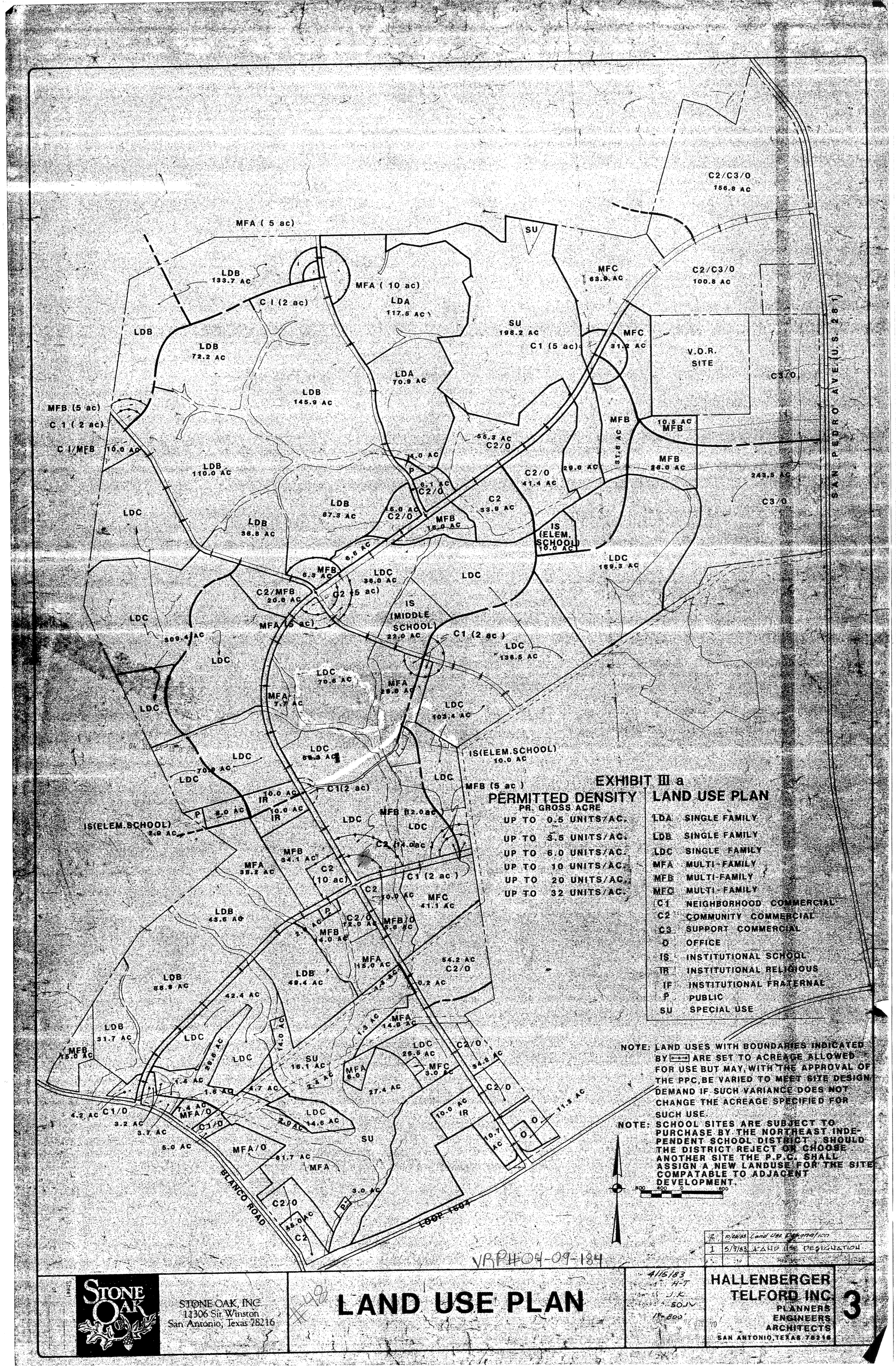
EXHIBIT III a
PERMITTED DENSITY
PR. GROSS ACRE
UP TO 0.5 UNITS/AC.
UP TO 3.5 UNITS/AC.
UP TO 6.0 UNITS/AC.
UP TO 10 UNITS/AC.
UP TO 20 UNITS/AC.
UP TO 32 UNITS/AC.
LAND USE PLAN
LDA SINGLE FAMILY
LDB SINGLE FAMILY
LDC SINGLE FAMILY
MFA MULTI-FAMILY
MFB MULTI-FAMILY
MFC MULTI-FAMILY
C1 NEIGHBORHOOD COMMERCIAL
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)
BLANCO ROAD
LOOP 1604
V.O.R. SITE
VRP#04-09-184
STONE OAK
STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216
LAND USE PLAN
4/15/83
H-T
J.K.
SOJV
1"=800'
HALLENBERGER TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216
3

Permit File # 04-09-184

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 24 AM 8:23

Permit File: # 04-09-184
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: Michael Espensen

Phone: 4948476 **Fax:** 490 2841

Address: 19206 Huebner Rd Suite 200

City: SA **State:** Tx **Zip code:** 78258

Engineer/Surveyor: _____

Address: _____ **Phone#:** _____

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

(b) Name of Project: Stonehue PUD

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

~~Bex~~ Being 5.671 acres Parcel NCB 19221 City of San Antonio, Bexar County Texas Out of "The Beaty, Seale, and Fairwood Survey No 11 Abstract No 114 and being out of 82.471 acre Tract recorded in vol. 5548 page 2023 of the real property records of Bexar County Texas and being out of a 16.433 acre Tract recorded in vol 7838 page 974,

7/14/04

Permit File # 04-09-184

Council District 9 ETJ _____ Over Edward's Aquifer Recharge? (✓) yes ( ) 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 250,000

(e) Total area of impervious surface, in square feet 200,000

(f) Number of residential dwellings units, by type; 0

(g) Type and amount of non-residential square footage; office 45,000 ft

(h) Phases of the development, (If Applicable); NA

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
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4. **What is the date the applicant claims rights vested for this Project?** 5/9/83

(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?**

Parking lot and 5 office buildings

5. **By what means does the applicant claim rights vested for this Project?** ***Please specify all that may be applicable.***

- **PERMIT**

Type of Permit: LAND USE PLAN **Date of Application:** 5/9/83

Permit Number: 48 **Date issued:** _____

Expiration Date: _____ **Acreage:** 2500 ±

Permit File # 04-09-184

- **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 **#** 48

Date accepted: 5/9/83 **Expiration Date:** _____ **MDP Size:** 2500 **acres**

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

Name: _____ **#** _____

Date accepted: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 24 AM 8:23

- **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**

_____

_____

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: Michael Espensen Signature: Michael Espensen Date: 9/20/04

Sworn to and subscribed before me by Michael Espensen on this 20th day of September in the year 2004, to certify which witness my hand and seal of office.

JANET L. VRZALIK
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
OCTOBER 1, 2007

Janet L Vrzalik
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-09-184
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 requested. As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.

Approved

Development Rights

Permit # 064

Expires Sept 1, 2007

Issued by: Eli

Approved

Development Rights

Permit # 064

Expires Sept 1, 2007

Issued by: Eli

#48

LANDS

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3230627

AMT ENCLOSED _____

AMOUNT DUE	800.00
INVOICE DATE	9/23/2004
DUE DATE	9/23/2004

50-04-5573
MICHAEL ESPINSEN
19206 HUEBNER RD, STE 200
SAN ANTONIO, TEXAS 78258

PHONE:(210)494-8476

VRP#04-09-180, VRP#04-09-181, VRP#04-09-182, VRP#04-09-183, VRP#04-09-184

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/23/2004	3230627	50-04-5573	9/23/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT RIGHTS	800.00

PAID
SEP 23 2004
MP#3

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/23/2004		VISA	5 TOTAL VRP'S
END	09/23/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	800.00	0.00	800.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

C I T Y O F S A N A N T O N I O

DS-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

04-09-184

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:

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 24 AM 8:23

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 **Date:** 9/24/04