



# City of San Antonio, Texas

Department of Development Services

November 14, 2006

Patrick W. Christensen  
Brown, P. C., Attorneys at Law  
112 E. Pecan Street  
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-10-002 (University Oaks Business Park)

Dear Mr. Christensen:

We have reviewed your application for Vested Rights that was submitted on October 2, 2006. Based on the information provided the following are our official findings:

Since the requested vesting date is based on a POADP, the applicant is requested to submit a Fair Notice Form in compliance with City of San Antonio ordinance no. 2006-02-16-0241 and UDC §35-712 (b)(3) C.

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 Michael Herrera at 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando J. De León".

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

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



PAUL M. JUAREZ  
OF COUNSEL

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

November 28, 2006

Mr. Michael Herrera  
Development Services Department  
City of San Antonio  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

Via Hand Delivery

Re: VRP File No. 07-10-002, Requesting Vested Rights for a 4.625-Acre Tract of Land Generally Located Near the Intersection of Lockhill-Selma and University Oaks, More Formally Described as Lot 52, Block 102, NCB 18612, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9186.001*

Dear Mr. Herrera:

A Vested Rights Application for the above-referenced property was filed with the City of San Antonio's ("COSA") Development Services Department on October 2, 2006. Our Firm received COSA's response on November 16, 2006. The response requested that a "Fair Notice" form with an accompanying site plan be submitted within 15 days. Pursuant to that request, a completed "Fair Notice" form with an accompanying site plan is attached to this correspondence.

We would appreciate an expedited review of this application. However, please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P.C.

BY:

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

Patrick W. Christensen

PWC/lbj

VRP# 07-10-002

12-01-06 4:11:30 RCVD



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit Application**  
**Completeness Review**



*Note: All Applications must comply with the Unified Development Code (UDC),  
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

**Required Items: Section 35-B124, Vested Rights' Determination**

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
  - (a) Name and address of Applicant; ✓
  - (b) Project description and name of subdivision or development, if applicable; ✓
  - (c) Location of development; ✓
  - (d) Total land area, in square feet; ✓
  - (e) Total area of impervious surface, in square feet; ✓
  - (f) Number of residential dwelling units, by type; ✓
  - (g) Type and amount of non-residential square footage; ✓
  - (h) Phases of the development, if applicable; ✓
  - (i) 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; ✓
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and ✓
  - (k) A legal description of the Property ✓

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:** *Michelle A. Gauthier* **Date:** 5 OCT 06



*City of San Antonio, Texas*  
*Department of Development Services*

November 14, 2006

Patrick W. Christensen  
Brown, P. C., Attorneys at Law  
112 E. Pecan Street  
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-10-002 (University Oaks Business Park)

Dear Mr. Christensen:

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Sincerely,

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

VRP# 07-10-002

11-14-06 11:51 AM

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



PAUL M. JUAREZ  
OF COUNSEL

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

September 28, 2006

Mr. Michael Herrera  
Development Services Department  
City of San Antonio  
1901 S. Alamo, 2nd Floor  
San Antonio, Texas 78204  
**Via Hand Delivery**

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

Re: Vested Rights for a 4.625-Acre Tract of Land Generally Located Near the Intersection of Lockhill-Selma and University Oaks, More Formally Described as Lot 52, Block 102, NCB 18612, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9186.001*

Dear Messrs. Herrera and Hart:

Attached please find a Vested Rights Application for the above-referenced property (*see* Exhibit "1"). 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 Subject Property is a 4.625-acre tract of land, more specifically described as Lot 52, Block 102, NCB 18612, San Antonio, Bexar County, Texas (*see* University Oaks Business Park, Unit 2 Subdivision Plat: Exhibit "2"). To provide for the development of the Subject Property, the developer filed a Preliminary Overall Area Development Plan with COSA, POADP #75, which was approved on November 28, 1983. The University Oaks Business Park is wholly included within the University Oaks Business Park Preliminary Overall Area Development Plan #75 attached for your review ("POADP #75"; *see* Exhibit "3"). The University Oaks Business Park development described in POADP #75 is for a business park/office/retail development (the

VRP# 07-10 002

10-02-06 P04:2..

10-02-06 P04:22-IN

“Project”). POADP #75 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 subject business park/office/retail Project on the Subject Property as those terms are contemplated by Chapter 245 of the Code.

Please note that. . . Section 35-2076 (“Terms of Validity”) of the 1987 UDC (which was the effective UDC at the time of filing the POADP) clearly mandates that a POADP “shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted.” The minimum percentage/acreage requirement and ten (10)-year expiration date required in 2006 *are not* mandated by the 1987 UDC, which only refers to filing a plat (without any acreage/percentage requirement) within eighteen (18) months. Nevertheless, POADP #75 has met the 1987 and the 2006 requirements. POADP #75 did not expire due to the approval of the University Oaks Business Park Subdivision Plat which was approved by COSA on July 25, 1984 and more than 50% of the POADP was platted pursuant to the approval of the University Oaks Business Park Subdivision Plat (*see* Exhibit “4”) approved by COSA on July 25, 1984. Furthermore, as a POADP existing prior to September 1, 1997, which has met the requirements of the 1987 UDC, the rights for the project will not expire until 10 years from the date of approval of the POADP (November 28, 1983) *or* September 25, 2007, whichever is later (*see* COSA UDC §35-712(a)(3)(A)). Therefore, the rights for the Project stated in POADP #75 for the Subject property shall not expire until September 25, 2007.

The Project is not “dormant,” as defined by Section 245.005 of the Local Government Code and Section 35-7 14 of the UDC, because progress toward its completion is evidenced by the filing, approval and recording of Plat No. 000400 (*see* Exhibit “5”) which is wholly included within POADP #75. Plat No. 000400 was filed with COSA on June 8, 2000, and subsequently approved by COSA on July 26, 2000. Plat No. 000400 was recorded in the Bexar County Real Property Records on July 31, 2000. Because Plat No. 000400 clearly qualifies as a “permit” and it was 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 state law.

In conclusion, POADP #75 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. POADP #75 has met the eighteen (18) month expiration date requirement by the approval of the University Oaks Business Park Subdivision Plat, and over fifty percent (50%) of the POADP has been platted. Furthermore, the Subject Property has not become dormant by virtue of the filing of Plat No. 000400 which was subsequently approved and recorded. The “project” was specifically described as a business park/office/retail use on 4.625 acres in POADP #75, approved by COSA on November 28, 1983. Therefore, this Firm requests that COSA acknowledge that the 4.625-Acre Subject Property is vested as of November 28, 1983 for a business park/office/retail development by virtue of the POADP, and the Plats listed herein.

VKP# 07-10 003

10-02-06 P04:22 IN

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. Vested Rights Permit Application;
2. University Oaks Business Park, Unit 2 Subdivision Plat;
3. University Oaks Business Park POADP #75;
4. University Oaks Business Park Subdivision Plat; and,
5. Plat No. 000400;

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

BROWN, P.C.

BY:   
Patrick W. Christensen

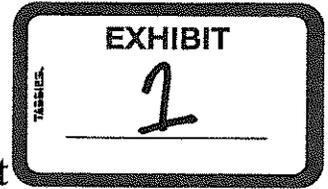
/PWC  
Enclosures: As stated

VRP#07-10 002

10-02-06 P04:22 IN



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**



Permit File: # VRP#07-10 002  
Assigned by city staff

Date: September 28, 2006

**Vested Rights Permit**

**Consent Agreement**

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

*Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Brown, P.C. Attorneys at Law

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

Address: 112 E. Pecan Street, Suite 1490

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: M.B.C. Engineers, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip Code: 78232

Name of Project: University Oaks Business Park

(b) (k) Site location or address of Project and Legal description: 4.625 Acres of land out of NCB 18612, Block 102, Lot 52, in the City of San Antonio, Bexar County, Texas.

Council District 8 ETJ NO Over Edward's Aquifer Recharge? (X) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?

*Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet; ±201,465 S.F. (±4.625 Acres)

(e) Total area of impervious surface, in square feet; ±181,318.5 S.F.

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; 362,637 S.F.

(h) Phases of the development, (If Applicable); N/A

**4. What is the date the applicant claims rights vested for this Project?** 11/28/1983

(i) 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;

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."

**4 a. What, if any, construction or related actions have taken place on the property since that date?**

Most of the University Oaks Business Park POADP #75 has been developed.

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

- 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 18 months for the POADP acceptance date.

Name: University Oaks Business Park POADP #75

Date accepted: 11/28/1983 Expiration Date: 5/29/1985 MDP Size: \_\_\_\_\_ acres

● **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

● **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

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

● **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval \_\_\_\_\_

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Vol./Pg. \_\_\_\_\_

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

● **Other**

Please see attached correspondence.

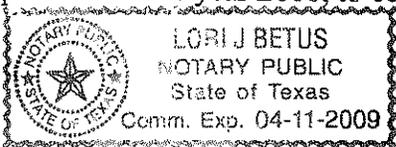
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

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

Print name: **Patrick W. Christensen** Signature: [Signature]

Date: September 28, 2006

Sworn to and subscribed before me by Patrick W. Christensen on this 28th day of Septemebr in the year 2006, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

**City of San Antonio use**

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

**Approved**

**Disapproved**

Review By: \_\_\_\_\_  
Development Services Department

Date: \_\_\_\_\_

**Comments:** \_\_\_\_\_  
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**City of San Antonio**  
Development Services Department  
**Fair Notice Form**



Date: November 30, 2006 Notice Number: FN07-0012

1. Original Fair Notice Form Number if Applicable: \_\_\_\_\_
2. Existing Vested Rights Permit No. if applicable: \_\_\_\_\_

<b>COSA USE ONLY</b>	
Expiration date: <u>1/15/07</u>	Authorized Rep: <u>Michael J. Guthrie</u>

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

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

2/16/06

VRP# 07-10-002

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

The following projects require a site plan.

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

- \*SAWS/ Utilities No.
\*Category Determination Letter from SAWS:
\*CPS Energy/ Utilities No.
\*Other:
\*Application for Letter of Certification (LOC) (Subdivision Plat No. issued):

The following single plat projects require a site plan:

- \*Multi-Family
\*Commercial
\*Office
\*Industrial
\*Multiple Land Use Projects (Complete # 7)
\*Entertainment
\*Special District
\*Other:

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

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

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

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

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

(e) Industrial: Allocation in Square Feet & Acreage 201,465 S.F. & 4.625 Acres
Use Allocation in Square Feet & Acreage 64,000 S.F.G.L.A.

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

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

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

8. **Project Name:** University Oaks Business Park

Property Description: NCB 18612, Block 102, Lot 52, San Antonio, Bexar County

**Owner:** SPV Ventures, LLC Phone: \_\_\_\_\_ Fax: (210) 493-8228

Address: P.O. Box 6029 City: San Antonio State: Texas Zip Code: 78209

**Agent:** Brown, PC Phone: (210) 299-3704 Fax: (210) 299-4731

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

**Applicant:** N/A Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Engineer/Surveyor:** MBC Engineers, Inc. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 1035 Central Parkway North City: San Antonio State: Texas Zip Code: 78232

Contact Person Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Site is over/within/includes:**

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

Council District: 8 School District: N.I.S.D. Ferguson map grid: 514, F-5

**Owner or Authorized Representative:**

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

Print Name: Patrick W. Christensen Signature: 

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

E-mail: pwc@kbrownpc.com

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

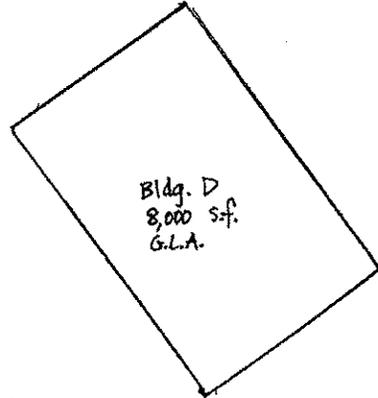
P-7A 10.120 ACRES  
N.C.B. 17702

S88°43'59"E 465.77

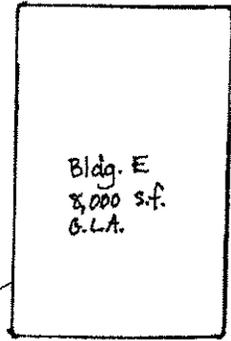
PRO 1/2" LR

S76°30'32"E 98.10

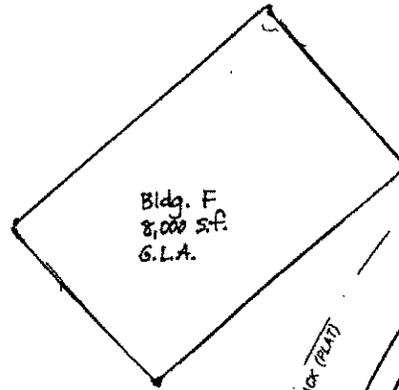
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PRO 1/2" LR



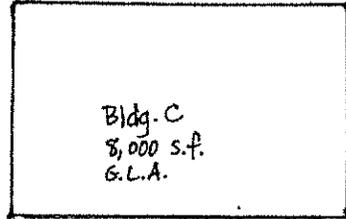
Bldg. D  
8,000 s.f.  
G.L.A.



Bldg. E  
8,000 s.f.  
G.L.A.

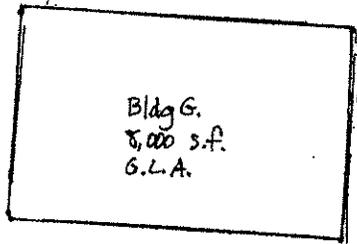


Bldg. F  
8,000 s.f.  
G.L.A.

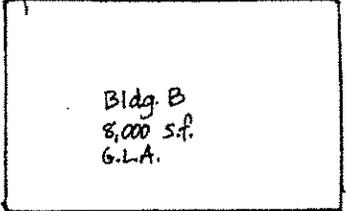


Bldg. C  
8,000 s.f.  
G.L.A.

LOT 52  
BLOCK 102  
N.C.B. 18612  
4.625 ACRES

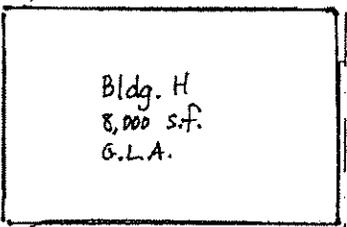


Bldg. G  
8,000 s.f.  
G.L.A.

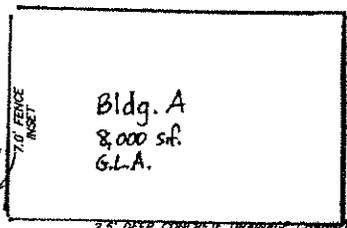


Bldg. B  
8,000 s.f.  
G.L.A.

PRELIMINARY SITE PLAN  
64,000 s.f.  
TOTAL G.L.A.



Bldg. H  
8,000 s.f.  
G.L.A.



Bldg. A  
8,000 s.f.  
G.L.A.

25' BLDG SETBACK (PLAT)

L=213.31'  
R=280.00'

UNIVERSITY OAKS  
BY ROW

PRO 1/2" LR  
ON CORN S00°26'45"W 157.37  
PRO 1/2" LR

S80°32'49"W 30.21  
PRO 1/2" LR

N89°33'15"W 391.79

1" ELEC. GAS, TELE. & CATV (PLAT)

28" ELEC. GAS, TELE. & CATV (PLAT)

UNIVERSITY OAKS BUSINESS PARK  
(VOL. 9506, PG. 48-49)

LOT 48  
BLOCK 102

LOT 50  
BLOCK 102

LOT 51  
BLOCK 102

FN07-0012

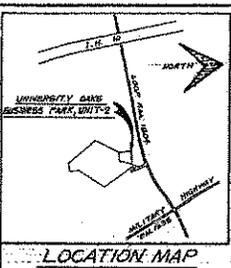
VRP#07-10-002

FILED IN MY OFFICE  
ROBERT O. GREEN  
COUNTY CLERK BEAR CO.

1986 AUG 21 PM 4:4

Bose  
9514/90

University Oaks Business Park # 2



**BEARING & DISTANCE TABLE**

NO.	BEARING	DISTANCE
1	S 80° 28' 40" W	30.21'

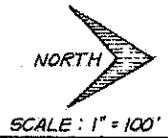
**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	TAN
1	47° 00' 21"	280.00'	219.31'	119.07'

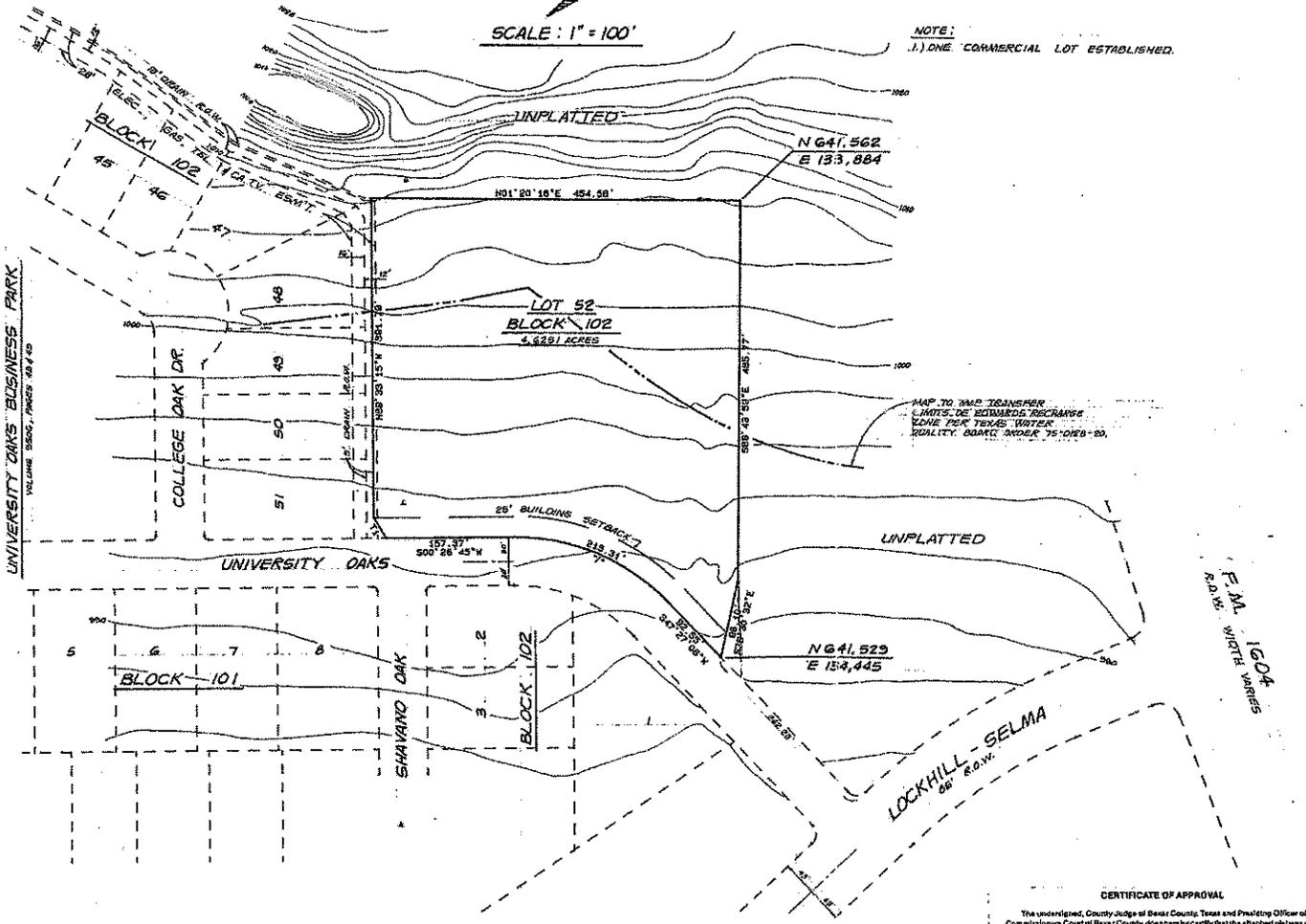
The bearings and distances on this plat represent the zoning requirements in effect at the time of filing. Any future zoning code amendments shall not apply to this plat.

1215725

SUBDIVISION PLAT  
OF  
**UNIVERSITY OAKS  
BUSINESS PARK, UNIT - 2**  
BEING 4.8251 ACRES OF LAND OUT OF THE R.C.  
HAWKINS SURVEY No. 337, ABSTRACT 929, COUNTY  
BLOCK 4715, BEAR COUNTY, TEXAS



NOTE:  
1.) ONE COMMERCIAL LOT ESTABLISHED.



MAP TO THE TRANSFER  
OF THE INTERESTS IN THE  
UNIVERSITY OAKS BUSINESS PARK  
COMMERCIAL LOT ESTABLISHED  
QUALITY BOARD ORDER 75-0028-20

F.M. WIRTH JACOBS  
1604  
R.D. No. 1

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert O. Green, County Clerk of said County, do hereby certify that the above and foregoing plat was duly filed with the Commission of said County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of said County, Texas.

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert O. Green, County Clerk of said County, do hereby certify that the above and foregoing plat was duly filed with the Commission of said County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of said County, Texas.

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert O. Green, County Clerk of said County, do hereby certify that the above and foregoing plat was duly filed with the Commission of said County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of said County, Texas.

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert O. Green, County Clerk of said County, do hereby certify that the above and foregoing plat was duly filed with the Commission of said County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of said County, Texas.

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert O. Green, County Clerk of said County, do hereby certify that the above and foregoing plat was duly filed with the Commission of said County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of said County, Texas.

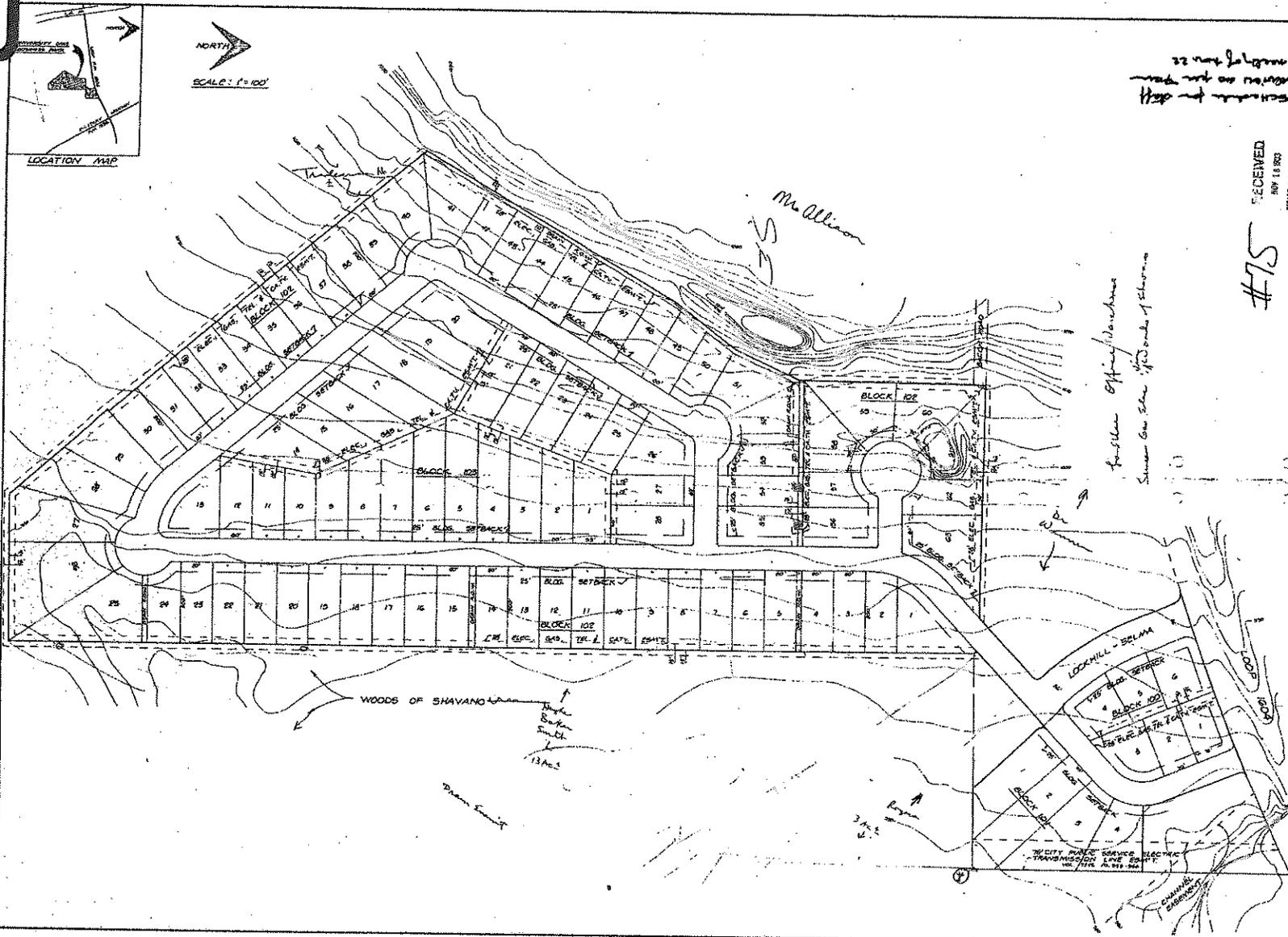
**CERTIFICATE OF APPROVAL**  
The undersigned, County Judge of Bear County, Texas and Presiding Officer of the Commissioners Court of Bear County, Texas, do hereby certify that the attached plat was duly filed with the Commissioners Court of Bear County, Texas, and that after consideration it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that the plat has been approved by the said Commissioners Court.  
On this the 30 day of February, 1986  
ATTEST:  
Robert O. Green  
County Judge, Bear County, Texas

**MADINA BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
SAN ANTONIO, TEXAS  
I, Madina Bose, Engineer, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am a member of the Texas Society of Professional Engineers and the American Society of Civil Engineers. I am also a member of the American Institute of Professional Surveyors and the American Society of Professional Surveyors. I am also a member of the American Society of Professional Surveyors and the American Society of Professional Surveyors. I am also a member of the American Society of Professional Surveyors and the American Society of Professional Surveyors.

TABBERS  
**EXHIBIT**  
2

10-02-00 10:44:23 IN

VRP#07-10 002



RECEIVED  
NOV 15 1993  
OFFICE OF PLANNING  
CITY OF SELMA

#15

22 new buildings  
with out on corner  
High end business

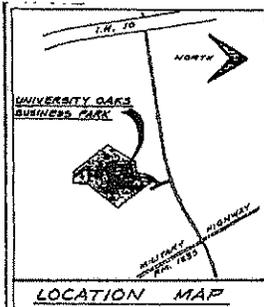
Further Offing/Working  
Some on site 1/2 mile of stream

McAllister

UNIVERSITY OAKS BUSINESS PARK  
PRELIMINARY PLAN

MACNA - BOSE - OWENLAND & ASSOC., INC.  
CONSULTING ENGINEERS AND ARCHITECTS  
415 Elm Street, Selma, Alabama, 36888  
(205) 884-4411

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

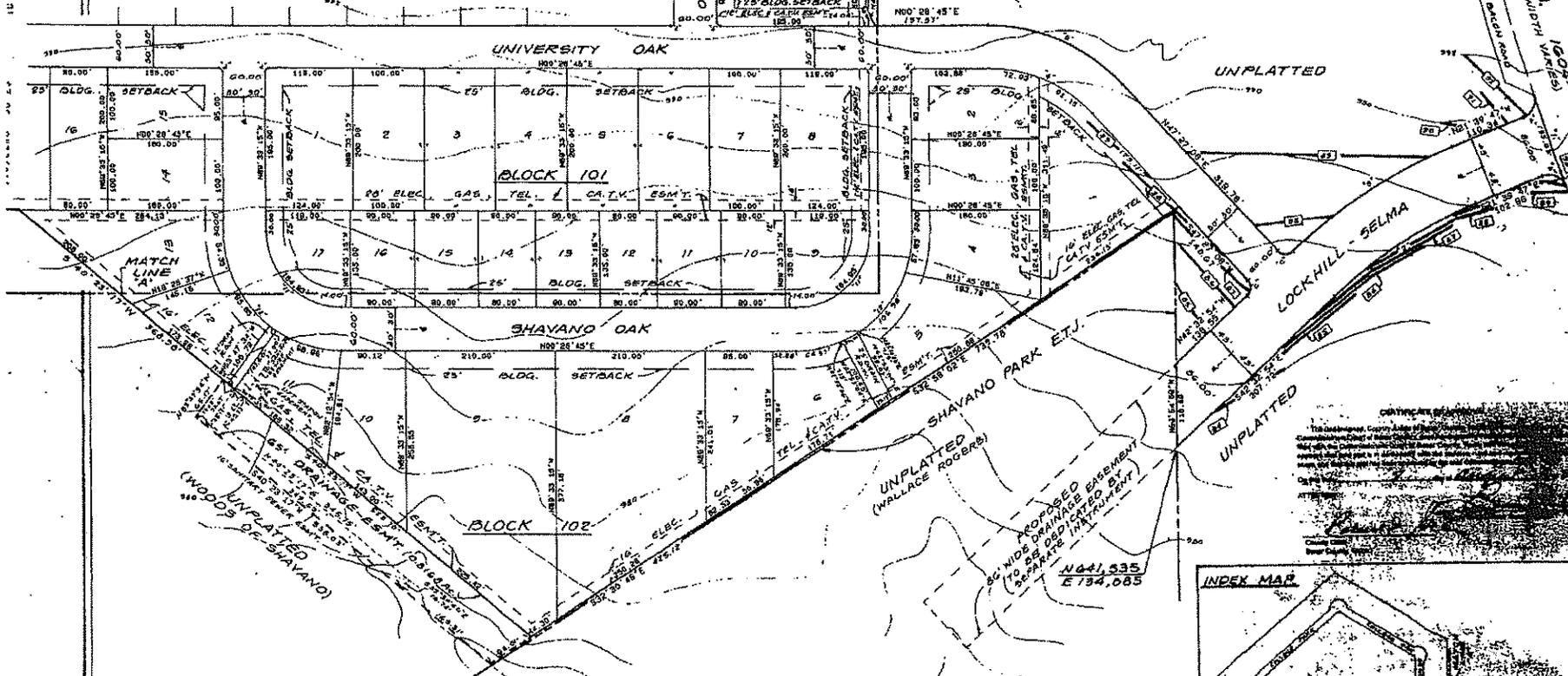
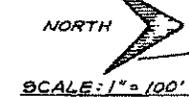


CURVE DATA				
NO.	BEI.A	RADIUS	LENGTH	CHG.
1	28° 53' 57"	48.00	131.83	87.87
2	28° 53' 57"	48.00	131.83	131.83
3	47° 28' 21"	200.00	374.84	200.00
4	47° 28' 21"	200.00	374.84	88.87
5	47° 28' 21"	200.00	374.84	213.97
6	28° 56' 00"	75.00	124.33	103.00
7	28° 56' 00"	75.00	124.33	163.00
8	28° 56' 00"	75.00	124.33	23.38
9	28° 56' 00"	75.00	124.33	28.11
10	28° 56' 00"	75.00	124.33	15.00
11	28° 56' 00"	75.00	124.33	5.00

REPLATED IN:  
 Vol: 9509  
 Pg: 109

SUBDIVISION PLAT  
 OF  
**UNIVERSITY OAKS BUSINESS PARK**  
 BEING 54.5165 ACRES OF LAND OUT OF THE COLLIN C. MCCRACK SURVEY NO. 321, ABSTRACT 486, COUNTY BLOCK 412; THE R.G. HAWKINS SURVEY NO. 337, ABSTRACT 315, COUNTY BLOCK 471; AND THE WREDE SURVEY 232, ABSTRACT 309, COUNTY BLOCK 474, BEAR, COUNTY, TEXAS.

NOTE:  
 1) 06 COMMERCIAL LOTS ESTABLISHED

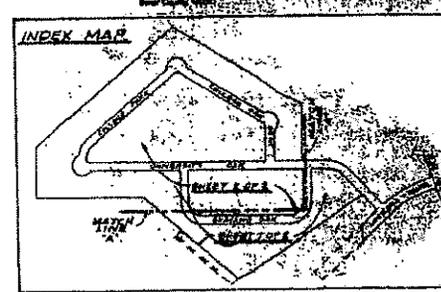


FIRST LIEN MORTGAGEE OF RECORD IS:  
 TEXAS SAVINGS & LOAN  
 DALLAS, TEXAS

STATE OF TEXAS  
 COUNTY OF BEAR  
 I, *[Signature]*  
 COUNTY CLERK  
 DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE THIS 10th DAY OF JUNE 2006.

STATE OF TEXAS  
 COUNTY OF BEAR  
 I, *[Signature]*  
 COUNTY CLERK  
 DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE THIS 10th DAY OF JUNE 2006.

**LEGEND**  
 ELEC. ...  
 GAS ...  
 TEL. ...  
 SANITARY ...  
 R.O.W. ...



MAGINA, ROSE, COPELAND & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 SAN ANTONIO, TEXAS

SHEET 1 OF 2  
 VOL 9509  
 48

EXHIBIT  
 4

VRP#07-10 002  
 10-02-06 P04:23 IN

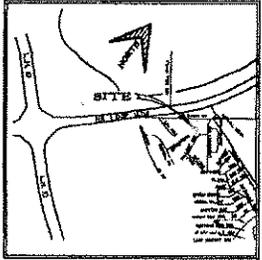


2000-12-08 10:54:48 AM

000400

# AMENDING PLAT OF UNIVERSITY OAKS BUSINESS PARK

BEING LOTS 47 AND 48, BLOCK 102, N.C.B. 18612  
SAN ANTONIO, BEKAR COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

**LEGEND:**

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLDG.	BUILDING
E.T.A. CATV ESM'T.	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
1/4" DIA. ROD FOUND	1/4" DIA. ROD FOUND
2" DIA. IRON ROD SET BACK "M"	2" DIA. IRON ROD SET BACK "M"
FOUND CONCRETE MONUMENT	FOUND CONCRETE MONUMENT



SCALE: 1" = 100'

**CURVE DATA**

NO.	RADIUS	DELTA	TANGENT	LEGITH	CHORD BEG.	CHORD END
1	75.00	102° 11' 12"	94.611	135.081	554° 53' 47"	117.647

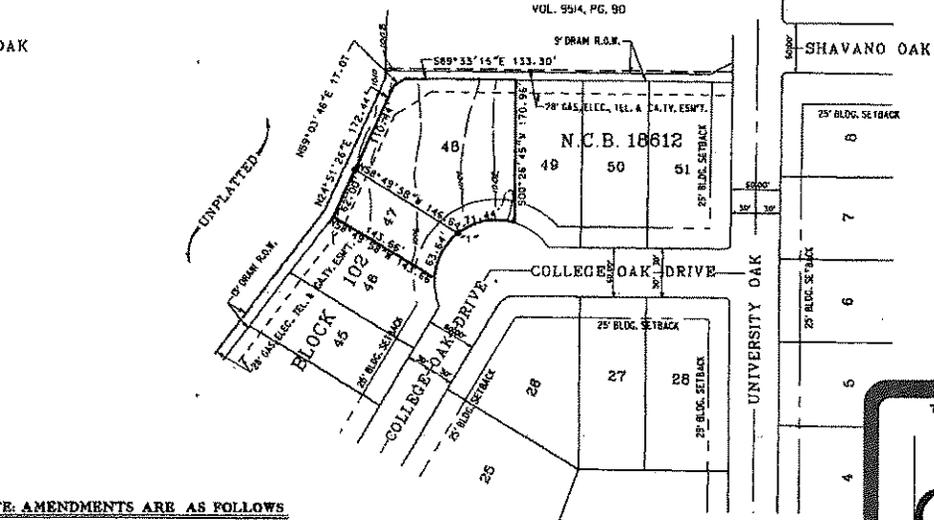
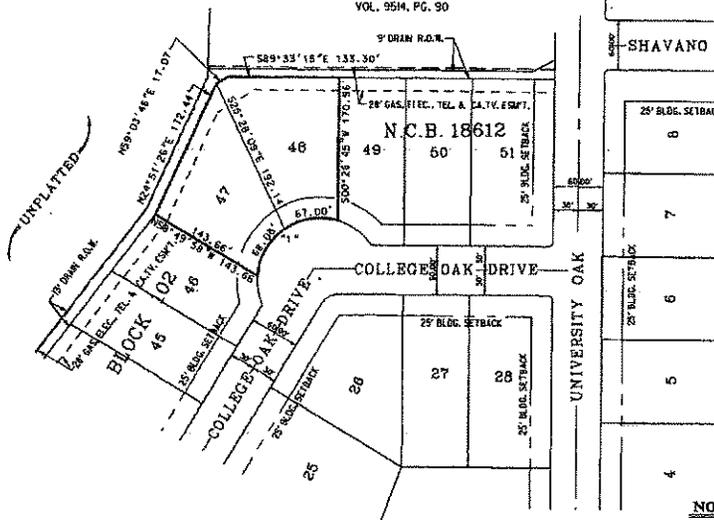


SCALE: 1" = 100'

BEARINGS BASED ON THE NORTH PROPERTY LINE OF LOT 48, BLOCK 102, AS BEING S89° 33' 15" E

UNIVERSITY OAKS BUSINESS PARK UNIT 2  
LOT 52, BLOCK 102  
VOL. 95M, PG. 90

UNIVERSITY OAKS BUSINESS PARK UNIT 2  
LOT 52, BLOCK 102  
VOL. 95M, PG. 90

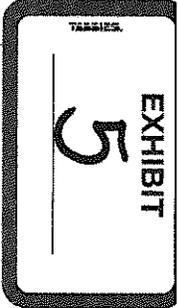


## AREA BEING AMENDED A PORTION OF UNIVERSITY OAKS BUSINESS PARK

BEING LOTS 47 AND 48, BLOCK 102, N.C.B. 18612  
AS IN A-1113 WITH UNIVERSITY OAKS BUSINESS PARK  
AND RECORDED IN VOLUME 95DE PAGE 49 - DEED AND  
PLAT RECORDS OF BEKAR COUNTY, TEXAS.

### NOTE: AMENDMENTS ARE AS FOLLOWS

AS PLR SECTION 35-4233 AMENDING PLATS 0-19) TO RELOCATE ONE (1) OR MORE LOT LINES BETWEEN ONE (1) OR MORE ADJACENT LOTS WHERE THE OWNER OR OWNERS OF ALL SUCH LOTS JOIN IN THE APPLICATION FOR THE PLAT AMENDMENTS, PROVIDED THAT SUCH AMENDMENTS DO NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS OR INCREASE THE NUMBER OF LOTS.



STATE OF TEXAS  
COUNTY OF BEKAR

I, **JOSE L. GARMONIA**, Notary Public, State of Texas, do hereby certify that the foregoing plat was duly executed and acknowledged before me by the parties thereto on this 5th day of July, 2008, at San Antonio, Texas.

**JOSE L. GARMONIA**  
Notary Public, State of Texas  
My Comm. Exp. 05/30/10

STATE OF TEXAS  
COUNTY OF BEKAR

I, **JOSE L. GARMONIA**, Notary Public, State of Texas, do hereby certify that the foregoing plat was duly executed and acknowledged before me by the parties thereto on this 5th day of July, 2008, at San Antonio, Texas.

**JOSE L. GARMONIA**  
Notary Public, State of Texas  
My Comm. Exp. 05/30/10

**mcc** MACNA, BOSE, COPELAND & ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS  
9335 Central Parkway North, San Antonio, Texas 78237

27803

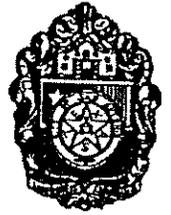
NOTE: THE CITY OF SAN ANTONIO HAS A PART OF ITS JURISDICTION OVER THIS PROJECT AND HAS REVIEWED THIS PLAT FOR COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES. THE CITY'S REVIEW IS LIMITED TO THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY'S REVIEW IS LIMITED TO THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

10-02-06 P04:23 IN

VR2#09-10



**City of San Antonio**  
 Development Services Department  
Vested Rights Permit Application  
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),  
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

**Required Items: Section 35-B124, Vested Rights' Determination**

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee. *N/A*
2. Section 35-B124
  - (a) Name and address of Applicant;
  - (b) Project description and name of subdivision or development, if applicable;
  - (c) Location of development;
  - (d) Total land area, in square feet;
  - (e) Total area of impervious surface, in square feet;
  - (f) Number of residential dwelling units, by type;
  - (g) Type and amount of non-residential square footage;
  - (h) Phases of the development, if applicable;
  - (i) 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;
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
  - (k) A legal description of the Property

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: *Michelle A. Guthrie* Date: *1 DEC 06*

*THIS A COPY OF THE ORIGINAL VRP WITH THE  
 ADDITIONAL INFORMATION REQUESTED*