



City of San Antonio, Texas
Department of Development Services

December 4, 2006

Matt Purdy
Gibbons Surveying & Mapping Inc.
150 W. Rhapsody
San Antonio, TX 78216

RE: Vested Rights Permit File: # 07-11-0010 (Turtle Creek ParkHomes)

Dear Mr. Purdy:

We have reviewed your application for Vested Rights that was submitted on November 13, 2006. Based on the information provided the following are our official findings:

Approval rights effective May 3, 2001 for development of eight townhomes on 27,223 S.F., consistent with Fair Notice Form 07-0005 and plat #010408.

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,

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

PICKED UP BY: _____

DATE: _____

Permit File # _____

VRP# 07-11-010



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

Permit File: # _____
Assigned by city staff

Date: _____

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: Showcase Custom Homes of Texas, Inc.

(b) Agent: Norman Unger

Phone: (210) 408-7887 Fax: _____

Address: 20202 US HWY 281 N, Suite 105

City: San Antonio State: TX Zip code: 78258

Engineer/Surveyor: Gibbons Surveying & Mapping, Inc. Contact: Matt Purdy

Address: 150 W. Rhapsody Phone#: (210) 366-4600ext14

City: San Antonio State: TX Zip code: 78216

(c) Name of Project: Turtle Creek Parkhomes 11-15-06A08:16 RCVD

(d) (k) Site location or address of Project and Legal description:

Area 1: Lots 30,31,32,33, Block 2, NCB 14281 Residential
recorded in Vol. 9561, Pgs. 3-5

Area 2: Lots 121,122,123,124, Block 2, NCB 14281 Residential
recorde in Vol. 9558, Pg. 118

Bothe areas are located west of Datapoint Dr. Between Parkdale & Gardendale St.

10/31/06

Permit File # _____

WRP# 07-11-010

Council District 8 ETJ No Over Edward's Aquifer Recharge? () yes (X) 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 27,223 Square Feet

(e) Total area of impervious surface, in square feet 13,712 Square Feet

(f) Number of residential dwellings units, by type; eight townhomes

(g) Type and amount of non-residential square footage; N/A

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

4. What is the date the applicant claims rights vested for this Project? May 3, 2001

(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?

None

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: _____

Permit File # _____

VRP# 07-11-010

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

Name: _____ # _____

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

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Townhomes

Plat Name: Replat of Turtle Creek Park Plat # 040434 Acreage: 0.304

Date submitted: 06/17/04 Expiration Date: _____

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

• **Approved Plat**

mes

Plat Name: Replat Turtle Creek Park Townhomes Plat # 040434 Acreage: 0.304 Approval

Date: _____ Plat recording Date: 7/15/05 Expiration Date: _____ Vol./Pg. 9566/52

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

• **Other**

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: _____ Signature: _____ Date: _____

Sworn to and subscribed before me by _____ on this _____ day of _____ in the year _____, to certify which witness my hand and seal of office.

11-13-06A08:16 RCVD

Notary Public, State of Texas

Permit File # _____

WRP# 07-11-010

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

Name: _____ # _____

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

● **P.U.D. PLAN**

Name: Turtle Creek Park Townhomes P.U.D. # 03-318

Date accepted: 9/24/2003

● **Plat Application**

Plat Name: Turtle Creek Parkhomes Plat # 030360 Acreage: 11.629

Date submitted: 05/03/01 Expiration Date: _____

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

● **Approved Plat**

Plat Name: Turtle Creek Park Townhomes Plat # 030360 Acreage: 11.629 Approval

Date: _____ Plat recording Date: 4/19/04 Expiration Date: _____ Vol./Pg. 9561/3-5

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

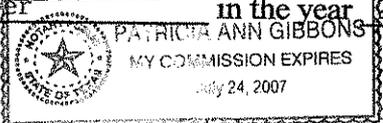
● **Other**

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: Matt Purdy Signature: [Signature] Date: 10/11/06

Sworn to and subscribed before me by Matt Purdy on this 11th day of October in the year 2006, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

10/11/06

11-13-06A08:15 RCVD

Permit File # _____

WRP#07-11-010

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

Approved

Disapproved

Review By: _____
Development Services Department

Date: _____

Comments: _____

City of San Antonio
Development Services Department
Fair Notice Form



Date: _____ Notice Number: FN 07-0005

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

COSA USE ONLY	
Expiration date: <u>12/28/06</u>	Authorized Rep: <u>[Signature]</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)
(Formerly POADP) No. _____ | <input checked="" type="checkbox"/> P.U.D. Plan
No. <u>03-318</u> |
| <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 checked="" type="checkbox"/> Single-Family (Residential) Plat No. <u>030360</u>
<u>040434</u> |
| <input checked="" 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

WRP#07-11-010

11-13-05498:36 RCY01

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 27,233 SqFt, 0.625 ac
Use Allocation in Square Feet & Acreage 13,712 SqFtm 0.315 ac
Density 0.50
- (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 _____
Use Allocation in Square Feet & Acreage _____
- (e) **Entertainment:** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____
- (e) **Other Special District(s):** Allocation in Square Feet & Acreage _____
Use Allocation in Square Feet & Acreage _____

2/16/06

WRP#07-11-010

11-13-06A08:16 RCVD 2

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

8. Project Name: Turtle Creek Park Townhomes

Property Description: Lots 30,31,32,33, Block 2, New City Block 14281
Lots 121,122,123,124, Block 2, New City Block 14281

Owner: Showcase Custom Homes of Texas, INC Phone: (210) 408-7887 Fax: _____

Address: 20202 US HWY 281 N, Suite 105 City: San Antonio State TX Zip Code: 78258

Agent: Norman Unger Phone: (210) 408-7887 Fax: _____

Address: 20202 US HWY 281 N, Suite 105 City: San Antonio State TX Zip Code: 78258

Applicant: Showcase Custom Homes of Texas, INC Phone: (210) 408-7887 Fax: _____

Address: 20202 US HWY 281 N, Suite 105 City: San Antonio State TX Zip Code: 78258

Engineer/Surveyor: Gibbons Surveying Phone: (210) 366-4600 Fax: (210) 366-4673

Address: 150 W. Rhapsody City: San Antonio State TX Zip Code: 78216

Contact Person Name: Matt Purdy E-mail: mattpurdy@gibbonsSurveying.com

Phone: (210) 366-4600 ext. 14 Fax: (210) 366-4673

Site is over/within/includes:

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

Council District: 8 School District: Northside ISD Ferguson map grN: 549 B6

Owner or Authorized Representative:

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

Print Name: Matt Purdy Signature: 

Address: 150 W. Rhapsody City: San Antonio State TX Zip Code: 78216

E-mail: mattpurdy@gibbonsurveying.com

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

Permit File # _____

VRP# 07-11-010



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

Permit File: # _____
Assigned by city staff

Date: _____

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: Showcase Custom Homes of Texas, Inc.

(b) Agent: Norman Unger

Phone: (210) 408-7887 Fax: _____

Address: 20202 US HWY 281 N, Suite 105

City: San Antonio State: TX Zip code: 78258

Engineer/Surveyor: Gibbons Surveying & Mapping, Inc. Contact: Matt Purdy

Address: 150 W. Rhapsody Phone#: (210) 366-4600ext14

City: San Antonio State: TX Zip code: 78216

(c) Name of Project: Turtle Creek Parkhomes 11-15-06A09-10 SCVO

(d) (k) Site location or address of Project and Legal description:

Area 1: Lots 30,31,32,33, Block 2, NCB 14281 Residential
recorded in Vol. 9561, Pgs. 3-5

Area 2: Lots 121,122,123,124, Block 2, NCB 14281 Residential
recorde in Vol. 9558, Pg. 118

Bothe areas are located west of Datapoint Dr. Between Parkdale & Gardendale St.



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: Michaela Q. Gutter Date: 13 NOV 06

11-13-06A08:15 RCVD

UNDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MATT ALREDY
618005 SHERWOOD HARRISBURG
15010 RHASBODY
5RD AUTUMN, TX 78216

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Paul A. Johnson Addressee

B. Received by (Printed Name) Agent
Paul A. Johnson Addressee

C. Date of Delivery
1-3-07

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7005 0390 0004 8339 0265

(Transfer from se)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

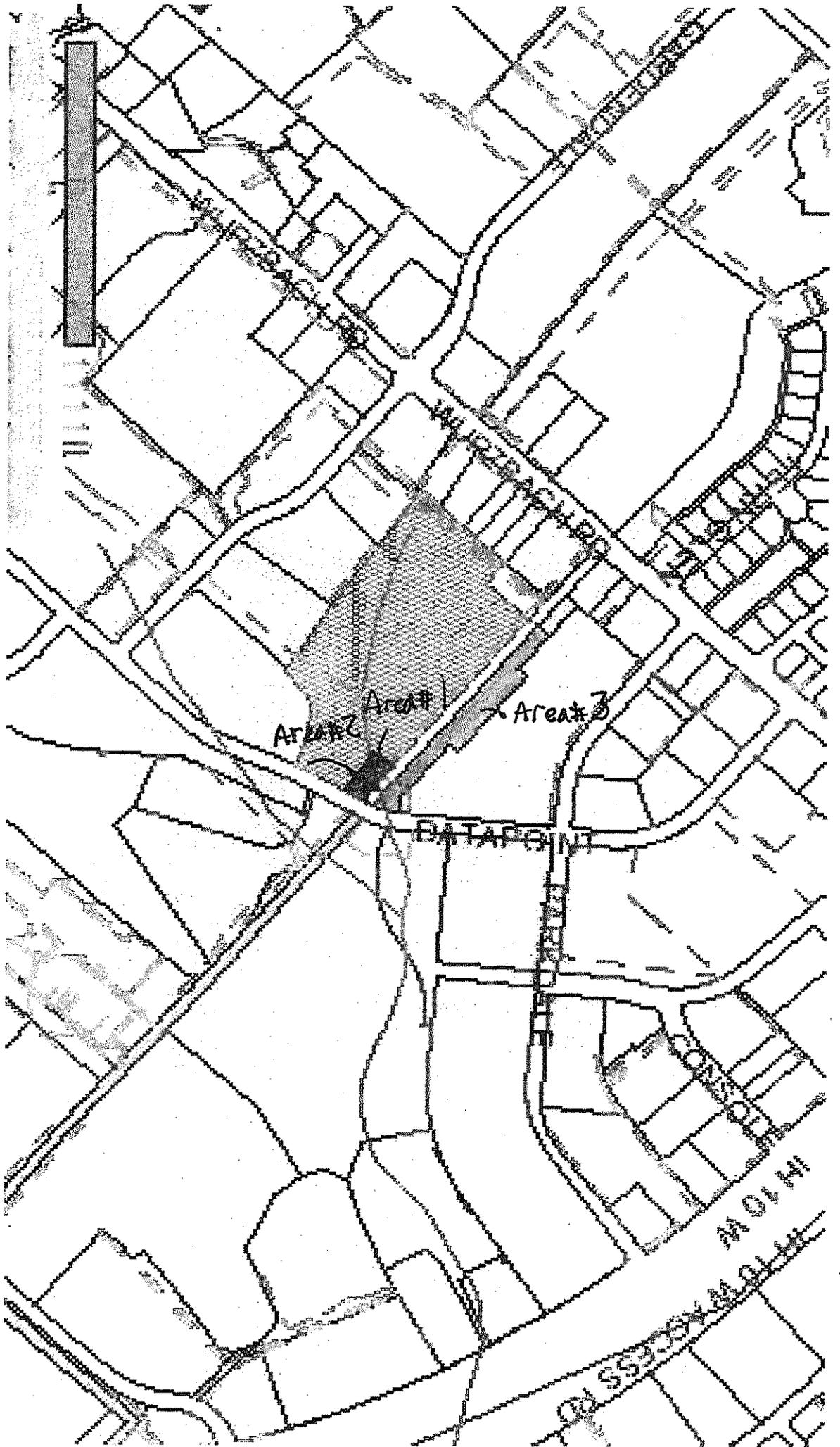
Area 1



Area 2

11-13-06A08:17 RCVD

VRP# 07-11-010



11-13-06A08:17 RCVD

VRP# 06-03-038

VRP# 711-010

City of San Antonio
Planning Department
Subdivision Section

PLAT APPLICATION

Date Submitted: May 2, 2001

Plat ID Number: 010408

Plat Name: TURTLE CREEK PARK TOWNHOMES

Owner/Agent: Showcase Custom Homes of Texas, Inc. Phone: (210) 408-7047 Fax: (210) 408-7048

Address: 13423 Blanco Rd., San Antonio, Texas Zip code: 78216

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

VARIOUS

- MAJOR PLAT AMENDING PLAT MINOR PLAT (Director plat - no variances or public hearing)
- DIRECTOR -OR- PLANNING COMMISSION
- Plat is associated with the development of a:
 - POADP: Y/N Name N/A # Date Approved:
 - PUD: Y/N Name N/A # Date Approved:
- All Specific Uses Proposed: Single Family Residential (restaurant, day care, warehouse, etc.)
- City Council District 8 Ferguson Map Grid 549, E
- Water Service: Saws Well Other Utility (name)
- Sewer Service: Saws Septic Other Utility (name)
- Linear feet of new streets: Public: 2,120 Private: N/A

PLAT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle space if there is a choice)

- Yes No - San Antonio City Limits
- Yes No - Edwards Aquifer Recharge zone?
- Yes No - Previous/existing land fill?
- Yes No - Parkland, greenbelts, or open space? Flood plain?

LAND AREA BEING PLATTED

	Lots	Acres	Other NSF uses:	Acres
Single-Family (SF)	<u>97</u>	<u>7.4246</u>	Public Street *	<u>0</u>
Non-Single Family (NSF)	<u>0</u>	<u>0</u>	Private Street, Common Area, Open Space & Easements **	<u>4,204.808972</u>
Total Acre Sum:				11.6286

FEES (*Public street dedications are not subject to fee assessment. * (Recording fees are collected for ICL plats only.)

Major Base \$ <u>566.50</u> ✓	Minor Base \$ <u>0</u>	Amending \$ <u>0</u>	Leg. Doc. * \$ <u>11.00</u> ✓
# lots x \$ 58.71 ea = \$ <u>5,694.87</u> ✓	# lots x \$ 58.71 ea = \$ <u>0</u>	Def. V.D. \$ <u>0</u>	Per. Agr. * \$ <u>11.00</u> ✓
# acres x \$ 422.30 = \$ <u>0</u>	\$100/ac over 20 \$ <u>0</u>	Replat PH \$ <u>0</u>	Plat * \$ <u>31.00</u> ✓
Other NSF ** (i.e. private st./open space) @ \$422.30/ac. : \$ <u>1,775.35</u> ✓			Total Fee Sum: \$ <u>8,089.72</u> ✓

I hereby certify that the above information is true and correct.

Print Name: SAMUEL B. BLEDSOE

Signature: [Signature]

Date: May 2, 2001

Professional Engineer

Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: Gene Ligvarri

Signature: [Signature]

Date: 5-3-01 Owner Agent (Checking this requires a notarized Letter of Agent.)

(Only complete, legible applications will be accepted, 1 original copy, and 5 copies must be submitted.) Jan 98

VRP# 07-11-010

SUBDIVISION PRELIMINARY REQUEST
CITY PUBLIC SERVICE



ENGINEERING COORDINATION USE:	
JIO#	PLANNER
LOTS	KVA
TOTAL KVA	DATE SENT
GRID#	

SUBDIVISION NAME TURTLE CREEK PARK Townhomes		DATE 05-15-02
DEVELOPER Big Fish Development One	CONTACT PERSON John Campbell	TELEPHONE 210 408-1585
ADDRESS: 18360 Blanco Rd #116	CITY: SAN ANTONIO TX STATE: TX ZIP: 78258	E-MAIL ADDRESS
ENGINEER MBC Engineers	CONTACT PERSON Sam Bledsoe	TELEPHONE 210 545-1122
ADDRESS: 1035 Central Prkwy N	CITY: SAN ANTONIO TEX STATE: TEX ZIP: 78232	E-MAIL ADDRESS

TYPE STRUCTURES	<input type="checkbox"/> RESIDENCE, SINGLE FAMILY DETACHED	<input type="checkbox"/> CONDOMINIUMS	<input checked="" type="checkbox"/> TOWNHOUSES	<input type="checkbox"/> APARTMENTS
	<input type="checkbox"/> ZERO LOT LINE	<input type="checkbox"/> MOBILE HOMES	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> OTHER* (gates, guardhouse, etc) <small>*Identify other power requirements in remarks column</small>
TYPE SERVICE REQUESTED	<input type="checkbox"/> OVERHEAD ELECTRIC	<input checked="" type="checkbox"/> UNDERGROUND ELECTRIC	<input type="checkbox"/> STREET, OR	<input checked="" type="checkbox"/> REAR LOT CONSTRUCTION*
	<input type="checkbox"/> GAS	<small>*To qualify for rear lot construction the terrain must be level</small>		
	<input type="checkbox"/> STREET LIGHTS*	<small>(*PUBLIC STREETLIGHTING REQUIRES LETTER FROM MUNICIPALITY)</small>		

AVERAGE LIVING SPACE 1600 SQ. FT.	TOTAL NUMBER OF LOTS _____	<input type="checkbox"/> PUBLIC STREETS	<input checked="" type="checkbox"/> PRIVATE STREETS
--	----------------------------	---	---

ELECTRIC	<input checked="" type="checkbox"/> AIR COND. 4 TONS OR _____ KVA	GAS	HEATING _____ BTU
	<input type="checkbox"/> HEAT PUMP _____ TONS OR _____ KVA		CFH
	<input type="checkbox"/> RESISTANCE HEATING _____ KVA		WATER HEATER 40 GAL.

SCHEDULES	CPS IS REQUESTED TO SCHEDULE CREWS TO BEGIN DISTRIBUTION SYSTEM INSTALLATION BY: Oct 30, 2002
	TENANT MOVE IN DATE March 2003
	WATER AND SEWER SYSTEMS ARE SCHEDULED FOR COMPLETION BY: Sept 30, 2002

EXCAVATION WILL BE IN:	<input type="checkbox"/> ROCK	<input checked="" type="checkbox"/> PART ROCK	<input type="checkbox"/> DIRT	<input type="checkbox"/> OTHER:
OVERALL PLAT	<input checked="" type="checkbox"/> IS ATTACHED	<input type="checkbox"/> HAS ALREADY BEEN PROVIDED AND IS CURRENT		

*OPTIONS WITH REQUEST FOR UNDERGROUND ELECTRIC

PLEASE INDICATE YOUR DESIRE OF THE FOLLOWING OPTIONS THAT ARE AVAILABLE ON SOME LOTS THAT MAY REQUIRE AN OVERHEAD FEEDER CIRCUIT ADJACENT TO OR TRAVERSING AREAS WITHIN THIS DEVELOPMENT.

<input type="checkbox"/> SERVE LOTS ADJACENT TO OVERHEAD LINES WITH OVERHEAD SERVICE DROPS TO THE HOMES.
<input checked="" type="checkbox"/> SERVE LOTS ADJACENT TO OVERHEAD LINES WITH UNDERGROUND SERVICES FROM THE OVERHEAD ELECTRIC LINE.

REMARKS:

Please note that these will be townhouses w/ no separation between the structures.

PLEASE COMPLETE ALL THE INFORMATION ON THIS FORM TO INSURE THE PROCESSING OF YOUR PROJECT EFFICIENTLY

SIGN AND RETURN COMPLETED FORM TO:
CITY PUBLIC SERVICE
ATTN: SUBDIVISION PLANNING
P.O. BOX 1771
SAN ANTONIO, TEXAS 78296-1771

Sam Bledsoe
DEVELOPER OR REPRESENTATIVE SIGNATURE
VRP# 07 **12** - 010

11-13-06A08:17 RCVD

SAN ANTONIO WATER SYSTEM WATERSHED PROTECTION AND MANAGEMENT DEPARTMENT

Field Correction Notice

Authorized by City of San Antonio Ordinance 94002 Chapter 34, Division 5, Subdivision B Sec. 34-807 (b)

Site Number: _____	Date: <u>5-14-02</u>
Site Name: <u>Turtle Creek Park</u>	
Site Location: <u>NW of Wurzbach Rd / Gardendale</u>	
Owner / <u>Developer</u> : <u>Showcase custom Homes of Texas, Inc.</u>	Address: <u>8 Lakewood Autumn Dr. S.A. 78248</u>
Contractor / Operator: _____	Address: _____
On Site Contact: <u>Norman Unger</u>	Telephone: <u>408-7887 / 513-8883</u>
Latitude / Longitude: <u>36.06 116.10</u>	Map Grid: <u>549B7</u>

Remediation Date: 5-17-02
Re-Inspection Date: 5-17-02

Installation / Repair Date: _____

BMP STATUS

✓	Stabilized Construction Entrance	
✓	Silt Fence	Inlet Protection
✓	Rock Berms	Waste Disposal
	Hay Bales	Concrete Wash
	Gravel Bags	Material Storage
		Gabions

Comments: Install Rock Bedding in Construction Entrance.
Rock Berm / Silt Fence show on the SUPP. Site Map.
Clear Gardendale of Sediment.

Recipient Name: Norman Unger

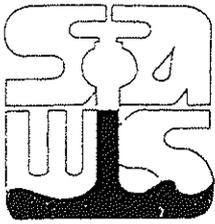
POSTED ON SITE: _____

Recipient Name: *(Signature)*

Authorizing Agent: Robert Morales

VRP#07-11-010

11-13-06A08:17 RCVD



San Antonio Water System

May 31, 2002

Showcase Custom Homes of Texas, Inc.
8 Inwood Dr # 1
San Antonio, Texas 78248

N.P.D.E.S. CORRECTIVE ACTION LETTER

RE: Turtle Creek Park

INSPECTION DATE: 05-14-02
INSPECTED BY: Robert Morales

Dear Sir:

On the above mentioned date a San Antonio Water System (SAWS) representative performed a National Pollutant Discharge Elimination System (NPDES) inspection on your site. The inspection is in accordance with the Environmental Protection Agency (EPA) Storm Water Construction General Permit which requires pursuit of certain monitoring obligations, reporting and permit implementation regarding construction activities and high risk storm water runoff.

Inspection results on your site indicate deficiencies in the implementation of the site Storm Water Pollution Prevention Plan (SWPPP). The permit "responsible person(s)" need to perform immediate corrective action at the site on items identified as "RC", (Requires Correction) and also listed under the Comments section on the attached SAWS Storm Water Construction Permit Inspection form in order to assure compliance with NPDES requirements.

A written response for the non-compliance issues will be required within seven days of receipt of this letter. A follow up site visit will be conducted in 30 days to verify the site compliance status. If more information concerning this inspection is required, please contact Robert Morales, Storm Water Quality Specialist, at (210) 704-1163/Fax 704-1104. You may also contact the EPA Region 6 office in Dallas, Texas at 1-800-245-6510 or by Internet at <http://www.epa.gov/region6/sw/> for more information on the NPDES requirements.

Sincerely,

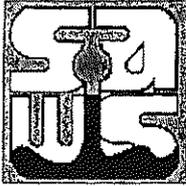
A handwritten signature in cursive script that reads "Robert Morales".

Robert Morales
Storm Water Quality Specialist
Resource Compliance Division
Resource Protection & Compliance Department

11-13-06A08:17 RCVD

Attachments: SAWS Storm Water Construction Permit Inspection Report

TX 05-14-02-010



RESOURCE PROTECTION AND COMPLIANCE DIVISION

Construction Inspection Report

Site Number		Site Name			
CN01922002		TURTLE CREEK PARK (SHOWCASE CUSTOM HOMES)			
Site Address 1		Site Address 2		City	State
GARDENDALE & NW OF WURZBAC				SAN ANTONIO	TX
Zip Code	Owner Last Name	Owner First Name		Watershed	Acres
78229	UNGER	NORMAN			11.6
Latitude	Longitude	Inspector's Initials	InspDate	Insp#	
29 31 29	98 34 03	RLM	5/14/2002	2	

SWPPP INSPECTION

RC - Requires Correction NA - Not Applicable NE - Not Evaluated

- YES 1. Does the construction activity meet the permit coverage requirements?
- NO 2. Is the construction activity a significant source of sediment or contamination?
- RC 3. Is the required NPDES site information posted?
- RC 4. Has a copy of the Notice of Intent (NOI) been submitted to San Antonio Water System (SAWS) Storm Water Division?
- YES 5. Does the site have a Storm Water Pollution Prevention Plan (SWPPP)?
- YES 6. Is each operator working under a valid permit and SWPPP?
- RC 7. Is the SWPPP signed and certified in accordance with the signatory requirements?
- RC 8. Inspection reports of the erosion and sediment controls, Best Management Practices (BMPs), storage areas, etc (corrective info)?
- RC 9. An updated or amended SWPPP that shows current site conditions (matches inspection
- YES 10. A site description with intended sequence of major soil disturbance activities (dates or order)?
- YES 11. Estimated total site acreage and soil disturbance acreage (including offsite areas)?
- YES 12. Estimated pre-construction and post-construction site runoff coefficients?
- YES 13. Description of water discharges not associated with construction and soil or storm water data?
- YES 14. The name of the receiving waters (creek, drainage system, other)?
- RC 15. A copy of the permit language requirements (Federal Register)?
- YES 16. Certification that site discharges will not affect listed endangered species and their habitat?
- YES 17. What method is used to satisfy the ESA permit requirements? List details in the Comments section
- 18. A general location map and a site map detailing:
 - YES 18a. Drainage patterns?
 - YES 18b. Storm water discharge locations?
 - NE 18c. Approximate slopes after major grading?
 - YES 18d. Soil disturbance areas?
 - YES 18e. Identified areas where soil will not be disturbed?
 - YES 18f. Location of structural and non-structural controls (silt fences, vegetative buffer strips, etc)?
 - NE 18g. Soil stabilization usage areas (natural vegetation, sod, riprap, etc)?
 - NO 18h. Off-site material, waste, borrow or equipment storage areas?
 - NO 18i. Identification of surface water (ponds, streams, and wetlands) and where applicable, any Karst features?
- YES 19. A description, time frame, and record of stabilization practices in areas with soil disturbance

11-13-06A08:17 RCVD

VRP# 07-11-010

- YES 20. A description and time frame for installation of structural practices in areas with soil disturbance?
- NO 21. A description of permanent storm water management controls after construction (detention structures, etc)?
- YES 22. A description of BMPs (waste management, material storage, etc)?
- YES 23. A description of the maintenance procedures for control measures used?
- YES 24. Identified responsible party for installation, maintenance, and removal of controls?
- NE 25. Are State and/or local requirements incorporated into the SWPPP?
- NE 26. Are allowable non-storm water discharges identified?
- RC 27. Is the stabilized construction entrance effectively controlling off-site sediment tracking?
- RC 28. Are the erosion and sediment controls properly installed and maintained?
- YES 29. Has sediment, debris, etc moved outside the construction limits or entered the MS4?
- NE 30. Have off-site fill/cut areas that are no longer being used been stabilized?
- YES 31. Are additional controls needed?
- NE 32. Is equipment/vehicle fueling and maintenance practiced in a contained area?
- YES 33. Are solvents, chemicals, and material storage areas properly contained or isolated?
- RC 34. Does the site have good house keeping practices (waste disposal, material storage, street sweeping, etc)?
- NO 35. Is there any ground contamination, releases of reportable quantities, or hazardous waste on site?
- NO 36. Do areas outside the immediate construction area require additional BMPs?
- NO 37. Does the site have security measures in place (fences, guards, signs, etc)?

Location of NPDES

NOT POSTED, I LEFT A BLANK COPY OF EPA NOTICE TO MR. NORMAN UNGER.

Location of SWPPP

MR. NORMAN UNGER TRUCK.

Comments

ITEM 27, 28, 34 WERE INSPECTED ON MAY 20TH AND FOUND TO BE INCOMPLIANCE. THE OTHER ITEMS WITH RC NEED TO BE ADDRESSED.

11-13-06A08:17 RCVD

VRP# 07 - 11 - 010



RESOURCE PROTECTION AND COMPLIANCE DIVISION
Response to Construction Inspection Items

Site Number CN01922002 Inspection Number 2
Site Name TURTLE CREEK PARK (SHOWCASE CUSTOM HO

1. YES
2. NO
3. Post the EPA NPDES Storm Water Program Notice in a conspicuous location at the entrance of the facility.
4. Submit a copy of the Notice of Intent (NOI) to the SAWS Surface Water Resource Protection Division.
5. Compliant
6. Compliant

7. The SWPPP must be signed and certified in accordance with the signatory requirements.
8. Inspection reports on items such as erosion and sedimentation controls/best management practices (BMPs) and other required information must be prepared, maintained and filed on-site as well as owner/operator offices.
9. The on-site SWPPP must be maintained showing updated or amended information reflecting current site conditions.
10. Compliant

11. Compliant

12. Compliant
13. Compliant

14. Compliant
15. A copy of the permit language requirements (Federal Register) must be included in the SWPPP.
16. Compliant

17. Compliant
- 18.

19. Compliant

20. Compliant

21. Compliant

22. Compliant
23. Compliant
24. Compliant
25. Compliant
26. Compliant
27. The stabilized construction entrance/exit must routinely be maintained in order to effectively control off-site sediment tracking on public right-of-way.
28. All erosion and sedimentation controls shall be properly installed and maintained.
29. Compliant

30. Compliant
31. Compliant
32. Compliant

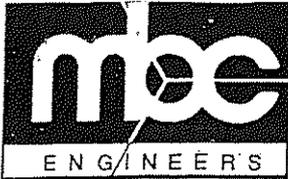
33. Compliant

34. The site must maintain good housekeeping practices such as waste disposal, material storage, street sweeping, etc.
35. Compliant

36. Compliant
37. Compliant

VRP# 07 - 11 - 010

11-13-06A08:17 RCVD



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

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

May 13, 2002

Mr. Kevin Love
Department of Public Works
City of San Antonio
114 W. Commerce
San Antonio, Texas 78205

Re: Turtle Creek Townhouses

Dear Kevin,

We are currently working on plans and a plat for a townhouse project on Data Point Drive. A copy of the layout is enclosed for your reference. We have had several discussions with the Homeowners Association for the adjacent condominium complex regarding traffic, access to property, and the impact of this 116-Lot development on the area. One of the ideas being discussed is the addition of a traffic light at the entry to this project on Data Point Drive. I don't know if your office has conducted any traffic studies in this area recently or if this location would warrant a signal, but you may want to give this some consideration.

After you have had a chance to look into this, we can discuss it at your convenience. Please call if you need anything else or have any questions.

Very Truly Yours,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

SAMUEL B. BLEDSOE, P.E.

SBB/mns

VRP#07-11-010

11-13-06A08:18 RCVD

ROGER W. BOSE, RE. NO.23972

ROBERT A. COPELAND, RE. NO. 24616

ROBERT A. LIESMAN, RE. NO.44131

SAMUEL B. BLEDSOE, III, RE. NO.38820

DAVID L. ALLEN, RE. NO.66073

ROBERT A. COPELAND, JR., RE. NO.70868



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www.mbcengineers.com

INVOICE

6312

TO: SHOWCASE CUSTOM HOMES
8 INWOOD AUTUMN DRIVE
SAN ANTONIO, TEXAS 78248
ATTN: MR. GENE LIGUORI

DATE: 07-24-03

JOB NO.	JOB DESCRIPTION	AMOUNT DUE
18052,5	<p><u>TURTLE CREEK TOWNHOMES</u></p> <p>For engineering and surveying services from August 1, 2002 to February 1, 2003 for revisions to the subdivision plat, preparation of water, sewer plans, street and drainage plans, subsequent revisions to plans, coordination with City and utility agencies.</p> <p>(P)</p> <p>tax: 0</p> <p>exp: 0</p> <p style="text-align: right;">Thank You</p> <p style="text-align: center;">PLEASE SHOW JOB NUMBER ON YOUR REMITTANCE</p>	<p style="text-align: right;">TOTAL AMOUNT DUE: \$ 43,607.00</p>

VRP#07-11-010

11-13-06A08:18 RCVD

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): NCB 14281, P-63K

Existing zoning: C3NA, C2 Proposed zoning: N/A

Project # of Phases: 1

Number of dwelling units (lots) by Phases: 119 Lots

Total Number of lots: 119 divided by acreage: 11.63 = Density: 10.2

(PUD Only) Linear feet of street 1,915 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: 4.14 divided by total acreage: 11.63 = Open space 36 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: June 1, 2003

(PUD Only) X/Y coordinates at major street entrance: X: 2,107,207.7 Y: 13,738,410.8

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 8 School District: N.S.I.S.D. Ferguson map grid: 549 B7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No.

Name N/A No.

Name N/A No.

Contact Person and authorized representative:

VRP# 07-11-010

Print Name: Samuel B. Bledsoe, P.E.

Signature: _____

Date: March 6, 2003 Phone: (210) 545-1122

Fax: (210) 545-9302

11-13-06A08:18 RCV0

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

VRP#07-11-010

11-13-06A08:18 RCVD

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

VRP# 07-11-010

11-13-06A08:18 RCVD

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

I certify that the _____ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____ Date: March 6, 2003

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED October 1, 2002

VRP# 07 - 11 - 010

11-13-06A08:18 RCVD



Development Services -
Subdivision

19052
Luz M. Gonzales

Completeness Review For Letters of Certification

Applications submitted prior to June 4, 2001 will be subject to Plat Approval-Completeness Review.

Applications submitted on June 4, 2001 and thereafter will be subject to the entire process.

FOR OFFICE USE ONLY		
Date Application Submitted: <u>3/5/03</u>	Date Application Inventoried: <u>3/6/03</u>	Date Applicant Notified: <u>3/7/03</u>
Reviewer Signature: <u>[Signature]</u>	Certifying Agency: (circle) SAWS CPS PLAN Parks <u>DEV</u>	Complete Incomplete

Plat ID. # 010408

Plat name: Turtle Creek Park Townhomes, PUD

Project Engineers / Surveyors or Firms Name: Macina, Bose, Copeland & Assoc., Inc.

Contact: Anita P. Molina

Address: 1035 Central Parkway North

Phone #: (210)545-1122 Fax #: (210)545-93023 Mail

Major
Minor
Amending

Note: The applicant is required to submit all required items to each respective agency.
Please Note that all packages determined incomplete will be destroyed if not picked up within five (5) days of notice. In addition, determination of completeness, respective certifying agencies MUST report status to Development Services and the applicant.

Completeness Inventory for requests for Letter of Certification (LOC)

The subject application has been inventoried and the following items purporting to be the requisite information or items required for LOC technical review were submitted: (Amending, Development Plats, Major, Minor or Replat)
THESE ITEMS HAVE NOT BEEN REVIEWED FOR VERACITY OR TECHNICAL ACCURACY.

* This column is for applicant's use	# Items attached	Stuff Inventory	Items Missing	Comments (FOR OFFICIAL USE ONLY)
✓ item enclosed N/A Not Applicable				
Development Services: The following is required for all minor & major plats				<p>COMPLETE DATE: 3/7/03 INITIALS: [Signature]</p> <p>This completed form must accompany submittal</p>
Subdivisions:				
4 copies of plat proposal	✓	✓		
Environmental (Trees):				
Completed & signed Streetscape Tree Form (attached to the Tree Affidavit/Permit application with tree planting specifications if applicable)	✓	✓		
1 copy of plat proposal	✓	✓		
Completed & signed Tree Affidavit/Permit application & check for fees	✓	✓		
Engineering:				
5 copies of plat proposal	✓	✓		
1 copy of TIA w/threshold work sheet or 3 copies of the TIA report. Provide PUD, POADP & or MDP if applicable.	✓	✓		
2 copies of drainage study w/calculations & Certification Letter	✓	✓		
1 original Storm Water Participation Form (if required)	✓	✓		
1 copy digital file	✓	✓		
TxDot review (if applicable)	N/A	N/A		
In addition Major Plats may require the following				
3 copies Signage plan (if new streets)	✓	✓		
1 copy geotechnical report (if new streets)	✓	✓		
2 copies of utility layout	✓	✓		
2 copies of street & drainage cost estimate	✓	✓		
3 sets of plan & profiles (streets, alley, walks, drainage)	✓	✓		
Storm Water Engineering				
Is the property in or abutting a Special Flood Hazard Area designated on the current Flood Insurance Rate Maps. Yes, or <u>No</u> . If yes, please attach two copies of the plat & include applicable stormwater package and Engineering Report. Pages B-22, B-38, B-39, B-40 & B-41		N/A		
*Amending Plat 10 copies of plat proposal				
Parks & Recreation:				
1 copy of plat proposal				
1 copy of TIA bylaws (if applicable)				
1 letter requesting credit for improvements (if applicable)				

11-13-06A08:18 RCVD

VRP# 07-11-010

**REGIONAL STORMWATER
MANAGEMENT PARTICIPATION FORM**

TYPE OR PRINT CLEARLY

DATE: March 4, 2003

NAME OF SITE: Turtle Creek Park Townhomes PUD

ADDRESS OF SITE: Datapoint N. of Gardendale

WATERSHED: Upper San Antonio River

TYPE OF DEVELOPMENT: Townhomes

ACREAGE OF PARTICIPATION: 11.6286

OWNER-DEVELOPER: Showcase Custom Homes of Texas, Inc.

ENGINEER-CONTACT: Samuel B. Bledsoe, P.E.

FIRM: Macina, Bose, Copeland & Associates, Inc. PHONE: (210) 545-1122

POADP FILE NUMBER: N/A

Office Use Only

PLAT No.: 010408

PLAN No. _____

COST PER ACRE: \$1,600.00

CITY COUNCIL DISTRICT No. _____

TOTAL COST: \$18,605.76

ACCT. No. _____

(to be mitigated w/culvert construction- per agreement with Public Works Department)

I am the owner(s), or an agent of the owner, authorized to execute this acknowledgment, of the above described property. It is acknowledged that the proposed development of the property will impact the above noted watershed and that said development falls under the provisions of Ordinance No. 86711 passed and approved the 25th day of September 1997. Further, it is acknowledged that I have elected to pay a stormwater development fee in the applicable amount as set out in the current fee schedule, in lieu of constructing on-site facilities.

OWNER NAME _____

(print)

OWNER

by [Signature]
(signature)

It is acknowledged that the stormwater development fee for development of property, as described above is hereby accepted. It is further acknowledged that said fee shall be placed into the Regional Stormwater Management Program account and shall be used solely in the manner prescribed in Ordinance No. 86711 passed and approved the 25th day of September 1997.

CITY _____

Director of Public Works



Completeness Review For Letters of Certification

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FOR OFFICE USE ONLY		
Date Application Submitted:	Date Application Inventoried:	Date Applicant Notified:
Reviewer Signature:	Certifying Agency: (circle) SAWS CPS PLAN Parks DEV	complete incomplete

Plat I.D. # 010408
 Plat name: Turtle Creek Park Townhomes, PUD
 Project Engineers / Surveyors or Firms Name: Macina, Bose, Copeland & Assoc., Inc.
 Contact: Anita P. Molina
 Address: 1035 Central Parkway North
 Phone #: (210) 545-1122 Fax #: (210) 545-9302 Mail: _____

Major
Minor
Amending

Note: The applicant is required to submit all required items to each respective agency.
 Please Note that all packages determined incomplete will be destroyed if not picked up within five (5) days of notice. In addition, upon determination of completeness, respective certifying agencies MUST report status to Development Services and the applicant.

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4 copies of plat proposal	✓			
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5 copies of plat proposal	✓			
1 copy of TIA w/threshold work sheet or 3 copies of the TIA report. Provide PUD, POADP & or MDP if application.	✓			
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2 copies of street & drainage cost estimate	✓			
3 sets of plan & profiles (streets, alley, walks, drainage)	✓			
Storm Water Engineering				
Is the property in or abutting a Special Flood Hazard Area designated on the current Flood Insurance Rate Maps. Yes, or <u>No.</u> If yes, please attach two copies of the plat & include applicable stormwater package and Engineering Report. Pages B-22, B-38, B-39, B-40 & B-41				
Amending Plat 10 copies of plat proposal				
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1 copy of plat proposal				
1 copy of HOA bylaws (if applicable)				
1 letter requesting credit for improvements (if applicable)				

VRP# 07-11-010

11-13-06A08:20 RCVD

TURTLE CREEK PARK TOWNHOMES
STREET AND DRAINAGE IMPROVEMENTS
PRELIMINARY COST ESTIMATE

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT
1	Mobilization	LS	1	\$10,000.00	\$ 10,000.00
2	Excavation (Streets)	CY	5,820	\$ 6.00	\$ 34,920.00
3	Excavation (Drains)	CY	10,800	\$ 5.00	\$ 54,000.00
4	Embankment	CY	1,500	\$ 11.00	\$ 16,500.00
5	165#/SY Asphalt Surface Course	SY	8,535	\$ 4.50	\$ 38,407.50
6	8" Flexible Base	SY	8,535	\$ 7.00	\$ 59,745.00
7	6" Lime-Treated Subgrade	SY	8,535	\$ 2.00	\$ 17,070.00
8	Remove Concrete Curb	LF	100	\$ 3.00	\$ 300.00
9	Concrete Curb	LF	3,915	\$ 5.00	\$ 19,575.00
10	Street and Traffic Sign Furnish & Install, Per Plan Sheet	LS	1	\$ 1,000.00	\$ 1,000.00
11	Concrete Rip-Rap	SY	3,810	\$ 45.00	\$ 171,450.00
12	Pipe Railing	LF	90	\$ 55.00	\$ 4,950.00
13	4' High Chainlink Fence	LF	525	\$ 14.00	\$ 7,350.00
14	Concrete Retaining Wall	LS	1	\$ 28,250.50	\$ 28,250.50
15	Concrete Single Box Culvert 12' x 5'	LS	1	\$ 10,500.00	\$ 10,500.00
16	Concrete Multiple Box Culvert, 8' x 6'	LS	1	\$ 27,850.00	\$ 27,850.00
17	Parallel Wings, TxDOT	LS	1	\$ 26,250.00	\$ 26,250.00
18	Cut & Replace Pavement	SF	1,050	\$ 25.00	\$ 26,250.00
19	Remove Concrete Rip-Rap	SF	325	\$ 2.00	\$ 650.00
20	Manhole Adjustment	EA	11	\$ 200.00	\$ 2,200.00
21	Clearing	LS	1	\$ 5,000.00	\$ 5,000.00
22	Cleanup	LS	1	\$ 5,000.00	\$ 5,000.00
23	Erosion Control Measures (per plans)	LS	1	\$ 4,000.00	\$ 4,000.00
TOTAL					\$ 571,218.00

Prepared By: Macina, Bose, Copeland & Assoc., Inc.
Job No.: 18052-1073
Date: February 27, 2003
JJR/lk

VRP# 07-11-010

11-13-06A08:20 RCVD



MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

To: City Arborist

Project No. 1 8052

Date 3/5/2003

Development Services

114 W. Commerce, 11th Fl.

Re:

Turtle Creek Park Townhomes, PUD

Attn: Liu Ling

Plat ID#010408

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

Shop00 Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
		1	Subdivision Plat
		1	Tree Affidavit
		1	Streetscape Tree Form
		1	Tree Plan
		1	Check (\$1,309.00) (119 lots X \$11.00)

THESE ARE TRANSMITTED as checked below:

- For your approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment

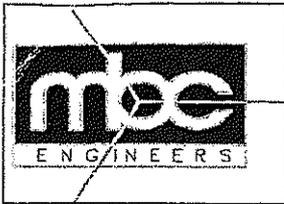
REMARKS: If additional information is required, please give us a call. Thanks.

VRP#07-11-010

11-13-05A03:20 RCV

COPY TO: _____

Anita P. Molina



MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

To: DEV. SERVICES-ENGINEERING Project No. 1 8052 Date 3/5/2003

MAIN PLAZA BLDG. 4th Floor

114 W. COMMERCE Re: TURTLE CREEK PARK TOWNHOMES PUD

Attr: % SUBDIVISIONS I.D. No. 010374

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

Copy of Letter Change Order **PLAT SUBMITTAL**

COPIES	DATE	NO.	DESCRIPTION
		1	COMPLETENESS REVIEW FORM
		5	PLATS
		2	UTILITY LAYOUTS
		2	COST ESTIMATES
		3	STREET PLAN/PROFILES w/GRADING PLAN
		1	COPY OF TIA
		2	DRAINAGE CALCULATION & REPORTS
		1	STORMWATER PARTICIPATION FORM
		1	ELECTRONIC MEDIA
		1	GEOTECHNICAL REPORT

THESE ARE TRANSMITTED as checked below:

For your approval For review and comment **LETTER OF CERTIFICATION**

As requested Returned for corrections Return _____ corrected prints

REMARKS: If additional information is required, please give us a call. Thanks.

VRP# 07-11-010
 3-5-03 - Emailed
 Tom.
 Norman.

Anita P. Molina
 ANITA P. MOLINA

11-13-06A08:20 RCVD



City of San Antonio
 Planning Department
 Master Development Plan Section
REQUEST FOR REVIEW

MACINA BOSE COPELAND
 Received

JUN 06 2003

(Check One)

Date: 05/22/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input checked="" type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing Yes No
 Major Minor

Project Name: Turtle Creek Park Townhomes FILE # 030360

Reference Any MDP's, POADP's, and PUD's associated with this project:

PUD PLAN 03-018

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: Master Development Plan
 Major Thoroughfare
 Neighborhoods
 Historic
 Disability Access (Sidewalks)
 Storm Water Engineering
 SAWS Aquifer
 Other: _____
- Street and Drainage
 TIA
 Zoning
 Tree Preservation
 Parks - Open Space
 Fire Protection
 Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

VRP# 07-11-010

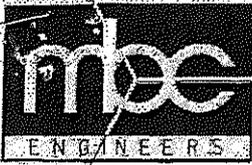
11-13-06A0S:20 RCVD

Updated: April 8, 2003

11-13-06A0S:20 RCVD

OK

OFFICE OF PLANNING
 DEPT. OF COMMUNITY DEVELOPMENT
 03 MAY 23 PM 3:19



MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

To: Dev. Services/Arborist

Project No. 1 8052

Date 5/29/2003

1901 S. Alamo, 2nd Floor

San Antonio, Texas 78204

Re:

Turtle Creek Park Townhomes, PUD

Attn: Liu Ling

Plat ID: 030360

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

Shop00 Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
		1	Subdivision Plat
		1	Tree Affidavit (w/ new plat ID#030360)
		1	Copy of Previously submitted Affidavit
		1	Streetscape(w/ new platID#030360)
		1	Copy of Previously submitted Streetscape
			Pmt submitted on 03/05/03

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment

REMARKS: Previous Plat ID #010408 has expired. This project consists of 116 residential lots and 0.1756 acres of green space area. The overall total acreage is the same. We are resubmitting for your approval. If additional information is required, please give us a call. Thanks.

VRP# 07-11-010

COPY TO: _____

11-13-06A08:20 RCVD

Anita P. Molina

March 4, 2003

TREE AFFIDAVIT / PERMIT APPLICATION

(Office Use Only)

Permit # _____ SD # _____ Plan # _____
 APPROVED _____ NOT APPROVED _____ Inspector / Arborist _____ Date _____
 Affidavit Fee \$ _____ Permit Fee \$ _____ Plan Review Fee \$ _____ Misc. Fee _____

Project Address/Location: Datapoint N. of Gardendale Is Site Outside City Limits? Y N
 Project Name/Subdivision: Turtle Creek Park Townhomes PUD Unit: N/A
 Lot No. 1-125 Block 2 NCB/CB 14281 Plat # 010408
 Approx. Project Starting Date: May 1, 2003
 Class of Work (Check as Appropriate): Site Work Platting New Structure Addition (≥ 2500 ft²)
 Project Type (Check as Appropriate): Commercial # acres _____ Residential # lots 119
 Contact Person Samuel B. Bledsoe, P.E. Phone # (210) 545-1122 Fax # (210) 545-9302
 Contractor _____ Phone # _____ Fax # _____
 Bus. Address _____ City _____ State _____ Zip _____
 Owner Showcase Custom Homes of Texas Phone # (210) 408-1585 Fax # (210) 408-7048
 Address 8 Inwood Autumn (Developer) City San Antonio State Tx Zip 78248

I, Gene Liguori (owner, agent), certify that I am aware of the requirements of Ordinance 85262 regarding the Tree Preservation Ordinance. This affidavit verifies that to the best of my knowledge the said property at (addresses) Datapoint N. of Gardendale (attach sheet if necessary)

- 1. has no Protected (10" DBH for Residential or 8" for Commercial or larger), Heritage, or Historic trees as defined in Article VI, section 35-6016 of the U.D.C.

OR

- 2. has Protected, Heritage, or Historic trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of the aforementioned ordinance. (CONSTRUCTION SUBMITTAL REQUIRES SITE PLAN WITH INDICATION OF TREES)

OR

- * 3. is exempt from the Tree Preservation Ordinance, Vested Rights Permit VRP# 07-11-010

OR

- * 4. has Protected, Heritage, or Historic trees that will be removed. (REQUIRES ADDITIONAL SITE PLAN & TREE INVENTORY FOR INSPECTOR)

Total Diameter Inches _____ Diameter Inches Preserved _____ % Preserved _____

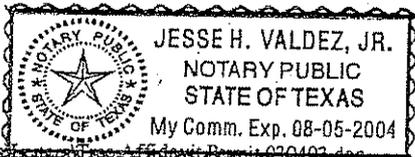
State Of Texas)
)
 County Of Bexar)

Gene Liguori
 Signature agent

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

Sworn To Before me, this 5th day of MARCH, 2003

* Options 3 & 4 do not require notarization
 September 4, 2001
 Development Services Department



Jesse H. Valdez, Jr.
 Notary Public In And For The State Of Texas

May 29, 2003

CITY OF SAN ANTONIO
TREE AFFIDAVIT / PERMIT APPLICATION

(Office Use Only)

Tree Permit # _____ SD # _____ Plan # _____
APPROVED _____ NOT APPROVED _____ Inspector / Arborist _____ Date _____
Affidavit Fee \$ _____ Permit Fee \$ _____ Plan Review Fee \$ _____ Misc. Fee \$ _____

Project Address/Location: Datapoint N. of Gardendale Is Site Outside City Limits? Y N
Project Name/Subdivision: Turtle Creek Park Townhomes PUD Unit: N/A
Lot No. 1-120 Block 2 NCB/CB 14281 Plat # 030360
Approx. Project Starting Date: May 1, 2003
Class of Work (Check as Appropriate): Site Work Platting New Structure Addition (≥ 2500 ft²)
Project Type (Check as Appropriate): Commercial # acres _____ Residential # lots 116
Contact Person Samuel B. Bledsoe, P.E. Phone # (210) 545-1122 Fax # (210) 545-9302
Contractor _____ Phone # _____ Fax # _____
Bus. Address _____ City _____ State _____ Zip _____
Owner Showcase Custom Homes of Texas Phone # (210) 408-1585 Fax # (210) 408-7048
Address 8 Inwood Autumn City San Antonio State Tx Zip 78248

I, Gene Liguori (owner, agent), certify that I am aware of the requirements of Ordinance 85262 regarding the Tree Preservation Ordinance. This affidavit verifies that to the best of my knowledge the said property at (addresses) Datapoint N. of Gardendale (attach sheet if necessary)

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OR
 2. has Protected, Heritage, or Historic trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of the aforementioned ordinance. (CONSTRUCTION SUBMITTAL REQUIRES SITE PLAN WITH INDICATION OF TREES)

- OR
* 3. is exempt from the Tree Preservation Ordinance, Vested Rights Permit _____
OR
* 4. has Protected, Heritage, or Historic trees that will be removed. (REQUIRES ADDITIONAL SITE PLAN & TREE INVENTORY FOR INSPECTOR)
Total Diameter Inches _____ Diameter Inches Preserved _____ % Preserved _____

State Of Texas)
)
County Of Bexar)

Signature _____

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

VRP# 07-11-010

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

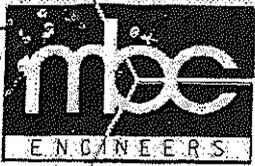
* Options 3 & 4 do not require notarization

September 4, 2001

Development Services Department

11-13-06A08:20 RCVD

Notary Public In And For The
State Of Texas



MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

To: City Arborist

Project No. 1 8052

Date 3/5/2003

Development Services

114 W. Commerce, 11th Fl.

Re: Turtle Creek Park Townhomes, PUD

Attn: Liu Ling

Plat ID#010408

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

Shop00 Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
		1	Subdivision Plat
		1	Tree Affidavit
		1	Streetscape Tree Form
		1	Tree Plan <i>will be submitted on 3/6/03</i> ✓
		1	Check (\$1,309.00) (119 lots X \$11.00)

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment

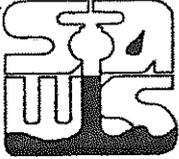
REMARKS: If additional information is required, please give us a call. Thanks.

VRP#07-11-010

COPY TO: _____

11-13-06A08:21 RCVD

Anita P. Molina



GENERAL CONSTRUCTION PERMIT
WATER SYSTEMS

SUBDIVISION: Turtle Creek Park Townhomes P.U.D.

MARK# 08-11-010

PLAT ID #: 030360

DEVELOPER: Showcase Custom Homes of Texas, Inc.

SAWS JOB #: 03-1090

DESIGN ENGINEER: Macina*Bose*Copeland & Associates, Inc.

PLAN APPROVAL DATE: 7/16/03

04-02-06P06:38 RCVD

GUIDELINES:

1. This General Construction Permit (GCP) includes water services for a total of 119 equivalent dwelling units (EDUs) in accordance with the Turtle Creek Townhomes water commitment. This GCP is required prior to commencing construction, and construction must commence within twelve months of the date of approval by SAWS. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 290 of the Texas Commission On Environmental Quality (TQEC) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); SAWS Backflow Prevention Program, and SAWS Material Specifications.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the WSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing water systems. In order to control silt and debris runoff from the construction area, the Developer's Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
6. The Developer shall require his Contractor to comply with TQEC rules and regulations if significant geologic features such as solution cavities, caves or sinkholes are encountered. The Developer shall require his Contractor to contact the TQEC at 210-490-3096 and SAWS Aquifer Studies at 210-704-7304 if the above are discovered. The Developer shall require his Consulting Engineer (Consultant) to submit a proposed Corrective Action Plan to the TQEC for approval prior to resuming work.
7. The Developer shall require his Contractor to obtain and pay for all utility clearances, locates, and any permits required for pavement cutting, traffic control, etc. Upon request, SAWS will submit a street cut permit application to the City of San Antonio Department of Public Works (City). Discussions on changes to the scope of work of this permit required by the City shall be resolved directly between the applicant and the City. Any costs / fees required by the City shall be paid by the applicant and are separate from any fees due SAWS.
8. The Contractor shall receive the Notice to Proceed from the SAWS in the following manner: When the approved plans are received by the SAWS Construction Inspection Division (CID), CID will notify the Consultant that the GCP has been approved by FAXing them a copy of the signed GCP. The Consultant shall notify the Contractor. The Contractor can then schedule the start date for the piping work. With at least 3 working days notice, the Contractor shall notify CID by FAXing a letter of notification to (210) 704-7199. No later than the start date of the piping work, the

Issued by [Signature]

General Construction Permit - Water Systems

Turtle Creek Park Townhomes P.U.D. Subdivision, SAWS Job # 03-1090

Printed 07/16/03

11-13-06A08:21 RCVD

Page 1 of 3

VRP # 06-03-038

Contractor shall arrange an on-site meeting with the Consultant and the SAWS Inspector to review the scope of work, estimated completion time, special requirements, etc. The Contractor shall not proceed with any pipe installation work until they obtain a copy of the approved GCP from the Consultant and notify SAWS.

9. The Developer's Contractor is responsible for quality control of the work being accomplished. The Developer's Consultant is responsible for quality assurance and construction inspection. SAWS CID will periodically inspect the job site as further quality assurance. Work completed by the Developer and/or Contractor where neither the Consultant nor SAWS CID has been afforded an adequate opportunity to inspect will be subject to removal and replacement by and at the expense of the Developer.
10. The Developer shall be responsible for payment of overtime costs for SAWS CID and/or Consultant Inspection services performed outside of SAWS regular business hours. Work shall be performed during normal business hours Monday through Friday. Testing and/or acceptance inspections shall be done only during normal business hours unless other acceptable arrangements are made. Saturday and night work must be approved by written request to the SAWS CID (fax 210-704-7199) submitted no later than two working days before work. Work on Sundays and holidays is not permitted.
11. The Developer shall require his Consultant to conduct, review, and approve all tests prior to submittal of the reports to SAWS CID. Test reports must be in the format specified in the SAWS Standard Specifications or an acceptable alternative. Test reports are due to CID before the final acceptance inspection. Air tests must be conducted in accordance with SAWS Specifications and TQEC requirements. Field acceptance inspections shall be conducted jointly by the Contractor, Consultant, and SAWS CID. SAWS Water System Field Acceptance Checklist will be used with all parties signing at the bottom. The parties will also coordinate the information on the Contractor's "red-line" drawings with the SAWS Inspector's "marked-up" drawings. All parties will sign on the "red-line" drawings to show that the drawings are accurate prior to being submitted to the Consultant for preparation of the "Plan of Record" drawings.
12. Significant changes to the project scope of work will require approval from SAWS Development Engineering Division prior to field implementation. Items constituting significant changes will be defined by the SAWS Inspector and will include items such as modifications to water services, alignment of mains, and/or cost increases greater than 25% of the project cost. SAWS will review proposed changes as expeditiously as possible. Field alterations and/or site adjustments shall be coordinated through the Developer's Consultant prior to implementation.
13. The applicant is required to warranty their work for a period of 12 months following the installation acceptance by the Construction Inspector. This warranty shall include the utility systems, as well as any trench and / or paving work within public right-of-ways. Warranty repairs shall be accomplished in accordance with any state, county, or city requirements.
14. Upon completion of this project, Developer's Consultant shall send project closure submittals to SAWS. The following items must be submitted concurrently for final acceptance of the system by SAWS: 1) project "Plan of Record" submittals, 2) warranty assignment or bond, 3) Developer Customer's and Contractors Payment and Receipt Affidavit, 4) copy of the approved SAWS Water System Field Acceptance Checklist, and 5) four Water System Acceptance Certificates (WSAC) signed by the Developer's Consultant. If closure documentation has not been submitted within 120 calendar days of project completion, SAWS reserves the right to use monies secured by the Developer's plat performance guarantee to pay for any Consulting engineering services necessary to prepare closure documentation.
 - The final Plan of Record submittals shall include one set of reproducible Plan of Record drawings, Contractor redline drawings, and electronic copies of the Planning Commission approved plat and Plan of Record drawings.
 - The Developer shall require his Contractor to guarantee the construction work performed in connection with this permit for a period of one-year commencing immediately upon field acceptance of the project work by SAWS. The one-year guarantee shall be in the form of a warranty assignment, or warranty bond or similar instrument that is acceptable to SAWS, for 10% of the total project cost.
 - The WSAC shall include the following signed statement by the Developer's Consulting Engineer: "The system was constructed and tested to be substantially in accordance with the final design drawings, 30 TAC 290, and SAWS Specifications". All five items listed in Item 13 must be submitted in order for SAWS to approve the WSAC. SAWS will assume ownership and maintenance of the system upon approval of the WSAC for this project.
15. No meters will be set prior to 1) payment of impact fees, 2) issuance of tap numbers, 3) SAWS approval of the WSAC, and 4) SAWS approval of the Sanitary Sewer Acceptance System for projects connecting to SAWS sewer system. Exceptions due to extenuating circumstances will be considered and subject to SAWS Engineering approval.

Issued by

General Construction Permit - Water Systems
Turtle Creek Park Townhomes P.U.D. Subdivision, SAWS Job # 03-1090

Printed 07/16/03

11-13-06A08:21 RCVD

Page 2 of 3

06-03-038

DEVELOPER APPROVAL:

Developer's Points of Contact (include firm name, contact person, address, phone number, fax number for both):

Consulting Engineer to perform quality assurance inspection services: Macina, Bose, Copeland & Assoc., Inc.

Samuel Bledsoe, 1035 Central Pkwy N, S.A. TX 78232, (210) 545-1122, Fax: (210) 545-9302

Contractor: KL & J Utility Contractors, Jimmy Jones, 9514 Braun Road, San Antonio, Texas 78254, (210) 256-1223, Fax: (210) 684-2773

I/we agree to comply with the conditions outlined in this GCP:

by [Signature]
Signature of Developer

Gene Liguori Pres. 7-31-03
Name and Title Date

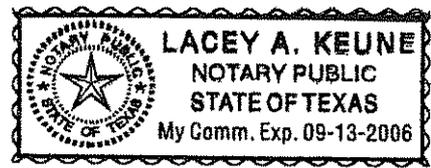
Phone Number

Subscribed and sworn to before me by Gene Liguori on 7-31-03

Lacey A. Keune
Signature of Notary Public, State of Texas

LACEY A. KEUNE
Name

9-13-06
Commission Expires



SAN ANTONIO WATER SYSTEM APPROVAL:

Signature of SAWS Engineering Representative Name and Title Date

SAWS Construction Inspector & phone number assigned to this GCP: _____

04-02-06P06:39 RCVD

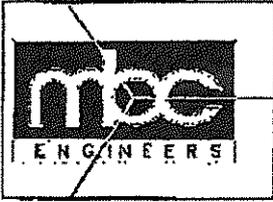
- Distribution:
- Engineer - 1 copy
 - Developer - 1 original
 - SAWS Property Records - 1 original
 - SAWS CID - 1 copy
 - SAWS Development Engineering Division - 1 copy

11-13-06A08:21 RCVD

Issued by [Signature]
Printed 07/16/03

General Construction Permit - Water Systems
Turtle Creek Park Townhomes P.U.D. Subdivision, SAWS Job # 03-1090
Page 3 of 3

#06-03-038



MACINA • BOSE • COPELAND AND ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

VRP# 07-11-010

FOX

JR
FUT

To: GENE LIQUOURI	From: JESSE H. VALDEZ
Attn:	Pages: 4
Fax No.: 497-1391	Date: Wednesday, July 21, 2004
Re: TURTLE CREEK PARK TOWNHOMES	Job No.: 1 8052

Urgent For Review Please Comment Please Reply As Requested

● **Comments:**

Hello Gene,

The attached is for your records as requested. Thanks.

Jesse H. Valdez

MACINA • BOSE • COPELAND AND ASSOCIATES, INC

04-02-06P06:39 RCVD

VRP # 06-03-038

CC:

11-13-06A05:21 RCVD

VRP# 07-11-010

TURTLE CREEK PARK TOWNHOMES
Plat ID#030360 Volume 9561ex 3-5

For Use With:
GENERAL CONSTRUCTION PERMIT

04-02-06P06:30 RCVD

DEVELOPER CUSTOMER'S AND CONTRACTOR'S
PAYMENT AND RECEIPT AFFIDAVIT

STATE OF TEXAS

SAN ANTONIO WATER SYSTEM

COUNTY OF BEXAR

JOB # 03-1090 (Water)

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared

Gene Liguori, Jr.

, who being by me duly sworn, upon oath say:

I, Gene Liguori, Jr.
(Name of Person signing affidavit)

President of
(Title, if any, of person signing affidavit)

Display Custom Homes of Texas, Inc. a Texas Corporation
(Name of Firm or Corporation)

("DEVELOPER CUSTOMER"), do hereby represent to the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES (" BOARD ") , and do solemnly swear that DEVELOPER CUSTOMER executed a General Construction Permit with the BOARD, dated the 19th day of August, 20 03, and designated Job No. 03-1090 for certain water and/or sewer system improvements described therein; and that the work and General Construction Permit have been completed in accordance with the plans for the project and that all expense items due the CONTRACTOR incurred in connection with said project have been paid in full, and that all liens or rights to fix liens against any part of said project have been satisfied by payment to the CONTRACTOR, his authorized agent or attorney, and full releases of all recorded liens or claims have been secured by settlement and duly filed on record with the County Clerk of Bexar County;

and I, Gene Liguori, Jr.
(Name of person signing affidavit)

President
(Title, if any, of person signing affidavit)

of Showcase Custom Homes of Texas, Inc.
(Name of firm or Corporation)

This Affidavit should be submitted along with the water and/or sewer system acceptance certificates, project record drawings and warranty documents to:

San Antonio Water System
Development Engineering Division
P. O. Box 2449
San Antonio, Texas 78298
(210) 704-7101

06-03-038

VRP# 07-11-010

Developer Customer's and Contractor's
Payment and Receipt Affidavit
For use With:
GENERAL CONSTRUCTION PERMIT

("CONTRACTOR"), do hereby represent to the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES ("BOARD"), and do solemnly swear that CONTRACTOR constructed certain water and/or sewer system improvements, and that the work has been completed according to the plans and General Construction Permit for the project and that all labor, material, supplies, and other costs, including, but not limited to, equipment rental and hire and all expense items incurred in connection with said project have been paid in full; and that all liens and rights to fix liens against any part of said project or the monies, bonds, or warrants due the CONTRACTOR have been satisfied by payment to the claimant, his authorized agent, or attorney, and full releases of all recorded liens or claims have been secured by settlement and duly filed on record with the County Clerk of Bexar County, Texas.

We DEVELOPER CUSTOMER and CONTRACTOR, agree to indemnify, save, and hold the City of San Antonio and the BOARD harmless from any demands, actions, causes of action, damages, compensation, costs, expenses, asserted liens, or claims which may be filed against the City of San Antonio or the Board, or from any expense which either might incur by reason of any such claims or liens resulting from nonpayment of bills owed to any of CONTRACTOR'S subcontractors or suppliers on this job, including, but not limited to, the legal fees and expenses which may be incurred by the City of San Antonio or the BOARD to remove any cloud upon the title to the property; described in said General Construction Permit resulting from the assertion of any such claims or liens.

DEVELOPER CUSTOMER and CONTRACTOR further represent and affirm that all amounts of money and payments due CONTRACTOR from DEVELOPER CUSTOMER under the terms thereof have been paid in full, and that all liens or rights to fix liens against any part of said project to which CONTRACTOR may be entitled have been satisfied by payment to CONTRACTOR, CONTRACTOR'S authorized agent, or attorney, and full releases of all recorded liens or claims have been secured by settlement and duly filed on record with the County Clerk of Bexar County, or in the alternative, title, and interest in and to all improvements constructed under such General Construction Permit and further releases all liens which CONTRACTOR holds or to which CONTRACTOR may be entitled for performance of said General Construction Permit.

CONTRACTOR further represents and affirms that all Federal, State, and Municipal laws were complied with by CONTRACTOR in doing and carrying out the job and project herein referred to and that CONTRACTOR paid the applicable scale of wages.

DEVELOPER CUSTOMER further represents and affirms that all Federal, State, and Municipal laws were complied with by DEVELOPER CUSTOMER in doing and carrying out the job and project herein referred to and that all right, title, and interests in and to such water system improvements as described in said General Construction Permit have been granted, sold, and conveyed free and clear of any liens and encumbrances unto the City of San Antonio for the use and benefit of the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES of the City of San Antonio, its successors and assigns.

04-02-06P00:39 RCVD

#06-03-038

VRP# 07-11-010

Developer Customer's and Contractor's
Payment and Receipt Affidavit
For Use With:
GENERAL CONSTRUCTION PERMIT

Executed this 21st day of July, 2004.

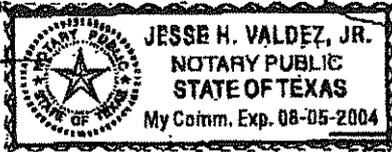
Showcase Custom Homes of Texas, Inc.
DEVELOPER CUSTOMER

By: [Signature]

Name: Gene Ligouri, Jr.
Title: President

SUBSCRIBED AND SWORN TO BEFORE ME by Gene A. Ligouri, Jr.
on this the 21st day of July, 2004.

My commission Expires: [Signature]
Notary Public, State of Texas



(Print, type or stamp name of Notary)

Executed this 21st day of July, 2004.

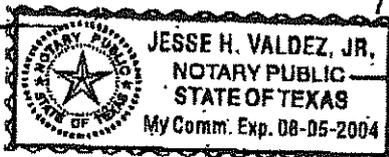
Showcase Custom Homes of Texas, Inc.
Texas Corporation
CONTRACTOR

By: [Signature]

Name: Gene Ligouri, Jr.
Title: President

SUBSCRIBED AND SWORN TO BEFORE ME BY Gene Ligouri, Jr.
on this the 21st day of July, 2004.

My Commission Expires: [Signature]
Notary Public, State of Texas



(Print, type or stamp name of Notary)

21-02-06P06:39 E. (2)

06-03-038

DEVELOPER APPROVAL: (Type or print neatly)

Developer's Points of Contact (include firm name, contact person, address, phone number, fax number for both):

Consulting Engineer to perform quality assurance inspection services: Macina, Bose, Copeland & Assoc., Inc.

Sam Bledsoe, 1035 Central Pkwy N., S.A., TX 78232, (210) 545-1122, Fax: (210) 545-9302

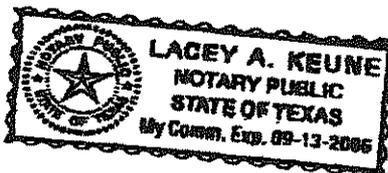
Contractor: KL & J Utility Contractors, Jimmy Jones, 9514 Braun Road, San Antonio Texas 78254, (210) 256-1223, Fax: (210) 684-2773

I/we agree to comply with the conditions outlined in this GCP:

[Signature] Gene Liguori, Pres 8-4-03
Signature of Developer Name and Title Date

Phone Number

Subscribed and sworn to before me by Gene Liguori on 8-4-03
Lacey A. Keune Lacey Keune 9-13-06
Signature of Notary Public, State of Texas Name Commission Expires



SAN ANTONIO WATER SYSTEM APPROVAL:

[Signature] ET 8-5-03
Signature of SAWS Engineering Representative Name and Title Date

SAWS Construction Inspector & phone number assigned to this GCP: _____

Distribution:

- Consulting Engineer - 1 copy
- Developer - 1 original
- SAWS Property Records - 1 original
- SAWS CID - 1 copy
- SAWS Development Engineering Division - 1 copy

04-02-06P05:38 RCVD

VRP#07-11-010

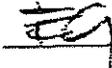
Issued by [Signature]
Printed July 31, 2003

General Construction Permit - Sewer Systems
Turtle Creek Park Townhomes P.U.D. Subdivision, SAWS Job #03-1566
Page 3 of 3

#06-03-038

estimated completion time, special requirements, etc. The Contractor shall not proceed with any pipe installation work until they obtain a copy of the approved GCP from the Consultant and notify SAWS.

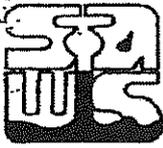
9. The Developer's Contractor is responsible for quality control of the work being accomplished. The Developer's Consultant is responsible for quality assurance and construction inspection. SAWS CID will periodically inspect the job site as further quality assurance. Work completed by the Developer and/or Contractor where neither the Consultant nor SAWS CID has been afforded an adequate opportunity to inspect will be subject to removal and replacement by and at the expense of the Developer.
10. The Developer shall be responsible for payment of overtime costs for SAWS CID and/or Consultant inspection services performed outside of SAWS regular business hours. Work shall be performed during normal business hours Monday through Friday. Testing and/or acceptance inspections shall be done only during normal business hours unless other acceptable arrangements are made. Saturday and night work must be approved by written request the SAWS CID (fax 210-704-7199) submitted no later than two working days before work. Work on Sundays and holidays is not permitted.
11. The Developer shall require his Consultant to conduct, review, and approve all tests prior to submittal of the reports to SAWS CID. Test reports must be in the format specified in the SAWS Standard Specifications or an acceptable alternative. Test reports are due to CID prior to the field acceptance inspection. Air tests must be conducted in accordance with SAWS Specifications and TCEQ requirements. Field acceptance inspections shall be conducted jointly by the Contractor, Consultant, and SAWS CID. SAWS Sewer System Field Acceptance Checklist will be used with all parties signing at the bottom. The parties will also coordinate the information on the Contractor's "red-line" drawings with the SAWS Inspector's "marked-up" drawings. All parties will sign on the "red-line" drawings to show that the drawings are accurate prior to being submitted to the Consultant for preparation of the "Plan of Record" drawings.
12. Significant changes to the project scope of work will require approval from SAWS Development Engineering Division prior to field implementation. Items constituting significant changes will be defined by the SAWS Inspector and will include items such as modifications to sewer services, alignment of mains or manholes, and/or cost increases greater than 25% of the project cost. SAWS will review proposed changes as expeditiously as possible. Field alterations and/or site adjustments shall be coordinated through the Developer's Consultant prior to implementation.
13. The applicant is required to warranty their work for a period of 12 months following the installation acceptance by the Construction Inspector. This warranty shall include the utility systems, as well as any trench and/or paving work within public right-of-ways. Warranty repairs shall be accomplished in accordance with any state, county, or city requirements.
14. Upon completion of this project, Developer's Consultant shall send project closure submittals to SAWS. The following items must be submitted concurrently for final acceptance of the system by SAWS: 1) project "Plan of Record" submittals, 2) warranty assignment or bond, 3) Developer Customer's and Contractors Payment and Receipt Affidavit, 4) copy of the approved SAWS Sewer System Field Acceptance Checklist, and 5) four Sanitary Sewer Acceptance Certificates (SSAC) signed by the Developer's Consultant. If closure documentation has not been submitted within 120 calendar days of project completion, SAWS reserves the right to use monies secured by the Developer's plat performance guarantee to pay for any Consulting engineering services necessary to prepare closure documentation.
 - The final Plan of Record submittals shall include one set of reproducible Plan of Record drawings, Contractor redline drawings, and electronic copies of the Planning Commission approved plat and Plan of Record drawings.
 - The Developer shall require his Contractor to guarantee the construction work performed in connection with this permit for a period of one-year commencing immediately upon field acceptance of the project work by SAWS, including pulling the mandrel through the piping system. The one-year guarantee shall be in the form of a warranty assignment, or warranty bond or similar instrument that is acceptable to SAWS, for 10% of the total project cost.
 - The SSAC shall include the following signed statement by the Developer's Consulting Engineer: "The system was constructed and tested to be substantially in accordance with the final design drawings, 30 TAC 213. 5 (if the project is over the EARZ) and 317.2, and SAWS Specifications". All five items listed in item 14 must be submitted in order for SAWS to approve the SSAC. SAWS will assume ownership and maintenance of the system upon approval of the SSAC for this project.
15. No flows shall be generated and introduced into the sewer system prior to: 1) pulling the mandrel through the piping system 30 days after installation, 2) plat approval by the Planning Commission, 3) payment of impact fees, and 4) SAWS approval of the SSAC. Exceptions due to extenuating circumstances will be considered and subject to SAWS Engineering approval.

Issued by 
 Printed July 31, 2003

General Construction Permit - Sewer Systems
 Turtle Creek Park Townhomes P.U.D. Subdivision; SAWS Job #03-1566

VRP# 07-11-010 Page 2 of 3

06-03-038



**GENERAL CONSTRUCTION PERMIT
SANITARY SEWER SYSTEMS**

SUBDIVISION: Turtle Creek Park Townhomes P.U.D.

PLAT ID #: 030360

DEVELOPER: Showcase Custom Homes of Texas, Inc.

SAWS JOB #: 03-1566

DESIGN ENGINEER: Macina*Bose*Copeland & Associates, Inc.

PLAN APPROVAL DATE: 7/31/03 9:50:23 AM

04-02-06P06:38 RCVD

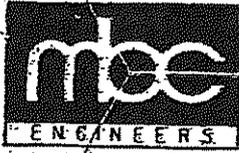
GUIDELINES:

1. Sewer treatment service will be provided by the Leon Creek Recycling Center. This development's sewer system will tie into the University Estates sewer system. This General Construction Permit (GCP) includes sewer services for a total of 119 equivalent dwelling units (EDUs) and is required prior to commencing construction, and construction must commence within twelve months of the date of approval by SAWS. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 317 of the Texas Commission On Environmental Quality (TCEQ) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); and SAWS Material Specifications. Projects over the Edwards Aquifer Recharge Zone (EARZ) shall also be constructed in accordance with 30 TAC Chapter 213 of the TCEQ Rules.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the SSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. The Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing sewer systems. In order to control silt and debris runoff from the construction area, the Developer's Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
6. The Developer shall require his Contractor to comply with all TCEQ rules and regulations if significant geologic features such as solution cavities, caves or sinkholes are encountered. The Developer shall require his Contractor to contact the TCEQ at 210-490-3096 and SAWS Aquifer Studies at 210-704-7304 if the above are discovered. The Developer shall require his Consulting Engineer (Consultant) to submit a proposed Corrective Action Plan to the TCEQ for approval prior to resuming work.
7. The Developer shall require his Contractor to obtain and pay for all utility clearances and any permits required for pavement cutting, traffic control, etc. The Developer's Consultant will submit a street cut permit application to the City of San Antonio Department of Public Works (City). Discussions on changes to the scope of work of this permit required by the City shall be resolved directly between the applicant and the City. Any costs / fees required by the City shall be paid by the applicant and are separate from any fees due SAWS.
8. The Contractor shall receive the Notice to Proceed from the SAWS in the following manner: When the approved plans are received by the SAWS Construction Inspection Division (CID), CID will notify the Consultant that the GCP has been approved by FAXing them a copy of the signed GCP. The Consultant shall notify the Contractor. The Contractor can then schedule the start date for the piping work. With at least 3 working days notice, the Contractor shall notify CID by FAXing a letter of notification to (210) 704-7199. No later than the start date of the piping work, the Contractor shall arrange an on-site meeting with the Consultant and the SAWS Inspector to review the scope of work,

Issued by 
Printed July 31, 2003

General Construction Permit - Sewer Systems
Turtle Creek Park Townhomes P.U.D. Subdivision, SAWS Job #03-1566
Page 1 of 3

VRP# 07-11-010



MACINA • BOSE • COPELAND AND ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

Fax

To:	KL & J Utility Contractors	From:	ANITA P. MOLINA
ATTN:	Jimmy Jones	Pages:	4
FAX NO.:	684-2773	Date:	08/06/03 8/20/03
Re:	Sewer GCP	Job	1-8052

Urgent
 For Review
 Please Comment
 Please Reply

Sewer
• **Comments:** Attached is a copy of the General Construction Permit. If you have any questions, please give us a call. Thanks.

04-02-06P05:38 RCVD

VRP# 07-11-010

cc:

11-13-06A08:22 RCVD

Anita

FOR SAMUEL B. Bredsee
P.E.

VRP # 06-03-038



City Public Service

of
San Antonio, Texas

August 20, 2003

04-02-00P06:59 RCVD

Mr. Norman Unger
8 Inwood Autumn Dr.
San Antonio, Texas 78248

Dear Mr. Unger:

Attached is your copy of the Supply Line Extension Contract #9133 for providing service to the property known as **Turtle Creek Park Townhomes**.

This contract, has been signed by Michael E. Vorndam, Vice-President, of Planning and Engineering. The CPS receipt number, for payment received is noted on this contract.

If within the next seven-year time period, you should have a change of address, please let us know by writing us at the following address:

City Public Service
Attention: Miscellaneous Payment System
PO Box 2921
San Antonio, TX 78299.

This will assure proper delivery of any refund checks.

We appreciate the opportunity to serve you. If I may be of further assistance to you, please do not hesitate to call me directly at (210) 353-3637.

Sincerely,

Denise Mckinnies
Subdivision Planning

VRP # 06-03-038

VRP# 07-11-010

11-13-06A08:22 RCVD



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

STORM DRAINAGE COURTESY INSPECTIONS

Date: September 10, 2003

Showcase Custom Homes

Developer Name -- Print or Type

8 Inwood Autumn

Developer Street Name

San Antonio, Texas 78248

Developer City, State, Zip

RE: Turtle Creek Park Townhomes

Subdivision Name & Unit No.

04-02-06P06:38 RCVD

Gentlemen:

This is in regard to your request for courtesy inspection on storm drainage construction work proposed for the above subdivision prior to the subdivision's plat approval by the City Planning Commission.

Please be advised that approval for such courtesy inspection is conditioned upon your signing this letter whereby you acknowledge your understanding and acceptance of the obligations and conditions found herein. When such letter, properly signed, has been received by our office, we shall evidence our agreement to such courtesy inspection through the issuance of a pre-plat approval courtesy inspection order form to your contractor.

Such courtesy inspection order will specifically deny issuance of a letter of acceptance for work completed pursuant to the order until the subdivision plat has been approved by the City Planning Commission and written approval authorizing such acceptance has been issued by the City's Director of Public Works.

The obligations on the part of Showcase Custom Homes (hereinafter referred to as "Developer") for which he does by agree as a condition precedent for issuance of the described inspection order as follows:

1. Agreement to the review and approval by the City's Director of Development Services of all storm drainage design plans on all proposed storm drainage systems necessary to serve the properties proposed by the referenced plat and all supportive storm drainage documentation pursuant to the requirements and provisions of Chapter 35, Article V (Development Standards) of the Unified Development Code.

VRP#07-11-010

* AN EQUAL OPPORTUNITY EMPLOYER *

11-13-06A08:22 RCVD

VRP #06-03-038

RE: Turtle Creek Park Townhomes
Subdivision Name & Unit No.

- 2. Acknowledgement by the Developer that the referenced subdivision plat is subject to change until approval of plat is granted by the City's Planning Commission and construction of any public or private improvements associated with the subdivision constitutes a risk solely upon the developer; further agreement by Developer, that any correction of any damages caused by his or his agent's actions or any design or construction changes necessary to accommodate any change deemed necessary to the plat by the City's Planning Commission or any other public improvement by parties having jurisdictional authority will be executed as directed by the City's Director of Development Services at Developer's sole cost.
- 3. Acknowledgement on the part of Developer that the issuance of such pre-plat courtesy inspection order in no way grants vested rights to Developer for the development of such property, and further, that such inspection form may not be relied upon for approval of any proposed plats of land affected by such storm drainage work.
- 4. The Developer understands and agrees that this courtesy inspection letter will not be signed and approved until all Public Works' site improvements plans have been submitted to the City's Director of Development Services. A signed copy of this letter shall accompany the plans to be used by the contractor and the inspector.

Agreement and acceptance of Developer's obligations shall be evidenced by his signature in the appropriate space provided below and receipt of this letter by the City's Director of Development Services.

Very truly yours,

Director of Development Services

IN WITNESS OF WHICH, I hereby agree this 10 day of SEPTEMBER, 2003, that the obligations and conditions of the above are thoroughly understood and acceptable to me.

ATTEST: *Norman Unger*
TITLE: PROJECT MANAGER
NORMAN UNGER

BY: *Dan McClure*
TITLE: PROJECT SUPERINTENDANT
DAN McCLURE

REV: 4/02

04-02-06P06:38 RCVD

VRP# 07-11-010



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78202-4908

Date: 6-1-6

FINAL INSPECTION

Project Name: Turtle Creek Townhomes
 Contractor: Showcase Custom of Texas
 Engineer: MBC

Gentlemen:

Final inspection by the City of San Antonio has been made on completed Drainage work in the above subdivision. It has been determined that the construction conforms to the City of San Antonio Specifications, as outlined in the Subdivision Regulations.

Based upon this inspection, the City of San Antonio will accept approval with a formal letter of acceptance/appraisal for recording.

Sincerely,

04-02-06P00:30 RCVD

Robert R. [Signature]
 Construction Inspection Specialist
 Department of Public Works

Comments: Small letter to be attached to revised plans on chain B

Distribution: Contractor: White copy
 Inspections: Yellow copy

WRP# 07-11-010

11-13-06A08:22 RCVD

06-03-038



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Anita P. Molina

DATE: September 24, 2003

Address: M.B.C. Engineers
1035 Central Parkway North
San Antonio, Texas 78232

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-018

Name: Turtle Creek Park Townhomes

The plat or plan referenced above was heard by the Planning Commission

Director of Planning COSA

on the date shown.

The following action was taken:

APPROVED
 DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873

04-02-06P08:50 RCVD

VRP # 06-03-038

VRP#07-11-010

11-13-06A08:22 RCVD

Area 2

VRP# 07 - 11 - 010

11-13-06A08:29 RCVD



City of San Antonio
Development Services
Subdivision Section

PLAT INFORMATION

Date Submitted: 6/8/04 Plat ID Number: 040434

Plat Name: Turtle Creek Park Townhomes P.U.D., II.

Owner/Agent: Gene Liguori Phone: 497-1390 Fax: 497-1391

Address: 8 Inwood Autumn Dr. S.A.TX Zip code: 78249

Engineer/Surveyor: Gibbons Surveying Phone: 366-4600 Fax: 366-4673

Address: 150 W. Rhapsody Dr. S.A.TX Zip code: 78216

Will this project be used in conjunction with a Tax Increment Financing Application (TIF): YES NO

If YES, please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881. (Indicate "TIF" with Project Name on all submissions).

BACKGROUND

- DIRECTOR -OR- PLANNING COMMISSION
- Plat is associated with the development of a:
 - POADP/MDP: Y/N Name _____ # _____ Date Approved: _____
 - PUD: 03-018 Y/N Name Turtle Creek Park Townhomes Date Approved: 9/24/2003
- All Specific Uses Proposed: Residential (restaurant, day care, warehouse, etc.)
- City Council District 8 Ferguson Map Grid 549 A7 School District Northside
- Water Service: Saws Well Other Utility (name) _____
- Sewer Service: Saws Septic Other Utility (name) _____
- Existing Zoning PUD Case # if new application is in process _____
- San Antonio City Limits Yes No
- Edwards Aquifer Recharge zone? Yes No
- Previous/existing land fill? Yes No
- Flood plain? Yes No

PLATTED AREA

Streets Public Private total acreage 0.304 Linear Ft 0

Parks Public Private total acreage 0

FEES (please refer to the current fee schedule)

	<input type="checkbox"/> Major Acres	<input checked="" type="checkbox"/> Minor Lots	Base fee: \$ <u>595.00</u>
Single-Family	<u>0.304</u>	<u>4</u>	x <u>4</u> per lot = \$ <u>238.84</u>
Non-Single Family	—	—	x — per acre = \$ —
Private Streets, Common Area, Easements & Other (NSF acreage fee)	—	—	x — per acre = \$ —
Drainage, Conservation, landscape esmts	—	—	exempt if Permeable
Open Space, Parks, greenbelt esmts (designate as "Permeable" on the plat or pay NSF fee)	—	—	Exempt
Right-of-Way	—	—	Exempt
TOTAL	(acres*)	(lots)	

* Total acreage as it appears on the plat

Replat PH \$ _____
Notification fee \$ _____
Variance \$ _____
Deferral \$ _____

- Amending \$ _____
- Vacating Declaration (not in conjunction with plat) \$ _____
- Development Plat \$ _____

Recording (ICL Only) Legal Document(s) \$ _____ Plat: \$ 36 x 1 sheets = 36 Total \$ _____

TOTAL FEE SUBMITTED: \$ 865.84

I hereby certify that the above information is true and correct.
Print Name: GARY GILBERT Signature: Gary A. Gilbert
Date: 6/10/04 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Development Services to record this plat.
Print Name: Gene Liguori Signature: Gene Liguori
Date: 6/10/04 Owner Agent (Checking this requires a notarized Letter of Agent)

(Only complete, legible applications will be accepted 1 original and 5 copies must be submitted.) Oct 2003

JRP # 06-03-038

11-13-06A08:30 RCVD

RECEIVED

06 JUN 17 PM 4:12

JRP# 07-11-010

VRP# 07-11-010

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

VRP# 07-11-010

Project Name: Turtle Creek Townhomes
 Location: DETAPOINT # ST. CHARLES BAY
 Applicant: SHOUCSE Custom Homes of Texas, Inc. (Sal Flores, Engineer)
 Address: _____

Phone Number: 352-0036 Owner or Agent

Permit Type (check one):

Zoning, N.C.B. POADP # _____ Plat # 040434 Bldg. Plan # _____ Other: _____

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g. 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
<u>Residential (POD)</u>	<u>4</u>	<u>PM</u>	<u>0.72</u>	<u>3</u>	ITE Code: <u>070</u> other: _____

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size		Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acreage	GFA other*				
						ITE Code: _____ other: _____

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: [Signature] Date: 9/5/04

Date: _____

Box E (For Official Use Only. Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: _____

Date: _____

City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

TREEPERM Building Application

Report Date 12/23/2004 08:44 AM

Submitted By

Page 1

A/P # 1041561

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/14/2004 16:11	JM10724	Temp COO		
Issued	12/23/2004 08:43	JM10724	COO		
Final			Expires		

Associated Information

Type of Work	NEW	NEW	# Plans	0
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority			<input type="checkbox"/> Auto Reviews	
Square Footage	0.00	Name	PLAT 040434 TURTLE CREEK HOMES	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

Turtle Creek Homes; Option 2 2003 Tree Ordinance; Streetscape on Datapoint

APPROVED BY M BIRD 12/21/04

Parent A/P #

Project # Size/Area	Project/Phase Name Size Description	Phase #
------------------------	--	---------

Fees	Status	Paid Date	Amount
AFFIDAVIT FEE RESIDENTIAL TREE PRESERV	P	09/20/2004 09:27	140.00
REVIEW FEE RESIDENTIAL TREE PRESERVATION	P	12/14/2004 13:39	75.00
Total Unpaid		0.00	Total Paid 215.00

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop
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No Log Entries

04-02-06PC6:40 RCVD

URP # 06-03-038

VRP# 07-11-010

11-13-06A08:30 RCVD



Park Project Services Division
 P.O. Box 839966, San Antonio, Texas 78283-3966
 (210) 207-2886 FAX (210) 207-2720

Letter of Certification
 Parkland Dedication

March 7, 2005

Gary Gibbons
 Gibbons Surveying & Mapping, Inc.
 150 W Rhapsody Dr
 San Antonio, TX 78216

RE: Turtle Creek Park Townhomes II
 Plat Number 040434

Dear Mr. Gibbons:

The required data for Park Land Dedication for the above referenced subdivision has been received as required by Section 305 of the Unified Development Code and approved by this department.

Sincerely,

John McDonald
 Senior Planner
 Park Project Services

VRP # 06-03-038

04-02-06P06:40 RCVD

VRP# 07-11-010

11-13-06A08:30 RCVD



City of San Antonio
Development Services
Subdivision Section

LEGAL INSTRUMENT: SUBDIVISION COMMON AREAS AND FACILITIES

05 JUL 14 PM 2:35

For: Turtle Creek Park Townhomes PUD II Subdivision Plat # 040434

LAND DEVELOPMENT
SERVICES DIVISION

THE STATE OF TEXAS §

COUNTY OF BEXAR §



LT1-77-20050159673-1

BEFORE ME, the undersigned authority, on this day personally appeared _____

Norman Unger who, being duly sworn by me, deposes and says:

(1) That my name is Norman Unger and that I am agent of Showcase Custom Homes the entity that owns the real property described below, hereinafter referred to as the "Property".

(2) That _____ is the "Declarant" of the Property and declares that the Property shall be held, sold and conveyed subject to restrictions, covenants, and conditions which shall be deemed to be covenants with the land and imposed to benefit and burden each lot and other portion of the Property in order to maintain within the Property a planned community of high standards. Such covenants will be binding on all parties having heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereof.

(3) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a member of the Turtle Creek Townhomes Homeowners Association hereinafter referred to as the "Association".

(4) That the Association shall establish a maintenance fund and shall use the proceeds of such funds in providing for normal, recurring maintenance charges for the common areas/facilities for the use and benefit of all members of the Association. The Association shall, in addition, establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of improvements to the common maintenance areas/facilities. The fund shall be established and maintained out of regular annual assessments.

(5) That Declarant hereby assigns its right of ingress and egress across and over the property to the City of San Antonio for purposes of conducting official City business; which may include removal of obstructions during emergency situations in which case the City shall not be held liable for it's repair or replacement.

For: _____
By: [Signature]

04-02-06P06:40 RCVD

LANDOWNER - APPLICANT

VRP # 06-03-038



LT2-11519-38-2

7-20-01

VRP# 07-11-010

11-13-06A08:30 RCVD

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Norman Unger to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

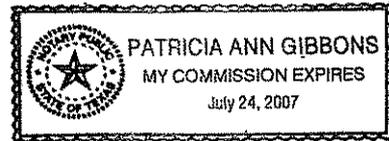
GIVEN under my hand and seal of office this 7 day of June, 2005

Patricia Ann Gibbons

NOTARY PUBLIC

Patricia Ann Gibbons

Typed or Printed Name of Notary



MY COMMISSION EXPIRES: July 24, 2007

Upon Recordation, Please Return to:

Gibbons Surveying & Mapping, Inc.
150 W. Rhapsody Dr.
San Antonio, TX 78216

Doc# 20050159673 Fees: \$16.00
07/15/2005 2:23PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR.
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

04-02-06P06:40 RCVD

JUL 15 2005



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

VRP # 06-03-038

7-20-01

VRP# 07-11-010

11-13-06A08:30 RCVD



San Antonio Planning Commission Certificate of Determination

This certificate is issued to

Showcase Custom Homes
8 Inwood Autumn
San Antonio TX 78248

in accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code for presentation to utility companies to obtain service.

The San Antonio Planning Commission has reviewed and approved plat ...

(Name) _____ (No.) _____ (Date of Approval) _____

Utility service may be provided *after* the plat is recorded with the County Clerk's Office.

A plat for the property described below has been reviewed and approved by the City of San Antonio or County Commissioners Court *and* recorded with the County Clerk's office on the date shown below. Utility service may now be provided.

Turtle Creek Park Townhouse 030360 9561/3-5
(Name) _____ (No.) _____ (Vol. & Pg.) _____

A plat is not required for the property described below. Utility service may now be provided subject to the annotations and conditions below.

ONE RESIDENTIAL CONNECTION ONLY as outlined in Section 35-33(2)

or

THREE RESIDENTIAL CONNECTION(S) - not to exceed three dwelling units, per Section 35-430(9).

NOTE: Additionally, the applicant agree to not further subdivide the property without filing a subdivision plat, the prohibition related to the placements of a structure(s) in a floodplain and no utility extensions are required.

or

Applicants Signature _____

Date _____

CONDITION:

LEGAL DESCRIPTION: lots 1-120, BIK 2, NCB 14281

PHYSICAL ADDRESS (IF KNOWN):

Dated this 16 day of April, 2004

By: Heriberto Herrera
Heriberto Herrera
Chairperson, San Antonio Planning Commission

By: Roderick Sanchez
Roderick Sanchez
Executive Secretary, San Antonio Planning Commission

Issued By: Elizabeth Carol
Development Services Department Staff

04-02-06P00:40 RCVD

VRP# 07-11-010

VRP # 06-03-038

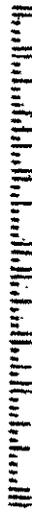


DEVELOPMENT SERVICES DEPARTMENT
 SUBDIVISIONS DIVISION
 P.O. BOX 839966
 SAN ANTONIO, TEXAS 78283-3966

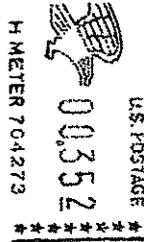
FORWARDING SERVICE REQUESTED

499 0014141414 7 00000000

SHOWCASE CUSTOM HOMES
 8 INWOOD AUTUMN
 SAN ANTONIO, TX 78248



Presorted
First Class



04-08-00000000

VRP#07-11-010

06-03-038

CITY PUBLIC SERVICE
of San Antonio, Texas

VRP# 07-11-010

Amount: \$26,936.06

Contract No: 9133

Receipt No: 135673

Contract Sent: 07/18/03

APPLICATION AND CONTRACT FOR SUPPLY LINE EXTENSION

The undersigned **Texas Showcase Development, L.L.C.** herein called Customer, hereby makes application to City Public Service, herein called CPS, for the installation of Underground electric and gas supply lines as follows.

In Turtle Creek Park Townhomes to serve sites with electricity. For further details see Exhibit "B," underground electric job #3005649; and Exhibit "C," overhead electric job #3014316 attached hereto and made a part hereof for all purposes covered under this contract which requires an extension of Underground Electric: 2580 FT, and Overhead Electric: 162 FT.

CPS agrees to install the supply lines and services in accordance with the following terms and conditions and CPS Gas and Electric Rules and Regulations and Supply Line Extension Policies which are made a part of this Contract. Said Rules and Regulations and Policies are available to CUSTOMER upon request.

Charges to CUSTOMER determined in accordance with CPS Supply Line Extension Policy are as follows:

I. Non- Refundable Charges (Customer Contributions)	Amount:
Other	\$0.00
Gas	\$0.00
Underground Electric	\$3,458.90
Overhead Electric	\$756.00
Non-Refundable Total:	<u>\$4,214.90</u>
II. Refundable Charges (Customer Contributions)	Amount:
Other	\$0.00
Gas	\$0.00
Underground Electric	\$22,397.16
Overhead Electric	\$324.00
Refundable Total:	<u>\$22,721.16</u>
Sum Total of above:	<u>\$26,936.06</u>

04-02-06P06:39 RCVD

In consideration of the agreement of CPS to install the above lines, the CUSTOMER agrees to pay to CPS a total sum of \$26,936.06 . Of Such total sum, CUSTOMER has paid CPS \$26,936.06 the receipt of which is hereby acknowledged.

Customer Shall provide grade and line stakes for the installation of overhead and underground distribution facilities by CPS and it is understood and agreed that the adjusting of installed facilities to any subsequent grade or alignment shall be at the expense of the CUSTOMER .

The premises at no credit (See Exhibit A for temporary construction easement) are to be supplied by the extension covered by this contract and allowance or credit has been made for these connections in determining the above sum to be paid by CUSTOMER under this agreement and no further credit shall be allowed for the above premises.

Each new permanent customer, in addition to those at the above premises, directly connected to the extension within seven (7) years from the date of acceptance of this contract shall entitle CUSTOMER to additional credits or refunds as defined in the applicable Supply Line Extension Policy and as shown below:

Overhead Residential Electric	\$125.00 per dwelling unit
Underground Residential Electric	\$ 50.00 per dwelling unit
Nonresidential Electric	Estimated 60% of one (1) year revenue increase excluding fuel cost and sales tax
Nonresidential Gas	Estimated 155% of one (1) year revenue increase excluding gas cost and sales tax

Said additional credits or refunds, without interest, shall be applied on any indebtedness of CUSTOMER to CPS, whether matured or unmatured, or if CUSTOMER is not so indebted to CPS, such amount shall be refunded to CUSTOMER; provided the total amount of such additional credits and refunds shall not exceed the refundable amount advanced. No change in ownership or occupancy or change

VRP# 07-11-010

11-13-06A08:21 RCVD

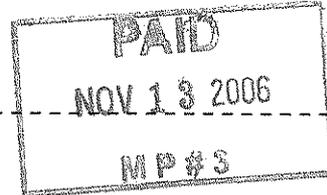
REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3416439

AMT ENCLOSED _____

50-05-5574
SHOWCASE CUSTO HOMES
20202 US HWY 281 N, STE 105
SAN ANTONIO, TX 78258

AMOUNT DUE 500.00
INVOICE DATE 11/13/2006
DUE DATE 11/13/2006



PHONE: (000) 000-0000

VRP #07-11-010
TURTLE CREEK PARKHOMES

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
11/13/2006 3416439 50-05-5574 11/13/2006 -

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

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 11/13/2006 CK #20019 VRP #07-11-010
END 11/13/2006

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

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION