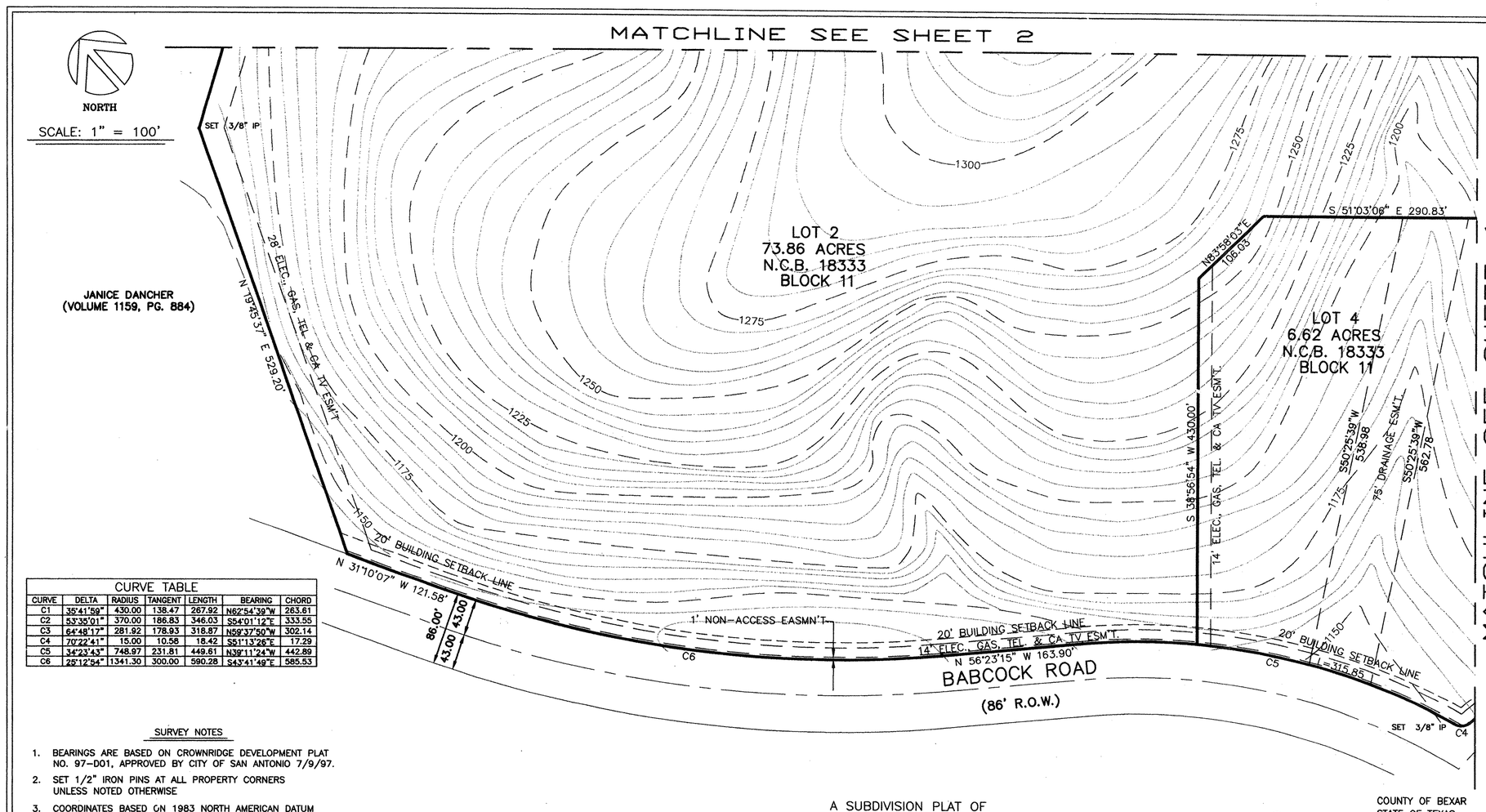
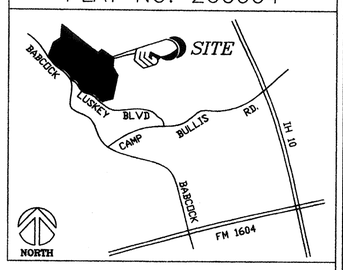


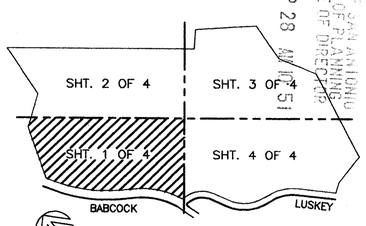
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C1	35°41'59"	430.00	138.47	267.92	N62°54'39"W	263.61
C2	53°35'01"	370.00	186.83	346.03	S54°01'12"E	333.55
C3	64°48'17"	281.92	178.93	318.87	N59°37'50"W	302.14
C4	70°22'41"	15.00	10.58	18.42	S51°13'26"E	17.29
C5	34°23'43"	748.97	231.81	449.61	N39°11'24"W	442.89
C6	25°12'54"	1341.30	300.00	590.28	S43°41'49"E	585.53

PLAT NO. 200004



LOCATION MAP

NOT TO SCALE



KEY MAP

SCALE: 1" = 1000'

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 23 AM 10:51

WASTEWATER EDU NOTE:
The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department.

SURVEY NOTES

1. BEARINGS ARE BASED ON CROWNRIDGE DEVELOPMENT PLAT NO. 97-D01, APPROVED BY CITY OF SAN ANTONIO 7/9/97.
2. SET 1/2" IRON PINS AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
3. COORDINATES BASED ON 1983 NORTH AMERICAN DATUM FOR THE TEXAS SOUTH CENTRAL ZONE.
4. 14' ELEC. & GAS ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7058, PGS. 865-882.
5. 14' TEL. & CA TV ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7112, PGS. 1570-1581.

STATE OF OKLAHOMA
COUNTY OF Grady

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Steve LaForge

STEVE LAFORGE
ACE INVESTMENTS
ROUTE 5, BOX 155-1
CHICKASHA, OK. 73018

STATE OF OKLAHOMA
COUNTY OF Grady

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 10th DAY OF December A.D., 19[illegible]

NOTARY PUBLIC IN AND FOR THE STATE OKLAHOMA
COMMISSION EXPIRES: May 16, 2000

STATE OF OKLAHOMA PUBLIC GRADY COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CROWNRIDGE - ACE INVESTMENTS SUBDIVISION TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE: SECTION : 12.0056. HAS BEEN SUBMITTED

DATED THIS ___ DAY OF _____, A.D., 19__.

BY: _____
DIRECTOR OF PLANNING

A SUBDIVISION PLAT OF

CROWNRIDGE – ACE INVESTMENTS

BEING 94.49 ACRES OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE H. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881, COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 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 ALTERATIONS.

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.

Carter :: Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway N. Suite 175
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 9/25/99 JOB NO. 31-0003-001 SHEET 1 OF 4

STATE OF TEXAS
REGISTERED
KEITH A. JIMENEZ
4329
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
BRENDA JUNE KELLY
79913
REGISTERED
PROFESSIONAL ENGINEER

COUNTY OF BEXAR
STATE OF TEXAS

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

Keith A. Jimenez 12/8/99

KEITH A. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4329

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December, A.D., 1999.

Jennifer M. Varnon

JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Brenda June Kelly 12/8/99

BRENDA JUNE KELLY
REGISTERED PROFESSIONAL ENGINEER NO. 79913

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December, A.D., 1999.

Jennifer M. Varnon

JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

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 3rd DAY OF DEC A.D. 19 99 AT 9:50 A.M. AND DULY RECORDED THE 4th DAY OF JAN A.D. 2000 AT 1:00 P.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 180.

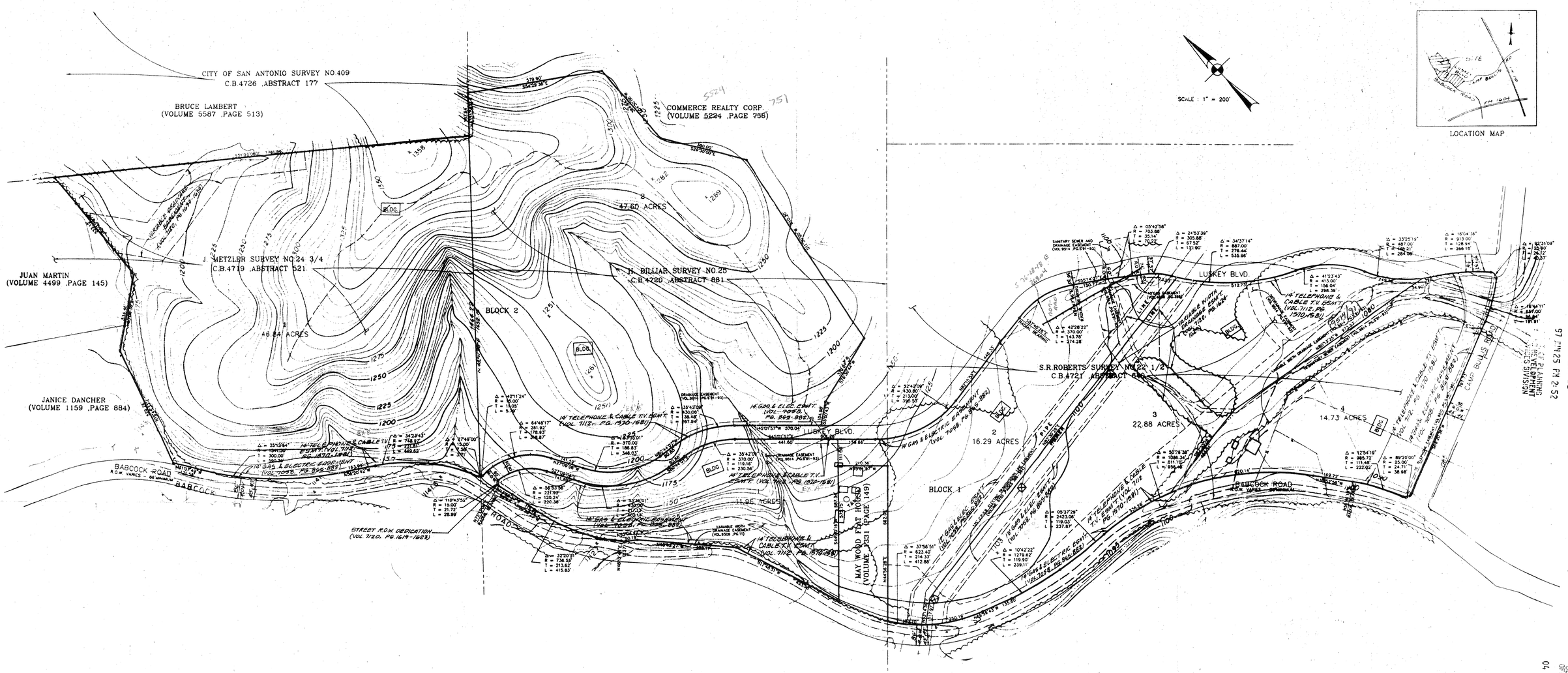
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 4th DAY OF JAN, A.D., 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

VRP# 04-09-186

PLAT NO. 97-D01



RECEIVED
97 JUN 25 PM 2:52
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 10:51

BOUNDARY SURVEY
OF

94.49 acres and 65.86 acres of land out of the J. Metzler Survey No. 24 ¾, Abstract No 521, County Block 4719, and the H. Billiar Survey No. 25, Abstract No. 881, County Block 4720, the Stephen R. Roberts Survey No. 22½, Abstract No. 640, County Block 4721, Bexar County, Texas, said tract being conveyed to Commerce Realty Corporation in Volume 5524, Page 751 of the Bexar County Real Property Records in Bexar County, Texas.

CERTIFICATION

STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certif

i) that the above plat is true and correct according to an actual survey made on the ground under my supervision; that there are no visible easements, discrepancies, conflicts, encroachments, overlapping of improvements except as shown on the plat; that the easements or rights-of-way shown hereon were determined either from visual observation or from matters of records of which the undersigned has knowledge.

This 18th day of March, 1996, A.D.

Registered Professional Land Surveyor No. 3032

STATE OF TEXAS
REGISTERED
STEPHEN A. KACMAR
3032
PROFESSIONAL
LAND SURVEYOR

APPROVED: THIS DEVELOPMENT PLAT WAS APPROVED BY THE CITY OF SAN ANTONIO IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

BY: _____
DIRECTOR OF PLANNING

NOTES:

1) No utility connections will be permitted until a drainage study, if required, is performed by the Owner and submitted for review and approval to the City of San Antonio.

2) Electric & gas, easements recorded in Volume 7058, Pages 865-882, in the Deed Records of Bexar County, Texas.

In consideration of the review of this Development Plat by City Public Service (CPS), no electric or gas connection(s) will be permitted or made to the property until any additional easement(s) as may be required by CPS are described and conveyed to CPS, and all conditions pertaining to said easement(s) (e.g. cleared, surveyed, pinned, etc.) as may be required by CPS are performed by the owner.

Owner: Ace Investments, Inc. 5-2-97
Date

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF May, 1997

SHARON ADAMS
NOTARY PUBLIC
IN AND FOR STATE OF OKLAHOMA
GRADY COUNTY

Notary Public
Bexar County, Texas
Grady Oklahoma

CROWNRIDGE DEVELOPMENT PLAT
94.49 ACRES & 65.86 ACRES

OWNER: ACE INVESTMENTS ,INC.
ROUTE 5 BOX 155-1
CHICKASHA ,OKLAHOMA 73018

Engineer

APPROVED
CITY OF SAN ANTONIO

97D01 — PLAN #
DIRECTOR OF PLANNING — 7-9-97 DATE

LEGEND

BLDG. PROPOSED BUILDING

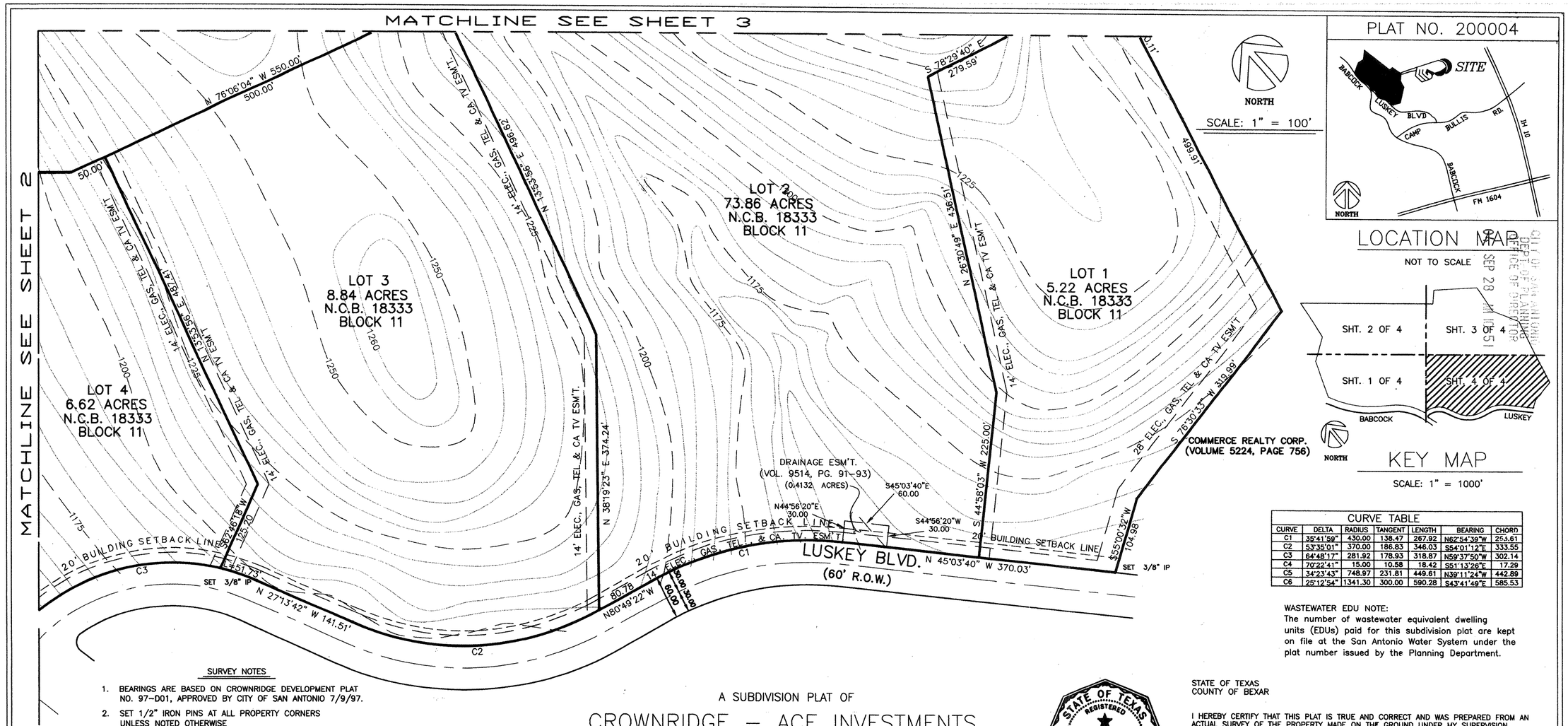
6628/147

VRP# 04-09-186

PAPE-DAWSON ENGINEERS

JOB NO. 3842-00-00
MARCH 13, 1997

O:\PROJECT\3842\00\DESIGN\MP3842.00



PLAT NO. 200004

LOCATION MAP

NOT TO SCALE

KEY MAP

SCALE: 1" = 1000'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C1	35°41'59"	430.00	138.47	267.92	N62°54'39"W	263.61
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WASTEWATER EDU NOTE:
The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department.

SURVEY NOTES

1. BEARINGS ARE BASED ON CROWNRIDGE DEVELOPMENT PLAT NO. 97-D01, APPROVED BY CITY OF SAN ANTONIO 7/9/97.
2. SET 1/2" IRON PINS AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
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5. 14' TEL. & CA TV ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7112, PGS. 1570-1581.

STATE OF OKLAHOMA
COUNTY OF Grady

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE LAFORGE
ACE INVESTMENTS
ROUTE 5, BOX 155-1
CHICKASHA, OK. 73018

STATE OF OKLAHOMA
COUNTY OF Grady

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steve Laforge, 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 10th DAY OF December

NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA
MY COMMISSION EXPIRES: May 16, 2000

NOTARY PUBLIC STATE OF OKLAHOMA GRADY COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CROWNRIDGE – ACE INVESTMENTS SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANING IN ACCORDANCE WITH V.T.C.A. LOCAL GOVERNMENT CODE, SECTION 212.0065.

DATED THIS 29 DAY OF December, A.D. 19 99

BY: DIRECTOR OF PLANNING

A SUBDIVISION PLAT OF

CROWNRIDGE – ACE INVESTMENTS

BEING 94.49 ACRES OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE H. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881, COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 AREAS.

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Carter :: Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway N. Suite 175
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525

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DATE: 9/25/99 JOB NO. 31-0003-001 SHEET 4 OF 4

STATE OF TEXAS REGISTERED KEITH A. JIMENEZ 4329 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED BRENDA JUNE KELLY 79913 REGISTERED PROFESSIONAL ENGINEER

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 ON THE GROUND UNDER MY SUPERVISION.

Keith A. Jimenez 12/8/99
KEITH A. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4329

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December A.D., 19 99

Jennifer M. Varnon
JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

NOTARY PUBLIC STATE OF TEXAS
JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Brenda June Kelly 12/8/99
BRENDA JUNE KELLY
REGISTERED PROFESSIONAL ENGINEER NO. 79913

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December, A.D., 19 99

Jennifer M. Varnon
JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

NOTARY PUBLIC STATE OF TEXAS
JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

STATE OF TEXAS
COUNTY OF BEXAR

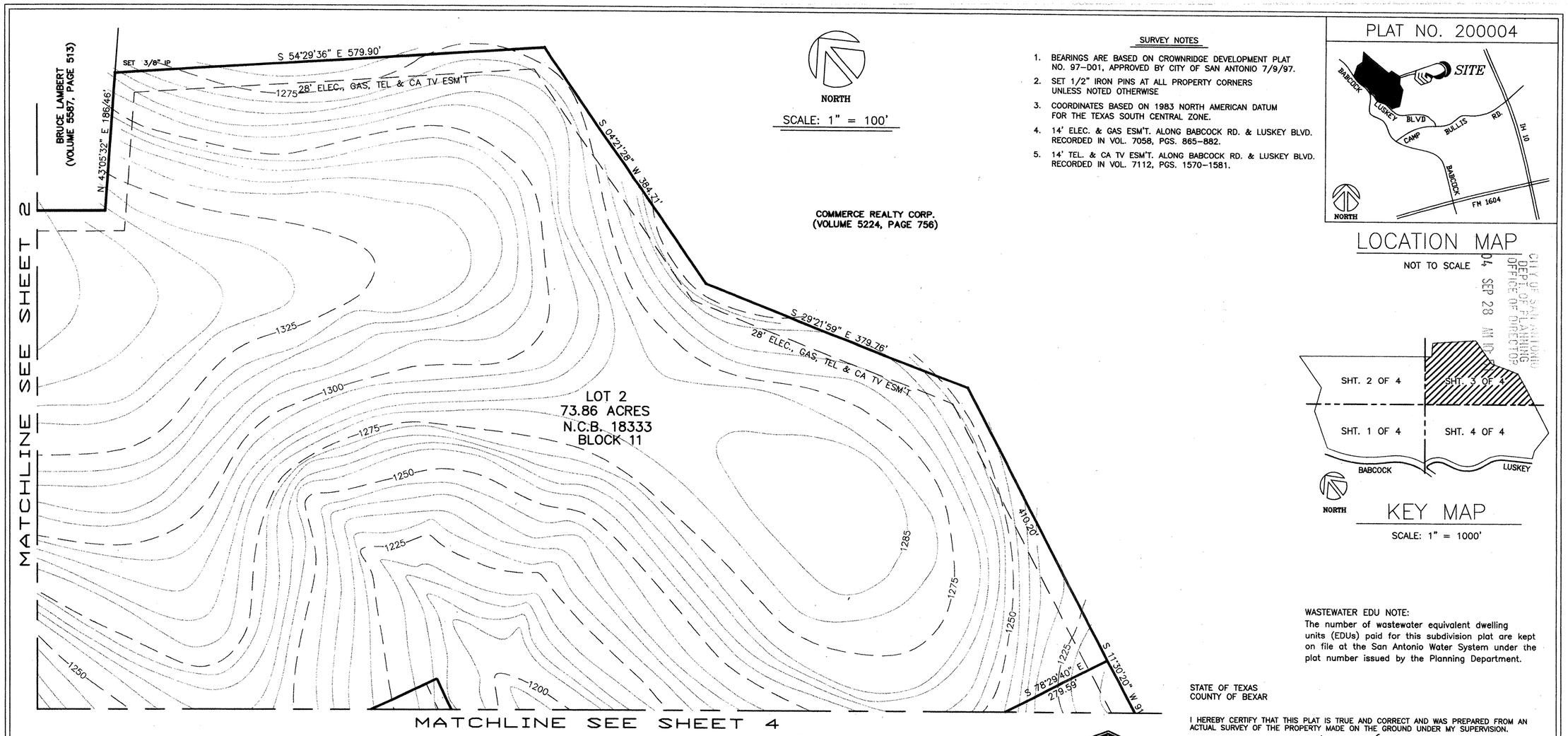
I GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF DEC A.D. 19 2000 AT 9:58 A.M. AND DULY RECORDED THE 4th DAY OF JAN A.D. 19 2000 AT 2:00 P.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 192.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 4th DAY OF JAN, A.D., 19 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

VRP # 04-09-186



SURVEY NOTES

1. BEARINGS ARE BASED ON CROWNRIDGE DEVELOPMENT PLAT NO. 97-D01, APPROVED BY CITY OF SAN ANTONIO 7/9/97.
2. SET 1/2" IRON PINS AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
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4. 14' ELEC. & GAS ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7058, PGS. 865-882.
5. 14' TEL. & CA TV ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7112, PGS. 1570-1581.

PLAT NO. 200004

LOCATION MAP

NOT TO SCALE

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 10

KEY MAP

SCALE: 1" = 1000'

WASTEWATER EDU NOTE:
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A SUBDIVISION PLAT OF

CROWNRIDGE – ACE INVESTMENTS

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Carter :: Burgess

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Carter and Burgess, Inc.

911 Central Parkway N. Suite 175
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 9/25/99 JOB NO. 31-0003-001 SHEET 3 OF 4

STATE OF OKLAHOMA
COUNTY OF Grady

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE LAFORGE
ACE INVESTMENTS
ROUTE 5, BOX 155-1
CHICKASHA, OK. 73018

STATE OF OKLAHOMA
COUNTY OF Grady

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steve Laforge 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 04 DAY OF December A.D., 1999.

NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA
MY COMMISSION EXPIRES: May 16, 2000

NOTARY PUBLIC
STATE OF OKLAHOMA
GRADY COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CROWNRIDGE – ACE INVESTMENTS SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODES SECTION 212.0065.

DATED THIS 7 DAY OF December, A.D., 19 99

BY: DIRECTOR OF PLANNING

STATE OF TEXAS
REGISTERED
KEITH A. JIMENEZ
4329
PROFESSIONAL
LAND SURVEYOR

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 ON THE GROUND UNDER MY SUPERVISION.

KEITH A. JIMENEZ 12/8/99
KEITH A. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4329

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December, A.D., 1999.

JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

NOTARY PUBLIC STATE OF TEXAS
JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

12/8/99
BRENDA JUNE KELLY
REGISTERED PROFESSIONAL ENGINEER NO. 79913

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF December, A.D., 1999.

JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

NOTARY PUBLIC STATE OF TEXAS
JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

STATE OF TEXAS
REGISTERED
BRENDA JUNE KELLY
79913
PROFESSIONAL ENGINEER

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 30th DAY OF DEC A.D. 19 2000 AT 9:58A M. AND DULY RECORDED THE 4th DAY OF JAN A.D. 2000 AT 1:00P M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 191.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 4th DAY OF JAN, A.D., 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: , DEPUTY

Page 00221 Page 1

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Dec 30 1999
At 9:58am

Receipt #: 292886
Recording: 25.00
Doc/Type : 6.00
Doc/Num : 99 0238113

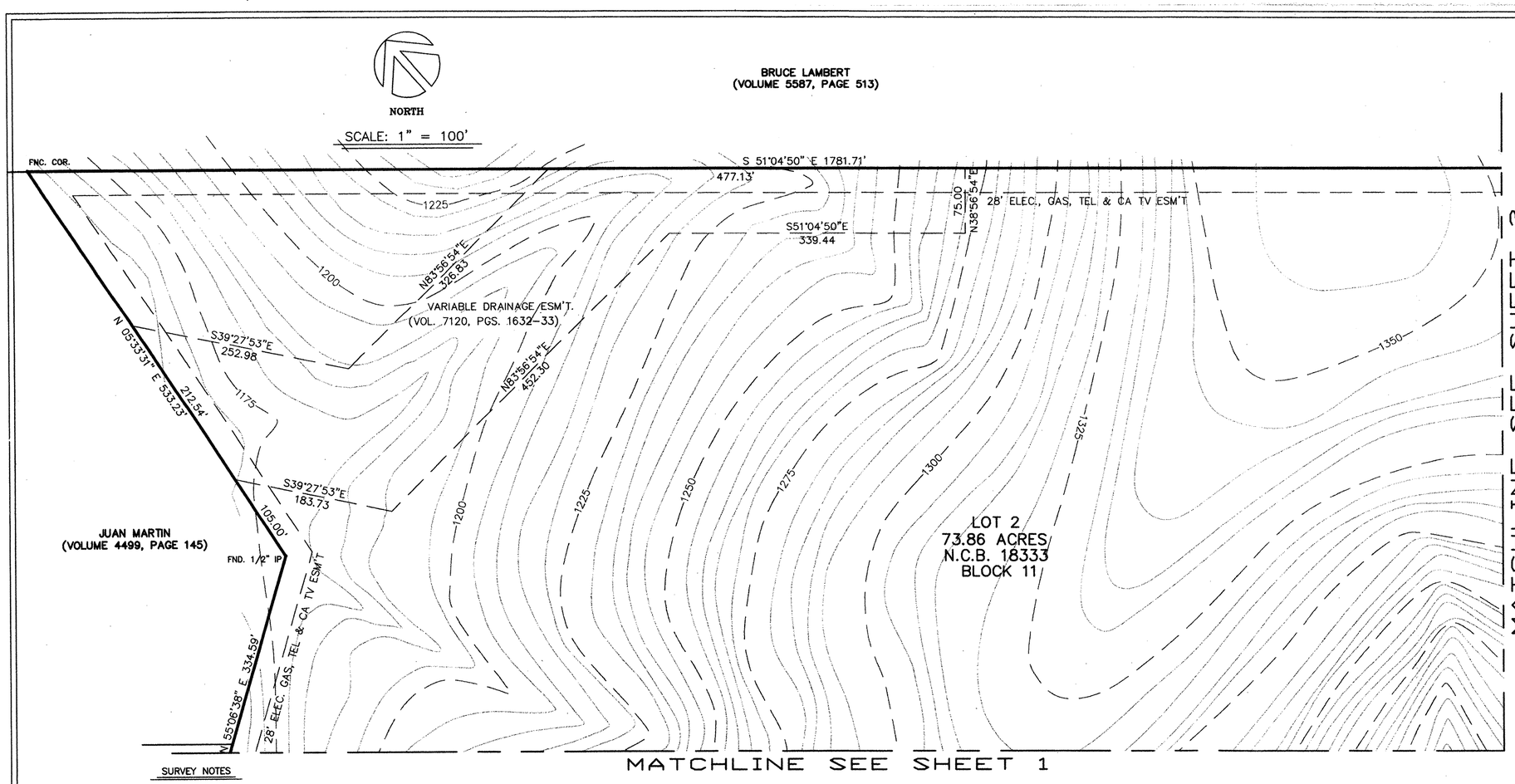
Deputy - Deborah Brenner

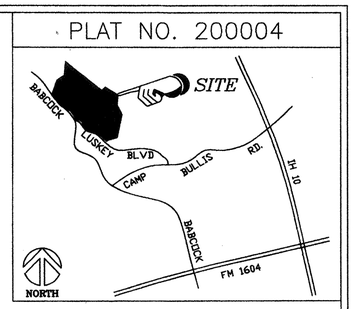
99 - 0238113 -

RECORDER'S MEMORANDUM
At time of Recordation this instrument was found inadequate for good reproduction due to illegibility, carbon or photo copy, discolored paper, etc.

VRP# 04-09-186

Book 9545 Page 190

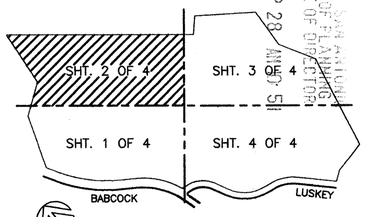




LOCATION MAP

NOT TO SCALE

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 9:51



KEY MAP

SCALE: 1" = 1000'

WASTEWATER EDU NOTE:
The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department.

SURVEY NOTES

1. BEARINGS ARE BASED ON CROWNRIDGE DEVELOPMENT PLAT NO. 97-D01, APPROVED BY CITY OF SAN ANTONIO 7/9/97.
2. FOUND 3/8" IRON PINS AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
3. COORDINATES BASED ON 1983 NORTH AMERICAN DATUM FOR THE TEXAS SOUTH CENTRAL ZONE..
4. 14' ELEC. & GAS ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7058, PGS. 865-882.
5. 14' TEL. & CA TV ESM'T. ALONG BABCOCK RD. & LUSKEY BLVD. RECORDED IN VOL. 7112, PGS. 1570-1581.

STATE OF OKLAHOMA
COUNTY OF Grady

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE LAFORGE
ACE INVESTMENTS
ROUTE 5, BOX 155-1
CHICKASHA, OK. 73018

STATE OF OKLAHOMA
COUNTY OF Grady

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steve LaForge, 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 10th DAY OF December

NOTARY PUBLIC IN AND FOR THE STATE OKLAHOMA
MY COMMISSION EXPIRES: May 16, 2000

NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA GRADY COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CROWNRIDGE – ACE INVESTMENTS SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE, SECTION 212.0065.

DATED THIS 27 DAY OF [illegible], A.D., 19 99

BY: [illegible]
DIRECTOR OF PLANNING

A SUBDIVISION PLAT OF

CROWNRIDGE – ACE INVESTMENTS

BEING 94.49 ACRES OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE H. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881, COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 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 ALTERATIONS.

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.

Carter :: Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway N. Suite 175
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 1998 Carter and Burgess, Inc.

DATE: 9/25/99 JOB NO. 31-0003-001 SHEET 2 OF 4

STATE OF TEXAS
REGISTERED
KEITH A. JIMENEZ
4329
PROFESSIONAL
LAND SURVEYOR

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 ON THE GROUND UNDER MY SUPERVISION.

Keith A. Jimenez 12/8/99
KEITH A. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4329

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 8 DAY OF December, A.D., 1999.

Jennifer M. Varnon
JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

STATE OF TEXAS
REGISTERED
BRENDA JUNE KELLY
79913
PROFESSIONAL ENGINEER

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Brenda June Kelly 12/8/99
BRENDA JUNE KELLY
REGISTERED PROFESSIONAL ENGINEER NO. 79913

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 8 DAY OF December, A.D., 1999.

Jennifer M. Varnon
JENNIFER M. VARNON, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/00

JENNIFER M. VARNON
Notary Public State of Texas
My Commission Expires
JULY 13, 2000

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 30th DAY OF DEC A.D. TO 2000 AT 9:58A M. AND DULY RECORDED THE 4th DAY OF JAN A.D. TO 2000 AT 1:00 P.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 190.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 4th DAY OF JAN, A.D., TO 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

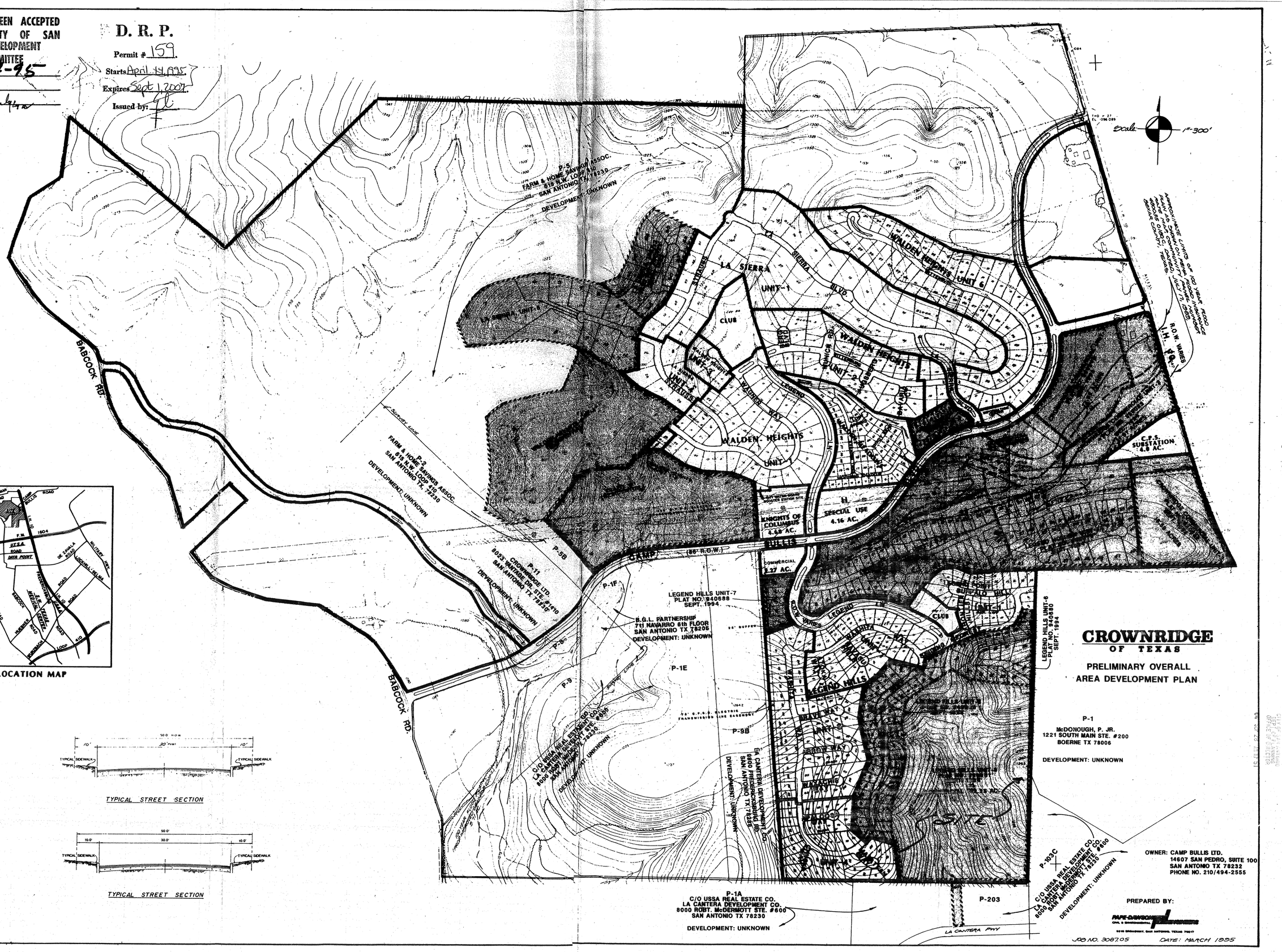
BY: Elton R. [illegible], DEPUTY

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Dec 30 1999
at 9:58am
Doc/Num : 99-0292812
Doc/Type : PLAT
Recording: 25.00
Receipt #: 29282
Deputy -Deborah Grayson

VRP#04-09-186

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 9-18-95
File # 68
Signed: D Parker

D. R. P.
Permit # 159
Starts April 14, 1995
Expires Sept 1, 2007
Issued by:



CROWNRIDGE OF TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

P-1
McDONOUGH, P. JR.
1221 SOUTH MAIN STE. #200
BOERNE TX 78006
DEVELOPMENT: UNKNOWN

OWNER: CAMP BULLIS LTD.
14607 SAN PEDRO, SUITE 100
SAN ANTONIO TX 78232
PHONE NO. 210/494-2555

PREPARED BY:
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
8310 BROADWAY, SAN ANTONIO, TEXAS 78217

JOB NO. 308705 DATE: MARCH 1995

VRP# 04-09-186

03 OCT 24 PM 2:41
OFFICE OF DIRECTOR

Permit File # 04-09-186

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 10:50

Permit File: # 04-09-186
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/Agent: Ace Investments, Inc.

Phone: (405) 222-3050 **Fax:** _____

Address: Route 5, Box 155-1

City: Chickasha **State:** OK **Zip code:** 73018

Engineer/Surveyor: N/A

Address: _____ **Phone#:** _____

City: _____ **State:** _____ **Zip code:** _____

(b) Name of Project: Crownridge - Ace Investments

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

Luskey and Babcock, NCB 18333, Block 11, Lot 1, 2, 3

Being 94.49 Acres out of the J. Metzler Survey No. 24 3/4, Abstract No. 521, County Block 4719, and the H Billiar Survey No. 25, Abstract No. 881, County Block 4720, Bexar County, Texas, recorded in Volume 5524, Page 751 of the Bexar County Real Property Records in Bexar County, Texas

Permit File # 04-09-186

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 3,829,795.20

(e) Total area of impervious surface, in square feet <650,000 SF

(f) Number of residential dwellings units, by type; 3 Single-Family

(g) Type and amount of non-residential square footage; None

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

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 10:50

4. **What is the date the applicant claims rights vested for this Project?** September 27, 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: Development Plat **Date of Application:** 3-13-1997

Permit Number: 97 DOI **Date issued:** 7-9-97

Expiration Date: N/A **Acreage:** 94.49 & 656.86 Acres

Permit File # 04-09-186

- **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: Crownridge of Texas **#** 64

Date accepted: September 27, 1985 **Expiration Date:** N/A **MDP Size:** _____ **acres**

(Numerous Approved/Plats Recorded)

- **P.U.D. PLAN**

Name: _____ **#** _____

Date accepted: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 28 AM 10:50

- **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: Crownridge - Ace Investments **Plat #** 200004 **Acreage:** 94.49 **Approval Date:** 12/29/99 **Plat recording Date:** 12/30/99 **Expiration Date:** N/A **Vol./Pg.** 09545/00191

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

- **Other**

D.R.P. #159, Starts 12/14/95, Expires 9/1/07

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: Steve LaForge Signature: [signature] Date: 9-23-04

Sworn to and subscribed before me by Steve LaForge, President of Ace Investments, Inc. on this 23rd day of September in the year 2004, to certify which witness my hand and seal of office.

SHARON ADAMEY NOTARY PUBLIC # 00010675 EXP. 6/26/08 IN AND FOR STATE OF OKLAHOMA GRADY COUNTY

[signature]
Notary Public, State of ~~Texas~~ Oklahoma

City of San Antonio use

Permit File: # 04-09-186
Assigned by city staff

Date: 10/21/04

☒ **Approved** ☐ **Disapproved**

Review By: _____ Date: _____
Development Services Department

Comments: As per City attorney comments the application is approved as of April 14, 1995 for three (3) dwelling units as requested in the application (Amended Crownridge POADP dated April 14, 1995 identified the subject area as Residential).

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: Dustin Finley **Date:** 9/28/04