

WHEREAS, Owner requests the change of the land use designation for the Affected Property to cause the Master Plan land use designated to conform to the actual, continuous use of the Affected Property, which has been "O" since 1985 or before with vehicular access from Stone Oak Parkway.

WHEREAS, Owner requests a change in the permitted land use of the Affected Property from "LDA" to "O" for continued use of the Affected Property consistent with the permitted use for land designated as "O" as set forth in the Master Plan and that the vehicular non-access easement be removed as to the Affected Property; and

WHEREAS, the Committee has agreed to modify the designated land use for and access to the Affected Property but subject to specific development limitations required by the Stone Oak Architectural Review Committee and the Sonterra Property Owners Association; and

WHEREAS, in accordance with the procedures set forth in the Master Plan, the Committee has determined that Owner is a qualified applicant and the owner of the Affected Property located within Stone Oak and pursuant to the written request of Owner, on the 6th day of December, 2007, the Committee conducted a hearing and determined the following:

1. The Affected Property is subject to the Master Plan; and
2. The Existing Land Use Plan set forth in the Master Plan (as amended) establishes for the Affected Property a land use designation and describes the land uses permitted under such designation in a table of permitted uses set forth therein; and
3. The Master Plan was adopted prior to the Affected Property being subject to the zoning ordinances of the City of San Antonio; and
4. The Affected Property has been continuously used for a commercial office since 1985 or before with vehicular access from Stone Oak Parkway without objection by the Association or the Sonterra Property Owners Association; and
5. Any discrepancies between the Master Plan and the Zoning Map of San Antonio shall be controlled by the more restrictive control unless the Committee determines through its variance procedures that circumstances dictate otherwise; and
6. Owner has requested the Committee to adopt the Revised Land Use Plan to replace the Existing Land Use Plan to modify the permitted use of the Affected Property set forth in the Existing Land Use Plan from "LDA" to "O" for use as permitted by the Master Plan but subject to specific development limitations as contained herein; and
7. The vehicular non-access easement from Stone Oak Parkway as established by the Master Plan is waived and hereby released; and
8. The Committee has determined that the requested land use designation change is compatible with the Master Plan subject to limited development controls and it is in the best interest of the Owner, the Affected Property and the entire Stone Oak Planned Community to adopt the Revised Land Use Plan and approve the requested changes in consideration of the establishment of the limited development controls set forth herein; and
9. Except for the change in the land use designation and waiver of the vehicular non-access easement requested by Owner evidenced by the Revised Land Use Plan, the Affected Property shall otherwise remain subject to the provisions of the Master Plan, and any

improvements to hereafter be made to the existing improvements located on the Affected Property will be in compliance with the requirements of the Master Plan, the Stone Oak Architectural Review Committee and the Sonterra Property Owners Association in accordance with the terms of the Site Restriction and Development Agreement among Owner, the Association and the Sonterra Property Owners Association.

10. With the execution of this Amendment by the PPC and the SOPOA and the granting of the change in the land use designation and waivers herein, the Affected Property, in its current condition on the date hereof, complies with the applicable Master Plan restriction for properties designated as "O" within Stone Oak.

WHEREAS, having made the foregoing determinations, upon motion duly made and seconded, the Committee unanimously approved such request; and

WHEREAS, all requirements for the modification and amendment of the Master Plan have been satisfied in accordance with the requirements of the Master Plan.

NOW, THEREFORE, for and in consideration of the premises and adoption of such premises, the land use designations for the Affected Property pursuant to the Master Plan shall be, and hereby are, changed from the existing land use designation of "LDA" set forth in the Existing Land Use Plan to the land use designation of "O" set forth in the Revised Land Use Plan and the Affected Property shall be allowed such uses as may be permitted therefore under the new land use designations set forth in the Revised Land Use Plan provided that said Affected Property shall be strictly subject to the development limitations set forth herein and to be contained in a Site Restriction and Development Agreement to be recorded in Bexar County, Texas. The Revised Land Use Plan is hereby approved and adopted as to the Affected Property. The vehicular non-access easement in and along the boundary of the Affected Property abutting Stone Oak Parkway is waived and released. The Revised Land Use Plan depicts all of the land use changes heretofore made of the various parcels of property subject to the Master Plan and as are set forth in the records of the Association. The Revised Land Use Plan shall replace the Existing Land Use Plan as to the Affected Property; provided, however, the official records of the Association shall be the final authority as to the then current land use plan for property covered by the Master Plan as land use changes occur from time to time between recordation of composite land use plans.


The adoption of the Revised Land Use Plan and the resulting change in land use designation affected hereby shall run with the Affected Property and shall be binding upon and inure to the benefit of the Affected Property, Owner and its successors and assigns, including without limitation, each future owner of the Affected Property or any portion thereof.


The adoption of the Revised Land Use Plan and the resulting change in land use designation set forth herein shall affect only the Affected Property, and does not change any land use designation for any property other than the Affected Property. Except as expressly amended hereby, the Master Plan, as heretofore amended, shall continue unchanged and in full force and effect, including without limitation the authority of the Committee to make further and additional changes to the land use plan set forth in the Master Plan, as amended hereby. After the execution hereof, the Master Plan shall consist of so much of the Master Plan as is not amended plus all amendments thereto.

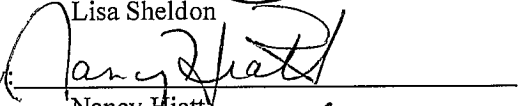
This Third Amendment to the Second Amended and Restated Master Plan may be signed in multiple counterparts, each of which shall constitute an original hereof and all of which, taken together, shall constitute one and the same agreement.

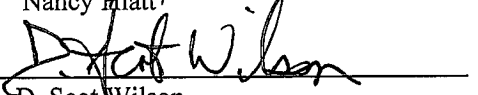
EXECUTED effective as of the 6th day of December, 2007, although not necessarily executed on such date.

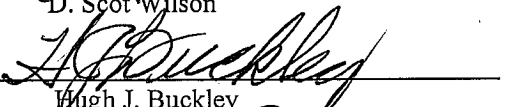
THE STONE OAK PROJECT PLANNING COMMITTEE

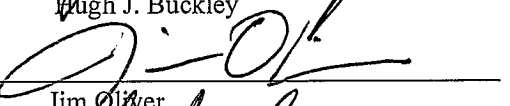
By: 
Rick Sheldon


By: 
Lisa Sheldon

By: 
Nancy Hiatt

By: 
D. Scot Wilson


By: 
Hugh J. Buckley

By: 
Jim Oliver

By: 
Mike Cude

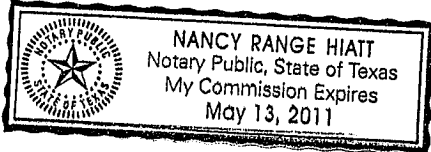
AGREED TO, APPROVED AND ACCEPTED:

THE STONE OAK PROPERTY OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: 
Name: H. J. BUCKLEY
Title: AUTH. AGENT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

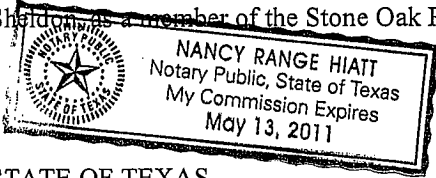
This instrument was acknowledged before me this 15th day of January, 2008, by Rick Sheldon, as a member of the Stone Oak Project Planning Committee.



Nancy Range Hiatt
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

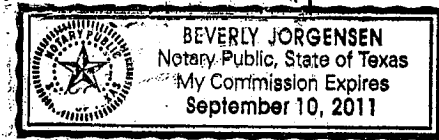
This instrument was acknowledged before me this 15th day of January, 2008, by Lisa Sheldon, as a member of the Stone Oak Project Planning Committee.



Nancy Range Hiatt
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me this 15th day of January, 2008, by Nancy Hiatt, as a member of the Stone Oak Project Planning Committee.



Beverly Jorgensen
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me this 14th day of January, 2008, by D. Scot Wilson, as a member of the Stone Oak Project Planning Committee.



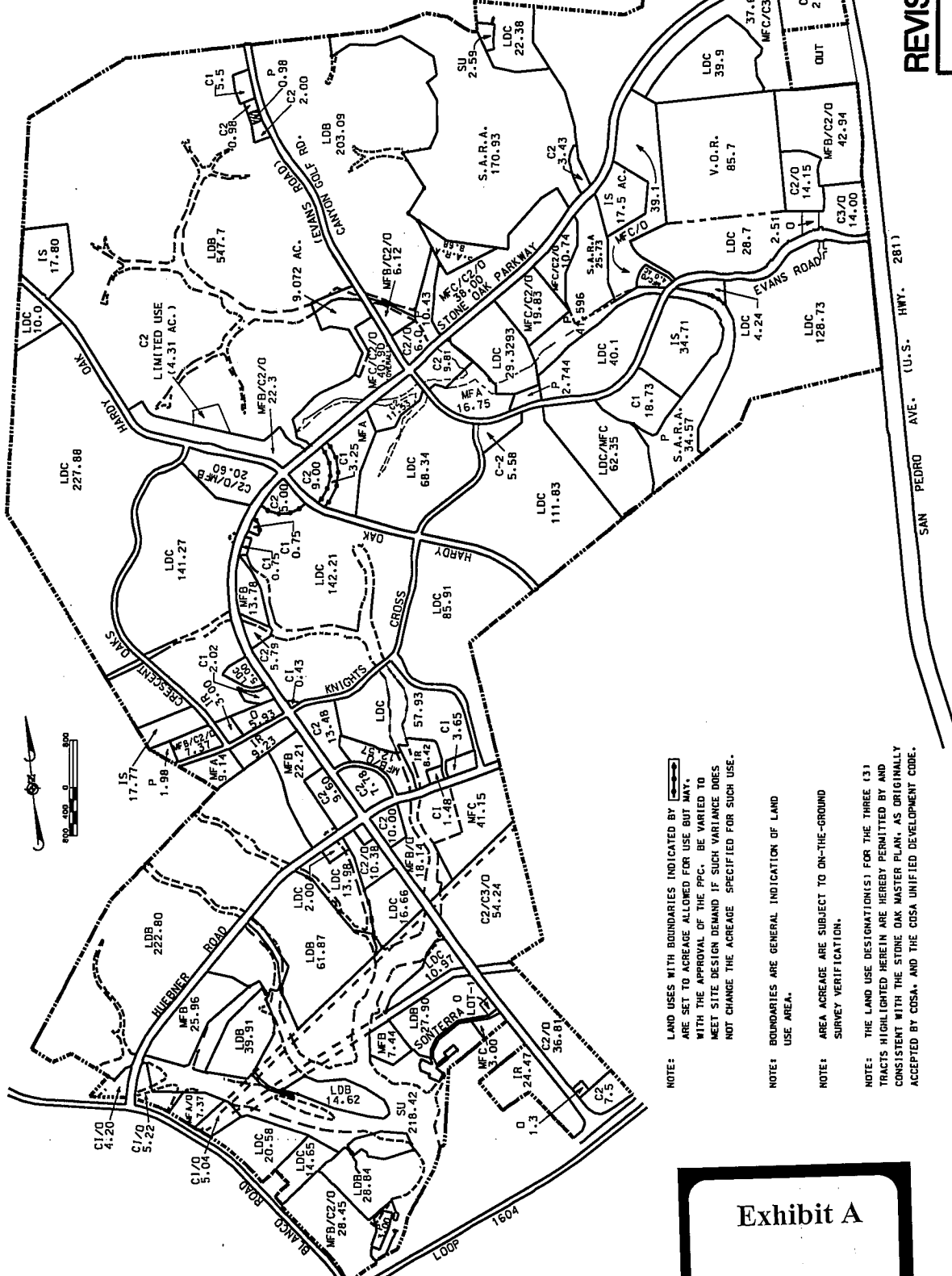
Evelyn K Kirby
Notary Public, State of Texas

**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 [Symbol] ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PFC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: BOUNDARIES ARE GENERAL INDICATION OF LAND USE AREA.

NOTE: AREA ACREAGE ARE SUBJECT TO ON-THE-GROUND SURVEY VERIFICATION.

NOTE: THE LAND USE DESIGNATION(S) FOR THE THREE (3) TRACTS HIGHLIGHTED HEREIN ARE HEREBY PERMITTED BY AND CONSISTENT WITH THE STONE OAK MASTER PLAN, AS ORIGINALLY ACCEPTED BY COSA, AND THE COSA UNIFIED DEVELOPMENT CODE.

Exhibit A

REVISED JANUARY, 2008

**STONE OAK
LAND USE PLAN**

REVISED: AUG. 1999, OCT. 1999, APRIL 2000, AUGUST 2000, FEBRUARY 2001, MARCH 2001
 REPT. 2002, JAN. 2003, AUG. 2005, OCT. 2005, JUNE 2006, JAN. 2008

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 17 2008



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20080011095 Fees: \$44.00
01/17/2008 2:26PM # Pages 8
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.