



City of San Antonio, Texas

Department of Development Services

December 6, 2006

Connie L. Basel
Brown, P. C., Attorneys at Law
112 E. Pecan Street
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-11-006 (Cactus Bluff Commercial III)

Dear Ms. Basel:

We have reviewed your application for Vested Rights that was submitted on November 8, 2006. Based on the information provided the following are our official findings:

Applicant may have rights effective June 5, 1985 consistent with MDP #048 for 2.856 acres of commercial development when a site plan and Fair Notice Form are submitted prior to any applications for plat approval.

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. If you have any further questions please contact Michael Herrera at 207-7038.

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

PICKED UP BY: Connie Basel

DATE: 12/6/06

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL



PAUL M. JUAREZ
OF COUNSEL

112, E. PECAN STREET
SUITE 1490
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

October 25, 2006

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand Delivery

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand Delivery

Re: Vested Rights for a 2.856-Acre Tract of Land, Generally Located Southwest of the Intersection at Stone Oak Parkway and U.S. Hwy 281, San Antonio, Bexar County, Texas (the "Subject Property"); Our File No. 9001.016

Dear Messrs. Herrera and Hart:

Attached please find a Vested Rights Application for the above-referenced property (the "Subject Property"). This request is made pursuant to provisions of the City of San Antonio's (the "COA") Unified Development Code (the "UDC"), Chapter 35, Article 7, Division 2 ("Vested Rights"). The purpose of this correspondence is to request COA's acknowledgement of "vested rights" as of June 5, 1985 for a commercial land use on a 2.856-Acre tract of land, based on Stone Oak Preliminary Overall Area Development Plan No. 48 ("Stone Oak POADP No. 48") and various plats approved by COA pursuant to such POADP.

The Subject Property is a 2.856-Acre tract, more specifically described as New City Block 19219, Block 25, Lots 6 and 7, Bexar County, Texas, and as further illustrated on approved Plat No. 020383 (the "Subject Property", *see* Exhibit 2: "Cactus Bluff Commercial III"). The Property is wholly included within Stone Oak POADP No. 48, which was originally validated by virtue of Plat No. 850222 (the "Summit of Stone Oak").

The Stone Oak POADP No. 48 constitutes the first "permit" in a series of permits necessary for the development of the Subject Property as that term is contemplated by Chapter 245 of the Texas Local Government Code (the "Code"). Perhaps more importantly, Stone Oak POADP No. 48 has always authorized the development of the Property for a commercial use (the "Project") (*see* Exhibit 3: "Stone Oak POADP No. 48"). The Subject Property is also currently zoned "C-3 ERZD", which expressly permits a commercial land use on the Property (*see* Exhibit 4).

VRP# 07 - 11 - 006

11-08-06A10:45 RCVD

Mr. Michael Herrera
Mr. Norbert Hart
October 25, 2006
Page 2

The following is a sample of plats that have been filed with and approved by COSA pursuant to Stone Oak POADP No. 48; such plats are hereby submitted as evidence of "progress" toward completion of the Project pursuant to the City Attorney's interpretation of Section 245.005 of the Code:

- i) Plat No. 000151 approved on December 13, 2000;
- ii) Plat No. 010171 approved on November 14, 2001;
- iii) Plat No. 010137 approved on January 9, 2002;
- iv) Plat No. 020383 approved on March 26, 2003; and,
- v) Plat No. 040399 approved on October 13, 2004.

Please note that COSA has already issued Development Rights Permit No. 243, which grants "development rights" for the entire Stone Oak POADP No. 48 area (including the Property) dating back to June 5, 1985 (*see* Exhibit 5). Moreover, COSA has already issued Vested Rights Permit No. 02-01-059, which acknowledges "vested rights" pursuant to Chapter 245 of the Code for the entire Stone Oak POADP No. 48 area (including the Property) dating back to June 5, 1985 (*see* Exhibit 6). As you know, the UDC requires continued recognition of previously-issued "development rights" and the Code requires continued recognition of "vested rights" – simply stated, the purpose of this correspondence is to re-acknowledge "vested rights" for a specific tract of land within a larger area for which "development rights" and "vested rights" have already been acknowledged.

In conclusion, Stone Oak POADP No. 48 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Property, which has always been included within such POADP. Stone Oak POADP No. 48 has authorized the commercial Project from its inception, and has not become dormant by virtue of the approval of the plats listed herein. Finally, the facts summarized in this correspondence have been previously reviewed and acknowledged by COSA, as evidenced by Development Rights Permit No. 243 and Vested Rights Permit No. 02-01-059.

Included with this correspondence, please find enclosed a check for \$500.00 to cover the costs of processing this application and duplicate copies of the following:

- 1) Vested Rights Permit Application;
- 2) Cactus Bluff Commercial III, Plat No. 020383;
- 3) Stone Oak POADP No. 48;
- 4) COSA Zoning Map;
- 5) COSA Development Rights Permit No. 243; and,
- 6) COSA Vested Rights Permit No. 02-01-059.

Please do not hesitate to contact me should you have any questions regarding this matter.

VRP# 07 - 11 - 006

11-08-06A10:45 RCVD

Mr. Michael Herrera
Mr. Norbert Hart
October 25, 2006
Page 3

Sincerely,

BROWN, P.C.

By: 
Connie L. Basel

CLB/ea
Enclosures: As stated

VRP#07-11-006

11-08-06A10:45 RCVD



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION



Permit File: # _____
Assigned by city staff

Date: October 25, 2006

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: Brown, P.C, Attorneys at Law
 Phone: (210) 299-3704 Fax: (210) 299-4731
 Address: 112 E. Pecan Street, Suite 1490
 City: San Antonio State: Texas Zip code: 78205
 Engineer/Surveyor: Raymond Tarin of Cude Engineers
 Address: 10325 Bandera Road
 City: San Antonio State: TX Zip Code: 78250
 Name of Project: Cactus Bluff Commercial III

(b) Site location or address of Project and Legal description: A 2.856-Acre tract, more specifically described as New City Block 19219, Block 25, Lots 6 and 7, Bexar County, Texas, as further illustrated on approved Cactus Bluff Commercial III Plat No. 020383.

(c) Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (X) yes () no
VRP# 07-11-006

11-08-06A10:45 RCVD

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.*

- (a) Total land use, in square feet; ± 124,407.36 S.F. (±2.856 Acres)
- (b) Total area of impervious surface, in square feet; ± 111,966.62 S.F.
- (c) Number of residential dwellings units, by type; N/A
- (d) Type and amount of non-residential square footage; ± 223,933.25 S.F. (commercial)
- (e) Phases of the development, (If Applicable); N/A

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

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."

5. What, if any, construction or related actions have taken place on the property since that date?

N/A

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

● **PERMIT**

11-08-06A10:46 RCVD

Type of Permit: _____ Date of Application: _____
 Permit Number: _____ Date issued: _____
 Expiration Date: _____ Acreage: _____

● **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 Preliminary Overall Area Development Plan #048

Date accepted: 6/5/1985 Expiration Date: 9/1/2007 MDP Size: 4,300 acres

● **P.U.D. PLAN** **VRP # 07 - 11 - 006**

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

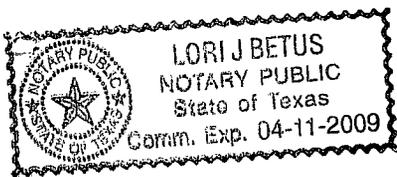
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

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: **Connie L. Basel** Signature: Connie L. Basel

Date: October 25, 2006

Sworn to and subscribed before me by Connie L. Basel on this 24th day of October in the year 2006, to certify which witness my hand and seal of office.



Lori J. Betus
Notary Public, State of Texas

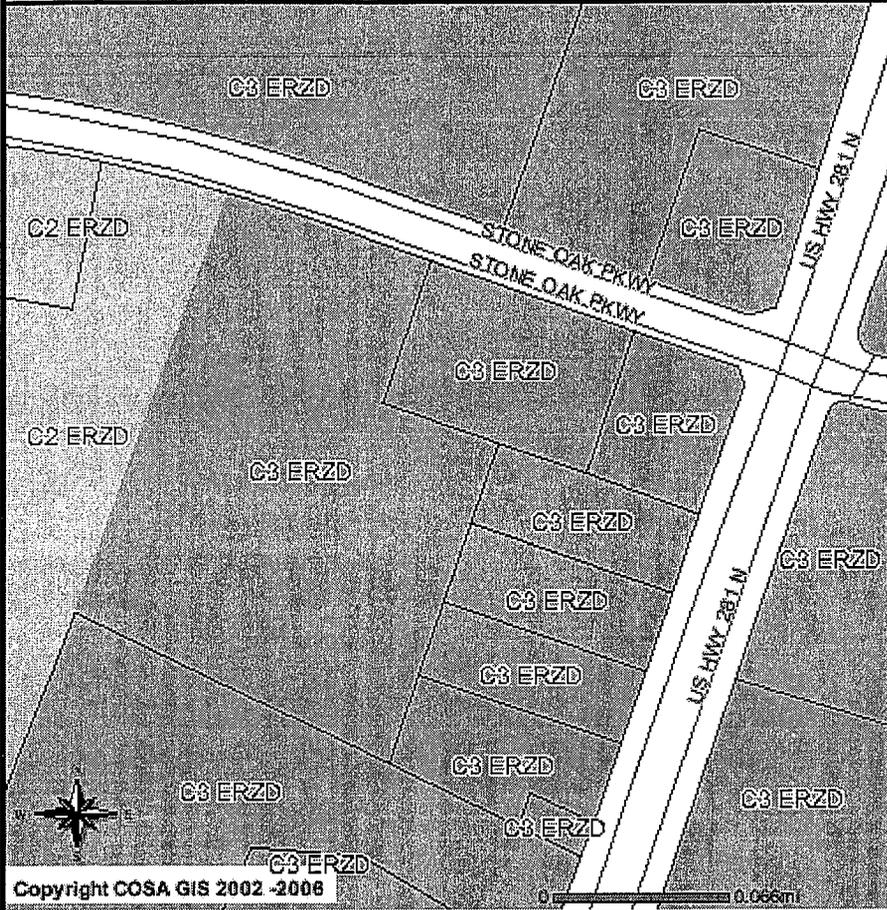
VRP# 07 - 11 - 006

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EXHIBIT

4

ArcIMS HTML Viewer Map



11-08-06A10:46 RCVD

VRP# 07-11-006

EXHIBIT 3

VRP#07-11-006

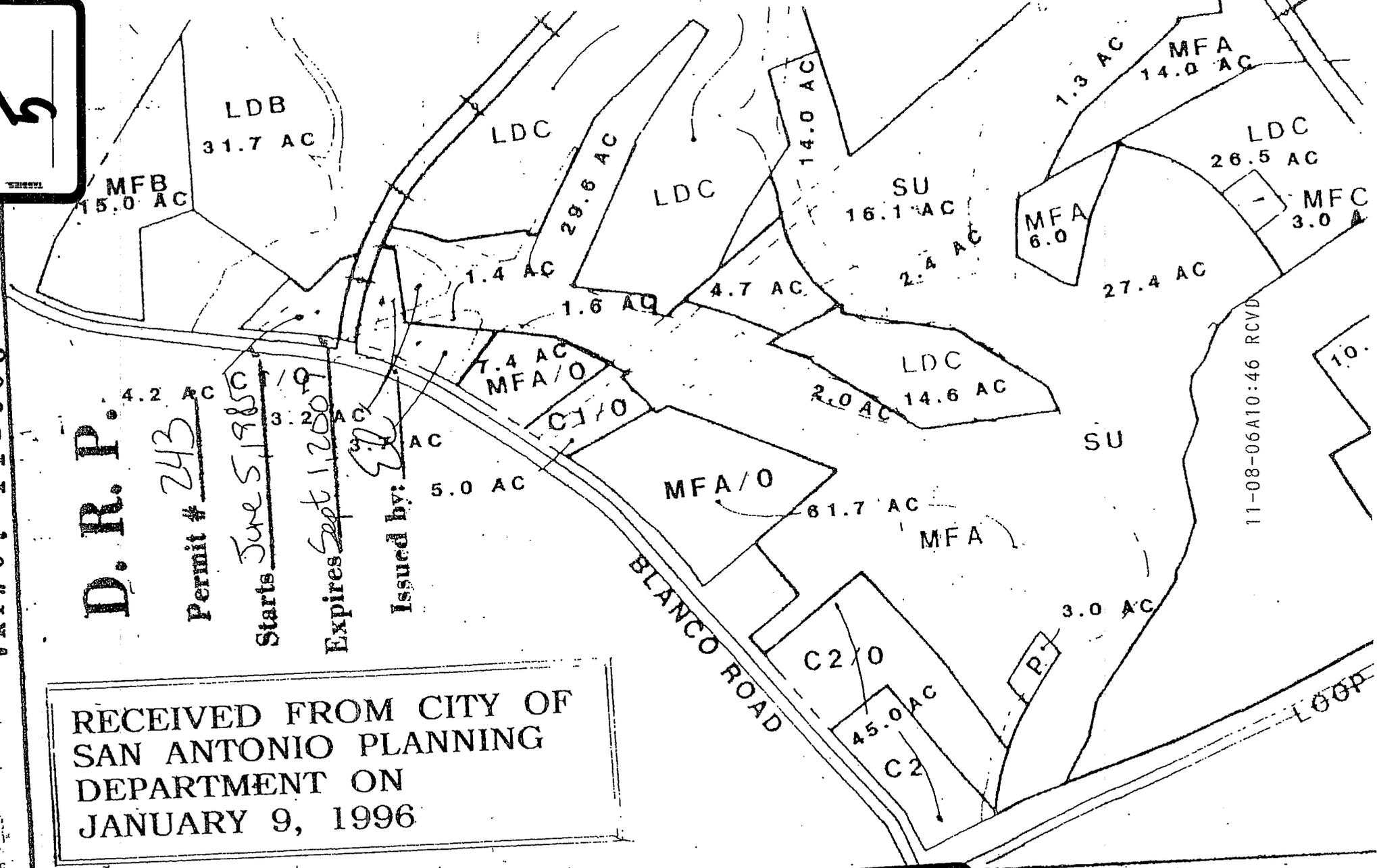
D. R. P.

Permit # 243

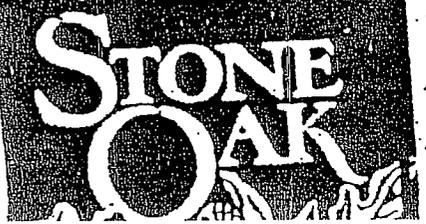
Starts June 5, 1985

Expires Sept 1, 2009

Issued by: [Signature]



RECEIVED FROM CITY OF SAN ANTONIO PLANNING DEPARTMENT ON JANUARY 9, 1996



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

EXHIBIT 4

LAND U

VRP# 07-11-006

City of San Antonio
New
Vested Rights Permit
APPLICATION



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 15 PM 2:09

VRP-
Permit File: # 02-01-059
Assigned by city staff

Date: January 11, 1991

- 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.
- Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly 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: EARL + BROWN on behalf of FC PROPERTIES ONE, LTD
- Address: 111 SOLEDAD, SUITE 1111
- Zip: 78205 Telephone # 210-322-1500
- Site location or address N. of FM 1604 E. of 281
- Council District 9 ETJ ETJ Over Edward's Aquifer Recharge () yes () no

• MASTER DEVELOPMENT PLAN (MDP) (Formaly 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 # 048
Date accepted: 6/5/85 Expiration Date: NA MDP Size: 4300 acres

• P.U.D. PLAN
Name: _____ # _____

Date accepted: _____

11-08-06A10:46 RCVD

• Plat Application
Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

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



August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 19
PM 2:09

Approved Plat
Plat Name: _____ Plat # _____ Acreage: _____
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: DRP 64 Date issued: _____ Expiration Date: 9/1/07

Acreage: 4300

(Note: Two maps of the area must be provided) - See ROADP ATTACHED

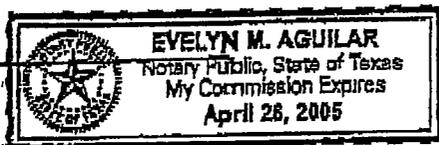
NOTE: Filing a knowingly false statement on this document or any attached document, is a crime under §7.02 and §7.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

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: HABIB H. ERKAN JR. Signature: [Signature] Date: 1-11-02

Sworn to and subscribed before me by on this 11th day of JANUARY 2002 to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use

Approved Disapproved

Review By: [Signature] Date: 2-6-02
Assistant City Attorney

August 17, 2001

Applicant showed Plat filed
None note that vested rights expire with DRP



City of San Antonio
 Development Services Department
Vested Rights Permit Application
Completeness Review



VRP-07-11-006

*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; N/A
 - (g) Type and amount of non-residential square footage; ✓
 - (h) Phases of the development, if applicable; N/A
 - (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."

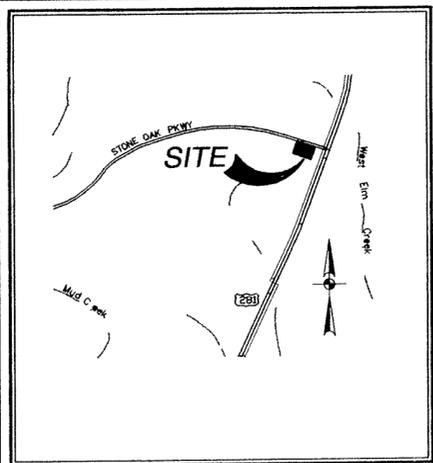
Accepted

Rejected

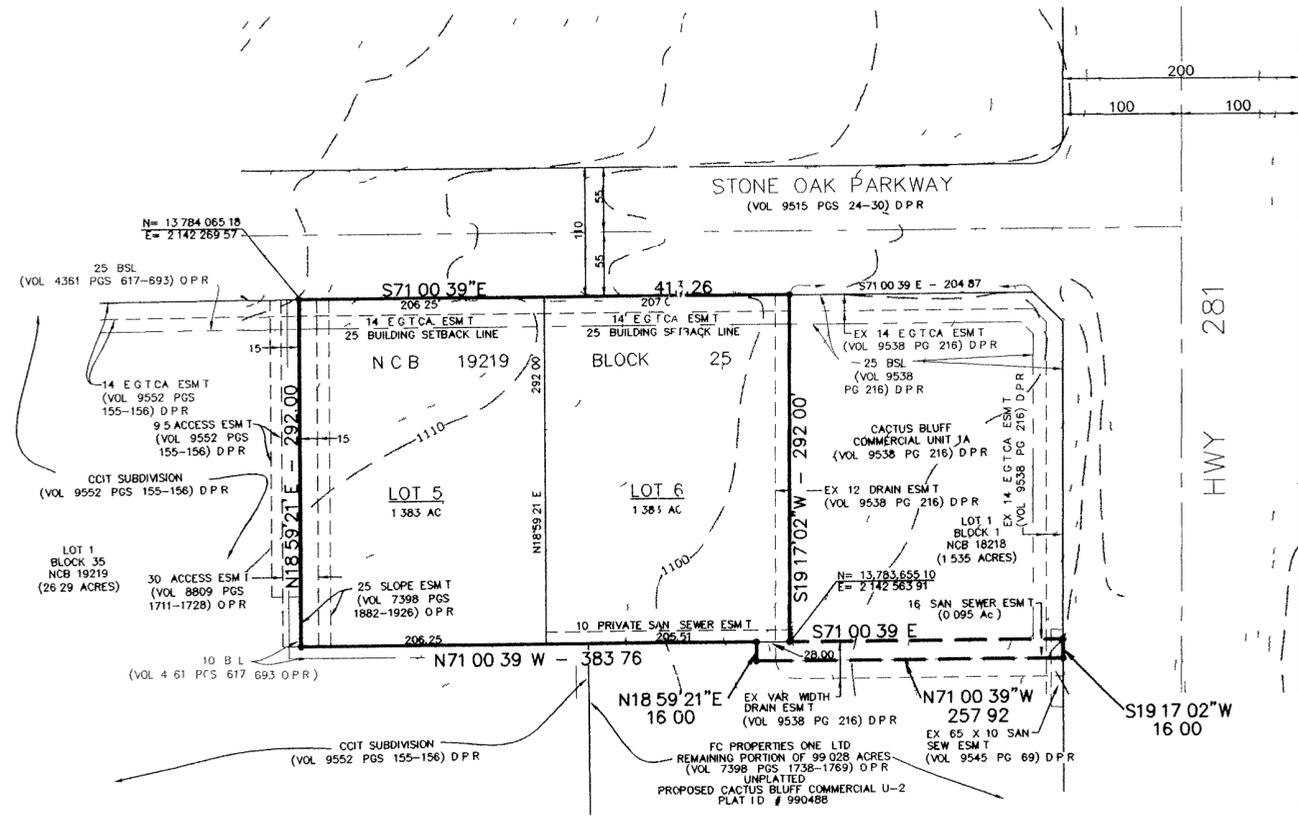
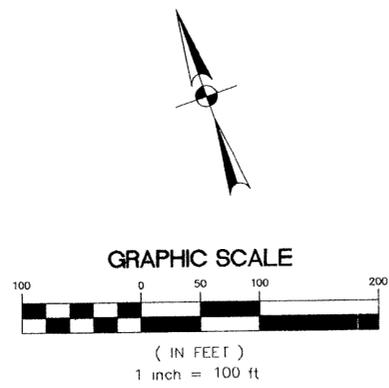
Completeness Review By: *Michael A. Smith* Date: 8 NOV 06

MS

VRP#07-11-006



LOCATION MAP NTS



LEGEND table with symbols for iron pins, electric gas, building setback lines, etc.

PLANNING COMMISSION CITY OF SAN ANTONIO MAR 28 2003 PLAT APPROVED

TECO/RECHARGE ZONE NOTE. This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34 Article VI Division 6 of the San Antonio City Code...

IMPACT FEE PAYMENT DUE WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICES CONNECTION.

NOTE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS UDC 35-506 (r)

- NOTES: 1. 1/2" IRON PINS SET OR FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121. 3. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

DETENTION NOTE NO BUILDING OR DRIVEWAY PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A DRAINAGE AND DETENTION STUDY HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT CITY OF SAN ANTONIO

WASTE WATER EDU NOTE.

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTE 1. The City of San Antonio... 2. Any CPS metary... 3. The plat... u h m t d b d l w

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

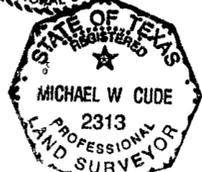
OWNER/DEVELOPER RICK SHELTON FC PROPERTIES ONE LTD 601 SONTERRA SAN ANTONIO TEXAS 78258 TEL NO (210) 490-2500 FAX (210) 490-4465

STATE OF TEXAS COUNTY OF BEAR 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 SAN ANTONIO PLANNING COMMISSION

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY M.W. CUDE ENGINEERS, L.L.C.

REGISTERED PROFESSIONAL LAND SURVEYOR



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000 FAX 210 375 9010

SUBDIVISION PLAT ESTABLISHING CACTUS BLUFF COMMERCIAL III

A 2.861 ACRE TRACT OF LAND OUT OF A 99.028 ACRE TRACT RECORDED IN VOLUME 7398 PAGES 1738-1769 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY TEXAS BEING ALSO OUT OF THE WILLIAM BRISBAN SURVEY NUMBER 89 1/2 ABSTRACT NUMBER 5 COUNTY BLOCK 4900 NEW CITY BLOCK 19219 SAN ANTONIO BEAR COUNTY TEXAS

THIS PLAT OF CACTUS BLUFF COMMERCIAL III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS DAY OF A D

BY CHAIRMAN BY SECRETARY



STATE OF TEXAS COUNTY OF BEAR DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 DAY OF March A.D. 2003

NOTARY PUBLIC BEAR COUNTY TEXAS

STATE OF TEXAS COUNTY OF BEAR

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A D AT M AND DULY RECORDED THE DAY OF A D AT M IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A D

COUNTY CLERK BEAR COUNTY TEXAS BY DEPUTY

Date Mar 07 2003 4:15pm User ID: aprovostr File P:\56115\02\cml\design\p1561502.dwg

VRP#07-11-005

11-08-06A10 30 REV D

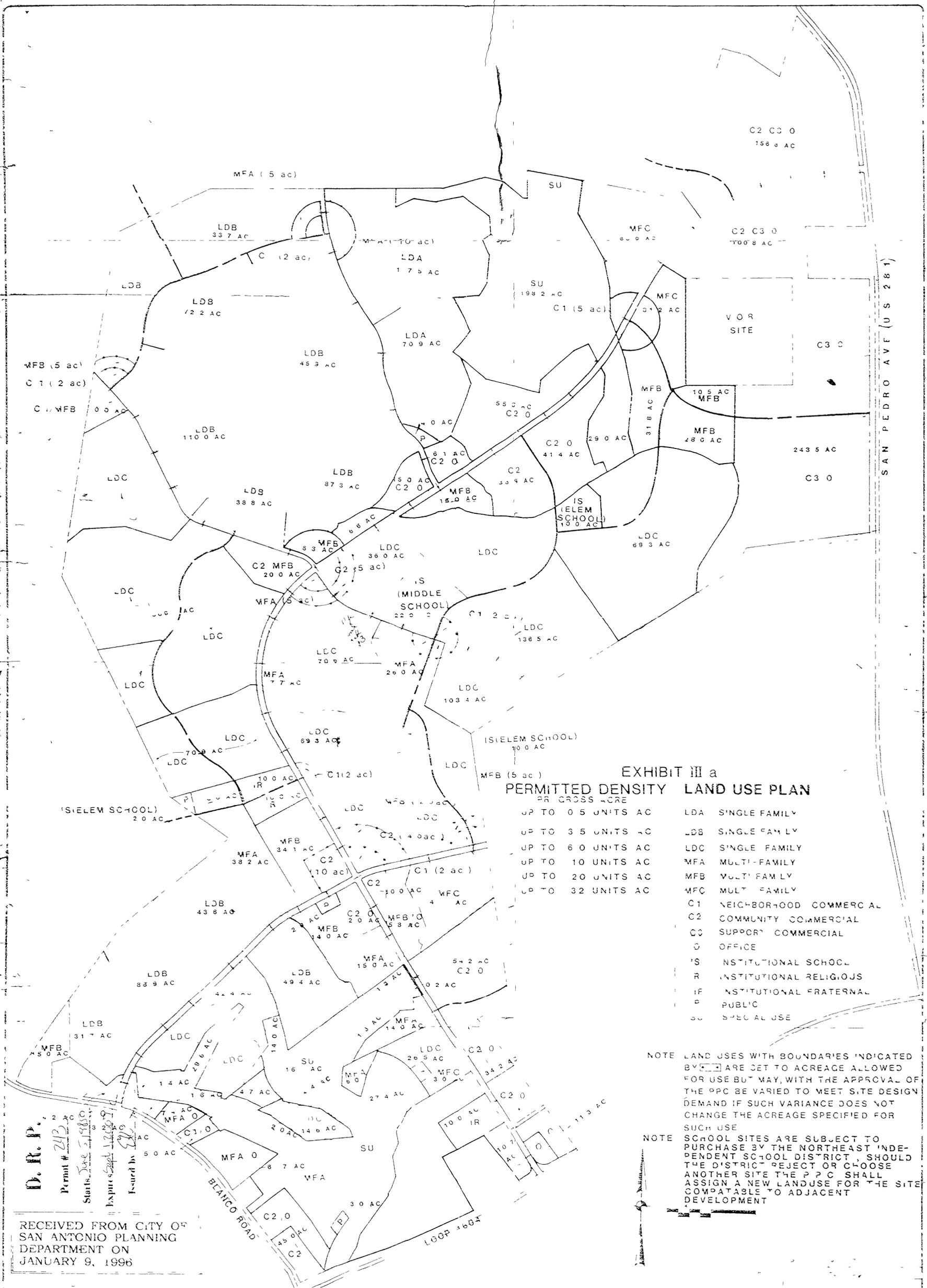


EXHIBIT III a
PERMITTED DENSITY LAND USE PLAN
 PR CROSS ACRE

UP TO 0.5 UNITS AC	LDA SINGLE FAMILY
UP TO 3.5 UNITS AC	LDB SINGLE FAMILY
UP TO 6.0 UNITS AC	LDC SINGLE FAMILY
UP TO 10 UNITS AC	MFA MULTI-FAMILY
UP TO 20 UNITS AC	MFB MULTI-FAMILY
UP TO 32 UNITS AC	MFC MULTI-FAMILY
	C1 NEIGHBORHOOD COMMERCIAL
	C2 COMMUNITY COMMERCIAL
	C3 SUPPORT COMMERCIAL
	O OFFICE
	IS INSTITUTIONAL SCHOOL
	R 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 LANDUSE FOR THE SITE COMPATIBLE TO ADJACENT DEVELOPMENT

D. R. P.
 Permit # 212
 Start Date 7/1/96
 Expires 6/30/97
 Issued by [Signature]

RECEIVED FROM CITY OF SAN ANTONIO PLANNING DEPARTMENT ON JANUARY 9, 1996

LAND USE PLAN

HALLENBERGER TELFERD INC
 PLANNERS
 ENGINEERS
 ARCHITECTS
 SAN ANTONIO TEXAS 78218