



City of San Antonio, Texas

Department of Development Services

March 25, 2008

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

RE: Rights Determination File: # 07-09-054R (The Enclave at the Heights at Stone Oak)
Resubmittal

Dear Mr. Christensen:

We have reviewed your rights determination that was resubmitted on February 19, 2008. Based on the new information provided by the applicant the following is our official finding:

Staff approves statutory rights effective April 27, 1998 for 39 units of multi-family townhome development on 4.55 acres consistent with POADP 358C and Fair Notice 07-0090. Please note that the statutory rights recognized for this project will expire unless the criterion described in Section 35-712 (b)(3)(A) has been satisfied.

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

Sincerely,

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

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



City of San Antonio, Texas

Department of Development Services

March 25, 2008

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

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Sincerely,

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

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

RCVD. BY

Date



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: # 07-09-054R (The Enclave at the Heights at Stone Oak)
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 disapprove statutory rights for 39 units of single-family residential development on 4.55 acres. The density proposed is not consistent with the project identified in 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,

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

*picked up by
Patrick Christensen*

*Submittal
2/7/08*

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



PAUL M. JUAREZ
OF COUNSEL

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

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09 FEB 15 PM 3:33
CITY OF SAN ANTONIO
PLANNING DEPARTMENT

February 14, 2008

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

Hand-Delivered

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

Hand-Delivered

Re: Formal Appeal of the decision of the City of San Antonio's Staff in Connection with the Vested Rights Permit Application for a 4.55-Acre Tract of Land Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 – 39, Block 37, San Antonio, Bexar County, Texas (the "Subject Property"; see Exhibit "1"); Our File No. 9118.003

Dear Ms. Ramirez and Mr. Hart:

The purpose of this correspondence is to appeal the decision of the City of San Antonio's (COSA) Staff in connection with the above-referenced Vested Rights Permit Application. Specifically, this appeal is based upon new information that was not previously submitted to COSA, requesting a later vesting date for the project on the "Subject Property." This Firm received written notice that the subject Vested Rights Application was denied on Thursday, February 7, 2008. Section 35-712 (d) ("Vested Rights Recognition Process Appeal") provides that a request for appeal must be filed in writing with the Planning Director within fifteen (15) calendar days from the date the Applicant is notified of the adverse decision. The subject appeal is dated February 15, 2008 and, therefore, it is filed timely pursuant to Section 35-712 (d) as referenced above.

RD#07-09-054 Appeal

The rationale for the subject appeal is that the "project" for the Subject Property, was more clearly defined within the Heights at Stone Oak II POADP 358-C, approved by COSA on April 27, 1998. COSA denied the previously requested vesting date of May 5, 1993 for the failure to state the correct "project." For the reasons outlined below, this Firm hereby formally appeals COSA's Development Services Staff's denial of a May 5, 1993 "vesting date" for the Subject Property and requests approval of an April 27, 1998 vesting date based upon POADP 358-C.

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 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, which establishes the vesting date for the property ("Heights at Stone Oak II, POADP #358-C"; *see* Exhibit "5"). The Subject Property is shown as "Multi-Family, 20 Units/Acre" in the Heights at Stone Oak II, POADP #358-C, and the land-use is listed as "Townhomes" in the POADP table (the "Project"). The Heights at Stone Oak II, POADP #358-C 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 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 PUD ERZD", which expressly permits a single family land use on the Subject Property (*see* Exhibit "6").

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 II POADP #358-C:

- 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").

RD#07-09-054 Appeal

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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.

As documentation that POADP #358-C has met the platting requirements of § 35-712(b)(3)(A) of the COSA UDC, the following table is submitted:

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POADP 358-C

Net Acres of POADP: 451.591

Acceptance Date: 04/27/1998

	Plat No.	Plat Acceptance Date	Plat Acreage	Percentage of POADP
Plats approved within 2 years of POADP Acceptance Date (04/27/2000):	970368	09/09/1998	2.64	12% (Greater than 8%)
	990066	06/23/1999	3.39	
	990023	06/23/1999	30.63	
	990022	07/14/1999	17.16	
	990313	10/13/1999	0.10	
			Total: 53.92 Acres	
Plats approved within 10 years of POADP Acceptance Date (04/27/2008):	980130	10/27/1999	22.46	69% (Greater than 50%)
	980131	10/17/1999	20.74	
	990140	10/27/1999	9.99	
	010328	01/09/2002	13.93	
	010161	10/24/2001	16.35	
	040489	01/26/2005	14.96	
	040004	09/22/2004	7.01	
	970368	09/09/1998	2.64	
	990066	06/23/1999	3.39	
	990023	06/23/1999	30.63	
	990022	07/14/1999	17.16	
	990313	10/13/1999	0.10	
	000238	02/14/2001	12.23	
	000315	07/12/2000	0.53	
	000374	12/13/2000	0.10	
	000239	12/13/2000	30.74	
	000237	10/25/2000	17.84	
	000244	01/23/2002	34.93	
	010500	06/12/2002	9.91	
	020013	06/12/2002	4.93	
	020014	06/12/2002	1.01	
	030213	05/12/2004	7.16	
	030523	12/22/2003	1.55	
	030423	11/26/2003	8.22	
	030424	11/26/2003	5.8238	
030462	11/26/2003	7.2313		
050207	07/27/2005	7.75		
			Total: 309.32	

RD#07-09-05^A Appeal

Clearly 12% of POADP #358-C was platted within 2 years of its approval and 69% has been platted within 10 years of its approval. Therefore, the vested rights for the Subject Property have not expired.

In conclusion, the Heights at Stone Oak II POADP #358-C 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 "Multi-Family/Townhome" use on 4.55 acres in Heights at Stone Oak II POADP #358-C, approved by COSA on April 27, 1998. The Heights at Stone Oak II POADP 358-C has met both the 8% platting within 2 years requirement and the 50% platting within 10 years requirement. Therefore, this Firm requests that COSA acknowledge that the 4.55-Acre Subject Property is vested as of April 27, 1998 for a townhome development by virtue of the POADP, and the Plats listed herein.

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

1. Subject Property Exhibit Plat No. 070081;
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.

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2008 FEB 15 PM 4:29

Very truly yours,

BROWN, P.C.

BY: _____

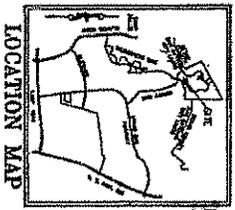

James B. Griffin

JBG/ea

Enclosures: As stated

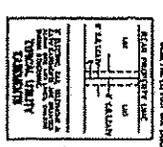
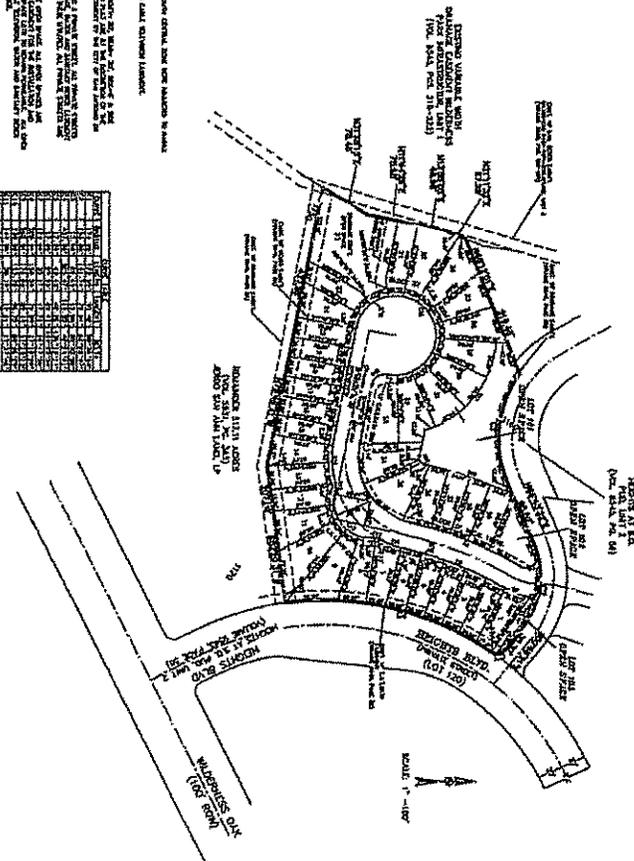
RD#07-09-054 Appeal

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MAY 11 1979



GENERAL NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF STONE OAKS. THE CITY ENGINEER'S OFFICE SHALL BE CONSULTED FOR THE LATEST CITY ORDINANCES AND REGULATIONS.
2. THE PROPERTY IS BOUND BY THE STONE OAKS SUBDIVISION TO THE NORTH AND WEST, AND BY THE STONE OAKS SUBDIVISION TO THE SOUTH AND EAST.
3. THE PROPERTY IS BOUND BY THE STONE OAKS SUBDIVISION TO THE NORTH AND WEST, AND BY THE STONE OAKS SUBDIVISION TO THE SOUTH AND EAST.
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JACK JOHNSON COMPANY
Engineering and Planning
11111 Stone Oaks Blvd., Suite 100
Stone Oaks, Texas 75781
Phone: (714) 291-1111

ACBS
American Consulting & Business Services
11111 Stone Oaks Blvd., Suite 100
Stone Oaks, Texas 75781
Phone: (714) 291-1111

THE ENCLAVE AT THE HEIGHTS AT STONE OAKS SUBDIVISION
THIS PLAN OF THE ENCLAVE AT THE HEIGHTS AT STONE OAKS SUBDIVISION, BROWN COUNTY, TEXAS, IS HEREBY SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF STONE OAKS, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

FILE OF THIS
COUNTY OF BROWN
THIS PLAN OF THE ENCLAVE AT THE HEIGHTS AT STONE OAKS SUBDIVISION, BROWN COUNTY, TEXAS, IS HEREBY SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF STONE OAKS, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.





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

2008 FEB 15 PM 4:29
DEVELOPMENT SERVICES
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Intake Date: _____

Intake By: _____

Type: Rights Determination

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
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:** _____

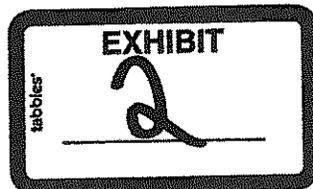
Address: 206 E. Ramsey **Phone#:** (210) 349-6571

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

Name of Project: The Enclave at the Heights at Stone Oak PUD

Site location or address of project and legal description:

Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, 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: 198,198 S.F. (4.55 Acres)

(c) Total area of impervious surface, in square feet: 178,378 S.F.

(d) Number of residential dwellings units, by type: 39 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 April 27, 1998.

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CITY OF SAN ANTONIO
PLANNING SERVICES

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-C

Date accepted: April 27, 1998 Expiration Date: April 27, 1998 MDP Size: 596 acres

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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:

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

DEVELOPMENT SERVICES
2008 FEB 15 PM 4:29

6. Requested date for claim of rights for this Project: April 27, 1998

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.

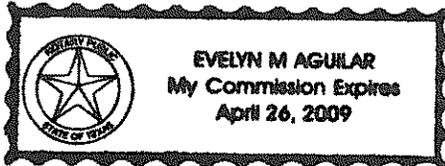
8. Sworn statement:

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: James B. Griffin Signature: *JB* Date: 2-14-08

Sworn to and subscribed before me by James B. Griffin on this 14th day of FEBRUARY in the year 2008, to certify which witness my hand and seal of office.



Evelyn M. Aguilar
Notary Public, State of Texas

Director's Decision: Approved Denied

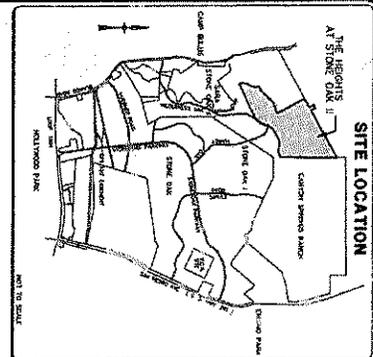
Reviewed By: _____ Date: _____
Development Services Department

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

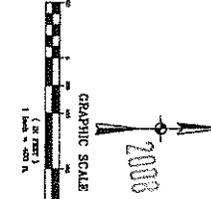
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This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and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

SITE LOCATION

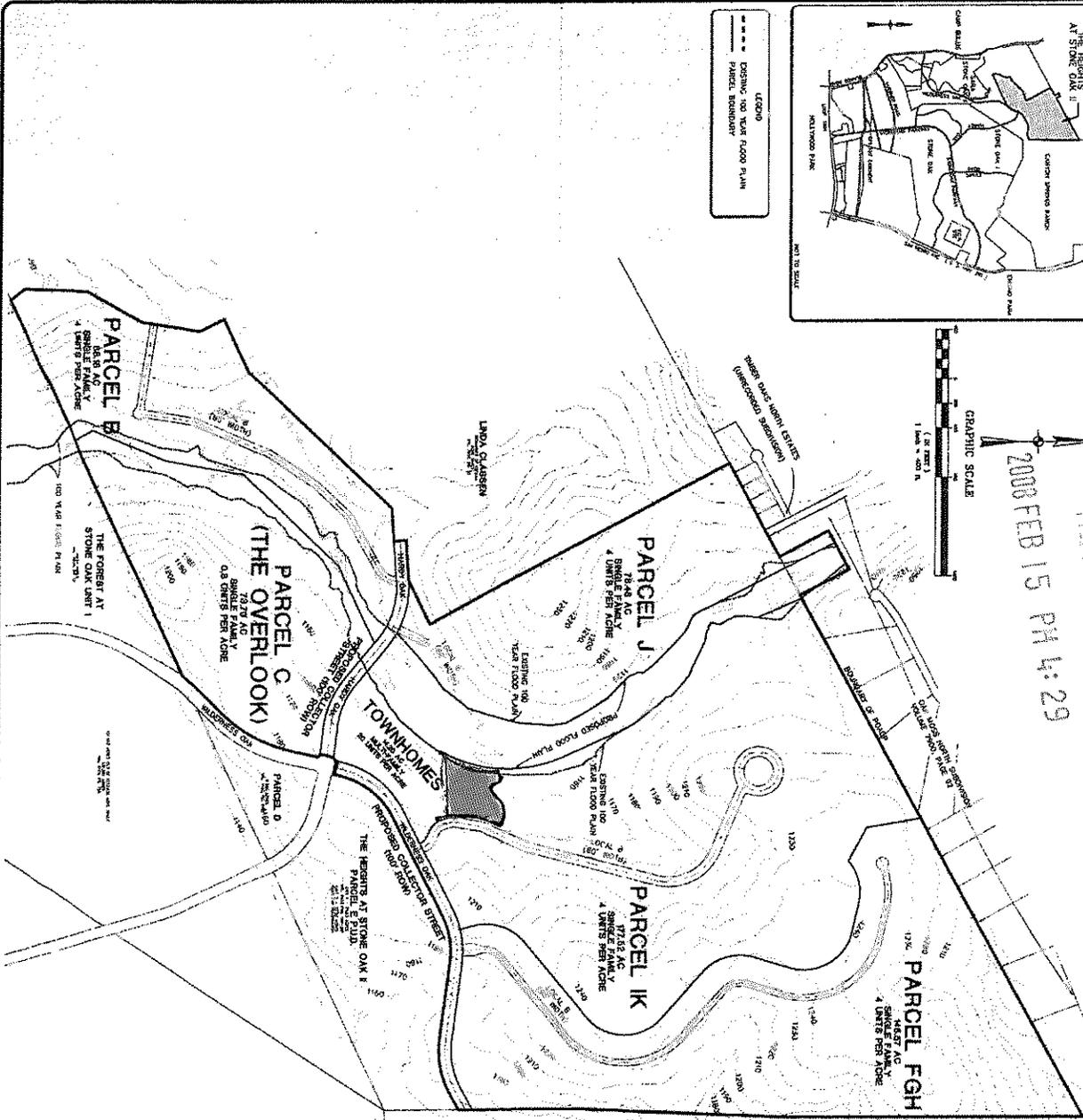


LEGEND
 - - - - - EXISTING 100 YEAR FLOOD PLAIN
 - - - - - PARCEL BOUNDARY



2008 FEB 15 PM 4:29

DEVELOPMENT SERVICES



- NOTES**
- PROPOSED COLLECTOR EXTENSIONS OFFICE FOR WATER AND WILDFIRE RISK AT EXISTING LOCATIONS FOR NEW 100 YEAR COLLECTION SYSTEMS TO BE LOCATED AT EXISTING MAIN STREETS HAVE BEEN COMBINED WITH ADJACENT MAIN STREETS WITHIN ONE BLOCK NORTH SUBDIVISION (C.D. 7892). PER SD AND TNRB FROM NORTH SUBDIVISION COMBINED WITH NEW 100 YEAR COLLECTION SYSTEMS WILL BE LOCATED WITH THIS PHASE. MAIN NORTH SUBDIVISION MAIN STREETS WILL BE LOCATED WITH THIS PHASE.
 - ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PHASING.
 - PROPOSED 100 YEAR FLOOD PLAIN HIGHLIGHTED ON THE PLAN WILL HAVE 100' R.O.B. WITH 4' SWAYING WIDTH. NORTH END AND WILDFIRE DAM WILL HAVE 150' R.O.B. WITH 4' SWAYING WIDTH.
 - PROPOSED 100 YEAR FLOOD PLAIN HIGHLIGHTED ON THE PLAN WILL HAVE 100' R.O.B. WITH 4' SWAYING WIDTH.
 - PROPOSED 100 YEAR FLOOD PLAIN HIGHLIGHTED ON THE PLAN WILL HAVE 100' R.O.B. WITH 4' SWAYING WIDTH.
 - THE PROPOSED WILDFIRE DAM WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.
 - THE PROPOSED WILDFIRE DAM WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.

CANYON SPRINGS RANCH
 AT STONE OAK II

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

PARCEL	AREA (AC)	LAND USE	DENSITY (UNITS/AC)	100 YEAR FLOOD PLAIN (SQ. FT.)
1	98.87	SINGLE FAMILY	4.0	7,662
2	115.87	SINGLE FAMILY	4.0	9,630
3	100.00	SINGLE FAMILY	4.0	8,333
4	100.00	SINGLE FAMILY	4.0	8,333
5	100.00	SINGLE FAMILY	4.0	8,333
6	100.00	SINGLE FAMILY	4.0	8,333
7	100.00	SINGLE FAMILY	4.0	8,333
8	100.00	SINGLE FAMILY	4.0	8,333
9	100.00	SINGLE FAMILY	4.0	8,333
10	100.00	SINGLE FAMILY	4.0	8,333
11	100.00	SINGLE FAMILY	4.0	8,333
12	100.00	SINGLE FAMILY	4.0	8,333
13	100.00	SINGLE FAMILY	4.0	8,333
14	100.00	SINGLE FAMILY	4.0	8,333
15	100.00	SINGLE FAMILY	4.0	8,333
16	100.00	SINGLE FAMILY	4.0	8,333
17	100.00	SINGLE FAMILY	4.0	8,333
18	100.00	SINGLE FAMILY	4.0	8,333
19	100.00	SINGLE FAMILY	4.0	8,333
20	100.00	SINGLE FAMILY	4.0	8,333
21	100.00	SINGLE FAMILY	4.0	8,333
22	100.00	SINGLE FAMILY	4.0	8,333
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100	100.00	SINGLE FAMILY	4.0	8,333



DATE: MAY 9, 1997
 DESIGNED BY: C.R.H.
 DRAWN BY: J.E.H.
 CHECKED BY: C.R.H.
 SCALE: 1" = 400'
 FILE NAME: 7708POAD
 SUPPORT: P\97708

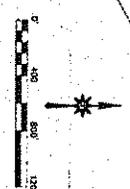
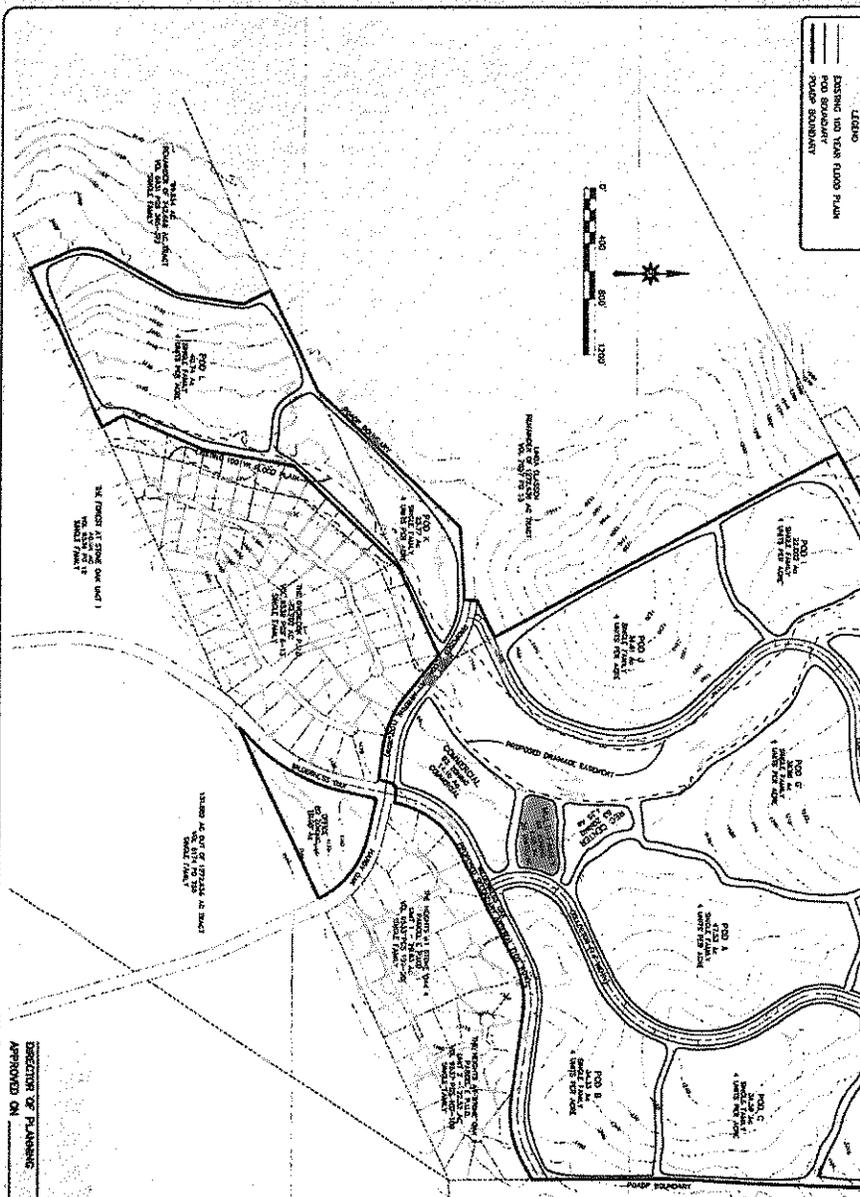
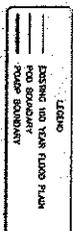
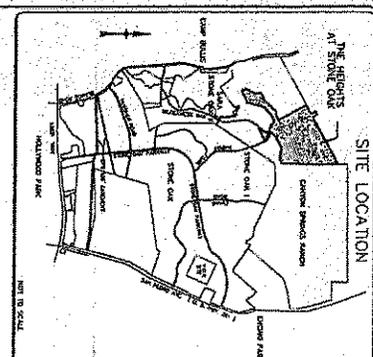
HALLENBERGER ENGINEERING
 ENGINEERS
 PLANNERS
 SURVEYORS
 11522 3RD WHEATON
 SAN ANTONIO, TEXAS (210) 546-0571
 78216

JOB NO. **97708**

5513
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (GROUP)
 THE HEIGHTS AT STONE OAK II #
 ERZD SHEET 21 OF 21

2008 FEB 15 PM 4:29

DEPARTMENT SERVICES



DIRECTOR OF PLANNING
APPROVED ON _____

PERMANENT OVERLAY AREA DEVELOPMENT PLAN (POADP)
THE HEIGHTS AT STONE OAK - PODS 1 - 11

NO. OF LOTS IN EACH DISTRICT

DISTRICT	NO. OF LOTS	TOTAL
POD 1	1	1
POD 2	1	1
POD 3	1	1
POD 4	1	1
POD 5	1	1
POD 6	1	1
POD 7	1	1
POD 8	1	1
POD 9	1	1
POD 10	1	1
POD 11	1	1
TOTAL	11	11

ISSUED BY: AMN, L.L.B.
401 SOUTH RIVER, SUITE 300
DALLAS, TEXAS 75219

1. APPROVED JARREL, FORTSONS STREET, FOR LARRY DAVE (DCA) AND ADDRESS PLAN ALTERNATE LOCATIONS FOR THESE TWO ADVERTISEMENTS BEING USED FOR SOME OCCASION. BLOCK STREETS HAVE BEEN COORDINATED WITH ADDRESS.
2. ALL ADVERTISEMENTS TO BE PLACED ON THE NORTH SIDE OF THE ROAD. THE ADVERTISEMENTS WILL NOT BE EXTENDED INTO THE ROAD.
3. CONTROLS SHOWN ARE AT THE FOOT INTERSECTIONS.
4. (DCA PLANNING COMMISSION APPROVAL (DCA AT STONE) ON FEBRUARY 24, 1997 WITH RECOMMENDATION FOR APPROVAL (DCA AT STONE) ON JANUARY 26, 1998).
5. REPROVED JARREL STREET - ADDRESS ONLY WILL HAVE FOR R.E.W. WITH ADDRESS WITH RECOMMENDATION FOR APPROVAL (DCA AT STONE) ON FEBRUARY 24, 1997 WITH RECOMMENDATION FOR APPROVAL (DCA AT STONE) ON JANUARY 26, 1998).
6. THE PROPOSED WATERWAYS ONLY WILL HAVE A 5' SIDEWALK ON THE NORTH SIDE OF STREET (DCA PLANNING COMMISSION APPROVAL (DCA AT STONE) ON FEBRUARY 24, 1997).
7. THE PROPOSED WATERWAYS ONLY WILL HAVE A 5' SIDEWALK ON THE NORTH SIDE OF STREET (DCA PLANNING COMMISSION APPROVAL (DCA AT STONE) ON FEBRUARY 24, 1997).
8. ALL POADS, THE SIDEWALKS, AND THE SIDEWALK CENTER SHALL BE A PAVED SURFACE. EXCEPT WITH PRIVATE STREETS.
9. THE POADP SHALL BE THE PRIVATE STREET LOCATED ON THE NORTH SIDE OF STREET.

PLAN HAS BEEN ACCEPTED BY
COSEA 4-17-98 558 C
If no plots are filed, plan will
expire on 10-27-99
1st filed plot on _____

tabbles

EXHIBIT

5

ERZD

POADP FOR THE HEIGHTS AT STONE OAK

NO.	DATE	OCCUPATION	BY

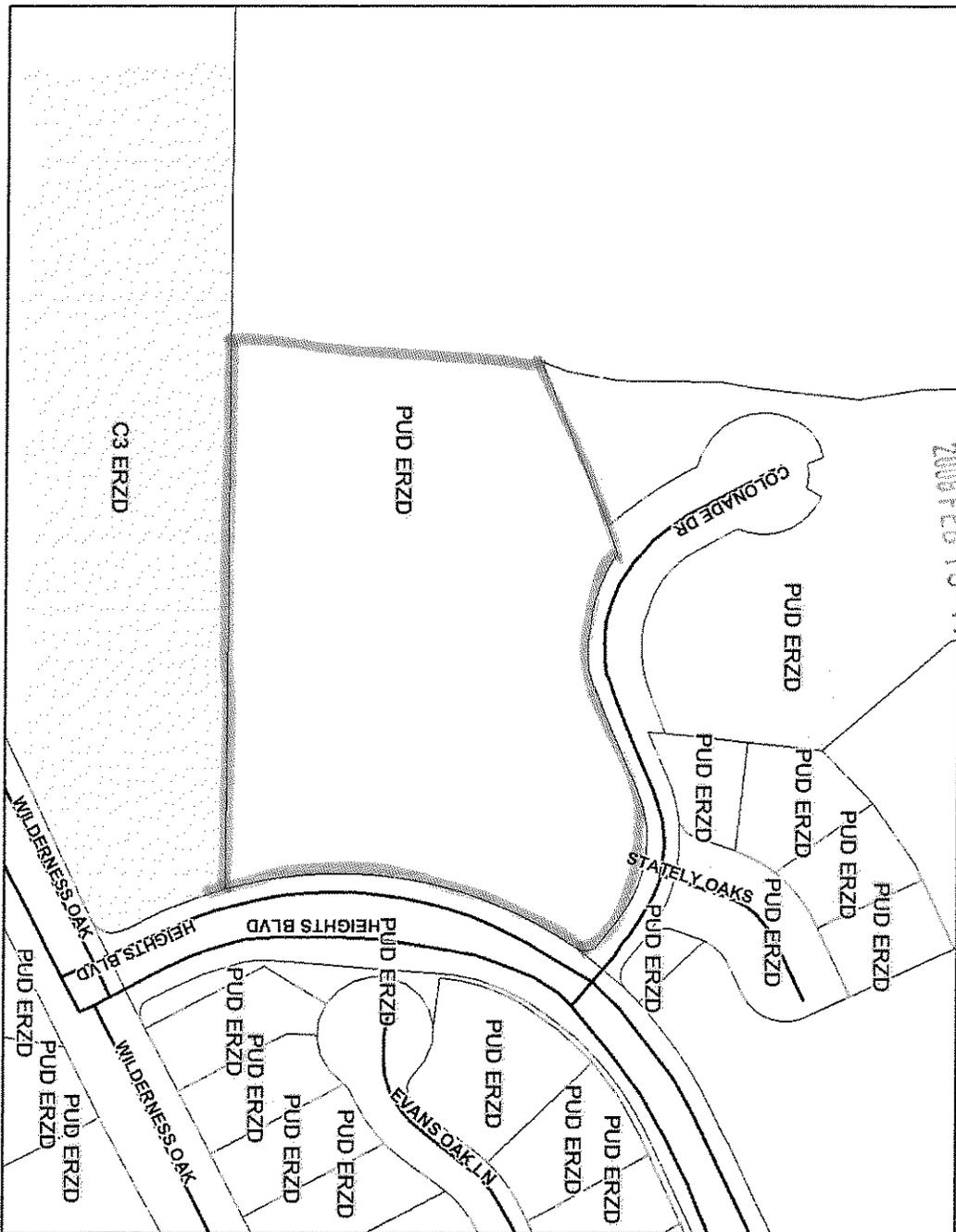
HALLENBERGER ENGINEERING, L.C.
ENGINEERS PLANNERS SURVEYORS
15202 W. WINDYBROOK (214) 444-4271 75241
SAP AMHERST, TEXAS

98700

Exhibit 6

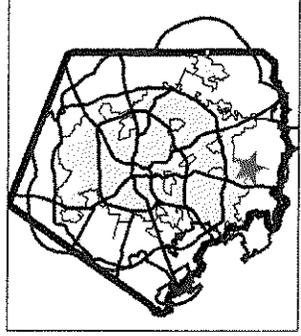
DEVELOPMENT SERVICES
RECEIVED

2008 FEB 15 PM 4:29



This map is a user-generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 2127553, 13789273



Legend

- Parcels
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Bexar Streets

- B2NA
- C1
- C2
- C2NA
- C3
- C3NA
- CSR
- D
- H
- I
- L
- MF25
- MF33
- MF40
- MF40
- NC
- NP-10
- NP-15
- NP-8
- O1
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- OCL
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- R4
- R4
- R5
- R6
- RE
- RM4
- RMS



Scale: 1:2,125



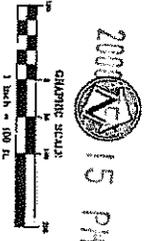
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 SHEET 1 OF 2
 010328



LOCATION MAP

- GENERAL NOTES:**
1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.
 2. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 3. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
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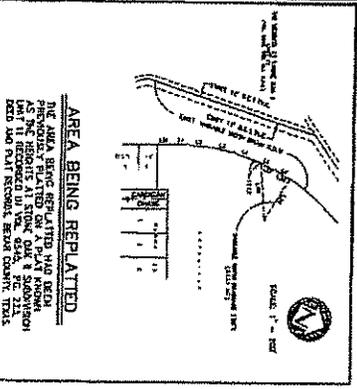
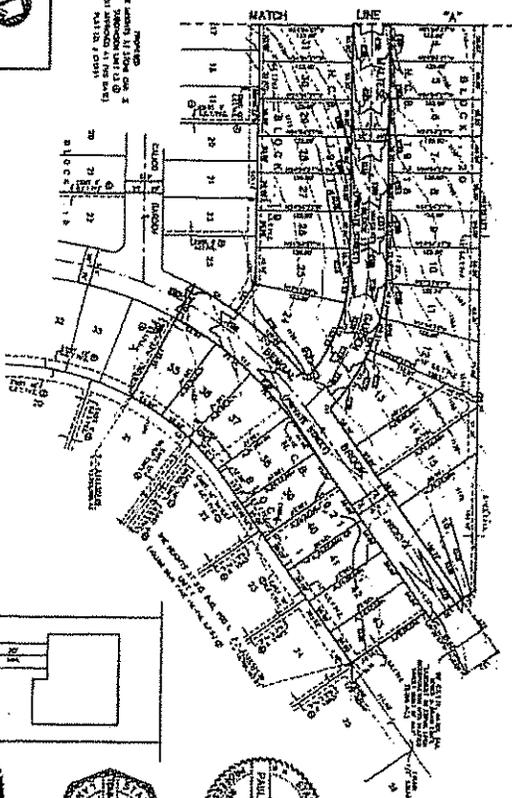
- EDWARDS ADAPTER NOTES:**
1. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
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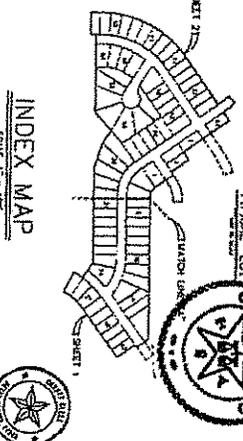
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THE HEIGHTS AT STONE OAK II
 SUBDIVISION UNIT 14
 PLANNED UNIT DEVELOPMENT
 REPEAT & SUBDIVISION PLAN
 EDWARDS ADAPTER

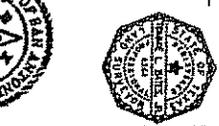
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WFC
 A TRC INC. COMPANY
 WITCASTELLA & ASSOCIATES, INC.
 ENGINEERS & ARCHITECTS
 1000 W. 10th Street, Suite 1000, Fort Worth, Texas 76102
 PHONE: (817) 339-1111
 FAX: (817) 339-1112
 WWW: www.wfc.com



INDEX MAP
 SCALE: 1" = 1/2 MI.



EDWARDS ADAPTER
 ENGINEER
 1000 W. 10th Street, Suite 1000, Fort Worth, Texas 76102
 PHONE: (817) 339-1111
 FAX: (817) 339-1112
 WWW: www.edwardsadapter.com



ARTHUR I. L. WINOIT
 ARCHITECT
 1000 W. 10th Street, Suite 1000, Fort Worth, Texas 76102
 PHONE: (817) 339-1111
 FAX: (817) 339-1112
 WWW: www.arthurilwinoit.com



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 26, 2007

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

Hand-Delivered

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

Hand-Delivered

10-01-07P04:08 RCVD

Re: Vested Rights for a 4.55-Acre Tract of Land Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 – 39, Block 37, San Antonio, Bexar County, Texas (the "Subject Property"; see Exhibit "1"); Our File No. 9118.003

RD. # 07 - 09 - 054

Dear Ms. Ramirez and Mr. Hart:

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

To provide for the development of the Subject Property, the developer filed a Preliminary Overall Area Development Plan with COSA, POADP #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 shown as "Town Homes" in the Heights at Stone Oak II, POADP #358-C, which is equivalent to Single Family under the UDC. 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").

10-01-07P04:08 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 4.55 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 4.55-Acre Subject Property is vested as of May 5, 1993 for a single family development by virtue of the POADP, and the Plats listed herein.

LRP # 07 - 09 - 054

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 No. 070081;
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

10-01-07P04:08 RCVD

ERP # 07 - 09 - 054



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

10-01-07P04:00 RCVD

Intake Date: 9/28/07

Intake By: Larry Odiz

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: _____

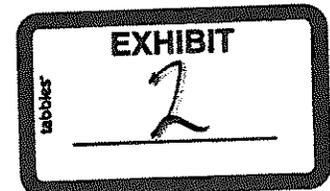
Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

Name of Project: The Enclave at the Heights at Stone Oak PUD

Site location or address of project and legal description:

Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, 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: 198,198 S.F. (4.55 Acres)

(c) Total area of impervious surface, in square feet: 178,378 S.F.

(d) Number of residential dwellings units, by type: 39 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

10-01-07P04:08 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: _____

10-01-07P04:08 RCVD

PLAT APPLICATION

Fair Notice required with plat application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT

Plat Name: _____ Plat # _____ Acreage: _____ Approval

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

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

OTHER PERMITS:

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

N/A

6. Requested date for claim of rights for this Project: 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: [List of 4 items with checkboxes] A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

10-01-07P04:08 RCVD

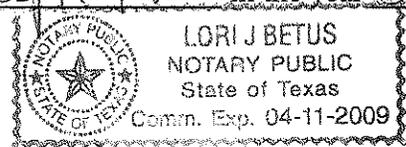
8. Sworn statement:

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: 9/27/08

Sworn to and subscribed before me by Patrick W. Christensen on this 29 day of September in the year 2008 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:

10-01-07P04:38 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
Fair Notice Form



09-28-07P04:02 RCVD

Date: September 26, 2007 Notice Number: FN 07-0090

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

<u>COSA USE ONLY</u>	
Expiration date: <u>11/12/07</u>	Authorized Rep: <u>Larry Odie</u>

3. If a permit application identified in item (6) below is not submitted for completeness review within 45 days from the filing date of this form, this notice will be null and void.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All site plans must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- | | |
|--|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. <u>#358</u> | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Plat No. <u>070081</u> |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |

RD # 07 - 09 - 054

City of San Antonio Development Services Department

Fair Notice Form

(Cont'd)

FN07-0090

The following projects require a site plan.

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

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

*CPS Energy/ Utilities No. *Other:

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

The following single plat projects require a site plan:

*Multi-Family

*Commercial

*Office

*Industrial

*Multiple Land Use Projects (Complete # 7)

*Entertainment

*Special District

*Other:

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

09 28 07P04:02 RCVD

7. For all site plans please complete the following:

(a) Single - Family: Land Allocation in Square Feet & Acreage 198,198 S.F. (4.55 Acres)
Use Allocation in Square Feet & Acreage 198,198 S.F. (4.55 Acres)
Density 39 Units
Impervious Cover 178,378 S.F.

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

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

RD # 07 - 09 - 054

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

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

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

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

City of San Antonio Development Services Department

Fair Notice Form

(Cont'd)

FN07-0090

8. Project Name: The Enclave at the Heights at Stone Oaks PUD

Property Description: Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, San Antonio, Bexar County, Texas.

Owner: JERBO SAN ANN LAND LTD Phone: Fax:

Address: 24911 Estancia Circle City: San Antonio State: Texas Zip Code: 78258

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

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

Applicant: Phone: Fax:

Address: City: State ZipCode:

Engineer/Surveyor: Hellenberger Engineering, L.C. Phone: (210) 349-6571 Fax:

Address: 206 E. Ramsey City: San Antonio State: Texas ZipCode: 78216

Contact Person Name: E-mail:

Phone: Fax:

09-28-07P04:02 RCVD

Site is over/within/includes:

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

Council District: 9 School District: NEISD Ferguson map grid: 482 D-2

Owner or Authorized Representative:

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

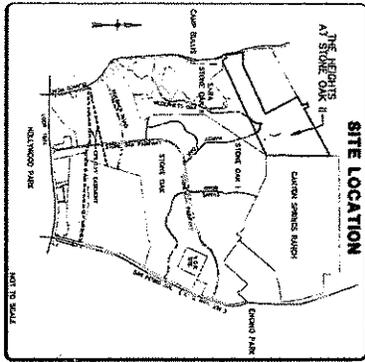
Print Name: PATRICK W. CHRISTENSEN Signature: [Handwritten Signature]

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

E-mail: pwc@kbrownpc.com

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

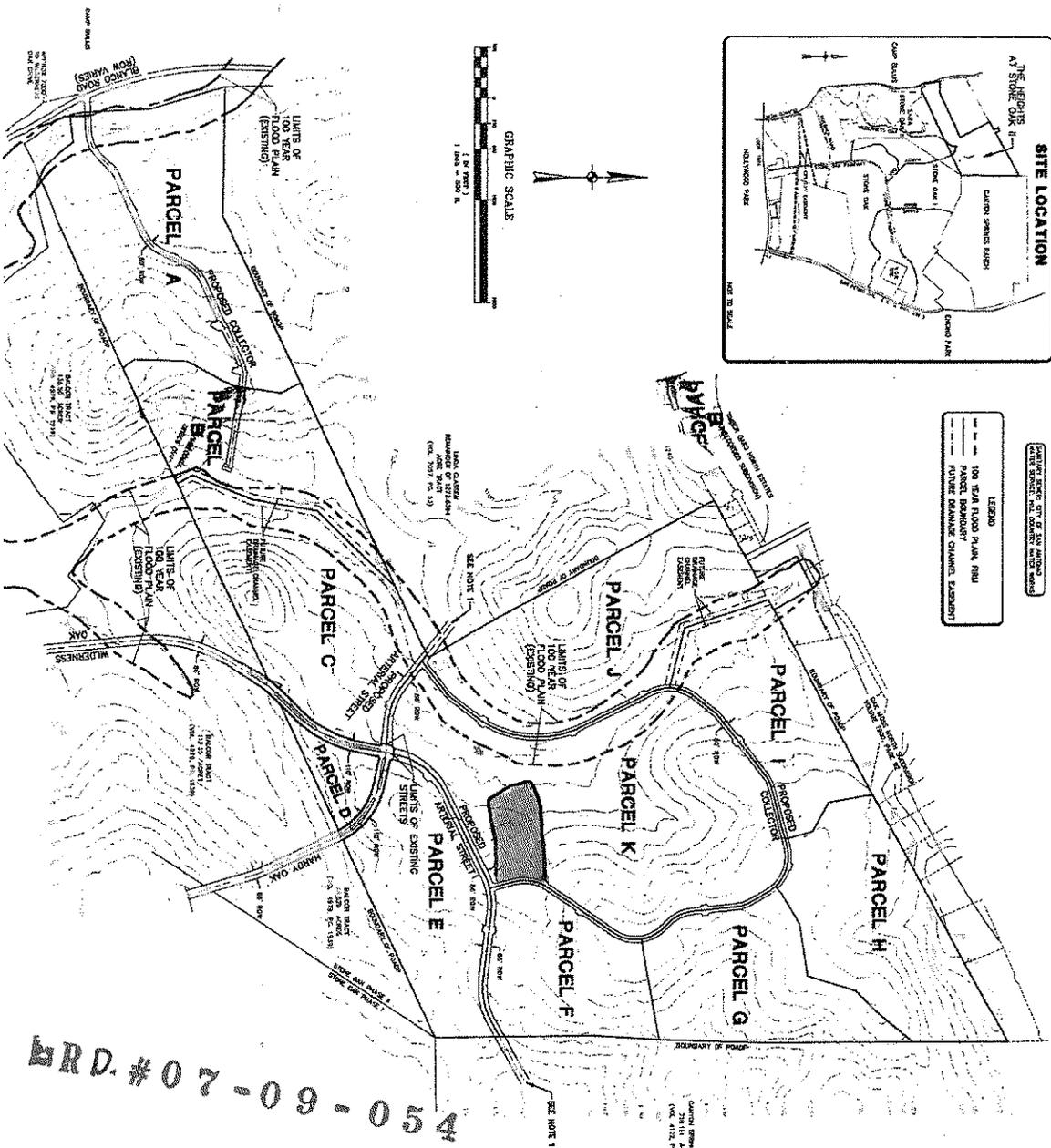
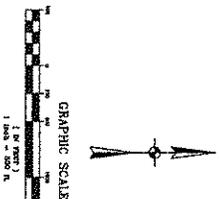
RD # 07 - 09 - 054



LEGEND

--- 100 YEAR FLOOD PLAIN (FAS) (FAS)

--- FUTURE DRAINAGE CHANNEL (EXHIBIT)



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

BRD.#07-09-054

10-01-07P04:00 RCVD

PARCEL TO BE P.U.D.
PARCEL E



#358

- NOTES**
1. PROPOSED UTILITY LOCATIONS ARE SHOWN FOR WATER, GAS, AND 115KV POWER LINES. ALL UTILITY LOCATIONS FOR THESE UTILITIES SHALL BE DETERMINED BY THE UTILITY PROVIDERS. THE UTILITY PROVIDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS-OF-WAY FROM THE UTILITY PROVIDERS.
 2. RELOCATION ALONG ROAD RIGHT-OF-WAY SHALL BE MADE IN ACCORDANCE WITH THE UTILITY PROVIDER'S PLAN.
 3. ALL ALLEYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE. ALL ALLEYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE. ALL ALLEYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE.
 4. CONTIGUOUS SHOWN ARE AT TEN FOOT INTERVALS.
 5. ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PLANNING.

THE FOLLOWING TABLE SHOWS RECREATION PLAN (RDP)

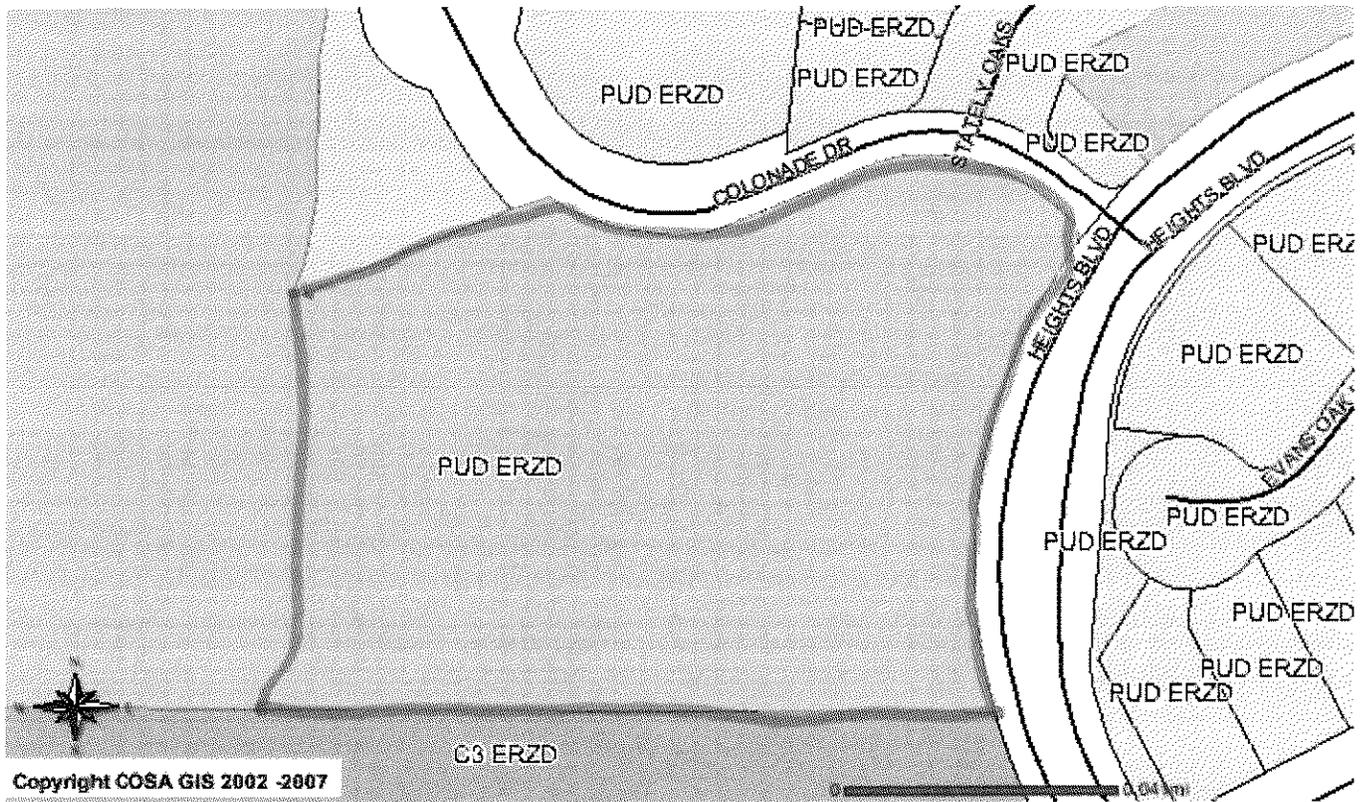
PARCEL	AREA (AC)	LANDUSE	100 YEAR FLOOD PLAIN (FAS)
1	10.000	SINGLE FAMILY	18.898
2	7.400	SINGLE FAMILY	14.800
3	2.500	SINGLE FAMILY	5.000
4	2.500	SINGLE FAMILY	5.000
5	2.500	SINGLE FAMILY	5.000
6	2.500	SINGLE FAMILY	5.000
7	2.500	SINGLE FAMILY	5.000
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95	2.500	SINGLE FAMILY	5.000
96	2.500	SINGLE FAMILY	5.000
97	2.500	SINGLE FAMILY	5.000
98	2.500	SINGLE FAMILY	5.000
99	2.500	SINGLE FAMILY	5.000
100	2.500	SINGLE FAMILY	5.000

HTS @ STONE OAK II

THE HEIGHTS AT STONE OAK II
POADP

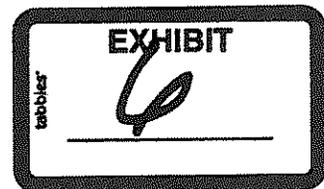
DATE: APR 95
DESIGNED BY: CHW
DRAWN BY: FGH
CHECKED BY: CHW
SCALE: P=500
FILE: 72P040
SHEET: P/927228A
HALLENBERGER ENGINEERING
ENGINEERS PLANNERS SURVEYORS
11122 SW WINSTON SAN ANTONIO, TEXAS
(210) 349-6971
(210) 349-1546
752116

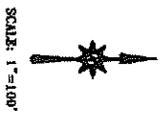
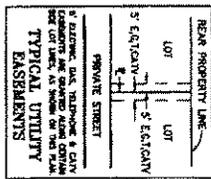
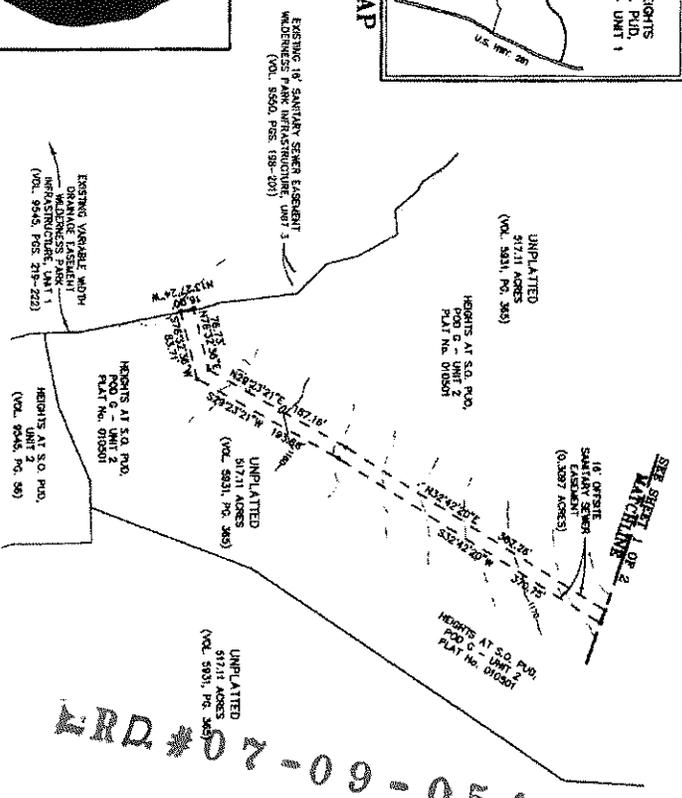
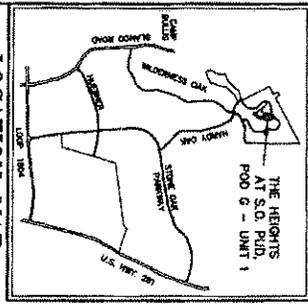
92722



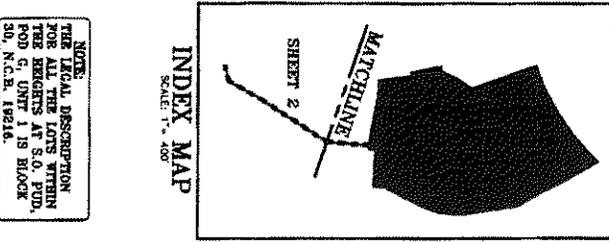
10-01-07P04:08 RCVD

MRP # 07-09-054





RD # 07-09-054



NOTE:
 FOR ALL THE LOTS WITHIN THIS PLAT AT S.O. PUD, UNIT 1, IS BLOCK 50, N.E. 19216.

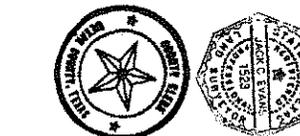
LINE	BEARING	DISTANCE
1	S 89° 52' 00" W	13.18
2	S 89° 52' 00" W	13.18
3	S 89° 52' 00" W	13.18
4	S 89° 52' 00" W	13.18
5	S 89° 52' 00" W	13.18
6	S 89° 52' 00" W	13.18
7	S 89° 52' 00" W	13.18
8	S 89° 52' 00" W	13.18
9	S 89° 52' 00" W	13.18
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12	S 89° 52' 00" W	13.18
13	S 89° 52' 00" W	13.18
14	S 89° 52' 00" W	13.18
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27	S 89° 52' 00" W	13.18
28	S 89° 52' 00" W	13.18
29	S 89° 52' 00" W	13.18
30	S 89° 52' 00" W	13.18

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	S 89° 52' 00" W	13.18	13.18	13.18
2	S 89° 52' 00" W	13.18	13.18	13.18
3	S 89° 52' 00" W	13.18	13.18	13.18
4	S 89° 52' 00" W	13.18	13.18	13.18
5	S 89° 52' 00" W	13.18	13.18	13.18
6	S 89° 52' 00" W	13.18	13.18	13.18
7	S 89° 52' 00" W	13.18	13.18	13.18
8	S 89° 52' 00" W	13.18	13.18	13.18
9	S 89° 52' 00" W	13.18	13.18	13.18
10	S 89° 52' 00" W	13.18	13.18	13.18
11	S 89° 52' 00" W	13.18	13.18	13.18
12	S 89° 52' 00" W	13.18	13.18	13.18
13	S 89° 52' 00" W	13.18	13.18	13.18
14	S 89° 52' 00" W	13.18	13.18	13.18
15	S 89° 52' 00" W	13.18	13.18	13.18
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17	S 89° 52' 00" W	13.18	13.18	13.18
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19	S 89° 52' 00" W	13.18	13.18	13.18
20	S 89° 52' 00" W	13.18	13.18	13.18
21	S 89° 52' 00" W	13.18	13.18	13.18
22	S 89° 52' 00" W	13.18	13.18	13.18
23	S 89° 52' 00" W	13.18	13.18	13.18
24	S 89° 52' 00" W	13.18	13.18	13.18
25	S 89° 52' 00" W	13.18	13.18	13.18
26	S 89° 52' 00" W	13.18	13.18	13.18
27	S 89° 52' 00" W	13.18	13.18	13.18
28	S 89° 52' 00" W	13.18	13.18	13.18
29	S 89° 52' 00" W	13.18	13.18	13.18
30	S 89° 52' 00" W	13.18	13.18	13.18

THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THIS PLAT AT S.O. PUD, UNIT 1, IS BLOCK 50, N.E. 19216.

UNPLATTED 57111 ADRES (VOL. 5831, PG. 306)
 UNPLATTED 57121 ADRES (VOL. 5831, PG. 306)
 UNPLATTED 57131 ADRES (VOL. 5831, PG. 306)
 UNPLATTED 57141 ADRES (VOL. 5831, PG. 306)

DATE: OCTOBER 22, 2004 JOB NO. 159 SHEET NO. 3 OF 2

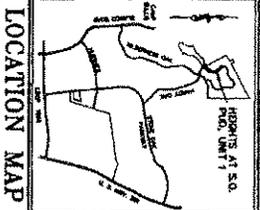


STATE OF TEXAS
 COUNTY OF DALLAS
 I, COUNTY CLERK OF DALLAS COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF OCTOBER, 2004, AT 10:16 AM, AND IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, UNDER THE NAME AND NUMBER OF THIS PLAT.

THE HEIGHTS AT S.O. PUD, UNIT 1
 SUBDIVISION PLAT OF
 THE HEIGHTS AT S.O. PUD, POD G
 UNIT 1

PLAT NO: 010500
 I, COUNTY CLERK OF DALLAS COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF OCTOBER, 2004, AT 10:16 AM, AND IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, UNDER THE NAME AND NUMBER OF THIS PLAT.

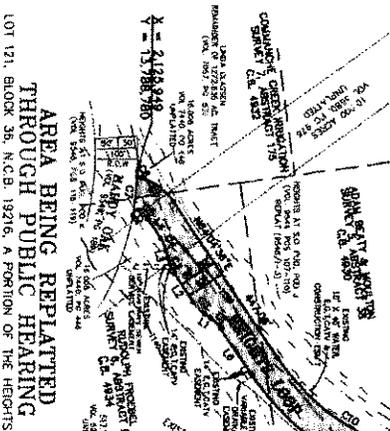
FILED
RECORDS SECTION
COUNTY CLERK
SAN ANTONIO, TEXAS
FEB 11 2002



LOCATION MAP

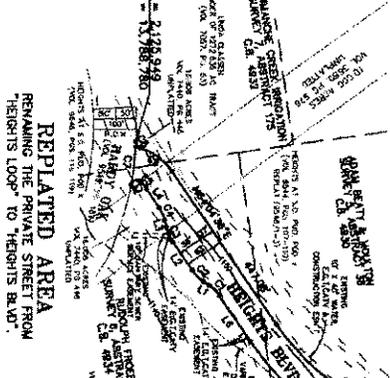
THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S SUBDIVISION MAP ACT. THE CITY'S ZONING ORDINANCES REQUIRE THAT ALL SUBDIVISIONS BE PREPARED AND RECORDED IN ACCORDANCE WITH THE CITY'S SUBDIVISION MAP ACT. THE CITY'S SUBDIVISION MAP ACT REQUIRES THAT ALL SUBDIVISIONS BE PREPARED AND RECORDED IN ACCORDANCE WITH THE CITY'S SUBDIVISION MAP ACT.

BLK.	ACRES	AREA	OWNER	REMARKS
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3	0.12	0.12
4	0.12	0.12
5	0.12	0.12
6	0.12	0.12
7	0.12	0.12
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11	0.12	0.12
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94	0.12	0.12
95	0.12	0.12
96	0.12	0.12
97	0.12	0.12
98	0.12	0.12
99	0.12	0.12
100	0.12	0.12



AREA BEING REPLATED THROUGH PUBLIC HEARING

LOT 121, BLOCK 36, N.C.B. 19276, A PORTION OF THE HEIGHTS AT S.O. PUB. UNIT 1, (VOL. 9545, PAGES 53-55).



REPLATED AREA REMAINING THE PRIVATE STREET FROM THE HEIGHTS LOOP TO SHELDON BLVD.

DATE: FEBRUARY 1, 2002

FORM 9. REPEAT CERTIFICATION

STATE OF TEXAS
COUNTY OF BEKAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT NO. 9545, THE HEIGHTS AT S.O. PUB. UNIT 1, AND IS BEING REPLATED ON PLAT NO. 020013, BEKAR COUNTY PLAT AND BEKAR RECORDS, PAGES 23-25. BEKAR COUNTY PLAT AND BEKAR RECORDS, PAGES 23-25.

David Lane McKeen
COUNTY CLERK

HALEMBERGER, I.C. ENGINEERING, L.C.
CONSULTING ENGINEERS & SURVEYORS
202 E. SAUNDERS
SAN ANTONIO, TEXAS 78201

PLAT NO. 020013

REPLATING A PORTION OF HEIGHTS AT S.O. PUB. UNIT 1

STATE OF TEXAS
COUNTY OF BEKAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, AND HE REQUESTED THAT I BE THE PERSON TO BE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February, 2002.

David Lane McKeen
COUNTY CLERK

PLAT NO. 020013

REPLATING A PORTION OF HEIGHTS AT S.O. PUB. UNIT 1

STATE OF TEXAS
COUNTY OF BEKAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, AND HE REQUESTED THAT I BE THE PERSON TO BE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February, 2002.

David Lane McKeen
COUNTY CLERK

PLAT NO. 020013

REPLATING A PORTION OF HEIGHTS AT S.O. PUB. UNIT 1

STATE OF TEXAS
COUNTY OF BEKAR

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David Lane McKeen
COUNTY CLERK

PLAT NO. 020013

REPLATING A PORTION OF HEIGHTS AT S.O. PUB. UNIT 1

STATE OF TEXAS
COUNTY OF BEKAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, AND HE REQUESTED THAT I BE THE PERSON TO BE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February, 2002.

David Lane McKeen
COUNTY CLERK



City of San Antonio, Texas
Department of Development Services

March 25, 2008

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

RE: Rights Determination File: # 07-09-054R (The Enclave at the Heights at Stone Oak)
Resubmittal

Dear Mr. Christensen:

We have reviewed your rights determination that was resubmitted on February 19, 2008. Based on the new information provided by the applicant the following is our official finding:

Staff approves statutory rights effective April 27, 1998 for 39 units of multi-family townhome development on 4.55 acres consistent with POADP 358C and Fair Notice 07-0090. Please note that the statutory rights recognized for this project will expire unless the criterion described in Section 35-712 (b)(3)(A) has been satisfied.

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,

Handwritten signature of Fernando J. De León in cursive.

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

Handwritten signature of Robin M. Stever in cursive.

RCVD. BY
03/26/2008

Date

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



PAUL M. JUAREZ
OF COUNSEL

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

February 14, 2008

RECEIVED
09 FEB 15 PM 3:33
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

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

Hand-Delivered

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

Hand-Delivered

RECEIVED
09 FEB 20 PM 1:00
CITY OF SAN ANTONIO
LAND DEVELOPMENT SERVICES

Re: Formal Appeal of the decision of the City of San Antonio's Staff in Connection with the Vested Rights Permit Application for a 4.55-Acre Tract of Land Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, San Antonio, Bexar County, Texas (the "Subject Property"; see Exhibit "1"); Our File No. 9118.003

Dear Ms. Ramirez and Mr. Hart:

The purpose of this correspondence is to appeal the decision of the City of San Antonio's (COSA) Staff in connection with the above-referenced Vested Rights Permit Application. Specifically, this appeal is based upon new information that was not previously submitted to COSA, requesting a later vesting date for the project on the "Subject Property." This Firm received written notice that the subject Vested Rights Application was denied on Thursday, February 7, 2008. Section 35-712 (d) ("Vested Rights Recognition Process Appeal") provides that a request for appeal must be filed in writing with the Planning Director within fifteen (15) calendar days from the date the Applicant is notified of the adverse decision. The subject appeal is dated February 15, 2008 and, therefore, it is filed timely pursuant to Section 35-712 (d) as referenced above.

RD#07-09-054 Appeal

RECEIVED
09 SEP 2004 2:50
CITY OF DENVER
COMMUNITY DEVELOPMENT

The rationale for the subject appeal is that the “project” for the Subject Property, was more clearly defined within the Heights at Stone Oak II POADP 358-C, approved by COSA on April 27, 1998. COSA denied the previously requested vesting date of May 5, 1993 for the failure to state the correct “project.” For the reasons outlined below, this Firm hereby formally appeals COSA’s Development Services Staff’s denial of a May 5, 1993 “vesting date” for the Subject Property and requests approval of an April 27, 1998 vesting date based upon POADP 358-C.

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 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, which establishes the vesting date for the property (“Heights at Stone Oak II, POADP #358-C”; *see* Exhibit “5”). The Subject Property is shown as “Multi-Family, 20 Units/Acre” in the Heights at Stone Oak II, POADP #358-C, and the land-use is listed as “Townhomes” in the POADP table (the “Project”). The Heights at Stone Oak II, POADP #358-C 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 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 PUD ERZD”, which expressly permits a single family land use on the Subject Property (*see* Exhibit “6”).

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 II POADP #358-C:

- 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.

LAND DEVELOPMENT
SERVICES DIVISION

As documentation that POADP #358-C has met the platting requirements of § 35-712(b)(3)(A) of the COSA UDC, the following table is submitted:

POADP 358-C

Net Acres of POADP: 451.591

Acceptance Date: 04/27/1998

	Plat No.	Plat Acceptance Date	Plat Acreage	Percentage of POADP
Plats approved within 2 years of POADP Acceptance Date (04/27/2000):	970368	09/09/1998	2.64	12% (Greater than 8%)
	990066	06/23/1999	3.39	
	990023	06/23/1999	30.63	
	990022	07/14/1999	17.16	
	990313	10/13/1999	0.10	
			Total: 53.92 Acres	
Plats approved within 10 years of POADP Acceptance Date (04/27/2008):	980130	10/27/1999	22.46	69% (Greater than 50%)
	980131	10/17/1999	20.74	
	990140	10/27/1999	9.99	
	010328	01/09/2002	13.93	
	010161	10/24/2001	16.35	
	040489	01/26/2005	14.96	
	040004	09/22/2004	7.01	
	970368	09/09/1998	2.64	
	990066	06/23/1999	3.39	
	990023	06/23/1999	30.63	
	990022	07/14/1999	17.16	
	990313	10/13/1999	0.10	
	000238	02/14/2001	12.23	
	000315	07/12/2000	0.53	
	000374	12/13/2000	0.10	
	000239	12/13/2000	30.74	
	000237	10/25/2000	17.84	
	000244	01/23/2002	34.93	
	010500	06/12/2002	9.91	
	020013	06/12/2002	4.93	
	020014	06/12/2002	1.01	
	030213	05/12/2004	7.16	
	030523	12/22/2003	1.55	
	030423	11/26/2003	8.22	
030424	11/26/2003	5.8238		
030462	11/26/2003	7.2313		
050207	07/27/2005	7.75		
			Total: 309.32	

Clearly 12% of POADP #358-C was platted within 2 years of its approval and 69% has been platted within 10 years of its approval. Therefore, the vested rights for the Subject Property have not expired.

08 FEB 20 PM 2:50

In conclusion, the Heights at Stone Oak II POADP #358-C 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 "Multi-Family/Townhome" use on 4.55 acres in Heights at Stone Oak II POADP #358-C, approved by COSA on April 27, 1998. The Heights at Stone Oak II POADP 358-C has met both the 8% platting within 2 years requirement and the 50% platting within 10 years requirement. Therefore, this Firm requests that COSA acknowledge that the 4.55-Acre Subject Property is vested as of April 27, 1998 for a townhome development by virtue of the POADP, and the Plats listed herein.

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

1. Subject Property Exhibit Plat No. 070081;
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: 

James B. Griffin

JBG/ea

Enclosures: As stated

RECEIVED
08 FEB 20 PM 2:50



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

LAND DEVELOPMENT
SERVICES DIVISION

Intake Date: _____

Intake By: _____

Type: Rights Determination

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
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: _____

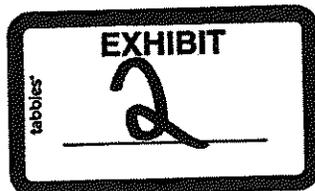
Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

Name of Project: The Enclave at the Heights at Stone Oak PUD

Site location or address of project and legal description:

Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, San Antonio, Bexar County, Texas.



RD # 07 - 09 - 054
Appeal

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

08 FEB 20 PM 2:50

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

Vacant

LAND DEVELOPMENT
EDWARD'S AQUIFER

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: 198,198 S.F. (4.55 Acres)

(c) Total area of impervious surface, in square feet: 178,378 S.F.

(d) Number of residential dwellings units, by type: 39 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 April 27, 1998.

Appeal

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-C

Date accepted: April 27, 1998 Expiration Date: April 27, 1998 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:

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: April 27, 1998

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.

08 FEB 20 PM 2:50
LAWRENCE COUNTY
COMMUNITY DEVELOPMENT

RD#07-09-054

Appeal

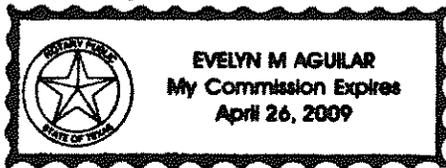
8. Sworn statement:

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: James B. Griffin Signature: *JBG* Date: 2-14-08

Sworn to and subscribed before me by JAMES B. GRIFFIN on this 14th day of FEBRUARY in the year 2008, to certify which witness my hand and seal of office.



Evelyn M. Aguilar
Notary Public, State of Texas

Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Development Services Department

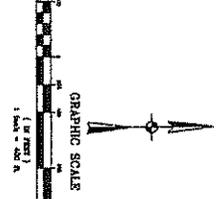
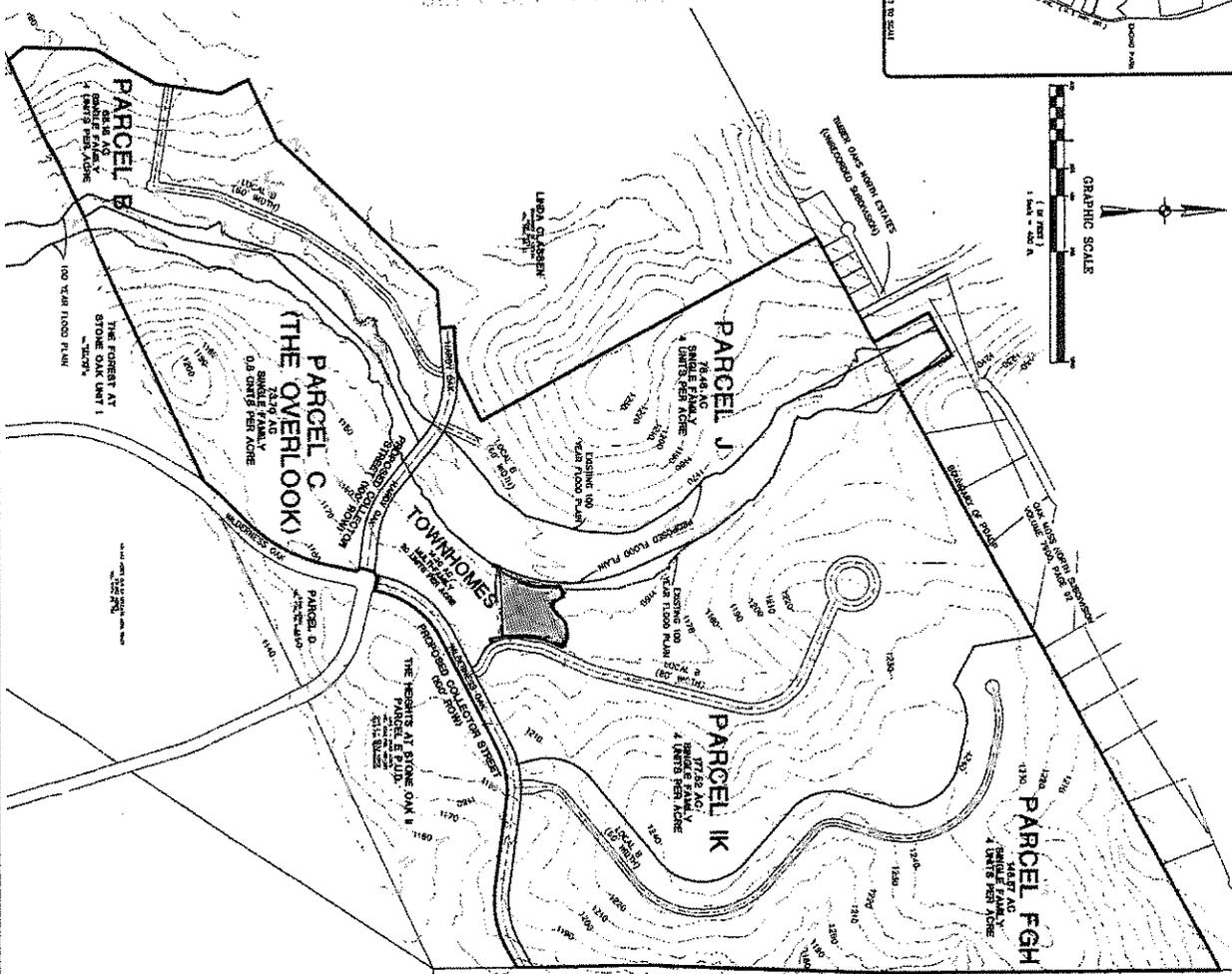
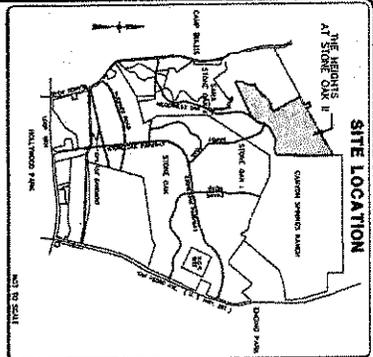
Terms and conditions required for the continuance of the rights being recognized:

RECEIVED
09 FEB 20 PM 2:50
LAND DEVELOPMENT
SPRINGFIELD

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.

RECEIVED
08 FEB 20 PM 2:51

LAND DEVELOPMENT
SERVICES DIVISION



RD#07-09-054
Appeal

CANYON SPRINGS RANCH

THE HEIGHTS AT STONE OAK II
POADP

THE HEIGHTS AT STONE OAK II
POADP

PARCEL	AREA (AC)	LAND USE	DENSITY (UNITS/AC)	TOTAL UNITS
PARCEL A	28.172	SINGLE FAMILY	4.0	112.688
PARCEL B	22.742	SINGLE FAMILY	4.0	90.968
PARCEL C	116.521	SINGLE FAMILY	4.0	466.084
PARCEL D	12.384	SINGLE FAMILY	4.0	49.536
PARCEL E	21.452	RESIDENTIAL CASINO	0.0	0.0
PARCEL F	7.412	RESIDENTIAL CASINO	0.0	0.0
PARCEL G	295.678	RESIDENTIAL CASINO	0.0	0.0
TOTAL	395.678			628.272

- PROPOSED COLLECTOR STREETS... (text continues)
- ALL EXISTING UTILITIES... (text continues)
- EXISTING STREETS... (text continues)
- PROPOSED COLLECTOR STREETS... (text continues)
- PROPOSED LOCAL STREETS... (text continues)

EXHIBIT 4

DATE: MAY 8, 1997
DESIGNED BY: C.M.H.
DRAWN BY: J.C.M.
CHECKED BY: C.M.H.
SCALE: 1" = 400'
FILE NAME: 7705POAD
SUPPORT: P. 97708

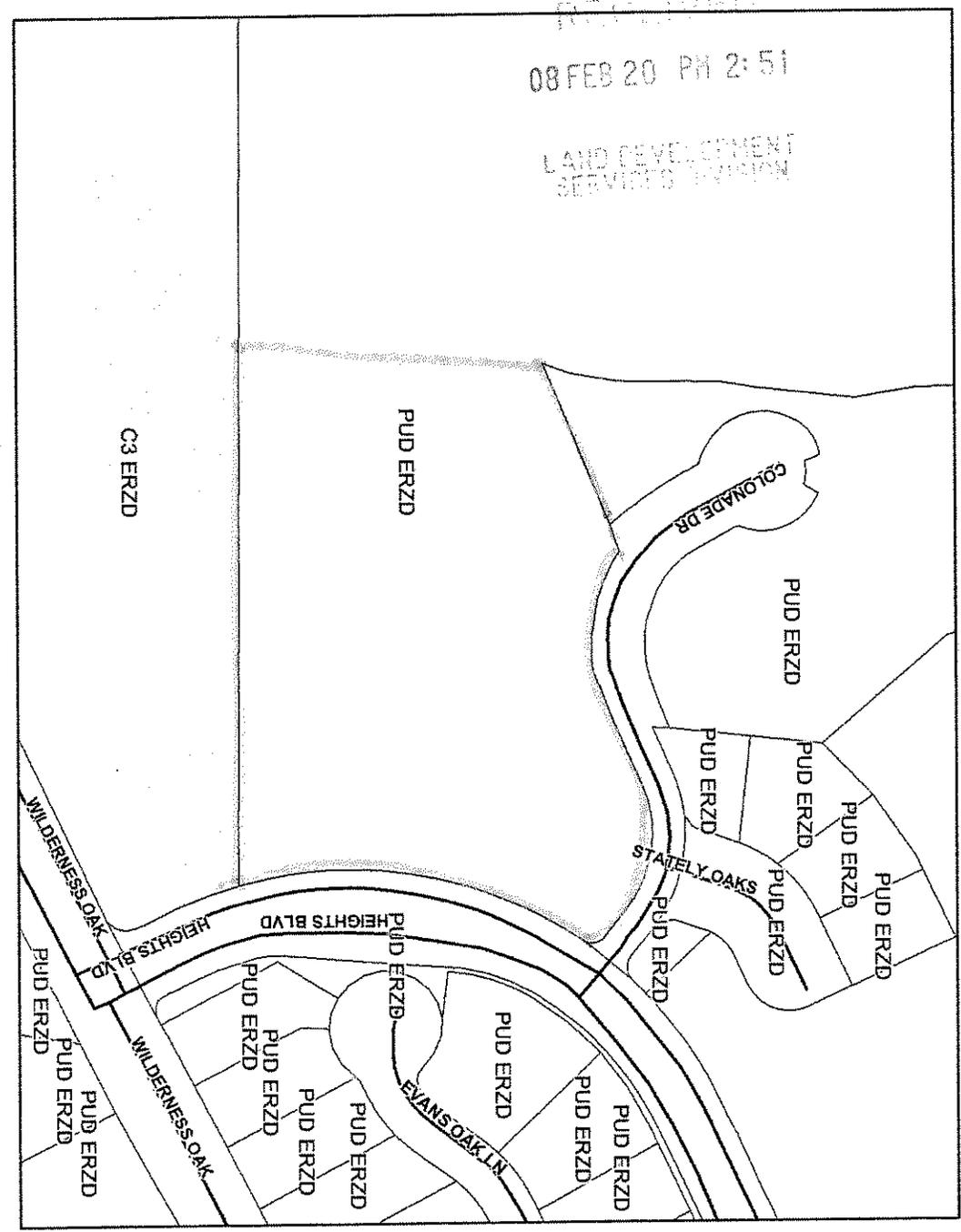
HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
1326 HWY 40 WEST
MCKINNEY, TEXAS (214) 340-4011

97708

358 B

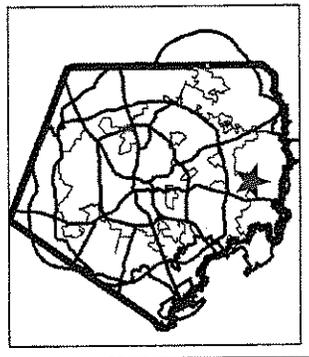
Exhibit 6

08 FEB 20 PM 2:51
 LAND DEVELOPMENT
 SERVICES DIVISION



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 2127553, 13789273



Legend

- Parcels
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Zoning

- B2NA
- C1
- C2
- C2NA
- C3
- C3NA
- C3NA
- C3R
- D
- H1
- H2
- L
- MF25
- MF33
- MF40
- NC
- NP-10
- NP-15
- NP-8
- O1
- O2
- OCL
- R20
- R4
- R5
- R6
- RE
- RM4
- RM5

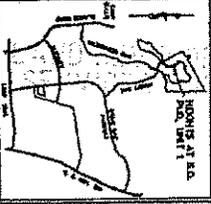


Scale: 1:2,125

RD#07-09-054 Appeal

EXHIBIT
10

08 FEB 29 PM 2:51



LOCATION MAP

THIS MAP WAS PREPARED BY THE ENGINEERING CORPORATION HAS BEEN GIVEN THE STATUS OF A PRELIMINARY MAP. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE ENGINEERING CORPORATION ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO VERIFY THE ACCURACY OF THE DATA SHOWN HEREON.

NO.	SECTION	AREA (SQ. FT.)	AREA (ACRES)
1	1-1	1,234,567	0.28
2	1-2	1,234,567	0.28
3	1-3	1,234,567	0.28
4	1-4	1,234,567	0.28
5	1-5	1,234,567	0.28
6	1-6	1,234,567	0.28
7	1-7	1,234,567	0.28
8	1-8	1,234,567	0.28
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48	1-48	1,234,567	0.28
49	1-49	1,234,567	0.28
50	1-50	1,234,567	0.28

AREA BEING REAPPLIED THROUGH PUBLIC HEARING

LOT 171, BLOCK 36, N.C.B. 19216, A PORTION OF THE HEIGHTS AT 5.0 PUD, UNIT 1, (VOL. 9645, PGS. 53-55)

REAPPLIED AREA

REMAINING THE PRIVATE STREET FROM HEIGHTS LOOP TO HEIGHTS BLVD.

FORM RE-APPL. CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, being duly qualified and sworn as a Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

[Signature]
Notary Public for the State of Texas

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Notary Public for the State of Texas

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STATE OF TEXAS
COUNTY OF DALLAS

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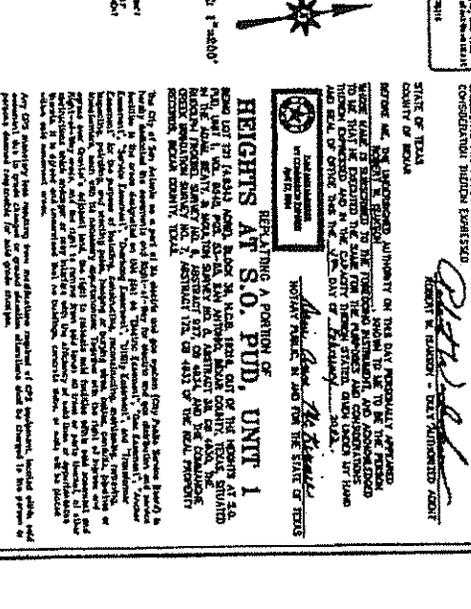
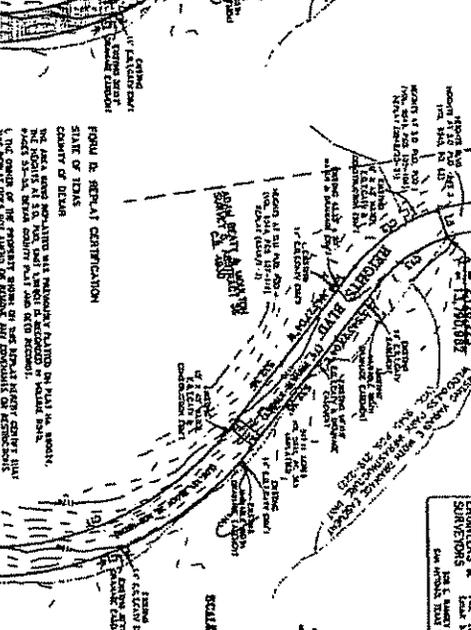
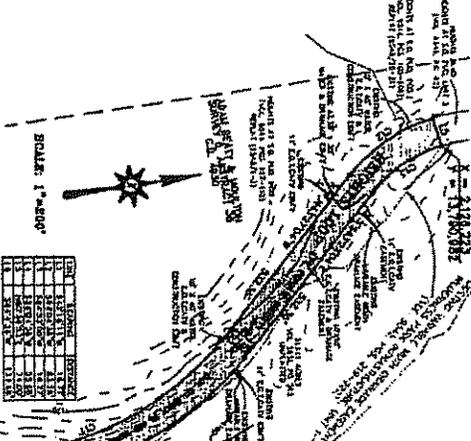
[Signature]
Notary Public for the State of Texas

FORM RE-APPL. CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

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[Signature]
Notary Public for the State of Texas



HALLENBERGER ENGINEERING, L.C.

1400 N. LOOP WEST, SUITE 1100
HOUSTON, TEXAS 77002

PLAT NO: 020013

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, being duly qualified and sworn as a Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

[Signature]
Notary Public for the State of Texas

RD#07-09-054 Appeal

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



RECEIVED
PAUL M. JUAREZ
OF COUNSEL
08 JAN 30 PM 12:27

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, 2nd Floor
San Antonio, Texas 78204

Via Hand Delivery and E-mail

Re: Vested Rights Application No. 07-09-054; 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



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08 JAN 30 PM 12:27

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,

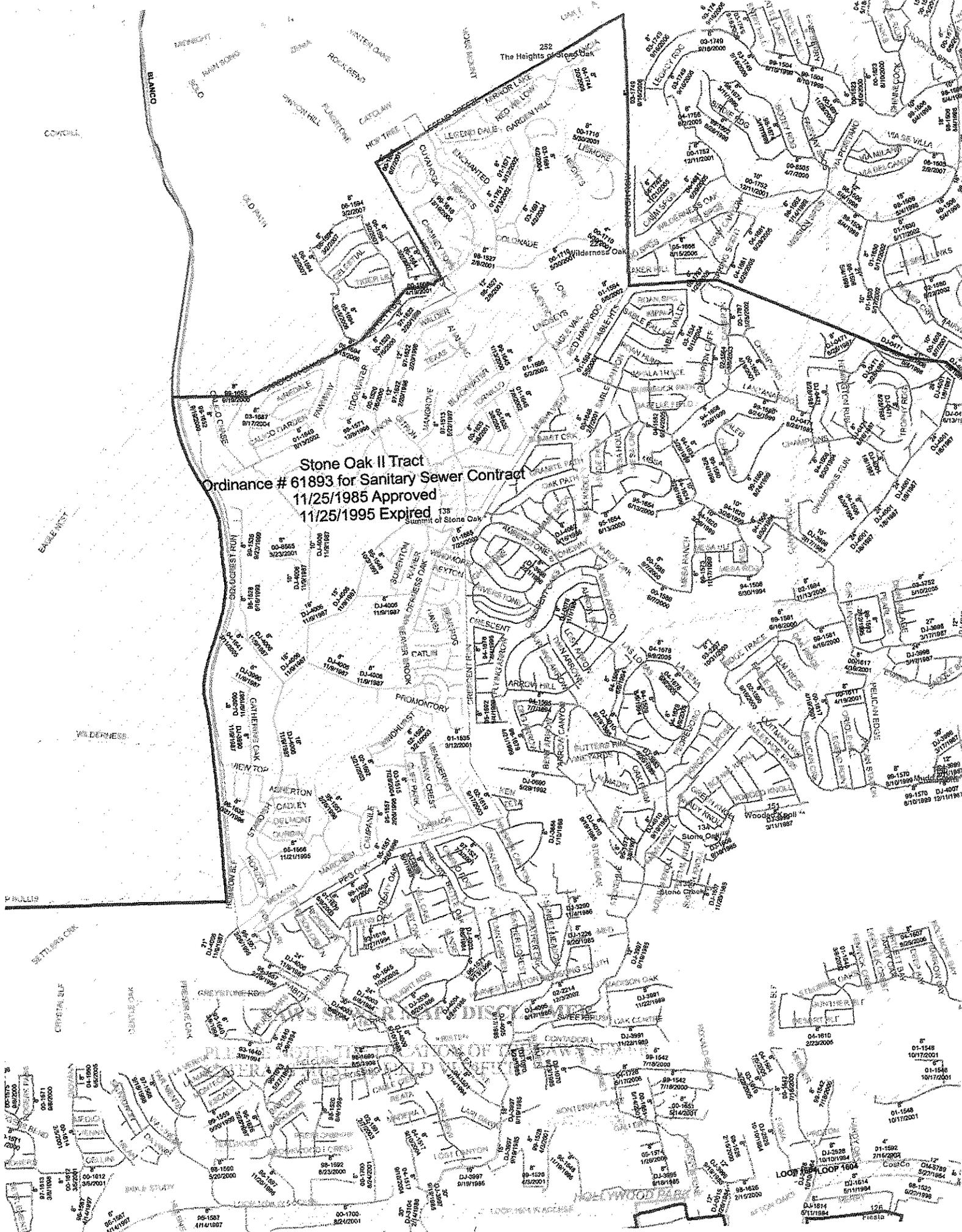

Santa G. Rivas
Planner III
Wastewater Master Planning

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
OF COUNSEL

2007 DEC 13 AM 10:34

December 11, 2007

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

Hand-Delivered

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

Hand-Delivered

Re: Supplemental Information for the Vested Rights Application for a 4.55-Acre Tract of Land Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 – 39, Block 37, 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 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,

RD#07-09-054R

DEVELOPMENT SERVICES
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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 79th 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 area 31, which is designated as "Medium Density Residential" or "MDR" ("Single Family I") in the Sanitary Sewer Study (*see* Exhibit "6", Tab 1). The Sanitary Sewer Study lists area 31 of the Master Sewer Plan as 76.53 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 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 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 "Townhomes" in the Heights at Stone Oak II, POADP #358-C, which is Single Family

RD # 07 - 09 - 054R

Residential according to the Unified Development Code. The Subject Property is also currently zoned "PUD ERZD", which expressly permits a single family land use on the Subject Property (*see* Exhibit "10").

2007 DEC 13 AM 10:34

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 4.55-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:

1. Subject Property Exhibit Plat No. 070081;
2. Vested Rights Permit Application;

RD # 07 - 09 - 054R

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

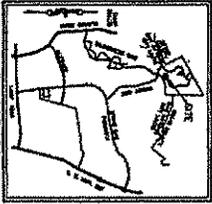
PWC/ljb
Enclosures: As stated

RD#07-09-054R

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LOCATION MAP



THE CITY OF STONE OAKS, MISSOURI, HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

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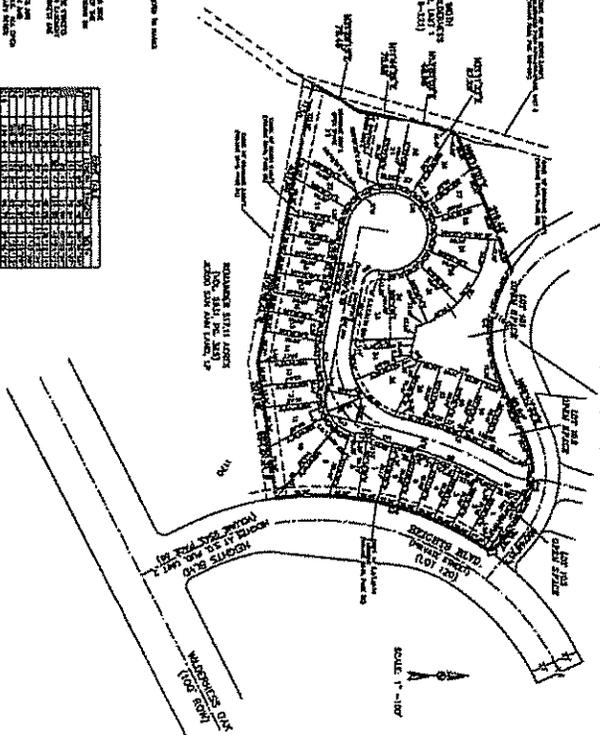
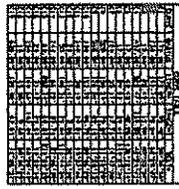
Table with 2 columns: Description, Value. Includes items like 'PERMITS', 'INSURANCE', 'TAXES', 'FEES'.

JACK JOHNSON COMPANY
Subdivision Plat Preparation
12715 N. 120th St., Suite 100
Overland Park, MO 66213
Phone: (913) 666-1100

NOTE: THE CITY OF STONE OAKS, MISSOURI, HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

ADERS
LAND SURVEYING & ENGINEERING
12715 N. 120th St., Suite 100
Overland Park, MO 66213
Phone: (913) 666-1100

- GENERAL NOTES: 1. SEE PLAT FOR ALL LOT CORNERS. 2. SEE PLAT FOR ALL LOT DIMENSIONS. 3. SEE PLAT FOR ALL LOT AREAS. 4. SEE PLAT FOR ALL LOT PERCENTAGES. 5. SEE PLAT FOR ALL LOT SHAPES. 6. SEE PLAT FOR ALL LOT LOCATIONS. 7. SEE PLAT FOR ALL LOT IDENTIFICATION. 8. SEE PLAT FOR ALL LOT DESCRIPTIONS. 9. SEE PLAT FOR ALL LOT REFERENCES. 10. SEE PLAT FOR ALL LOT DETAILS.



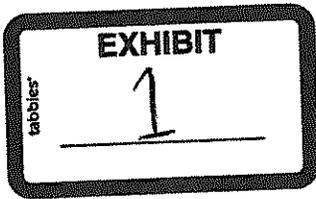
THIS PLAT OF THE ENCLAVE AT THE HEIGHTS AT STONE OAKS, MISSOURI, IS A SUBDIVISION OF LAND IN THE CITY OF STONE OAKS, MISSOURI, AND IS SUBJECT TO THE ZONING ORDINANCE OF THE CITY OF STONE OAKS, MISSOURI. THE CITY OF STONE OAKS, MISSOURI, HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

DATE OF PLAT: _____
BY: _____
TITLE OF PLAT: _____

THE CITY OF STONE OAKS, MISSOURI, HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

PLAT NO. 070081
SUBDIVISION PLAT OF
THE ENCLAVE AT THE HEIGHTS
AT STONE OAKS PUD

RD#07-09-054R



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2007 DEC 13 AM 10:34



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 Odis

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:

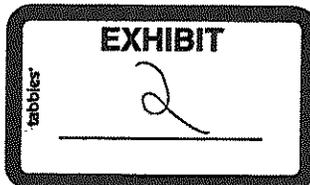
Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

Name of Project: The Enclave at the Heights at Stone Oak PUD

Site location or address of project and legal description:

Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, San Antonio, Bexar County, Texas.



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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: 198,198.0 S.F. (4.55 Acres)

(c) Total area of impervious surface, in square feet: 178,378.0 S.F.

(d) Number of residential dwellings units, by type: 39 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

2007 DEC 13 AM 10:34

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: _____

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

DEVELOPMENT PERMIT RECEIVED

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

N/A

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

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.

DEVELOPMENT SERVICES
RECEIVED

8. Sworn statement:

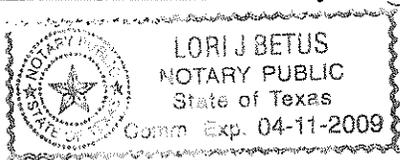
2007 DEC 13 AM 10:34

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: 12/14/07

Sworn to and subscribed before me by Patrick W. Christensen on this 14th 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.

KENNETH W. BROWN, ASEP
DANIEL OMTZ
PATRICK W. CHRISTENSEN
CONOR L. BAKER



PAUL M. JAMES
BY COURTESY

112 E. PLYMOUTH STREET
SUITE 1400
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.8704
FAX: 210.299.4751

October 22, 2007

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

Via E-Mail

Re: Vested Rights Application No. 07-09-054; 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.

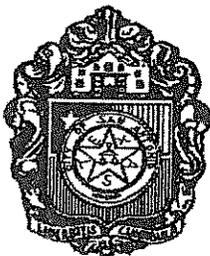
A handwritten signature in black ink, appearing to read "Patrick W. Christensen", written over a horizontal line.

BY:

Patrick W. Christensen

PWC/lbj

RD 07-09-054



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

09-28-07P04:36 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:

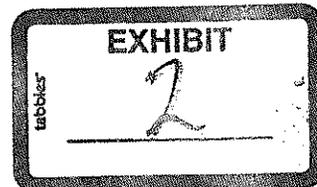
Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

Name of Project: The Enclave at the Heights at Stone Oak PUD

Site location or address of project and legal description:

Located Northwest of the Intersection of Heights Boulevard and Wilderness Oak, More Formally Described as New City Block 19216, Lots 1 - 39, Block 37, 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
3481179

AMT ENCLOSED _____

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

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

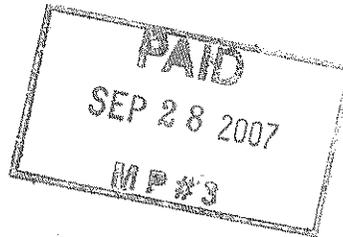
PHONE: (000) 000-0000

RIGHTS DETERMINATION
RD 07-09-054

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/28/2007	3481179	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. #8308	RD 07-09-054
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



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:

LRD #07-09-054

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

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 D'Is Date: 9/28/07

DEVELOPMENT CONTROL
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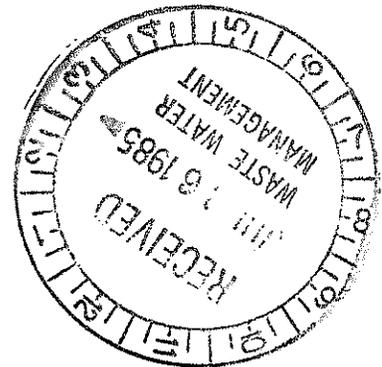
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Ralph Anderson
490-9095

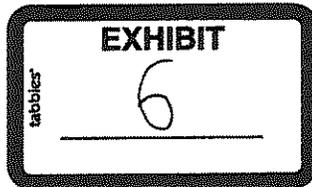
SANITARY SEWER STUDY
FOR
STONE OAK II DEVELOPMENT
A PLANNED DEVELOPMENT FOR SAN ANTONIO

JULY 1985

PREPARED BY:
HALLENBERGER/TELFORD, INC.



Res. 78



RD#07-09-054R

2007 DEC 13 AM 10:36

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RD # 07 - 09 - 054R

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REPORT

RD#07-09-054R

2007 DEC 13 AM 10:36

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 slopping, even with a 200 to 300 foot vertical relief condition considered across the entire tract. The majority of the flat to slightly slopping 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.

RD#07-09-054R

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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:

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 (GPD/Person)	
			Avg.	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

RD # 07 - 09 - 054R

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Stone Oak I Development, will contribute its gravity flows to the Stone Oak II system, thereby increasing the total to 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 Nos. 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 Nos. 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
TOTALS	4.948 MGD	463.82	1628.98
San Antonio River Authority (Dam Site #5 - Unsewered)		351.44	
TOTAL ACREAGE			2444.24

RD#07-09-054R

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SEWER MODEL

HALLENBERGER/TELFORD, INC.

AREA LISTING

DEVELOPMENT PERMITS RECEIVED

MODEL DESCRIPTION:

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

2007 FILE: 13 SOII-A37

AREA NO.	LDR	MDR	LANDUSE HDR	COMM	UNDEV	UNSEWERED	SEWERED
1	0.00	0.00	6.70	18.13	0.00	8.90	24.83
2	0.00	19.51	0.00	0.00	0.00	2.92	19.51
3	0.00	63.37	0.00	0.00	0.00	17.13	63.37
4	13.74	0.00	0.00	30.00	0.00	7.62	43.74
5	0.00	0.00	26.91	26.00	0.00	10.09	52.91
6	33.29	0.00	0.00	0.00	0.00	8.08	33.29
7	0.00	20.41	0.00	0.00	0.00	3.05	20.41
8	21.83	0.00	0.00	5.00	0.00	4.85	26.83
9	0.00	0.00	14.16	0.00	0.00	3.09	14.16
10	0.00	0.00	0.00	41.16	0.00	0.00	41.16
11	0.80	0.00	0.00	0.00	0.00	0.16	0.80
12	13.72	0.00	0.00	0.00	0.00	2.81	13.72
13	25.62	0.00	0.00	0.00	0.00	5.87	25.62
14	0.00	0.00	11.67	0.00	0.00	1.86	11.67
15	0.00	0.00	18.68	0.00	0.00	2.70	18.68
16	10.60	0.00	0.00	0.00	0.00	2.17	10.60
17	0.00	0.00	10.58	0.00	0.00	5.43	10.58
18	13.28	0.00	21.70	0.00	0.00	4.76	34.98
19	150.58	0.00	0.00	0.00	0.00	33.20	150.58
20	0.00	0.00	0.00	16.29	0.00	0.00	16.29
21	0.00	7.54	0.00	2.00	0.00	18.28	9.54
22	33.20	45.48	0.00	0.60	0.00	18.88	79.28
23	29.28	0.00	0.00	0.00	0.00	6.00	29.28
24	30.59	34.80	0.00	0.00	0.00	29.40	65.39

RD # 07 - 09 - 054R

AREA NO.	LANDUSE					UNSEWERED SEWERED	
	LDR	HDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
25	35.62	0.00	15.73	0.00	0.00	24.53	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	19.56	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	8.25	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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RD # 07 - 09 - 054R

HALLENBERGER/TELFORD, INC.

CONTRIBUTING AREAS IN MODEL

SEWERAGE DEPARTMENT RECEIVED

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

FILE: S011-A3

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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

RD # 07 - 09 - 054R

HALLENBERGER/TELFORD, INC.

DEVELOPMENT SERVICES
RECEIVED

SANITARY SEWER MODEL

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

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S011-A3

Page 1

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

NEW LINE

RD#07-09-054R

Junction No. 15 Sta. 120+10.96 2007 DEC 13 AM 10:37

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

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

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

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

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

Junction No. 13 Sta. 114+63.38

NEW LINE

RD#07-09-054R

Junction No. 18

Sta. 121+73.42

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

Q(PEAK)= 354,157.3 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
61.97	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.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	11.8	0.75	8.0	4	8.0
0.1	9.1	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. 17

Sta. 108+12.52

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

Q(PEAK)= 354,157.3 GPD

LANDUSE AREA(AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
61.97	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.

PIPE-SLOPE DATA					
SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)	SLOPE(%)	DIA.(IN)
0.025	11.8	0.75	8.0	4	8.0
0.1	9.1	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. 16

Sta. 108+12.52

 N E W L I N E

RD # 07 - 09 - 054R

Junction No. 25

Sta. 131+36.39

2007 DEC 13 AM 10:37

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

NEW LINE

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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NEW LINE

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 AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	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 AREA (AC.)	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
	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 10:37

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

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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

ENVIRONMENT SERVICES
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Junction No. 28 Sta. 152+77.62

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NEW LINE

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	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	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	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	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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SEWER DEPARTMENT TAVELER
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Junction No. 26 Sta. 140+12.52

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

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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.

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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

NEW LINE

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	HDR	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

NEW LINE

RD#07-09-054R

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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	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	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	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

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

COMPUTED SLOPE 1.208 % LENGTH 1,200.00 LF.
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

COMPUTED SLOPE 4.000 % LENGTH 400.00 LF.
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

COMPUTED SLOPE 0.977 % LENGTH 800.00 LF.
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

RD # 07 - 09 - 054R

CONSTRUCTION PERMITS
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Junction No. 11 Sta. 74+96.63

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.

RD # 07 - 09 - 054R

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

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

COMPUTED SLOPE 0.521 % LENGTH 813.38 LF.
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	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

COMPUTED SLOPE 0.350 % LENGTH 157.08 LF.
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	LDR	MDR	HDR	COMM	UNDEV	UNSEWERED	SEWERED
AREA(AC.)	530.15	775.04	148.79	162.47	0.00	445.67	1,616.45

COMPUTED SLOPE 0.501 % LENGTH 1,977.39 LF.
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 - 054R

DEVELOPMENT PERMITS RECEIVED

Junction No. 2 Sta. 14+72.09

2007 DEC 13 AM 10:37

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#07-09-054R

DEVELOPMENT SERVICES
RECEIVED

2007 DEC 13 AM 10:37

CONTRIBUTING AREAS SEWER MODEL RUNS

SANITARY SEWER MODEL

AREAS 7,44

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

FILE: RECEIVED

3011-A3

Page 1

2007 DEC 13 AM 10:38

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 JERED 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)

RD#07-09-054R

HALLENBERGER/TELFORD, INC.

SANITARY SEWER MODEL

DEVELOPMENT SERVICES
RECEIVED

AREAS 41,42,43

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

2007 DEC FILE: AM 10: 38

SOII-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
IERED						
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#07-09-054R

HALLENGER/TELFORD, INC.

SANITARY SEWER MODEL

DEVELOPMENT RECEIVING

AREAS 11,12,19,28,29

SDII-A3 MODEL DESCRIPTION: STONE OAK II SEWER A-1 A-2 A-3 FILE: 2007DEC13 AM 10:55

Page 1

Junction No. 7 Sta. 77+52.07

Q(AVG.)= 402,921.7 GPD Q(PEAK)= 805,843.4 GPD
Q(INFIL.)= 0.0 GPD

SEWERED 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#07-09-054R

HALLENBERGER/TELFORD, INC.

SANITARY SEWER MODEL

WASTEWATER TREATMENT SERVICES
RECEIVED

AREAS 35,36,37,38

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

FILE: SD11-A3

2007 DEC 13 AM 10:30

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

NEW LINE

RD#07-09-054R

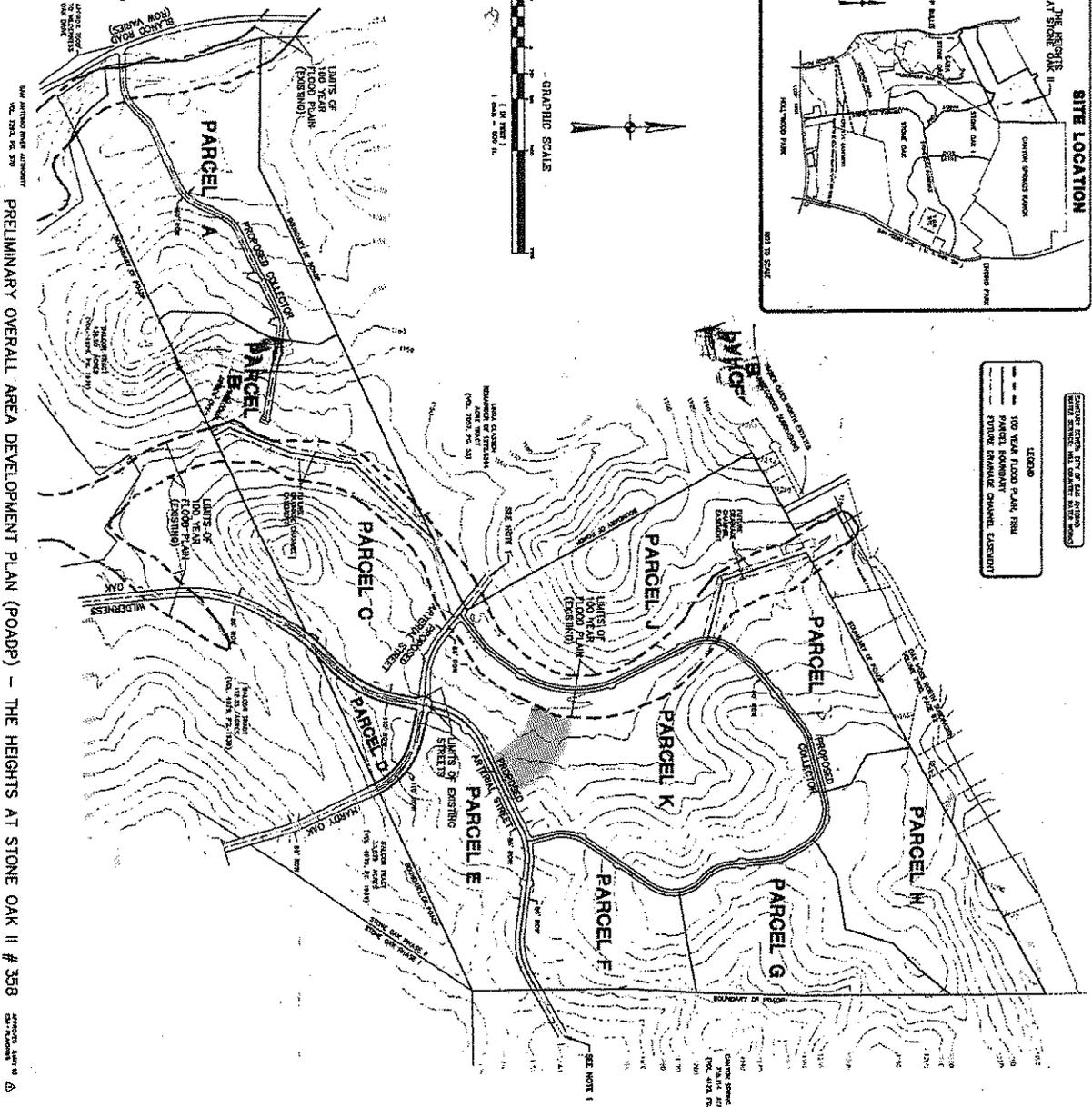
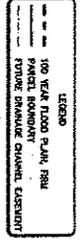
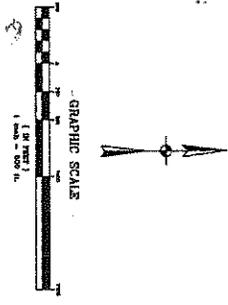
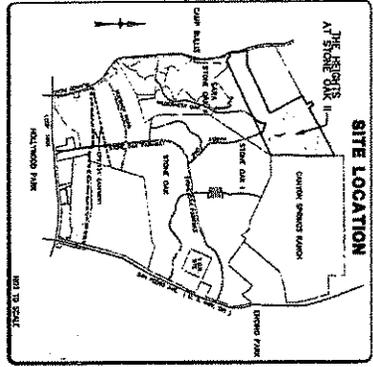
DEVELOPMENT SERVICES
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2007 DEC 13 AM 10:38

RD#07-09-054R

MAPS

RD#07-09-054R



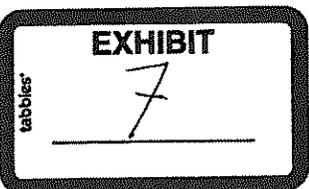
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) - THE HEIGHTS AT STONE OAK II # 358

- NOTES**
1. PROPOSED ARTERIAL EXTENSIONS SPECIFIC FOR PARCEL D, (WEST) AND UTILITIES PARCEL E, (EAST) ARE IN ACCORDANCE WITH THE MAJOR THROUGHWAY OR ARTERIAL PLAN FOR THE PROJECT AREA. ALL OTHER UTILITY AND ARTERIAL PLANS SHALL BE SUBJECT TO THE MAJOR THROUGHWAY OR ARTERIAL PLAN. ALL OTHER UTILITY AND ARTERIAL PLANS SHALL BE SUBJECT TO THE MAJOR THROUGHWAY OR ARTERIAL PLAN.
 2. INTERSECTION AND ROAD WIDENING SHALL BE MADE IN ACCORDANCE WITH THE MAJOR THROUGHWAY OR ARTERIAL PLAN.
 3. ALL UTILITIES SHALL BE BUILT TO FINAL DESIGN AND PLANNING.
 4. CONTIGUOUS SHOWN ARE AT THE POINT HEREIN.

THE HEIGHTS AT STONE OAK II DEVELOPMENT PLAN (GROUP)

PARCEL	AREA (AC)	LANDUSE	PLANNED FLOOR AREA (SQ FT)
A	100.000	SINGLE FAMILY	13,847
B	70.000	SINGLE FAMILY	13,847
C	70.000	SINGLE FAMILY	13,847
D	70.000	SINGLE FAMILY	13,847
E	70.000	SINGLE FAMILY	13,847
F	70.000	SINGLE FAMILY	13,847
G	70.000	SINGLE FAMILY	13,847
H	70.000	SINGLE FAMILY	13,847
I	70.000	SINGLE FAMILY	13,847
J	70.000	SINGLE FAMILY	13,847
K	70.000	SINGLE FAMILY	13,847
L	70.000	SINGLE FAMILY	13,847
M	70.000	SINGLE FAMILY	13,847
TOTAL	740.000 ACRES		172,847

PARCEL TO BE P.U.D.
PARCEL E



2007 DEC 13 AM 10:38

HTS @ STONE OAK II

POADP

THE HEIGHTS AT STONE OAK II
POADP

NO.	DESCRIPTION

DATE: APR 95
DESIGNED BY: CHN
DRAWN BY: FCH
CHECKED BY: CHN
SCALE: 1"=500'
FILE: 722POADP
SUPPORT: 7/93722BLS

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SW WYOMING
SAN ANTONIO, TEXAS
(210) 349-8571
(210) 349-1549
72516

92722

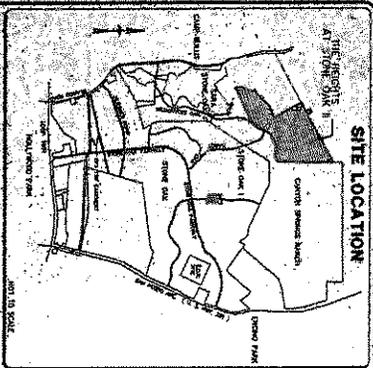
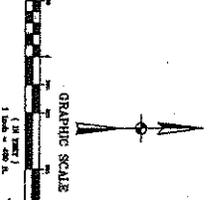
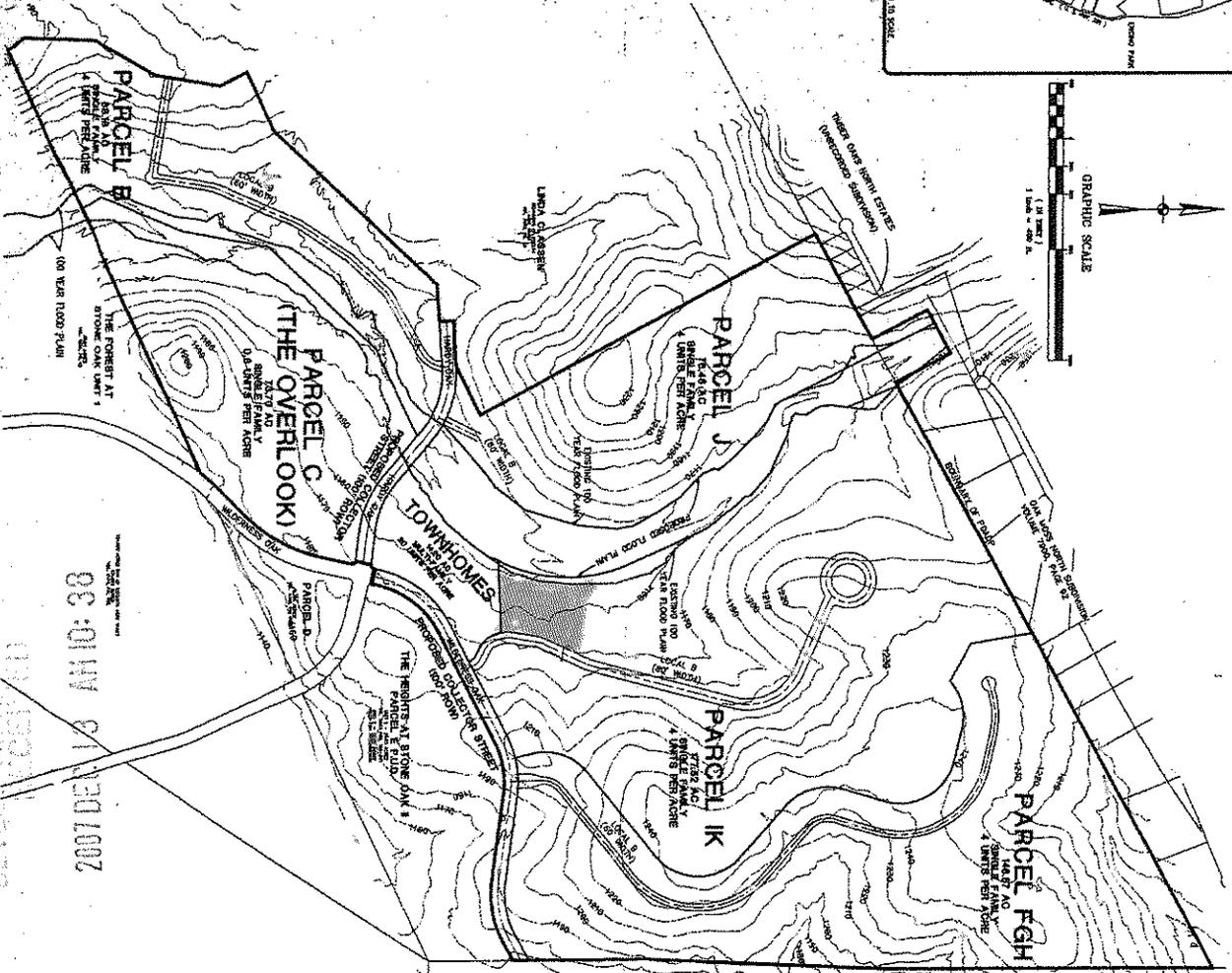


EXHIBIT
8



08:01 HW 812301002
 08:01 HW 812301002

RD#07-09-054R

- NOTES**
- PROPERTY TO BE PLANNED DEVELOPMENT... (text partially obscured)
 - ALL ADJACENT LOTS... (text partially obscured)
 - ALL STREETS WILL BE... (text partially obscured)
 - PROPOSED COLLECTION STREETS... (text partially obscured)
 - PROPOSED VILLAGES... (text partially obscured)
 - PROPOSED LOCAL STREET... (text partially obscured)
 - PROPOSED HIGHWAY... (text partially obscured)

THE HEIGHTS AT STONE OAK II DEVELOPMENT PLAN (GROUP)

PARCEL	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	TOTAL UNITS
B	60.170	SINGLE FAMILY	1.0	60
1K	12.232	SINGLE FAMILY	1.0	12
1L	17.831	SINGLE FAMILY	1.0	18
TOWNSHIPS	12.282	TOWNSHIPS	1.0	12
TOTAL PLAN	31.315	DENSIER DEVELOPMENT	1.0	31
VILLAGES OAK	7.416	RVD	0.0	0
TOTAL	128.046			121

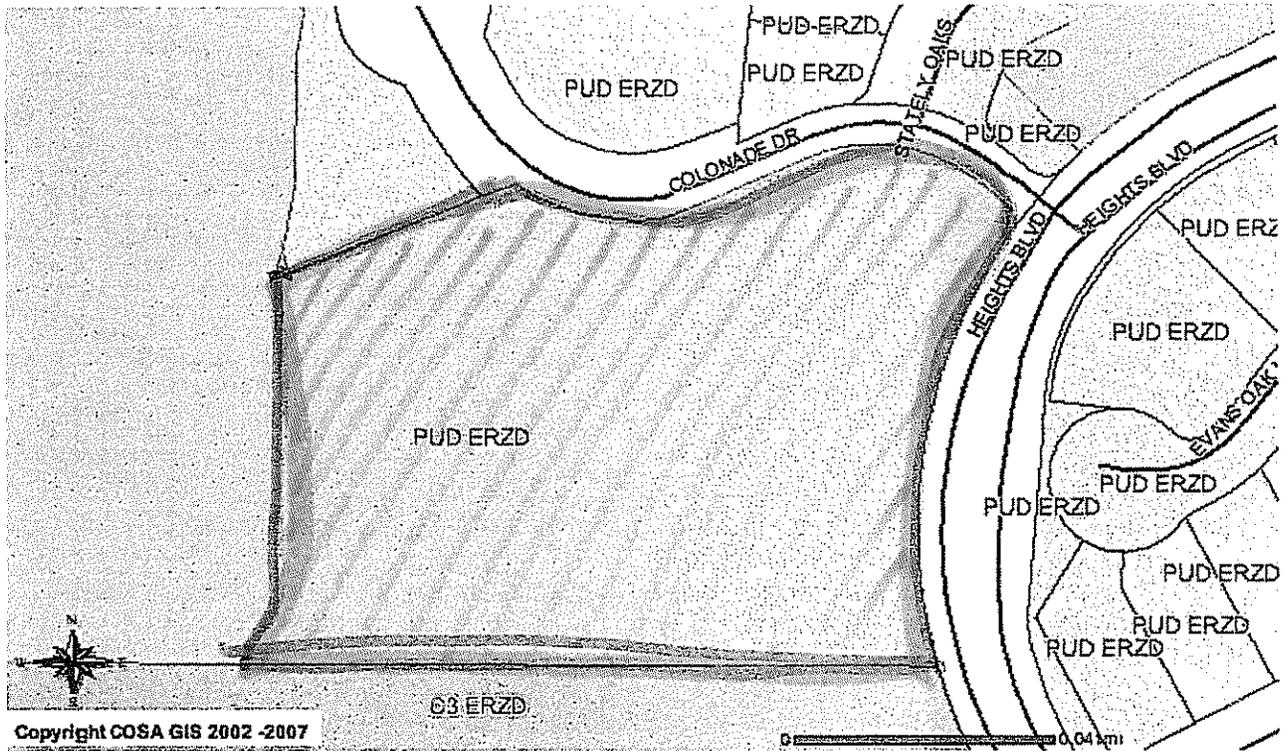
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (GROUP)
 THE HEIGHTS AT STONE OAK II #

S 18 0

THE HEIGHTS AT STONE OAK II
POADD

HALLENBERGER ENGINEERING
 ENGINEERS
 PLANNERS
 SURVEYORS
 12101 244-0000

DATE: MAY 2017	REVISION: 001
DRAWN BY: JEA	CHECKED BY: JEA
SCALE: 1" = 200'	PROJECT: POADD
THE HEIGHTS AT STONE OAK II	



2007 DEC 13 AM 10:38
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EXHIBIT
10

RD#07-09-054R

DEVELOPMENT
REC

2007 DEC 13 AM 10:38

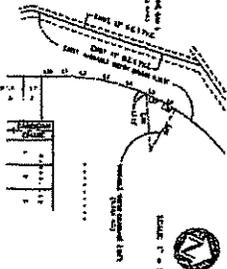
LOCATION MAP



Table with multiple columns and rows, likely containing site data or survey information.

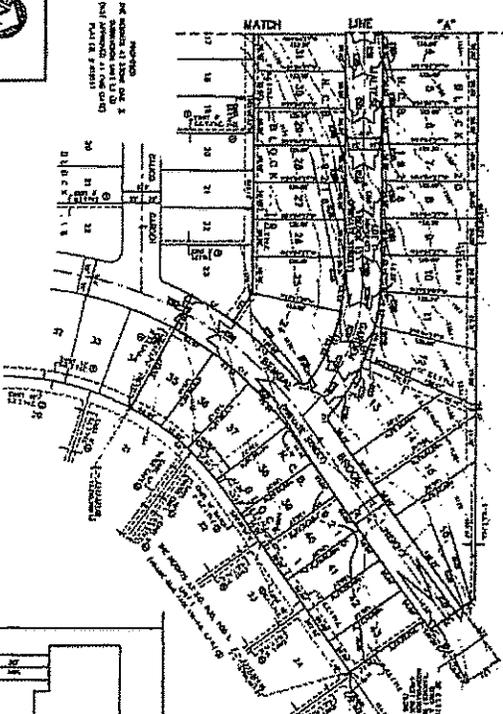
Table with multiple columns and rows, likely containing site data or survey information.

AREA BEING REPLANTED
THE AREA BEING REPLANTED HAS BEEN
AS THE BOUNDARIES OF A NEW SECTION
AND IS RECORDED IN THE STATE RECORDS
AND THE PLAN RECORDS BOOK COUNTY, TEXAS



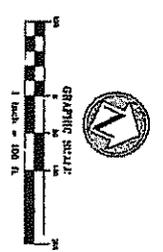
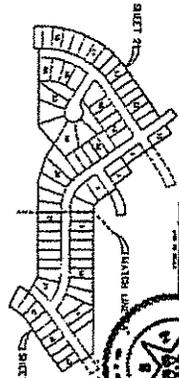
- 1. The plan is a subdivision of land...
- 2. The plan is subject to the provisions...
- 3. The plan is subject to the provisions...

EDWARDS ADVERTER NOTES:
THE ADVERTER HAS BEEN ADVISED BY THE
OWNER THAT THE PROPERTY IS SUBJECT TO
A MORTGAGE AND THAT THE MORTGAGEE
HAS AGREED TO CONVEY THE PROPERTY
TO THE ADVERTER FOR THE PURPOSES
OF THIS PLAN.



WFC A TRU INC. COMPANY
WFC CASIBILA & ASSOCIATES, INC.
VICTORIANO - ARCHITECT - PLANNING
Wanda P. Casibila, P.E., P.L.C., P.L.S., P.L.S., P.L.S.
DALLAS, TEXAS 75241
408 BROADWAY, SUITE 400
DALLAS, TEXAS 75201

INDEX MAP
SCALE 1" = 1/4"



STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas.

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas.

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas.

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas.

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EXHIBIT
R 12

RD#07-09-054

010328

DEVELOPMENT SUBMITTED
RECEIVED

2007 DEC 13 AM 11:55

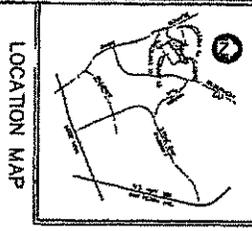
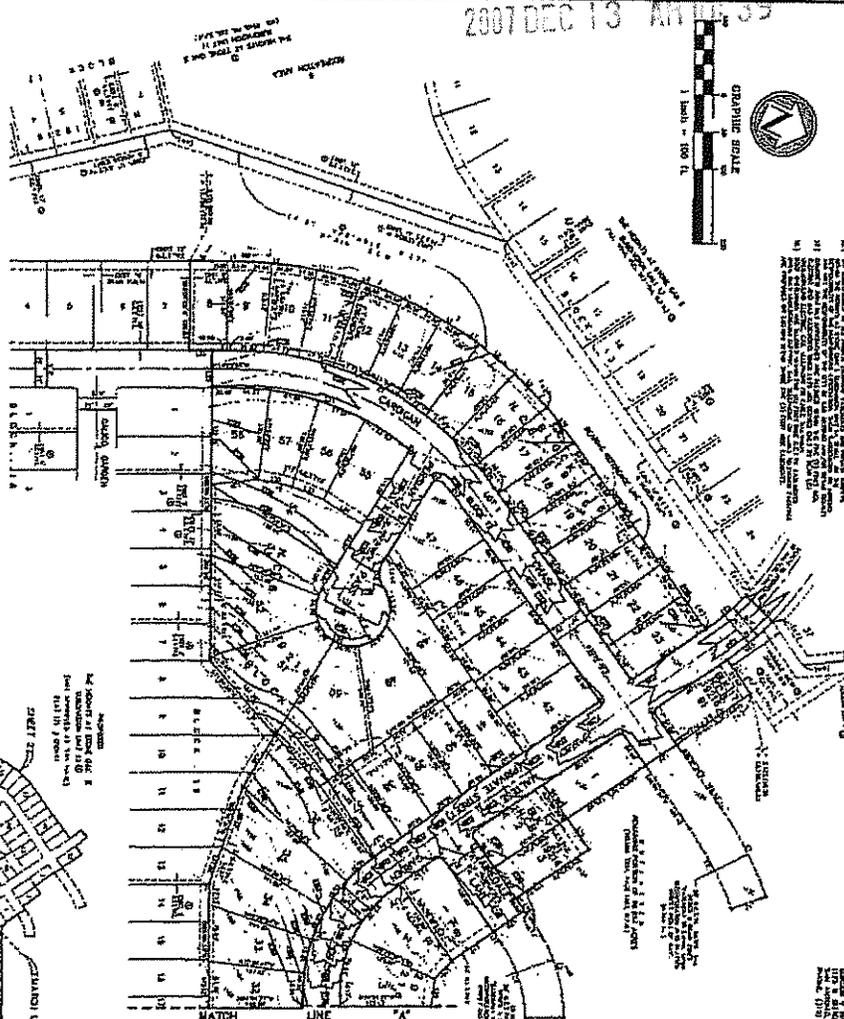
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WFC
A TERA AND COMPANY
WFC CASTILLA & ASSOCIATES, INC.
10000 W. 10th Street, Suite 100, Denver, CO 80202
303-755-1100
303-755-1101
303-755-1102
303-755-1103
303-755-1104
303-755-1105
303-755-1106
303-755-1107
303-755-1108
303-755-1109
303-755-1110
303-755-1111
303-755-1112
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303-755-1128
303-755-1129
303-755-1130

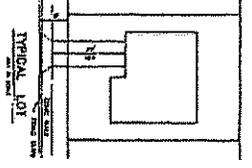
EDWARDS AARBER NOTES:
1. THIS PLAN IS THE PROPERTY OF WFC CASTILLA & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WFC CASTILLA & ASSOCIATES, INC.
2. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF REVENUE.
3. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.
4. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.
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9. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.
10. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.

INDEX MAP
SCALE: 1" = 100'

THE HEIGHTS AT STONE OAK II
SUBDIVISION UNIT 14
REPLACEMENT OF A VARIABLE WIDTH ROAD (10.11' AS) AND A SUBDIVISION UNIT OF 17,007 SQUARE FEET OF LAND OUT OF A 17,007 SQUARE FEET TRACT OF LAND, TRACT 10, BLOCK 1, SUBDIVISION 1, 19TH STREET, DENVER, COLORADO.



LEGEND
1. EXISTING LOT LINES
2. EXISTING EASEMENTS
3. EXISTING STREETS
4. EXISTING UTILITIES
5. EXISTING CURBS
6. EXISTING SIDEWALKS
7. EXISTING DRIVEWAYS
8. EXISTING FENCES
9. EXISTING SIGNAGE
10. EXISTING LANDSCAPE
11. EXISTING TREES
12. EXISTING BUSHES
13. EXISTING GRASS
14. EXISTING PAVEMENT
15. EXISTING CONCRETE
16. EXISTING BRICK
17. EXISTING STONE
18. EXISTING METAL
19. EXISTING WOOD
20. EXISTING PLASTER
21. EXISTING GYPSUM
22. EXISTING CEILING
23. EXISTING FLOORING
24. EXISTING WALLS
25. EXISTING ROOFS
26. EXISTING FOUNDATIONS
27. EXISTING FOUNDATIONS
28. EXISTING FOUNDATIONS
29. EXISTING FOUNDATIONS
30. EXISTING FOUNDATIONS



NOTES
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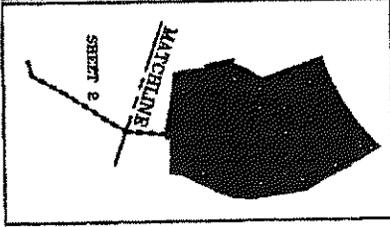
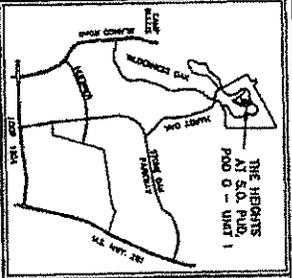
Professional seals and signatures for the City of Denver, Colorado, and the Colorado Department of Revenue. Includes the seal of the City of Denver and the seal of the Colorado Department of Revenue. Signatures of the City Engineer and the State Engineer are present.

010328

RD#07-09-054R

EXHIBIT
13

2007 DEC 13 AM 10:39



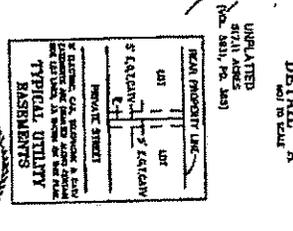
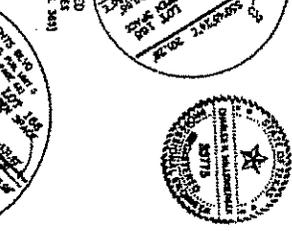
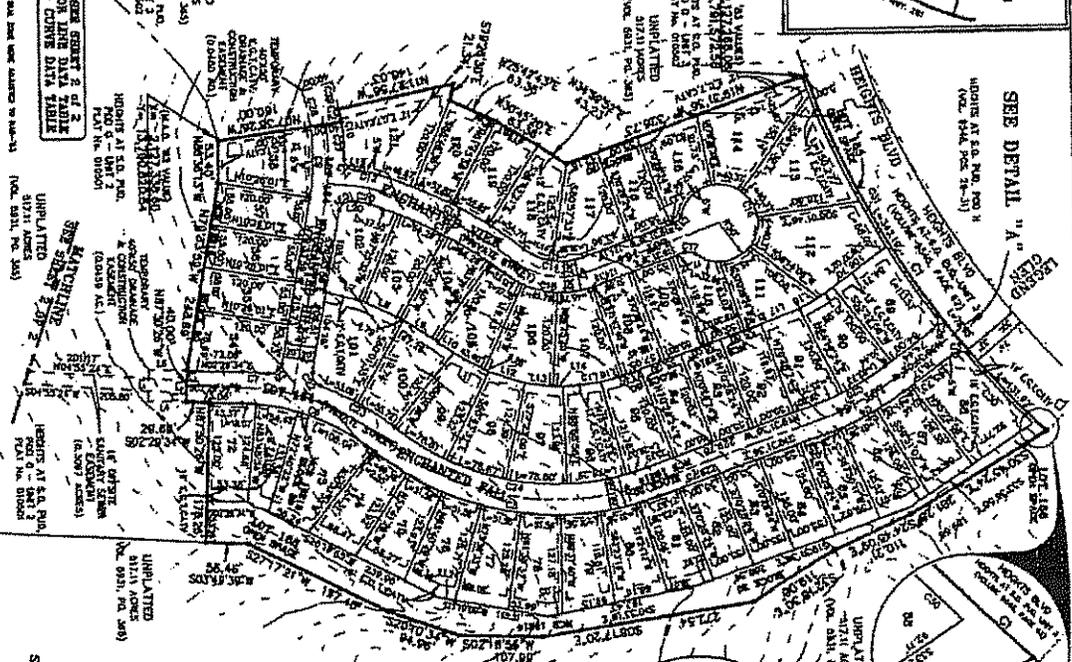
INDEX MAP
SCALE: 1"=400'

UNPLATTED
3121 ADAMS
(NO. 9281, PG. 343)

HEIGHTS AT S.O. PUD,
POD G, UNIT 1
PLAT NO. 010500

UNPLATTED
3121 ADAMS
(NO. 9281, PG. 343)

HEIGHTS AT S.O. PUD,
POD G, UNIT 1
PLAT NO. 010500



DETAIL 'A'
SCALE: 1"=100'

UNPLATTED
3121 ADAMS
(NO. 9281, PG. 343)

HEIGHTS AT S.O. PUD,
POD G, UNIT 1
PLAT NO. 010500

NOTICE:
THE ABOVE DESCRIPTION
FOR ALL THE LOTS WITHIN
THE HEIGHTS AT S.O. PUD,
POD G, UNIT 1 IS BLOCK
30, N.C.S. 19818.

UNPLATTED
3121 ADAMS
(NO. 9281, PG. 343)

HEIGHTS AT S.O. PUD,
POD G, UNIT 1
PLAT NO. 010500

**SEE SHEET 2 OF 3
FOR LINE DATA TABLE
& CORNER DATA**

UNPLATTED
3121 ADAMS
(NO. 9281, PG. 343)

HEIGHTS AT S.O. PUD,
POD G, UNIT 1
PLAT NO. 010500

**HALEBERGER
ENGINEERING, L.C.**
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
10000
10000



STATE OF TEXAS
COUNTY OF DALLAS

PLAT NO. 010500

THE HEIGHTS AT S.O. PUD, POD G, UNIT 1

APPROVED FOR THE CITY OF DALLAS
BY: [Signature]

APPROVED FOR THE STATE OF TEXAS
BY: [Signature]

PLAT NO. 010500

THE HEIGHTS AT S.O. PUD, POD G, UNIT 1

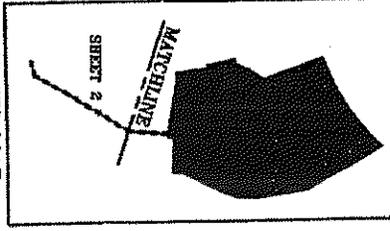
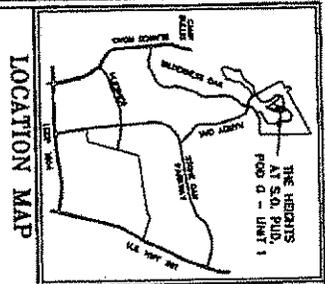
APPROVED FOR THE CITY OF DALLAS
BY: [Signature]

APPROVED FOR THE STATE OF TEXAS
BY: [Signature]

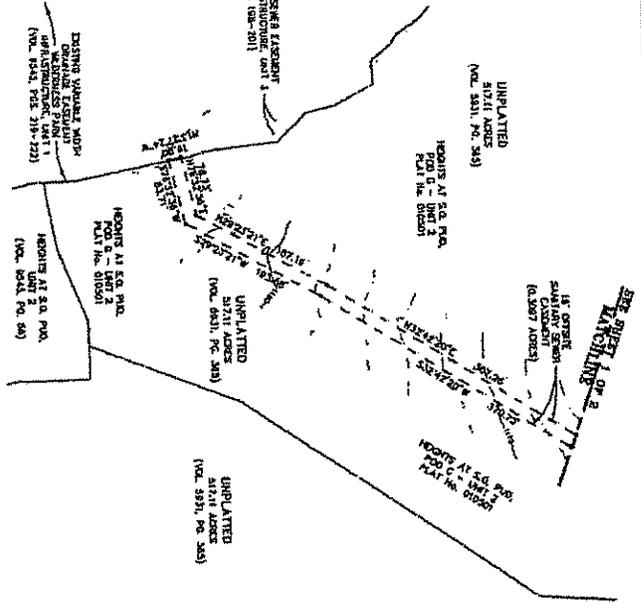
RD#07-09-054R

2007 DEC 13 AM 10:39

RECORD
 2007
 12
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 AM 10:39



NOTE:
 THIS IS A PRELIMINARY
 MAP AT THE TIME OF THIS
 THE HEIGHTS AT S.O. PUD,
 POD C, UNIT 1 IS BLOCK
 30, N.C.B. 18216.



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THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LOCATION OF THE PROPERTY DESCRIBED HEREIN. THE PROPERTY DESCRIBED HEREIN IS NOT TO BE CONSIDERED AS A PART OF ANY OTHER MAP OR PLAN. THE PROPERTY DESCRIBED HEREIN IS NOT TO BE CONSIDERED AS A PART OF ANY OTHER MAP OR PLAN. THE PROPERTY DESCRIBED HEREIN IS NOT TO BE CONSIDERED AS A PART OF ANY OTHER MAP OR PLAN.

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HALEMBERGER
 ENGINEERING, L.C.
 1100 N. GARDNER ST.
 SUITE 100
 DENVER, CO 80202



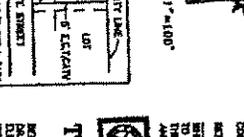
STATE OF COLORADO
 COUNTY OF DENVER
 COUNTY CLERK OF DENVER COUNTY, DO hereby certify that the foregoing plat containing the description of the land shown on this plat is a true and correct copy of the original plat on file in my office on the 12th day of December, 2007, at 10:39 AM. At witness my hand and the seal of said county in Denver, Colorado, this 12th day of December, 2007.



STATE OF COLORADO
 COUNTY OF DENVER
 COUNTY CLERK OF DENVER COUNTY, DO hereby certify that the foregoing plat containing the description of the land shown on this plat is a true and correct copy of the original plat on file in my office on the 12th day of December, 2007, at 10:39 AM. At witness my hand and the seal of said county in Denver, Colorado, this 12th day of December, 2007.



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PLAT NO: 010500
 THE HEIGHTS AT S.O. PUD, POD C, UNIT 1

RD#07-09-054R

COPY

ITEM NO. 31

NOV 25 1985

2002 FILED IN AM 10:34
MEETING OF THE CITY COUNCIL

AVIATION	
BUDGET & RESEARCH	1
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	1
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	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	1
ZONING ADMINISTRATION	
SPECIAL PROJECTS - CITY MANAGER	

MOTION BY: _____ SECONDED BY: _____

ORD. NO. **61893** ZONING CASE _____

RESOL. _____ PETITION _____

	ROLL CALL	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#07-09-054R

DEVELOPMENT SERVICES
RECEIVED

(31)

2007 DEC 13 AM 10:34

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 25th day of November, 1985.

Henry Cisneros
M A Y O R

ATTEST: *Rome J. Rodriguez*
City Clerk

APPROVED AS TO FORM: *for J. M. Finley*
City Attorney

85-65

RD#07-09-054R

DEVELOPMENT STANDARDS
RECEIVED

2007 DEC 13 AM 10:34

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

Date: 10-01-85

Initials: ✓/ll

RD#07-09-054R

2007 DEC 13 AM 10:34

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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- 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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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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X. ASSIGNMENT

No assignment of this Contract in whole or in part shall be made by the Owners without prior written approval by the City in accordance with the following procedure:

- A. The Owners, through the Developer, shall notify in writing the City's Director of the Department of Wastewater Management evidencing the purpose, intent, terms and effects of the proposed assignment. The Owners shall provide the City's Director of the Department of Wastewater Management with a copy of the proposed assignment.
- B. The Director of the Department of Wastewater Management will review the proposed assignment and shall within thirty (30) days of initial receipt, respond to the Owners, through the Developer, in writing announcing City's approval, proposed modifications, or disapproval of the proposed assignment.
- C. The City expressly reserves the right to disapprove any proposed assignment for reasonable cause and agrees to provide the Owners, through the Developer, with a written explanation outlining why a proposed assignment is viewed by the City to be adverse to the City's Regional Sanitary Sewer System.
- D. Any assignment by the Owners executed in violation of this submittal, review, and approval procedure shall be void ab initio as to its effects upon the City of San Antonio, and the Owners will continue to be bound by the terms and conditions of this Contract.
- E. In the event that the City approves an assignment, the City will acknowledge same in writing within thirty days of receipt of the proposed assignment and at such time will further provide a written release to the Owners, through the

Developer, in whole or in part from further responsibilities under this Contract as appropriately determined by an interpretation of the assignment document.

XI. SEVERABILITY

If for any reason, any one or more paragraphs of this Contract are held legally invalid, such judgment shall not prejudice, affect, impair or invalidate the remaining paragraphs of the Contract or

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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.

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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.

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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 6th 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

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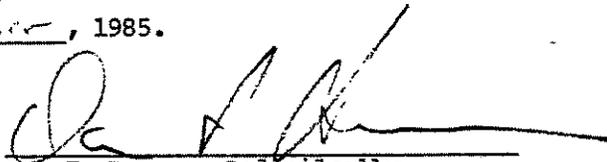
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CONSENT TO EXECUTION OF AGREEMENT
FOR SEWER SERVICE

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.

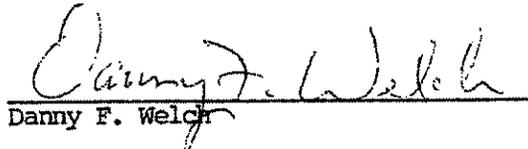
Signed this 17th day of October, 1985.



Dan F. Parman, Individually
and as Trustee



Toni J. Trimble

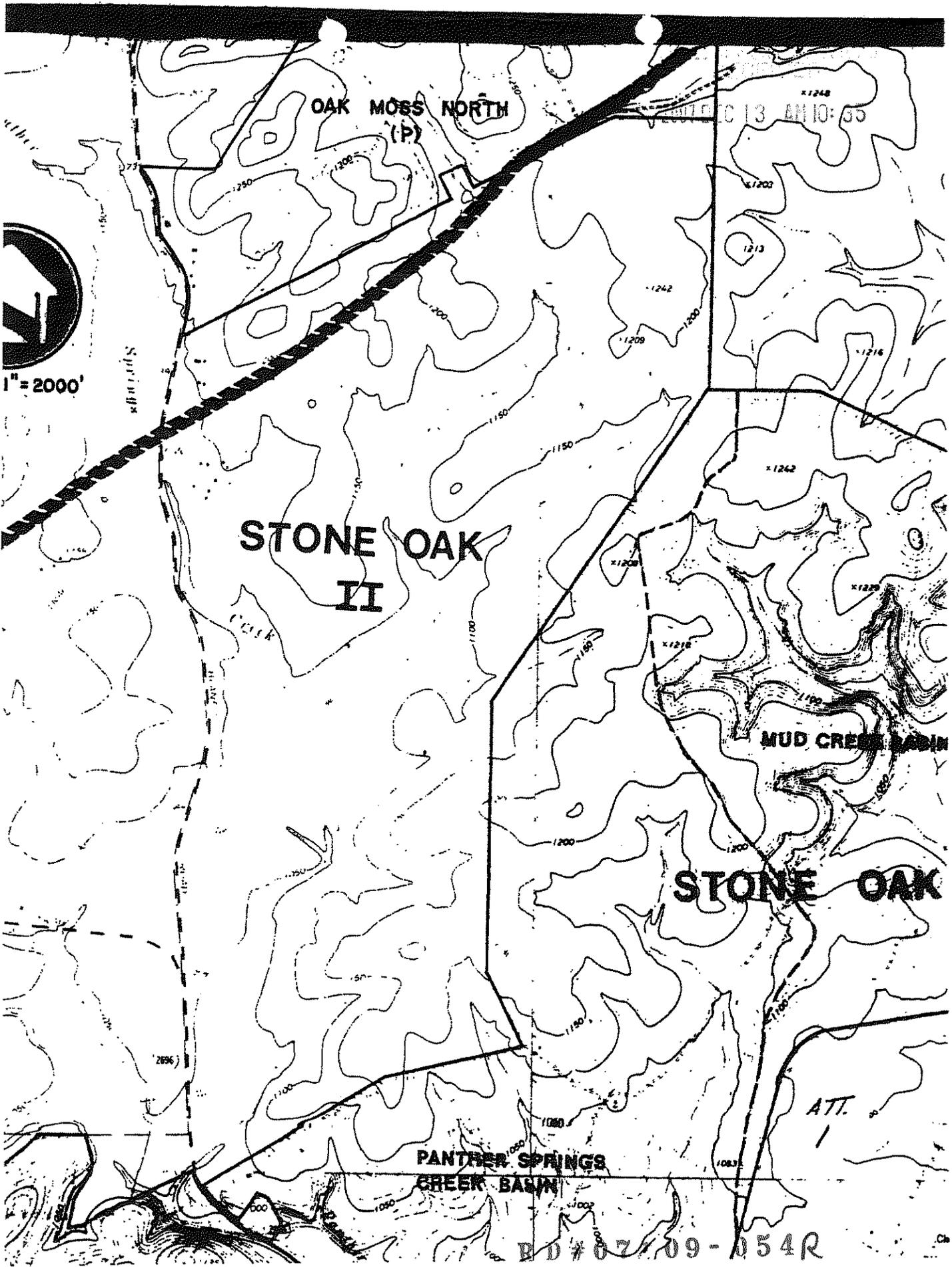


Danny F. Welch

Date: 10-01-85

Initials: EW

RD#07-09-054R



1" = 2000'



APR 13 AM 10:55

**STONE OAK
II**

MUD CREEK BASIN

STONE OAK

**PANTHER SPRINGS
CREEK BASIN**

RD # 07/09-054R

- CHARLES R HALLENBERG PE
Principal
- WILLIAM L TELFORD AICP
Principal
- LARRY G HEIMER PE
Director of Engineering
- SEVEN 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

2007 DEC 13 AM 10:35
ORIGINAL DIM

HALLENBERG
TELFORD
Plan
Archite
Engine

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 Flat 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.

2

RD # 07 - 09 - 054R

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, PE/RPS 1586
DATE: MAY 22, 1984

RD#07-09-054R

CHARLES HALLBERGER, PE
 Principal
 WILLIAM TELFORD, AICP
 Principal
 LARRY G. REBER, PE
 Director of Engineering
 STEVEN R. SMIA, AIA
 Director of Architecture
 FRED P. KAISER
 Director of Planning
 ROBERT H. LEININGER, PE, JR., P.S.
 Director of Surveying
 OSCAR LOPEZ
 Production Manager

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 ORIGINAL DIM

HALLBERGER
 TELFORD
 Planning
 Architect
 Engineer

H.T.I. Job Number: 5203

**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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RD # 07 - 09 - 054R

DEVELOPMENT PLAN/ADJ
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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;

RD#07-09-054R

LAND REVENUE SERVICE
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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;

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RD#07-09-054R

CHARLES H. HALLENBERGER PE
Principal

WILLIAM L. TELFORD AICP
Principal

LARRY G. HEIMER PE
Director of Engineering

STEVEN R. SILVIA AIA
Director of Architecture

FRED R. KAISER
Director of Planning

ROBERT M. LEININGER PE/RPS
Director of Surveying

OSCAR LOPEZ
Production Manager

DEVELOPMENT SERVICES
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ORIGINAL DIM

HALLENBERGER
TELFORD

Plann
Archite
Engine

H.T.I. Job Number: 5203

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;

RD#07-09-054R

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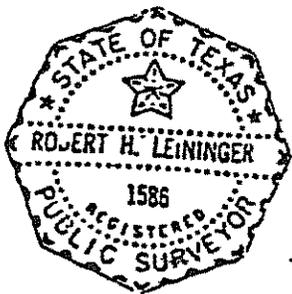
H.T.I. Job Number: 5203
Page Number: 2

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, PE/RPS 1586
DATE: MAY 22, 1984

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RD#07-09-054R

CHARLES W. HENNING, P.E.
Principal
WILLIAM L. HIRSH, A.I.T.P.
Principal
LARRY G. HEYER, P.E.
Director of Engineering
STEVEN R. SMITH, A.I.A.
Director of Architecture
FRED P. KASER
Director of Planning
ROBERT H. LEWIS, P.E. (R.P.S.)
Director of Surveying
OSCAR LOPEZ
Production Manager

DEVELOPMENT SERVICES
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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;

RD#07-09-054R

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H.T.I. Job Number: 5203
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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DEPARTMENT SERVICES
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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° 56' 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;

RD#07-09-054R

STATEMENT OF SERVICES
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H.T.I. Job Number: 5203
Page Number: 4

S 75° 13' 59" E for a distance of 391.26 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 two courses:

S 75° 13' 59" E for a distance of 128.02 feet,
To an iron pin;

N 32° 21' 47" E for a distance of 514.11 feet,
To an iron pin;

THENCE, S 56° 04' 19" E for a distance of 492.14 feet,
To a point, said point being in a fence line and also being in the east line of the previously mentioned 1,272.6364 acre tract;

THENCE, along a fence line the following calls:

S 33° 55' 41" W for a distance of 194.44 feet,
To an iron pin;

S 00° 02' 28" E for a distance of 1,516.08 feet,
To a fence corner;

S 00° 22' 10" E for a distance of 2,091.64 feet,
To a fence post;

RD#07-09-054R

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DEPARTMENT SERVICES
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H.T.I. Job Number: 5203
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;

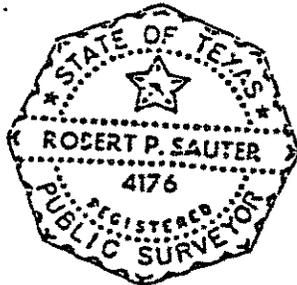
S 29° 46' 39" E for a distance of 438.23 feet,
To an iron pin at a fence corner for the southeast corner of this tract;

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 DDM



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

VOL 3116 PAGE 0595

RD#07-09-054R

CARLES W. HALLENBERGER, PE.
Principal

MARIAL TELFORD AICP
Principal

LARRY G. HEZLER, PE.
Director of Engineering

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

FRED P. KAISER
Director of Planning

ROBERT M. LEININGER, PE./R.P.S.
Director of Surveying

OSCAR LOPEZ
Production Manager

STATE OF TEXAS
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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 - 054R

INVESTMENT SERVICES
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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#07-09-054R

LAND SURVEYING SERVICES
REGISTERED

2007 DEC 13 AM 10:35

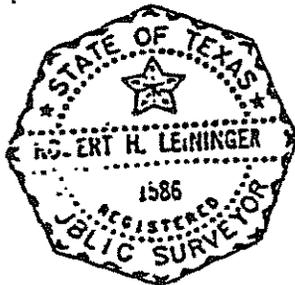
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WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY
RECORDATION

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

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

RD#07-09-054R

DEVELOPMENT SERVICES
23 HALLENBERGER,
TELFORD INC
2007 DEC 13 AM 10:55
Pioneers
Architects
Engineers

METES AND BOUNDS DESCRIPTION
FOR A 910.680 ACRE TRACT OF LAND
BEXAR COUNTY, TEXAS
(TECON SURVEY)

Being a 910.680 acre tract out of the following:

Approximately 189.09 acres out of the Rudolph Froebel Survey
No. 6, Abstract No. 927, County Block 4934;

Approximately 50.93 acres out of the Beaty, Seale and Forwood Survey
No. 9, Abstract No. 112;

Approximately 279.91 acres out of the L. C. Grothaus Survey No. 10,
Abstract No. 931, County Block 4940;

Approximately 74.34 acres out of the August Reuss Survey No. 920,
County Block 4941;

Approximately 117.79 acres out of the Commanche Creek Irrigation Co.
Survey No. 7, Abstract No. 175, County Block 4932;

Approximately 128.71 acres out of the Commanche Creek Irrigation Co.
Survey No. 8, Abstract No. 176, County Block 4833;

Approximately 69.91 acres out of the Seinegas Irrigation and
Agriculture Co. Survey No. 13, Abstract No. 725, County Block 4832;

and being comprised of the following:

910.680 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:

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, 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;

RD # 07 - 09 - 054R

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

RECORDING DEPARTMENT
RECORDED

2007 DEC 13 AM 10:35

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, 311.13 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;
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#07-09-054R

EXHIBIT "E" PAGE 2

2007 DEC 13 AM 10:35

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 CI-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 - 054R

FOR A 910.080 ACRE TRACT OF LAND
BEXAR COUNTY, TEXAS
(TECON SURVEY)
Continued

RECORDING SERVICE
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2007 DEC 13 AM 10:35

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#07-09-054R

EXHIBIT "E" PAGE 4

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

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RECEIVED

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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#07-09-054R

EXHIBIT 'E' PAGE 5

CHARLES R HALLENBERGER, PE
Principal

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

LARRY G. MEYER, PE
Director of Engineering

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

FRED P. KAISER
Director of Planning

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

OSCAR LOPEZ
Production Manager

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H.T.I. #5203

HALLENBERGER
TELFORD II & C

Planner
Architect
Engineer

2007 DEC 13 AM 10:35

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#07-09-054R

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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#07-09-054R

CONFIDENTIAL

GOVERNMENT SERVICES
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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 3116 PAGE 0607

RD#07-09-054R

DEVELOPMENT SERVICES
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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 BEAR
 I hereby certify that this instrument was FILED in File Number
 Sequence on the 4th and of the day stamped herein by me and
 was duly RECORDED in the Official Public Records of said Property of
 Bear County, Texas on



MAY 25 1984

Richard D. Jones
 COUNTY CLERK BEAR COUNTY, TEXAS

1984 MAY 24 PM 4 32
 IN EXISTENCE WITH GREEN
 COUNTY CLERK BEAR CO. TX
[Signature]

RD#07-09-054R

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2007 DEC 13 AM 10:36

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.

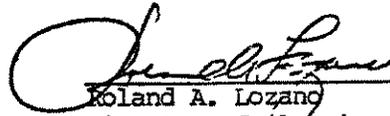
Financial Impacts

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#07-09-054R

2007 DEC 13 AM 10:36

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.

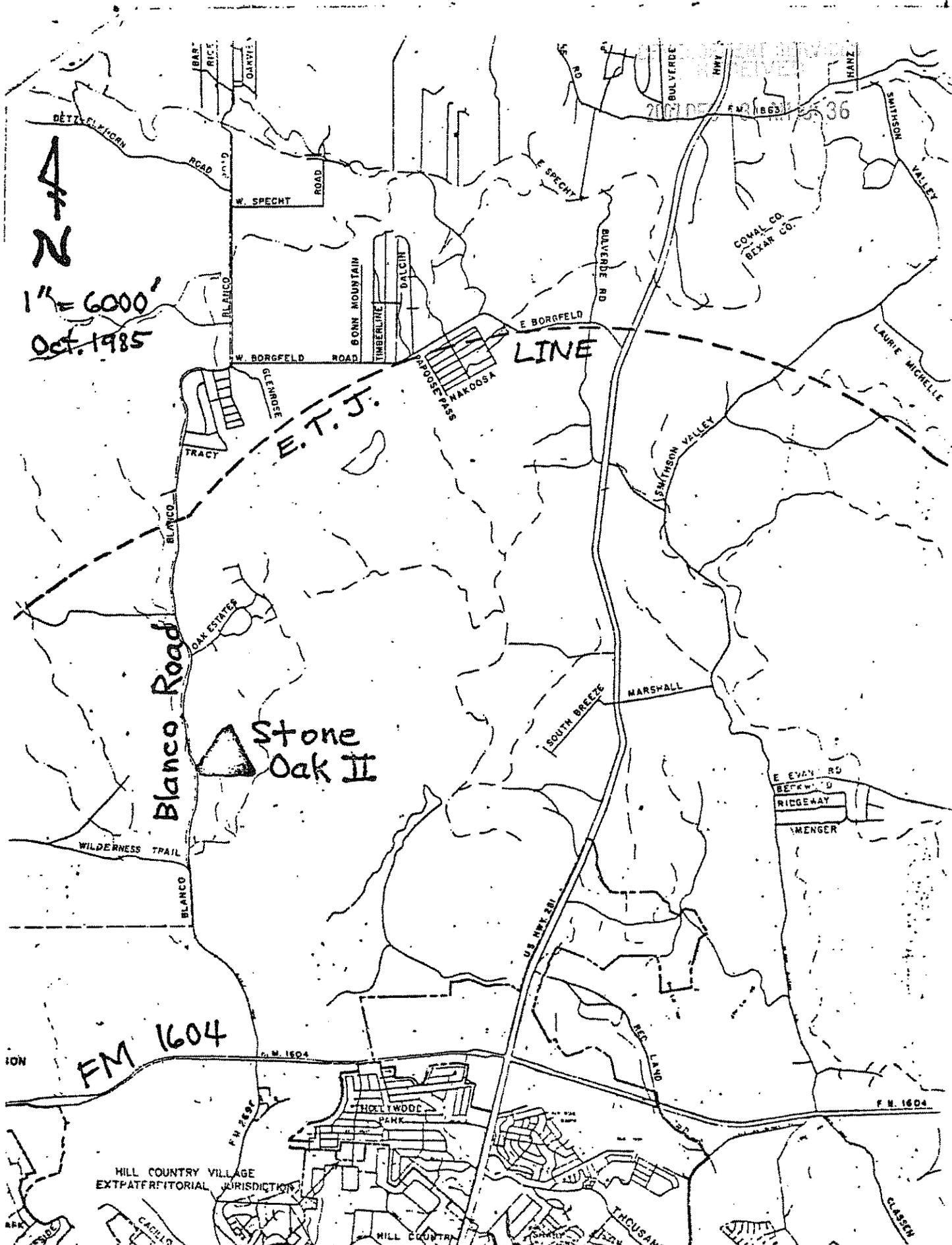
The developer, as agent for the owners, has the sole responsibility of allocating capacity, platting fee credits, etc. pro rata to each of the owners in accordance with the Basic Sharing Ratio as defined in this contract. The City's obligation of performance is conditioned by the applicable rules, regulations, 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#07-09-054R

N
A

1" = 6000'
Oct. 1985



FM 1604

Stone Oak II

RD #07-09-054R

CONSENT AGENDA

CITY OF SAN ANTONIO SERVICES RECEIVED Request For Ordinance/Resolution 36		For CMB 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:
SUMMARY OF ORDINANCE		
<p>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.</p> <p>The staffs of the Planning, Legal and Wastewater Departments recommend approval of this ordinance.</p>		
Council Memorandum Must Be Attached To Original		
Other Depts., Boards, Committees Involved (please specify): Legal, Wastewater Departments		
Contract signed by other party Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
FISCAL DATA (if Applicable) Fund No. _____ Amt. Expended _____ Activity No. _____ SID No. _____ Index Code _____ Project No. _____ Object Code _____	Budgetary Implications Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/> Positions Currently Authorized _____ Impact on future O & M _____ If positions added, specify class and no. _____ _____ _____	
Comments: <p style="text-align: center;">CONSENT AGENDA</p>		
Coordinator — White Legal — Green Budget — Canary Finance — Pink Originator — Gold		

RD#07-09-054R

RECEIVED
DEVELOPMENT SERVICE

50-01-01
CITY OF SAN ANTONIO

CONSENT AGENDA

2007 DEC 13 AM 10:36 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

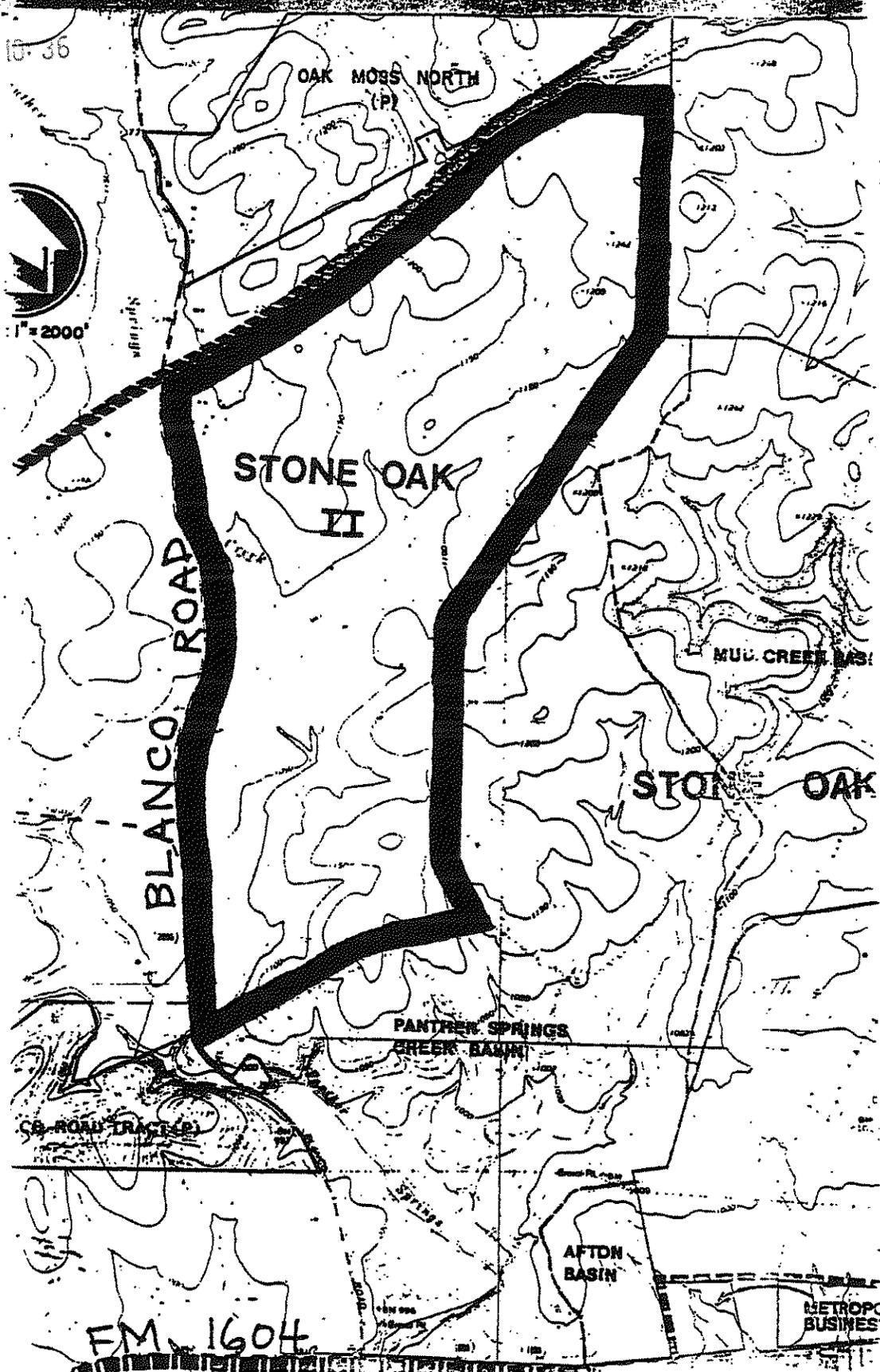
Attachments

RD#07-09-054R

DEC 13 AM 10:36



1" = 2000'

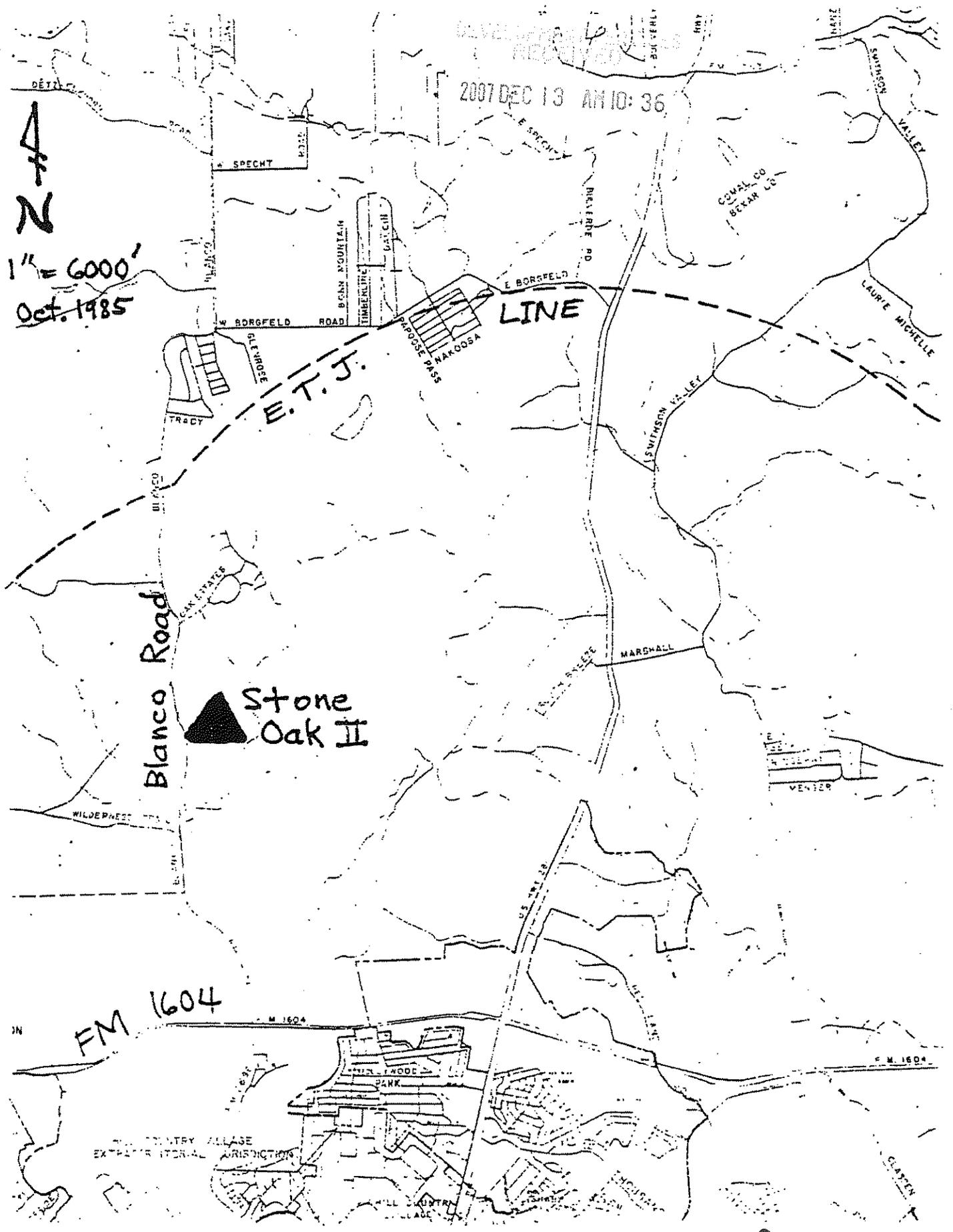


FM 1604

RD#07-09-054R

2007 DEC 13 AM 10:36

1" = 6000'
Oct. 1985



FM 1604

THE COUNTRY ALLIANCE
EXTERIOR INTERNAL JURISDICTIONS

RD#07-09-054R