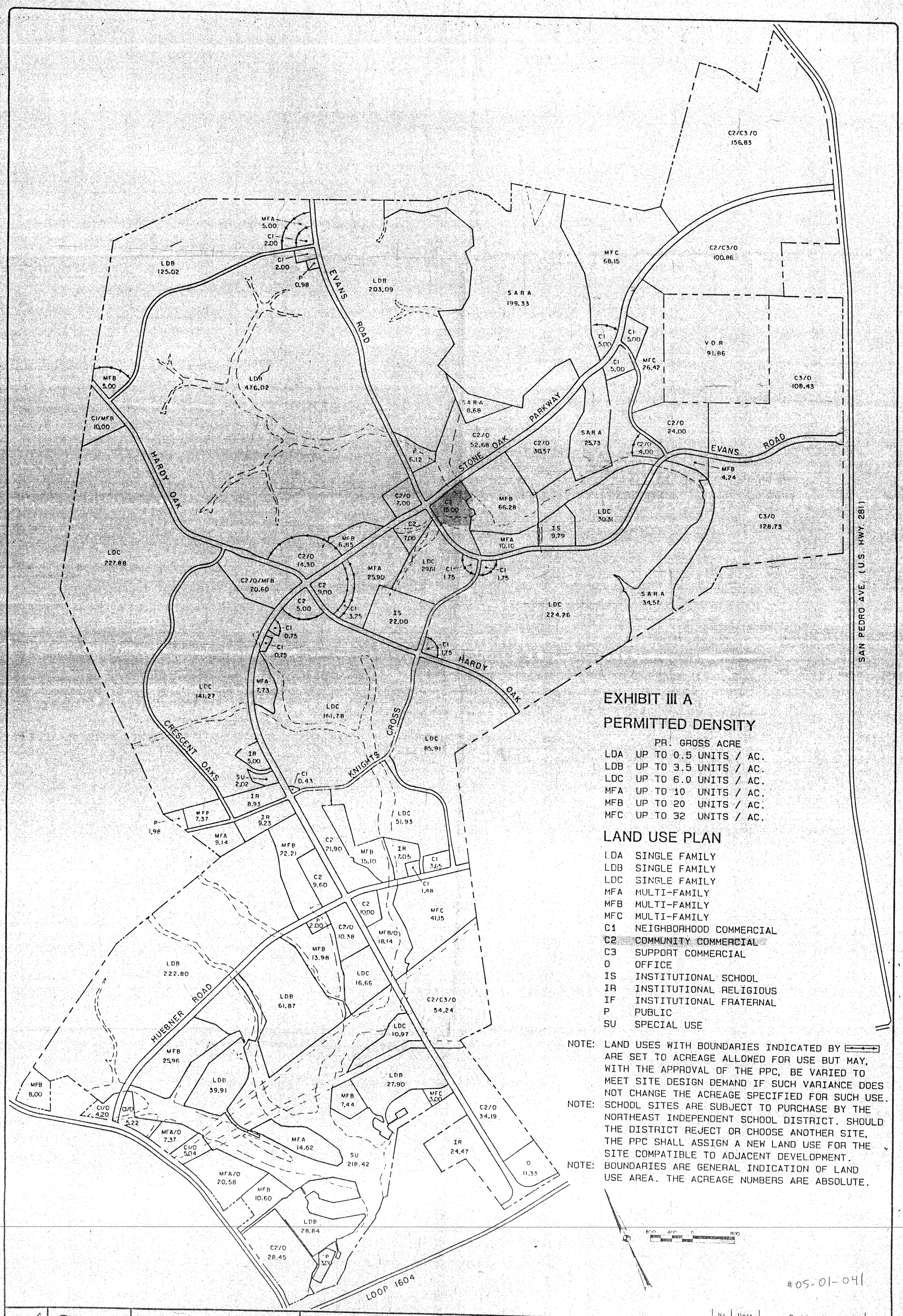


EXHIBIT III A

PERMITTED DENSITY

PR. GROSS ACRE

LDA	UP TO 0.5 UNITS / AC.
LDB	UP TO 3.5 UNITS / AC.
LDC	UP TO 6.0 UNITS / AC.
MFA	UP TO 10 UNITS / AC.
MFB	UP TO 20 UNITS / AC.
MFC	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 PPC SHALL ASSIGN A NEW LAND USE FOR THE SITE COMPATIBLE TO ADJACENT DEVELOPMENT.

NOTE: BOUNDARIES ARE GENERAL INDICATION OF LAND USE AREA. THE ACREAGE NUMBERS ARE ABSOLUTE.

Sheet 2

STONE OAK.

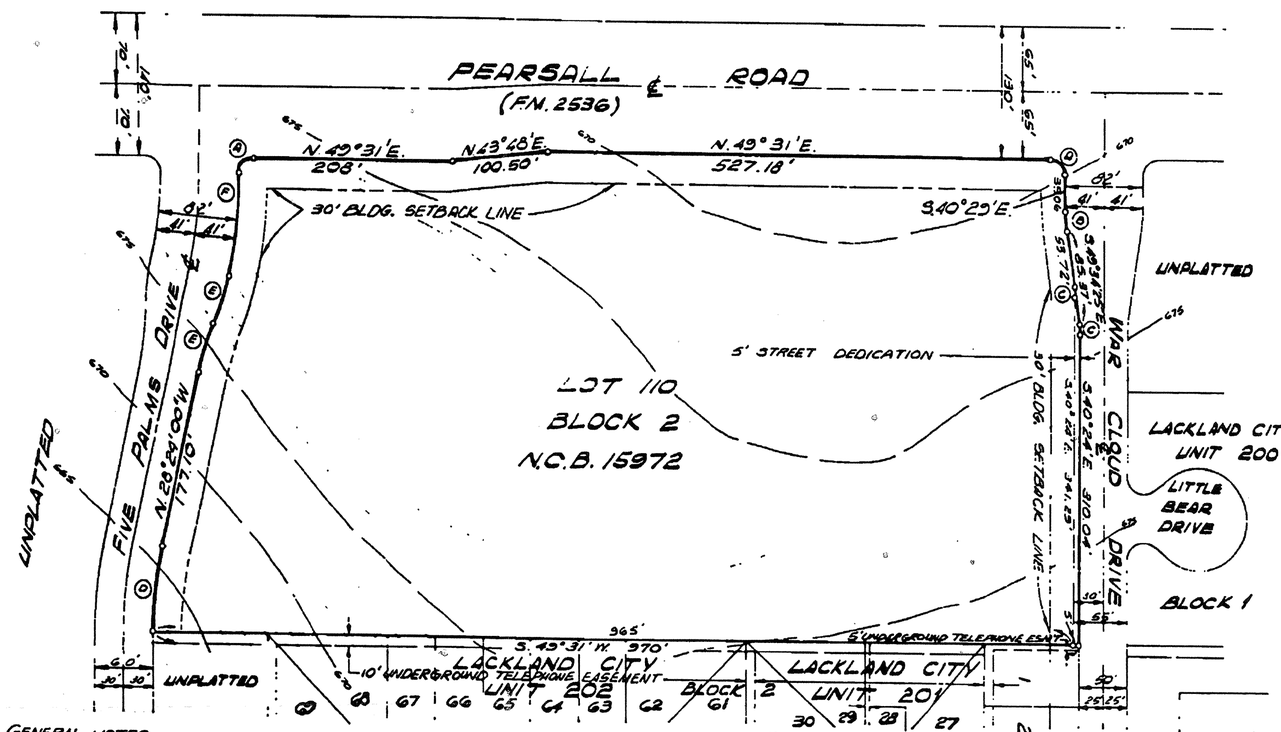
LAND USE PLAN

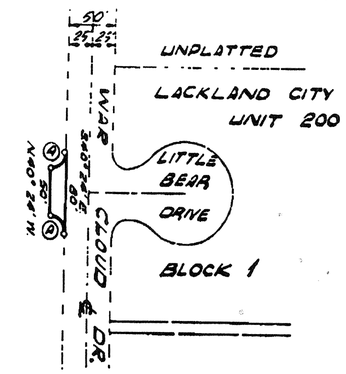
Date
Designed by
Drawn by
Checked by
Scale

No	Date	Revisions	App

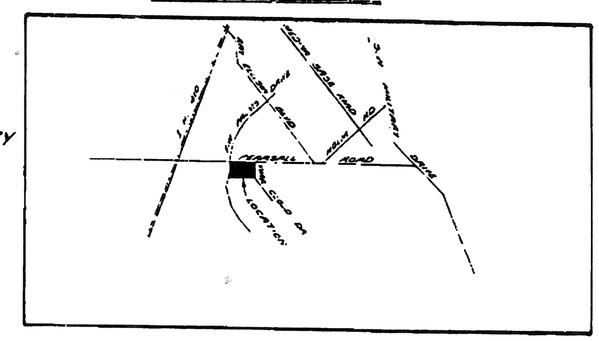
HALLENBERGER/ TELFORD INC.
Planners
Engineers

Drawing No. 3





VACATING PLAT



LOCATION MAP

GENERAL NOTES
1 CURVES INDICATED
2 C.P.S.B. STATEMENT

THE CITY OF SAN ANTONIO AS A 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND 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, FENCES OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS

CURVE DATA

NO.	RADIUS	ANGLE	TANGENT	LENGTH
A	15.00'	90°00'00"	15.00'	23.56'
B	125.00'	09°05'25"	9.94'	19.83'
C	75.00'	09°05'25"	5.96'	11.90'
D	400.00'	12°05'00"	42.34'	84.36'
E	230.02'	12°33'17"	25.30'	50.40'
F	471.00'	12°05'00"	49.85'	99.33'

Replat In: Vol: 9514 Pg. 74

W. F. CASTELLA & ASSOCIATES, INC.
Consulting Civil Engineers & Surveyors

31782
LOYD

Filed for record 19 December A.D. 1972 2:54 P.M.
Recorded & Indexed 2 January A.D. 1973 10:03 A.M.
County Clerk, Bexar County, Texas
By Ruth B. Denny Deputy

VACATING & RESUBDIVISION PLAT
OF
LACKLAND CITY COMMERCIAL SITES
BEING UNIT 3

13th December 72
Wm. M. Hughes, Jr.
Edward F. Gaines

STATE OF TEXAS
COUNTY OF BEXAR
I, W. F. CASTELLA, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SAN ANTONIO, TEXAS.
DATED THIS 20TH DAY OF NOVEMBER, A.D. 1972
W. F. CASTELLA
REGISTERED PROFESSIONAL ENGINEER
Mildred R. Cattier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, W. F. CASTELLA, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SAN ANTONIO, TEXAS.
DATED THIS 20TH DAY OF NOVEMBER, A.D. 1972
W. F. CASTELLA
REGISTERED PROFESSIONAL ENGINEER
Mildred R. Cattier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

REPLAT IN VOL. 9515 PG. 61

300936 DEC 19 1972 VOL 6900 PG 418

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN -6 AM 8:26

05-01-040

Permit File # 05-01-040

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement APPLICATION

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
05 JAN -6 AM 8:26

Permit File: # 05-01-040
Assigned by city staff

Date: 1-4-04

☒ **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: Keystone Properties

Phone: 918-682-9033 **Fax:** 918-687-6032

Address: 1918 North 11th

City: Muskogee **State:** OK **Zip code:** 74402

Engineer/Surveyor: Hallenberger Engineering

Address: 206 E. Ramsey

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

(b) Name of Project: Family Dollar – Pearsall Rd

(c) (k) Site location or address of Project and Legal description: 8.0612 acres of Lot 110, Block 2, NCB 15972, Lackland City Commercial Sites Unit 3, recorded in Volume 6900, Page 118.

Permit File # 05-01-040

Council District 4 **ETJ** n **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 351,146 square feet

(e) Total area of impervious surface, in square feet 263360 square feet (75%)

(f) Number of residential dwellings units, by type; n/a

(g) Type and amount of non-residential square footage; Commercial – 87,787 square feet

(h) Phases of the development, (If Applicable n/a

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN 3 AM 8 26

4. **What is the date the applicant claims rights vested for this Project?** 1-2-1973

(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?

No construction to date

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 # 05-01-040

- **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: _____ **#** _____

Date accepted: _____ **Expiration Date:** _____ **MDP Size:** _____ **acres**

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

Name: _____ **#** _____

Date accepted: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN -6 AM 8 20

- **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: Lackland City Commercial Sites Unit 3 **Plat #** n/a **Acreage:** 9.9 ac

Approval Date: 12-13-72 **Plat recording Date:** 1-2-73

Expiration Date: n/a **Vol./Pg.** Vol 6900 Page 118

(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: Bill Evans Signature: _____ Date: 1-5-05

Sworn to and subscribed before me by BILL EVANS on this 5TH day of JANUARY in the year 2005, to certify which witness my hand and seal of office.

ZACHARY BERRY
MY COMMISSION EXPIRES
May 30, 2006

_____
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-01-040
Assigned by city staff

Date: 1/25/05

☐ **Approved** ☒ **Disapproved**

Review By: _____ Date: _____
Development Services Department

Comments: The application does not indicate that a specific project existed in 1973 for the subject tracts. Second, if it is determined that a project existed in 1973, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code and Article VII of the UDC.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.

ARCON, INC.

17647

ARCON, INC.
1918 N. 11TH STREET
MUSKOGEE, OKLAHOMA 74401
(918) 682-9033

FIRST NATIONAL BANK
FORT SMITH, ARKANSAS

81-31/829

CHECK NO. 17647

DATE 1-5-2005

AMOUNT 500 00/

PAY TO THE ORDER OF City of San Antonio

AUTHORIZED SIGNATURE

Security features. Details on back.

05 JAN -5 AM 8:26

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Permit File # 05-01-040

City of San Antonio use

Permit File: # 05-01-040
Assigned by city staff

Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN -6 AM 8:26

☐ **Approved** ☐ **Disapproved**

Review By: _____ Date: _____
Development Services Department

Comments: _____