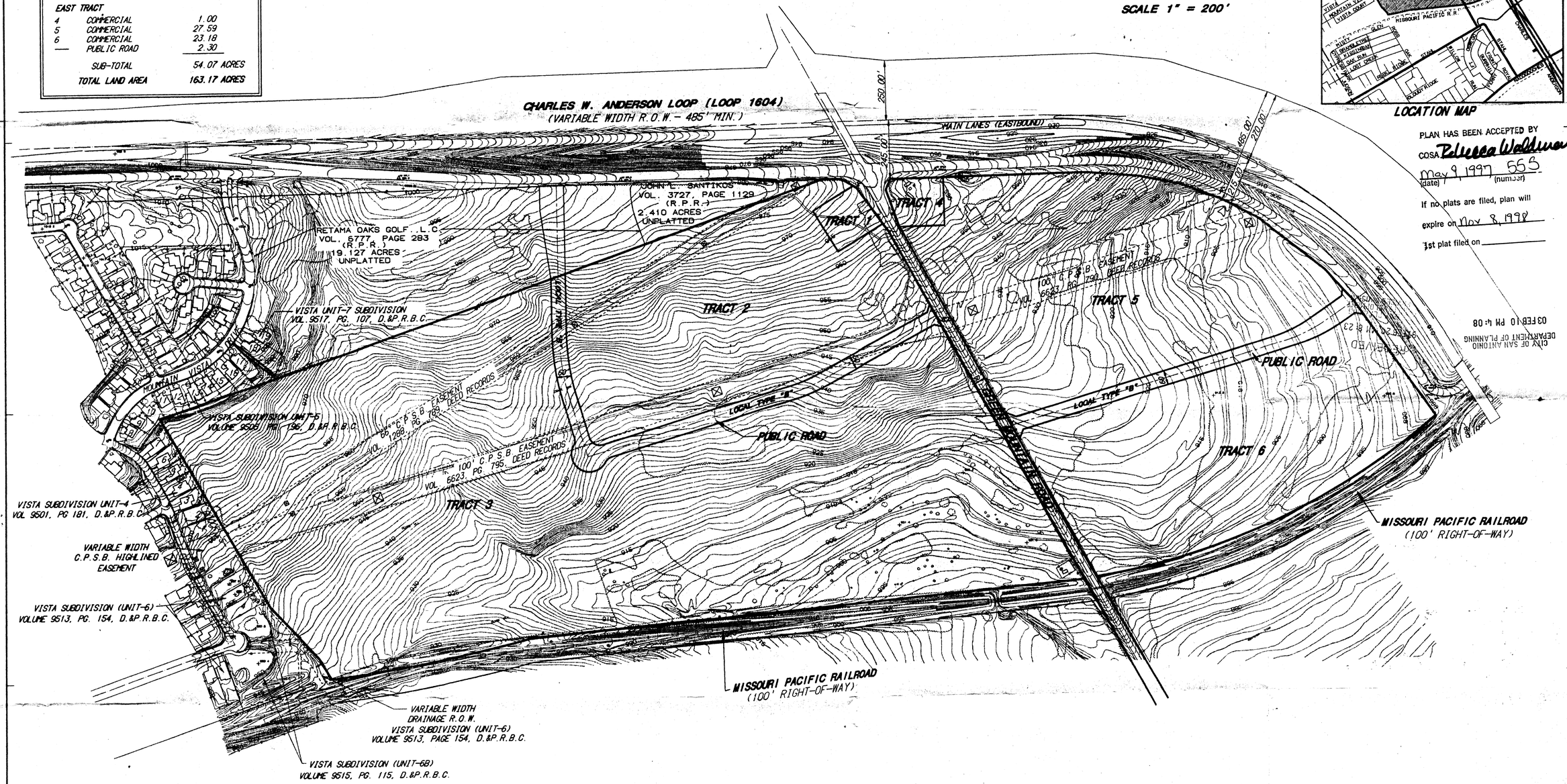
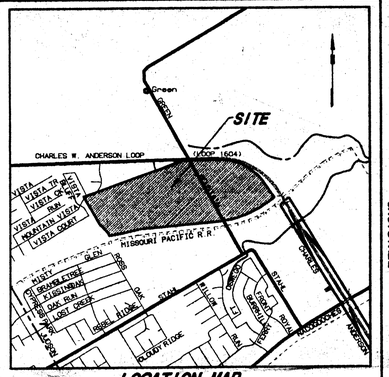
DEVELOPMENT SUMMARY

TRACT	PROPOSED LAND USE	ACREAGE
WEST TRACT		
1	COMMERCIAL	1.00
2	COMMERCIAL	22.92
3	COMMERCIAL	81.79
—	PUBLIC ROAD	3.39
	SUB-TOTAL	109.10 ACRES
EAST TRACT		
4	COMMERCIAL	1.00
5	COMMERCIAL	27.59
6	COMMERCIAL	23.18
—	PUBLIC ROAD	2.30
	SUB-TOTAL	54.07 ACRES
	TOTAL LAND AREA	163.17 ACRES

SCALE 1" = 200'





LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
May 9, 1997 555
(date) (number)
If no plats are filed, plan will
expire on Nov 8, 1998
1st plat filed on _____

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 10 PM 4:08

THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. PANEL 48029C0301 E, DATED 02-16-96.

DEVELOPED BY:
DOLAN CONTRACTORS, INC.
530 WOODLANE ROAD
WESTAMPTON, NEW JERSEY 08060
(609)871-6200

VRP# 03-02-023

No.	Date	REVISIONS	App.

/boca/projects/dolan/green/overall/ pocdp den/ses 19 Feb 1997

DN. DAS WR. JB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5811

JOB NO. 95-01-50 DATE 02/14/97

DOLAN CONTRACTORS, INC.
GREEN MOUNTAIN BUSINESS PARK

P.O.A.D.P.

SHEET NO. 1 OF 1

LOCATION MAP

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 10 PM 4:08

City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 10 PM 4:08

Permit File: # VRP#03-02-023
Assigned by city staff

Date: 1/30/03

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

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

Owner/Agent: GREEN MOUNTAIN ASSOCIATES **Phone:** (210)495-1090 **Fax:** (210)495-1091
Address: 1000 CENTRAL PARKWAY N., SUITE 150 SA, TX **Zip code:** 78232
Engineer/Surveyor: BURY + PARTNERS-SA, INC. **Phone:** (210)525-9090 **Fax:** (210)525-0529
Address: 10,000 SAN PEDRO AVE, SUITE 100 SA, TX **Zip code:** 78216

1. **Site location or address:** INTERSECTION OF GREEN MOUNTAIN ROAD AND LOOP 1604.

2. **Council District** 10 **ETJ** _____ **Over Edward's Aquifer Recharge ( ) yes (✓) no**

- **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: GREEN MOUNTAIN BUSINESS PARK **#** 555

Date accepted: 5-9-97 **Expiration Date:** N/A **MDP Size:** 163.17 **acres**

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

Name: N/A **#** _____

Date accepted: _____

October 1,2002

Permit File: #_____ **Date:_____**
Assigned by city staff

- **Plat Application**

Plat Name: N/A **Plat #** _____ **Acreage:**_____

Date submitted:_____ **Expiration Date:**_____

(Note: Plat must be approved within 18 months of application submittal date).
August 17,2001

- **Approved Plat**

Plat Name: N/A **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: N/A **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: JULIA M SCOTT Signature: Julia M Scott Date: 1/30/03

Sworn to and subscribed before me by on this 30th day of January 20 03, to certify which witness by hand and seal of office.

Notary Public, State of ~~Texas~~ NEW JERSEY, My Commission expires: DENISE GREINER NOTARY PUBLIC OF NEW JERSEY My Commission Expires Apr. 15, 2003

October 1,2002

Permit File: #03-02-023 Date:
Assigned by city staff

City of San Antonio use

As of 5-9-97

☒ Approved ☒ Disapproved

Review By: Date:
Assistant City Attorney

POADP HAS EXPIRED
Was plat ever filed?

Comments:
3/28 Applicant provided plat showing proper filing & recording w/in time.

October 1,2002

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 10 PM 4:08

272

City of San Antonio
Development Permit Application

Permit File #_____
assigned by city staff

All applicable information on application must be legibly printed or typed for processing. If application is completed on be-half of the property owner please attach power of attorney or letter of agent.

1. Owner/ Agent Dolan Contractors, Inc., c/o Kenneth W. Brown, Kaufman & Assoc.
2. Address: 300 Convent, Ste. 900 San Antonio, TX
3. Zip: 78205 Telephone # 227-2000
4. Site location or address 163.17 acres located at intersection of Green Mountain Road and Loop 1604.
5. Council District 10 ETJ___ Over Edward's Aquifer Recharge ( ) yes (X) no

Please complete subject of application and attach 2 sets of all applicable documents (ie 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 Green Mtn Business PK # 555
Date accepted: 5-9-97 Expiration Date: N/A
POADP Size 163.17 acres (If applicable, list plats representing 8% of POADP area on the backside of this application.)
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).
% of area plat approved / developed _____ %

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: Green Mtn Bus Pk Unit 1 Plat # 980074 Acreage 6-843 Approval Date: 4-22-98
Plat recording Date: 5-29-98 Expiration Date: _____ Vol/Pg. 9540 / 106
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan # _____ Site address: _____
Date permit issued: _____
(Note: Permit rights will expire if construction is not started within 6 months of issuance).

I certify that the above information and the attached documents relative to this application are true and correct and I authorize the verification of all financial related documents. Also attached, if applicable, are letters or an affidavit from a financial institute, certified public accountant, or registered engineer certifying expenditures incurred for development infrastructure.

[signature]
Applicant's Signature

7/20/98
Date

Approved 8.5.98 [initials] 3/2/98

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 10 PM 4:07

CONCORDIA
CONSTRUCTION, LTD.

January 30, 2003

Mr. Michael Herrera
San Antonio Planning Department
City of San Antonio
114 W. Commerce St.
San Antonio, TX 78205

RE: Green Mountain Business Park
FM Loop 1604 & Green Mountain Road

Dear Mr. Herrera:

We are in the process of developing a portion of the site at Green Mountain Business Park. The original 163.17 acre site was approved under POADP #555 on May 9, 1997. On August 5, 1998 we also received Development Rights Permit #272.

It is my understanding that Article 7 of the UDC, "Vested Rights and Nonconforming Uses", provides vested rights to a project as of the date the first application for permit is submitted for the development of the project. In order to continue with our development of this site in accordance with our prior approvals, please review the attached application under the premise of our original DRP application and approval dates.

Thank you for your review and approval. We appreciate your cooperation in this and all of our development efforts.

If you have any further comments or questions, please do not hesitate to contact me.

Respectfully submitted,

Julia M Scott

Julia Scott, E.I.T.
Project Manager

Enclosures

CC: Lara Schoenenberger, E.I.T.

TEXAS OFFICE: 1000 Central Parkway N. • Suite 150 • San Antonio, TX 78232 210/495-1090 • FAX: 210/495-1091
NEW JERSEY OFFICE: 94 Stemmers Lane • Westampton, NJ 08060 • 609/871-6200 • FAX: 609/871-8345

Bury+Partners
Consulting Engineers and Surveyors

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 27 AM 10: 57

Bury+Partners-SA, Inc.
10000 San Pedro Ave., Ste. 100
San Antonio, Texas 78216
(210) 525-9090 - Telephone
(210) 525-0529 - Fax

Letter of Transmittal

To:	Mr. Tom Chute	*Project No.:*	162-06.20
Company:	City of San Antonio – Planning Department, 3rd Floor	*Date:*	03/26/03
Address:	114 W. Commerce	*cc:*	
	San Antonio, Texas 78283		
Re:	Green Mountain Business Park		

☐ Delivery ☐ Overnight ☐ Pick-Up ☒ Courier ☐ U.S. Mail

Quantity	*Description of Item(s)*
1	Vested Rights Permit Application
1	POADP #555
1	Plats (Green Mountain Business Park, Units-1, 2, & 7)
1	Letter
1	Check Stub
1	DRP #272
1	Vicinity Maps

VRP 03-02-026 file

~Notes~

Tom,
I have included several plats out of POADP #555. As per our telephone conversation, I am re-submitting without an additional fee.

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: *Bill Fey, E.I.T.* BF/GC

CONCORDIA CONSTRUCTION, LTD. 3337

Vendor: City of San Antonio

Invoice #	Invoice Date	Description	Amount
103003	1/30/03	#263-Vested Rights Permit App. Fee	$160.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND INVISIBLE FLUORESCENT FIBERS. VIEW UNDER BLACK LIGHT

PAR 100475 09945 2002.07.16

CONCORDIA CONSTRUCTION, LTD.
1000 CENTRAL PARKWAY NORTH, SUITE 150
SAN ANTONIO, TX 78232
PHONE: 210-495-1090

FROST NATIONAL BANK
SAN ANTONIO, TX
30-9/1140

Check Number 3337

Date: 1/30/03

Pay the amount of: One Hundred Sixty Dollars and 00/100**********$160.00

PAY TO THE ORDER OF:

City of San Antonio

VRP # 03-02-023

Edward J. Dolan MP
AUTHORIZED SIGNATURE

MICRO-PRINT SIGNATURE LINE - MAGNIFY TO VIEW

⑈003337⑈ ⑆114000093⑆ 07 4608844⑈

Permit File: # 03-02-023
Assigned by city staff

Date:_____

City of San Antonio use

☐ **Approved** ☒ **Disapproved**

Review By: _____ Date: Feb 28, 2003
Assistant City Attorney

POADP HAS EXPIRED
WAS Plat ever filed?

Comments:_____

October 1,2002