



# City of San Antonio, Texas

Department of Development Services

January 8, 2007

Patrick W. Christensen  
Brown P.C. Attorneys at Law  
112 E. Pecan, Suite 1490  
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-11-0013 (Umbell Oaks 35.0 acre Multi-Family Tract)

Dear Mr. Christensen:

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

Approval of rights effective January 20, 1995 for 35 acres of multi-family development consistent with POAPD # 463 and Fair Notice Form # FN 07-0014.

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

Sincerely,

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

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

Picked up by:   
DATE: 1/10/07

DEVELOPMENT SERVICES  
KENNETH W. BROWN, AICP  
DANIEL LORFIZ  
PATRICK W. CHRISTENSEN  
CONNIE L. BASEL

2006 DEC 13 PM 4:09



PAUL M. JUAREZ  
OF COUNSEL

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

December 13, 2006

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

**Via Electronic Mail**

Re: Vested Rights for a 35.0-Acre Tract of Land Generally Located at the Intersection of Vance Jackson and UTSA Boulevard, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9190.001*

Dear Mr. Herrera:

A Vested Rights Application for the above-referenced property was filed with the City of San Antonio's ("COSA") Development Services Department on November 13, 2006. Pursuant to the provisions of the COSA Unified Development Code §35-712(b)(2), this Firm respectfully requests an extension of time for COSA staff to reach a decision on the above referenced application.

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

Sincerely,

BROWN, P.C.

BY:   
Patrick W. Christensen

PWC/

VRP# 07-11-013

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



PAUL M. JUAREZ  
OF COUNSEL

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

November 8, 2006

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

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

Re: Vested Rights for a 35.0-Acre Tract of Land Generally Located at the Intersection of Vance Jackson and UTSA Boulevard, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9190.001*

Dear Messrs. Herrera and Hart:

Attached please find a Vested Rights Application for the above-referenced property (*see* Exhibit "1"). This request is made pursuant to the current provisions of Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") and the City of San Antonio's (the "COSA") Unified Development Code (the "UDC"), Chapter 35, Article 7, Division 2 ("Vested Rights").

The Subject Property is a 35.0-acre tract of land located at the intersection of Vance Jackson and UTSA Boulevard, San Antonio, Bexar County, Texas (*see* Exhibit "2"). To provide for the development of the Subject Property, the developer filed a Preliminary Overall Area Development Plan with COSA, Umbell Oaks Subdivision POADP #463, which was approved on January 20, 1995. The Subject Property is wholly included within the Umbell Oaks Subdivision POADP #463 attached for your review ("POADP #463"; *see* Exhibit "3"). The development described in POADP #463 for the Subject Property is for a multifamily residential use (the "Project"). POADP #463 is a required "permit" by a regulatory agency (COSA) and clearly

VRP# 07-11-013  
VRP# 7-11-013

11-14-06P12:15 RCVD

qualifies as the first “permit” in a series of permits necessary for the development of the subject multifamily residential Project on the Subject Property as those terms are contemplated by Chapter 245 of the Code. POADP #463 was subsequently amended by the approval of POADP #463B (approved by COSA on February 24, 1997, *see* Exhibit “4”) and by the approval of POADP #463C (approved by COSA on November 18, 2003, *see* Exhibit “5”). The amendments approved in POADP #463B and POADP #463C never amended or altered the Project for the Subject Property but did reaffirm the stated Project.

Please note that. . . Section 35-2076 (“Terms of Validity”) of the 1987 UDC (which was the effective UDC at the time of filing the POADP) clearly mandates that a POADP “shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted.” The minimum percentage/acreage requirement and ten (10)-year expiration date required in 2006 *are not* mandated by the 1987 UDC, which only refers to filing a plat (without any acreage/percentage requirement) within eighteen (18) months. Nevertheless, POADP #463 has met the 1987 UDC requirements and has consistently been recognized as a valid POADP. Furthermore, as a POADP existing prior to September 1, 1997, which has met the requirements of the 1987 UDC, the rights for the project will not expire until 10 years from the date of approval of the POADP (January 20, 2005) *or* September 25, 2007, whichever is later (*see* COSA UDC §35-712(a)(3)(A)). Therefore, the rights for the Project stated in POADP #463 for the Subject Property shall not expire until September 25, 2007.

The Project is not “dormant,” as defined by Section 245.005 of the Local Government Code and Section 35-714 of the UDC, because progress toward its completion is evidenced by the filing, approval and recording of Plat No. 020040 (*see* Exhibit “6”) and Plat No. 030040 (*see* Exhibit “7”) which are both wholly included within POADP #463. Plat No. 020040 was approved by COSA on February 13, 2002 and was recorded in the Bexar County Real Property Records on February 21, 2002. Plat No. 030040 was approved by COSA on March 5, 2003 and was recorded in the Bexar County Real Property Records on March 6, 2003. Because Plat No. 020040 and Plat No. 030040 both clearly qualify as a “permit” and were applied for, approved and recorded between the first anniversary of the effective date of Chapter 245 of the Texas Local Government Code (May 11, 2000) and the fifth anniversary of the effective date of such Chapter (May 11, 2004), the Project has demonstrated “progress” according to the City Attorney’s interpretation of the “dormancy” provisions of state law.

According to Section 35-712(j) of the UDC, “Nothing [in the UDC] shall affect the validity of any right which was recognized pursuant to Section 35-1027 inserted into the UDC by Ordinance No. 86715, passed and approved September 25, 1997.” Thus, because Development Rights Permit No. 335 was issued pursuant to the terms of Ordinance No. 86715 and is protected under UDC Section 35-712(j), COSA must recognize the continuing the validity of the vested rights initially acknowledged for POADP #463B which wholly includes the Subject Property (*see* Exhibit “8”). COSA’s failure to recognize the continuing validity of the vested rights associated with Development Rights Permit No. 335 would constitute an explicit violation of Section 35-712(j) of the UDC. Furthermore, Vested Rights Permit No. 02-06-121 was issued by

WRP# 07-11-013

11-14-06P12:15 RCVD

COSA on June 19, 2002, recognizing a vesting date of January 23, 1997 for POADP #463B and POADP #463C, which as stated above, wholly includes the Subject Property (*see* Exhibit "9").<sup>1</sup>

In conclusion, POADP #463 constitutes a "permit" as defined by Chapter 245 of the Texas Local Government Code, and was a necessary first step in the development of the Subject Property. POADP #463 has met the eighteen (18) month expiration date requirement of the 1987 COSA UDC. Furthermore, the Subject Property has not become dormant by virtue of the filing, approval, and recording of filing of Plat No. 020040 and Plat No. 030040. The "Project" was specifically described as a multifamily residential use on 35.0 acres in POADP #463, approved by COSA on January 20, 1995. Therefore, this Firm requests that COSA acknowledge that the 35.0-Acre Subject Property is vested as of January 20, 1995 for a multifamily residential development by virtue of the POADP, and the Plats listed herein.

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

1. Vested Rights Permit Application;
2. Subject Property Exhibit;
3. Umbell Oaks POADP #463;
4. Umbell Oaks POADP #463B;
5. Umbell Oaks POADP #463C;
6. Ed Rawlinson Middle School Plat No. 020040;
7. Southtrust I.H. 10 Addition Plat No. 030040;
8. Development Rights Permit No. 335; and,
9. Vested Rights Permit No. 02-06-121.

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

Sincerely,

BROWN, P.C.

BY:



Patrick W. Christensen

/PWC

Enclosures: As stated

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<sup>1</sup> Nothing in this correspondence, the attached application for vested rights, or corresponding exhibits should be construed to waive the vested rights previously acknowledged by COSA according to Vested Rights Permit No. 02-06-121.

**VRP# 07-11-013**

11-14-06P12:15 RCVD

City of San Antonio  
Development Services Department  
Fair Notice Form



Date: December 11, 2006 Notice Number: FN07-0014

1. Original Fair Notice Form Number if Applicable: \_\_\_\_\_
2. Existing Vested Rights Permit No. if applicable: VRP# 07-11-013

<b>COSA USE ONLY</b>	
Expiration date: <u>1/26/2007</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 checked="" type="checkbox"/> Master Development Plan (MDP)<br>(Formerly POADP) No. <u>463</u> | <input type="checkbox"/> P.U.D. Plan<br>No. _____                                |
| <input type="checkbox"/> MDP/ P.U.D. Plan<br>(Combination) No. _____                                 | <input type="checkbox"/> Mixed Use District (MXD)<br>No. _____                   |
| <input type="checkbox"/> Master Plan Community District (MPCD)<br>No. _____                          | <input type="checkbox"/> Traditional Neighborhood Development (TND)<br>No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br>No. _____                             | <input type="checkbox"/> Pedestrian Plan (PP) No. _____                          |
| <input type="checkbox"/> Flexible Development District No. _____                                     | <input type="checkbox"/> Single-Family (Residential) Plat No. _____              |
| <input type="checkbox"/> Urban Development (UD)  | <input type="checkbox"/> Rural Development (RD)                                  |
| <input type="checkbox"/> Farm and Ranch (FR)   | <input type="checkbox"/> Mix Light Industrial (MI-1)                             |

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

The following projects require a site plan.

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

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

The following single plat projects require a site plan:

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

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

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

(b) Multi -Family: Land Allocation in Square Feet & Acreage 1,524,600 S.F. & 35.0 Acres
Use Allocation in Square Feet & Acreage 1,350,360 S.F.
Density 14.6 Units/Acre

(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

**FN07-0014**

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

**8. Project Name:** UTSA Residential

Property Description: A 35 acre tract of land situated in the state of Texas, County of Bexar, City of San Antonio, located in the G.F.A. WREDE Survey No. 292, Abstract No. 809, and New City Block 15825, and being part of a 304.560 acre tract as recorded in Volume 2359, Page 0497 of the Official Public Records of real Property Bexar County, Texas.

**Owner:** LYND Development Partners Phone: (210) 798-8182 Fax: (210) 798-8982

Address: 3755 Capital of Texas Hwy., Suite 210 City: Austin State: Texas Zip Code: 787104

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

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

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

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

**Engineer/Surveyor:** Vickery & Assoc., Inc. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 12940 Country Parkway City: San Antonio State: Texas Zip Code: 78216

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

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

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

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

Council District: 8 School District: N.I.S.D. Ferguson map grid: 514, E-6

**Owner or Authorized Representative:**

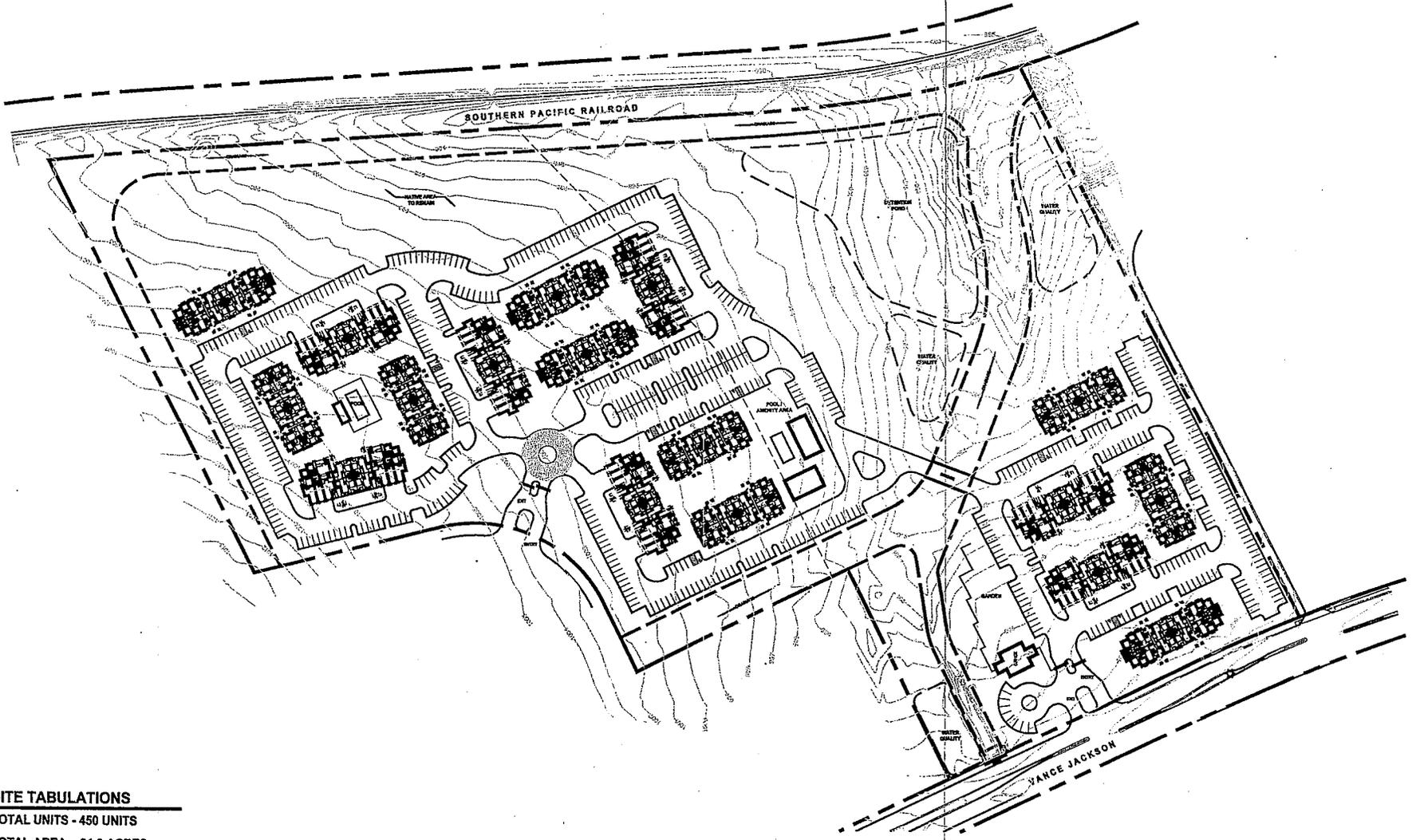
**I certify that this Fair Notice form is true and accurate.**

Print Name: Patrick W. Christensen Signature: 

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

E-mail: pwc@kbrownpc.com

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



SOUTHERN PACIFIC RAILROAD

VANCE JACKSON

**SITE TABULATIONS**  
 TOTAL UNITS - 450 UNITS  
 TOTAL AREA - 31.0 ACRES

0000  
 SAGE GROUP, INC.

**SITE DEVELOPMENT PLAN**  
**UTSA RESIDENTIAL**  
 THE LYND COMPANY



VRP# 07-11-013

12-12-06 ACS:17 RCVD

EN07-0014



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

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

Date: November 8, 2006

**Vested Rights Permit**

**Consent Agreement**

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

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

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

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

**Address:** 112 E. Pecan Street, Suite 1490

**City:** San Antonio **State:** Texas **Zip code:** 78205

**Engineer/Surveyor:** Vickery & Assoc., Inc.

**Address:** 12940 Country Parkway

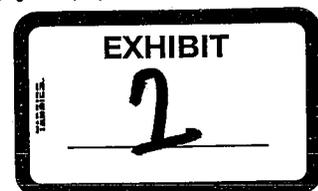
**City:** San Antonio **State:** Texas **Zip Code:** 78216

**Name of Project:** Umbell Oaks 35.0 Acre Multi-Family Tract

(b) (k) **Site location or address of Project and Legal description:** See attached Exhibit "2"

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

**VRP# 07-11-013**  
11-14-06P12:15 RCVD



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; ±1,524,600.0 S.F. (±35.0 Acres)

(e) Total area of impervious surface, in square feet; ±1,372,140.0 S.F.

(f) Number of residential dwellings units, by type; 1,750 multi-family residential units

(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? 1/20/1995

(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?

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

MRP# 07-11-14-06P12:15 RCVD  
11-14-06P12:15 RCVD

Permit File # \_\_\_\_\_

● **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: Umbell Oaks POADP #463 Date submitted: \_\_\_\_\_

Date accepted: January 20, 1995 Expiration Date: \_\_\_\_\_ MDP Size: 304.58 acres

● **P.U.D. PLAN**

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

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

● **Plat Application**

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

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

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

● **Approved Plat**

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

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

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

● **Other**

\_\_\_\_\_ Please see attached correspondence.  
\_\_\_\_\_

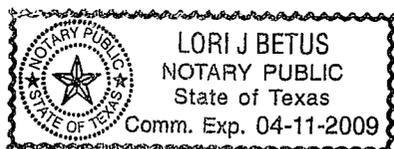
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

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

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

Date: November 8, 2006

Sworn to and subscribed before me by Patrick W. Christensen on this 8th day of November in the year 2006, to certify which witness my hand and seal of office.



Lori J. Betus  
Notary Public, State of Texas

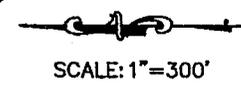
**VRP# 07-11-013**

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VRP# 07-11-013

11-14-06P12:15 RCVD

PRE EXHIBIT\_1-30-06.DWG, 1/30/2006 5:43:55 PM



SOUTHERN PACIFIC RAILROAD 100' R.O.W.

1,576'

NS.I.S.D. TRACT

1,000'

35 ACRE TRACT

RESIDENTIAL

406'

STREET "B"  
(60' R.O.W.)

BUSINESS PARK

1,071'

1,060'

(86' R.O.W.)

VANCE JACKSON

U.T.S.A. BLVD.  
(86' R.O.W.)

EXHIBIT FOR 35 ACRE TRACT



**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271

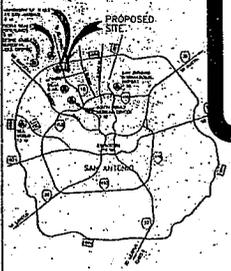
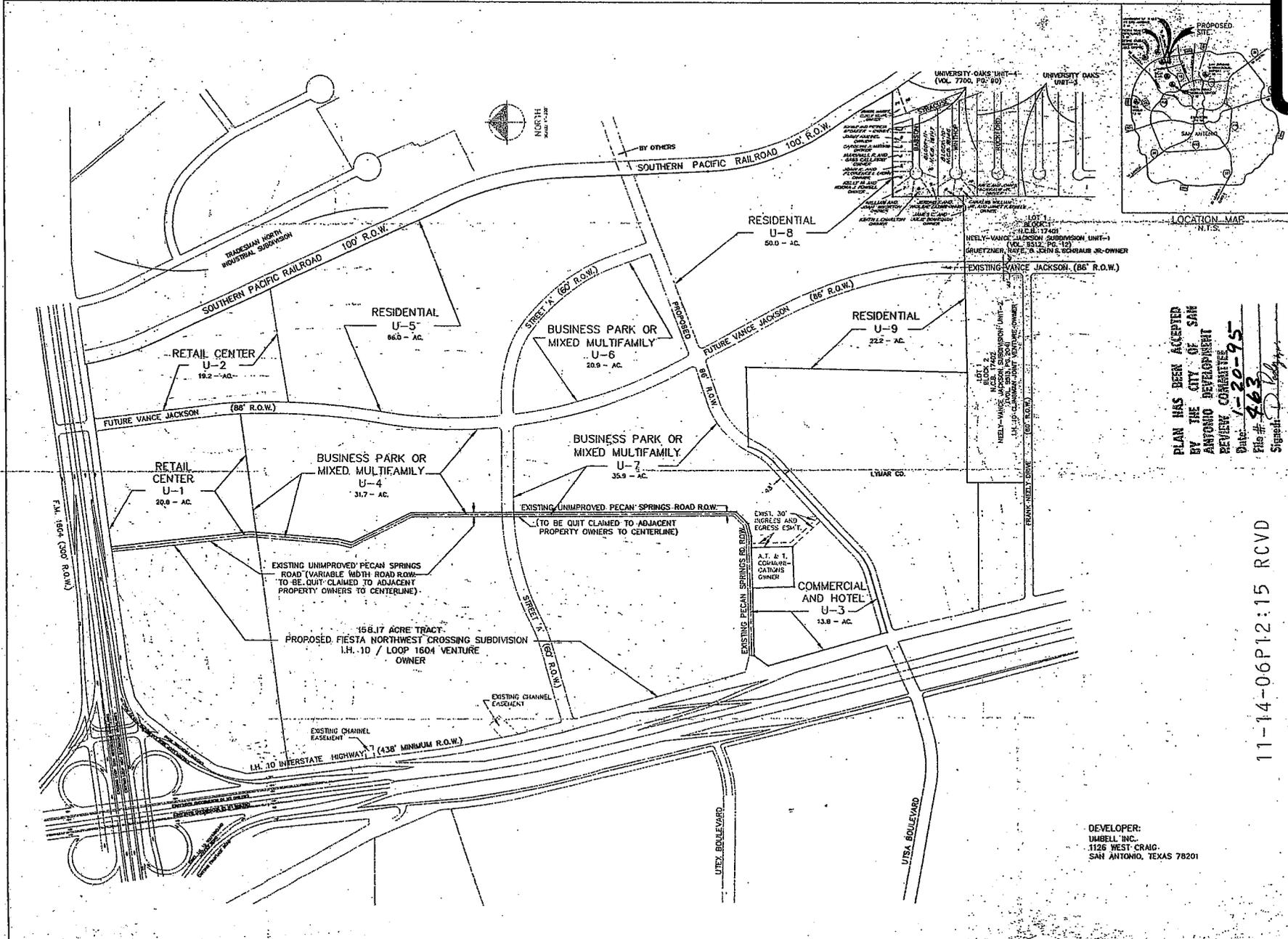
DATE: 01/30/06

TABULAR

2

EXHIBIT

M:\umbrell\dwg\ah\_35 acre exhibit\_1-30-06.dwg



PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 1-20-95  
File # 463  
Signed: [Signature]

DATE	NO.	DESCRIPTION	REVISIONS

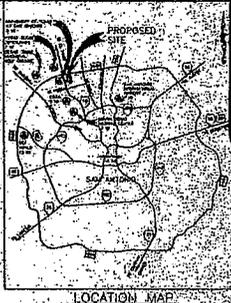
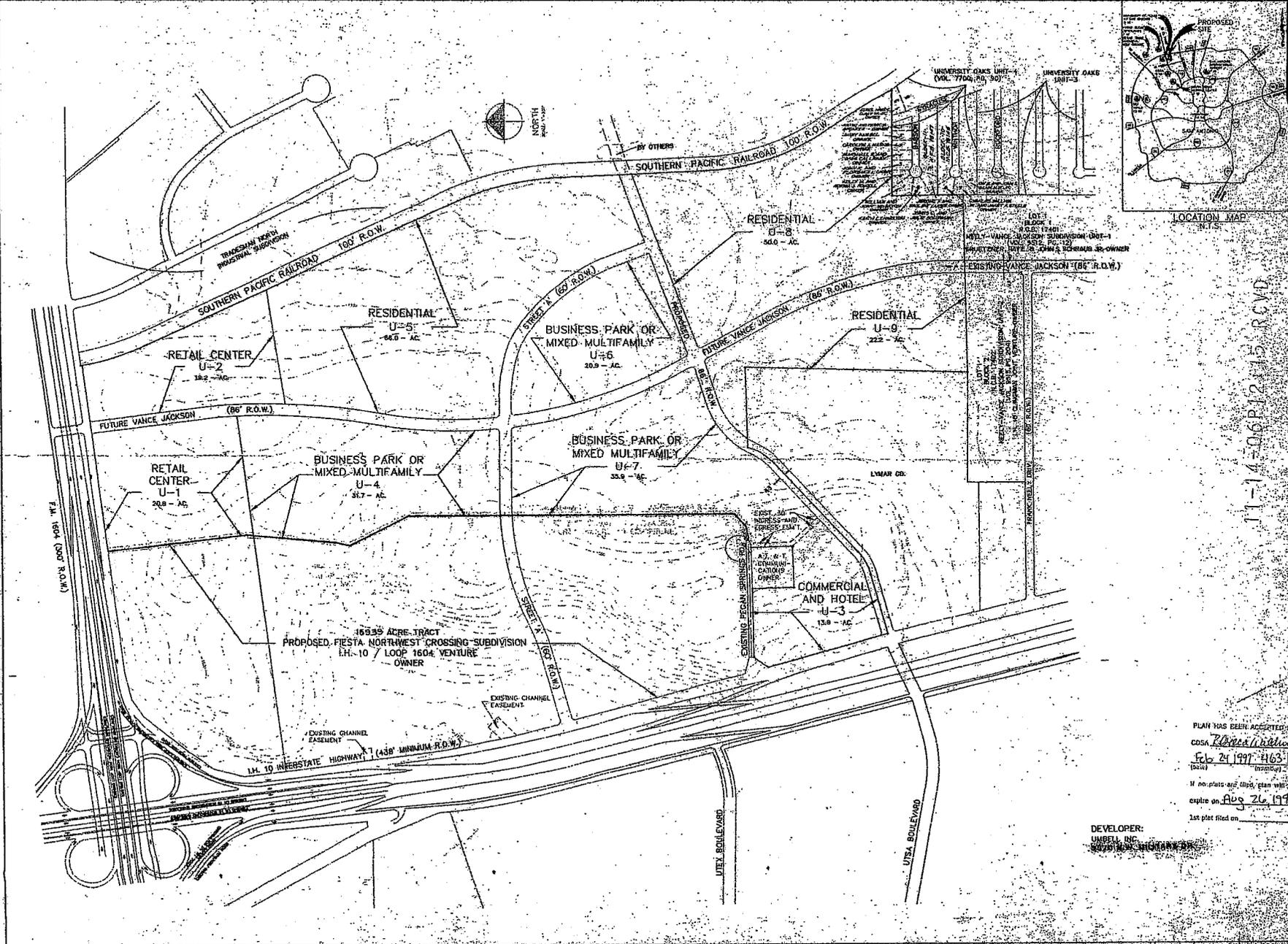
WICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2514 Woodland Road, Suite 700, San Antonio, Texas 78258  
Telephone: (214) 341-2311

PREPARED FOR:  
UMBELL INC. OWNER  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
UMBELL OAKS SUBDIVISION  
SAN ANTONIO, TEXAS  
304.58 ACRE TRACT

DEVELOPER:  
UMBELL INC.  
3126 WEST CRAIG  
SAN ANTONIO, TEXAS 78201

DATE: DEC. 5, 1994  
SHEET 1 OF 1  
PROJECT NO. 0047-004-004

11-14-06P12:15 RCVD



11-14-06 P. 12-15 R.O.W.

PLAN HAS BEEN ACCEPTED BY  
COSA *Zabala*  
Feb 24 1997 463-P  
If no photo and this plan will  
expire on Aug 26 1997  
1st plat filed on

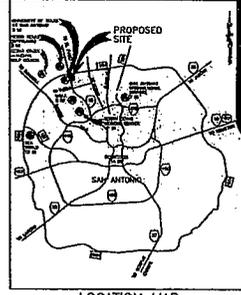
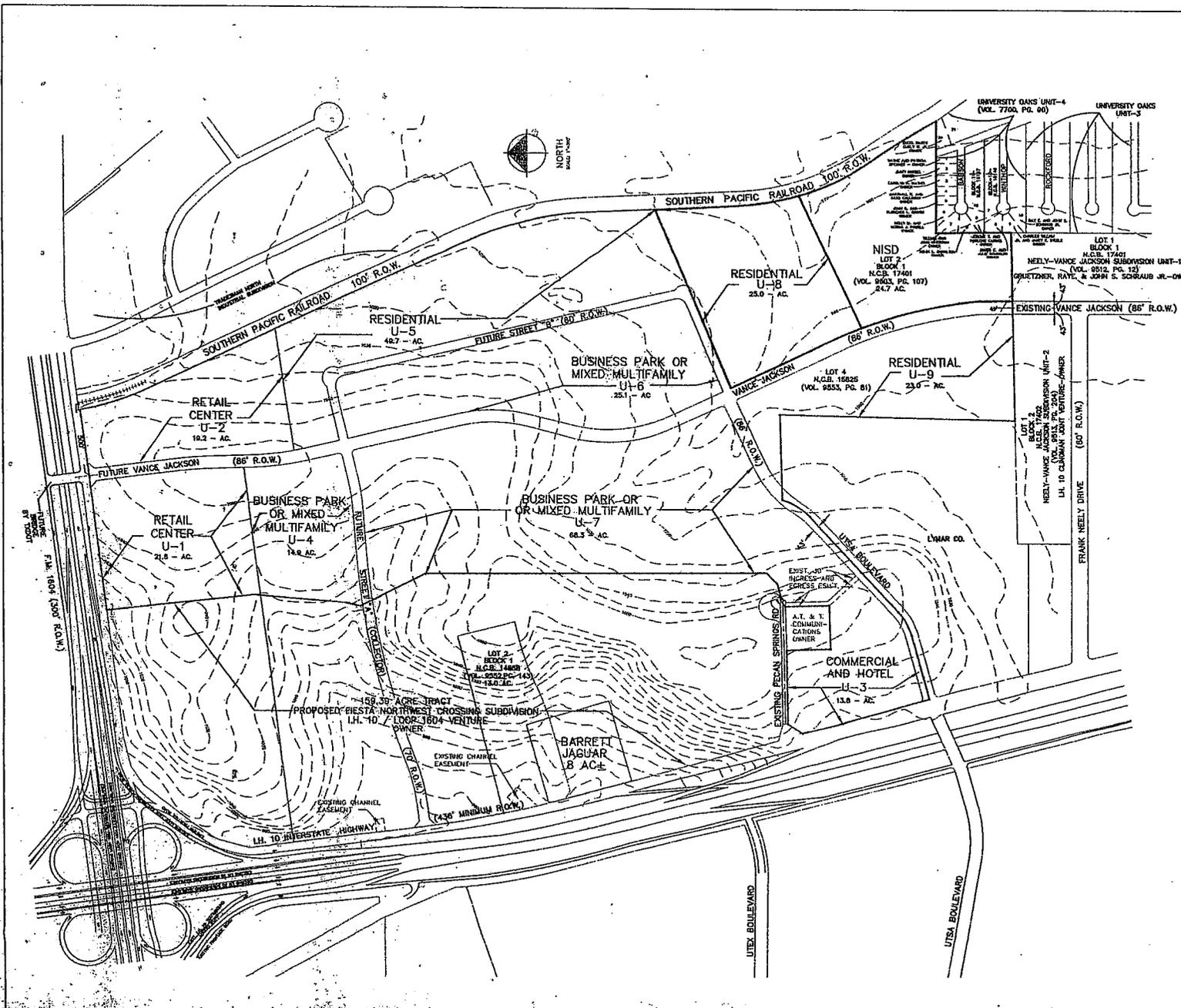
DEVELOPER:  
UMBELL INC.  
SOUTH BRANCH, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
UMBELL OAKS SUBDIVISION  
SAN ANTONIO, TEXAS

TRUCKEY & ASSOCIATES, INC.  
CONSULTING ENGINEERS

1333 BRIDGE ROAD, SUITE 100, SAN ANTONIO, TEXAS 78205  
(214) 343-1111

DATE: 02/24/97  
SCALE: AS SHOWN



LOCATION MAP N.T.S.

11-14-06P12:16 RCVD

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
62 MAY - 9 AM 11:28

DEVELOPER:  
GALLERIA VENTURES  
4323 SPECTRUM ONE  
SAN ANTONIO, TEXAS 78230

DATE	NO.	DESCRIPTION
12/21/07	1	ISSUE FOR PERMIT
12/21/07	2	ISSUE FOR STREET "V" ADJUSTMENT
12/21/07	3	ISSUE FOR STREET "V" ADJUSTMENT

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
7334 Bowers Road, Suite 109, San Antonio, Texas 78216  
Tel: 214-341-2111

PREPARED FOR:  
GALLERIA VENTURES

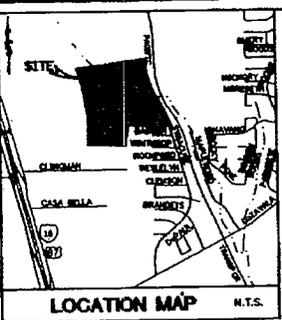
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
UMBELL OAKS SUBDIVISION  
SAN ANTONIO, TEXAS  
306.24 ACRE TRACT

DATE	DEC. 5, 1994
SCALE	AS SHOWN
VERTICAL	1" = 10' / 1" = 300'
HORIZONTAL	1" = 100'
SHEET	1
PROJ	NO. 0547-04

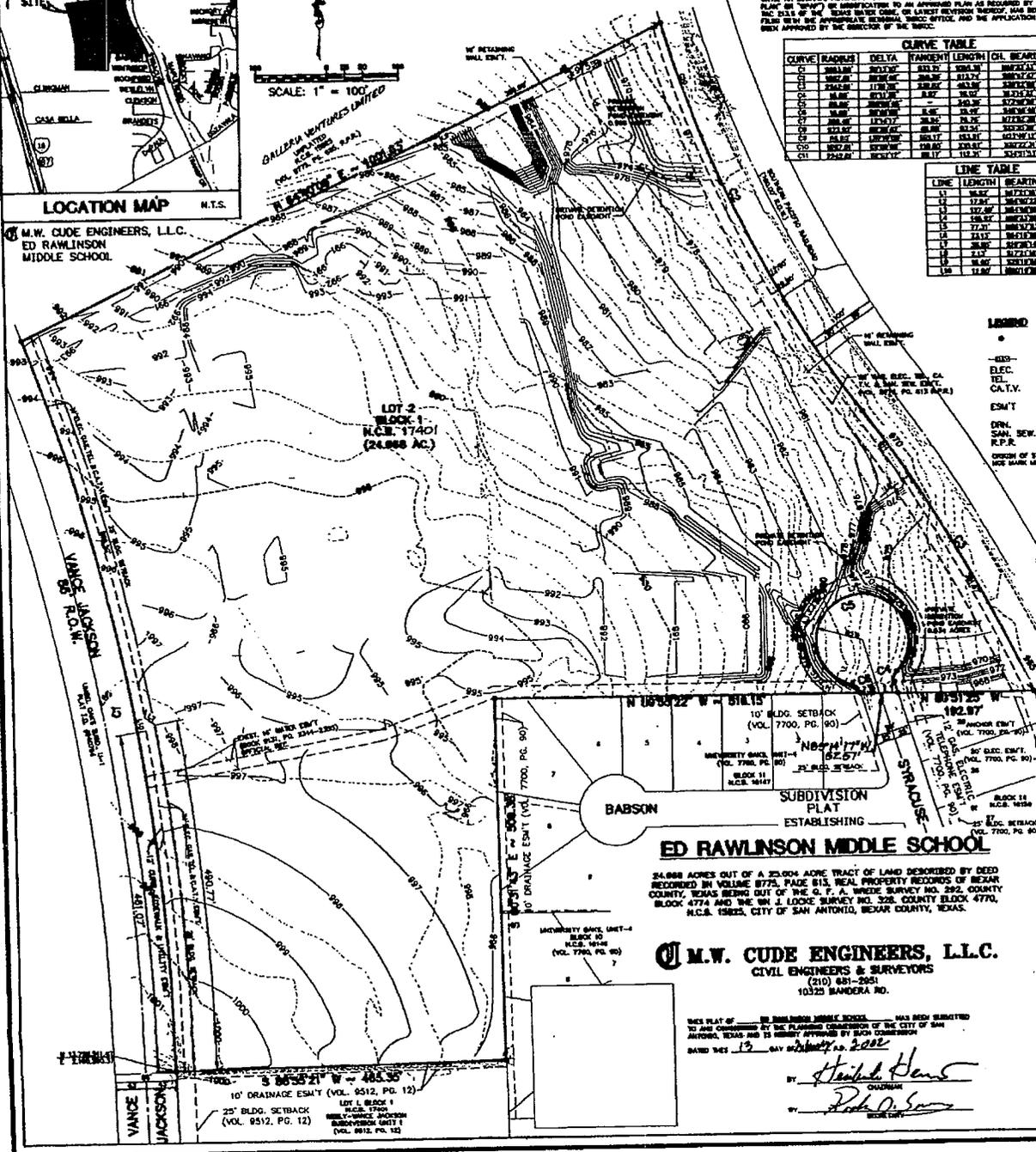
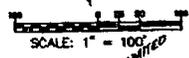
#463C



PLAN 000826764-3  
DATE 9/25/02  
BY M.W. CUDE  
CHECKED BY M.W. CUDE  
SCALE 1" = 100'  
COUNTY BEXAR  
CITY SAN ANTONIO  
SUBDIVISION ED RAWLINSON MIDDLE SCHOOL  
BLOCK 1  
N.C.B. 17401



M.W. CUDE ENGINEERS, L.L.C.  
ED RAWLINSON  
MIDDLE SCHOOL



THIS SUBDIVISION IS WITHIN THE BOUNDING RECORDS 2002. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 24, ARTICLE 1, SECTIONS 4 AND 5 OF THE SAN ANTONIO CITY CODE, ENTITLED "LANDMARK RECORDS ZONE AND BOUNDING RECORDS", OF THE LATEST REVISION IMPROVED.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
1	100.00	30.00	31.42	S 89.27° E	16.74
2	100.00	30.00	31.42	S 89.27° E	16.74
3	100.00	30.00	31.42	S 89.27° E	16.74
4	100.00	30.00	31.42	S 89.27° E	16.74
5	100.00	30.00	31.42	S 89.27° E	16.74
6	100.00	30.00	31.42	S 89.27° E	16.74
7	100.00	30.00	31.42	S 89.27° E	16.74
8	100.00	30.00	31.42	S 89.27° E	16.74
9	100.00	30.00	31.42	S 89.27° E	16.74
10	100.00	30.00	31.42	S 89.27° E	16.74

LINE TABLE

LINE	LENGTH	BEARING
1	100.00	S 89.27° E
2	100.00	S 89.27° E
3	100.00	S 89.27° E
4	100.00	S 89.27° E
5	100.00	S 89.27° E
6	100.00	S 89.27° E
7	100.00	S 89.27° E
8	100.00	S 89.27° E
9	100.00	S 89.27° E
10	100.00	S 89.27° E

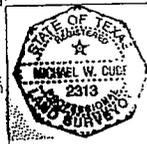
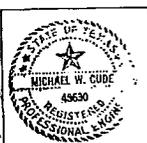
PLAT NO. 020040

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS HERETOFORE DESIGNATED THE BOUNDING AND BOUNDING RECORDS ZONE AND BOUNDING RECORDS ZONE FACILITIES IN THE BOUNDING RECORDS ZONE AS "ELECTRIC CABLES", "GAS CABLES", "TELEPHONE CABLES" AND "TELEVISION CABLES". THE BOUNDING RECORDS ZONE FACILITIES ARE HERETOFORE DESIGNATED AS "ELECTRIC CABLES", "GAS CABLES", "TELEPHONE CABLES" AND "TELEVISION CABLES". THE BOUNDING RECORDS ZONE FACILITIES ARE HERETOFORE DESIGNATED AS "ELECTRIC CABLES", "GAS CABLES", "TELEPHONE CABLES" AND "TELEVISION CABLES".

- LEGEND
- INDICATES IRON PINS SET OR FOUND
  - - - PROPOSED CONTOUR
  - ELEC. ELEC.
  - TEL. TELEPHONE
  - CAT.V. CABLE
  - TELEVISION TELEVISION
  - ESMT EASEMENT
  - SETBACK LINE SETBACK LINE
  - DRN. DRAINAGE
  - SAN. SEW. SANITARY SEWER
  - R.P.R. REAL PROPERTY RECORDS

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
9600 EVERS ROAD  
SAN ANTONIO, TEXAS 78238



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE BOUNDING RECORDS ZONE FACILITIES AND TO ALL REQUIREMENTS OF THE BOUNDING RECORDS ZONE FACILITIES AND TO ALL REQUIREMENTS OF THE BOUNDING RECORDS ZONE FACILITIES.

M.W. CUDE ENGINEERS, L.L.C.  
*Michael W. Cude, P.E.*  
LICENSED PROFESSIONAL ENGINEER

BOOKED AND SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D. 2002.

*Deborah Kay Davis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT COMFORMS TO THE MEDIUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.  
*Michael W. Cude, P.L.S.*  
LICENSED PROFESSIONAL LAND SURVEYOR

BOOKED AND SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D. 2002.

*Deborah Kay Davis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT COMFORMS TO THE MEDIUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.  
*Michael W. Cude, P.L.S.*  
LICENSED PROFESSIONAL LAND SURVEYOR

BOOKED AND SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D. 2002.

*Deborah Kay Davis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT COMFORMS TO THE MEDIUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.  
*Michael W. Cude, P.L.S.*  
LICENSED PROFESSIONAL LAND SURVEYOR

BOOKED AND SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D. 2002.

*Deborah Kay Davis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.  
CIVIL ENGINEERS & SURVEYORS  
(210) 681-2951  
10323 BANDERA RD.

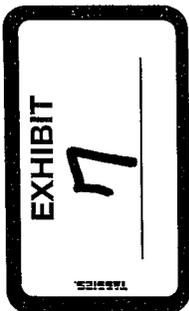
THIS PLAT OF THE ED RAWLINSON MIDDLE SCHOOL... WAS SUBMITTED TO AND ORIGINALLY APPROVED BY THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY.

DATED THIS 19th DAY OF JANUARY, 2002

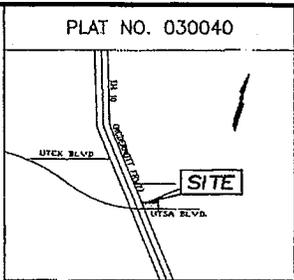
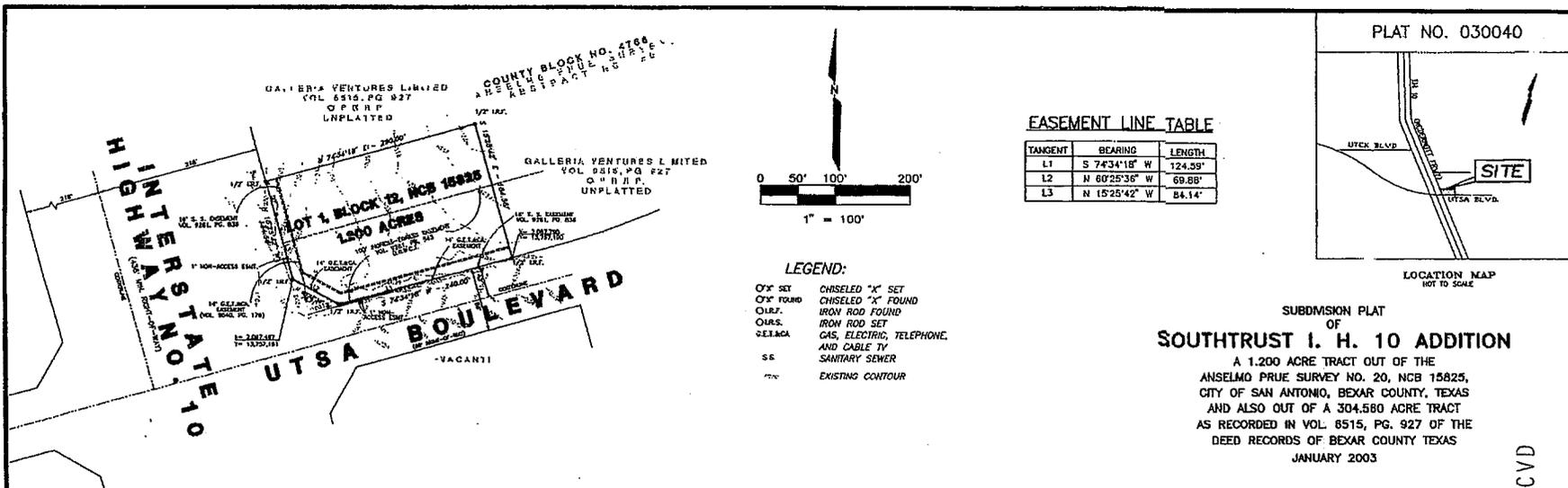
By: *Heather Hans*  
COUNCILMAN

By: *Paul O. Soren*  
BLOCK MAN

11-14-06P12:16 RCVD YRP#07-11-013

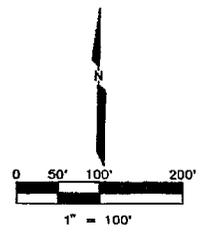


BOOK 00939851680  
PAGE 108  
FILED IN THE PUBLIC RECORDS OF  
BEXAR COUNTY TEXAS  
ON 03/11/2003  
BY JERRY RICKHOFF  
COUNTY CLERK



**EASEMENT LINE TABLE**

TANGENT	BEARING	LENGTH
L1	S 74°34'18" W	124.39'
L2	N 60°25'36" W	69.88'
L3	N 15°25'42" W	84.14'



**LEGEND:**  
 O X SET CHASELED "X" SET  
 O Y FOUND CHASELED "Y" FOUND  
 O I RZ IRON ROD FOUND  
 O I RZ IRON ROD SET  
 O I RZ GAS, ELECTRIC, TELEPHONE,  
 AND CABLE TV  
 O I RZ SANITARY SEWER  
 O I RZ EXISTING CONTOUR

**SUBMISSION PLAT**  
**OF**  
**SOUTHRUST I. H. 10 ADDITION**  
 A 1.200 ACRE TRACT OUT OF THE  
 ANSELMO PRUE SURVEY NO. 20, NCB 15825,  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 AND ALSO OUT OF A 304.560 ACRE TRACT  
 AS RECORDED IN VOL. 8515, PG. 927 OF THE  
 DEED RECORDS OF BEXAR COUNTY TEXAS  
 JANUARY 2003

**IMPACT FEE PAYMENT DUE:** WATER AND SEWER IMPACT FEES  
 WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY.  
 ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF  
 PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER BEING  
 SET AND/OR SEWER SERVICE CONNECTION.

**WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER  
 EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBMISSION  
 PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.

**C.P.S. NOTES:**  
 THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS  
 SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE  
 EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION  
 AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT  
 AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",  
 "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT"  
 AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING,  
 CONSTRUCTION, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING,  
 PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
 CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS  
 NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS  
 AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO  
 RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY  
 AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR  
 PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY  
 INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES  
 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,  
 CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT  
 AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED  
 OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE  
 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO  
 THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE  
 CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT  
 ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE,  
 CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS  
 THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

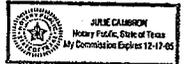
- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE  
 RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR  
 SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE  
 NOISE MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY  
 ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN  
 THE HIGHWAY RIGHT-OF-WAY.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY  
 WILL BE REGULATED BY REGULATIONS FOR  
 ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS  
 ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS  
 POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE  
 OF 134.56'
  - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE,  
 A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO  
 CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF  
 SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED  
 BY TxDOT.

- GENERAL NOTES:**
- SOURCE OF BEARING ARE REFERENCED FROM THE PLAT  
 RECORDED IN VOLUME 9540 PAGE 176 OF DEED AND PLAT  
 RECORDS OF BEXAR COUNTY, TEXAS. (N 15°25'42" W)
  - THE SUBJECT PROPERTY IS SITUATED WITHIN THE  
 SHADED PORTION OF ZONE "K" AS INDICATED ON THE  
 FOLLOWING FLOOD INSURANCE RATE MAP: 480290253 E  
 EFFECTIVE DATE: FEBRUARY 18, 1998, BY THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF  
 SAN ANTONIO, BEXAR COUNTY, TEXAS.
  - OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS  
 OF UDC SECTION 35-512 DURING ANY CONSTRUCTION PHASE.
  - OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS  
 WITH ADJACENT LOTS. UDC 35-506 (c)

**OWNER'S ACKNOWLEDGMENT**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUTY  
 AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS  
 IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,  
 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE  
 AND CONSIDERATION THEREIN EXPRESSED.

**OWNER:**  
 SOUTHRUST BANK  
 5430 LBJ FREEWAY, STE 1260  
 DALLAS, TEXAS 75240  
 (972) 246-1515  
*Steve Freeman*  
 STEVE FREEMAN  
 AUTHORIZED REPRESENTATIVE - SOUTHRUST BANK

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
 (NAME KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
 TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED  
 THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
 CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS  
 13<sup>th</sup> DAY OF February, 2003.  
 \_\_\_\_\_  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**ENGINEER / SURVEYOR:**  
 LAWRENCE A. CATES & ASSOCIATES, INC.  
 14200 MIDWAY ROAD, SUITE 122  
 DALLAS, TEXAS 75244  
 (972) 385-2272

**SURVEYOR'S CERTIFICATION**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO  
 THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD  
 OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL  
 SURVEY MADE ON THE GROUND BY LAWRENCE A. CATES  
 & ASSOCIATES, INC.  
*Lawrence A. Cates*  
 LAWRENCE A. CATES  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



**ENGINEER'S CERTIFICATION**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION  
 HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.  
 TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS  
 OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED  
 BY THE SAN ANTONIO PLANNING COMMISSION.  
*Lawrence A. Cates P.E.*  
 LAWRENCE A. CATES, P.E. NO. 41838



THIS PLAT OF SOUTHRUST I.H. 10 ADDITION HAS BEEN SUBMITTED TO THE  
 CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR  
 OF DEVELOPMENT SERVICES, IS HEREBY APPROVED WITH STATE OR LOCAL LAWS  
 AND REGULATIONS AS INDICATED BELOW.  
 DATED THIS 5 DAY OF March, A.D. 2003.  
*Lawrence A. Cates*  
 BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, *Gerry Rickhoff*, COUNTY CLERK OF SAID COUNTY DO  
 HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE  
 10<sup>th</sup> DAY OF March, A.D. 2003 AT 11:22 AM, AND DULY RECORDED THE  
 10<sup>th</sup> DAY OF March, A.D. 2003 AT 11:55 AM, IN THE RECORDS OF  
 Deeds & Plats OF SAID COUNTY, IN THE BOOK VOLUME 9556  
 ON PAGE 180  
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS  
 10<sup>th</sup> day of March, A.D. 2003  
 COUNTY CLERK, BEXAR COUNTY, TEXAS  
 BY: *J. Randolph Rodriguez* DEPUTY



11-14-06P12:16 RCVD

WR 07-11-018

City of San Antonio  
Development Rights Permit Application

Permit File # 335

assigned by city staff

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.

1. Owner/ Agent Umbell, Inc. c/o Alan Sachs
2. Address: 2370 N.W. Military Hwy. San Antonio, TX
3. Zip: 78231 Telephone # (210) 213-2629
4. Site location or address North of Vance Jackson, East of I-10, South of Loop 1604
5. Council District: 8 ETJ Over Edward's Aquifer Recharge ( yes  no)  
Ferguson Map Grid 514 E-5, 6, 7, & D-7 Portion

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's\* 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 Umbell Oaks # 463-B  
Date accepted: Feb. 24, 1997 Expiration Date: \_\_\_\_\_  
POADP Size: 306.24 acres (if applicable, list plats representing 8% of POADP area on the backside of this application.) % of area plat approved / developed: 0.106 %  
Infrastructure cost incurred \$ \_\_\_\_\_ (Note: for POADP's < 1000ac, cost incurred must be at least \$500,000 and for areas > 1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized.)

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/ developed to maintain permit rights.

### Plat Application

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

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

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

### Approved Plat

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

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

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

### Others

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

\*Development Rights based on cost incurred must have this document notarized - all others may sign and date this form.

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 this Application and the attached documents are true and correct. Print name: ALAN SACHS

Signature: [Signature] Date: 2/18/99

Sworn to and subscribed before me by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: VRP# 07-11-013

11-14-06P12:16 RCVD





City of San Antonio

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUN 14 PM 2:37

New

Vested Rights Permit  
APPLICATION

Permit File: # VRP#02-06-121  
Assigned by city staff

Date: 6-14-02

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 (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Galleria Ventures, Ltd
2. Address: 4323 Spectrum Cma. San Antonio, TX
3. Zip: 78230 Telephone # 210-696-5400
4. Site location or address North of Vance Jackson, East of IH10, South of Loop 1604
5. Council District 8 ETJ NA Over Edward's Aquifer Recharge ( ) yes ( ) no  
PORTION

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly 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: Umbell Oaks # 463-B  
Umbell Oaks (Amendment) 463-C  
Date accepted: 2-24-97 Expiration Date: 4-26-98 MDP Size: 306.24 acres  
5-9-02 11-8-03

• **P.U.D. PLAN**  
Name: \_\_\_\_\_ # \_\_\_\_\_  
Date accepted: \_\_\_\_\_

• **Plat Application**  
Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_  
Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

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

**VRP#07-11-013**

11-14-06P12:16 RCVD



August 17, 2001

• Approved Plat

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

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

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

• Others

Type of Permit: Development Rights Date issued: 1-23-97 Expiration Date: 9-25-07

Permit No. 335

Acreage: 306.24

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §7.02 and §7.10 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.

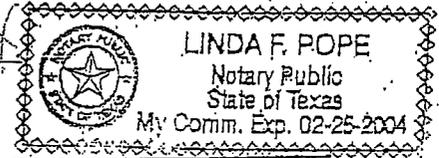
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Arvid Sachs Signature: [Signature] Date: 6/13/02

Sworn to and subscribed before me by on this 13<sup>th</sup> day of June, 2002, to certify which witness by hand and seal of office.

Linda F. Pope

Notary Public, State of Texas, My Commission expires Feb 25, 2004



City of San Antonio use

Approved as of 1-23-97  Disapproved

Review By: [Signature] Date: June 19, 2002  
Assistant City Attorney

August 17, 2001

VRP# 07 - 11 - 013

### ArcIMS HTML Viewer Map





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



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

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

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

1. Appropriate filing fee. *N/A*
2. Section 35-B124
  - (a) Name and address of Applicant;
  - (b) Project description and name of subdivision or development, if applicable;
  - (c) Location of development;
  - (d) Total land area, in square feet;
  - (e) Total area of impervious surface, in square feet;
  - (f) Number of residential dwelling units, by type;
  - (g) Type and amount of non-residential square footage;
  - (h) Phases of the development, if applicable;
  - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
  - (k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

**Accepted**

**Rejected**

Completeness Review By: *Michelle A. Gauthier* Date: *12 DEC 06*

*THIS IS THE ADDITION ALL INFORMATION  
 March 18, 2004 REQUESTED ON THIS.*

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



PAUL M. JUAREZ  
OF COUNSEL

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

December 11, 2006

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

Via Hand Delivery

Re: Vested Rights Permit Application, Requesting Vested Rights for a 35.0-Acre Tract of Land Generally Located Near the Intersection of Vance Jackson and UTSA Boulevard, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9190.001*

Dear Mr. Herrera:

A Vested Rights Application for the above-referenced property was filed with the City of San Antonio's ("COSA") Development Services Department on November 13, 2006. Pursuant to that request, a completed "Fair Notice" form with an accompanying site plan is attached to this correspondence.

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

Sincerely,

BROWN, P.C.

BY:   
Patrick W. Christensen

PWC/lbj

VRP# 07-11-013

12-11-2006 11:17 AM



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

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

Date: November 8, 2006

Vested Rights Permit

Consent Agreement

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

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

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

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

**Address:** 112 E. Pecan Street, Suite 1490

**City:** San Antonio **State:** Texas **Zip code:** 78205

**Engineer/Surveyor:** Vickery & Assoc., Inc.

**Address:** 12940 Country Parkway

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

**Name of Project:** Umbell Oaks 35.0 Acre Multi-Family Tract

(b) (k) **Site location or address of Project and Legal description:** A 35 acre tract of land situated in the state of Texas, County of bexar, City of San Antonio, located in the G.F.A. WREDE Survey No. 292, Abstract No. 809, and New City Block 15825, and being part of a 304.560 acre tract as recorded in Volume 2359, Page 0497 of the Official Public Records of real Property Bexar County, Texas.

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

VRP# 07-11-012