



# City of San Antonio, Texas

Department of Development Services

February 5, 2008

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

RE: Rights Determination File: # 07-09-052R (The Heights at Stone Oak Pod A U-3 Phase 1 & 2, U-2 Phase 1 & 2) Resubmittal

Dear Mr. Christensen:

We have reviewed your rights determination that was resubmitted on December 12, 2007. Based on the information provided by the applicant the following is our official finding:

We approve statutory rights effective April 19, 1993 for 147 units of single-family residential development on 49.02 acres consistent with POADP 358.

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 "Fernando J. De León".

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



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Sincerely,

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

*Picked up by  
Patrick Christensen*

*2/7/08*

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

September 28, 2007

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

**Hand-Delivered**

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

**Hand-Delivered**

10-01-07P04:12 RCVD

Re: Vested Rights for a 49.02-Acre Tract of Land Located Northeast of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 14 -25, Lots 33 – 45, Lots 1 - 41, Lots 1 – 31, Lots 73 – 95, Lots 1 – 13, Lots 26 -32, Lots 46 – 53, Lots 1 – 3, & Lots 200 – 202, Block 24, San Antonio, Bexar County, Texas (the "Subject Property"; see Exhibit "1"); Our File No. 9118.003

Dear Ms. Ramirez and Mr. Hart:

**LRD # 07 - 09 - 052**

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 #358 ("Heights at Stone Oak II, POADP #358; see Exhibit "3"), which was approved by COSA on May 5, 1993. The Subject Property is wholly included within the Heights at Stone Oak II POADP #358 and the development

authorized therein is shown as parcel "K" for "Single Family" development (the "Project"). The Heights at Stone Oak II POADP #358 was subsequently amended by the POADP #358-B approved by COSA on May 30, 1997 ("Heights at Stone Oak II, POADP #358-B"; *see* Exhibit "4"). The Subject Property is also shown as Single Family Residential in the Heights at Stone Oak II, POADP #358-B and is included within parcel "IK". The final amendment to the POADP was the Heights at Stone Oak II, POADP #358-C approved by COSA on April 27, 1998 ("Heights at Stone Oak II, POADP #358-C"; *see* Exhibit "5"). The Subject Property is also shown as Single Family Residential in the Heights at Stone Oak II, POADP #358-C and is included within pod "A". The Heights at Stone Oak II, POADP #358 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 "6").

10-01-07P04:12 RCVD

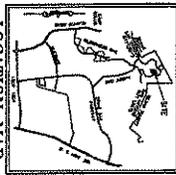
The Project is not "dormant," as defined by Section 245.005 of the Local Government Code and Section 35-714 of the UDC, because progress toward its completion is evidenced by the filing, approval and recording of the following Plats pursuant to the Laredo Encino Development POADP #358:

- i) Plat No. 010161, The Heights at Stone Oak II Unit 13, Filed 1/22/2001, Approved 10/24/2001, and Recorded 5/31/2002 (*see* Exhibit "7");
- ii) Plat No.010328, Heights at Stone Oak II Unit 14, Filed 4/23/2001, Approved 1/9/2002, and Recorded 7/30/2004 (*see* Exhibit "8");
- iii) Plat No.010500, Heights at Stone Oak II PUD, POD G, Unit 1, Filed 7/18/2001, Approved 6/12/2002, and Recorded 6/28/2002 (*see* Exhibit "9"); and,
- iv) Plat No.020013, Heights at Stone Oak II PUD, Unit 1, Filed 10/8/2001, Approved 6/12/2002, and Recorded 6/14/2002 (*see* Exhibit "10").

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, the Heights at Stone Oak II POADP #358 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. 010161, 010328, 010500, and 020013 which were subsequently approved and recorded. The "project" was specifically described as a single family use on 49.02 acres in Heights at Stone Oak II POADP #358, approved by COSA on May 5, 1993. Therefore, this Firm requests that COSA acknowledge that the 49.02-Acre Subject

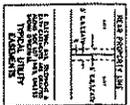
**BRD # 0 7 - 0 9 - 0 5 2**



LOCATION MAP

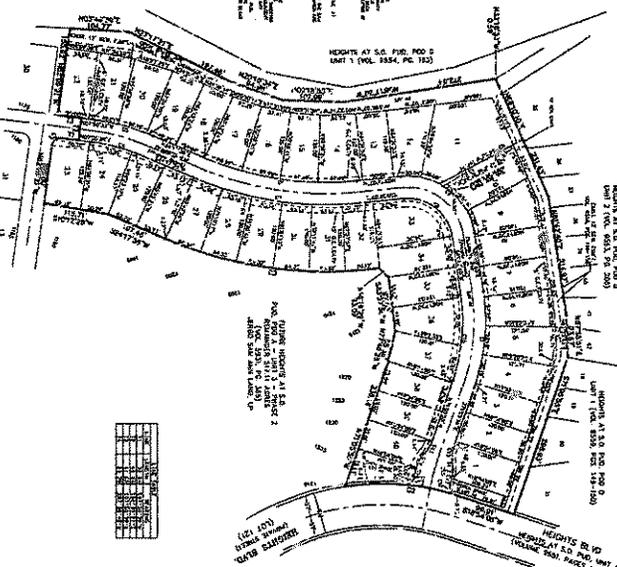
THIS MAP IS A PART OF THE RECORD MAP FOR THE PROJECT... THE RECORD MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE PROJECT...

- 1. THE PROJECT IS LOCATED IN THE CITY OF...
2. THE PROJECT IS SUBJECT TO THE FOLLOWING...
3. THE PROJECT IS SUBJECT TO THE FOLLOWING...
4. THE PROJECT IS SUBJECT TO THE FOLLOWING...



JACK JOHNSON COMPANY
1111 West 10th Street, Suite 100
Oklahoma City, Oklahoma 73106
Phone: (405) 521-1111

HEIGHTS AT S.O. PUD, PUD 2
UNIT 1 (VOL. 9854, PG. 122)



HEIGHTS AT S.O. PUD, PUD 2
UNIT 2 (VOL. 9854, PG. 123)

HEIGHTS AT S.O. PUD, PUD 2
UNIT 3 (VOL. 9854, PG. 124)

PLAT NO. 0680803
SUBDIVISION OF
HEIGHTS AT S.O. PUD, PUD A
UNIT 3 - PHASE I

HEIGHTS AT S.O. PUD, PUD 2
UNIT 3 (VOL. 9854, PG. 124)

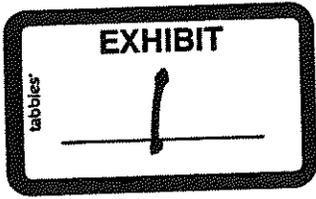
HEIGHTS AT S.O. PUD, PUD 2
UNIT 4 (VOL. 9854, PG. 125)

Table with 2 columns: Lot No., Area. Contains lot numbers and their respective areas.

THESE LOTS ARE SUBJECT TO THE FOLLOWING... THE PROJECT IS SUBJECT TO THE FOLLOWING...

10-01-07P04:12 RCVD

ERD #07-09-052





REPLAT & SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT S.O. PUD, POD A, UNIT 2 - PHASE 1



LOCATION MAP

NOTES: 1. THIS PLAT SHOWS THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1. 2. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 3. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

GENERAL NOTES: 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 2. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

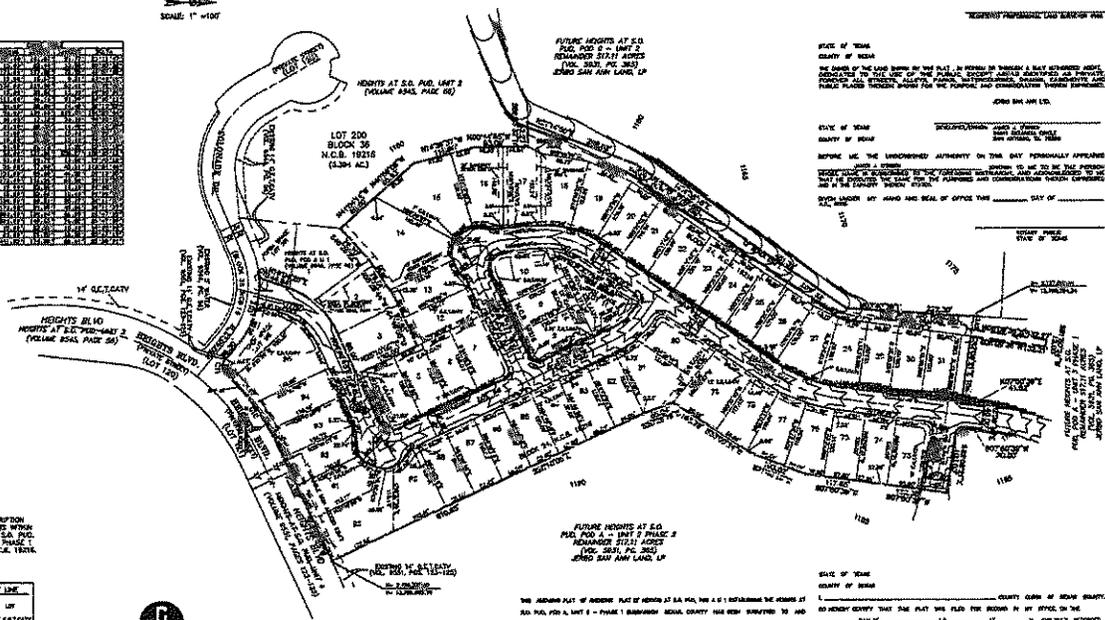
HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT. 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

Table with 2 columns: LOT, HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1. The table lists lot numbers and their corresponding heights.

SCALE: 1" = 100'



NOTE: THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, IS BLOCK 24, ACRES 18.014.



JACK JOHNSON COMPANY Designing World Discoveries



THE REMAINING PART OF THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, IS SHOWN ON THIS PLAT. 1. THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1, ARE SHOWN ON THIS PLAT.

10-01-07P04:12 RCVD

RD.#07-09-052



Property is vested as of May 5, 1993 for a single family development by virtue of the POADP, and the Plats listed herein.

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 Plat Nos. 060803, 060804, 060491, 060492, & 030523;
2. Vested Rights Permit Application;
3. Heights at Stone Oak II POADP #358;
4. Heights at Stone Oak II POADP #358-B;
5. Heights at Stone Oak II POADP #358-C;
6. COSA Zoning Exhibit;
7. Plat No. 010161, The Heights at Stone Oak II Unit 13;
8. Plat No.010328, The Heights at Stone Oak II Unit 14;
9. Plat No.010500, The Heights at Stone Oak II PUD, POD G, Unit 1; and,
10. Plat No.020013, Heights at Stone Oak II PUD, Unit 1.

Very truly yours,

BROWN, P.C.

BY:

  
Patrick W. Christensen

PWC/ljb

Enclosures: As stated

10-01-07P04:12 RCVD

**RD # 07 - 09 - 052**

Patrick W. Christensen, ACP#  
DANIEL COTIZ  
PATRICK W. CHRISTENSEN  
DANIEL L. BABEL



FRANK M. JENSEN  
OF COUNSEL

112 E. PECAN STREET  
SUITE 1450  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.209.8704  
FAX: 210.209.4781

October 22, 2007

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

Via E-Mail

Re: Vested Rights Application No. 07-09-052; Our File No. 9118.003

Dear Ms. Ramirez:

A Vested Rights Application for the above-referenced property was filed with the City of San Antonio's ("COSA") Development Services Department on October 1, 2007. Pursuant to the provisions of the COSA Unified Development Code §35-712 (b) (2), this Firm requests an extension of time for COSA staff to reach a decision on the above referenced application.

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", written over a horizontal line.

BY:

Patrick W. Christensen

PWC/lbj





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

10-01-07P04:13 RCVD

**Intake Date:** 9/28/07

**Intake By:** Larry Odis

**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:** JERBO LAND SAN ANN LTD

**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:** Hallenberger Engineering, L.C. **Contact:** \_\_\_\_\_

**Address:** 206 E. Ramsey **Phone#:** (210) 349-6571

**City:** San Antonio **State:** Texas **Zip code:** 78216

**Name of Project:** Heights at Stone Oaks PUD, POD A, Unit 3, Phase 1 & 2; POD A, Unit 2, Phase 1 & 2; POD A, Unit 1

**Site location or address of project and legal description:**

Located Northeast of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 14 -25, Lots 33 - 45, Lots 1 - 41, Lots 1 - 31, Lots 73 - 95, Lots 1 - 13, Lots 26 -32, Lots 46 - 53, Lots 1 - 3, & Lots 200 - 202, Block 24, 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: 2,135,468.020 S.F. (49.02 Acres)

(c) Total area of impervious surface, in square feet: 1,921,921.21 S.F.

(d) Number of residential dwellings units, by type: 147 units Single Family

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

(e) Number of buildings: N/A

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

10-01-07P04:13 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 May 5, 1993

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: Heights at Stone Oak II Development Preliminary Overall Area Development Plan #358

Date accepted: May 5, 1993 Expiration Date: May 5, 1993 MDP Size: 596 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:**

10-01-07P04:13 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: May 5, 1993

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.

-01-07P04:13 RCVD

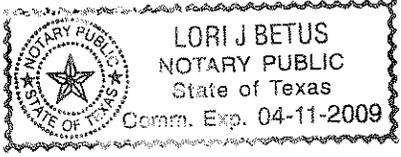
8. Sworn statement:

**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: 9/28/07

Sworn to and subscribed before me by Patrick W. Christensen on this 28th 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:*

10-01-07P04:13 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.*



**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

RD # 07 - 09 - 052

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

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 Odis Date: 9/28/07



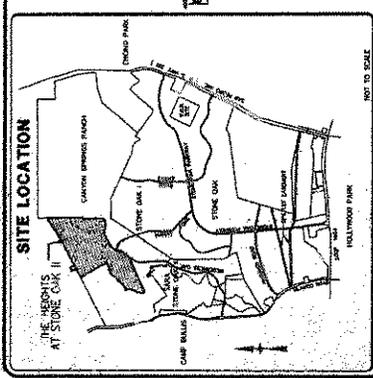
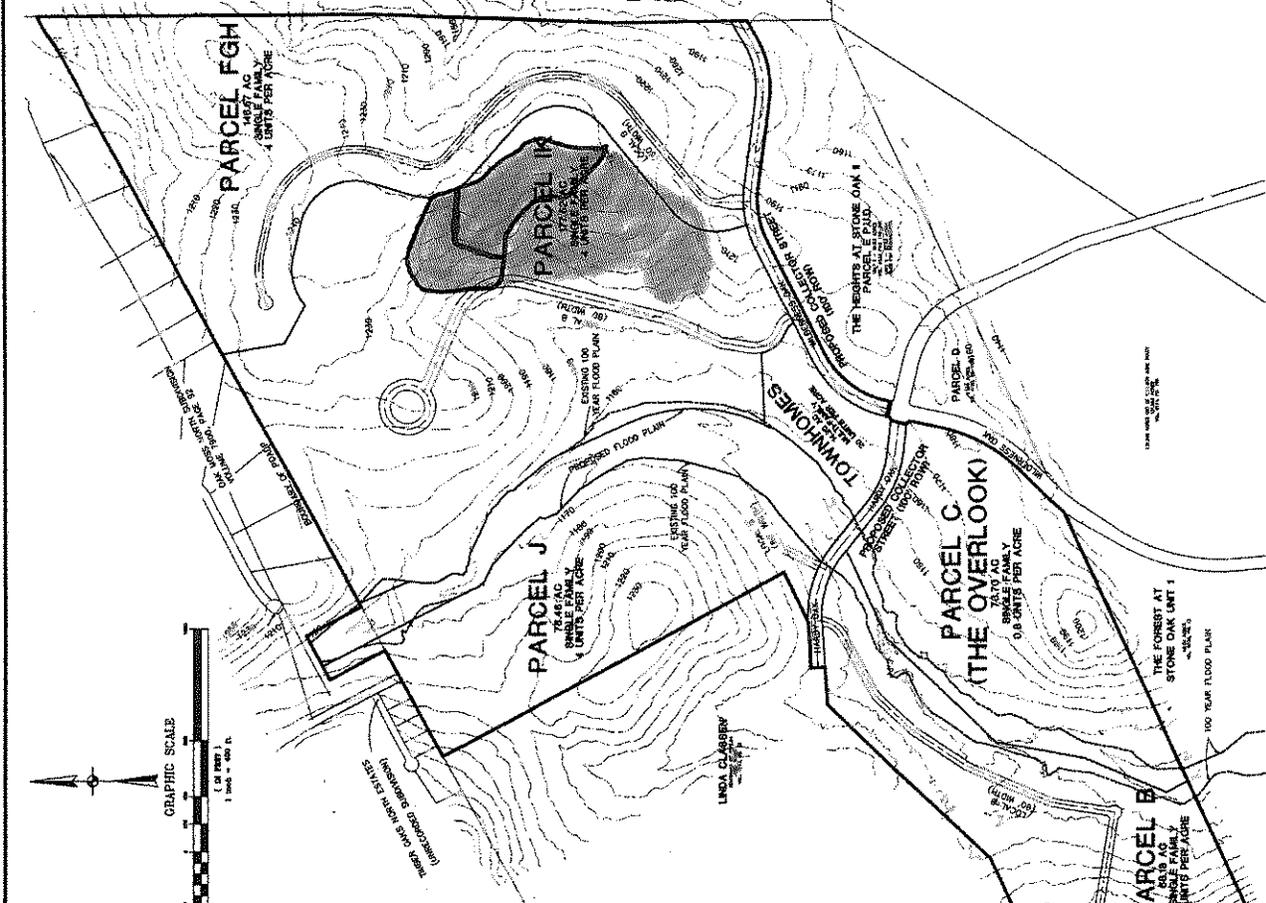
**97708**  
**HALLENBERGER ENGINEERING**  
 ENGINEERS  
 PLANNERS  
 ARCHITECTS  
 SURVEYORS  
 LANDSCAPE ARCHITECTS  
 DATE: MAY 8, 1982

- NOTES**
1. PROPOSED COLLECTOR EXTENSIONS OFFSITE FOR HARRY DAK (UNIT 1) AND VALERIESS DAK (UNIT 2) ARE IN ACCORDANCE WITH THE LAYOUT OF THE MAJOR THUNDERSTORM SLOPE CONDITIONS. MAJOR STREETS HAVE BEEN CORRELATED WITH ABSTRACTS.
  2. ALL ADJACENT LOTS WITHIN DAK HILLS NORTH SUBDIVISION (DAK 7989, PG 80) AND THUNDER DAK NORTH SUBDIVISION (CORRECTED MAP OF SIZE DATED THIS DRAFT) WILL NOT BE EXTENDED INTO THIS POADP.
  3. CONTIGUOUS LOTS AT TEN FOOT INTERVALS.
  4. ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PLATTING.
  5. ALL STREETS WILL BE BUILT TO FULL WIDTH WITH VALERIESS DAK WILL HAVE 100' R.O.D. WITH 40' PAVING WIDTH.
  6. THE PROPOSED HARRY DAK AND VALERIESS DAK WILL HAVE 40' PAVING WIDTH.
  7. THE PROPOSED VALERIESS DAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.
  8. THE PROPOSED HARRY DAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.

THE NAME/COMPANY  
 SCALE  
 CHECKED BY  
 DRAWN BY  
 REVISIONS

**POADP**  
**THE HEIGHTS AT STONE OAK II**

CANYON SPRINGS RANCH  
 10-01-07PO4:13 RCVD



**LEGEND:**  
 - - - - - EXISTING 100 YEAR FLOOD PLAIN  
 - - - - - PARCEL BOUNDARY

PLAN HAS BEEN RECEIVED BY  
 CANYON SPRINGS RANCH  
 DATE: 10/1/82

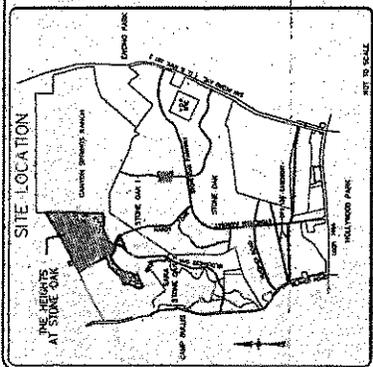
**EXHIBIT 4**

PARCELS TO BE PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.

PARCEL	AREA (AC)	HOUSE	BENEFIT (CONTINGENT)	UNIT PER ACRE
A	23.729	SINGLE FAMILY	0.0	0.0
B	146.571	SINGLE FAMILY	4.0	0.0
C	72.386	SINGLE FAMILY	4.0	0.0
D	31.972	DRIVEWAY EASEMENT	0.0	0.0
E	4.497	RD	0.0	0.0
F	4.411	RD	0.0	0.0
<b>TOTAL</b>	<b>399.678</b>			<b>48.0%</b>

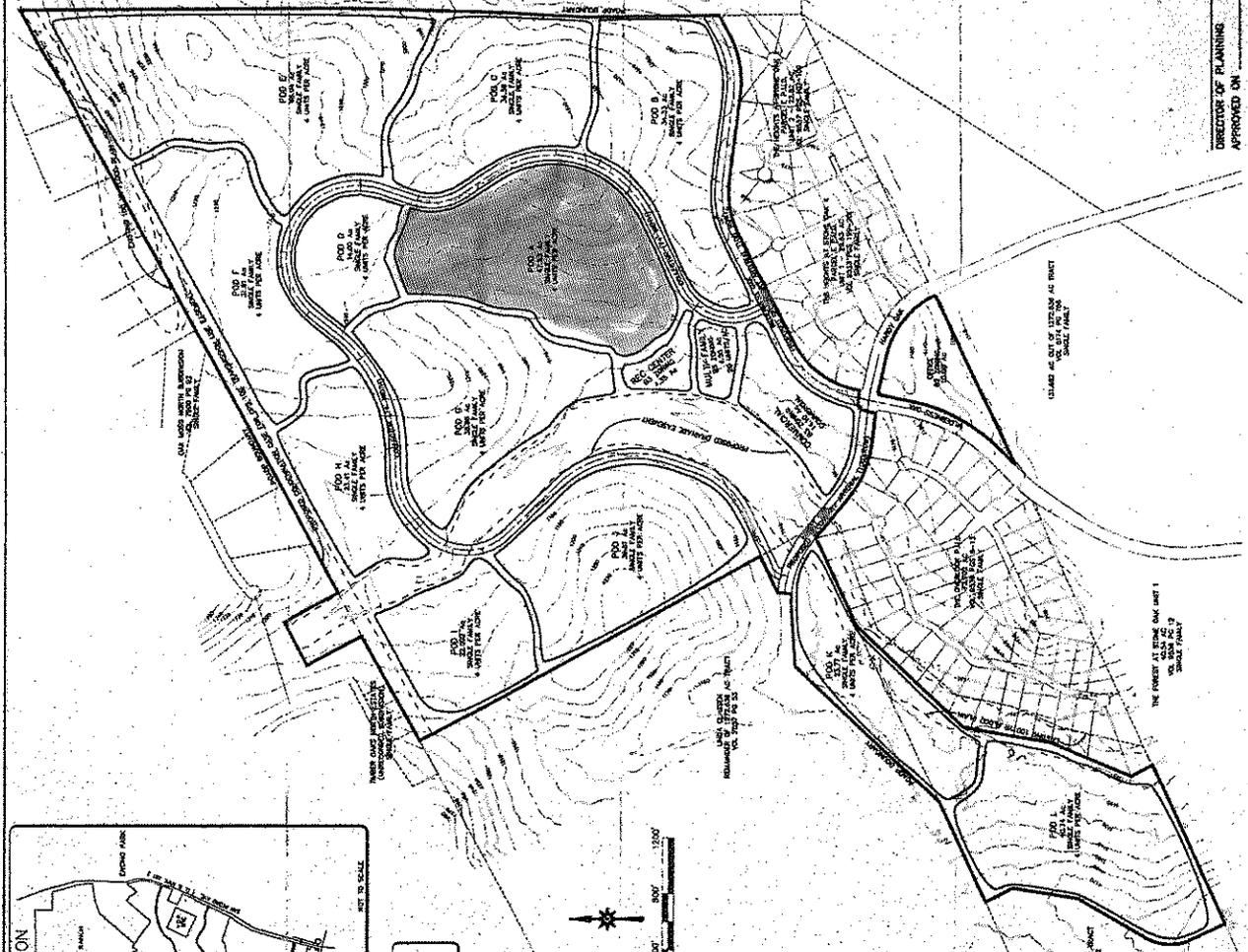
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)  
 THE HEIGHTS AT STONE OAK II #

FRD # 02-09-052



LEGEND  
 --- EXISTING ONE YEAR FLOOD PLAIN  
 --- PROPOSED POADP BOUNDARY

DRD # 02-09-052



- NOTES
- PROPOSED AIRLINE EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDNESS OAK (EAST) ARE IN ACCORDANCE WITH THE APPROVAL OF THE LOCAL BOARD OF ZONING AND PLANNING. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT AGENCIES.
  - ALL ADJACENT TO 5' WIDE OAK WOOD NORTH SUBDIVISION (OS 2004 PD 90) AND THUNDER OAK (A SUBDIVISION UNRECORDED) BACK ON SITE ON THIS POADP WILL NOT BE EXTENDED INTO THIS POADP.
  - CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
  - PROPOSED ARTS AND CRAFTS CENTER WILL BE LOCATED WITHIN THE 14' PARKING WIDTH OF PROPOSED ARTS AND CRAFTS CENTER.
  - PROPOSED ARTS AND CRAFTS CENTER WILL HAVE 100' FLOOD WITH 14' PARKING WIDTH (CSA PLANNING COMMISSION APPROVAL (PLA) #1020) ON JANUARY 26, 1998.
  - PROPOSED 70' COLLECTOR STREET WILL HAVE 4' - 5' SIDEWALK LANE WITH A 14' MEDIAN OF STREET (CSA PLANNING COMMISSION APPROVAL (PP-10) SEPT 14, 1997).
  - THE PROPOSED HARDY OAK WILL HAVE A 5' SIDEWALK ON THE NORTH SIDE OF STREET (CSA PLANNING COMMISSION APPROVAL (PP-10) ON SEPT 26, 1997).
  - THE PROPOSED RECREATION CENTER WILL BE A PARKING GARAGE OCCUPYING WITH PRIVATE STREETS.
  - ALL PADS AND THE RECREATION CENTER WILL FRONT ON THE PRIVATE COLLECTOR STREET. THE MULTIPAD WILL FRONT ON THE PRIVATE STREET LEADING TO THE RECREATION CENTER.



PLAN HAS BEEN ACCEPTED BY  
 CSOA 4-17-98  
 IF NO PLOTS ARE FILED WITHIN  
 60 DAYS OF THIS DATE  
 THIS PLAN IS VOID

PROPOSED POADP (POADP)

NO.	AREA (ACRES)	DENSITY (UNITS/ACRE)	TOTAL UNITS
1	1.14	1.0	1.14
2	1.14	1.0	1.14
3	1.14	1.0	1.14
4	1.14	1.0	1.14
5	1.14	1.0	1.14
6	1.14	1.0	1.14
7	1.14	1.0	1.14
8	1.14	1.0	1.14
9	1.14	1.0	1.14
10	1.14	1.0	1.14
11	1.14	1.0	1.14
12	1.14	1.0	1.14
13	1.14	1.0	1.14
14	1.14	1.0	1.14
15	1.14	1.0	1.14
16	1.14	1.0	1.14
17	1.14	1.0	1.14
18	1.14	1.0	1.14
19	1.14	1.0	1.14
20	1.14	1.0	1.14
21	1.14	1.0	1.14
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25	1.14	1.0	1.14
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27	1.14	1.0	1.14
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29	1.14	1.0	1.14
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80	1.14	1.0	1.14
81	1.14	1.0	1.14
82	1.14	1.0	1.14
83	1.14	1.0	1.14
84	1.14	1.0	1.14
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92	1.14	1.0	1.14
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95	1.14	1.0	1.14
96	1.14	1.0	1.14
97	1.14	1.0	1.14
98	1.14	1.0	1.14
99	1.14	1.0	1.14
100	1.14	1.0	1.14

THE HEIGHTS AT STONE OAK  
 POADP FOR  
 ERZD # 02-09-052

DATE: APR 17, 1998  
 DRAWN BY: J.M.K.  
 CHECKED BY: J.M.K.  
 ENGINEERS  
 PLANNERS  
 HALENBERGER, L.C.  
 1100 W. 14TH STREET  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 (817) 344-2818

NO. DATE DESCRIPTION BY

98700















PLAT NO: 020013

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT BEFORE ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE RECORDS THAT THE PLAT COMES WITH ALL NECESSARY RECORDS AND DOCUMENTS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Robert W. Isardson  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS BEEN ADVISED OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND HAS AGREED TO ALL NECESSARY RECORDS AND DOCUMENTS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Robert W. Isardson  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF BEAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, TO EXECUTE THIS INSTRUMENT IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL TO THE FOREGOING INSTRUMENT TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002.

Robert W. Isardson  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF BEAR

THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE PLANNING COMMISSION'S FINAL LAND DEVELOPMENT ACT, AS AMENDED, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEAR, TEXAS, ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002.

Robert W. Isardson  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF BEAR

THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE PLANNING COMMISSION'S FINAL LAND DEVELOPMENT ACT, AS AMENDED, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEAR, TEXAS, ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002.

Robert W. Isardson  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF BEAR

THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE PLANNING COMMISSION'S FINAL LAND DEVELOPMENT ACT, AS AMENDED, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEAR, TEXAS, ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002.

Robert W. Isardson  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

HALLENBERGER, L.C.  
CONSULTING ENGINEERS & SURVEYORS  
33775  
SAN ANTONIO, TEXAS 78248

REPLATED AREA  
REMANING THE PRIVATE STREET FROM  
"HEIGHTS LOOP" TO "HEIGHTS BLVD."

AREA BEING REPLATED  
THROUGH PUBLIC HEARING

REPLATED AREA  
REMANING THE PRIVATE STREET FROM  
"HEIGHTS LOOP" TO "HEIGHTS BLVD."

AREA BEING REPLATED  
THROUGH PUBLIC HEARING

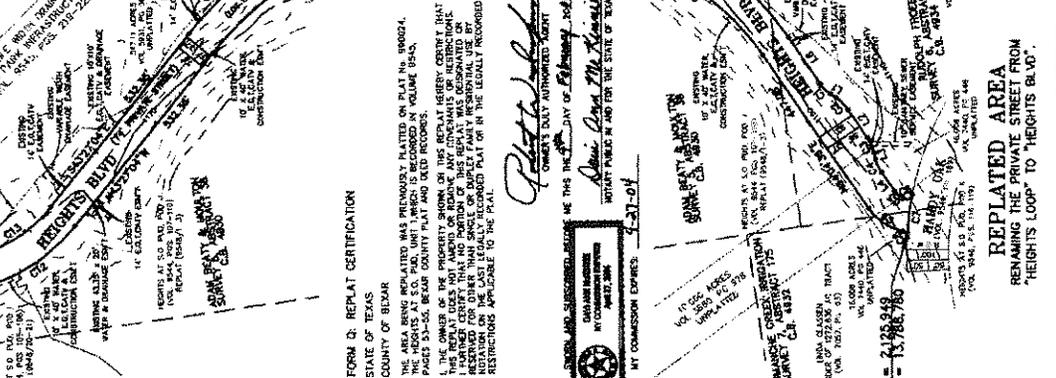
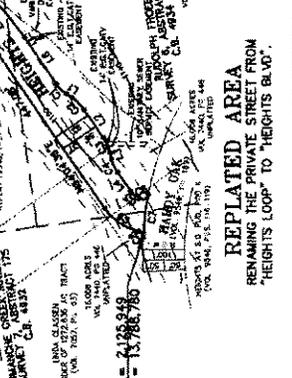
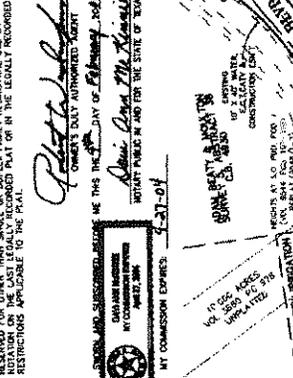


Table with 3 columns: LOT, AREA, and COMMENTS. Lists lots 1 through 15 with their respective areas and survey details.



FORM OF REPLAT CERTIFICATION  
STATE OF TEXAS  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT NO. 89024, PAGES 53-55, BEAR COUNTY PLAT AND SAID RECORDS.

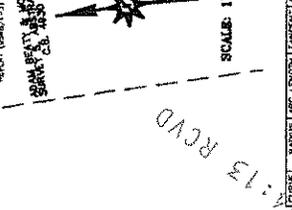
THE OWNER OF THE PROPERTY SHOWN ON THIS INSTRUMENT, BEING THAT THE REPLATED AREA IS A PORTION OF THE REPLATED AREA SHOWN ON PLAT NO. 89024, BEAR COUNTY PLAT AND SAID RECORDS, AND THAT THE REPLATED AREA IS A PORTION OF THE LAST LEGALLY RECORDED PLAT AND SAID RECORDS APPLICABLE TO THE PLAT.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

LOCATION MAP  
HEIGHTS AT S.O. PUD, UNIT 1



HEIGHTS AT S.O. PUD, UNIT 1  
REPLATED AREA  
REMANING THE PRIVATE STREET FROM  
"HEIGHTS LOOP" TO "HEIGHTS BLVD."

AREA BEING REPLATED  
THROUGH PUBLIC HEARING

REPLATED AREA  
REMANING THE PRIVATE STREET FROM  
"HEIGHTS LOOP" TO "HEIGHTS BLVD."

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2002  
Notary Public in and for the State of Texas

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Notary Public in and for the State of Texas

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RD 07-09-052



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

09-26-07P04:33 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: JERBO LAND SAN ANN LTD

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: Hallenberger Engineering, L.C. Contact:

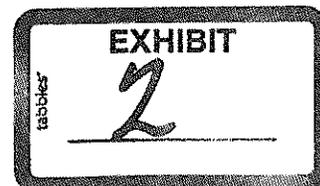
Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

Name of Project: Heights at Stone Oaks PUD, POD A, Unit 3, Phase 1 & 2; POD A, Unit 2, Phase 1 & 2; POD A, Unit 1

Site location or address of project and legal description:

Located Northeast of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 14 -25, Lots 33 - 45, Lots 1 - 41, Lots 1 - 31, Lots 73 - 95, Lots 1 - 13, Lots 26 -32, Lots 46 - 53, Lots 1 - 3, & Lots 200 - 202, Block 24, 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  
3481187

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 9/28/2007  
DUE DATE 9/28/2007

50-05-5574  
JERBO SAN ANN LAND LTD  
24911 ESTANCIA CIRCLE  
SAN ANTONIO, TX 78258

PHONE: (000) 000-0000

VESTED RIGHTS  
RD07-09-052 - JERBO LAND SAN ANN LTD  
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/28/2007	3481187	50-05-5574	9/28/2007	-

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



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/28/2007		CK 8324	07-09-052
END	09/28/2007			

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

DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

PAGE 1 OF 1

KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
PATRICK W. CHRISTENSEN  
JAMES B. GRIFFIN



RECEIVED PAUL M. JUAREZ  
OF COUNSEL  
08 JAN 30 PM 12: 28

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

LAND DEVELOPMENT  
SERVICES DIVISION

January 30, 2008

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

Via Hand Delivery and E-mail

Re: Vested Rights Application No. 07-09-052; Our File No. 9118.003

Dear Ms. Ramirez:

A Vested Rights Application for the above-referenced property was filed with the City of San Antonio's ("COSA") Development Services Department on October 4, 2007. During staff review of the application, documentation was requested confirming that the terms of the vesting document, the Stone Oak II Sewer Contract, were fulfilled by the developer to the satisfaction of the San Antonio Water System ("SAWS"). Please see the attached correspondence and exhibit from SAWS showing that the developer constructed mains and outfalls to serve the entire Sewer Contract area which were accepted by SAWS in full compliance with the terms of the Sewer Contract.

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", written over a horizontal line.

BY:

Patrick W. Christensen

PWC/lbj



RECEIVED

08 JAN 30 PM 12:28

LAND DEVELOPMENT SERVICES DIVISION

Charles R. Hallenberger, P.E.  
Pate Engineers, Inc.  
8200 IH-10 West, Suite 440  
San Antonio, Texas 78230

**Re: Sanitary Sewer Outfall Constructed to Serve the Stone Oak II Tract.**

January 30, 2008

The Stone Oak II Tract (see attached map) had a Sanitary Sewer Service Contract with the City of San Antonio. The original sewer contract was approved through City Ordinance No. 61893, which was passed and approved on November 25, 1985 for a term of 10 years, which then expired on November 25, 1995.

During the term of the contract, the developer of the Stone Oak II Tract constructed several large mains and outfalls to serve the entire tract. The table shown below lists the projects and dates of completion for the large mains and outfalls constructed during the 10-year term.

Large Mains and Outfalls Constructed by Stone Oak II During 10 Year Term (This table only includes mains 12-inches and larger sized to serve Stone Oak II.)			
Job No.	Project Name	Date Completed	Large Mains
DJ-4003	Stone Oak Phase II, Unit-2, Panther Springs Sewer (Line P2-Line P4-partial)	6/8/1984	24", 30"
DJ-3997	Stone Oak Phase, Unit-1, Panther Springs Sewer (Line P1)	9/19/1985	12", 15", 18", 30"
DJ-3104	Panther Springs Phase I Off-Site Oversized Outfall	2/14/1986	30"
DJ-3105	Panther Springs Phase II Off-Site Oversized Outfall	11/24/1986	24", 30", 42"
DJ-4002	Stone Oak Unit-17	1/30/1987	12", 15"
DJ4006	Stone Oak Phase II, Unit-2 (Line A1-Line A7)	11/19/1987	12", 15", 18", 21", 24"
DJ-3103	Panther Springs Off-Site Outfall	6/10/1988	24", 33", 36", 42"

Source of Data: SAWS Wastewater Enterprise, as of Jan. 2008

Should you have any questions concerning this matter, please feel free to contact me (210) 233-3491.

Sincerely,

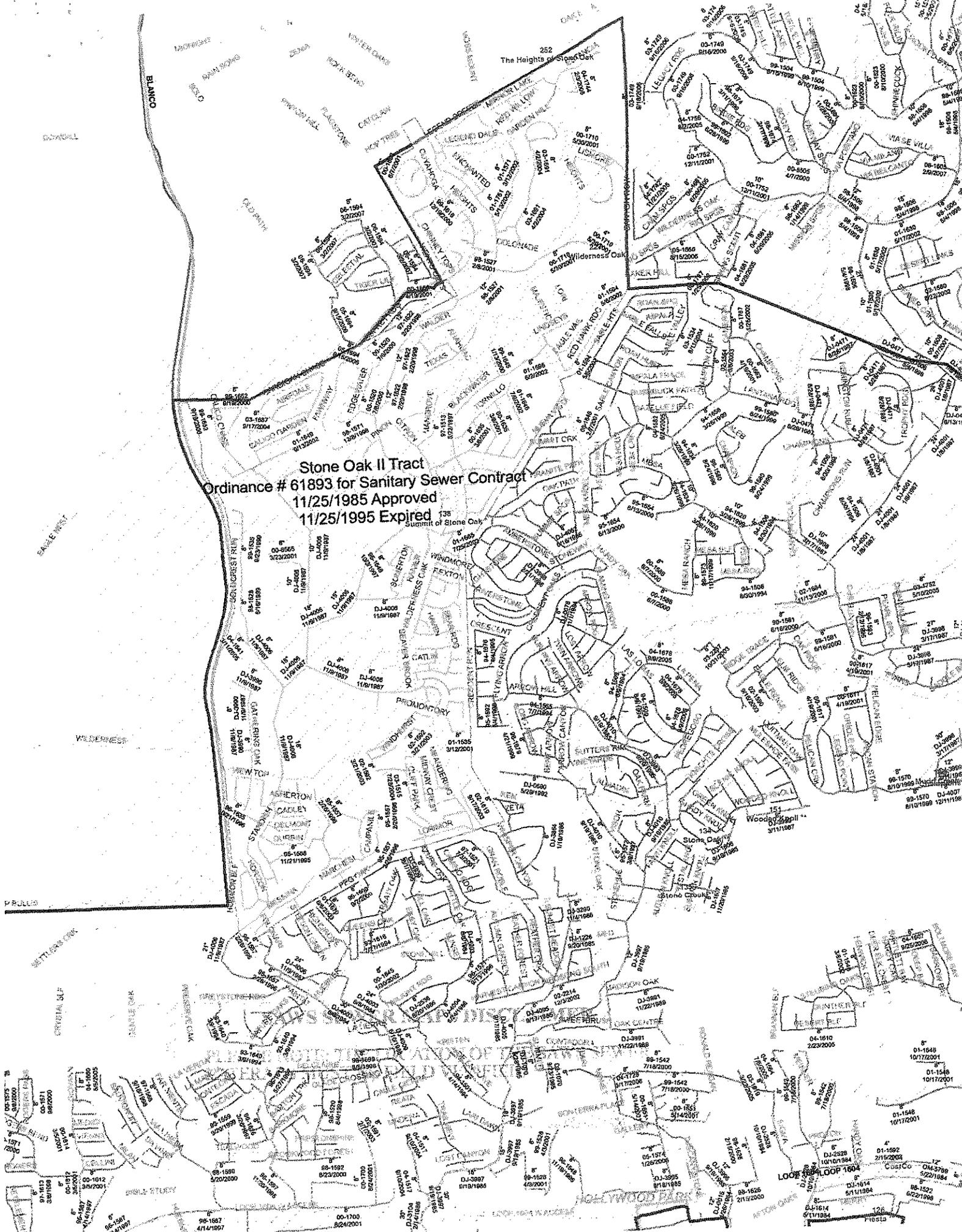
Santa G. Rivas  
Planner III  
Wastewater Master Planning

Attachments: Site Map

CC: File

Letter\_StoneOakII\_Jan2008.doc

Stone Oak II Tract  
Ordinance # 61893 for Sanitary Sewer Contract  
11/25/1985 Approved  
11/25/1995 Expired



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



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

DEVELOPMENT SERVICES  
PAUL M. JUAREZ  
REGISTERED OF COUNSEL

2007 DEC 13 AM 10:12

December 11, 2007

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

**Hand-Delivered**

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

**Hand-Delivered**

Re: Supplemental Information for the Vested Rights Application for a 49.02-Acre Tract of Land Located Northeast of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 14 – 25, Lots 33 – 45, Lots 1 – 41, Lots 1 – 31, Lots 73 – 95, Lots 1 – 13, Lots 26 – 32, Lots 46 – 53, Lots 1 – 3, & Lots 200 – 202, Block 24, San Antonio, Bexar County, Texas (the "Subject Property"; see Exhibit "1"); Our File No. 9118.003

Dear Ms. Ramirez and Mr. Hart:

Attached please find an amended Vested Rights Application for the above-referenced property (see Exhibit "2") based upon supplemental information. 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").

The development of the Subject Property began with the Stone Oak II Sewer Contract approved by the COSA City Council on November 25, 1985 pursuant to COSA Ordinance No. 61893 (see Exhibit "3"; the "Sewer Contract"). The Subject Property is wholly included within

RD # 07 - 09 - 052R

DEVELOPMENT SERVICES  
3003 DOWLING AVENUE, SUITE 100  
HOUSTON, TEXAS 77057-1108

the Sewer Contract (see Exhibit "4"; "Stone Oak II, 1,666.765 acre tract"). The Sewer Contract was for the construction of sewer mains and sewer facilities to serve single-family, multi-family, and commercial uses on a 1,666.765-acre tract located northwest of Stone Oak, and the Subject Property is clearly located within the Sewer Contract.

The recently amended Section 34-925 of the COSA Code of Ordinances requires that "permit" be defined by Section 245.001 of the Texas Local Government Code. Section 245.001 explicitly provides that a "permit," as that term is used for vested rights purposes, includes a "contract or other agreement for construction related to, or a provision of, service from a *water or wastewater utility* owned, operated, or controlled by a regulatory agency" (emphasis added). The Code was amended in 2005 by the 79<sup>th</sup> Texas legislature pursuant to Senate Bill 848 ("SB 848") to include the above-referenced language defining a water utility contract as a "permit." Perhaps more importantly, section 3 of SB 848 states in relevant part that the "change in law made by [SB 848] to . . . Section 245.001 [of the] Local Government Code, is subject to the applicability provision of Section 245.003 [of the] Local Government Code." Section 245.003, in turn, provides that Chapter 245 as a whole (including, by specific reference, the above-referenced amended definition of a "permit") applies to a project "in progress on or commenced after September 1, 1997." Because the Sewer Contract was approved by the COSA City Council on November 25, 1985 for the Subject Property and such Sewer Contract demonstrated progress toward the development of the Subject Property, the Sewer Contract clearly qualifies as the first "permit" in a series of permits necessary for the development of the Subject Property as those terms are contemplated by Chapter 245 of the Code.

To determine the sewer demands associated with providing sewer service to the Sewer Contract area the COSA Waste Water Management Department required the submittal of the Stone Oak II Master Sewer Plan (see Exhibit "5"; the "Master Sewer Plan") and Sanitary Sewer Study (see Exhibit "6") which were submitted on July 26, 1985. The Sewer Contract references these documents as the "Master Plan." The Sanitary Sewer Study and Master Sewer Plan include the Subject Property in its entirety and are an indispensable part of the Sewer Contract. The Master Sewer Plan includes the Subject property within areas 31 and 40, which are designated as "Medium Density Residential" or "MDR" ("Single Family I") in the Sanitary Sewer Study (see Exhibit "6", Tab 1), which allows for 4 units per acre. The Sanitary Sewer Study lists areas 31 and 40 of the Master Sewer Plan as 138.2 acres of "MDR" which is the designation of the "Project" associated with the Sewer Contract for the Subject Property (see Exhibit "6", Tab 2). The "Project," "MDR" or "Medium Density Residential" use of 4 units per acre on the Subject property, clearly qualifies as the designation of a project associated with the first permit in a series of permits necessary for the development of the Subject Property as those terms are contemplated by Chapter 245 of the Code.

The Project for the Subject Property was further defined pursuant to the Heights at Stone Oak II POADP #358, approved by COSA on May 5, 1993, and the development authorized therein is shown as parcel "K" for "Single Family" development (see Exhibit "7"). The Heights at Stone Oak II POADP #358 was subsequently amended by POADP #358-B approved by COSA on May 30, 1997 ("Heights at Stone Oak II, POADP #358-B"; see Exhibit "8"). The Subject Property is also shown as Single Family Residential in the Heights at Stone Oak II, POADP #358-B and is included within parcel "IK". The final amendment to the POADP was

R D # 07 - 09 - 05 2R

the Heights at Stone Oak II, POADP #358-C approved by COSA on April 27, 1998 ("Heights at Stone Oak II, POADP #358-C"; *see* Exhibit "9"). The Subject Property is shown as Single Family Residential in the Heights at Stone Oak II, POADP #358-C and is included within pod "A". The Subject Property is also currently zoned "R-6 ERZD", which expressly permits a single family land use on the Subject Property (*see* Exhibit "10"). 12

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 Plats pursuant to the Heights at Stone Oak POADP #358 and its subsequent amendments:

- i) Plat No. 010161, The Heights at Stone Oak II Unit 13, Filed 1/22/2001, Approved 10/24/2001, and Recorded 5/31/2002 (*see* Exhibit "11");
- ii) Plat No.010328, Heights at Stone Oak II Unit 14, Filed 4/23/2001, Approved 1/9/2002, and Recorded 7/30/2004 (*see* Exhibit "12");
- iii) Plat No.010500, Heights at Stone Oak II PUD, POD G, Unit 1, Filed 7/18/2001, Approved 6/12/2002, and Recorded 6/28/2002 (*see* Exhibit "13"); and,
- iv) Plat No.020013, Heights at Stone Oak II PUD, Unit 1, Filed 10/8/2001, Approved 6/12/2002, and Recorded 6/14/2002 (*see* Exhibit "14").

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, the Stone Oak II Sewer Contract 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. The "Project" for the Subject Property was defined in the Sanitary Sewer Study and Master Sewer Plan (Both documents specifically referenced in the Sewer Contract as controlling the sewer facilities to be constructed) "Medium Density Residential" with a single family use of 4 units per acre. The stated "Project" was further defined pursuant to the Heights at Stone Oak II, POADP #358 and its amendments. Furthermore, the Subject Property has not become dormant by virtue of the filing of Plat Nos. 010161, 010328, 010500, and 020013 which were subsequently approved and recorded. Therefore, this Firm requests that COSA acknowledge that the 49.02-Acre Subject Property is vested as of November 25, 1985 for single family development by virtue of the Sewer Contract, the Sanitary Sewer Study and Master Sewer Plan, the Heights at Stone Oak II, POADP #358 and its amendments, and the Plats listed herein.

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

RD # 07 - 09 - 05 2R

1. Subject Property Exhibit Plat Nos. 060803, 060491, 060492, & 030523;
2. Vested Rights Permit Application;
3. Stone Oak II Sewer Contract;
4. Stone Oak II Sewer Contract Exhibit;
5. Stone Oak II Master Sewer Plan;
6. Sanitary Sewer Study for Stone Oak II Development;
7. Heights at Stone Oak II POADP #358;
8. Heights at Stone Oak II POADP #358-B;
9. Heights at Stone Oak II POADP #358-C;
10. COSA Zoning Exhibit;
11. Plat No. 010161, The Heights at Stone Oak II Unit 13;
12. Plat No.010328, The Heights at Stone Oak II Unit 14;
13. Plat No.010500, The Heights at Stone Oak II PUD, POD G, Unit 1; and,
14. Plat No.020013, Heights at Stone Oak II PUD, Unit 1.

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Very truly yours,

BROWN, P.C.

BY:



Patrick W. Christensen

PWC/ljb  
Enclosures: As stated

RD # 07 - 09 - 052R

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2007 DEC 13 AM 10:12

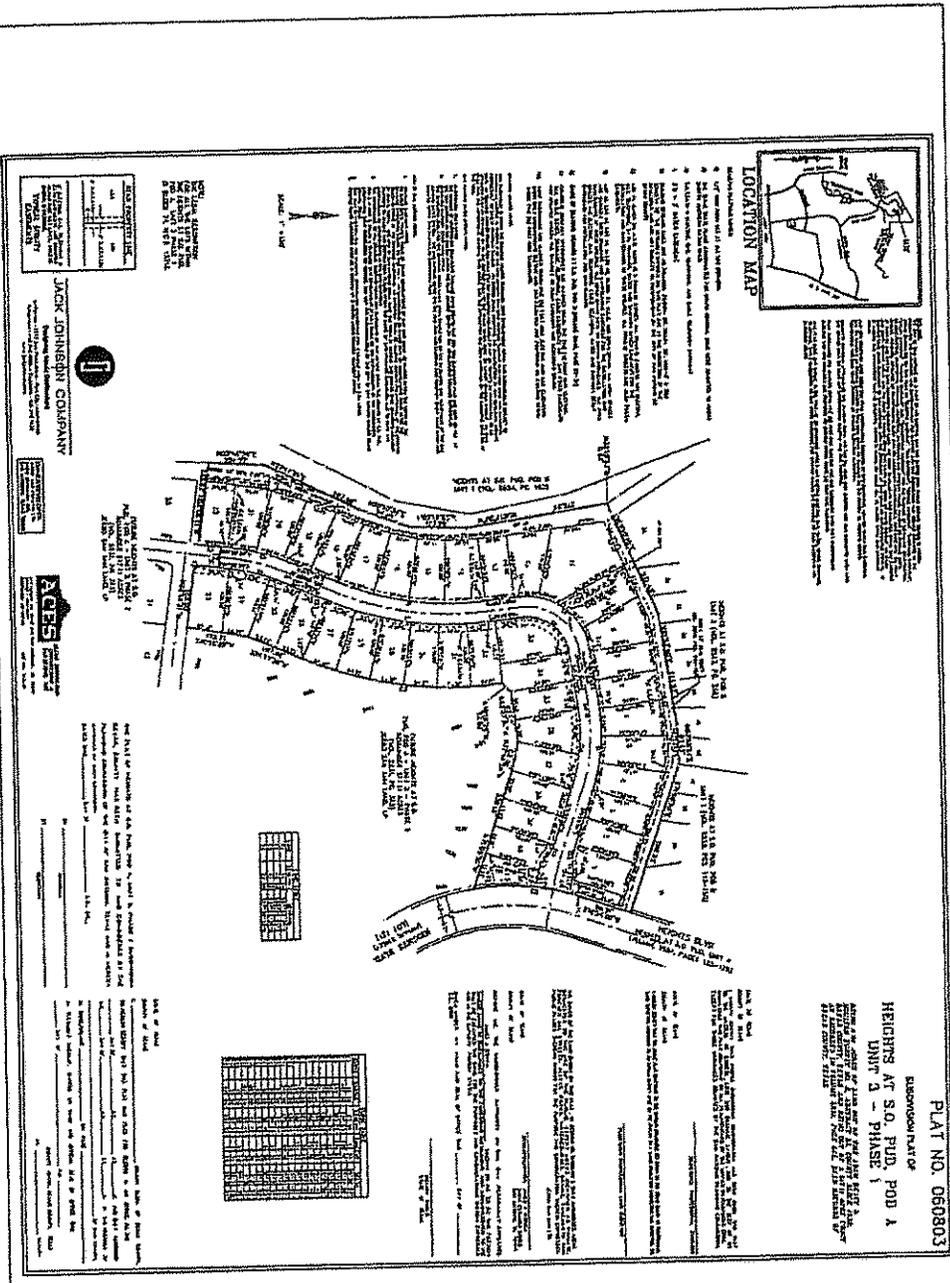
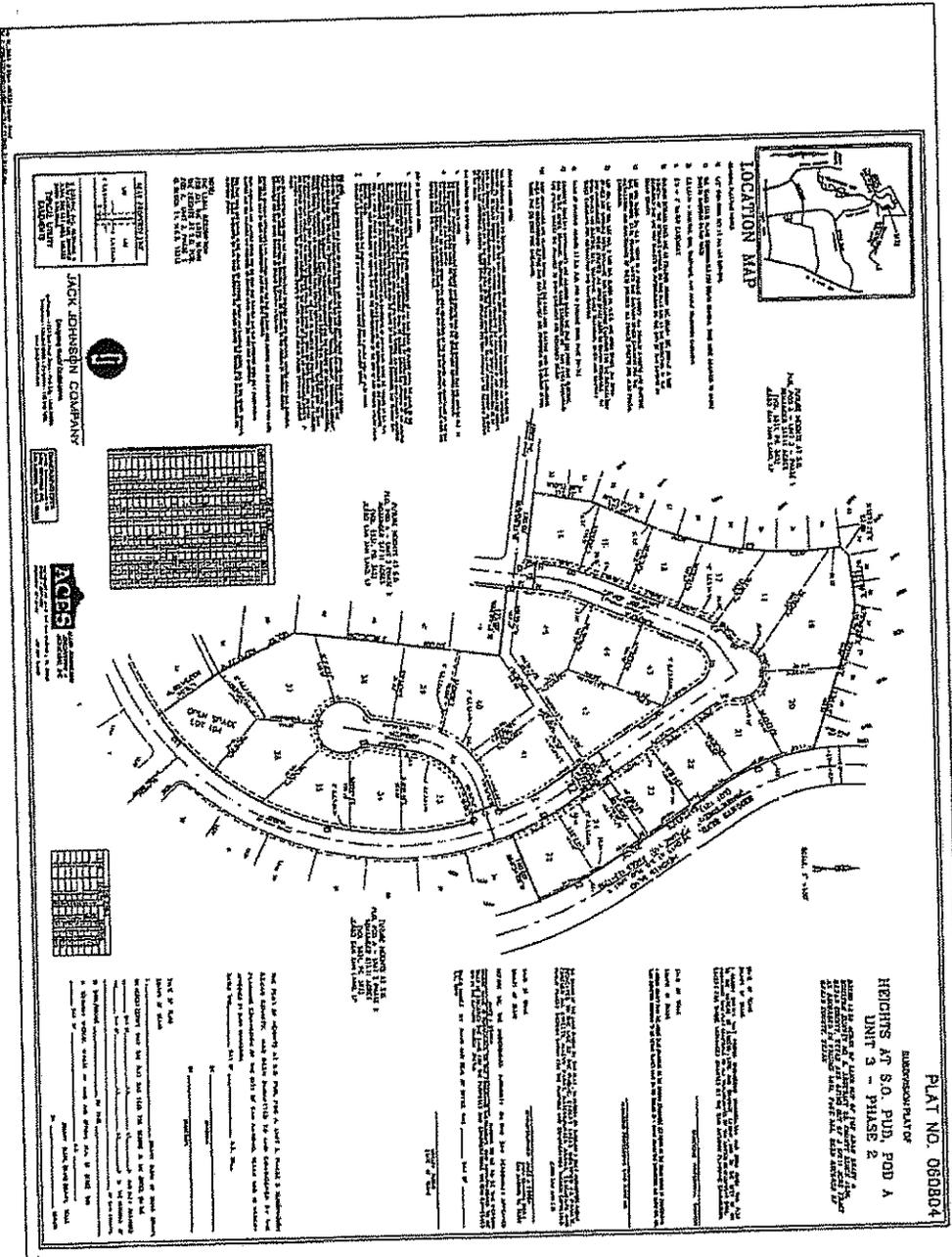


EXHIBIT  
 1

RD#07-09-052R

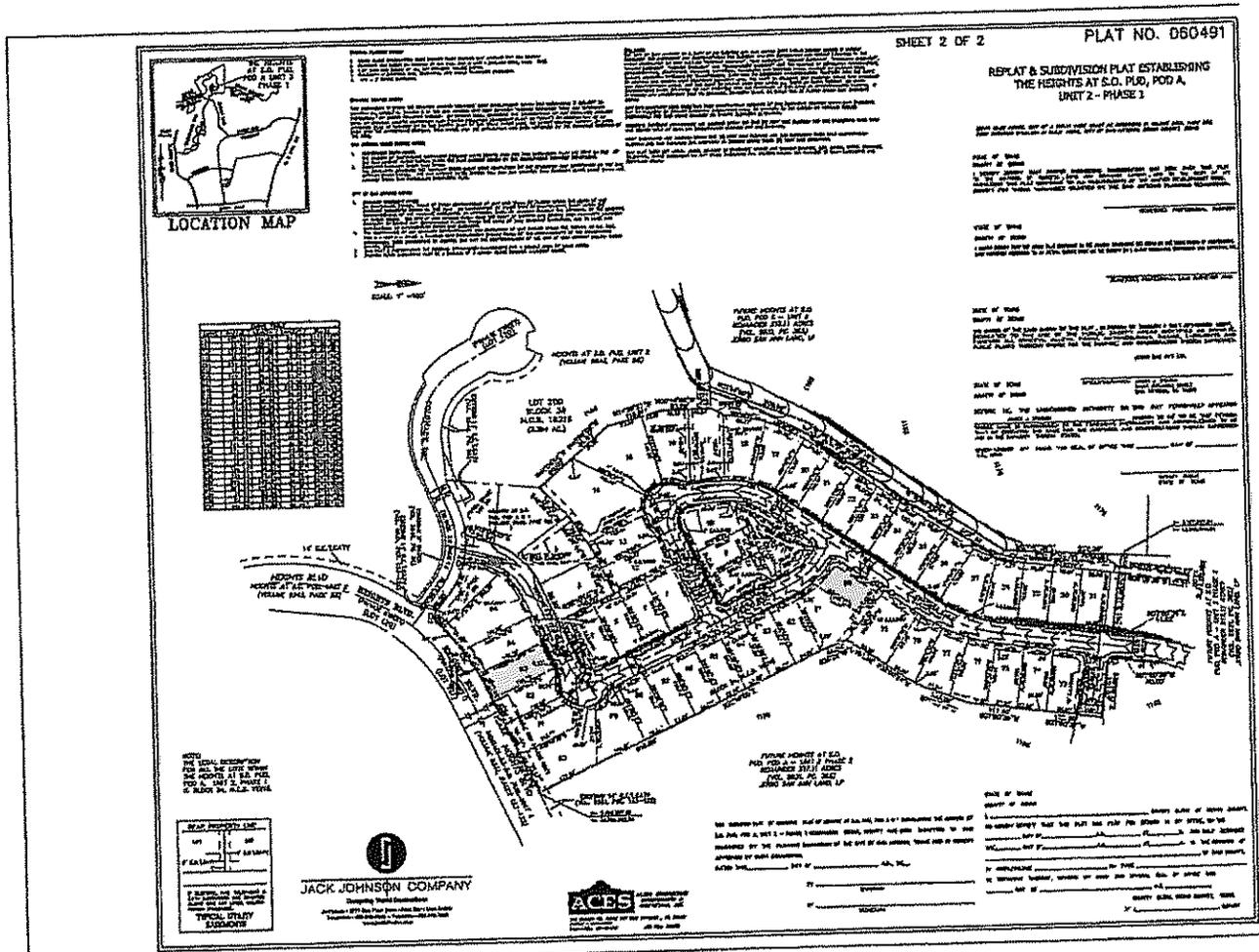
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LOCATION MAP

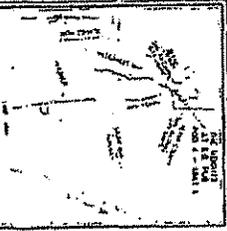
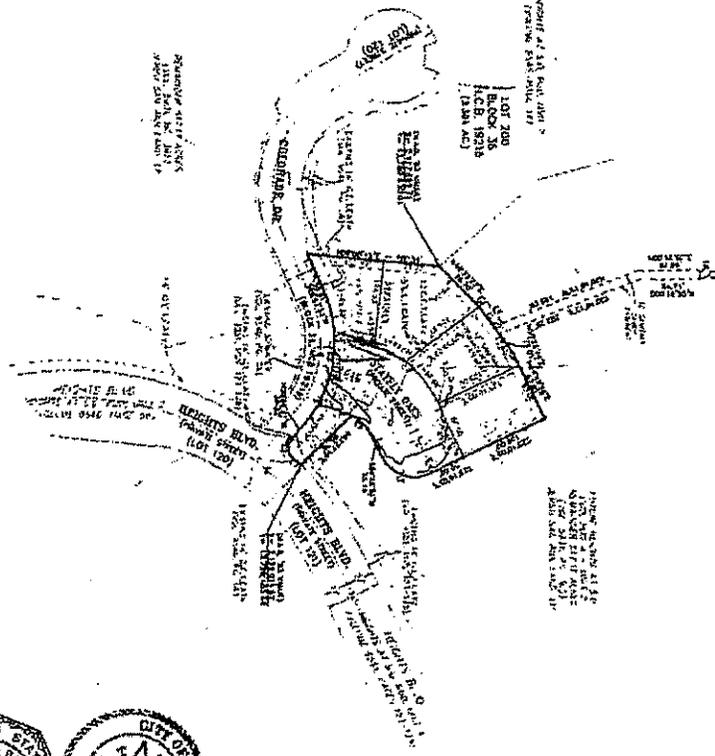


Table with 4 columns: DISTRICT, CITY BLOCK, SUBDIVISION, and LOT. It lists various lots and their corresponding districts and city blocks.

THE LEGAL DESCRIPTION FOR ALL THIS PART OF THE... POD A UNIT 1 IS BLOCK 26, N. N. 1/4 SEC. 10, T. 12N., R. 15E., S. 1/4.

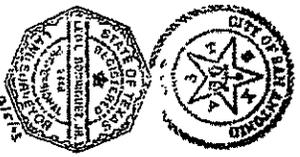


THE LEGAL DESCRIPTION FOR ALL THIS PART OF THE... POD A UNIT 1 IS BLOCK 26, N. N. 1/4 SEC. 10, T. 12N., R. 15E., S. 1/4.

THE LEGAL DESCRIPTION FOR ALL THIS PART OF THE... POD A UNIT 1 IS BLOCK 26, N. N. 1/4 SEC. 10, T. 12N., R. 15E., S. 1/4.

Table with 2 columns: DISTRICT, CITY BLOCK. It lists the district and city block for the project.

HALLE NIBERGGE ENGINEERING, L.P. ENGINEERING & ARCHITECTURE



STATE OF TEXAS PLAT NO: 030523

STATE OF TEXAS... THE UNDERSIGNED... THE STATE OF TEXAS...



SHERWOOD BLVD... HEIGHTS AT S.O. PUD, POD A U 1

STATE OF TEXAS... THE UNDERSIGNED... THE STATE OF TEXAS...

THE STATE OF TEXAS... THE UNDERSIGNED... THE STATE OF TEXAS... SHERWOOD BLVD...

STATE OF TEXAS... THE UNDERSIGNED... THE STATE OF TEXAS... SHERWOOD BLVD...



RD#07-09-052R



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**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's

**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:** JERBO LAND SAN ANN LTD

**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:** Hallenberger Engineering, L.C. **Contact:** \_\_\_\_\_

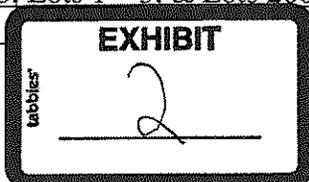
**Address:** 206 E. Ramsey **Phone#:** (210) 349-6571

**City:** San Antonio **State:** Texas **Zip code:** 78216

**Name of Project:** The Heights at Stone Oaks PUD, POD A, Unit 3, Phase 1 & 2; POD A, Unit 2, Phase 1 & 2; POD A, Unit 1

**Site location or address of project and legal description:**

Located Northeast of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 14 – 25, Lots 33 – 45, Lots 1 – 41, Lots 1 – 31, Lots 73 – 95, Lots 1 – 13, Lots 26 – 32, Lots 46 – 53, Lots 1 – 3, & Lots 200 - 202, Block 24, San Antonio, Bexar County, Texas.



**RD # 07 - 09 - 052R**

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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: 2,135,468.020 S.F. (49.02 Acres)

(c) Total area of impervious surface, in square feet: 1,921,921.21 S.F.

(d) Number of residential dwellings units, by type: 147 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

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 25, 1985

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: **2007 DEC 13 AM 10:13**  
 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: \_\_\_\_\_  
 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:**

Name: Stone Oak II Sewer Contract; Ordinance No. 61893  
 Date Accepted: November 25, 1985



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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

Horizontal lines for text entry

6. Requested date for claim of rights for this Project: November 25, 1985

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

Horizontal lines for text entry

**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:

- checkbox A timing and phasing plan for the proposed development;
- checkbox A plan for the provision of public facilities and services to the proposed development, by phase;
- checkbox The conditions under which the proposed development will be authorized to proceed; and
- checkbox 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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2007 DEC 13 AM 10:13

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: 12/12/07

Sworn to and subscribed before me by Patrick W. Christensen on this 12th day of December 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:*

*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.*

COPY

ITEM NO. 31

NOV 25 1985

2007 DEC 13 AM 10:10 MEETING OF THE CITY COUNCIL

AVIATION
BUDGET & RESEARCH
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBER
CITY WATER BOARD
CITY ATTORNEY
COMMERCIAL RECORDER
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
GRANTS
INTERNAL AUDIT
RISK MANAGEMENT
FIRE DEPARTMENT
HUMAN RESOURCES & SERVICES
INFORMATION RESOURCES
LIBRARY
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PERSONNEL
PLANNING
POLICE DEPARTMENT
PUBLIC UTILITIES
PUBLIC WORKS
ENGINEERING
CENTRAL MAPPING
REAL ESTATE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT
ZONING ADMINISTRATION
SPECIAL PROJECTS CITY MANAGER

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ORD. NO. 61893 ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1			
JOE WEBB PLACE 2			
HELEN DUTMER PLACE 3			
FRANK D. WING PLACE 4			
WALTER MARTINEZ PLACE 5			
BOB THOMPSON PLACE 6			
YOLANDA VERA PLACE 7			
G.E. HARRINGTON PLACE 8			
VAN ARCHER PLACE 9			
JAMES C. HASSLOCHER PLACE 10			
HENRY G. CISNEROS PLACE 11 (MAYOR)			

85-65

EXHIBIT

3

RD#07-09-052R

DEVELOPMENT SERVICES  
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(31)

2007 DEC 13 AM 10:10

TF:amt  
11/22/85

AN ORDINANCE 61893

AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SEWER SERVICE CONTRACT BETWEEN THE CITY AND  
DAN F. PARMAN, DEVELOPER FOR A 1666.765  
ACRE TRACT WITHIN THE STONE OAK II PROJECT.

\* \* \* \* \*

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

The City Manager is authorized to execute a sewer  
service contract on behalf of the City with Dan F. Parman,  
developer of a 1666.765 acre tract of land within the Stone  
Oak II Project.

A copy of the contract is attached hereto and  
incorporated herein.

PASSED AND APPROVED this 25<sup>th</sup> day of November, 1985.

*Henry Cisneros*  
M A Y O R

ATTEST:

*Norma J. Rodriguez*  
City Clerk

APPROVED AS TO FORM:

*for Tom Finley*  
City Attorney

85-65

RD#07-09-052R

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AGREEMENT FOR SEWER SERVICE

STATE OF TEXAS }  
COUNTY OF BEXAR }

This Contract, entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No 61893 hereinafter called "City", and Dan F. Parman as agent for the "Owners" named below, hereinafter called "Developer",

Witnesseth:

Whereas, the Owners plan to develop an approximate 1666.765 acre tract of land located outside the City's Regional Agent Boundary, such tract being shown on the map attached hereto as Attachment 1, and described by metes and bounds in Attachment 2, hereinafter called "tract"; and

Whereas, it is in the public interest for wastewater generated from the tract to be treated by the City; and

Whereas, the present terms and conditions of this Contract are SUBJECT TO amendment when, and if, the Director of the Department of Wastewater Management (the "Director") determines that these terms and conditions are in conflict with a new comprehensive sanitary sewer

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policy (the Policy) which is presently under study and which may be formally adopted by the City for supplying sewer service to the Upper Salado Watershed located outside the City's Regional Agent Boundary.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

I. DEFINITIONS

- A. Code. City Code of the City of San Antonio, Texas and amendments thereto.
- B. Designated Regional Agent Boundary. By the authority of the Texas Water Quality Board Order No. 72-0120-11 passed and approved on January 20, 1972, as amended and as may be amended, the City of San Antonio was designated as the responsible governmental agency to construct, operate, and maintain sewerage systems within a defined geographic Regional Agent Boundary area approximating 360 square miles.
- C. Developer. Dan F. Parman as agent for the owners of parcels within the Project, and their subsequent purchasers, heirs, successors and/or assigns.
- D. Project or tract. Tract A-1, a 1,666.765 acre tract generally located off Blanco Road in Bexar County, Texas. Said tract is comprised of several parcels described as follows:
- (1) 157.515 acre parcel owned by Dan F. Parman (Attachment 2-A)
  - (2) 292.421 acre parcel owned by Danny F. Welch (Attachment 2-B)
  - (3) 150 acre parcel owned by Toni J. Trimble (Attachment 2-C)
  - (4) 310.693 acre parcel owned by Dan F. Parman, Trustee (Attachment 2-D)
  - (5) 755.996 acre parcel owned by Dan F. Parman, Trustee (Attachment 2-E)
- E. Off-site. Any structure, facility, equipment, or installation, the purpose and function of which is to receive wastewater from the Project's internal collection system and to transport, treat, and ultimately discharge that wastewater

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to a receiving stream at a permanent location as determined by City policy. All systems between the on-site system and the receiving stream, and the on-site systems other than properly sized gravity lines, shall be considered temporary facilities until such system(s) are determined by the Director to be an integral part of the City's regional sewerage system. Examples of off-site facilities include, but are not limited to the following: pump, truck, haul and treat operations; temporary treatment plants; lift station and force main systems; gravity flow mains; permanent regional wastewater plants and supporting facilities and improvements or approved modifications to existing facilities, such improvements or approved modifications as more fully defined in Article I, Section I. Unless otherwise specified in writing by the Director of the Department of Wastewater Management, the City Code and its amendments shall govern the design and construction of the off-site facilities.

- F. On-site. Any structure, facility, equipment, or installation that collects and transports wastewater generated from within the Project to the off-site system at a designated point. The City Code and its amendments shall govern the design and construction of the on-site facilities. On-site public sewage facilities must be located in adequately sized, and appropriately dedicated public right-of-way in accordance with applicable sections of the City Subdivision Code Regulations.
- G. Project Master Plan. A document or documents furnished by the Owners and submitted by the Developer to the Director of the Department of Wastewater Management that includes, but is not limited to the following: the overall project boundaries, phases of development, schedule of development phases, projection of wastewater flows anticipated to be generated at each development phase; detailed descriptions of sewerage facilities (off-site and on-site) projected to be built during each development phase.
- H. SAWPAC Study. A presently ongoing study by the Department of Wastewater Management of alternative schemes or methods the City of San Antonio can implement to provide sanitary sewer service to the Upper Salado Watershed outside the existing Regional Agent Boundary.
- I. Improvements or Approved Modifications. Improvements or approved modifications to existing facilities that are determined by the Director of the Department of Wastewater Management to be required in order to accommodate the flows generated by the Project.

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- J. Owners. Dan F. Parman, individually and as Trustee, Danny F. Welch and Toni J. Trimble, and their subsequent purchasers, heirs, successors, and/or assigns.
- K. Participation Agreement. The Agreement for Construction of Utilities and Roadway Systems among the Owners covering 910.68 acres of the Project dated May 23, 1984 and recorded in Volume 3116, Pages 575 of the Official Public Records of Real Property of Bexar County, Texas. A copy of such agreement is attached hereto and incorporated herein as Attachment 2.F.
- L. Basic Sharing Ratio. The ratio determined for each owner which shall be expressed as a fraction, the numerator of which is the area of such Owner's parcel as determined in Section D above and the denominator of which is the total area of the Project.

## II. GENERAL TERMS AND CONDITIONS

The Parties hereto agree to the following general terms and conditions:

- A. The Owners, shall, through the Developer, submit to the Director of the Department of Wastewater Management a Project Master Plan and an Engineering Report (Attachment #3 hereto, as may be amended) as a condition precedent to receiving plat approval for recordation and initial sewer service. The initial Master Plan and Engineering Report, along with subsequent amendments and revisions to same should they occur, are included instruments to this Contract and are binding upon the Owners for the purpose of demonstrating to the Director of the Department of Wastewater Management proposed and actual land uses and the resulting sewage flows reasonably expected to be generated from such land uses. The Owners, through the Developer, shall modify the Plan as to their respective parcels as may be reasonably required by the Director of the Department of Wastewater Management and shall provide the Director of the Department of Wastewater Management with subsequent updated revisions of the Plan and/or Engineering Report made independently by such Owners.
- B. The Director of the Department of Wastewater Management, or his designated representative, hereby agrees to forward to the Owners, through the Developer, upon his request, a copy of the final draft report containing the Upper Salado Watershed Study and related policy issues prior to same being formally acted upon by the Planning Commission of the City of

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San Antonio. Further, City representatives shall provide Owners through the Developer upon request, any subsequently revised draft proposals and a copy of the final Upper Salado Watershed Study and related policies as formally adopted by the San Antonio City Council.

- C. Any development within the Project shall be in accordance with Chapters 36 (with the specific exception of Item A (4) of Chapter 36-35, "Extension for Developer Customer") and Article VI of Chapter 42 of the City Code and any revisions thereto as that Article specifically relates to land use, occupancy and resulting wastewater flows. (This section does not place the land within project under the jurisdiction of the City's zoning authority; such jurisdictional authority shall only be acquired upon annexation.) It is the intent of the parties hereto that these Chapters of the City Code, read together with the specific provisions of this Contract, are meant to be cumulative in effect and application. However, in the event of a conflict in effect and/or application, the parties agree that the Contract terms and Attachment #4, Flow Rate Table shall prevail over the City Code Chapter provisions. (The Flow Rate Table establishes the highest flow per category of use to be required by the City. Such rates of flow may be lowered upon the approval of the Director or his designated representative.)
- D. In the event that the appropriate regulatory agency(ies) will allow short term interim sewer services to the Project while permanent off-site facilities are being put into operation, the Owners, as to each of their individual parcels, shall be responsible to provide for interim temporary sanitary sewer pump, truck, haul, and treat operations in accordance with the applicable rules and regulations of the Texas Water Development Board as amended or as may be amended.

The Owners, as to each of their individual parcels, shall supply a suitable performance guarantee approved by the Director of the Department of Wastewater Management covering the cost of temporary pump, truck, haul, and treat operations for a twelve (12) month period or any portion thereof should the Owners, or Developer fail to provide acceptable service.

In the event the City has the necessary and available manpower and equipment resources to provide this temporary service, the City may supply the temporary pump, truck, haul and treat operations as set out herein. In the event the City does supply such service, upon the request of any Owner(s) and with prior approval by the appropriate regulatory agency(ies), and in accordance with the rules and regulations of the applicable Edwards Board Order as amended

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or as may be amended, the rate of compensation shall be reflective of the cost of supplying such service to the individual parcel or parcels of the Owner(s) as determined by the Director of the Department of Wastewater Management. The conditions upon which the service shall be provided to such Owner(s) are the following:

1. The total aggregate flows generated by each parcel shall not exceed a maximum daily average of 10,000 gallons per day, or a maximum peak hourly flow rate of 7.0 gallons per minute.
  2. In no event shall such pump, truck, haul and treat operation exceed the service period of 12 months from the inception of the service.
  3. An Owner must, as a further condition to receiving this service, provide and maintain at his expense, adequate holding tank facility(ies) and all-weather access site(s) approved by the Director of the Department of Wastewater Management or his designated representative.
  4. Timely payment of the then current monthly service charge for pump, truck, haul, and treat operations in accordance with a schedule to be determined by the Director of the Department of Wastewater Management.
- E. All initial platting fees shall be paid by the Owners in accordance with the following criteria and shall be a condition precedent for the recordation of each approved plat in the Plat and Deed Records of Bexar County.

The platting fee shall consist of two components. The first is a fixed collection fee for each platted acre. Each Owner must develop a minimum of sixty (60) acres of land, or pay an amount equivalent to sixty (60) acres of fixed collection fee. The second is a charge for the projected daily volume of sewerage generated by the uses for which the property shall be platted. The volume will be based upon the average flow per acre per day for various land uses as shown in Attachment #4 Flow Rate Table. Each Owner must pay a minimum charge for the second component equivalent to 50,000 gallons projected daily volume.

The initial fees for platting in the Project shall be as follows:

1. The fixed collection fee component shall be not less than \$900.00 per platted acre; and

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station which may be constructed as part of both the on-site system or the off-site system, with the size of such site(s) being within the reasonable discretion of the City's Director of the Department of Wastewater Management. The Owner's through the Developer, shall further provide suitable all-weather access to such site(s) for heavy equipment as well as provide suitable electric service to such sites, all as approved by, and at no cost, to the City.

Suitable all-weather access is achieved by incorporating construction materials and dimensions which equal or conform, at a minimum, to that specified for residential alleys in "Exhibit A", of Chapter 36 of the City Code.

City may approve, when requested by Owners, through the Developer, an alternate type of surface treatment for each site(s) as it deems necessary to satisfy access requirements.

Legal instruments shall include metes and bounds description and a survey plat, conveying appropriate easement interests to the City for such sites and access right of way thereto and shall contain a reversionary clause that, on the abandonment of such sites and access by the City, as evidenced by certification of abandonment by the City's Director of the Department of Wastewater Management, title reverts to the original Owner or Owners. The Owners, through the Developer, shall submit to the City for the City's approval, the proposed location of any proposed lift station or treatment plant installation as well as all engineering data pertaining thereto, as the City's Director of the Department of Wastewater Management, or his designated representative deems necessary. Following review by the City, approval or disapproval of proposed location will be given the Owners in writing by the City's Director of the Department of Wastewater Management, whose decision is final. It is expressly understood by the Owners that any site or sites must be above either the twenty five (25) year ultimate development flood plain elevation or the one hundred (100) year flood plain base elevation (as defined by City Ordinance No. 48700 as amended or as may be amended) whichever is the most stringent, to be eligible for consideration.

C. Acquisition

If the City determines that it is both necessary and in the City's best interest, to acquire any portion of said right-of-way for lines or lift stations, the City may exercise its powers of eminent domain, where the City has the jurisdiction to so exercise. The Owners shall pay non-City staff costs in connection therewith including independent

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appraisal fees, expert witness fees, if required, and the amount of Commissioners' or Jury award and court costs.

IV. SANITARY SEWER MAINS, LIFT STATIONS, AND TEMPORARY TREATMENT PLANT

A. Main-Sizing, Grade and Elevation

The Owners, through the Developer, shall prepare an engineering report covering the on-site and off-site sewer systems to be constructed to serve the tract including adequate provisions of right-of-way, to ultimately connect the Project to permanent off-site wastewater transportation and treatment facilities which are a part of the City's Regional Wastewater Transportation and Treatment System.

City shall review such report and make a determination as to its total adequacy and suitability. City approval in all respects as to system location, size, and grade and invert elevation is a condition precedent to any further obligation of the City.

B. Oversizing

City shall have the right to require the oversizing of both the on-site and the off-site facilities, and shall so notify the Owners, through the Developer, in writing at the time of approval by the City of the Preliminary Engineering Report. Such oversizing on the part of the City shall be in accordance with the applicable sections of Chapter 36, City of San Antonio Subdivision Regulations.

Should the City elect to oversize any part of the on-site and/or off-site systems, the City is to be responsible to the Owners for the difference in costs of construction of the size desired by the City and that which the Owners are being required to construct to service his Project. The construction cost for City required oversizing is to be ascertained and agreed to by the City and the Owners, through the Developer, and reviewed by the Planning Commission prior to any construction of the on-site and/or off-site systems.

Should the Owners desire to have capacity in the system in excess of that required, then the Owners shall have the right, with City's prior approval, to oversize any line at no cost to the City. Such additional capacity shall be agreed upon by the Owners through the Developer and City's Director of the Department of Wastewater Management in writing prior to any construction of oversize lines.

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C. Ownership and Operation

The Owners, through Developer, shall dedicate, grant and convey all of their right, title and interest in both the realty and personalty associated with the on-site and the off-site systems to the City upon their completion and acceptance by the City. City shall thereafter own, operate, and maintain said systems.

D. Capacity

1. The average daily flows for platting fees determination shall be based on the Flow Rate Table (Attachment #4). The sewer main size and the treatment system shall be designed based on the criteria of twelve (12) persons per net acre developed and flows of 250 gallons per person per day or as determined by the Director of the Department of Wastewater Management or his designated representative.
2. Proposed land uses shall be indicated on the Project Master Plan at the time of plat approval and shall be periodically updated as further provided for in Section II.A. above herein.
3. The Director of the Department of Wastewater Management or his designated representative, shall evaluate the Owner's projected maximum capacity needs and make a final determination of the maximum allowable capacity flows prior to any plat approval.
4. The City shall maintain accurate records regarding the Owner's capacity right in the off-site system, and in the event the Owners exceed those rights as a result of any subsequent platting or replatting of tract properties, the City shall have the right to either deny plat approvals or refuse to accept flows into the San Antonio Regional Wastewater Transportation and Treatment System that are in excess of the capacity rights reserved to the Owners. Each Owner's relative right, among all of the Owners, as to all capacity shall be in accordance with such Owner's Basic Sharing Ratio. It is hereby expressly understood that determining the amount of capacity to be allocated to each Owner shall be the responsibility of Developer.
5. The above notwithstanding, prior to the time that the Owners recoup all eligible off-site construction costs through the credit format outlined in Section VI herein below, the City is hereby granted the qualified and

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conditional right to connect non-Project wastewater flows to either on-site and/or off-site systems, whether or not such systems were oversized by City but only pursuant to the following requirements:

- (a) Upon request by Owners, through Developer, City's Director of the Department of Wastewater Management, or his representative, employing sound engineering principles and practices, shall demonstrate to the Owners through Developer, in writing prior to proposed use of Project designated capacity (distinguished from City oversized capacity reserved to City) for connection of non-Project flows, that the potentially impacted project on-site and/or off-site systems then contain available, unused, excess, or reserve capacities that could temporarily accommodate limited projected non-Project wastewater flows. City's report will also contain a detailed description and schedule whereby non-Project wastewater flows are projected to be accommodated through new sewer main installations or other forms of relief. The Owners, through Developer, shall be afforded the right to submit a written response to the proposal and City will incorporate appropriate portions of same into any engineering decision or report of the Director which would precede any proposed agreement on the part of the City to allow non-Projected flows to temporarily utilize designated Project capacity.
- (b) The City hereby acknowledges that it must afford the Owners this protection in order to preserve the designated Project capacity in both the original on-site and off-site systems in order that the Owners can achieve reasonable, full, timely and complete platted development of the Project and meet any contractual obligations the Owners might have with others.

It is expressly understood by the parties hereto that upon the recoupment of all eligible off-site construction costs through the credit format outlined in Section VI herein below, the City shall own all permanent off-site facilities and all capacity therein but City shall continue to service the Project by recognizing designated Project capacity and actual Project flows. The Owners shall not be denied plat approvals solely on the basis that the remaining designated Project capacity is insufficient to accommodate the flows of the anticipated plat and that such insufficiency in the remaining designated project capacity is the result of the City connecting flows to the permanent off-site and/or

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on-site system generated by non-Project wastewater generators.

E. Sewer Lift Station and Pressure Mains

1. It is expressly recognized that a parcel within the tract may be situated in more than one drainage sub-basin and that the Owner of such parcel, through Developer may seek approval to install on-site and/or off-site pressure main and lift station systems to serve the tract subject to prior approval by the Director of the Department of Wastewater Management. Should an Owner so elect, and the City so concur, all systems shall be designed and constructed at such Owner's total expense and at no cost to the City. The Owner may have the option of constructing gravity off-site lines so as to develop preferred gravity flows and eliminate the necessity for the pressure mains and lift stations, subject to prior approval by the City of all design plans and construction of such systems.
2. In the event that prerequisite approvals to install on-site and/or off-site pressure main and lift station systems are secured by an Owner, such Owner, through the Developer, shall establish a fund as approved by the City Attorney and the Director of Finance for each lift station and force main system constructed to serve any property within his parcel. The creation and approval of said fund shall be a condition precedent for approval by the City, of the plat of the properties for which the lift station and force main system shall be constructed to serve. This fund shall guarantee the payment of a minimum annual fee of \$4,600.00 to the City of San Antonio for each lift station constructed to serve property within said tract for a period of ten (10) years following the post-construction acceptance date of each lift station. This minimum annual fee may be adjusted in the event that the City formally adopts a new lift station operation and maintenance fee schedule.
3. The minimum annual fee of \$4,600.00 may be waived by the Director of the Department of Wastewater Management within 30 days after a written request by the Owner, through the Developer, when an off-site lift station, in close proximity to the Project boundary, is constructed to facilitate transportation of Project flows to other City-designated off-site facilities in lieu of constructing a temporary package treatment plant to individually serve the Project.

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V. MONTHLY SERVICE FEES, WATER PURVEYOR CONTRACT, INDUSTRIAL WASTES

A. Cost of Treatment

Upon completion of the on-site and off-site systems, the City shall be reimbursed monthly for the treatment and disposal of all flows generated by the Project in accordance with the following requirements:

1. Water Service By City Water Board

In the event water service to a subdivision plat within the tract is provided by the City Water Board of the City of San Antonio, the amount of the monthly sanitary sewer service fees for the collection and treatment of wastewater will be those charged to the various customer classifications as set by City ordinances, with collection thereof being the responsibility of the City and its Water Board.

2. Water Service By Other Than City Water Board

In the event water service to a subdivision plat within the tract is not provided by the City Water Board of the City of San Antonio, the amount of the monthly sanitary sewer service fees for the collection and treatment of the wastewater will be those charged to the various customer classifications as set by City ordinances, with the billing and collection thereof on behalf of the City of San Antonio being the responsibility of the water purveyor. In order to facilitate this arrangement, the Owners are required to insert into any service agreement with whatever water purveyor is to supply water services to a subdivision plat within the tract, a provision requiring said water purveyor to enter into a Contract with the City of San Antonio to bill and collect the City's monthly sanitary sewer service fees and transmit said fees to the City all in accordance with a standard City-water purveyor contract. Pursuant to the City-water purveyor contract terms, the water purveyor shall advise all sanitary sewer service customers that delinquent non-payment of any of the City's sewer fees will call for possible termination of water service in the event that all Administrative remedies of appeal set forth in the City's Sewer User Ordinance No. 58526, as may be amended, are either exhausted or waived by customer. The City of San Antonio shall not be obligated to approve any plat within the Developer's tract unless and until the water purveyor has executed a contract with the City to

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provide sanitary sewer service billing and collection services.

B. Enforcement of Industrial Waste Ordinance

The Owners shall cause to be recorded in the deed and plat records of Bexar County a restrictive covenant covering the entire tract. This restrictive covenant shall run with the land in the tract herein described. Such covenant shall contain language expressly granting to the City of San Antonio the right, should the City so elect, to enforce or otherwise pursue to the extent provided at law or in equity, the provisions of the City of San Antonio's Industrial Waste Ordinance, Ordinance No. 57214 as amended or as may be amended, (codified as Chapter 33A of the City Code). The City's rights shall include, to the extent provided at law or in equity, the right of inspection, sampling and monitoring of the collection system to assure Ordinance compliance. Recordation of the covenant shall be a condition precedent for the City's approval of any plats within said tract. The covenant shall be in substantially the same form as the covenant attached hereto and incorporated herein as Attachment 5.

VI. CREDITS

- A. The Owners may jointly choose to construct off-site sewer lines and facilities to accelerate extension of sanitary sewer service to the tract. Should the Owners so elect, all such systems shall be designed and constructed at the Owners' cost and in accordance with other appropriate sections of this Contract. The Owners expressly recognize and understand that should they construct such off-site lines and facilities, they may not be ultimately considered by the Director of the Department of Wastewater Management as an integral part of the permanent wastewater transportation and treatment system for the Upper Salado Watershed.

In the event that the Director of the Department of Wastewater Management rules that a properly sized, gravity flow off-site line or facility constructed by the Owners is a permanent integral part of the wastewater transportation and treatment system for the Upper Salado Watershed, payment of the fixed collection fee component of the platting fees by Owners for further development of this Project in the Upper Salado Watershed shall be offset by credit(s) to the Owners on a per acre basis as established by the Director of the Department of Wastewater Management. The City shall establish a fixed collection platting fee component credit

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account in the Owners' name to reimburse Owners for "as built" construction costs (engineering costs excluded) paid by Owners to a completing contractor for construction of properly sized, permanent off-site gravity flow lines and facilities. Such fund shall benefit each Owner in accordance with his Basic Sharing Ratio. It is hereby expressly understood that it shall be the sole responsibility of Developer to assure that each Owner is benefited in accordance with his Basic Sharing Ratio.

Such credit account shall set out the number of acres which the Owners shall be allowed to plat without the requirement to pay the fixed collection fee component of the platting fee. Such acreage amount shall be determined by dividing the "as built" construction costs by the amount of the collection fee component of the platting fee which is current at the time the "as built" construction costs are determined. Such acreage shall be allocated pro rata to each of the Owners in accordance with the Basic Sharing Ratio. In the event the number of acres credited to the Owners is greater than the acres platted within the Owners' project then the Owners may use such credit towards any other project within the Upper Salado Watershed where permanent off-site sewer service is available.

In addition to any credit granted to Owners as set forth above:

- B. Should the minimal collection fee amount paid by any Owner based upon Section II.E.1. herein, be higher than the fixed fee component times the number of acres actually platted such Owners' parcel within the Project, such Owner will be eligible for a credit upon the approval of the Director the Department of Wastewater Management, equal to the difference in these two amounts. Such credit shall only be applied to additional property platted by the Owner, which is situated outside the Regional Agent Boundary and both within the Upper Salado Watershed and within the Project, as such Project and Watershed are used and defined in this Contract.
- C. In the event the minimum charge paid by any Owner for projected daily volume in accordance with Section II.E.2., herein, is higher than the amount of the fee component times the actual daily volume flow generated by such Owner's parcel within the Project, upon the approval of the Director of the Department of Wastewater Management, such Owner will be eligible for a credit equal to the difference between these two amounts. Such credit shall also only be applied to additional property platted by such Owner outside the

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Regional Agent Boundary and both within the Upper Salado Watershed and within the Project, as such Project and Watershed are used and defined in this Contract.

VII. DESIGN AND CONSTRUCTION PROCEDURES

A. Design and Construction

All design, as well as construction of on-site and off-site sewerage facilities shall be, as a minimum, in accordance with any and all requirements pertaining to wastewater collection and treatment set forth by the City, County of Bexar, State of Texas and any agency or departments thereof having regulatory authority, such as but not limited to the Texas Department of Water Resources and Texas Department of Health. Additionally, all facilities shall be constructed under the inspection of the City, and until written notice of approval of their construction by the City's Director of the Department of Wastewater Management, no flows therein shall be accepted by the City for treatment.

B. The Owners shall be responsible to pay for all costs associated with the design, right-of-way acquisition, materials, and construction of wastewater treatment plant effluent transportation pipelines, if any, and related appurtenances, if any, at the point of actual discharge to the receiving stream.

C. Award of Construction Contracts By Owners

When the Owners anticipate receiving "credit" from the City for as-built construction costs expended by the Owners to build permanent off-site facilities pursuant to Section VI.A above and when the City elects to financially participate in the oversizing of off-site facilities to be constructed by the Owners, the Owners agree to publicly advertise, award, and construct all portions of these off-site system(s) addressed in this agreement. The public advertisement and award of these construction contracts by the Owners shall be as approved by the City and generally in accordance with the State's public competitive bidding statutes governing award and construction of City projects.

VIII. CITY'S OBLIGATION OF PERFORMANCE CONDITIONED

The obligations of the City herein to render services for the acceptance and treatment of wastewater from the tract is conditioned upon present rules, regulations, and statutes of the

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United States of America and the State of Texas and any court orders that directly affect either the City's Regional Wastewater Transportation and Treatment System or the Project's sanitary sewer collection system. The Owners recognize and acknowledge that if the rules, regulations, and statutes of the United States of America and/or the State of Texas that are in effect upon the execution date of the contract are ever revised or amended to such an extent that the City may be incapable of or prevented from transporting and/or treating the Project's wastewater, then no liability of any nature is to be imposed upon the City resulting from a City compliance with such legal or regulatory mandates resulting in the City's inability, refusal or failure to provide transportation and/or treatment of the wastewater generated by the Project due to the above described final actions which are beyond the City's control. The City agrees that it will use its best efforts to prevent the enactment or adoption of such provisions or amendments or the imposition of such Court orders. Nothing herein contained is intended to, or shall create a right in any such state or federal court or agency to enact, adopt, or impose such requirements upon the City to the disadvantage of the Owners. Further in the event that an administrative or judicial proceeding is commenced either by or against the City concerning the right of the City to perform its obligations hereunder, the City shall move for the joinder of the Owners as a party thereto.

The above notwithstanding, the Owners specifically recognize that the City is currently being sued by both the State of Texas and the San Antonio River Authority. Such cases are styled State of Texas vs. City of San Antonio, 85-CI3806, and San Antonio River Authority vs. City of San Antonio, 85-CI-03677.

The Owners specifically recognize that any obligations of the City set out in this Contract are subject to the courts' holdings in the above-referenced lawsuits.

IX. PRIVATE JOINT VENTURE AGREEMENTS

In the event the Owners, or any of them, enter into a Private Joint Venture Agreement covering the costs for supplying sewer service to said tract, the Owners shall send a copy of such agreement to the attention of the Director of the Department of Wastewater Management. However, the City shall not be obligated under this contract to monitor the proper disbursement of credits between the parties to said Private Joint Venture Agreement. The Participation Agreement, as defined in Section I.K. herein is hereby recognized as such an agreement.

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the Contract as a whole, but shall be confined to the specific sections, sentences, clauses or paragraphs of this Contract held legally invalid.

XII. TERM OF CONTRACT

The provisions of this Contract shall remain in full force and effect until either the City of San Antonio formally adopts a new comprehensive policy for supplying sanitary sewer service to the Upper Salado Watershed, or ten (10) years from the effective date of this Contract has elapsed, whichever occurs first. In the event the first occurrence is the formal adoption by the City of a new comprehensive policy for supplying sanitary sewer service to the Upper Salado Watershed, the parties hereby agree to amend any provisions of this Contract which may be in conflict with such new comprehensive policies, and to negotiate the number of years that the amended Contract shall be in effect. In the event ten (10) years elapses from the effective date of this Contract, and a new policy for supplying sanitary sewer service to the Upper Salado Watershed has not been formally adopted by the City of San Antonio, the parties hereby agree to the following:

- A. The City will continue to (i) accept Project wastewater flows for transportation and treatment; (ii) recognize the Owners' right to connect to the City's regional wastewater system to the extent of the remaining unused project capacity; and (iii) exercise the credit procedures set forth herein until all eligible costs are recouped by the Owners, if the Director is satisfied with the Owners' performance record in complying with the provisions of this Contract. If the City is dissatisfied with the Owners' performance record under this Contract it shall notify the Owners, through the Developer, of such dissatisfaction on or before the termination date of the Contract. However, if the City is dissatisfied with the Owners' performance, it shall give the Owners at least thirty (30) days to cure such defect in performance.
- B. The Parties agree to review the provisions of this Contract for possible amendment and re-execution for a term to be negotiated and agreed to by the Parties.

Date:10-01-85

Initials:

DEVELOPMENT SERVICES  
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XIII. NOTICES

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt requested, addressed to such party at the address set forth below:

IF TO CITY:

CITY OF SAN ANTONIO  
POST OFFICE BOX 9066  
SAN ANTONIO, TEXAS 78285  
ATTN: MR. JOE ACEVES  
DIRECTOR OF THE DEPARTMENT  
OF WASTEWATER MANAGEMENT

IF TO OWNERS:

DAN F. PARMAN  
11306 SIR WINSTON  
SAN ANTONIO, TEXAS 78216  
ATTN: MR. STEVE GOLDEN

or such other address or addresses of which either party may notify the other party. Without affecting the validity of the service of any notice, request, demand, report, certificate or other instruments, copies thereof intended for the parties shall be sent to their respective counsel as follows:

IF TO CITY:

CITY OF SAN ANTONIO  
P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285  
ATTN: MR. LOWELL F. DENTON  
CITY ATTORNEY

IF TO OWNERS:

MATTHEWS & BRANSCOMB  
106 S. ST. MARY'S  
SAN ANTONIO, TEXAS 78205  
ATTN: MARSHALL STEVES, JR.

FULBRIGHT & JAWORSKI  
300 CONVENT ST.  
SAN ANTONIO, TEXAS 78205  
ATTN: JOHN M. SUDYKA

or such other counsel as may be hereafter designated either party from time to time, by written notice to the other party.

Date:10-01-85

Initials: JS

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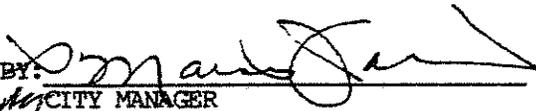
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XIV. INCORPORATION OF DOCUMENTS AND ATTACHMENTS

All documents and other materials that are either attached hereto, or referenced therein, are incorporated into this Agreement as an inseparable part hereof, by such reference thereto, and this Agreement shall be constructed to include all of any such attached or referenced documents and other materials unless the contrary shall have been provided herein.

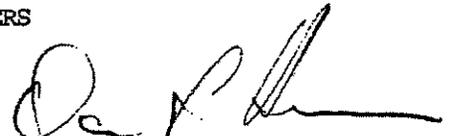
IN WITNESS OF WHICH THIS AGREEMENT HAS BEEN EXECUTED ON DUPLICATE ON the 10TH day of DECEMBER 1985.

CITY OF SAN ANTONIO

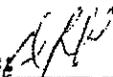
BY:   
CITY MANAGER

ATTEST:   
CITY CLERK

OWNERS

By:   
DAN F. PARMAN, as agent  
for the Owners named herein

Date: 10-01-85

Initials: 

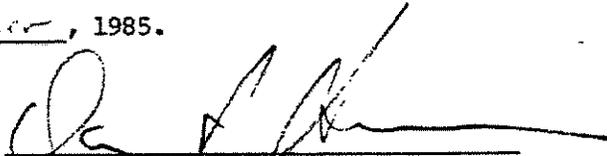
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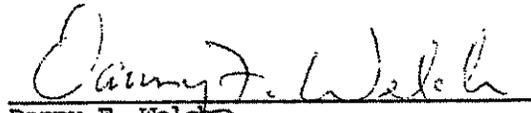
CONSENT TO EXECUTION OF AGREEMENT  
FOR SEWER SERVICE

The undersigned, owners of individual parcels within the "Project" defined in the Agreement for Sewer Service attached hereto, hereby consent to the execution of such Agreement by Dan F. Parman as their agent and agree that such Agreement shall inure to the benefit of, and shall be binding upon, them and their respective heirs and assigns.

Signed this 17<sup>th</sup> day of October, 1985.

  
Dan F. Parman, Individually  
and as Trustee

  
Toni J. Trimble

  
Danny F. Welch

Date:10-01-85

Initials: DFP

RD#07-09-052R

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OAK MOSS NORTH  
(P)



1" = 2000'

Spring

STONE OAK  
II

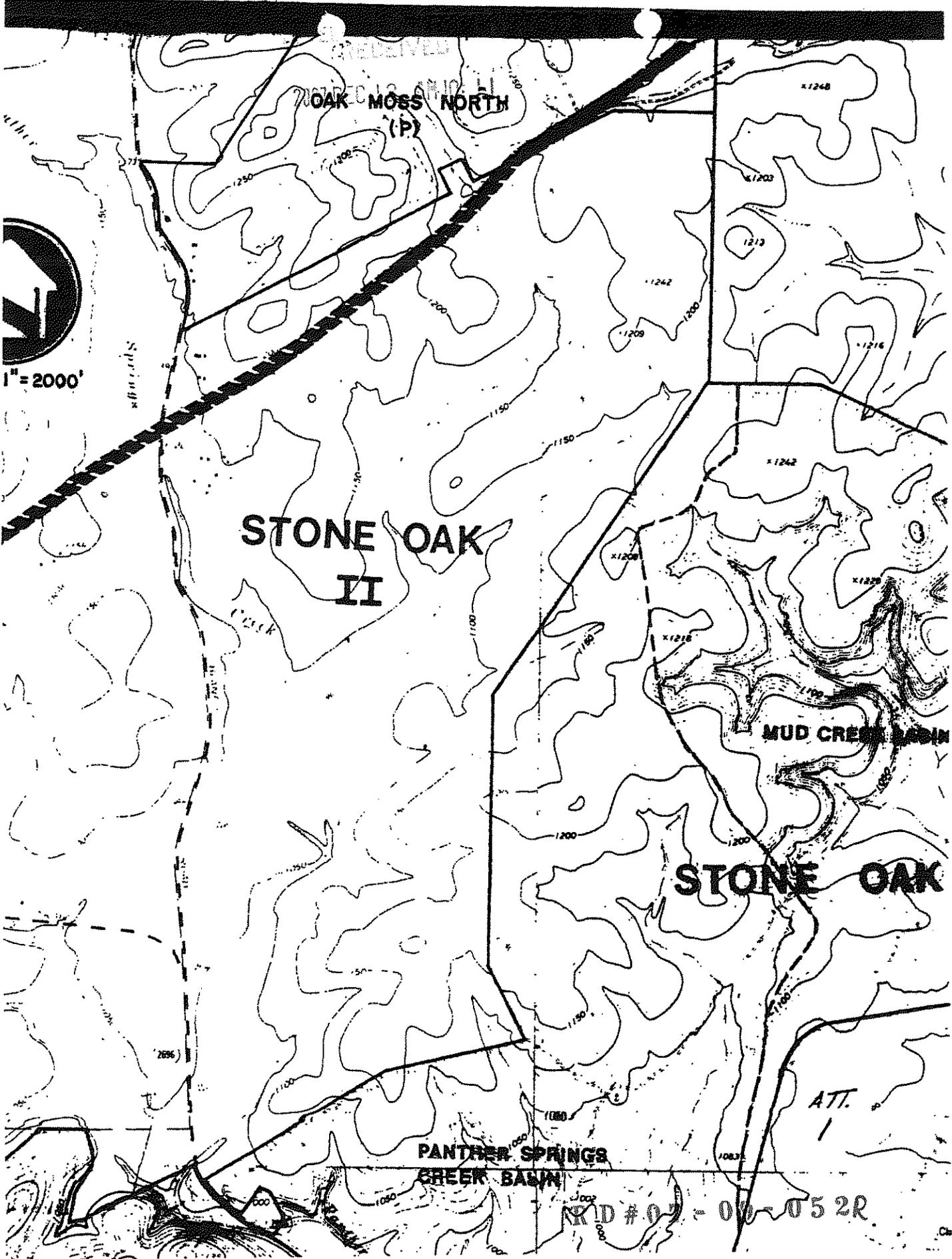
MUD CREEK BASIN

STONE OAK

PANTHER SPRINGS  
CREEK BASIN

ATT.  
/

SKID # 01 - 00 - 052R



- CHARLES P HALLENBERG, PE  
Principal
- WILLIAM L TELFORD, AICP  
Principal
- LARRY G HEMEL, PE  
Director of Engineering
- STEVEN R SILVA, AIA  
Director of Architecture
- FRED P KAISER  
Director of Planning
- ROBERT H LEININGER, PE, JR, PS.  
Director of Surveying
- OSCAR LOPEZ  
Production Manager

DEVELOPMENT SERVICES  
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ORIGINAL DTM

HALLENBERG  
TELFORD  
Planner  
Architect  
Engineer

H.T.I. Job Number: 5203

**METES AND BOUNDS DESCRIPTION  
FOR A 16.295 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS**

BEING a 16.295 acre tract of land out of the following:  
The Comanche Creek Irrigation Co. Survey No. 7, Abstract No. 175, County Block 4932; The Comanche Creek Irrigation Co. Survey No. 8, Abstract No. 176, County Block 4833; the Seinegas Irrigation and Agriculture Co. Survey No. 13, Abstract No. 725, County Block 4832; and also being out of a 1,272.6364 acre tract recorded in Volume 7057, Pages 53-57 of the Deed and Plat Records of Bexar County, Texas;

Said 16.295 acre tract being more particularly described as follows:

**BEGINNING AT:**

an iron pin in a fence line in the east right-of-way line of Blanco Road, said point being N 01° 16' 40" W, 6,999.55 feet from the southwest corner of the aforementioned 1,272.6364 acre tract;

THENCE, along the east right-of-way line of Blanco Road and a fence line the following six (6) courses:

N 18° 01' 58" E for a distance of 91.00 feet,  
To an iron pin;

N 16° 08' 11" E for a distance of 36.54 feet,  
To a Texas Highway Department right-of-way monument;

N 05° 28' 57" E for a distance of 533.77 feet,  
To a Texas Highway Department right-of-way monument;

N 02° 44' 09" E for a distance of 121.95 feet,  
To an iron pin;

N 06° 58' 39" W for a distance of 1,450.97 feet,  
To an iron pin;

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ATT.

RD#07-09-052R

DEVELOPMENT SERVICES  
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H.T.I. Job Number: 5203  
Page Number: 2

N 17° 18' 15" W for a distance of 225.08 feet,  
To an iron pin;

THENCE, S 71° 14' 52" E for a distance of 543.57 feet,  
To an iron pin;

THENCE, S 02° 31' 49" W for a distance of 1,533.28 feet,  
To an iron pin;

THENCE, S 02° 30' 30" W for a distance of 792.45 feet,  
To an iron pin;

THENCE, N 75° 30' 05" W for a distance of 272.97 feet,  
To the POINT OF BEGINNING of this tract;

Said tract containing 16.295 acres (709,801 square feet)  
of land more or less:

SUBJECT TO THE FOLLOWING EASEMENTS:

A pole line easement as recorded in Volume 1597, Page 586; and

A drainage easement as recorded in Volume 1584, Page 349 of the Deed and Plat  
Records of Bexar County, Texas.



*Robert H. Leininger*

Robert H. Leininger, PE/RPS 1586  
DATE: MAY 22, 1984

RD#07-09-052R

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ORIGINAL DIM

HALLEBERG  
TELPLAND

Planner  
Architect  
Engineer

H.T.I. Job Number: 5203

- CHARLES P. HALLENBERGER, PE  
Principal
- WILLIAM J. TELFORD, AICP  
Principal
- LARRY G. SEWER, PE.  
Director of Engineering
- STEVEN R. SIMA, AIA  
Director of Architecture
- FRED R. KAISER  
Director of Planning
- ROBERT H. LEININGER, PE./R.P.S.  
Director of Surveying
- OSCAR LOPEZ  
Production Manager

METES AND BOUNDS DESCRIPTION  
FOR A 127.629 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS

BEING a 127.629 acre tract of land out of the following:  
The L. C. Grothaus Survey No. 10, Abstract No. 931, County Block 4940; The  
August Reuss Survey No. 920, County Block 4941; The Comanche Creek Irrigation  
Co. Survey No. 8, Abstract No. 176, County Block 4833; The Seinegas Irrigation  
and Agriculture Co. Survey No. 13, Abstract No. 725, County Block 4832; and  
also being out of a 1,272.6364 acre tract recorded in Volume 7057, Pages 53-57  
of the Deed and Plat Records of Bexar County, Texas;

Said 127.629 acre tract being more particularly described as follows:

COMMENCING AT:

An iron pin at the most southerly corner of the aforementioned 1,272.6364 acre  
tract, said point also being in the east right-of-way line of Blanco Road;

THENCE, along the east right-of-way line of Blanco Road and a fence line the  
following four courses:

N 31° 40' 09" W for a distance of 106.85 feet,  
To an iron pin;

N 27° 05' 34" W for a distance of 94.63 feet,  
To an iron pin;

N 24° 04' 10" W for a distance of 122.34 feet,  
To an iron pin;

N 17° 51' 50" W for a distance of 32.58 feet,  
To a fence corner and the POINT OF BEGINNING of this tract;

THENCE, along the east right-of-way line of Blanco Road and a fence line the  
following ten courses:

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H.T.I. Job Number: 5203  
Page Number: 2

N 17° 51' 50" W for a distance of 110.22 feet,  
To a fence corner;

N 06° 31' 33" W for a distance of 514.14 feet,  
To a fence corner;

N 03° 15' 29" W for a distance of 1,153.69 feet,  
To a fence corner;

N 03° 15' 46" W for a distance of 2,060.18 feet,  
To an iron pin;

N 05° 38' 31" W for a distance of 311.13 feet,  
To an iron pin;

N 16° 59' 53" W for a distance of 203.44 feet,  
To an iron pin;

N 05° 44' 37" W for a distance of 537.70 feet,  
To a fence corner;

N 01° 55' 01" E for a distance of 593.88 feet,  
To a Texas Highway Department Monument;

N 19° 11' 35" E for a distance of 162.74 feet,  
To a Texas Highway Department monument;

N 18° 03' 39" E for a distance of 978.96 feet,  
To a fence corner, said point being in the southwest boundary line of the  
S.A.R.A. tract recorded in Volume 6823, Page 556 of the Deed and Plat Records  
of Bexar County, Texas;

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H.T.I. Job Number: 5203

Page Number: 3

THENCE, along the southwest line of the S.A.R.A. tract the following four courses:

S 36° 18' 30" E for a distance of 1,774.23 feet,  
To an iron pin;

S 54° 38' 43" W for a distance of 425.18 feet,  
To an iron pin;

S 08° 20' 02" W for a distance of 423.70 feet,  
To an iron pin;

S 72° 27' 33" E for a distance of 790.33 feet,  
To a property corner;

THENCE, S 24° 33' 09" W for a distance of 330.65 feet,  
To a property corner;

THENCE, S 13° 37' 25" W for a distance of 548.91 feet,  
To a property corner;

THENCE, S 17° 45' 59" W for a distance of 215.39 feet,  
To a property corner;

THENCE, S 88° 39' 08" W for a distance of 60.00 feet,  
To a property corner;

THENCE, S 31° 50' 00" W for a distance of 1,412.45 feet,  
To a property corner;

THENCE, S 08° 00' 17" W for a distance of 323.15 feet,  
To a property corner;

RR 5 11 0 PART 0 5 RR

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ORIGINAL DIM

HALLENGER &  
TELFORD

Plann  
Archite  
Engine

H.T.I. Job Number: 5203

- CHARLES E. HALLENBERGER PE  
Principal
- WILLIAM L. TELFORD, A.I.C.P.  
Principal
- LARRY G. HEIMER, PE.  
Director of Engineering
- STEVEN R. SILVA, A.I.A.  
Director of Architecture
- FRED R. KAISER  
Director of Planning
- ROBERT H. LEININGER, PE./R.P.S.  
Director of Surveying
- OSCAR LOPEZ  
Production Manager

**METES AND BOUNDS DESCRIPTION  
FOR A 13.591 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS**

BEING a 13.591 acre tract of land out of the following:  
The L. C. Grothaus Survey No. 10, Abstract No. 931, County Block 4940; and a  
1,272.6364 acre tract recorded in Volume 7057, Pages 53 - 57 of the Deed and  
Plat Records of Bexar County, Texas;

Said 13.591 acre tract being more particularly described as follows:

**COMMENCING AT:**

An iron pin at the most southerly corner of this tract, said point also being  
the most southerly corner of the aforementioned 1,272.6364 acre tract, said  
point also being in the east right-of-way line of Blanco Road at the southwest  
corner of the Classen Ranch;

THENCE along a fence line the following four courses:

N 47° 37' 49" E for a distance of 344.10 feet,  
To an iron pin;

N 59° 02' 15" E for a distance of 986.05 feet,  
To a fence corner;

N 59° 03' 50" E for a distance of 2,150.06 feet,  
To an iron pin;

N 75° 17' 53" E for a distance of 14.50 feet,  
To the POINT OF BEGINNING of this tract;

THENCE, N 00° 00' 00" E for a distance of 1,647.30 feet,  
To a property corner;

THENCE, N 90° 00' 00" E for a distance of 269.44 feet,  
To a property corner;

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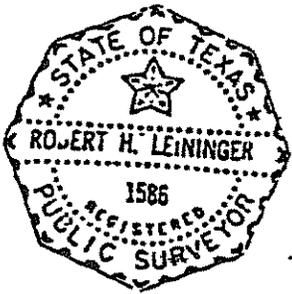
H.T.I. Job Number: 5203  
Page Number: 2

THENCE, S 07° 28' 16" E for a distance of 1,536.60 feet,  
To a point in a fence line;

THENCE, S 75° 07' 38" W for a distance of 192.43 feet,  
Along a fence line,  
To a property corner;

THENCE, S 75° 17' 53" W for a distance of 293.08 feet,  
Along a fence line,  
To the POINT OF BEGINNING of this tract;

Said tract containing 13.591 acres (592,013 square feet)  
of land more or less:



*Robert H. Leininger*

Robert H. Leininger, PE/RPS 1586  
DATE: MAY 22, 1984

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RD#07-09-052R

CHARLES W. WISNER, P.E.  
Principal  
WILLIAM R. RIFE, AIA  
Principal  
LARRY G. HERTZ, P.E.  
Director of Engineering  
STEVEN R. SMITH, AIA  
Director of Architecture  
FRED P. KAISER  
Director of Planning  
ROBERT H. LEWIS, P.E. & R.P.S.  
Director of Surveying  
OSCAR LOPEZ  
Production Manager

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Engin

H.T.I. Job Number: 5203

METES AND BOUNDS DESCRIPTION  
FOR A 292.421 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS

(TECON SURVEY - TRACT "A")

BEING a 292.421 acre tract of land out of the following:  
The Rudolph Froebel Survey No. 6, Abst. No. 927, Cty. Block 4934; the Beaty,  
Seale & Ferwood Surv. No. 9, Abst. No. 112; the L.C. Grothaus Surv. No. 10,  
Abst. No. 931, Cty. Bl. 4940; the Comanche Creek Irr. Co. Surv. No. 8, Abst.  
No. 176, Cty. Bl. 4833; and also being out of a 1,272.6364 ac. tract recorded  
in Vol. 7057, Pg. 53-57, Deed & Plat Records, Bexar Cty., Texas;

Said 292.421 acre tract being more particularly described as follows:

COMMENCING AT:

An iron pin at the most southerly corner of the aforementioned 1,272.6364 acre  
tract, said point also being in the east right-of-way line of Blanco Road.

THENCE, N 47° 37' 49" E for a distance of 344.10 feet,  
Along a fence line,  
To an iron pin;

THENCE, N 59° 02' 15" E for a distance of 986.05 feet,  
Along a fence line,  
To a fence post;

THENCE, N 59° 03' 50" E for a distance of 2,150.06 feet,  
Along a fence line,  
To an iron pin;

THENCE, N 75° 17' 53" E for a distance of 307.57 feet,  
Along a fence line,  
To a fence post;

THENCE, N 75° 07' 38" E for a distance of 192.43 feet,  
Along a fence line,  
To the POINT OF BEGINNING, said point being at the southmost southeast corner  
of this tract;

THENCE, N 07° 28' 46" W for a distance of 1,536.60 feet,  
To a corner;

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Page Number: 2

THENCE, N 90° 00' 00" W for a distance of 2,000.00 feet,  
To a corner;

THENCE, S 88° 39' 08" W for a distance of 365.12 feet,  
To a corner;

THENCE, N 17° 45' 59" E for a distance of 215.39 feet,  
To a corner;

THENCE, N 13° 37' 25" E for a distance of 548.91 feet,  
To a corner;

THENCE, N 24° 33' 09" E for a distance of 330.65 feet,  
To a point, said point being in the south line of the 351.443 acre tract  
acquired by the San Antonio River Authority as recorded in Vol. 6823, Page 556  
of the Deed and Plat Records of Bexar County, Texas;

THENCE, along the east line of the San Antonio River Authority tract the  
following sixteen calls:

S 72° 27' 33" E for a distance of 974.99 feet,  
To an iron pin;

N 25° 46' 55" E for a distance of 255.09 feet,  
To an iron pin;

N 35° 56' 35" E for a distance of 543.72 feet,  
To an iron pin;

N 75° 30' 16" E for a distance of 798.77 feet,  
To an iron pin;

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H.T.I. Job Number: 5203  
Page Number: 3

N 20° 04' 14" E for a distance of 219.45 feet,  
To an iron pin;

N 64° 42' 29" W for a distance of 759.58 feet,  
To an iron pin;

N 40° 33' 37" W for a distance of 351.72 feet,  
To an iron pin;

N 28° 28' 59" E for a distance of 360.01 feet,  
To an iron pin;

N 50° 55' 53" E for a distance of 745.30 feet,  
To an iron pin;

N 28° 18' 17" E for a distance of 655.18 feet,  
To an iron pin;

N 68° 12' 17" W for a distance of 396.64 feet,  
To an iron pin;

N 20° 32' 23" W for a distance of 241.02 feet,  
To an iron pin;

N 09° 44' 51" E for a distance of 340.68 feet,  
To an iron pin;

N 37° 16' 01" E for a distance of 329.08 feet,  
To an iron pin;

N 67° 33' 56" E for a distance of 331.91 feet,  
To an iron pin;

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Page Number: 5

S 00° 19' 54" E for a distance of 962.95 feet,  
To an iron pin;

S 29° 34' 47" E for a distance of 891.02 feet,  
To a fence post;

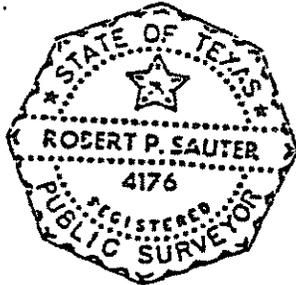
S 29° 46' 39" E for a distance of 438.23 feet,  
To an iron pin at a fence corner for the southeast corner of this tract;

S 75° 05' 15" W for a distance of 720.89 feet,  
To a fence post;

S 75° 07' 38" W for a distance of 1,335.23 feet,  
To the POINT OF BEGINNING of this tract;

Said tract containing 292.421 acres (12,737,864 square feet)  
of land more or less:

ORIGINAL DIM



*Robert P. Sauter*  
Robert P. Sauter, RPS #176  
DATE: MAY 23, 1984

VOL 3116 PAGE 0595

RD#07-09-052R

CHARLES W. HALLENBERGER, P.E.  
Principal

WILLIAM L. TELFORD, A.I.C.P.  
Principal

LARRY G. HERRER, P.E.  
Director of Engineering

STEVEN R. SILVIA, A.I.A.  
Director of Architecture

FRED P. KAISER  
Director of Planning

ROBERT H. LEININGER, P.E./R.P.S.  
Director of Surveying

OSCAR LOPEZ  
Production Manager

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HALLENBERG  
TELEPHONE

ORIGINAL DIM

Plan.  
Archit  
Engin.

H.T.I. Job Number: 5203

METES AND BOUNDS DESCRIPTION  
FOR A 150.000 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS

BEING a 150.000 acre tract of land out of the following:  
The L. C. Grothaus Survey No. 10, Abstract No. 931, County Block 4940; the  
August Reuss Survey No. 920, County Block 4941; and also being out of a  
1,272.6364 acre tract recorded in Volume 7057, Pages 53 - 57 of the Deed and  
Plat Records of Bexar County, Texas;

Said 150.000 acre tract being more particularly described as follows:

BEGINNING AT:

An iron pin at the most southerly corner of this tract, said point also being  
the most southerly corner of the aforementioned 1,272.6364 acre tract, said  
point also being in the east right-of-way line of Blanco Road at the southwest  
corner of the Classen Ranch;

THENCE, N 31° 40' 09" W for a distance of 106.85 feet,  
Along the east right-of-way line of Blanco Road,  
To an iron pin;

THENCE, N 27° 05' 34" W for a distance of 94.63 feet,  
Along the east right-of-way line of Blanco Road,  
To an iron pin;

THENCE, N 24° 04' 10" W for a distance of 122.34 feet,  
Along the east right-of-way line of Blanco Road,  
To an iron pin;

THENCE, N 17° 51' 50" W for a distance of 32.58 feet,  
Along the east right-of-way line of Blanco Road,  
To a property corner;

THENCE, N 55° 18' 17" E for a distance of 391.04 feet,  
To a property corner;

THENCE, N 40° 40' 30" E for a distance of 421.93 feet,  
To a property corner;

THENCE, N 05° 20' 21" W for a distance of 537.33 feet,  
To a property corner;

RD#07-09-052R

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H.T.I. Job Number: 5203  
Page Number: 2

THENCE, N 25° 04' 03" W for a distance of 342.24 feet,  
To a property corner;

THENCE, N 41° 29' 47" W for a distance of 347.13 feet,  
To a property corner;

THENCE, N 08° 00' 17" E for a distance of 323.15 feet,  
To a property corner;

THENCE, N 31° 50' 00" E for a distance of 1,412.45 feet,  
To a property corner;

THENCE, N 88° 39' 08" E for a distance of 425.12 feet,  
To a property corner;

THENCE, N 90° 00' 00" E for a distance of 1,730.56 feet,  
To a property corner;

THENCE, S 00° 00' 00" E for a distance of 1,647.30 feet,  
To a point in a fence line;

THENCE, along a fence line the following four courses:

S 75° 17' 53" W for a distance of 14.50 feet,  
To an iron pin;

S 59° 03' 50" W for a distance of 2,150.06 feet,  
To a fence corner;

S 59° 02' 15" W for a distance of 986.05 feet,  
To an iron pin;

RD # 07 - 09 - 052 R

DEVELOPMENT SERVICES  
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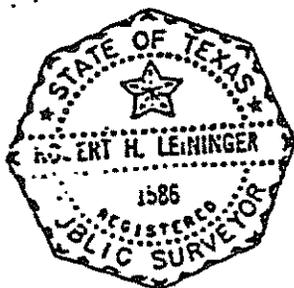
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WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY  
RECORDATION

H.T.I. Job Number: 5203  
Page Number: 3

S 47° 37' 49" W for a distance of 344.10 feet,  
To the POINT OF BEGINNING of this tract;

Said tract containing 150.000 acres (6,534,000 square feet)  
of land more or less:



Robert H. Leininger, PE/RPS 1586  
DATE: MAY 21, 1984

RD#07-09-052R



FOR A 910.680 ACRE TRACT OF  
BEXAR COUNTY, TEXAS  
(TECON SURVEY)

DEVELOPMENT RIGHTS  
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Continued

N 03° 15' 29" W, 1,153.69 feet to a fence corner;  
N 03° 15' 46" W, 2,060.18 feet to an iron pin;  
N 05° 38' 31" W, 311.15 feet to an iron pin;  
N 16° 59' 53" W, 203.44 feet to an iron pin;  
N 05° 44' 37" W, 537.70 feet to a fence corner;  
N 01° 55' 01" E, 593.88 feet to a concrete right-of-way marker;  
N 19° 11' 35" E, 162.74 feet to a concrete right-of-way marker;  
N 18° 03' 40" E, 978.96 feet to a fence corner;  
N 18° 01' 59" E, 236.53 feet to an iron pin;  
N 16° 08' 12" E, 36.54 feet to a concrete right-of-way marker;  
N 05° 28' 57" E, 533.77 feet to a concrete right-of-way marker;  
N 02° 44' 09" E, 121.95 feet to an iron pin;  
N 06° 58' 39" W, 1,450.97 feet to an iron pin;  
N 17° 18' 15" W, 225.08 feet to an iron pin;  
N 16° 57' 36" W, 118.20 feet to an iron pin;  
N 33° 05' 13" W, 94.58 feet to an iron pin;

for the northwest corner of this tract;

THENCE, N 65° 13' 10" E, 9,653.25 feet across the Walter Classen Ranch to an iron pin at a fence corner for the northeast corner of this tract;

THENCE, along a fence line the following calls:

S 33° 37' 01" W, 1,788.42 feet to a fence post;  
S 33° 46' 30" W, 1,364.41 feet to a fence post;  
S 33° 54' 06" W, 622.71 feet to a fence post;  
S 33° 43' 10" W, 1,325.57 feet to a fence post;  
S 33° 55' 41" W, 1,442.83 feet to an iron pin;  
S 00° 02' 28" E, 1,516.08 feet to a fence corner;  
S 00° 22' 10" E, 2,091.64 feet to a fence post;  
S 00° 19' 54" E, 962.95 feet to an iron pin;  
S 29° 34' 47" E, 891.02 feet to a fence post;  
S 29° 46' 39" E, 438.23 feet to an iron pin at a fence corner for the southeast corner of this tract;  
S 75° 05' 15" W, 720.89 feet to a fence post;  
S 75° 07' 38" W, 1,527.66 feet to a fence post;  
S 75° 17' 53" W, 307.57 feet to an iron pin;  
S 59° 03' 50" W, 2,150.06 feet to a fence post;  
S 59° 02' 15" W, 986.05 feet to an iron pin;  
S 47° 37' 49" W, 344.10 feet to the POINT OF BEGINNING and containing 1,272.102 acres of land more or less.

The above described tract is subject to an easement granted to the San Antonio Public Service Company for electric transmission and distribution lines as recorded in Volume 1597, Page 585 and a channel easement granted to the Bexar County Public Works Department as recorded in Volume 1584, Page 349 of the Deed and Plat Records of Bexar County, Texas.

RD#07-09-052R

EXHIBIT "E" PAGE 2

FOR A 910.680 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS  
(TECOM SURVEY)  
Continued

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SAVE AND EXCEPT 351.422 acres comprised of that certain 361.414 acre tract acquired by the San Antonio River Authority as recorded in Volume 6823, Page 556 of the Deed and Plat Records of Bexar County, Texas, MINUS a 10.000 acre parcel of land deeded to Linda Classen in cause No. 73 C1-11276 in the District Court, Bexar County, Texas, February 22, 1974, MINUS a 0.148 acre parcel deeded to the San Antonio River Authority in Volume 8233, Page 508 and PLUS a 0.154 acre parcel deeded to Joe P. Farina in Volume 8233, Page 510 of the Deed and Plat Records of Bexar County, Texas, and more fully described as follows:

Beginning at the northwest corner of the above described 920.680 acre tract for the northwest corner of the herein described San Antonio River Authority tract the following forty-nine (49) calls:

- N 65° 13' 10" E, 369.04 feet to an iron pin;
- S 64° 59' 04" E, 131.76 feet to an iron pin;
- N 76° 05' 51" E, 573.05 feet to an iron pin;
- S 38° 00' 52" E, 1,048.67 feet to an iron pin;
- S 37° 40' 42" E, 389.98 feet to an iron pin;
- N 57° 10' 48" E, 930.26 feet to an iron pin;
- N 51° 31' 39" E, 461.31 feet to an iron pin;
- N 56° 10' 14" E, 433.79 feet to an iron pin;
- N 48° 00' 05" E, 413.67 feet to an iron pin;
- N 48° 00' 05" E, 187.18 feet to an iron pin;
- N 49° 26' 19" W, 271.16 feet to an iron pin;
- N 56° 26' 04" E, 43.00 feet to an iron pin;
- S 49° 26' 19" E, 307.00 feet to an iron pin;
- S 37° 45' 19" E, 384.00 feet to an iron pin;
- N 59° 56' 41" E, 168.00 feet to an iron pin;
- N 21° 01' 41" E, 183.00 feet to an iron pin;
- S 52° 24' 47" E, 55.00 feet to an iron pin;
- S 08° 41' 52" E, 887.00 feet to an iron pin;
- S 10° 13' 42" W, 400.00 feet to an iron pin;
- S 48° 52' 19" E, 267.00 feet to an iron pin;
- S 32° 21' 51" W, 36.00 feet to an iron pin;
- S 48° 28' 48" W, 160.29 feet to an iron pin;
- S 22° 06' 41" W, 250.00 feet to an iron pin;
- N 75° 13' 55" W, 391.28 feet to an iron pin;
- S 67° 33' 56" W, 331.91 feet to an iron pin;
- S 37° 16' 01" W, 329.08 feet to an iron pin;
- S 09° 44' 51" W, 340.68 feet to an iron pin;
- S 20° 32' 23" E, 241.02 feet to an iron pin;
- S 68° 12' 17" E, 396.64 feet to an iron pin;
- S 28° 18' 17" W, 655.18 feet to an iron pin;
- S 50° 56' 53" W, 745.30 feet to an iron pin;
- S 28° 28' 59" W, 360.01 feet to an iron pin;
- S 40° 33' 37" E, 351.72 feet to an iron pin;
- S 64° 42' 29" E, 759.58 feet to an iron pin;
- S 20° 04' 14" W, 219.45 feet to an iron pin;

RD#07-09-052R

EXHIBIT "E" PAGE 3

FOR A 910.080 ALKE TRACT OF L  
BEXAR COUNTY, TEXAS  
(TECON SURVEY)  
Continued

DEVELOPMENT SERVICES  
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S 75° 30' 16" W, 798.77 feet to an iron pin;  
S 35° 56' 35" W, 543.72 feet to an iron pin;  
S 25° 46' 55" W, 255.09 feet to an iron pin;  
N 72° 27' 33" W, 1,765.32 feet to an iron pin;  
N 08° 20' 02" E, 423.70 feet to an iron pin;  
N 54° 38' 43" E, 425.18 feet to an iron pin;  
N 36° 18' 30" W, 1,774.23 feet to an iron pin;  
N 18° 01' 59" E, 145.53 feet to an iron pin;  
S 75° 30' 05" E, 272.97 feet to an iron pin;  
N 02° 30' 30" E, 792.45 feet to an iron pin;  
N 02° 31' 49" E, 1,533.28 feet to an iron pin;  
N 71° 14' 52" W, 543.57 feet to an iron pin;  
N 16° 57' 36" W, 118.20 feet to an iron pin;  
N 33° 05' 13" W, 94.58 feet to an iron pin and the POINT OF BEGINNING  
and containing 351.422 acres of land more or less.

SAVE AND EXCEPT 10.000 acres deeded to Linda Classen in Cause No. 73 C1-11276  
in the District Court, Bexar County, Texas, February 22, 1974, and more  
particularly described as follows:

COMMENCING at an iron pin at the northwest corner of the aforementioned  
1,272.6364 acre tract, said point also being in the east right-of-way line  
of Blanco Road;

THENCE, N 65° 13' 10" E, 369.04 feet along the north line of the 1,272.6364  
acre tract to an iron pin;

THENCE, along the herein described San Antonio River Authority tract the  
following eight (8) calls:

S 64° 59' 04" E, 131.76 feet to an iron pin;  
N 76° 05' 51" E, 573.05 feet to an iron pin;  
S 38° 00' 42" E, 1,048.67 feet to an iron pin;  
S 37° 40' 42" E, 389.98 feet to an iron pin;  
N 57° 10' 48" E, 930.26 feet to an iron pin;  
N 51° 31' 39" E, 461.31 feet to an iron pin;  
N 56° 10' 14" E, 433.79 feet to an iron pin;  
N 48° 00' 05" E, 413.67 feet to an iron pin and the POINT OF BEGINNING;

THENCE the following courses:

N 33° 33' 33" W, 351.71 feet to an iron pin;  
N 56° 26' 04" E, 219.06 feet to an iron pin;  
S 55° 44' 30" E, 649.32 feet to an iron pin;  
N 44° 33' 03" E, 174.40 feet to an iron pin;  
S 52° 24' 47" E, 219.72 feet to an iron pin;  
S 08° 41' 52" E, 843.13 feet to an iron pin;  
S 10° 13' 42" W, 409.95 feet to an iron pin;  
S 55° 07' 46" E, 299.59 feet to an iron pin;

RD#07-09-052R

EXHIBIT "E" Page 4

RIES AND BOUNDS DESCRIPTION  
JR A 910.680 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS  
(TECON SURVEY)  
Continued

DEVELOPMENT SURVEY  
ACCEPTED

2007 DEC 13 AM 10:11

S 32° 21' 51" W, 514.11 feet to an iron pin;  
N 75° 13' 55" W, 128.00 feet to an iron pin;  
N 22° 06' 41" E, 250.00 feet to an iron pin;  
N 48° 28' 48" E, 160.29 feet to an iron pin;  
N 32° 21' 51" E, 36.00 feet to an iron pin;  
N 48° 52' 19" W, 267.00 feet to an iron pin;  
N 10° 13' 42" E, 400.00 feet to an iron pin;  
N 08° 41' 52" W, 887.00 feet to an iron pin;  
N 52° 24' 47" W, 55.00 feet to an iron pin;  
S 21° 01' 41" W, 183.00 feet to an iron pin;  
S 59° 56' 41" W, 168.00 feet to an iron pin;  
N 37° 45' 19" W, 384.00 feet to an iron pin;  
N 49° 26' 19" W, 307.00 feet to an iron pin;  
S 56° 26' 04" W, 43.00 feet to an iron pin;  
S 49° 26' 19" E, 271.16 feet to an iron pin;  
S 48° 00' 05" W, 187.18 feet to the POINT OF BEGINNING and containing  
10.000 acres of land more or less.

*Robert H. Leininger*  
Robert H. Leininger  
Registered Public Surveyor No. 1586

July 13, 1983  
Date

RD # 07 - 09 - 052R

EXHIBIT "E" PAGE 5.

DEVELOPMENT REVIEWED  
RECEIVED

H.T.I. #5203

HALLENBERGER  
TELFORD III

Planner  
Architect  
Engineer

CHARLES R. HALLENBERGER, PE  
Principal

WILLIAM L. TELFORD, A.I.C.P.  
Principal

LARRY G. HEIMER, PE  
Director of Engineering

STEVEN R. SILVA, A.I.A.  
Director of Architecture

FRED P. KAISER  
Director of Planning

ROBERT H. LERNINGER, RE./R.P.S.  
Director of Surveying

OSCAR LOPEZ  
Production Manager

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METES AND BOUNDS DESCRIPTION  
FOR A 310.693 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS

(TECON SURVEY - TRACT "B")

Being a 310.693 acre tract out of the following:

Approximately 186.764 acres out of the Rudolph Froebel Survey No. 6,  
Abstract No. 927, County Block 4934;

Approximately 116.723 acres out of the Commanche Creek Irrigation Co.  
Survey No. 7, Abstract No. 175, County Block 4932;

Approximately 7.206 acres out of the Commanche Creek Irrigation Co.  
Survey No. 8, Abstract No. 176, County Block 4833;

and being comprised of the following:

310.693 acres out of a 1,272.6364 acre tract recorded in Volume 7057,  
Pages 53-57 of the Deed and Plat Records of Bexar County, Texas, and being  
more particularly described as follows:

COMMENCING at an iron pin at the most southerly corner of the  
aforementioned 1,272.6364 acre tract, said point also being in the  
east right-of-way line of Blanco Road at the southwest corner of the  
Classen Ranch;

THENCE, along said east right-of-way line of Blanco Road, the following calls:

N 31° 40' 10" W, 106.85 feet to an iron pin;  
N 27° 05' 34" W, 94.63 feet to an iron pin;  
N 24° 04' 10" W, 122.34 feet to an iron pin;  
N 17° 51' 50" W, 142.80 feet to a fence corner;  
N 06° 31' 33" W, 514.15 feet to a fence corner;  
N 03° 15' 29" W, 1,153.69 feet to a fence corner;  
N 03° 15' 46" W, 2,060.18 feet to an iron pin;  
N 05° 38' 31" W, 311.13 feet to an iron pin;  
N 16° 59' 53" W, 203.44 feet to an iron pin;  
N 05° 44' 37" W, 537.70 feet to a fence corner;  
N 01° 55' 01" E, 593.88 feet to a concrete right-of-way marker;  
N 19° 11' 35" E, 162.74 feet to a concrete right-of-way marker;  
N 18° 03' 40" E, 978.96 feet to a fence corner;  
N 18° 01' 59" E, 236.53 feet to an iron pin;  
N 16° 08' 12" E, 36.54 feet to a concrete right-of-way marker;  
N 05° 28' 57" E, 533.77 feet to a concrete right-of-way marker;  
N 02° 44' 09" E, 121.95 feet to an iron pin;

RD # 07 - 09 - 052R

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METES AND BOUNDS DESCRIPTION  
FOR A 310.693 ACRE TRACT OF LAND  
(TECON SURVEY - TRACT "B")

RECORDED'S RESPONSIBILITY:  
ALL OF PARTS OF THE TEXT ON THIS PAGE  
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY  
RECORDS "B"

N 06° 58' 39" W, 1,450.97 feet to an iron pin;  
N 17° 18' 15" W, 225.08 feet to an iron pin;  
N 16° 57' 36" W, 118.20 feet to an iron pin;  
N 33° 05' 13" W, 94.58 feet to an iron pin;

THENCE, N 65° 13' 10" E, 369.04 feet to an iron pin and the POINT OF BEGINNING,  
said point being the northwest corner of this tract;

THENCE, N 65° 13' 10" E, 9,284.21 feet across the Walter Classen Ranch to an  
iron pin at a fence corner for the northeast corner of this tract;

THENCE, along a fence line the following calls:

S 33° 37' 01" W, 1,788.42 feet to a fence post;  
S 33° 46' 30" W, 1,364.41 feet to a fence post;  
S 33° 54' 06" W, 622.71 feet to a fence post;  
S 33° 43' 10" W, 1,325.57 feet to a fence post;  
S 33° 55' 41" W, 1,248.39 feet to a point;

THENCE, N 56° 04' 19" W, 492.14 feet to an iron pin;

THENCE, along a 10.000 acre parcel of land deeded to Linda Classen in Cause  
No. 73 C1-11276 in the District Court, Bexar County, Texas on February 22,  
1974, the following eight (8) courses:

N 55° 07' 46" W, 299.59 feet to an iron pin;  
N 10° 13' 42" E, 409.95 feet to an iron pin;  
N 08° 41' 52" W, 843.13 feet to an iron pin;  
N 52° 24' 47" W, 219.72 feet to an iron pin;  
S 44° 33' 03" W, 174.40 feet to an iron pin;  
N 55° 44' 30" W, 649.32 feet to an iron pin;  
S 56° 26' 04" W, 219.06 feet to an iron pin;  
S 33° 33' 33" E, 351.71 feet to an iron pin;

THENCE, along the north line of the 361.414 acre tract acquired by the San Antonio  
River Authority as recorded in Volume 6823, Page 556 of the Deed and Plat  
Records of Bexar County, Texas, the following eight (8) courses:

S 48° 00' 05" W, 413.67 feet to an iron pin;  
S 56° 10' 14" W, 433.79 feet to an iron pin;  
S 51° 31' 39" W, 461.31 feet to an iron pin;  
S 57° 10' 48" W, 930.26 feet to an iron pin;  
N 37° 40' 42" W, 389.98 feet to an iron pin;  
N 38° 00' 52" W, 1,048.67 feet to an iron pin;  
S 76° 05' 51" W, 573.05 feet to an iron pin;

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METES AND BOUNDS DESCRIPTION  
FOR A 310.693 ACRE TRACT OF LAND  
(TECON SURVEY - TRACT "B")

N 64° 59' 04" W, 131.76 feet to the POINT OF BEGINNING and containing  
310.693 acres (13,533.784 square feet) of land more or less.



*Robert H. Leininger*

Robert H. Leininger  
Registered Public Surveyor No. 1586

March 8, 1984  
Date

RD#07-09-052R

C... 07-09-052R

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EXHIBIT "F"

UTILITY AND ROADWAY SYSTEM

Exhibit "F" consists of the Tecon Master Plan 1984 prepared by Hallenberger/Telford, Inc., a copy of which is on file with Carl Pfeiffer, First American Title Company of San Antonio.

VOL 3 | 16 | PAGE 0, 6, 0, 1

RD#07-09-052R

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EXHIBIT "G"

<u>Name</u>	<u>Number of Acres out of 910.68 acre Tract</u>
1. Dan F. Parman	<u>157.515</u> acres
2. Danny F. Welch	<u>292.421</u> acres
3. Toni J. Trimble	<u>150.00</u> acres
4. Dan F. Parman, Trustee	<u>310.693</u> acres

STATE OF TEXAS  
COUNTY OF BEXAR  
I, County Clerk, do hereby certify that this instrument was FILED in File Number  
Sequence on the 25th day of May 1984 at the time stamped herein by me, and  
was duly RECORDED in the Official Public Records of said Property of  
Bexar County, Texas on



MAY 25 1984

*Charles D. Jones*  
COUNTY CLERK BEXAR COUNTY, TEXAS

1984 MAY 24 PM 4 32  
IN REPLY TO GREEN  
ROBERT H. GREEN  
COUNTY CLERK BEXAR CO. TX  
*[Signature]*

RD#07-09-052R

CITY OF SAN ANTONIO

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Interdepartment Correspondence Sheet

TO: Mayor and City Council through the City Manager  
FROM: Roland A. Lozano, Director of Planning  
S. Marcus Jahns, Assistant City Manager, Rebecca Q. Cedillo, Judy Babbitt,  
COPIES TO: Joe Aceves, Ashok Kaji, File  
SUBJECT: SEWER SERVICE CONTRACT FOR STONE OAK II

Date November 15, 1985

Summary and Recommendations

Dan F. Parman, developer and agent for the owners of individual parcels within the Stone Oak II project, has requested sewer service for a 1666.765 acre tract from the City of San Antonio. The site is generally located off Blanco Road, north of F.M. 1604 outside of the City's Regional Agent Boundary. The attached ordinance authorizes the City Manager to execute the sewer service contract between the City and the developer.

The staffs of the Planning, Legal and Wastewater Departments recommend approval of this ordinance.

Background

The attached contract follows the standard SAWPAC format, including the two-tiered platting fee structure, and is consistent with other contracts previously approved by City Council for developments in this watershed. This contract was reviewed and approved by the Planning Commission on November 6, 1985.

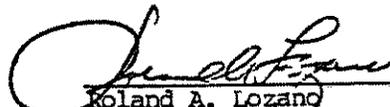
Financial Impacts

Under the terms of this contract, the developer pays a fixed collection fee of \$900.00 per platted acre and a volume fee of \$2.00 per gallon per platted acre. All flows from this project will be treated at the Salado Creek Wastewater Treatment Plant and will be paid for by monthly user fees.

Conclusion

It is in the best interest of the City and its policy of developing a regional wastewater treatment system to provide the requested sewer service to this tract.

APPROVED:

  
Roland A. Lozano  
Director of Planning

Louis J. Fox  
City Manager

Attachments

RD#07-09-052R

DEVELOPMENT SERVICES  
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Contract Synopsis - Stone Oak II Tract

The Stone Oak II tract is located generally off Blanco Road, north of F.M. 1604, in the Upper Salado Watershed, and outside of the City's Regional Agent Boundary.

In signing the proposed contract, the developer agrees to be bound by its provisions for ten (10) years or until Council adopts a formal policy governing the Upper Salado Watershed; whichever occurs first. The developer has the option of constructing the necessary outfall line and then dedicating it to the City, or waiting for the City to construct the line. Reimbursement via platting fee credits is available if the developer elects to construct the outfall line. The SAWPAC platting and volume fees apply (\$900.00 per platted acre and \$2.00 per gallon per platted acre).

The developer also agrees to provide all right-of-way for off-site sewer facilities. Should it become necessary for the City to employ its eminent domain powers to acquire right-of-way, the developer shall pay all non-City staff costs associated with the action. Oversizing any part of the system is at the option of the City.

The developer, as agent for the owners, has the sole responsibility of allocating capacity, platting fee credits, etc. pro rata to each of the owners in accordance with the Basic Sharing Ratio as defined in this contract. The City's obligation of performance is conditioned by the applicable rules, regulations, and statutes of the United States and the State of Texas. Specific notification of current litigation pending against the City is included in this contract. No assignment of this contract may be made without approval of the City.

October 31, 1985

RD#07-09-052R



# CONSENT AGENDA

	<b>CITY OF SAN ANTONIO</b> 2007 DEC 13 AM 10:12 <b>Request For Ordinance/Resolution</b>	For CMD Use Only Date Considered _____ Comment _____ Item No. _____ Ord. No. _____
--	---	--

Date: NOVEMBER 15, 1985	Department: PLANNING DEPARTMENT	Contact Person/Phone # CHRIS POWERS x 7940
Date Council Consideration Requested: NOVEMBER 25, 1985	Deadline for Action: NOVEMBER 25, 1985	Dept. Head Signature: <i>Chris Powers</i>

### SUMMARY OF ORDINANCE.

Dan F. Parman, developer and agent for the owners of individual parcels within the Stone Oak II project, has requested sewer service for a 1666.765 acre tract from the City of San Antonio. The site is generally located off Blanco Road, north of F.M. 1604 outside of the City's Regional Agent Boundary. The attached ordinance authorizes the City Manager to execute the sewer service contract between the City and the developer.

The staffs of the Planning, Legal and Wastewater Departments recommend approval of this ordinance.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Legal, Wastewater Departments

Contract signed by other party

Yes  No

**FISCAL DATA (If Applicable)**

Fund No. \_\_\_\_\_ Amt. Expended \_\_\_\_\_  
 Activity No. \_\_\_\_\_ SID No. \_\_\_\_\_  
 Index Code \_\_\_\_\_ Project No. \_\_\_\_\_  
 Object Code \_\_\_\_\_

**Budgetary Implications**

Funds/Staffing Budgeted Yes  No   
 Positions Currently Authorized \_\_\_\_\_  
 Impact on future O & M \_\_\_\_\_  
 If positions added, specify class and no.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Comments:**

CONSENT AGENDA

Coordinator — White  
 Legal — Green  
 Budget — Canary  
 Finance — Pink  
 Originator — Gold

RD#07-09-052R

DEVELOPMENT SERVICES  
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50-01-01  
CITY OF SAN ANTONIO

CONSENT AGENDA

2007 DEC 13 AM 10:12

Interdepartment Correspondence Sheet

AGENDA ITEM NO. 31

TO: Mayor and City Council through the City Manager  
FROM: Roland A. Lozano, Director of Planning  
S. Marcus Jahns, Assistant City Manager, Rebecca Q. Cedillo, Judy Babbitt,  
COPIES TO: Joe Aceves, Ashok Kaji, File  
SUBJECT: SEWER SERVICE CONTRACT FOR STONE OAK II

Date November 15, 1985

Summary and Recommendations

Dan F. Parman, developer and agent for the owners of individual parcels within the Stone Oak II project, has requested sewer service for a 1666.765 acre tract from the City of San Antonio. The site is generally located off Blanco Road, north of F.M. 1604 outside of the City's Regional Agent Boundary. The attached ordinance authorizes the City Manager to execute the sewer service contract between the City and the developer.

The staffs of the Planning, Legal and Wastewater Departments recommend approval of this ordinance.

Background

The attached contract follows the standard SAWPAC format, including the two-tiered platting fee structure, and is consistent with other contracts previously approved by City Council for developments in this watershed. This contract was reviewed and approved by the Planning Commission on November 6, 1985.

Financial Impacts

Under the terms of this contract, the developer pays a fixed collection fee of \$900.00 per platted acre and a volume fee of \$2.00 per gallon per platted acre. All flows from this project will be treated at the Salado Creek Wastewater Treatment Plant and will be paid for by monthly user fees.

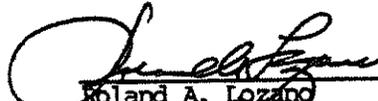
Conclusion

It is in the best interest of the City and its policy of developing a regional wastewater treatment system to provide the requested sewer service to this tract.

APPROVED:



Louis J. Fox  
City Manager

  
Roland A. Lozano  
Director of Planning

Attachments

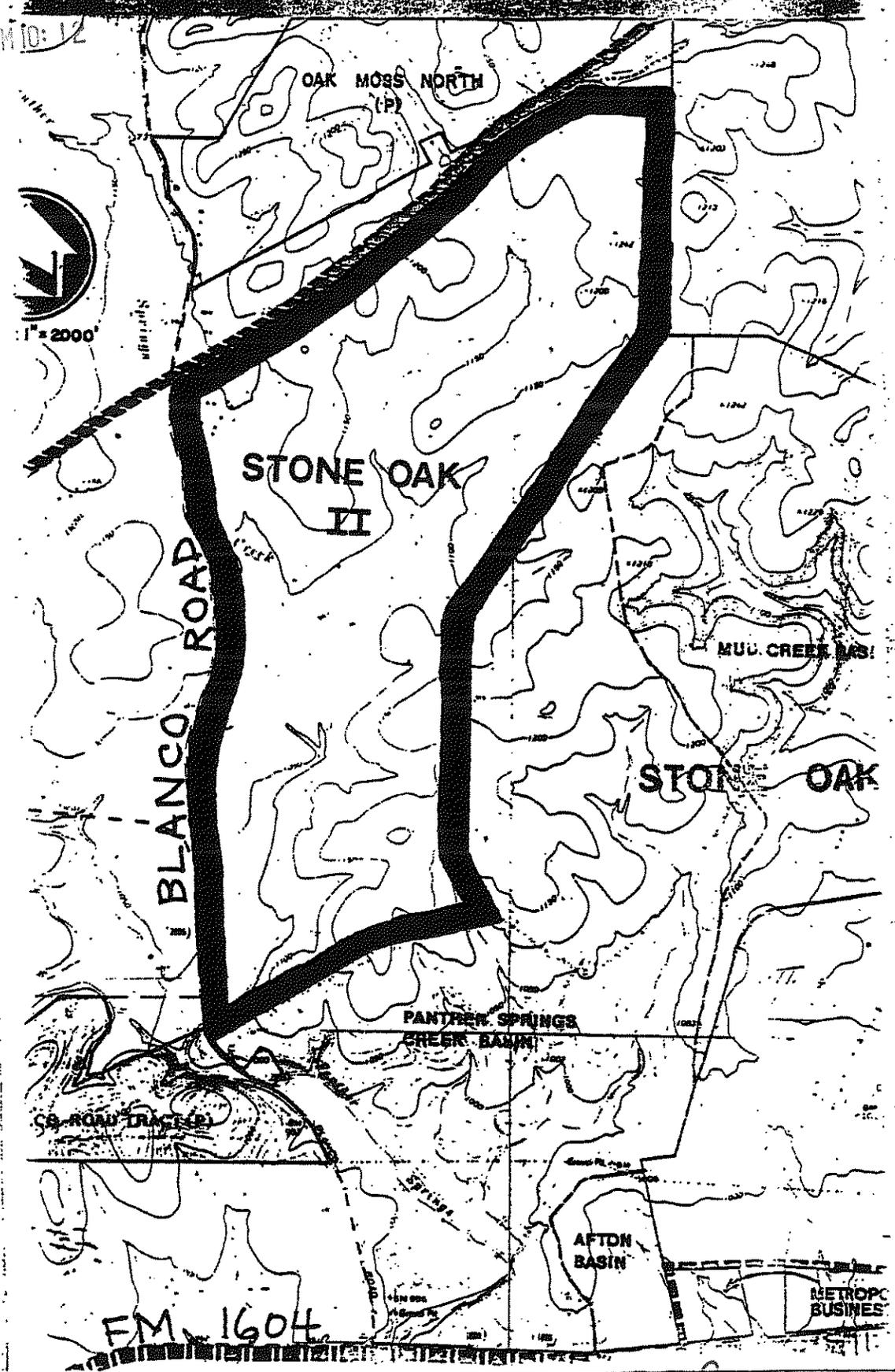
RD#07-09-052R

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RECEIVED

DEC 13 AM 10:12



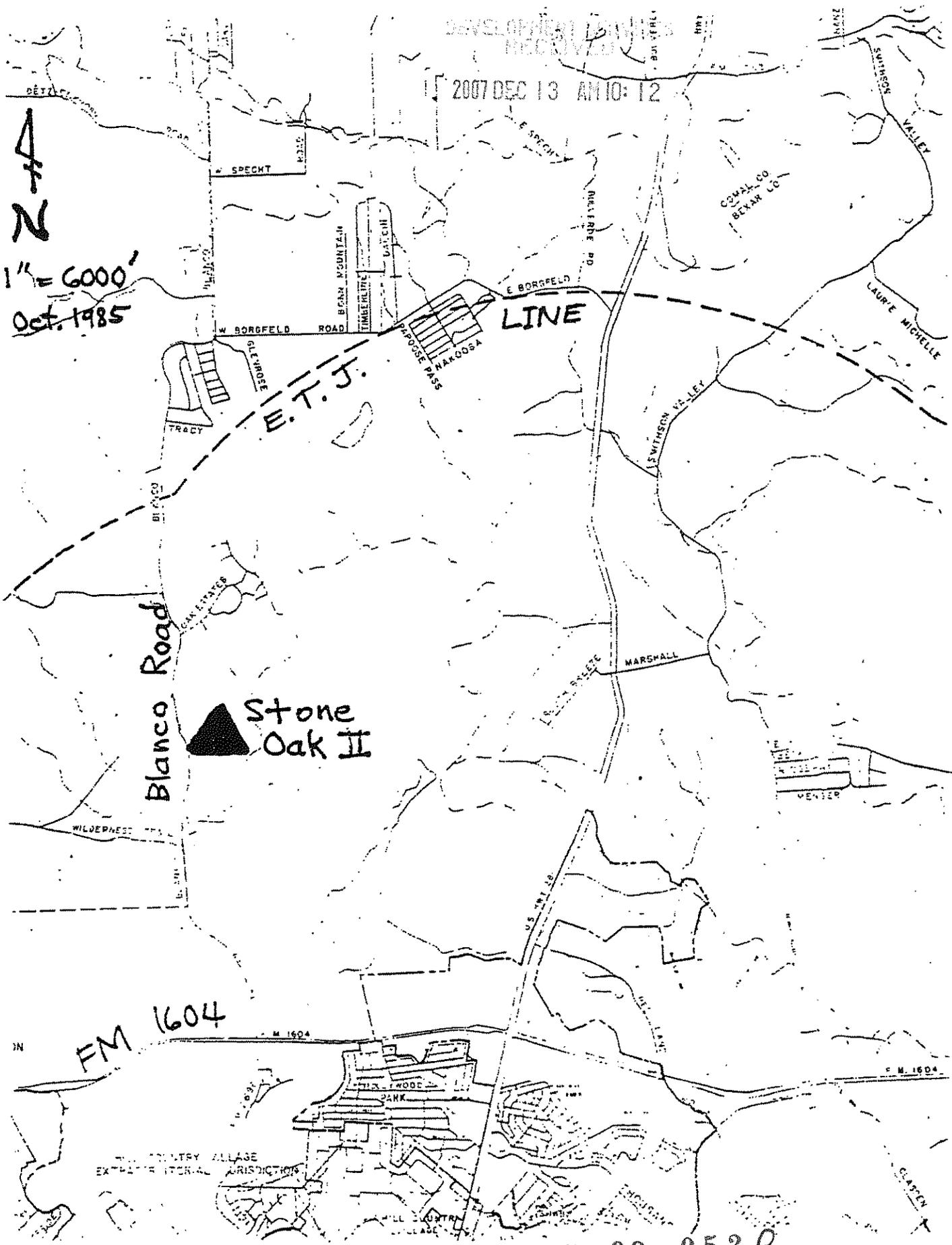
FM 1604

RD#07-09-052R

DEVELOPMENT PLAN  
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1" = 6000'  
Oct. 1985



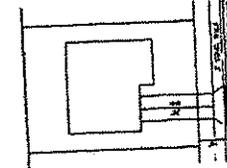
RD#07-09-052R

12-13-07A10:38 (KAW)

010161

PLANNED UNIT DEVELOPMENT  
SUBDIVISION PLAN  
**THE HEIGHTS AT STONE OAK II**  
SUBDIVISION UNIT 13

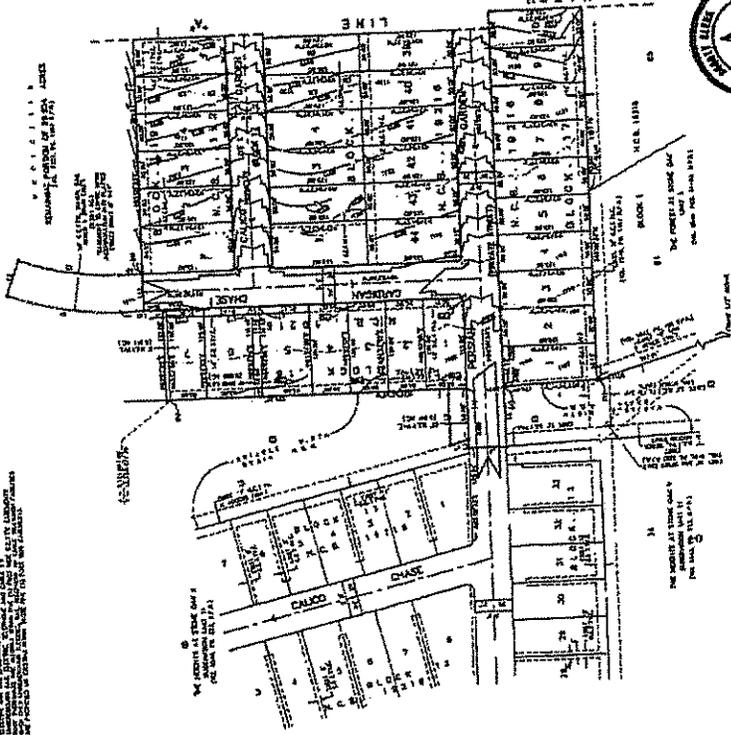
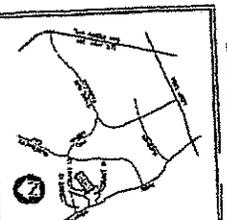
BEING 28.561 ACRES OUT OF N.C.B. 19218, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.



**SEAL**  
I hereby certify that I am a duly licensed Professional Engineer in the State of Texas, and that I am the author of the above described subdivision plan, and that the same conforms to the provisions of the Subdivision Map Act, Chapter 208, Texas Government Code, and the rules and regulations of the State Board of Engineering Examiners, and that the same is a true and correct copy of the original plan on file in my office.

**EDWARDS ACQUISITION, INC.**  
1111 W. ALBANY, SUITE 200  
DALLAS, TEXAS 75216  
PHONE: (214) 343-1111

- TERRAIN NOTES:**
1. THE TERRAIN HAS BEEN SURVEYED BY THE ENGINEER AND IS SHOWN ON THIS PLAN.
  2. THE ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET AND DECIMALS THEREOF.
  3. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.
  4. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.
  5. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.
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  18. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.
  19. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.
  20. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MEAN SEA LEVEL DATUM.



**EXHIBIT**

tabbles

**RD# 02 - 09 - 052R**

**ARTHUR LEE WASHBURN**  
COMMISSIONER  
JANUARY 8, 2008

**ARTHUR LEE WASHBURN**  
COMMISSIONER  
JANUARY 8, 2008

**ARTHUR LEE WASHBURN**  
COMMISSIONER  
JANUARY 8, 2008



**EDWARDS ACQUISITION NOTES:**

1. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

2. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

3. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

4. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

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6. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

7. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

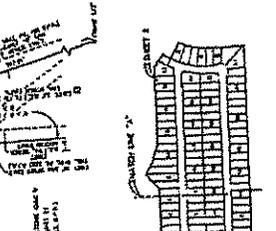
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9. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.

10. THE PROPERTY IS BEING ACQUIRED BY EDWARDS ACQUISITION, INC. FOR THE PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT SUBDIVISION.



**INDEX MAP**  
SHEET 17 OF 20



**WFC**  
A TFC INC. COMPANY  
**WFC CASTILLA & ASSOCIATES, P.C.**  
Engineers • Surveyors • Planners  
405 PRIDER AVE., (SBR140)  
DALLAS, TX 75246

12-13-07A10:38 (KAW)









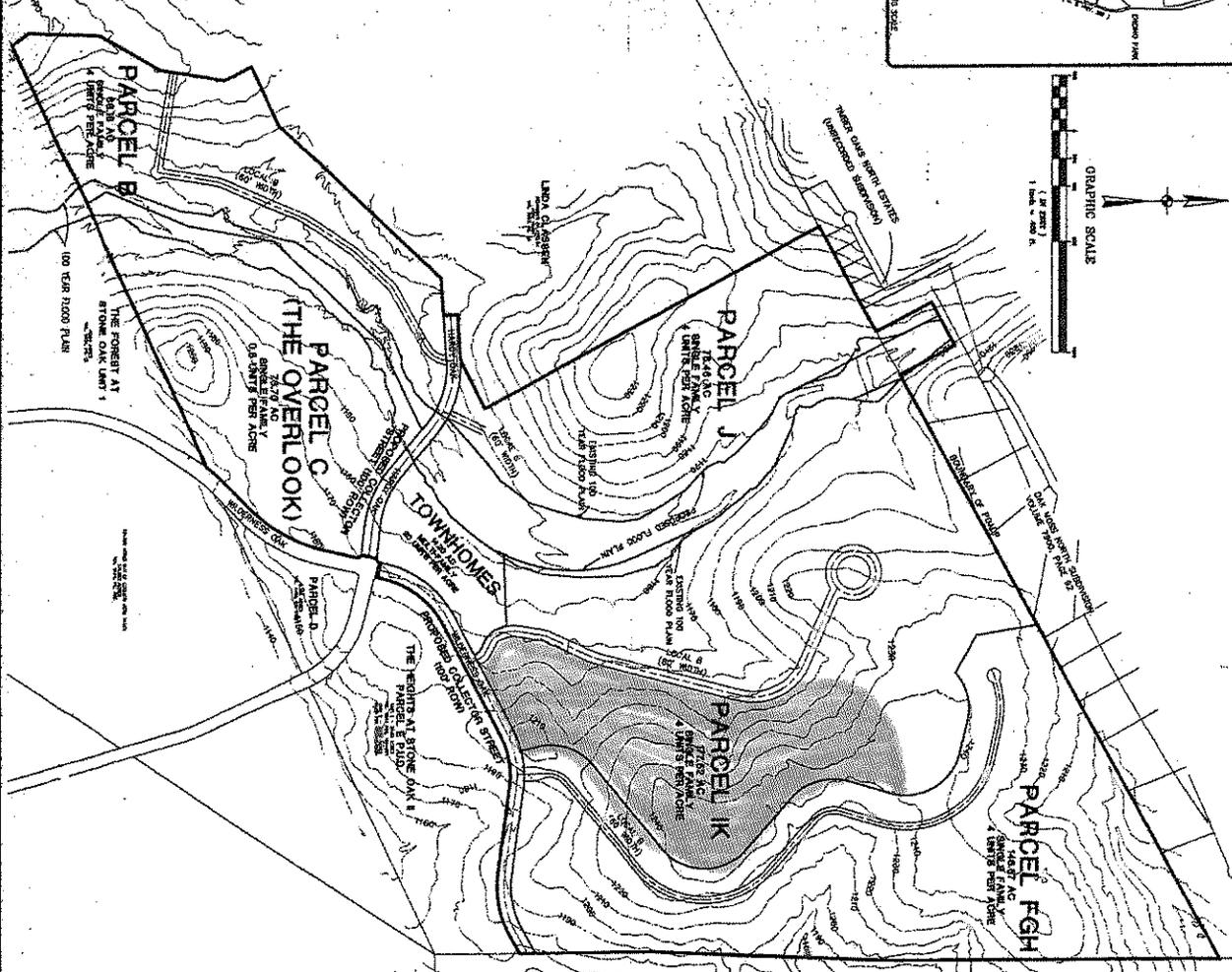
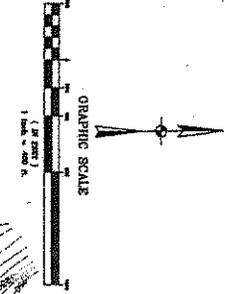
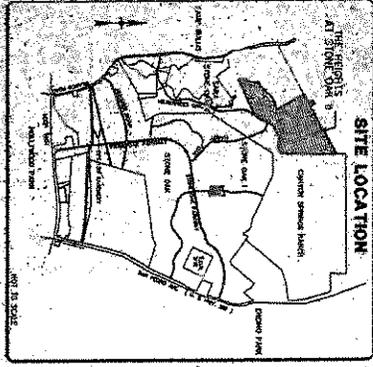






2007 DEC 13 AM 10:05

EXHIBIT  
8



RD #07-09-05

- NOTES
1. PROPOSED COLLECTOR STREETS TO BE CONSTRUCTED BY THE OWNER AND VILLAGERS SHALL BE CONSTRUCTED TO THE STANDARD OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LOCAL GOVERNMENT'S PORTION OF THE PROJECT.
  2. ALL ADJACENT LOTS WITHIN THE SAME SUBDIVISION SHALL HAVE THE SAME FRONT YARD SETBACKS AND SHALL NOT BE EXPOSED TO THE PUBLIC VIEW.
  3. ALL STREETS SHALL BE 40' WIDE WITH 10' SIDEWALKS ON BOTH SIDES.
  4. ALL STREETS SHALL BE 40' WIDE WITH 10' SIDEWALKS ON BOTH SIDES.
  5. PROPOSED VILLAGERS DAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF THE STREET.
  6. THE PROPOSED VILLAGERS DAK WILL HAVE A 6' SIDEWALK ON THE SOUTH SIDE OF THE STREET.
  7. THE PROPOSED VILLAGERS DAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF THE STREET.
  8. THE PROPOSED VILLAGERS DAK WILL HAVE A 6' SIDEWALK ON THE SOUTH SIDE OF THE STREET.

PARCEL	AREA (SQ. FT.)	LAND USE	DENSITY	FLORIDIAN	ADJ. TO
2	64,172	SINGLE FAMILY	1.0	1.0	1.0
1	177,321	SINGLE FAMILY	1.0	1.0	1.0
10	172,858	SINGLE FAMILY	1.0	1.0	1.0
11	172,858	SINGLE FAMILY	1.0	1.0	1.0
12	172,858	SINGLE FAMILY	1.0	1.0	1.0
13	172,858	SINGLE FAMILY	1.0	1.0	1.0
14	172,858	SINGLE FAMILY	1.0	1.0	1.0
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46	172,858	SINGLE FAMILY	1.0	1.0	1.0
47	172,858	SINGLE FAMILY	1.0	1.0	1.0
48	172,858	SINGLE FAMILY	1.0	1.0	1.0
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53	172,858	SINGLE FAMILY	1.0	1.0	1.0
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96	172,858	SINGLE FAMILY	1.0	1.0	1.0
97	172,858	SINGLE FAMILY	1.0	1.0	1.0
98	172,858	SINGLE FAMILY	1.0	1.0	1.0
99	172,858	SINGLE FAMILY	1.0	1.0	1.0
100	172,858	SINGLE FAMILY	1.0	1.0	1.0

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)  
THE HEIGHTS AT STONE OAK II #

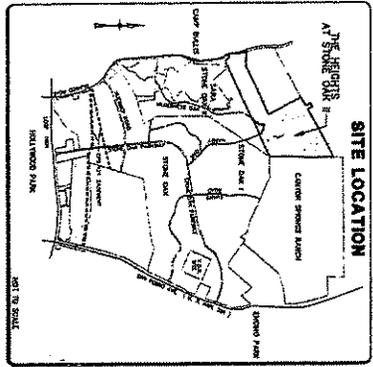
THE HEIGHTS AT STONE OAK II  
POADP

DATE: MAY 2007  
DESIGNED BY: J. HALL  
DRAWN BY: J. HALL  
CHECKED BY: J. HALL  
SCALE: 1" = 200'  
THE NAME OF THE PROJECT: THE HEIGHTS AT STONE OAK II

HALLENBERGER  
ENGINEERING  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL SURVEYORS

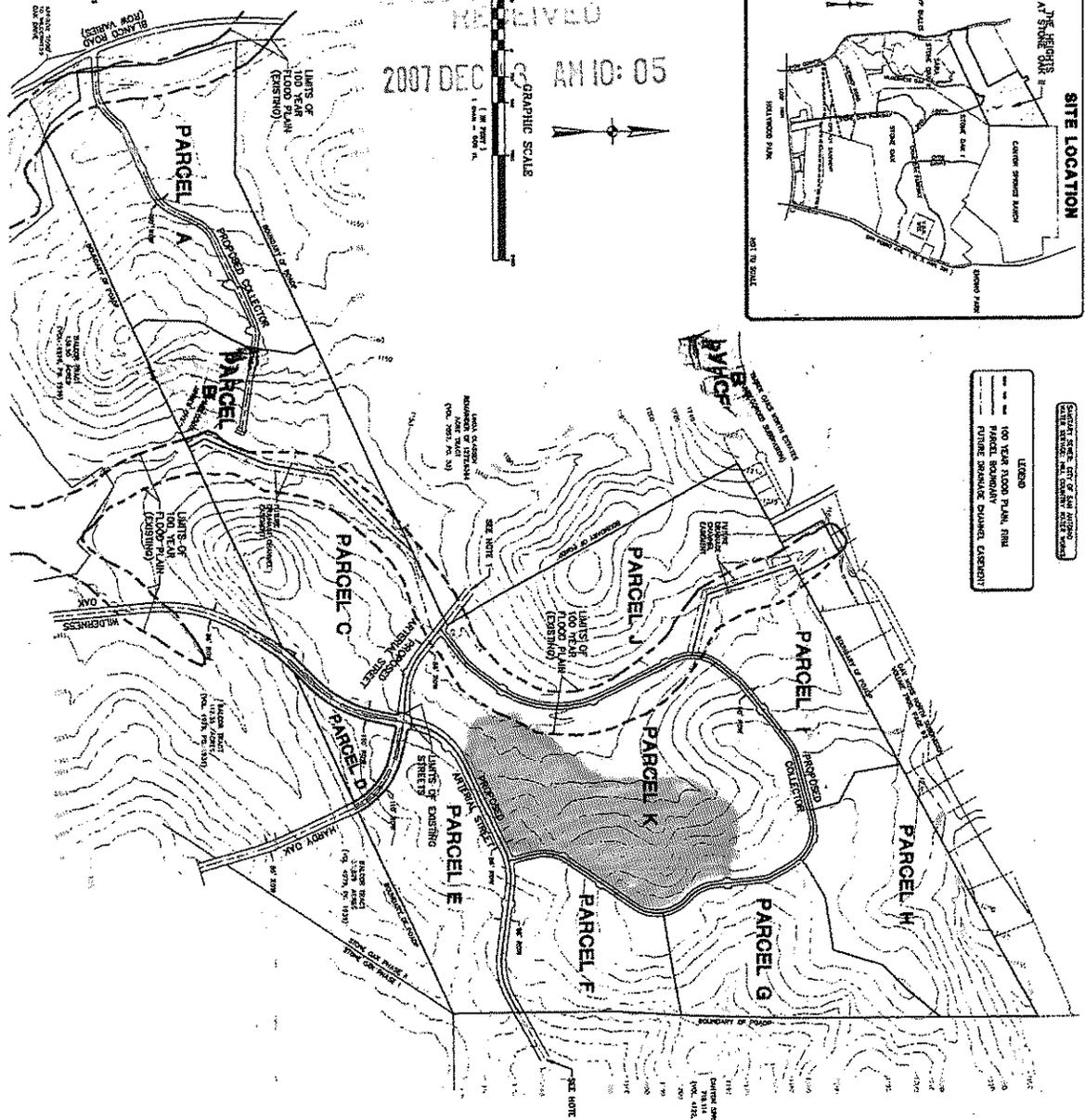
07/08

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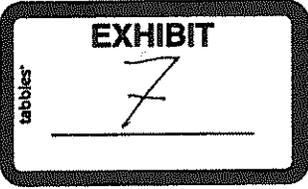


LEGEND  
100 YEAR FLOOD PLAIN, FEMA  
FUTURE STREETS, CHANNEL, EXISTENT

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) - THE HEIGHTS AT STONE OAK II # 358



RD # 07 - 09 - 052R  
PARCEL TO BE PUD.  
PARCEL E



#358

- NOTES
1. PROPOSED UTILITY EXTENSIONS (WATER, SEWER, GAS, CABLE) AND UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT.
  2. THE PROPOSED UTILITY EXTENSIONS (WATER, SEWER, GAS, CABLE) AND UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT.
  3. ALL UTILITY LOCATIONS SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY LOCATIONS FOR THE PROJECT.
  4. CENTER LINES SHALL BE SHOWN AT THE POINT OF BEGINNING.
  5. ALL STREETS SHALL BE SHOWN TO THE POINT OF BEGINNING.

PARCEL	AREA (ACS)	LANDUSE	100 YEAR FLOOD PLAIN (ACS)
1	180,810	SINGLE FAMILY	11,842
2	50,312	SINGLE FAMILY	1,758
3	2,288	SINGLE FAMILY	1,758
4	2,288	SINGLE FAMILY	1,758
5	2,288	SINGLE FAMILY	1,758
6	2,288	SINGLE FAMILY	1,758
7	2,288	SINGLE FAMILY	1,758
8	2,288	SINGLE FAMILY	1,758
9	2,288	SINGLE FAMILY	1,758
10	2,288	SINGLE FAMILY	1,758
11	2,288	SINGLE FAMILY	1,758
12	2,288	SINGLE FAMILY	1,758
TOTAL	742,679 ACRES		77,872

HTS @ STONE OAK II

THE HEIGHTS AT STONE OAK II  
POADP

DATE: APR 95  
DESIGNED BY: CRH  
DRAWN BY: FGR  
CHECKED BY: CRH  
SCALE: 1"=500'  
FILE: 722POADP  
SUPPORT: P/92722BLS

**HALLENBERGER ENGINEERING**  
ENGINEERS  
PLANNERS  
SURVEYORS  
11322 SW WINSTON  
SAN ANTONIO, TEXAS  
TEL: (210) 549-1571  
FAX: (210) 549-1549  
78218

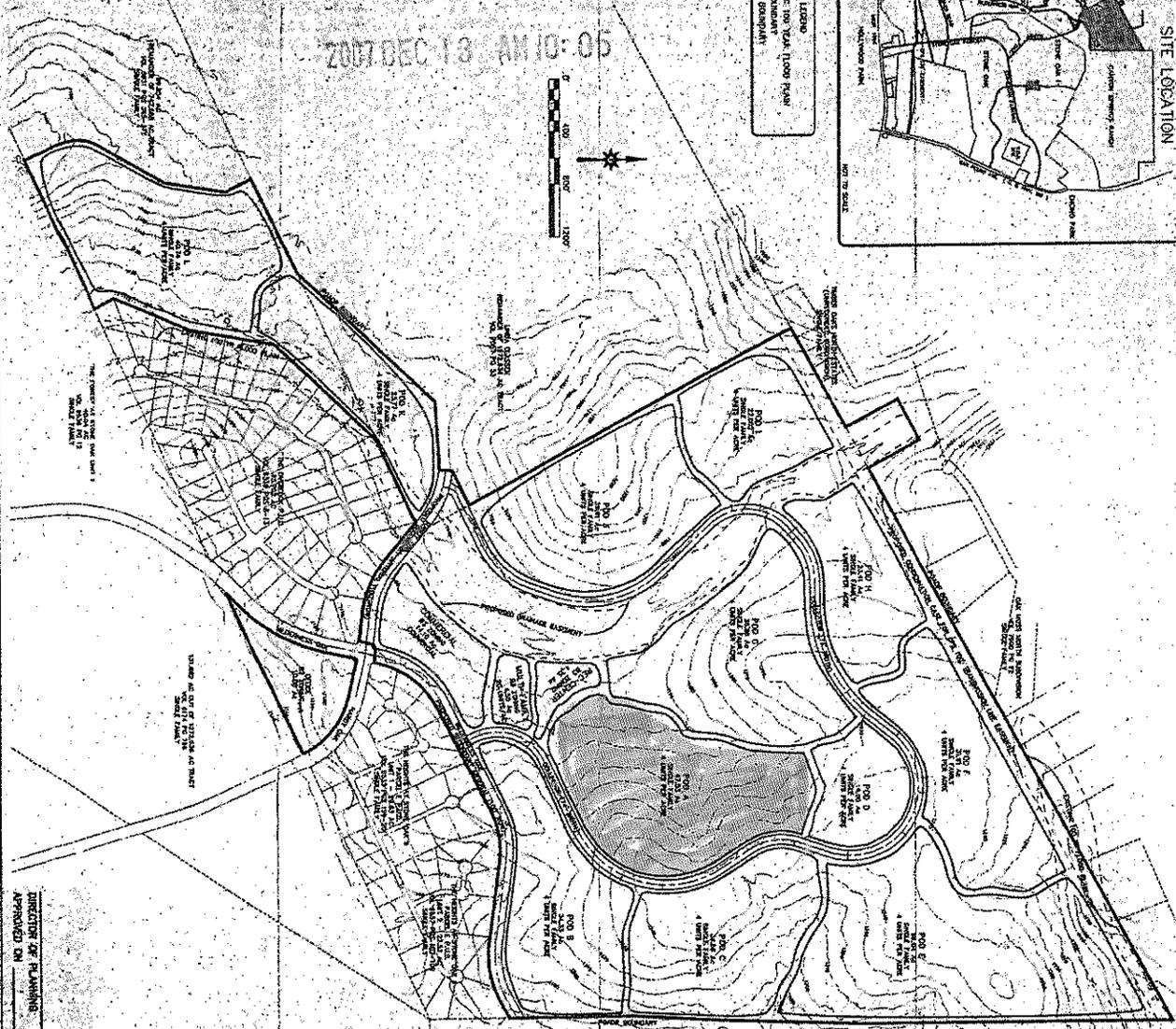
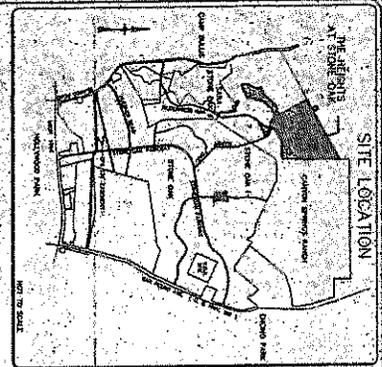
JOB NO.  
92722

SHEET 01 OF 01

10/11/2007 11:58:33 AM

2007 DEC 13 AM 10:05

Legend  
 - - - - - easement over utility lines (over)  
 - - - - - no easement  
 - - - - - folder easement



DIRECTOR OF PLANNING  
 APPROVED ON

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POAD)  
 THE HEIGHTS AT STONE OAK II PHASE - C

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL	1,120,000	25.6
2	COMMERCIAL	1,120,000	25.6
3	INDUSTRIAL	1,120,000	25.6
4	OFFICE	1,120,000	25.6
5	RETAIL	1,120,000	25.6
6	RECREATION	1,120,000	25.6
7	UTILITY	1,120,000	25.6
8	ROADS	1,120,000	25.6
9	EASEMENTS	1,120,000	25.6
10	TOTAL	11,200,000	256.0

STEVENS  
 630 SOUTH RIVER, SUITE 200  
 HOUSTON, TX 77058-2000

**EXHIBIT**  
 9

PLAN HAS BEEN ACCEPTED BY  
 COCA  
 DATE: 4-27-94  
 SCALE: AS SHOWN  
 SHEET NO. 10-27-99

RD#07-09-052R

1. Proposed overall development plan for the site and surrounding area (including but not limited to the site) shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations.

2. The proposed overall development plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations.

3. The proposed overall development plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations. The plan shall be prepared in accordance with the current zoning ordinance and other applicable laws and regulations.

ERZD

POAD FOR  
 THE HEIGHTS AT STONE OAK

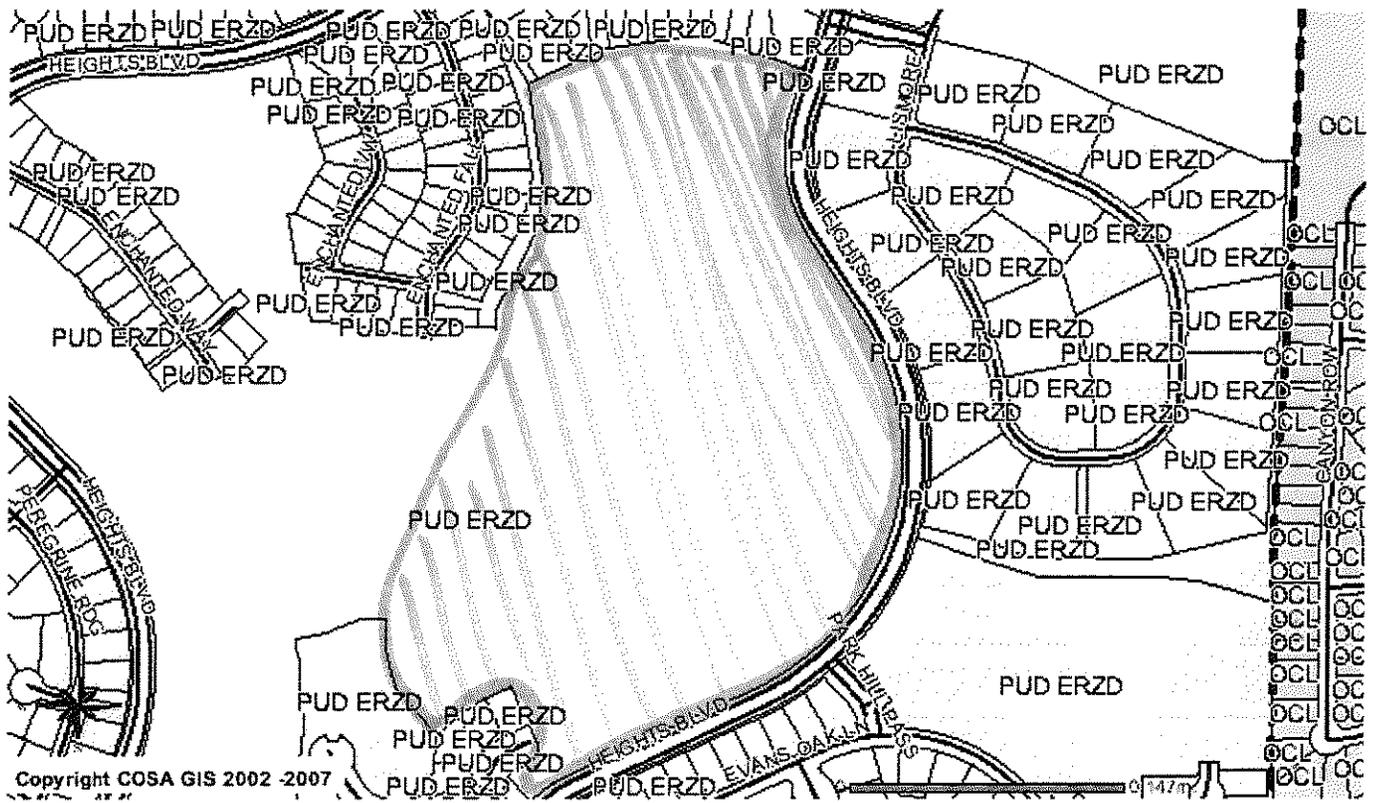
NO.	DATE	DESCRIPTION	BY



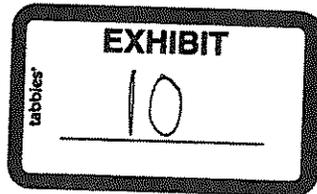
DATE: APR 27, 1994  
 PREPARED BY: P.J.M.  
 CHECKED BY: C.J.M.  
 SCALE: 1" = 400'  
 PLAN NAME: POAD FOR THE HEIGHTS AT STONE OAK II PHASE - C

HALLENBERGER  
 ENGINEERING, L.C.  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 11500 WEST 11TH STREET  
 HOUSTON, TEXAS 77036  
 (810) 844-9977

98700



RD#07-09-052R



DEVELOPMENT SERVICES  
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*Ralph Anderson*  
490-9095

SANITARY SEWER STUDY  
FOR  
STONE OAK II DEVELOPMENT  
A PLANNED DEVELOPMENT FOR SAN ANTONIO

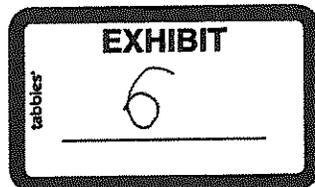
JULY 1985

PREPARED BY:

HALLENBERGER/TELFORD, INC.



*See p. 10*



RD#07-09-052R

2007 DEC 13 AM 10:05

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  - D. Land Use
  - E. Sewer Demand
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  - G. Sewer System Design
  - H. Summary
  
- II. SEWER MODEL
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  - B. Area Listing
  - C. Contributing Areas in Model
  - D. Sanitary Sewer Model Run
  
- III. CONTRIBUTING AREAS SEWER MODEL RUNS
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  - B. Areas 41, 42, 43
  - C. Areas 11, 12, 19, 28, 29
  - D. Areas 35, 36, 37, 38
  
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RD#07-09-052R

DEVELOPMENT SECTION  
RECEIVED

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REPORT

RD#07-09-052R

DEVELOPMENT SERVICES  
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SANITARY SEWER STUDY  
FOR  
STONE OAK II DEVELOPMENT

Scope: The purpose of this report is to supply applicable documentation utilizing computer sewer models and related mapping details to reflect the sewer demands that will be associated with an 2382.91 acre infrastructure development known as Stone Oak II.

General: Stone Oak II, an extension of the original 4400+ acre Stone Oak development hereinafter referred to as Stone Oak I, is situated directly north of the City of San Antonio, Bexar County, Texas, approximately 2.1 miles west of U.S. 281 (San Pedro Avenue) and north 1.1 miles along Blanco Road, Texas Farm to Market 2692. The subject project site is bounded on the east and south by Stone Oak I, north by the Oak Moss Subdivision, northeast by a proposed multipurpose tract referred to as Canyon Springs Ranch, and on the west side by Blanco Road. Stone Oak II is governed by a set of development controls that clearly defines land use relationships for each of the planned tracts of land. This format follows directly the procedures and concepts utilized to develop the original 4400+ Stone Oak Tract, an approved development concept for utilities, streets, and drainage facilities and is currently under construction in various phases.

Topographic and Related Conditions: The topography over much of the northern, eastern and southern sections of the site is rugged with relatively steep slopes. Much of the central and western portions of the site is generally flat to slightly sloping, even with a 200 to 300 foot vertical relief condition considered across the entire tract. The majority of the flat to slightly sloping land within the central portion of the site. This is contained within a 351.44 acre area and controlled by the San Antonio River Authority (S.A.R.A.). The Salado Creek Soil Conservation Service (SCS) Dam Site #5 is constructed within the 351.44 acre SARA tract. The lowest points topographically on the site occur within Panther Springs Creek and its tributaries. Considering these lower topographic elevations as practical the wastewater collection trunk mains are proposed that will provide sewer service to all areas of Stone Oak II.

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Land Use: The Stone Oak II Development is governed by a set of development controls that clearly define land use relationship for each of the planned tracts of land (See attached maps - appendix). Each of the various land use areas have a specified set of permitted uses and densities. The planned areas for Stone Oak II are divided into several different categories as follows:

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Single Family (SFI)	4 DU*/Acre
Single Family (SFII)	6 DU/Acre
Multi Family (MFI)	10 DU/Acre
Multi Family (MFII)	24 DU/Acre
Commercial Office	
* Dwelling Units	

Utilizing the planned area categories as listed above, a relationship to the sewer model was developed to establish projected area densities. This relationships are as follows:

SF I	=	MDR (Medium Density - Residential)
SF II	=	LDR (Low Density - Residential)
MF I	=	HDR (High Density - Residential)
MF II	=	HDR (High Density - Residential)
Comm	=	Commercial
Office	=	

Table I represents a summary of the various land use categories in acres for each of the contributing sewer areas in the model. Major streets, easements and floodplains, such as the 351.44 acre S.A.R.A. tract are not considered for sewer flows. All areas not specifically designated by category are considered as Single Family Residential (SFI), Medium Density Residential (MDR).

Sewer Demand: The Stone Oak sanitary sewer loadings were developed in accordance with and similar in content to the Contract for Sewer Service between the City of San Antonio and the owners of Stone Oak, Incorporated, Ordinance No. 55378, dated June 1, 1982, and the Flow Rate Tables, City of San Antonio, April 1, 1984. Utilizing the planned area categories, densities, Flow Rate Tables, and the Stone Oak Contract, the following constants, were developed to compute the sanitary sewer demand for each of the contributing areas to the Stone Oak II systems:

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Land Use	Category	Person/Ac.	Sewer Flow	
			Avg.	GPD/Person Peak
LDR (R1-6)	SFII	17.4	110.0	220
MDR (R1-4)	SFI	11.6	110.0	220
HDR (R6-24)	MFI & II	34.5	60.0	120
Comm.	Comm.	50.0	20.0	40

Table I represents a summary of all areas related to the sanitary sewer collection system for Stone Oak II.

Sewer Basin Area: The Stone Oak II Development contains 2382.88 acres of which 351.44 acres is controlled by the San Antonio River Authority. (SCS Dam Site #5). Of the 2382.88 acres of the Stone Oak II development, all but 149.06 acres defined as areas 41, 42, and 43 situated in the extreme north-northeast section of the Stone Oak II development areas, contributes sanitary sewer flows within the Panther Springs Sewer Basin, directly or indirectly. These areas are designated as Single Family (SFI), Residential (LDR) (Lower Density Residential) and will contribute flows to the Mud Creek Sewer Basin by gravity through portions of Canyon Springs Ranch and Stone Oak I upon completion of the Mud Creek Sewer System.

Situated in the northwest section of the area, but not currently within Stone Oak II boundary, are areas 35, 36, 37 and 38, referred to as the Classen Ranch Site and contains 354.72 acres of land. For the purpose of this report, because of its proximity and certain future development, this area has been considered as part of the Stone Oak II system with area categories being established as Single Family (SFI) Residential, MDR (Median Density Residential).

Areas 7 and 44, situated in the south-southeast section of the Stone Oak II development, contains 81.3 acres of mixed land use (SFI & MFI, MDR and HDR respectfully). The flows generated by these areas will collect within Panther Springs Sewer Basin but not through gravity mains of the proposed Stone Oak II system, but instead discharge its flows through Stone Oak I, of which the capacities have already been allocated in the original Stone Oak I, collection system design.

Sewer System Design: The total flow, Q (Peak), in MGD (Million Gallons Per Day) generated by the useable area within the boundary of what will be considered Stone Oak II, is 4.693 MGD. This 4.693 MGD includes areas 35, 36, 37 and 38, previously referred to as the Classen Ranch Site which generates 0.766 MGD sewer peak flows to the system. An additional sewer flow of 0.806 MGD originating from the

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Stone Oak I Development, will contribute its gravity flows to the Stone Oak II system, thereby increasing the total 2001 DEC 13 AM 10:09  
5.50 MGD. This 0.806 MGD flowing gravity through Stone Oak I was allocated to the Stone Oak I Contract of June 1, 1982, and was designed to contribute its flows in Stone Oak I by means of lift stations. Therefore, by collecting this amount into the Stone Oak II Development system, an additional unused capacity in the original Stone Oak I system is created. These areas are listed as No.s 11,12,19,28 and 29 and are shown on the attached Stone Oak II Master Sewer Plan.

However, the three (3) areas situated within the northeast section of the Stone Oak II development, designated as No.s 41, 42 and 43, generated a total peak flow of 0.331 MGD, but is not included in the total 4.693 MGD. As previously discussed, these areas will ultimately contribute their flows into the Mud Creek Sewer Basin.

Also, two (2) areas situated in the southeasterly corner of Stone Oak II, specifically areas 7 and 44, a part within the Stone Oak II boundary, will not contribute flows to the proposed collection system of Stone Oak II. These two areas will contribute a peak flow of 0.220 MGD through what is referred to as Sewer Basin "B" that gravities through the Stone Oak I Development. The system currently being installed in Stone Oak I has been sized to collect these flows in future main extensions.

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Summary:

The following table outlines the total sewer demand generated by the Stone Oak II Sanitary Sewer Collection System:

<u>Area</u>	<u>Sewer Demand</u>	<u>Acres</u>	
		<u>Unsewered</u>	<u>Sewered</u>
Stone Oak II (Panther Springs Basin)	+3.927 MGD	+372.78	+1303.94
Areas 11,12,19,28 and 29 (Stone Oak I to Stone Oak II Gravity)	+0.806 MGD	+ 45.47	+ 215.57
Areas 35,36,37 & 38 (Walter Classen Tract Panther Springs Basin)	+0.766 MGD	+ 54.74	+ 299.98
Areas 41,42, and 43 (Mud Creek Basin to Stone Oak II Lift Station)	-0.331 MGD	- 19.39	- 129.67
Areas 7 and 44 (Sewer Basin "B" to Stone Oak I - Line P-2)	-0.220 MGD	- 7.93	- 73.37
<b>TOTALS</b>	<b>4.948 MGD</b>	<b>463.82</b>	<b>1628.98</b>
San Antonio River Authority (Dam Site #5 - Unsewered)		351.44	
<b>TOTAL ACREAGE</b>			<b>2444.24</b>

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SEWER MODEL

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CONSTANTS

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S011-A3

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LANDUSE	PERSONS/AC.	SEWAGE FLOWS(GPD)/PERSON		INFILTRATION(GPD/AC.)
		AVERAGE	PEAK	
1)LDR	6) 17.4	11) 110.00	16) 220.00	21) 0.00
2)HDR	7) 11.6	12) 110.00	17) 220.00	22) 0.00
3)HDR	8) 34.5	13) 60.00	18) 120.00	23) 0.00
4)COMM	9) 50.0	14) 20.00	19) 40.00	24) 0.00
5)UNDEV	10) 0.0	15) 0.00	20) 0.00	25) 0.00

26)PIPE ROUGHNESS COEFFICIENT (n) 0.013

27)MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

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AREA LISTING

MODEL DESCRIPTION:

STONE OAK II SEWER A-1 A-2 A-3

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FILE: C:\G011-A3

AREA NO.	LANDUSE			UNDEV	UNSEWERED	SEWERED
	LDR	MDR	HDR			
1	0.00	0.00	6.70	18.13	0.00	24.83
2	0.00	19.51	0.00	0.00	0.00	19.51
3	0.00	63.37	0.00	0.00	0.00	63.37
4	13.74	0.00	0.00	30.00	0.00	43.74
5	0.00	0.00	26.91	26.00	0.00	52.91
6	33.29	0.00	0.00	0.00	0.00	33.29
7	0.00	20.41	0.00	0.00	0.00	20.41
8	21.83	0.00	0.00	5.00	0.00	26.83
9	0.00	0.00	14.15	0.00	0.00	14.15
10	0.00	0.00	0.00	41.15	0.00	41.15
11	0.80	0.00	0.00	0.00	0.00	0.80
12	13.72	0.00	0.00	0.00	0.00	13.72
13	25.62	0.00	0.00	0.00	0.00	25.62
14	0.00	0.00	11.67	0.00	0.00	11.67
15	0.00	0.00	18.68	0.00	0.00	18.68
16	10.60	0.00	0.00	0.00	0.00	10.60
17	0.00	0.00	10.58	0.00	0.00	10.58
18	13.28	0.00	21.70	0.00	0.00	34.98
19	150.58	0.00	0.00	0.00	0.00	150.58
20	0.00	0.00	0.00	16.29	0.00	16.29
21	0.00	7.54	0.00	2.00	0.00	9.54
22	33.20	45.48	0.00	0.60	0.00	79.28
23	29.28	0.00	0.00	0.00	0.00	29.28
24	30.59	34.80	0.00	0.00	0.00	65.39

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AREA NO.	LDR	MDR	LANDUSE HDR	COMM	UNDEV	UNSEWERED	SEWERED
25	35.62	0.00	15.73	0.00	0.00	24.93	51.35
26	24.24	0.00	0.00	0.00	0.00	9.09	24.24
27	53.88	0.00	0.00	2.70	0.00	27.72	56.58
28	0.00	0.00	0.00	5.59	0.00	0.00	5.59
29	39.88	0.00	0.00	5.00	0.00	9.30	44.88
30	0.00	0.00	16.93	10.00	0.00	4.64	26.93
31	0.00	76.53	0.00	0.00	0.00	34.52	76.53
32	0.00	19.55	0.00	0.00	0.00	7.04	19.56
33	0.00	11.08	0.00	0.00	0.00	15.12	11.08
34	0.00	8.31	0.00	0.00	0.00	2.65	8.31
35	0.00	78.62	0.00	0.00	0.00	14.43	78.62
36	0.00	59.04	0.00	0.00	0.00	8.82	59.04
37	0.00	80.57	0.00	0.00	0.00	12.04	80.57
38	0.00	81.75	0.00	0.00	0.00	19.45	81.75
39	0.00	91.38	0.00	0.00	0.00	37.75	91.38
40	0.00	61.67	0.00	0.00	0.00	10.33	61.67
41	0.00	24.73	0.00	0.00	0.00	3.70	24.73
42	0.00	49.70	0.00	0.00	0.00	7.43	49.70
43	0.00	55.25	0.00	0.00	0.00	8.26	55.24
44	0.00	32.63	20.34	0.00	0.00	4.88	52.96
45	0.00	0.00	5.73	0.00	0.00	2.69	5.73
46	0.00	35.83	0.00	0.00	0.00	10.95	35.83
47	0.00	0.00	0.00	0.00	0.00	351.44	0.00

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CONTRIBUTING AREAS IN MODEL

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MODEL DESCRIPTION: STONE DAK II SEWER A-1 A-2 A-3

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AREA NO.	LANDUSE (AC.)							TOTAL AC.
	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED	
1	0.00	0.00	6.70	18.13	0.00	8.90	24.83	33.73
2	0.00	19.51	0.00	0.00	0.00	2.92	19.51	22.43
3	0.00	63.37	0.00	0.00	0.00	17.13	63.37	80.50
4	13.74	0.00	0.00	30.00	0.00	7.62	43.74	51.36
5	0.00	0.00	26.91	26.00	0.00	10.09	52.91	63.00
6	33.29	0.00	0.00	0.00	0.00	8.08	33.29	41.37
8	21.83	0.00	0.00	5.00	0.00	4.85	26.83	31.68
9	0.00	0.00	14.16	0.00	0.00	3.09	14.16	17.25
10	0.00	0.00	0.00	41.16	0.00	0.00	41.16	41.16
11	0.80	0.00	0.00	0.00	0.00	0.16	0.80	0.96
12	13.72	0.00	0.00	0.00	0.00	2.81	13.72	16.53
13	25.62	0.00	0.00	0.00	0.00	5.87	25.62	31.49
14	0.00	0.00	11.67	0.00	0.00	1.86	11.67	13.53
15	0.00	0.00	18.68	0.00	0.00	2.70	18.68	21.38
16	10.60	0.00	0.00	0.00	0.00	2.17	10.60	12.77
17	0.00	0.00	10.58	0.00	0.00	5.43	10.58	16.01
18	13.28	0.00	21.70	0.00	0.00	4.76	34.98	39.74
19	150.58	0.00	0.00	0.00	0.00	33.20	150.58	183.78
20	0.00	0.00	0.00	16.29	0.00	0.00	16.29	16.29
21	0.00	7.54	0.00	2.00	0.00	18.28	9.54	27.82
22	33.20	45.48	0.00	0.60	0.00	18.88	79.28	98.16
23	29.28	0.00	0.00	0.00	0.00	6.00	29.28	35.28
24	30.59	34.80	0.00	0.00	0.00	29.40	65.39	94.79
25	35.62	0.00	15.73	0.00	0.00	24.93	51.35	76.28
26	24.24	0.00	0.00	0.00	0.00	9.09	24.24	33.33
27	53.88	0.00	0.00	2.70	0.00	27.72	56.58	84.30
28	0.00	0.00	0.00	5.59	0.00	0.00	5.59	5.59
29	39.88	0.00	0.00	5.00	0.00	9.30	44.88	54.18
30	0.00	0.00	16.93	10.00	0.00	4.64	26.93	31.57
31	0.00	76.53	0.00	0.00	0.00	34.52	76.53	111.05
32	0.00	19.56	0.00	0.00	0.00	7.04	19.56	26.60
33	0.00	11.08	0.00	0.00	0.00	15.12	11.08	26.20
34	0.00	8.31	0.00	0.00	0.00	2.65	8.31	10.96
35	0.00	78.62	0.00	0.00	0.00	14.43	78.62	93.05
36	0.00	59.04	0.00	0.00	0.00	8.82	59.04	67.86
37	0.00	80.57	0.00	0.00	0.00	12.04	80.57	92.61
38	0.00	81.75	0.00	0.00	0.00	19.45	81.75	101.20
39	0.00	91.38	0.00	0.00	0.00	37.75	91.38	129.13
40	0.00	61.67	0.00	0.00	0.00	10.33	61.67	72.00
45	0.00	0.00	5.73	0.00	0.00	2.69	5.73	8.42
46	0.00	35.83	0.00	0.00	0.00	10.95	35.83	46.78
TOTALS	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45	2,062.12

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SANITARY SEWER MODEL

MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

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Junction No. 7 Sta. 77+52.07

Q(AVG.)= 144,577.1 GPD Q(PEAK)= 289,154.3 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	33.29	63.37	0.00	0.00	0.00	25.21	96.66

LENGTH 3,332.13 LF.  
COMPUTED SLOPE 2.523 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	11.0	0.75	8.0	4	8.0
0.1	8.4	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 5 Sta. 77+52.07

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Junction No. 15 Sta. 120+10.96

Q(AVG.)= 16,290.0 GPD Q(PEAK)= 32,580.0 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	0.00	0.00	16.29	0.00	0.00	16.29

LENGTH 547.58 LF.  
COMPUTED SLOPE 1.375 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	8.0	0.75	8.0	4	8.0
0.1	8.0	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 14 Sta. 114+63.38

Q(AVG.)= 57,450.0 GPD Q(PEAK)= 114,900.0 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	0.00	0.00	57.45	0.00	0.00	57.45

LENGTH 2,108.86 LF.  
COMPUTED SLOPE 1.964 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	8.0	0.75	8.0	4	8.0
0.1	8.0	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 13 Sta. 114+63.38

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Junction No. 18 Sta. 121+73.44

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Q(AVG.)= 177,078.6 GPD Q(PEAK)= 354,157.3 GPD
Q(INFIL.)= 0.0 GPD

LANDUSE LDR MDR HDR COMM UNDEV UNSEWERED SEWERED
AREA(AC.) 61.97 0.00 25.83 5.00 0.00 18.64 92.80

LENGTH 1,360.92 LF.
COMPUTED SLOPE 3.614 % PIPE DIA. 8.0 IN.

Table with 6 columns: SLOPE(%), DIA.(IN), SLOPE(%), DIA.(IN), SLOPE(%), DIA.(IN). Rows show various slope and diameter combinations.

Junction No. 17 Sta. 108+12.52

Q(AVG.)= 177,078.6 GPD Q(PEAK)= 354,157.3 GPD
Q(INFIL.)= 0.0 GPD

LANDUSE LDR MDR HDR COMM UNDEV UNSEWERED SEWERED
AREA(AC.) 61.97 0.00 25.83 5.00 0.00 18.64 92.80

LENGTH 800.00 LF.
COMPUTED SLOPE 0.453 % PIPE DIA. 8.0 IN.

Table with 6 columns: SLOPE(%), DIA.(IN), SLOPE(%), DIA.(IN), SLOPE(%), DIA.(IN). Rows show various slope and diameter combinations.

Junction No. 16 Sta. 108+12.52

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Junction No. 25

Sta. 131+36.39

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Q(AVG.)= 58,956.0 GPD Q(PEAK)= 117,912.0 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE LDR MDR HDR COMM UNDEV UNSEWERED SEWERED  
AREA(AC.) 10.60 0.00 18.68 0.00 0.00 4.87 29.28

LENGTH 1,123.87 LF.  
COMPUTED SLOPE 3.237 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	8.0	0.75	8.0	4	8.0
0.1	8.0	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 24

Sta. 131+36.39

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NEW LINE  
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Junction No. 27

Sta. 147+49.76

Q(AVG.)= 392,308.7 GPD Q(PEAK)= 784,617.4 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE LDR MDR HDR COMM UNDEV UNSEWERED SEWERED  
AREA(AC.) 163.86 0.00 38.01 0.00 0.00 46.08 201.87

LENGTH 737.24 LF.  
COMPUTED SLOPE 1.359 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	16.0	0.75	8.4	4	8.0
0.1	12.3	1	8.0	5	8.0
0.25	10.3	2	8.0	7.5	8.0
0.5	9.1	3	8.0	10	8.0

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Junction No. 26 Sta. 147+49.76

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Junction No. 40 Sta. 203+77.62

Q(AVG.)= 90,764.1 GPD Q(PEAK)= 181,528.3 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	0.00	35.83	16.93	10.00	0.00	15.59	62.76

LENGTH 1,350.00 LF.  
COMPUTED SLOPE 1.185 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	9.2	0.75	8.0	4	8.0
0.1	8.0	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 39 Sta. 190+27.62

Q(AVG.)= 384,248.6 GPD Q(PEAK)= 768,497.2 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	129.38	35.83	32.66	23.29	0.00	77.54	221.16

LENGTH 2,700.00 LF.  
COMPUTED SLOPE 1.230 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	15.8	0.75	8.3	4	8.0
0.1	12.2	1	8.0	5	8.0
0.25	10.3	2	8.0	7.5	8.0
0.5	9.0	3	8.0	10	8.0

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Junction No. 38 Sta. 163+27.62

2007 DEC 13 AM 10:09

Q(AVG.)= 384,248.6 GPD Q(PEAK)= 768,497.2 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	129.38	35.83	32.66	23.29	0.00	77.54	221.16

LENGTH 650.00 LF.  
 COMPUTED SLOPE 0.350 % PIPE DIA. 9.6 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	15.8	0.75	8.3	4	8.0
0.1	12.2	1	8.0	5	8.0
0.25	10.3	2	8.0	7.5	8.0
0.5	9.0	3	8.0	10	8.0

Junction No. 37 Sta. 156+77.62

Q(AVG.)= 430,643.9 GPD Q(PEAK)= 861,287.9 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	153.62	35.83	32.66	23.29	0.00	86.63	245.40

LENGTH 400.00 LF.  
 COMPUTED SLOPE 0.350 % PIPE DIA. 10.1 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	16.5	0.75	8.7	4	8.0
0.1	12.7	1	8.2	5	8.0
0.25	10.7	2	8.0	7.5	8.0
0.5	9.4	3	8.0	10	8.0

Junction No. 30 Sta. 152+77.62

Q(AVG.)= 430,643.9 GPD Q(PEAK)= 861,287.9 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	153.62	35.83	32.66	23.29	0.00	86.63	245.40

LENGTH 296.88 LF.  
 COMPUTED SLOPE 0.434 % PIPE DIA. 9.7 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	16.5	0.75	8.7	4	8.0
0.1	12.7	1	8.2	5	8.0
0.25	10.7	2	8.0	7.5	8.0
0.5	9.4	3	8.0	10	8.0

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Junction No. 28 Sta. 152+77.62

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Junction No. 36 Sta. 219+21.44

Q(AVG.)= 292,944.0 GPD Q(PEAK)= 585,888.1 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	229.58	0.00	0.00	0.00	82.60	229.58

LENGTH 1,775.00 LF.  
COMPUTED SLOPE 0.025 % PIPE DIA. 14.3 IN.  
SLOPE < 0.025%

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	14.3	0.75	8.0	4	8.0
0.1	11.0	1	8.0	5	8.0
0.25	9.3	2	8.0	7.5	8.0
0.5	8.1	3	8.0	10	8.0

Junction No. 35 Sta. 201+46.44

Q(AVG.)= 436,353.7 GPD Q(PEAK)= 872,707.4 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	341.97	0.00	0.00	0.00	124.21	341.97

LENGTH 2,115.89 LF.  
COMPUTED SLOPE 0.990 % PIPE DIA. 8.3 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	16.6	0.75	8.8	4	8.0
0.1	12.8	1	8.3	5	8.0
0.25	10.8	2	8.0	7.5	8.0
0.5	9.4	3	8.0	10	8.0

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Junction No. 34 Sta. 180+30.55

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Q(AVG.)= 652,718.6 GPD Q(PEAK)= 1,305,437.3 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	30.59	465.65	0.00	0.00	0.00	168.30	496.24

LENGTH 2,254.45 LF.  
 COMPUTED SLOPE 1.078 % PIPE DIA. 9.5 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	19.3	0.75	10.2	4	8.0
0.1	14.9	1	9.6	5	8.0
0.25	12.5	2	8.5	7.5	8.0
0.5	11.0	3	8.0	10	8.0

Junction No. 29 Sta. 157+76.10

Q(AVG.)= 652,718.6 GPD Q(PEAK)= 1,305,437.3 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	30.59	465.65	0.00	0.00	0.00	168.30	496.24

LENGTH 795.36 LF.  
 COMPUTED SLOPE 0.399 % PIPE DIA. 11.5 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	19.3	0.75	10.2	4	8.0
0.1	14.9	1	9.6	5	8.0
0.25	12.5	2	8.5	7.5	8.0
0.5	11.0	3	8.0	10	8.0

Junction No. 28 Sta. 149+80.74

Q(AVG.)= 1,083,362.6 GPD Q(PEAK)= 2,166,725.2 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	184.21	501.48	32.66	23.29	0.00	254.93	741.64

LENGTH 968.22 LF.  
 COMPUTED SLOPE 0.485 % PIPE DIA. 13.4 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	23.4	0.75	12.3	4	9.0
0.1	18.0	1	11.7	5	8.6
0.25	15.2	2	10.2	7.5	8.0
0.5	13.3	3	9.5	10	8.0

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Junction No. 26 Sta. 140+12.52

2007 DEC 13 AM 10:09

Q(AVG.)= 1,475,671.3 GPD Q(PEAK)= 2,951,342.7 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	348.07	501.48	70.67	23.29	0.00	301.01	943.51

LENGTH 2,000.00 LF.  
COMPUTED SLOPE 0.825 % PIPE DIA. 13.6 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	26.3	0.75	13.9	4	10.1
0.1	20.2	1	13.1	5	9.7
0.25	17.0	2	11.5	7.5	9.0
0.5	14.9	3	10.7	10	8.5

Junction No. 24 Sta. 120+12.52

Q(AVG.)= 1,534,627.3 GPD Q(PEAK)= 3,069,254.7 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	358.67	501.48	89.35	23.29	0.00	305.88	972.79

LENGTH 400.00 LF.  
COMPUTED SLOPE 1.655 % PIPE DIA. 12.1 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	26.6	0.75	14.1	4	10.3
0.1	20.5	1	13.3	5	9.8
0.25	17.3	2	11.7	7.5	9.1
0.5	15.2	3	10.8	10	8.6

Junction No. 23 Sta. 116+12.52

Q(AVG.)= 1,534,627.3 GPD Q(PEAK)= 3,069,254.7 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	358.67	501.48	89.35	23.29	0.00	305.88	972.79

LENGTH 800.00 LF.  
COMPUTED SLOPE 0.500 % PIPE DIA. 15.2 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	26.6	0.75	14.1	4	10.3
0.1	20.5	1	13.3	5	9.8
0.25	17.3	2	11.7	7.5	9.1
0.5	15.2	3	10.8	10	8.6

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Junction No. 19 Sta. 116+12.52

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Junction No. 32 Sta. 169+40.15

Q(AVG.)= 111,940.1 GPD Q(PEAK)= 223,880.3 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	86.16	0.00	2.00	0.00	32.71	88.16

LENGTH 2,275.00 LF.  
COMPUTED SLOPE 0.718 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	9.9	0.75	8.0	4	8.0
0.1	8.0	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 31 Sta. 169+40.15

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NEW LINE  
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Junction No. 33 Sta. 164+71.42

Q(AVG.)= 197,512.3 GPD Q(PEAK)= 395,024.6 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
33.20	33.20	104.52	0.00	0.60	0.00	27.70	138.32

LENGTH 1,806.27 LF.  
COMPUTED SLOPE 1.288 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	12.3	0.75	8.0	4	8.0
0.1	9.5	1	8.0	5	8.0
0.25	8.0	2	8.0	7.5	8.0
0.5	8.0	3	8.0	10	8.0

Junction No. 31 Sta. 146+65.15

Q(AVG.)= 309,452.4 GPD Q(PEAK)= 618,904.9 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
33.20	33.20	190.68	0.00	2.60	0.00	60.41	226.48

LENGTH 1,778.86 LF.  
COMPUTED SLOPE 0.351 % PIPE DIA. 8.9 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	14.6	0.75	8.0	4	8.0
0.1	11.2	1	8.0	5	8.0
0.25	9.5	2	8.0	7.5	8.0
0.5	8.3	3	8.0	10	8.0

Junction No. 22 Sta. 128+86.29

Q(AVG.)= 365,494.4 GPD Q(PEAK)= 730,988.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
62.48	62.48	190.68	0.00	2.60	0.00	66.41	255.76

LENGTH 473.77 LF.  
COMPUTED SLOPE 2.089 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	15.5	0.75	8.2	4	8.0
0.1	12.0	1	8.0	5	8.0
0.25	10.1	2	8.0	7.5	8.0
0.5	8.8	3	8.0	10	8.0

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Junction No. 21 Sta. 124+12.52

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Q(AVG.)= 365,494.4 GPD Q(PEAK)= 730,988.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	62.48	190.68	0.00	2.60	0.00	66.41	255.76

LENGTH 1,200.00 LF.  
COMPUTED SLOPE 1.208 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	15.5	0.75	8.2	4	8.0
0.1	12.0	1	8.0	5	8.0
0.25	10.1	2	8.0	7.5	8.0
0.5	8.8	3	8.0	10	8.0

Junction No. 20 Sta. 112+12.52

Q(AVG.)= 365,494.4 GPD Q(PEAK)= 730,988.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	62.48	190.68	0.00	2.60	0.00	66.41	255.76

LENGTH 400.00 LF.  
COMPUTED SLOPE 4.000 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	15.5	0.75	8.2	4	8.0
0.1	12.0	1	8.0	5	8.0
0.25	10.1	2	8.0	7.5	8.0
0.5	8.8	3	8.0	10	8.0

Junction No. 19 Sta. 108+12.52

Q(AVG.)= 1,900,121.7 GPD Q(PEAK)= 3,800,243.5 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	421.15	692.16	89.35	25.89	0.00	372.29	1,228.55

LENGTH 800.00 LF.  
COMPUTED SLOPE 0.977 % PIPE DIA. 14.5 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	28.9	0.75	15.2	4	11.1
0.1	22.2	1	14.4	5	10.7
0.25	18.7	2	12.7	7.5	9.9
0.5	16.4	3	11.7	10	9.4

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Junction No. 16 Sta. 100+12.52

Q(AVG.)= 2,077,200.4 GPD Q(PEAK)= 4,154,400.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
483.12	483.12	692.16	115.18	30.89	0.00	390.93	1,321.35

LENGTH 658.00 LF.  
COMPUTED SLOPE 0.699 % PIPE DIA. 16.0 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	29.9	0.75	15.8	4	11.5
0.1	23.0	1	14.9	5	11.0
0.25	19.4	2	13.1	7.5	10.2
0.5	17.0	3	12.1	10	9.7

Junction No. 13 Sta. 93+54.52

Q(AVG.)= 2,134,650.4 GPD Q(PEAK)= 4,269,300.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
483.12	483.12	692.16	115.18	88.34	0.00	390.93	1,378.80

LENGTH 745.68 LF.  
COMPUTED SLOPE 0.700 % PIPE DIA. 16.1 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	30.2	0.75	15.9	4	11.6
0.1	23.2	1	15.1	5	11.1
0.25	19.6	2	13.2	7.5	10.3
0.5	17.2	3	12.3	10	9.8

Junction No. 12 Sta. 86+ 8.84

Q(AVG.)= 2,216,354.1 GPD Q(PEAK)= 4,432,708.2 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
483.12	483.12	692.16	142.09	114.34	0.00	401.02	1,431.71

LENGTH 1,112.21 LF.  
COMPUTED SLOPE 0.942 % PIPE DIA. 15.5 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	30.6	0.75	16.1	4	11.8
0.1	23.6	1	15.3	5	11.3
0.25	19.8	2	13.4	7.5	10.5
0.5	17.4	3	12.4	10	9.9

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Junction No. 11 Sta. 74+96.63

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Q(AVG.)= 2,216,354.1 GPD Q(PEAK)= 4,432,708.2 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	483.12	692.16	142.09	114.34	0.00	401.02	1,431.71

LENGTH 115.00 LF.  
COMPUTED SLOPE 0.582 % PIPE DIA. 16.9 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	30.6	0.75	16.1	4	11.8
0.1	23.6	1	15.3	5	11.3
0.25	19.8	2	13.4	7.5	10.5
0.5	17.4	3	12.4	10	9.9

Junction No. 10 Sta. 73+81.63

Q(AVG.)= 2,272,652.5 GPD Q(PEAK)= 4,545,305.0 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	496.86	692.16	142.09	144.34	0.00	408.64	1,475.45

LENGTH 1,730.19 LF.  
COMPUTED SLOPE 1.076 % PIPE DIA. 15.2 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	30.9	0.75	16.3	4	11.9
0.1	23.8	1	15.4	5	11.4
0.25	20.0	2	13.5	7.5	10.6
0.5	17.6	3	12.6	10	10.0

Junction No. 6 Sta. 56+51.44

Q(AVG.)= 2,304,651.5 GPD Q(PEAK)= 4,609,303.0 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	496.86	692.16	148.79	162.47	0.00	417.54	1,500.28

LENGTH 1,231.50 LF.  
COMPUTED SLOPE 0.542 % PIPE DIA. 17.4 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	31.0	0.75	16.4	4	12.0
0.1	23.9	1	15.5	5	11.5
0.25	20.1	2	13.6	7.5	10.6
0.5	17.7	3	12.6	10	10.1

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Junction No. 5 Sta. 44+19.94

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Q(AVG.)= 2,474,123.4 GPD Q(PEAK)= 4,948,246.8 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

LENGTH 813.38 LF.  
 COMPUTED SLOPE 0.521 % PIPE DIA. 18.0 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	31.9	0.75	16.8	4	12.3
0.1	24.6	1	15.9	5	11.8
0.25	20.7	2	14.0	7.5	10.9
0.5	18.2	3	13.0	10	10.3

Junction No. 4 Sta. 36+ 6.56

Q(AVG.)= 2,474,123.4 GPD Q(PEAK)= 4,948,246.8 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

LENGTH 157.08 LF.  
 COMPUTED SLOPE 0.350 % PIPE DIA. 19.4 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	31.9	0.75	16.8	4	12.3
0.1	24.6	1	15.9	5	11.8
0.25	20.7	2	14.0	7.5	10.9
0.5	18.2	3	13.0	10	10.3

Junction No. 3 Sta. 34+49.48

Q(AVG.)= 2,474,123.4 GPD Q(PEAK)= 4,948,246.8 GPD  
 Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

LENGTH 1,977.39 LF.  
 COMPUTED SLOPE 0.501 % PIPE DIA. 18.1 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	31.9	0.75	16.8	4	12.3
0.1	24.6	1	15.9	5	11.8
0.25	20.7	2	14.0	7.5	10.9
0.5	18.2	3	13.0	10	10.3

RD#07-09-052R

DEVELOPMENT SERVICES  
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Junction No. 2 Sta. 14+72.09

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Q(AVG.)= 2,474,123.4 GPD Q(PEAK)= 4,948,246.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

COMPUTED SLOPE 0.857 % LENGTH 455.00 LF.  
PIPE DIA. 16.4 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	31.9	0.75	16.8	4	12.3
0.1	24.6	1	15.9	5	11.8
0.25	20.7	2	14.0	7.5	10.9
0.5	18.2	3	13.0	10	10.3

Junction No. 1 Sta. 10+17.09

Q(AVG.)= 2,474,123.4 GPD Q(PEAK)= 4,948,246.8 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

COMPUTED SLOPE 0.857 % LENGTH 0.00 LF.  
PIPE DIA. 16.4 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	31.9	0.75	16.8	4	12.3
0.1	24.6	1	15.9	5	11.8
0.25	20.7	2	14.0	7.5	10.9
0.5	18.2	3	13.0	10	10.3

RD#07-09-052R

DEVELOPMENT SERVICES  
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RD#07-09-052R

CONTRIBUTING AREAS SEWER MODEL RUNS

SANITARY SEWER MODEL

MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

FILE:

AREAS 7,44  
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3011-A3

Page 1

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Junction No. 7 Sta. 77+52.07

Q(AVG.)= 109,782.8 GPD Q(PEAK)= 219,565.6 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED SE
73.37 WERED AREA(AC.)	0.00	53.04	20.34	0.00	0.00	7.93

COMPUTED SLOPE 2.523 % LENGTH 3,332.13 LF.  
PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)

RD#07-09-052R

HALLENBERGER/TELFORD, INC.

SANITARY SEWER MODEL

MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

DEVELOPMENT SERVICES  
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AREAS 41,42,43

FILE:  
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S011-A3

Page 1

Junction No. 7 Sta. 77+52.07

Q(AVG.)= 165,471.6 GPD Q(PEAK)= 330,943.3 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED SE
TERED AREA(AC.)	0.00	129.68	0.00	0.00	0.00	19.39 1
29.67						

COMPUTED SLOPE 2.523 % LENGTH 3,332.13 LF.  
PIPE DIA. 8.0 IN.

RD#07-09-052R

HALLENBERGER/TELFORD, INC.

SANITARY SEWER MODEL

DEVELOPMENT SERVICES  
RECEIVED

AREAS 11,12,19,28,29

SDII-A3

MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

FILE:

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Junction No. 7 Sta. 77+52.07

Q(AVG.)= 402,921.7 GPD  
Q(INFIL.)= 0.0 GPD

Q(PEAK)= 805,843.4 GPD

PAVED LANDUSE	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED SE
15.57 AREA(AC.)	204.98	0.00	0.00	10.59	0.00	45.47 2

LENGTH 3,332.13 LF.  
COMPUTED SLOPE 2.523 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA

RD#07-09-052R

HÄLLENBERGER/TELFORD, INC.

SANITARY SEWER MODEL

MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3

DEVELOPMENT SERVICES  
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AREAS 35,36,37,38

FILE: S011-43  
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Page 1

Junction No. 7 Sta. 77+52.07

Q(AVG.)= 382,774.4 GPD Q(PEAK)= 765,548.9 GPD  
Q(INFIL.)= 0.0 GPD

LANDUSE AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	0.00	299.98	0.00	0.00	0.00	54.74	299.98

LENGTH 3,332.13 LF.  
COMPUTED SLOPE 2.523 % PIPE DIA. 8.0 IN.

PIPE-SLOPE DATA					
SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)	SLOPE (%)	DIA. (IN)
0.025	15.8	0.75	8.0	4	8.0
0.1	12.2	1	8.0	5	8.0
0.25	10.2	2	8.0	7.5	8.0
0.5	9.0	3	8.0	10	8.0

Junction No. 5 Sta. 77+52.07

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NEW LINE  
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RD#07-09-052R

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MAPS