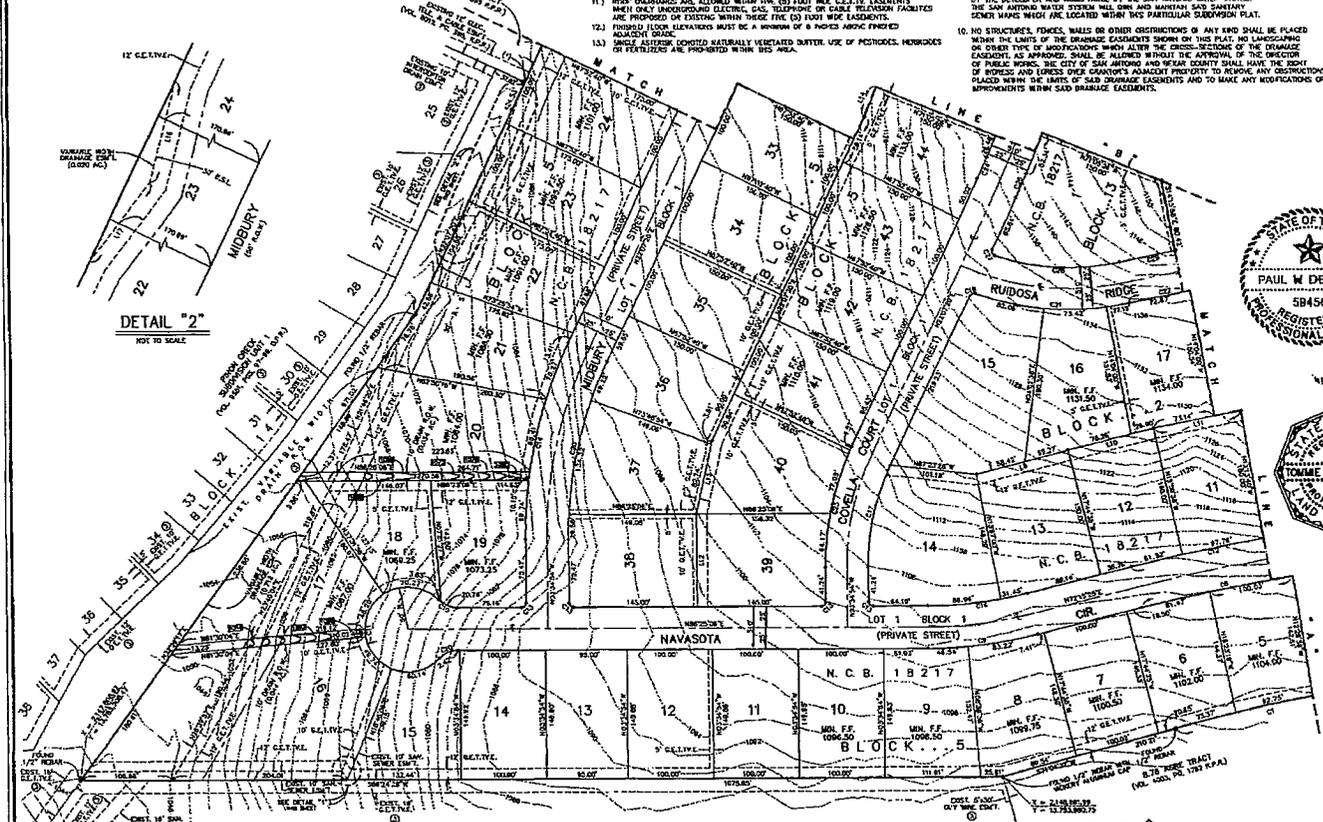
BY: Christopher T. Blackburn COUNTY CLERK OF SAO COUNTY DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN RECORDED IN MY OFFICE ON THE 10th DAY OF April, 2001, IN THE RECORDS OF THE DAY OF April, 2001, IN THE RECORDS OF THE SAO COUNTY, IN BOOK VOLUME, 7853

ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS

BY: Christopher T. Blackburn DEPUTY



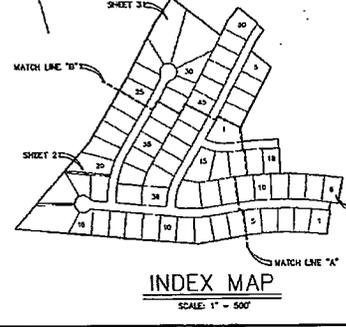
LOCATION MAP



EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 5 OF THE SAN ANTONIO CITY CODE ENTITLED "EDWARDS RECHARGE ZONE AND WATERFED PROTECTION, OR LATEST REVISIONS THEREOF.

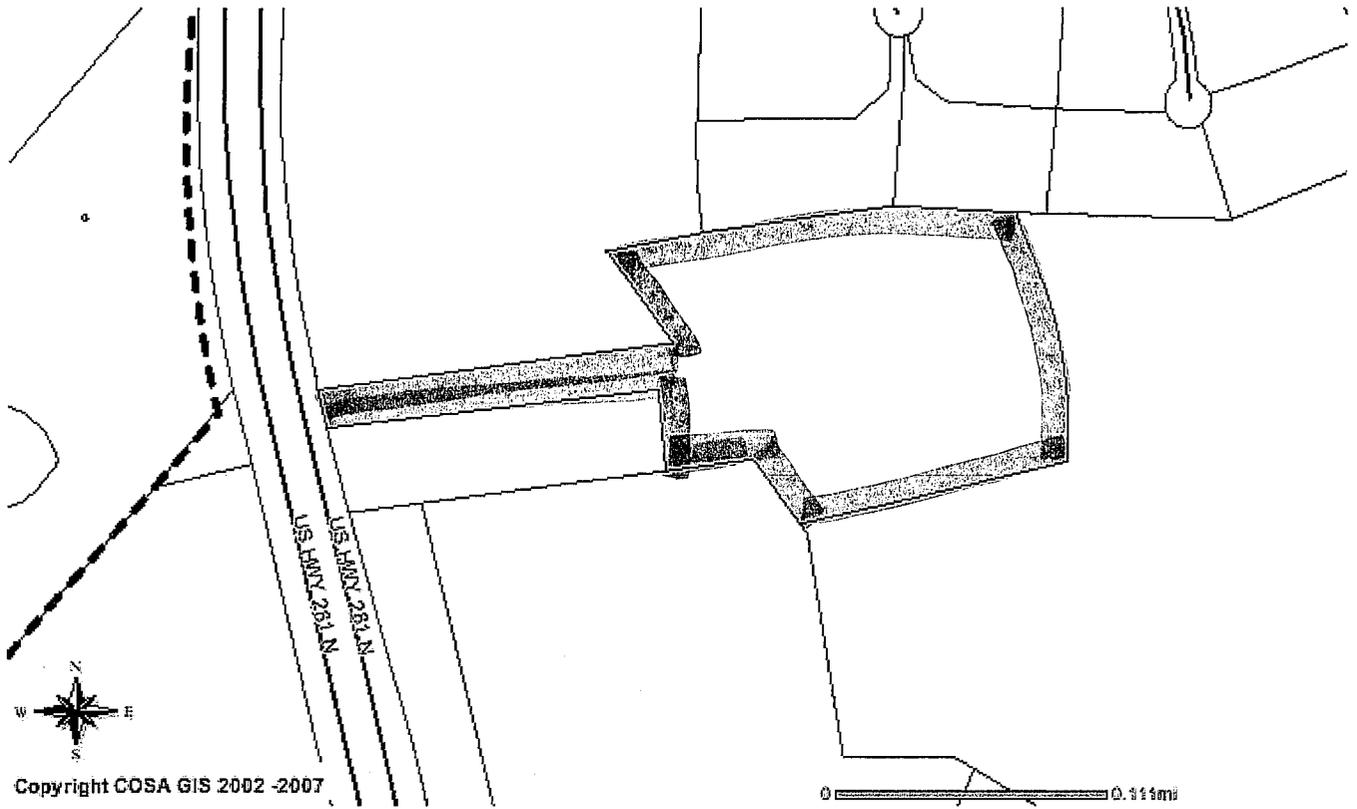
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN" (WPAP) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY SO 31C 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISIONS THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THROTTLE OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL THROTTLE OFFICE.



INDEX MAP

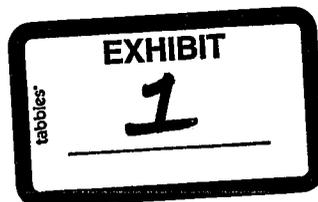
Book 30060-030654
Page 2 of 4
Filed & Recorded
April 20, 2001
COUNTY CLERK
SAN ANTONIO, TEXAS
RECORDING
COMMISSIONER SECT 1
1.00

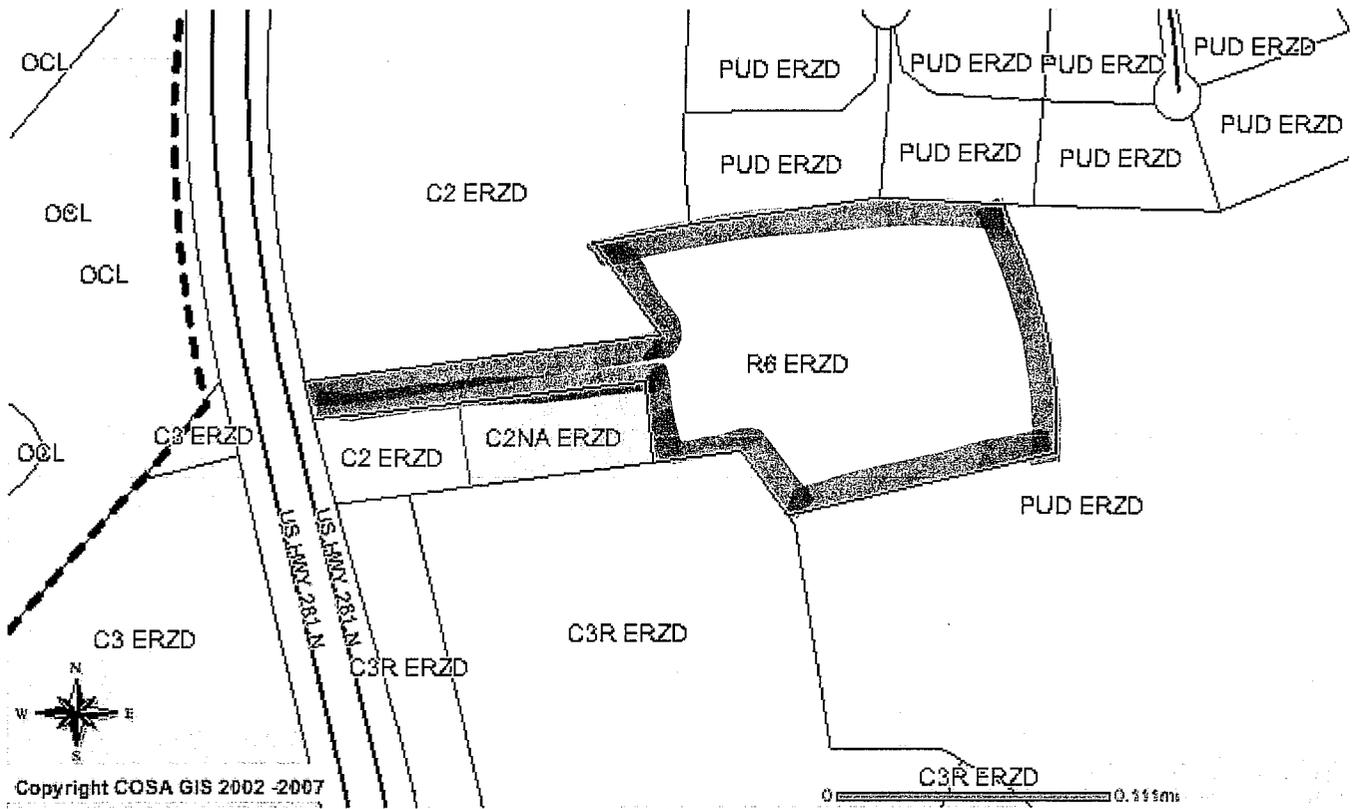
RD #07-09-049
09-11-07A11:45 RCVD



09-11-07A11:45 RCVD

WRD#07-09-049

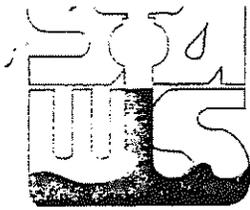




LRD.#07-09-049

09-11-07A11:45 RCVD





San Antonio Water System

September 20, 2001

Mr. David G. Brown, P.E.
W.F. Castella & Associates, Inc.
6800 Park Ten, Suite 180-S
San Antonio, Texas 78213

RE: **Verification** of Category 1 determination for the approximate 11.45-acre Springs Baptist Church Subdivision, located along the easterly side of US Highway 281 North just north of the intersection of US Highway 281 and Stone Oak Parkway.

Dear Mr. Brown:

On September 14, 2001, the Aquifer Protection & Evaluation Division of the San Antonio Water System (SAWS) received a letter issued by your office concerning the property referenced above. The request was for designation of the referenced property which lies within the Edwards Aquifer Recharge Zone, as Category 1 property.

The following documentation was submitted for the property referenced above:

- 1) A photocopy of the Encino Park Preliminary Overall Development Plan dated September 10, 1984 in which the boundaries of the Spring Baptist Church Subdivision are outlined.
- 2) A photocopy of Springs Baptist Church Subdivision Plat No. 010359.

Based on the documentation submitted and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, the approximate 11.45-acre Springs Baptist Church Subdivision, is classified as **Category 1** property.

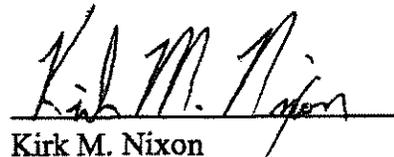
Please be aware, any changes identified in Section 34-926 of the City Code as "substantial alterations" that may be proposed within the property referenced above, may cause a

Mr. David G. Brown, P.E.
Spring Baptist Church Subdivision
Page 2

recategorization of the property. If proposed, these types of changes would require a separate ruling based on the specific plans showing the changes.

If you have any questions regarding this matter, please contact me at (210) 704-7305.

Sincerely,

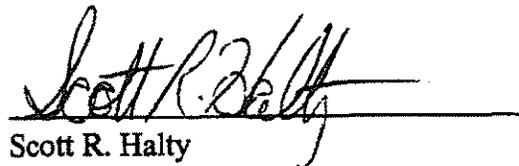


Kirk M. Nixon

Manager

Aquifer Protection & Evaluation Division

APPROVED:



Scott R. Halty

Director

Source Water & Watershed Protection Department

KMN:BAH

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL



PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1490
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

October 5, 2007

Ms. Melissa Ramirez
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Hand-Delivered

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, Texas 78205

Hand-Delivered

10-08-07P04:11 RCVD

Re: Re-submittal the Vested Rights Application for a 11.45-Acre Tract of Land Located South of the Intersection of Highway 281 North and Marshall Road, on the East Side of Highway 281, More Formally Described as New City Block 18281, Lot P-25A and P-27, San Antonio, Bexar County, Texas (the "Subject Property"; Exhibit "1"); Our File No. 9233.001

LRD # 07 - 09 - 049R

Dear Ms. Ramirez and Mr. Hart:

Attached please find the Re-Submittal of the Vested Rights Application for the above-referenced property (see Exhibit "2"). This Re-Submittal is submitted within fifteen (15) calendar days of the initial Vested Rights denial, received on October 5, 2007, as required by the City of San Antonio's (the "COSA") Unified Development Code (the "UDC"), Chapter 35, Article 7, Division 2 ("Vested Rights"). This request is made pursuant to the current provisions of Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") and the COSA UDC.

To provide for the development of the Subject Property, the developer filed a Preliminary Overall Area Development Plan with COSA, POADP #534 ("Laredo Encino Development

Subject Property is wholly included within the Laredo Encino Development POADP #534 and the development authorized therein is shown as "Single Family" (the "Project"). The Laredo Encino Development POADP #534 was subsequently amended by the Laredo Encino Development POADP #534-B approved by COSA on September 5, 1997 ("Laredo Encino Development POADP #534-B"; *see* Exhibit "4"). The Subject Property is also shown as Single Family Residential in the Laredo Encino Development POADP #534-B. The Laredo Encino Development POADP #534 is a required "permit" by a regulatory agency (COSA) and clearly qualifies as the first "permit" in a series of permits necessary for the development of the commercial Project on the Subject Property as those terms are contemplated by Chapter 245 of the Code. The Subject Property is also currently zoned "R-6 ERZD", which expressly permits a single family land use on the Subject Property (*see* Exhibit "5").

The Project is not "dormant," as defined by Section 245.005 of the Local Government Code and Section 35-714 of the UDC, because progress toward its completion is evidenced by the filing, approval and recording of the following Plat pursuant to the Laredo Encino Development POADP #534:

- i) Plat No. 980135, The Encino Ranch Unit 3 PUD, Filed 10/17/1997, Approved 10/24/2001, and Recorded 4/11/2002 (*see* Exhibit "6"); and
- ii) Plat No.000156, Evans Ranch Unit 2, Filed 1/19/2000, Approved 11/22/2000, and Recorded 2/23/2001 (*see* Exhibit "7").

The above Plats clearly qualify as "permits" and because they were applied for, approved and recorded between the first anniversary of the effective date of Chapter 245 of the Texas Local Government Code (May 11, 2000) and the fifth anniversary of the effective date of such Chapter (May 11, 2004), the Project has demonstrated "progress" according to the City Attorney's interpretation of the "dormancy" provisions of the state law.

In conclusion, Laredo Encino Development POADP #534 constitutes a "permit" as defined by Chapter 245 of the Texas Local Government Code, and was a necessary first step in the development of the Subject Property. Furthermore, the Subject Property has not become dormant by virtue of the filing of Plat Nos. 980135, and 000156 which were subsequently approved and recorded. The "project" was specifically described as a single family use on 11.45 acres in Laredo Encino Development POADP #534, approved by COSA on November 14, 1996. Therefore, this Firm requests that COSA acknowledge that the 11.45-Acre Subject Property is vested as of November 14, 1996 for as single family development by virtue of the POADP, and the Plats listed herein.

10-08-07P04:11 RCVD

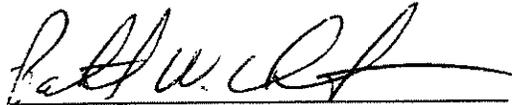
LRD # 07 - 09 - 049R

Included with this correspondence, please find duplicate copies of the following:

1. Subject Property Exhibit;
2. Vested Rights Permit Application;
3. Laredo Encino Development POADP #534;
4. Laredo Encino Development POADP #534-B;
5. COSA Zoning Exhibit;
6. Plat No. 980135, The Encino Ranch Unit 3 PUD; and,
7. Plat No. 000156, Evans Ranch Unit 2.

Very truly yours,

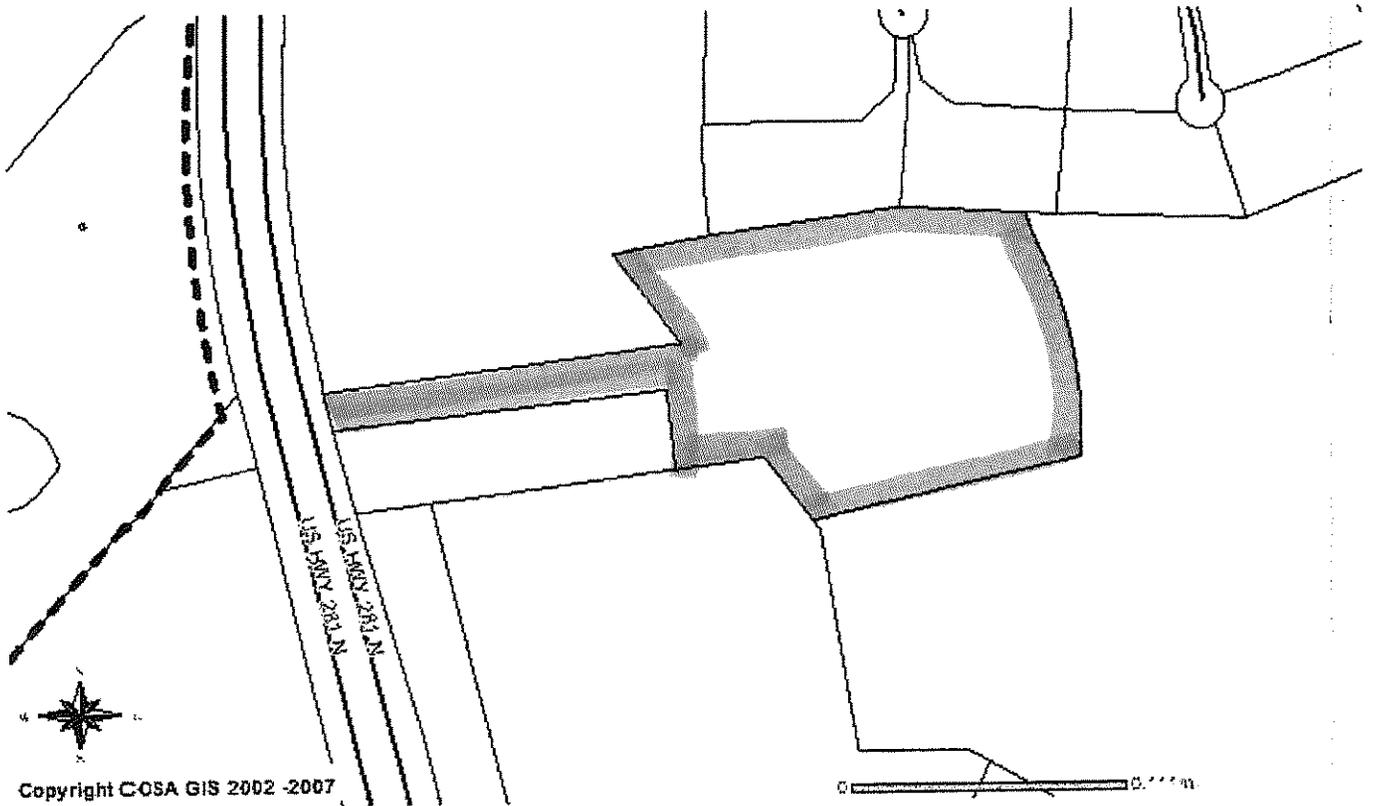
BROWN, P.C.

BY: 
Patrick W. Christensen

PWC/ljb
Enclosures: As stated

10-08-07P04:11 RCVD

: RD # 0 7 - 0 9 - 0 4 9 R



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10-08-07P04:11 RCVD

. RD.#07-09-049R





City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement
10-08-07P04:11 RCVD

Intake Date: _____

Intake By: _____

Type: [X] 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: S&A Stables, John Erwin, President

Agent: Brown, PC

Phone: (210) 299-3704 Fax: (210) 299-3726

Address: 112 East Pecan Suite 1490

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Contact:

Address: 333 E. Ramsey Phone#: (210) 375-9000

City: San Antonio State: Texas Zip code: 78216

Name of Project: Laredo Springs

Site location or address of project and legal description:

Southeast of the Intersection of Hwy. 281 and Marshall Road, more formally described as Lot P-25A and P-27, New City Block 18218, San Antonio, Bexar County, Texas



File #

Assigned by City Staff

City Council District(s): 9 ETJ: No Edward's Aquifer Recharge Zone? Yes

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: Single Family Development

(b) Total land area, in square feet: 498,762.0 S.F. (11.45 Acres)

(c) Total area of impervious surface, in square feet: 300,000.00 S.F.

(d) Number of residential dwellings units, by type: 11 units Single Family

(e) Type and amount of non-residential square footage (ground floor building footprint only):

(f) Number of buildings: N/A

(g) Phases of the development (if applicable): N/A

10-08-07P04:11 RCVD

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 November 14, 1996.

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: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

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 for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: Laredo Encino Development Preliminary Overall Area Development Plan #534

Date accepted: November 14, 1996 Expiration Date: May 16, 1998 MDP Size: 744 acres

P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

10-08-07PC4:11 RCVD

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:

5. 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.

N/A

6. Requested date for claim of rights for this Project: November 14, 1996

7. 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

N/A

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.

10-03-07P04:12 RCVD

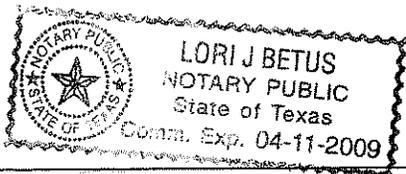
8. Sworn statement:

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: Patrick W. Christensen Signature: [Signature] Date: October 5, 2007

Sworn to and subscribed before me by Patrick W Christensen on this 5th day of October in the year 2007, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

Director's Decision: Approved Denied

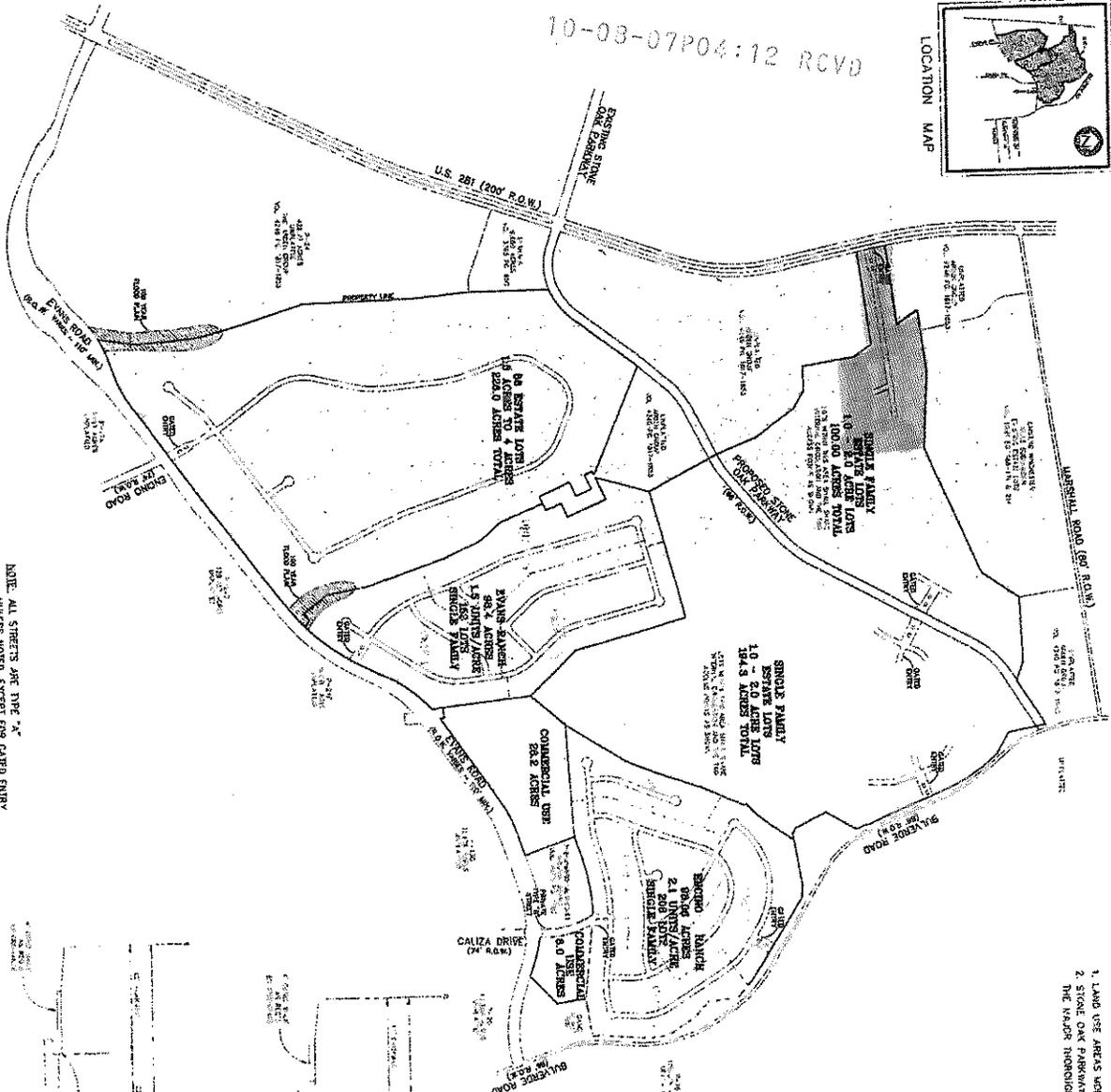
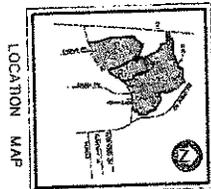
Reviewed By: _____ Date: _____
Development Services Department

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

10-08-07P04:12 RCVD

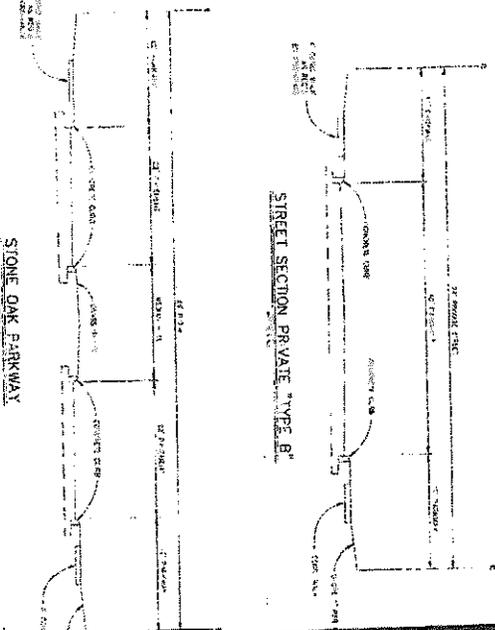
This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.

10-08-07P04:12 RCVD



NOTE: ALL STREETS ARE THE "X" UNLESS NOTED EXCEPT FOR CALIZA DRIVE STREETS WHICH WANT IN WIDTH

RD. # 07-09-049R



THIS P.O.A.D.P. MODIFIES THE EXISTING LAREDO ENCINO P.O.A.D.P. # 429 AS SHOWN BELOW:
1. LAND USE AREAS MODIFIED.
2. STONE OAK PARKWAY REDUCED TO MATCH THE NADRO HORIZONTAL/FAIR PLAN.

SCALE: 1" = 500'
PLAN HAS BEEN ACCEPTED BY
OWNER: LAREDO ENCINO LTD.
1202 DEE AVE BLVD, SUITE 3
LAREDO, TEXAS 78041
PHONE: 281-722-5500
DATE: 5/1/2008
If no plans are filed, plan will expire on March 7, 2009
Not plan filed on

OWNER: LAREDO ENCINO LTD.
1202 DEE AVE BLVD, SUITE 3
LAREDO, TEXAS 78041
PHONE: 281-722-5500
UTILITIES
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL

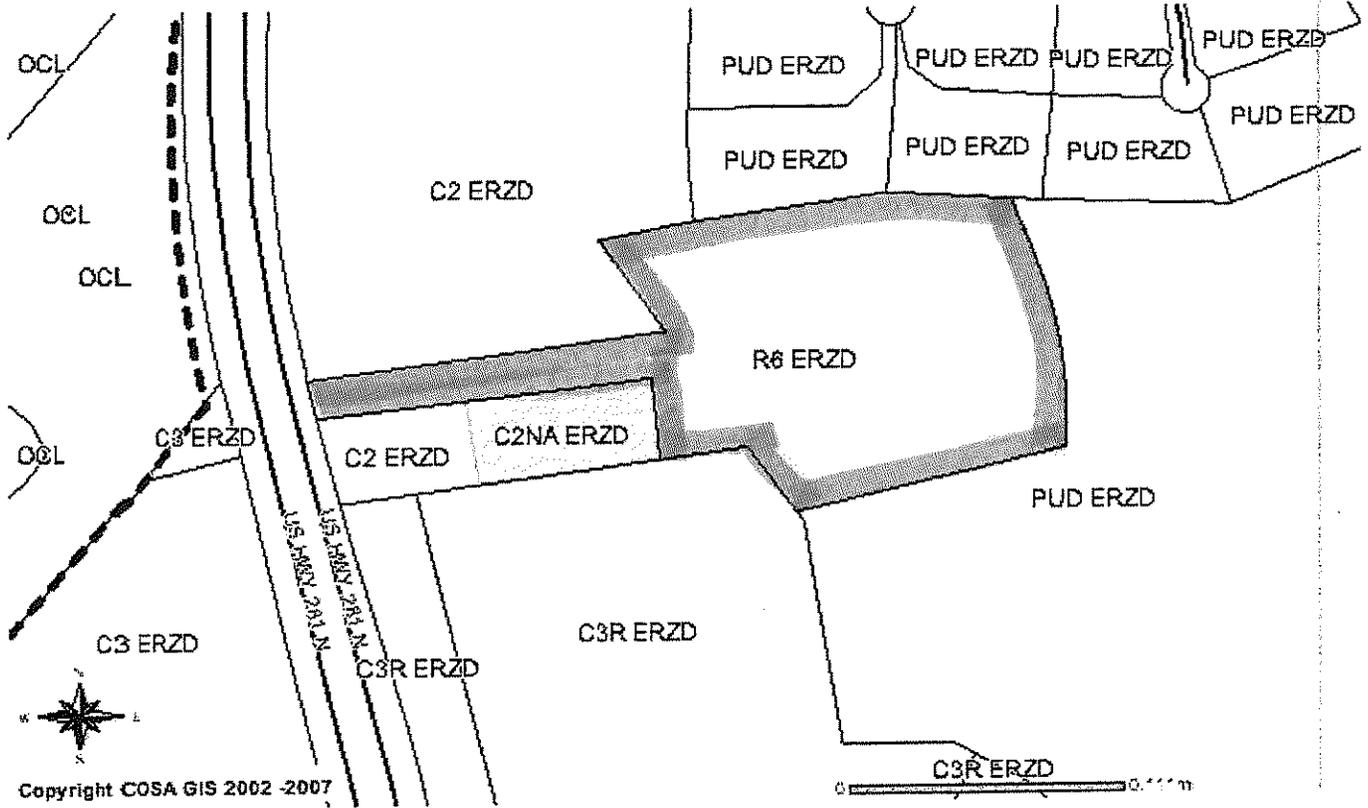
RECEIVED
ST-10-2-1513

EXHIBIT
5

F. CASTELLA & ASSOCIATES, INC.
Surveyors - Planners
1019 W. Sandwood - San Antonio, Texas 78207 - (210) 341-5101

P.O.A.D.P.
for
LAREDO ENCINO

DATE	10-08-07
BY	[Signature]
FOR	[Signature]
REVISION	
DATE	
BY	
FOR	



10-08-07P04:12 RCVD

RD # 07-09-049R



KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL



PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1480
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

September 6, 2007

09-11-07A11:45 RCVD

Mr. Melissa Ramirez
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Hand-Delivered

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, Texas 78205

Hand-Delivered

LRD#07-09-049

Re: Vested Rights for a 11.45-Acre Tract of Land Located South of the Intersection of Highway 281 North and Marshall Road, on the East Side of Highway 281, More Formally Described as New City Block 18281, Lot P-25A and P-27, San Antonio, Bexar County, Texas (the "Subject Property"); Our File No. 9233.001

Dear Ms. Ramirez and Mr. Hart:

Attached please find a Vested Rights Application for the above-referenced property (see Exhibit "2"). This request is made pursuant to the current provisions of Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") and the City of San Antonio's (the "COSA") Unified Development Code (the "UDC"), Chapter 35, Article 7, Division 2 ("Vested Rights").

To provide for the development of the Subject Property, the developer filed a Preliminary Overall Area Development Plan with COSA, POADP #534 ("Laredo Encino Development POADP #534; see Exhibit "3"), which was approved by COSA on November 14, 1996. The Subject Property is wholly included within the Laredo Encino Development POADP #534 and the development authorized therein is shown as "Single Family" (the "Project"). The Laredo

Encino Development POADP #534 was subsequently amended by the Laredo Encino Development POADP #534-B approved by COSA on September 5, 1997 ("Laredo Encino Development POADP #534-B"; *see* Exhibit "4"). The Subject Property is also shown as Single Family Residential in the Laredo Encino Development POADP #534-B. The Laredo Encino Development POADP #534 is a required "permit" by a regulatory agency (COSA) and clearly qualifies as the first "permit" in a series of permits necessary for the development of the commercial Project on the Subject Property as those terms are contemplated by Chapter 245 of the Code. The Subject Property is also currently zoned "R-6 ERZD", which expressly permits a single family land use on the Subject Property (*see* Exhibit "5").

The Project is not "dormant," as defined by Section 245.005 of the Local Government Code and Section 35-714 of the UDC, because progress toward its completion is evidenced by the filing, approval and recording of the following Plat pursuant to the Laredo Encino Development POADP #534:

- i) Plat No. 980135, The Encino Ranch Unit 3 PUD, Filed 10/17/1997, Approved 10/24/2001, and Recorded 4/11/2002 (*see* Exhibit "6"); and
- ii) Plat No.000156, Evans Ranch Unit 2, Filed 1/19/2000, Approved 11/22/2000, and Recorded 2/23/2001 (*see* Exhibit "7").

The above Plats clearly qualify as "permits" and because they were applied for, approved and recorded between the first anniversary of the effective date of Chapter 245 of the Texas Local Government Code (May 11, 2000) and the fifth anniversary of the effective date of such Chapter (May 11, 2004), the Project has demonstrated "progress" according to the City Attorney's interpretation of the "dormancy" provisions of the state law.

In conclusion, Laredo Encino Development POADP #534 constitutes a "permit" as defined by Chapter 245 of the Texas Local Government Code, and was a necessary first step in the development of the Subject Property. Furthermore, the Subject Property has not become dormant by virtue of the filing of Plat Nos. 980135, and 000156 which were subsequently approved and recorded. The "project" was specifically described as a single family use on 11.45 acres in Laredo Encino Development POADP #534, approved by COSA on November 14, 1996. Therefore, this Firm requests that COSA acknowledge that the 11.45-Acre Subject Property is vested as of November 14, 1996 for as single family development by virtue of the POADP, and the Plats listed herein.

09-11-07A11:45 RCVD

RD # 07 - 09 - 049

Included with this correspondence, please find the enclosed check for \$500.00 to cover the costs of processing this application and duplicate copies of the following:

1. Subject Property Exhibit;
2. Vested Rights Permit Application;
3. Laredo Encino Development POADP #534;
4. Laredo Encino Development POADP #534-B;
5. COSA Zoning Exhibit;
6. Plat No. 980135, The Encino Ranch Unit 3 PUD; and,
7. Plat No. 000156, Evans Ranch Unit 2.

Very truly yours,

BROWN, P.C.

BY: 
Patrick W. Christensen

PWC/ljb
Enclosures: As stated

09-11-07A11:45 RCVD

LIRD. # 07 - 09 - 049



City of San Antonio
Development Services Department
Fair Notice Form



09-07-07P02:55 RCVD

Date: September 6, 2007 Notice Number: FN07-0084

1. *Original Fair Notice Form Number if Applicable:* _____
2. *Existing Rights Determination No. if applicable:* _____

COSA USE ONLY

Expiration date: 10/22/07 Authorized Rep: Larry Od's

3. *If a permit application identified in item (6) below is not submitted for completeness review 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 site plans must complete (# 7) of this form.*
6. *Permit application Type (Check all appropriate boxes):*

- | | |
|---|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input checked="" type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. <u>#534</u> | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Plat No. _____ |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |

RR#07-09-049

City of San Antonio Development Services Department
Fair Notice Form
(Cont'd)

FN07-0084

The following projects 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.

* 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: _____

RD # 07 - 09 - 049

A site plan is not required for single phase/single plat Single – Family residential projects.

7. For all site plans please complete the following:

(a) **Single - Family:** Land Allocation in Square Feet & Acreage 498,762.0 S.F. (11.45 Acres)
Use Allocation in Square Feet & Acreage 498,762.0 S.F. (11.45 Acres)
Density 7 Units per Acre, 80 Units total
Impervious Cover 448,885.80 S.F.

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

(c) **Commercial:** Land Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
Impervious Cover _____

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

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

(f) **Entertainment:** Land Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
Impervious Cover _____

(g) **Other Special District(s):** Land Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
Impervious Cover _____

02-07-07 02:55 RCVD

City of San Antonio Development Services Department

Fair Notice Form

(Cont'd)

FN07-0084

8. Project Name: Laredo Springs

Property Description: Southeast of the Intersection of Hwy. 281 and Marshall Road, more formally described as Lot P-25A and P-27, New City Block 18218, San Antonio, Bexar County, Texas

Owner: S&A Stables, Inc., John Erwin, President Phone: (210)595-2020 Fax:

Address: 11835 IH-10 West, Ste. 301 City: San Antonio State: Texas Zip Code: 78230

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

Address: 112 E. Pecan, Suite 1490 City: San Antonio State: Texas ZipCode: 78205

Applicant: Phone: Fax:

Address: City: State ZipCode:

Engineer/Surveyor: Pape-Dawson Engineers Phone: (210) 375-9000 Fax:

Address: 333 E. Ramsey City: San Antonio State: Texas ZipCode: 78216

Contact Person Name: E-mail:

Phone: Fax:

LRD # 07 - 09 - 049

Site is over/within/includes:

Edwards Aquifer Recharge Zone: [X] Yes [] No San Antonio City Limits: [X] Yes [] No

Council District: 9 School District: NEISD Ferguson map grid: 483 E-3

Owner or Authorized Representative:

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

Print Name: PATRICK W. CHRISTENSEN Signature: [Signature]

Address: 112 E. Pecan, Suite 1490 City: San Antonio State: Texas ZipCode: 78205

E-mail: pwc@kbrownpc.com

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

09-07-07P02:55 RCVD

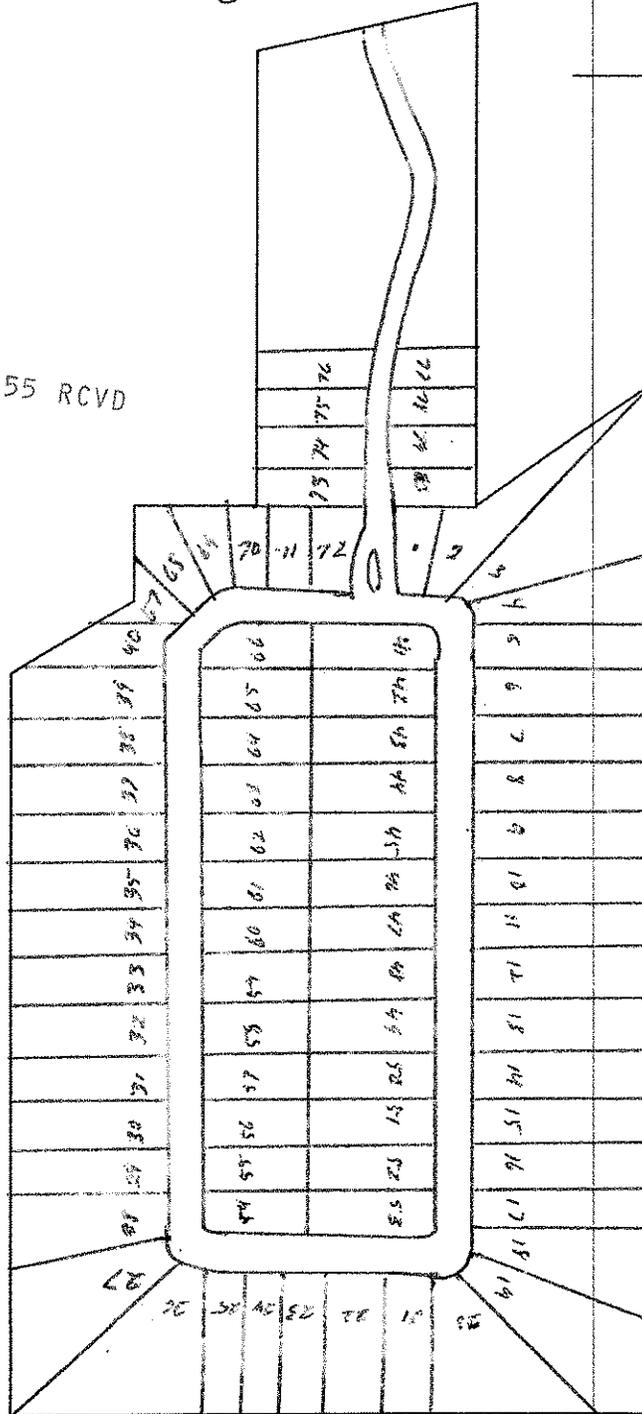
FN 07-0084

Laredo Springs Site Plan
11.45 Acres

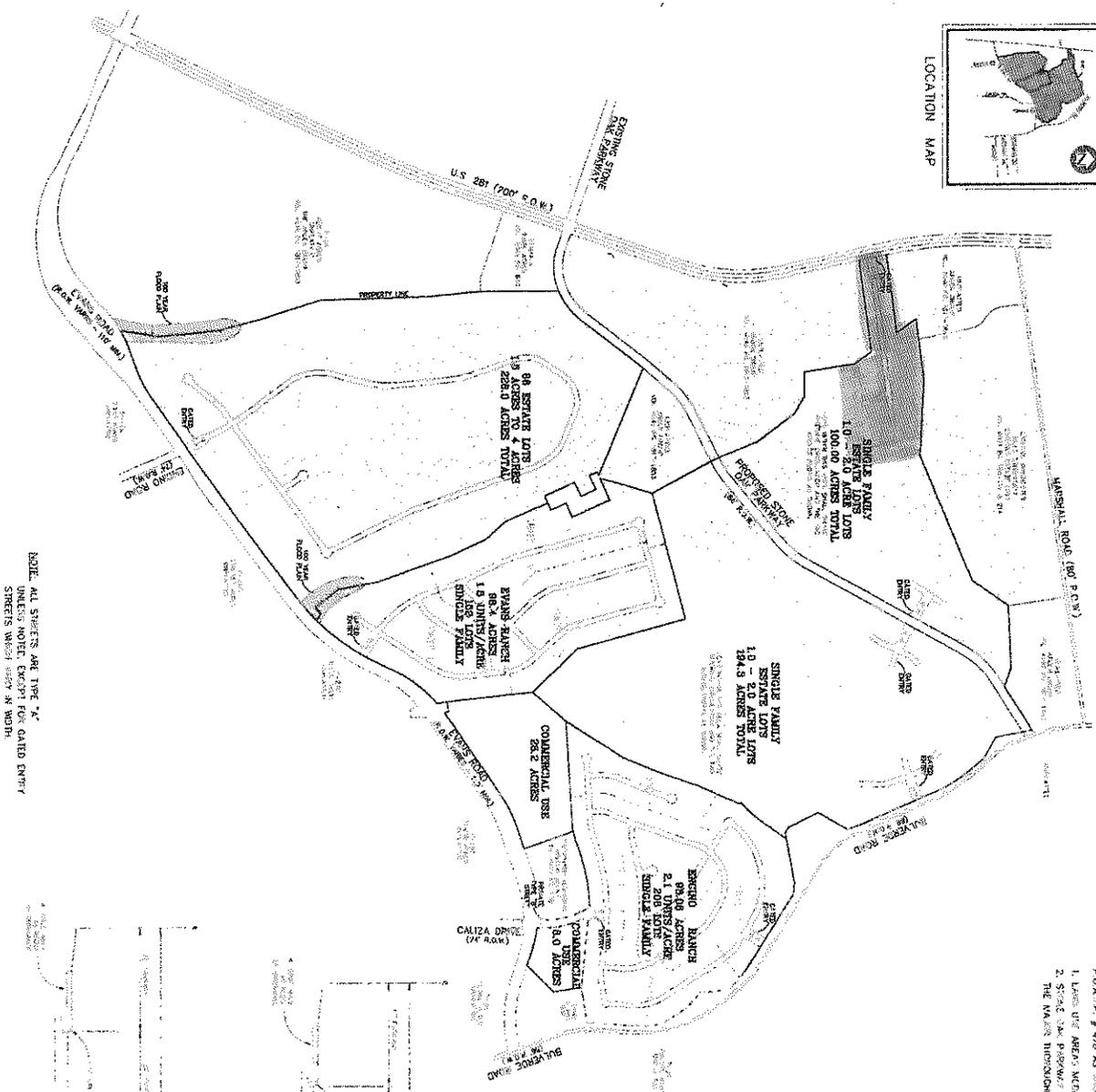
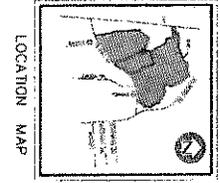
LRD #07-09-049

U.S. Hwy 281

09-07-07P02:55 RCVD



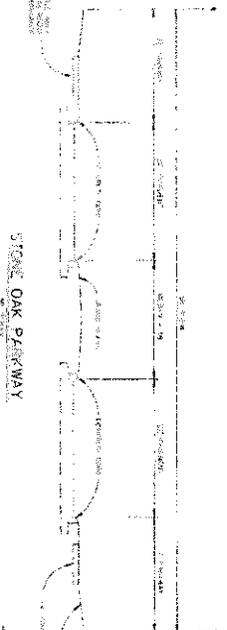
Lot P-25A & P-27, NGB 18218



NOTE: ALL STREETS ARE TYPE "A"
UNLESS NOTED EXCEPT FOR GATED ENTRY
STREETS WHICH ARE IN WIDTH

THIS RD-07-09-049 LAREDO ENCINO THE EXISTING LAREDO ENCINO
P.O.A.D.P. # 478 AS SHOWN BELOW
1. LAREDO ENCINO AREAS NOTIFIED
2. STATE LAW PROVISIONS APPLIED TO MATCH
THE VARIOUS JURISDICTIONS ARE PLAN

09-11-07A11:45 RCVD



OWNER: LAREDO ENCINO LTD.
1305 DEL MAR BLVD, SUITE 3
SAN ANTONIO, TEXAS 78204
PHONE: 214-522-2800

DESIGNER:
FANTAZIA SEWER SAN ANTONIO WATER SYSTEM
WATER SAN ANTONIO WATER SYS. INC.
ELECTRONIC CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL



PLAN HAS BEEN ACCEPTED BY
COST: \$2,222.00
DATE: 5/22/99
If no plans are filed, plan will
expire on 11/16/99
Est. plan filed on

EXHIBIT
4

RECEIVED
NOV 2 1999



City of San Antonio
Development Services Department
Rights Determination/Consent Agreement
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
 §35-B128 Vested Rights Determination for the City of San Antonio.*

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:

- \$160 homestead property (1 lot up to 3 acres)
- \$500 single family residential (greater than 1 lot or 3 acres)
- \$500 commercial

ERD # 07-09-049

2. Completed application form and 2 sets of all documentation:

- Name and address of Applicant;
- Project description and name of subdivision or development, if applicable;
- A legal description of the property;
- Description of current use;
- Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
- Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
- Date for claim of rights based on permit history;
- Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
- A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and

09-11-07A11:45 RCVD

3. Fair Notice Form including the items specified by §35-B132

In addition to the required processing as set forth above, an Application 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.

Accepted

Rejected

Completeness Review By: Larry Odie **Date:** 9/11/07

ORD # 07-09-049



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

09-11-07A11:38 RCVD

Intake Date:

Intake By: Larry Od:5

Type: [X] 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: S&A Stables, John Erwin, President

Agent: Brown, PC

Phone: (210) 299-3704 Fax: (210) 299-3726

Address: 112 East Pecan Suite 1490

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Contact:

Address: 333 E. Ramsey Phone#: (210) 375-9000

City: San Antonio State: Texas Zip code: 78216

Name of Project: Laredo Springs

Site location or address of project and legal description:

Southeast of the Intersection of Hwy. 281 and Marshall Road, more formally described as Lot P-25A and P-27, New City Block 18218, San Antonio, Bexar County, Texas



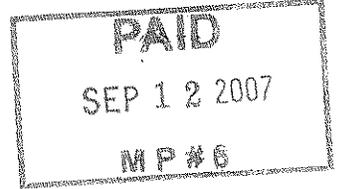
REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3477699

AMT ENCLOSED _____

50-05-5574
JOHN W & AMY ERWIN
13647 TREASURE TRAIL WAY
SAN ANTONIO, TX 78232

AMOUNT DUE 500.00
INVOICE DATE 9/12/2007
DUE DATE 9/12/2007



PHONE: (000)000-0000

VESTED RIGHTS DETERMINATION
VRD 07-09-049 - LAREDO SPRINGS
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/12/2007	3477699	50-05-5574	9/12/2007	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT-VESTED RIGHTS	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/12/2007		CK 6773	07-09-049
END	09/12/2007			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE



City of San Antonio, Texas

Department of Development Services

November 5, 2007

Patrick Christensen
Brown P.C.
112 E. Pecan Ste 1490
San Antonio, TX 78213

RE: Rights Determination File: # 07-09-049R (Laredo Springs) Resubmittal

Dear Mr. Christensen:

We have reviewed your rights determination that was resubmitted on October 8, 2007. Based on the information provided the following is our official finding:

Recommend approval of rights effective November 14, 1996 for 11 single family residential units consistent with POADP # 534 with a density not exceeding 1 unit per acre and further consistent with Chapter 34 Article VI, Division 6 of the City Code for 30% impervious cover.

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 black ink, appearing to read "F. De León".

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

received by x A handwritten signature in black ink, appearing to read "Patrick Christensen".

date x 11/13/07

KENNETH W. BROWN, AICP
DANIEL GATIS
PATRICK W. CHRISTENSEN



PAUL M. JAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1400
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.229.3704
FAX: 210.229.4731

December 11, 2007

Ms. Melissa Ramirez
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Via E-Mail

Re: Request for an Extension of time for the Appeal of the Development Services Department's Decision Regarding Vested Rights Permit No. 07-09-049R for the Laredo Springs Development; Our File No. 9233.001

Dear Ms. Ramirez:

Please accept this correspondence as a request for an extension of time for the above referenced appeal before the Planning Commission of the City of San Antonio's decision regarding Vested Rights Permit No. 07-09-049R.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P.C.

A handwritten signature in black ink, appearing to read "Patrick W. Christensen", is written over a horizontal line.

BY: _____
Patrick W. Christensen

PWC/lbj

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL



PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1490
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

November 27, 2006 *2007*

Mr. Roderick J. Sanchez, AICP
Interim Director
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Facsimile (210) 207-7897

Re: Appeal of the Development Services Department's Decision Regarding Vested Rights Permit No. R 07-09-049R for the Laredo Springs Development; Our File No. 9233.001

Dear Mr. Sanchez:

Pursuant to Section 35-712(d) of the COSA Unified Development Code ("UDC"), please accept this correspondence as an appeal of the City of San Antonio ("COSA") Development Services Department's (the "Department") approval of **Vested Rights Permit No. 07-09-049R**.

The Vested Rights approval states that the development of the property is limited to 30% impervious cover which is consistent with Chapter 34, Article VI, Division 6 of the City Code. The property the subject of **Vested Rights Permit No. 07-09-049R** has already been determined to be Category 1 by the San Antonio Water System and the Vested Rights' impervious cover limitation should be removed from the Vested Rights approval letter.

Therefore, I respectfully request your concurrence and confirmation that Vested Rights Permit No. 07-09-049R does not limit the impervious cover of the property. Please note that this correspondence shall serve as an appeal of your determination in regards to the validity of Vested Rights Permit No. 07-09-049R's impervious cover limitation.

If you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,
BROWN, P.C.

By: _____

Patrick W. Christensen

2007 NOV 27 PM 4:30
RECEIVED
DEVELOPMENT SERVICES

P.C.

URP/RD Appeal



City of San Antonio
 Development Services Department
 Local Government Code Chapter 245/Article VII
 Unified Development Code
 Rights Determination/Consent Agreement

10-08-07P04:11 RCVD

\$500 fee

Intake Date: _____

Intake By: _____

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

Owner: S&A Stables, John Erwin, President

Agent: Brown, PC

Phone: (210) 299-3704 Fax: (210) 299-3726

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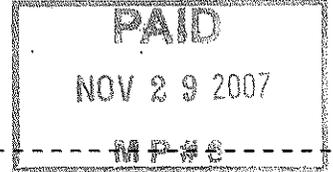
REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3493654

AMT ENCLOSED _____

50-05-5574
BROWN, P.C.
112 E PECAN STE 1490
SAN ANTONIO, TX 78205

AMOUNT DUE 500.00
INVOICE DATE 11/29/2007
DUE DATE 11/29/2007



PHONE: (000) 000-0000

VESTED RIGHTS APPEAL FEE
VRP # 07-09-049R

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/29/2007	3493654	50-05-5574	11/29/2007	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT-VESTED RIGHTS	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/29/2007		CHECK 2378	VRP 07-09-049R
END	11/29/2007			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE