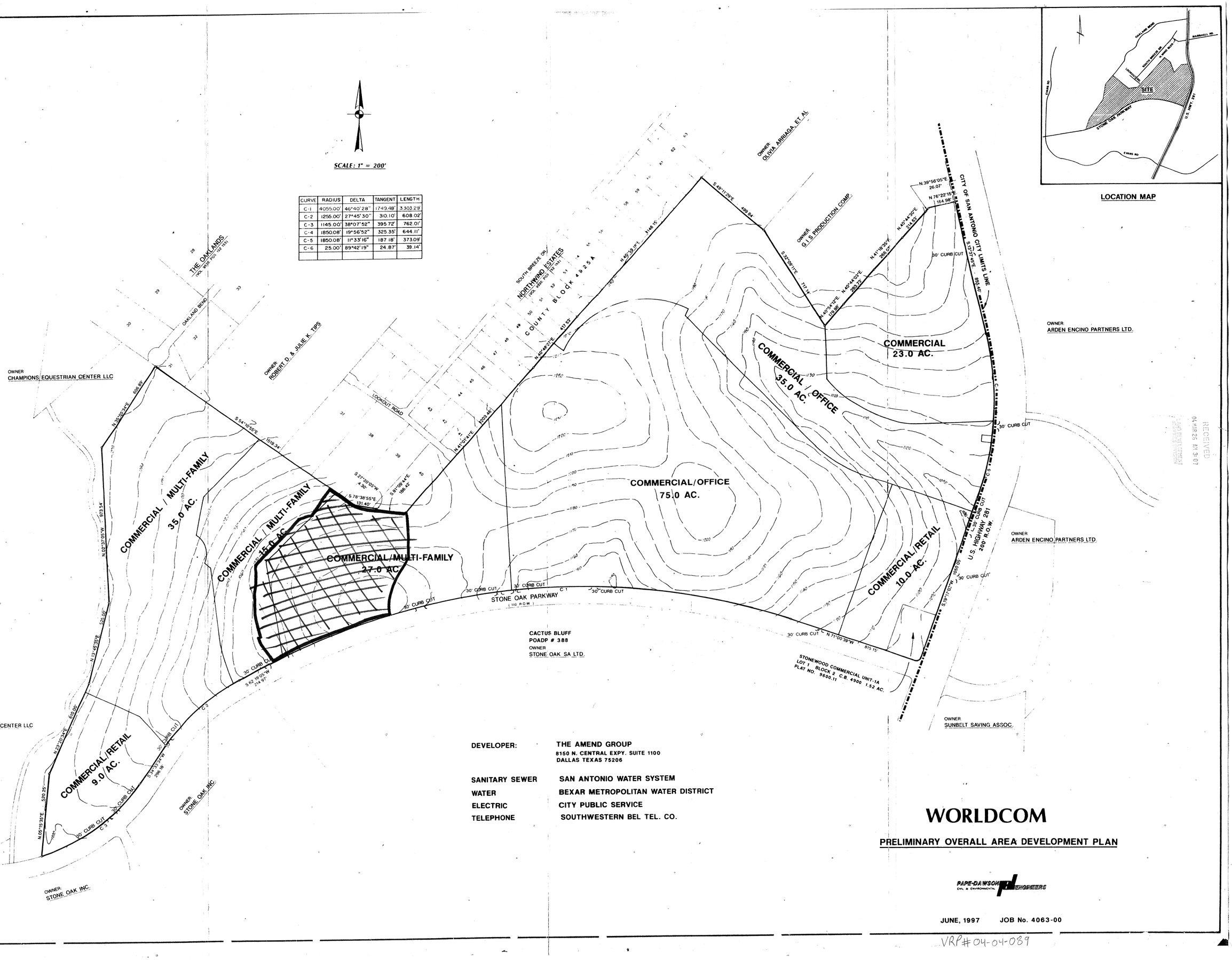
SCALE: 1" = 200'

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C-1	4055.00'	46°40'28"	1749.48'	3,303.29'
C-2	1255.00'	27°45'30"	310.10'	608.02'
C-3	1145.00'	38°07'52"	395.72'	762.01'
C-4	1850.08'	19°56'52"	325.35'	644.11'
C-5	1850.08'	11°33'16"	187.18'	373.09'
C-6	25.00'	89°42'19"	24.87'	39.14'



DEVELOPER:	THE AMEND GROUP 8150 N. CENTRAL EXPY. SUITE 1100 DALLAS TEXAS 75206
SANITARY SEWER	SAN ANTONIO WATER SYSTEM
WATER	BEXAR METROPOLITAN WATER DISTRICT
ELECTRIC	CITY PUBLIC SERVICE
TELEPHONE	SOUTHWESTERN BEL TEL. CO.

WORLDCOM

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DAWSON CIVIL & ENVIRONMENTAL ENGINEERS

JUNE, 1997 JOB No. 4063-00

RECEIVED 04 APR 26 AM 9:07 DEVELOPMENT SERVICES DEPARTMENT

VRP# 04-04-089

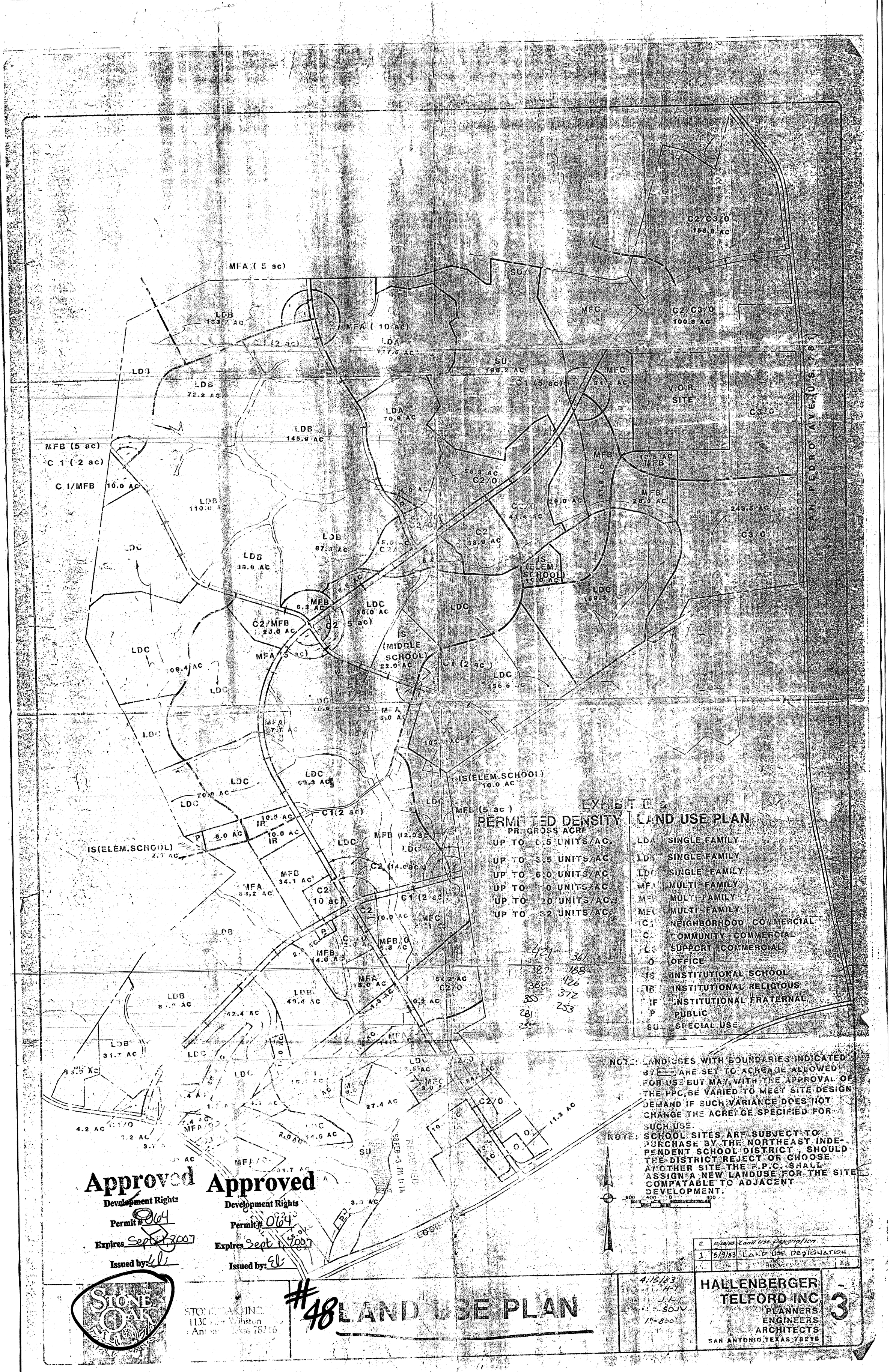


EXHIBIT IIa
PERMITTED DENSITY
PR. GROSS ACRE
UP TO 0.5 UNITS/AC.
UP TO 3.5 UNITS/AC.
UP TO 6.0 UNITS/AC.
UP TO 10 UNITS/AC.
UP TO 20 UNITS/AC.
UP TO 32 UNITS/AC.
LAND USE PLAN
LDA SINGLE FAMILY
LDB SINGLE FAMILY
LDC SINGLE FAMILY
MFA MULTI-FAMILY
MFB MULTI-FAMILY
MFC MULTI-FAMILY
C1 NEIGHBORHOOD COMMERCIAL
C2 COMMUNITY COMMERCIAL
C3 SUPPORT COMMERCIAL
O OFFICE
IS INSTITUTIONAL SCHOOL
IR INSTITUTIONAL RELIGIOUS
IF INSTITUTIONAL FRATERNAL
P PUBLIC
SU SPECIAL USE
NOTE: LAND USES WITH BOUNDARIES INDICATED BY ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.
NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.
SAN PEDRO AVE. (U.S. 281)
V.O.R. SITE
C2/C3/O 156.8 AC
C2/C3/O 100.8 AC
SU 198.2 AC
LDA 70.9 AC
LDB 145.9 AC
LDB 110.0 AC
LDB 87.3 AC
LDB 33.8 AC
LDC 109.4 AC
LDC 136.5 AC
LDC 69.3 AC
LDC 103.1 AC
LDC 163.3 AC
IS (ELEM. SCHOOL) 10.0 AC
IS (MIDDLE SCHOOL) 22.0 AC
IS(ELEM.SCHOOL) 2.7 AC
IS(ELEM.SCHOOL) 10.0 AC
C2/O 55.3 AC
C2/O 41.8 AC
C2 33.9 AC
C2/O 54.2 AC
C2/O 11.3 AC
C3/O 243.8 AC
MFA (5 ac)
MFA (10 ac)
MFB (5 ac)
C1 (2 ac)
C1/MFB 10.0 AC
C2/MFB 23.0 AC
C2 (5 ac)
C2 (10 ac)
C2 (14.0 ac)
MFB 34.1 AC
MFA 31.2 AC
MFA 15.0 AC
MFB 14.0 AC
LDB 49.4 AC
LDB 31.7 AC
LDB 42.4 AC
27.4 AC
14.6 AC
Approved
Development Rights
Permit # 064
Expires Sept 1, 2007
Issued by: Eli
Approved
Development Rights
Permit # 064
Expires Sept 1, 2007
Issued by: Eli
RECEIVED
93 FEB -3 PM 1:14
STONE OAK
STONE OAK INC.
1130 Winston
San Antonio, Texas 78216
#48
LAND USE PLAN
4/15/83
H-T
J.K.
SOJN
1"=800'
HALLENBERGER TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216
3
2 10/20/83 Land Use Designation
1 5/9/83 LAND USE DESIGNATION
VRP# 04-04-089

Permit File # 04-04-089

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement APPLICATION

RECEIVED
04 MAR 26 AM 3:07
LAND DEVELOPMENT SERVICES DIVISION

Permit File: # 04-04-089
Assigned by city staff

Date: 3-23-04

☒ **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: JCJ-Stone Oak, Ltd.

Phone: 281-893-4840 **Fax:** 281-893-4841

Address: 5527 Theall Rd.

City: Houston **State:** Texas **Zip code:** 77066

Engineer/Surveyor: Hallenberger Engineering, L.C.

Address: 206 E. Ramsey

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

(b) Name of Project: The Abbey at Stone Oak

(c) Site location or address of Project and Legal description: North side of Stone Oak Pkwy approximately 3500 feet west of the intersection with US 281.

Council District 9 **ETJ** n/a **Over Edward's Aquifer Recharge? (X) yes ( ) no**

Permit File # 04-09-089

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 **15.644 acre = 681,458 sf**

(e) Total area of impervious surface, in square feet **73% = 497,464 sf**

(f) Number of residential dwellings units, by type; **300 multi-family units**

(g) Type and amount of non-residential square footage; **5,540 sf**

(h) Phases of the development, (If Applicable); **one**

4. What is the date the applicant claims rights vested for this Project? 6-5-1985

(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 # 04-04-089

- **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: Stone Oak POADP **#** 48

Date accepted: 6-5-85 **Expiration Date:** 12-5-86 **MDP Size:** 4300 **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**

Also part of the Worldcom POADP #564 accepted on 8-22-97 covering 220 acres.

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: Joe Ciccarello Jr Signature: Joe Ciccarello Jr Date: 3-24-04

Sworn to and subscribed before me by Mariam Shelly on this 24 day of March in the year 2004, to certify which witness my hand and seal of office.

Mariam Shelly
Notary Public, State of Texas

MARIAM SHELLY
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-30-2006

Permit File # 04-04-089

City of San Antonio use

Permit File: # 09-09-089
Assigned by city staff

Date: _____

☑ **Approved**

☐ **Disapproved**

Review By: _____
Development Services Department

Date: 4/26/09

Comments: As of JUNE 15, 1985. Project is in conformance with the Stone Oak PDADP #98.

DEV. SERVICES

2004 APR 21 A 9:11

City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: #VRP 04-02-089 **Received: March 31, 2004**

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: Norbert J. Hart
Assistant City Attorney

Date: April 19, 2004

Comments: Recommend that vested rights be granted effective June 15, 1985 as the project is in conformance with the Stone Oak POADP.

SALIE HALLENBERGER
President

CHARLES R. HALLENBERGER, P.E.
Manager

HALLENBERGER
ENGINEERING, L.C.

Consulting
Engineers &
Surveyors

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04 MAR 26 AM 3:07
DEVELOPMENT SERVICES

FIELD NOTES
A 15.644 ACRE TRACT OF LAND
NCB 19218, SAN ANTONIO, BEXAR COUNTY, TEXAS

A Field Note description of a 15.644 acre tract of land situated in New City Block 19218 in the City of San Antonio, Bexar County, Texas, being a portion of that 84.97 acre tract in the name of 281/150 Stone Oak Developers, Ltd, as recorded in Volume 9835 at Page 903 of the Bexar County Official Public Records and said tract being more particularly described by Metes and Bounds as follows;

Commencing at a ½" iron pin found in the north right-of-way line of Stone Oak Parkway (110' width R.O.W.) at a point of curvature of a curve to the right whose radius is 4055.00 feet having a central angle of 00° 18' 03" and an arc distance of 21.28 feet, as shown on Plat Recorded in Volume 9515 at Page 24 of the Bexar County Deed and Plat Records;

THENCE, With said curve to the right along said right-of-way which bears N 62° 28' 06" E with a chord distance of 21.28 feet to a ½" iron pin set for the most southwest corner and being the POINT OF BEGINNING of this tract;

THENCE, On a northerly direction dissecting said 84.97 acre tract,
N 43° 40' 44" W, 72.65 feet to a ½" iron pin set for a bend;
N 38° 32' 09" W, 81.49 feet to a ½" iron pin set for a bend;
N 14° 28' 47" W, 48.04 feet to a ½" iron pin set for a bend;
N 75° 31' 13" E, 19.54 feet to a ½" iron pin set for a bend;
N 14° 28' 47" W, 165.30 feet to a ½" iron pin set for a bend;
N 03° 35' 14" E, 295.46 feet to a ½" iron pin set for a bend;
N 43° 39' 27" E, 395.87 feet to a ½" iron pin set for a bend;
N 79° 25' 57" E, 75.04 feet to a ½" iron pin set for a bend;
N 35° 51' 00" E, 208.62 feet to a ½" iron pin set in the south boundary line of The Northwind Estate Subdivision an unplatted subdivision recorded in Volume 5629 at Page 387, Deed Records of said county and being the northwest corner of this tract;

THENCE, Along the southerly boundary line of said subdivision the following course,
S 54° 10' 36" E, 186.01 feet to a ½" iron pin found for a bend;
S 78° 39' 41" E, 131.20 feet to a ½" iron pin found for a bend;
N 30° 18' 44" E, 5.61 feet to a ½" iron pin found for a bend;
S 78° 15' 40" E, 183.28, feet to a ½" iron pin found for the southwest corner of said subdivision and being the northeast corner of this tract;

THENCE, On a southerly direction dissecting said 84.97 acre tract,
S 03° 22' 12" E, 326.39 feet to a ½" iron pin set for an angle point for this tract;

206 E. RAMSEY • SAN ANTONIO, TEXAS 78216
(210) 349-6571 • FAX (210) 349-1549
www.hallenberger-engineering.com

THENCE, S 48° 30' 41" W, 76.62 feet to a ½" iron pin set for a point of curvature of a curve to the left whose radius is 230.00 feet having a central angle of 16° 44' 08" and an arc distance of 67.18 feet;

THENCE, With said curve to the left which bears S 40° 10' 09" W with a chord distance of 66.94 feet to a ½" iron pin set;

THENCE, N 71° 40' 30" W, 10.76 feet to a ½" iron pin set intersecting a curve to the left whose radius is 241.00 feet having a central angle of 47° 16' 28" and an arc distance of 198.85 feet;

THENCE, With said curve to the left which bears S 07° 34' 47" W with a chord distance of 193.26 feet to a ½" iron pin set for a point of tangency;

THENCE, S 16° 03' 27" E, 25.28 feet to a ½" iron pin set in the north right-of-way of said Stone Oak Parkway intersecting a curve to the left whose radius is 4055.00 feet having a central angle of 10° 44' 40" with an arc distance of 760.43 feet;

THENCE, Along said north right-of-way with said curve to the left which bears S 67° 59' 27" W with a chord distance of 759.31 feet to the point of POINT OF BEGINNING and containing 681,458 square feet or 15.644 acres of land more or less.

Leo L. Rodriguez, Jr., R.P.L.S. No. 2448
December 11, 2003
Job No. 03-131-2

STATE OF TEXAS
REGISTERED
LEO L. RODRIGUEZ, JR.
2448
PROFESSIONAL
LAND SURVEYOR

HALLENBERGER ENGINEERING, L.C.
Consulting Engineers & Surveyors
206 E. Ramsey, San Antonio, Texas 78216
(210) 349-6571 FAX: (210) 349-1549
www.hallenberger-engineering.com

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04 MAR 26 AM 3:07
LAND DEVELOPMENT SERVICES DIVISION

TO: C.S.A. Development

Date: 3-~~22~~ 25-04

Proj. No.: 03-131

Re:

Attn: Michael Herrera

✓ WE ARE SENDING YOU

___ YOU ARE PICKING UP

☑ Attached

☐ Under separate cover via

NO.	COPIES	DESCRIPTION
1	1	Check #029494 amount - 760.00
2	1	~~Plat~~ Vested Rights Permit (3 pages)
3	1	Property plats (2)
4	1	Completeness Review

THESE ARE TRANSMITTED as checked below:

☐ For your approval
☐ For review and comment
☐ For your use
☐ For processing
☐ As requested

☐ Other:

REMARKS:

Sender: Jeffrey McKinnie

Received by:

ICS MANAGEMENT, INC.
PROPERTY MANAGING AGENT DISBURSEMENT ACCOUNT
100 CENTERVIEW DRIVE, SUITE 200
BIRMINGHAM, ALABAMA 35216

FIRST COMMERCIAL BANK
550 MONTGOMERY HWY.
BIRMINGHAM, AL 35216
61-360/620

No. 029494

PAY ONE HUNDRED SIXTY AND NO/100 DOLLARS

DATE 03/19/04

AMOUNT *******$160.00

TO THE ORDER OF
CITY OF SAN ANTONIO
SAN ANTONIO, TX.

VOID IF NOT CASHED IN 90 DAYS
ICS MANAGEMENT, INC.

SAFEGUARD SECURITY

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈029494⑈ ⑆062003605⑆ 1060012219⑈

ICS MANAGEMENT, INC.
BIRMINGHAM, ALABAMA 35216

029494

Inv.Date	Invoice #	Project	Co-Pro	GL Account	#Description	Amount to Pay
03/16/04	3/15/04	THE ABB	36-361	9310-001	BUILDING P	160.00
					TOTAL	160.00

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LAND DEVELOPMENT SERVICES DIVISION

JPA # 04-04-089