



**CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

March 8, 2016

**Via Certified Mail No. 70133020000094467848**  
**Return Receipt Requested**

Bigfish On Five, L.P.  
27650 Wild Bloom  
San Antonio, Texas 78260

**RE: TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 22 RIDGESTONE**

Dear Sir/Madam:

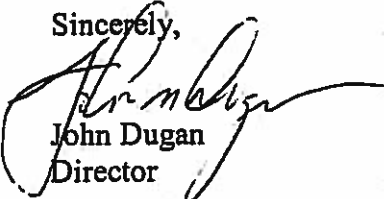
As you are aware, the Ridgestone Developer, Big Fish on Five, L.P. ("Developer"), was found to be in default of its Development Agreement with and between the City of San Antonio, Bexar County, and the Ridgestone TIRZ Board of Directors. The notice of default sent to the Developer on July 14, 2011 cited several breaches by the Developer as grounds for termination of the Agreement.

On August 17, 2011, the City received a letter from Mr. Turner Bowman of the Developer stating that "*CBT Ridge Stone 22, LLC, a subsidiary of City Bank Texas is now the owner of the Development Agreement and should be recognized by the City of San Antonio as the Developer. . .*" Although Nancy Reyes in the City Attorney's Office had some discussions with Carl Friedsam, legal counsel for City Bank, to date, no further action has been taken by any party regarding the Ridgestone TIRZ, the initial notice of default, and or any action by San Antonio City Council accepting the assignment of the Development Agreement.

Due to the above reasons, City staff intends to recommend to City Council that they terminate TIRZ No. 22 in accordance with the Development Agreement, City Ordinance No. 100188, and Section 311.017(a)(1) of the Texas Tax Code.

Please direct any inquiries regarding the potential termination of the Ridgestone TIRZ to Veronica Zertuche, Deputy City Attorney at 207-8994.

Sincerely,

  
John Dugan  
Director

March 8, 2016  
Page 2

cc: Morris Wilcox, Senior Vice President  
5219 City Bank Parkway  
P.O. Box 5060  
Lubbock, Texas 79408

S. Carl Friedsam  
Martin & Drought, P.C.  
Convent Street, Suite 2500  
San Antonio, TX 78205-3789

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March 22, 2016

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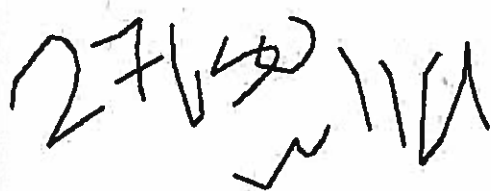
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MAR 08 2006  
Ridge Stone  
V. Zertuche  
78260

Sent to Bigfish On Five, L.P.  
Street, Apt. No. 27650 Wild Bloom  
or PO Box No. San Antonio, Texas 78260  
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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