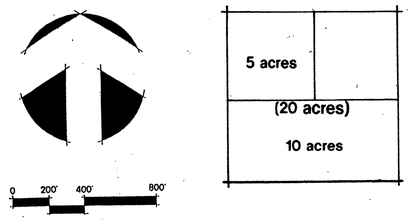
ROGERS RANCH POADP (REVISED)

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman by WD
Dec 20, 1996 538
(date) (number)

If no plats are filed, plan will expire on June 21, 1998
1st plat filed on _____

Location Map

December 19, 1996
November 26, 1996
August 21, 1996

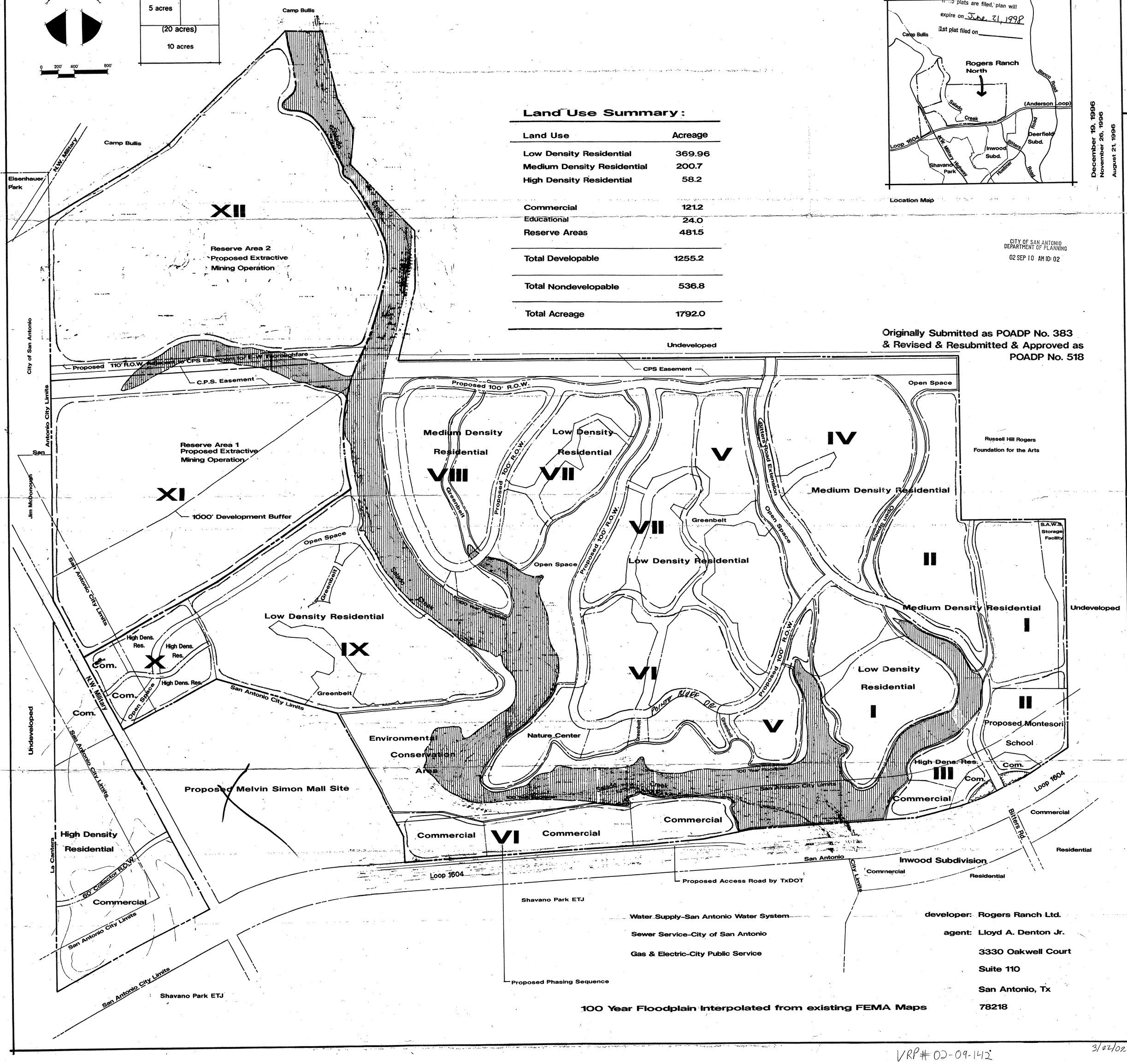


Land Use Summary:

Land Use	Acreage
Low Density Residential	369.96
Medium Density Residential	200.7
High Density Residential	58.2
Commercial	121.2
Educational	24.0
Reserve Areas	481.5
Total Developable	1255.2
Total Nondevelopable	536.8
Total Acreage	1792.0

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 10 AM 10:02

Originally Submitted as POADP No. 383
& Revised & Resubmitted & Approved as
POADP No. 518



Water Supply-San Antonio Water System
Sewer Service-City of San Antonio
Gas & Electric-City Public Service

developer: Rogers Ranch Ltd.
agent: Lloyd A. Denton Jr.
3330 Oakwell Court
Suite 110
San Antonio, Tx
78218

100 Year Floodplain Interpolated from existing FEMA Maps

Rogers Ranch North Preliminary Overall Area Development Plan

All Acreages are Approximate
Plan Subject to Change

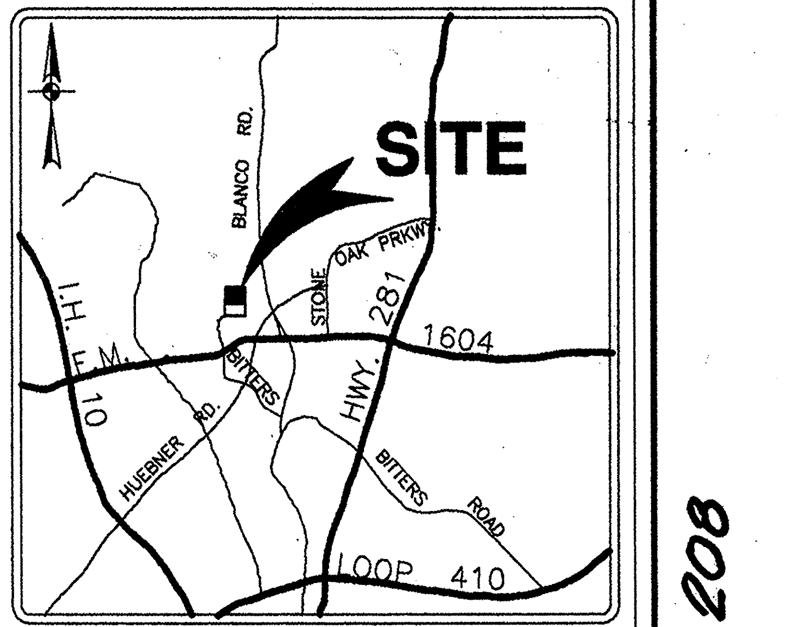
Dixie Watkins III
land planning
landscape design
environmental management
3330 Oakwell Court
Suite 110
San Antonio
Texas
78218
824-7836

November 15, 1993
November 3, 1993
September 15, 1993

VRP# 02-09-142

3/22/02

PLAT NO. 970337



LOCATION MAP
N.T.S.

R-208

NOTES:

1. *ALL CORNERS SET WITH 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.*
2. *MONUMENTATION IS BASED ON THOSE AS FOUND ON THE GROUND AND SURROUNDING SUBDIVISION AS SURVEYED BY PAPE-DAWSON ENGINEERS.*
3. *N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022*
4. *DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99984.*
5. *BEARINGS SHOWN MUST BE ROTATED 00°02'17" COUNTERCLOCKWISE TO MATCH N.A.D. 83.*
6. *BEARINGS ARE BASED ON THOSE OF THE PLAT OF ROGERS RANCH UNIT-2 AS RECORDED IN VOL. 9535, PG. 155 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.*

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
**F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".*

Book 09539 Page 00159
98-0035327

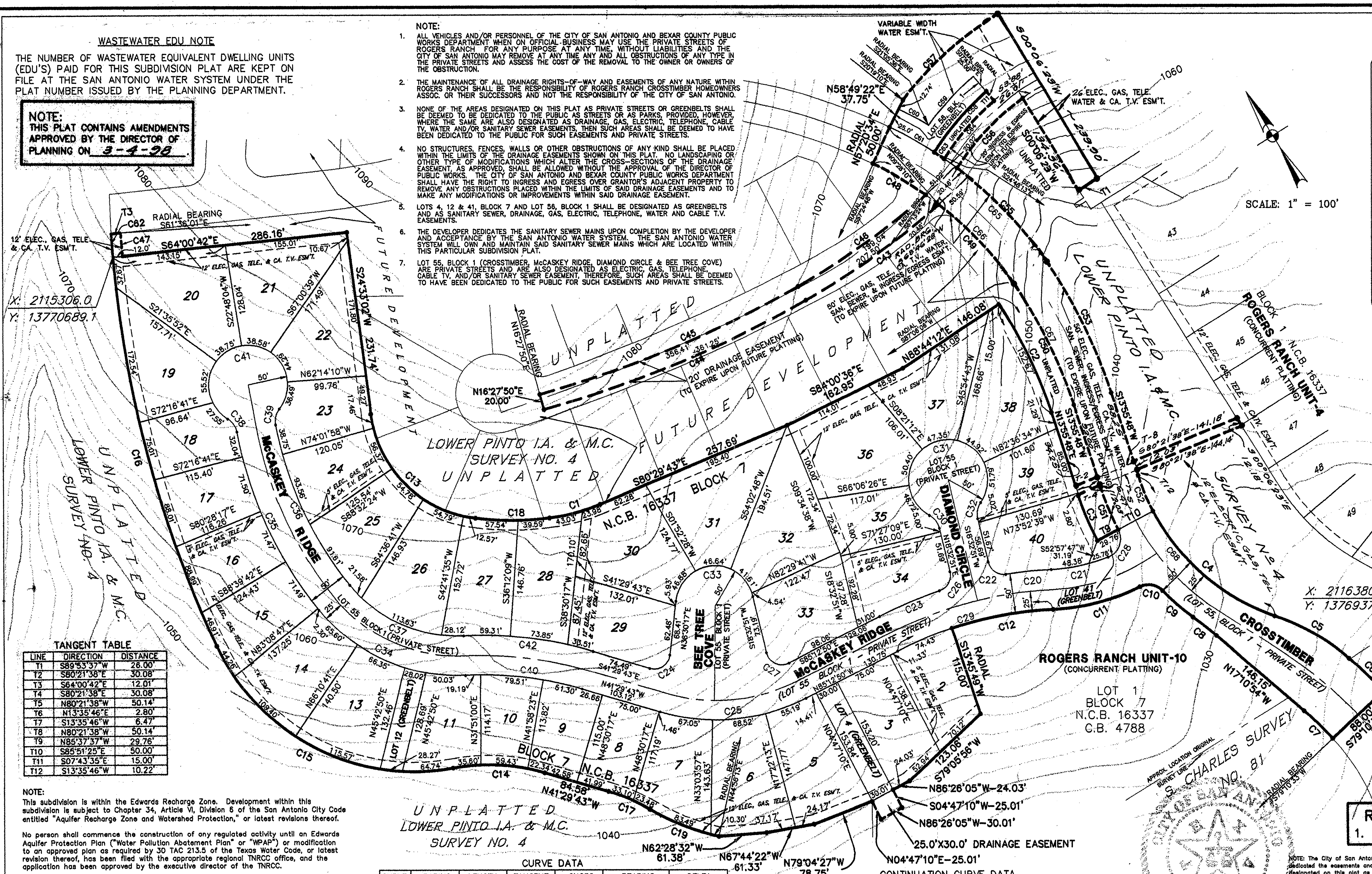
WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE:
THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 3-4-98.

NOTE:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ROGERS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH SHALL BE THE RESPONSIBILITY OF ROGERS RANCH CROSSTIMBER HOMEOWNERS ASSOC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. LOTS 4, 12 & 41, BLOCK 7 AND LOT 56, BLOCK 1 SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER AND CABLE T.V. EASEMENTS.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. LOT 55, BLOCK 1 (CROSSTIMBER, McCASKEY RIDGE, DIAMOND CIRCLE & BEE TREE COVE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.



TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S89°53'37"W	26.00'
T2	S80°21'38"E	30.08'
T3	S64°00'42"E	12.01'
T4	S80°21'38"E	30.08'
T5	N80°21'38"W	50.14'
T6	N13°35'46"E	2.80'
T7	S13°35'46"W	6.47'
T8	N80°21'38"W	50.14'
T9	N85°37'37"W	29.76'
T10	S85°51'25"E	50.00'
T11	S07°43'35"E	15.00'
T12	S13°35'46"W	10.22'

REASON FOR AMENDING
1. TO RELOCATE AN EASEMENT.

NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	67.01'	33.71'	66.81'	S72°49'00"E	15°21'25"
C2	570.00'	152.67'	76.79'	152.21'	S06°15'25"W	15°20'46"
C3	355.00'	61.51'	30.83'	61.43'	S08°57'58"W	09°55'40"
C4	275.00'	254.29'	137.05'	245.32'	S12°33'36"E	52°58'48"
C5	286.60'	109.39'	55.37'	108.72'	S28°06'56"E	21°52'06"
C6	544.00'	60.36'	30.21'	60.33'	S14°00'10"E	06°21'26"
C7	456.00'	50.60'	25.32'	50.57'	N14°00'11"W	06°21'26"
C8	500.00'	38.23'	19.13'	38.23'	N19°22'20"W	04°22'53"
C9	325.00'	50.92'	25.51'	50.86'	N17°04'29"W	08°58'35"
C10	25.00'	31.31'	18.08'	29.30'	N48°27'50"W	71°45'16"
C11	275.00'	114.71'	58.20'	113.88'	N72°23'27"W	23°54'02"
C12	475.00'	130.95'	65.89'	130.54'	N68°20'18"W	15°47'44"
C13	150.00'	195.95'	114.78'	182.31'	S12°52'24"E	74°50'52"
C14	250.00'	117.37'	59.79'	116.30'	N54°56'43"W	26°54'00"
C15	275.00'	362.24'	212.82'	336.61'	N30°39'35"W	75°28'16"
C16	1450.00'	539.15'	272.72'	536.05'	N17°43'40"E	21°18'15"
C17	250.00'	56.58'	28.41'	56.46'	N35°00'42"W	12°58'03"
C18	375.00'	97.13'	48.84'	96.86'	S57°43'04"E	14°50'28"
C19	325.00'	93.79'	47.22'	93.47'	N36°47'44"W	16°32'07"
C20	525.00'	57.50'	28.78'	57.47'	S63°34'42"E	06°16'32"
C21	225.00'	74.16'	37.42'	73.83'	S69°52'59"E	18°53'06"
C22	20.00'	29.76'	18.41'	27.09'	S24°05'04"E	85°15'50"
C23	525.00'	82.70'	41.43'	82.61'	S80°42'05"E	09°01'30"
C24	20.00'	34.91'	23.84'	30.64'	N88°30'17"E	100°00'00"
C25	250.00'	190.76'	100.29'	186.16'	N63°21'16"W	43°43'07"
C26	20.00'	29.76'	18.41'	27.09'	N61°10'46"E	85°15'50"
C27	20.00'	36.22'	25.49'	31.47'	S33°19'59"E	103°45'41"
C28	25.00'	42.09'	27.99'	37.29'	N52°26'42"E	96°27'32"
C29	475.00'	205.38'	104.32'	203.78'	N72°49'38"W	24°46'24"
C30	25.00'	21.03'	11.18'	20.41'	N05°32'51"W	48°11'23"
C31	50.00'	241.19'	44.72'	66.67'	S71°27'10"E	276°22'44"
C32	25.00'	21.03'	11.18'	20.41'	S42°38'32"W	48°11'23"
C33	50.00'	139.66'	284.18'	98.49'	S61°28'26"E	160°02'34"
C34	225.00'	210.00'	113.35'	202.46'	N33°51'21"W	53°28'34"
C35	500.00'	248.80'	127.03'	246.25'	N07°08'16"E	28°30'39"
C36	450.00'	223.92'	114.33'	221.62'	S07°08'15"W	28°30'39"
C37	175.00'	163.33'	88.16'	157.47'	S33°51'21"E	53°28'34"
C38	25.00'	21.03'	11.18'	20.41'	N02°42'06"W	48°11'22"
C39	25.00'	21.03'	11.18'	20.41'	N45°29'17"E	48°11'24"
C40	450.00'	150.00'	75.70'	149.31'	N51°02'40"W	19°05'55"
C41	50.00'	241.19'	44.72'	66.67'	S68°36'24"E	276°22'46"
C42	500.00'	166.67'	84.11'	165.90'	S51°02'40"E	19°05'55"
C43	985.00'	207.50'	104.14'	207.12'	S86°33'56"W	12°04'13"
C44	1493.00'	361.25'	181.51'	360.37'	N80°28'04"W	13°51'48"
C45	1473.00'	356.41'	179.08'	355.54'	S80°28'04"E	13°51'48"
C46	965.00'	199.04'	99.87'	198.68'	N86°41'31"E	11°49'03"
C47	1438.00'	30.02'	15.01'	30.02'	S27°48'07"W	01°11'45"
C48	450.00'	77.60'	38.90'	77.51'	N27°43'01"W	09°52'50"
C49	450.00'	140.43'	70.79'	139.86'	N11°13'53"W	17°52'49"
C50	600.00'	161.47'	81.23'	160.98'	S06°13'14"W	15°25'09"

CONTINUATION CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	325.00'	55.10'	27.62'	55.04'	N09°04'22"E	09°42'52"
C52	275.00'	46.56'	23.34'	46.51'	S09°04'46"W	09°42'04"
C53	650.00'	184.02'	92.63'	183.41'	S05°49'10"W	16°13'17"
C54	NOT USED					
C55	500.00'	165.23'	83.38'	164.48'	S11°45'30"E	18°56'03"
C56	315.00'	120.05'	60.76'	119.33'	S75°56'25"W	21°50'12"
C57	420.00'	157.49'	79.68'	156.57'	N80°25'23"E	21°29'05"
C58	350.00'	104.32'	52.55'	103.93'	N73°44'06"E	17°04'38"
C59	375.00'	87.49'	43.94'	87.29'	N75°35'25"E	13°22'01"
C60	525.00'	43.29'	21.66'	43.28'	S30°13'28"E	04°43'29"
C61	500.00'	64.74'	32.41'	64.69'	N28°56'53"W	07°25'07"
C62	1450.00'	30.02'	15.01'	30.01'	N27°47'13"E	01°11'10"
C63	500.00'	15.00'	7.50'	15.00'	N24°22'45"W	01°43'08"
C64	335.00'	99.96'	50.35'	99.59'	S73°43'32"W	17°05'46"
C65	500.00'	264.99'	135.69'	261.90'	S17°28'27"E	30°21'57"
C66	450.00'	238.49'	122.12'	235.71'	N17°28'27"W	30°21'57"
C67	600.00'	169.87'	85.51'	169.30'	N05°49'10"E	16°13'17"
C68	275.00'	207.72'	109.10'	202.82'	S17°24'38"E	43°16'44"

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING
02 SEP 10 AM 10: 02

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Rik Wood
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS — W.R. WOOD — 65364 — REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF December A.D. 19 97

Norma J Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NORMA J. DEL TORO — NOTARY PUBLIC — STATE OF TEXAS — EXPIRES 12-14-99

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

VRP#02-09-142

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., 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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF December A.D. 19 97

Sarah E. Carrington
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON — MY COMMISSION EXPIRES August 2, 2000

SUBDIVISION PLAT ESTABLISHING
ROGERS RANCH UNIT-12
PLANNED UNIT DEVELOPMENT

BEING 14.21 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY NO. 4 & THE S. CHARLES SURVEY No. 81, SAID 14.21 ACRES OF LAND ALSO BEING OUT OF THE OLD STOWERS RANCH (DEED Ref: VOLUME 1265, PAGES 252-255) DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH UNIT-12, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 14 DAY OF JAN A.D. 19 98

BY: Theresa K. Groinn
CHAIRMAN

BY: [signature]
SECRETARY

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas 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, constructing, 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 grantor'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 endanger 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 area.

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.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Eugene H Dawson
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — EUGENE H. DAWSON — 2305 — PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF December A.D. 19 97

Norma J Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NORMA J. DEL TORO — NOTARY PUBLIC — STATE OF TEXAS — EXPIRES 12-14-99

STATE OF TEXAS
COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF MAR A.D. 1998 AT 12:18 P M. AND DULY RECORDED THE 9th DAY OF MAR A.D. 1998 AT 4:19 P M. IN THE RECORDS OF DEEDS + PLATS OF SAID COUNTY, IN BOOK VOLUME 9539 ON PAGE 159
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF MARCH A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [signature], DEPUTY

PAPE-DAWSON ENGINEERS

H:\3225\78-UN-12\DESIGN\PL322578.DWG   JOB NO. 3225.78

VRP# 02-09-142

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 10 AM 10: 02

City of San Antonio

New

Vested Rights Permit

APPLICATION

Permit File: # VRP# 02-9-142
Assigned by city staff

Date: 7/3/02

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** Earl & Brown, P.C. on behalf of Denton Communities
2. **Address:** 111 Soledad, Suite 1111
3. **Zip:** 78205 **Telephone #** (210) 222-1500
4. **Site location or address** Loop 1604 @ Rogers Ranch Parkway
5. **Council District** 9 **ETJ**____ **Over Edward's Aquifer Recharge** (✓) yes ( ) no

- **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: Rogers Ranch POADP **#** 538

Date accepted: 12/20/96 **Expiration Date:** N/A **MDP Size:** 1792 **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).

August 17,2001 VRP# 02-09-142

- **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)

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 are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkan, Jr. Signature: [signature] Date: 7/3/02

Sworn to and subscribed before me by on this 3rd day of July 20 02, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

EVELYN M. AGUILAR
Notary Public, State of Texas
My Commission Expires
April 26, 2005

City of San Antonio use

☒ **Approved** As of 12/20/96 for Project Slownon POAD P# 538 ☐ **Disapproved**

Review By: [signature] Date: Feb 28, 2003
Assistant City Attorney

August 17, 2001

EARL & BROWN
attorneys at law

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 SEP 10 AM 10: 02

September 5, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Rogers Ranch 1,729 Acre Tract

Dear Messrs. Herrera & Shute:

On behalf of our client, Denton Communities, please accept this request for vested rights determination.

Enclosed herewith is a completed vested rights determination application and a check for $160.00 to cover the fees associated with your review. It is our assertion that this property has vested rights pursuant to Preliminary Overall Area Development Plat ("POADP") that was submitted to the City of San Antonio's Planning Department and approved on December 20, 1996. The submittal of this POADP was required in order to develop this project in phasing in accordance with the City's Unified Development Code ("UDC"). Moreover, in accordance with the then requirement, a plat application for platting of a portion of the property contained within the boundaries of the project was approved by the City of San Antonio on January 14, 1998. Based on the information provided, it is my opinion that pursuant to the provisions of Chapter 245 of the Texas Local Government Code and Article 7 of the City of San Antonio's UDC this project was vested with development rights as of no later than December 20, 1996. It is requested that you provide official verification of this fact at your earliest convenience by the issuance of a vested rights permit.

Enclosed herewith please find, in addition to the above referenced enclosures, the following:

1. A copy of Rogers Ranch POADP No. 538 (which also shall serve as a site map of the property);
2. A copy of POADP No. 538 which establishes that the above referenced POADP was accepted by the City of San Antonio's Planning Department on December 20, 1996 and which shall also serve as a site plan; and
3. A copy of Plat No. 970337 that was submitted and approved by the City of San Antonio within eighteen (18) months of date of acceptance of the POADP No. 538.

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

Sincerely,
EARL & BROWN, P.C.

By: _____
Habib H. Erkan, Jr.

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Enclosures

2194

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

DATE Sept. 9 2002 32-61/1110 53

PAY TO THE ORDER OF City of San Antonio $ 160.00

One Hundred Sixty + 0/xx DOLLARS

Security Features Included. Details on Back.

	Rogers Ranch		
	#4018.017		

VRP# 02-9-142

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

MP

⑈002194⑈ ⑆111000614⑆ 1566699680⑈

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