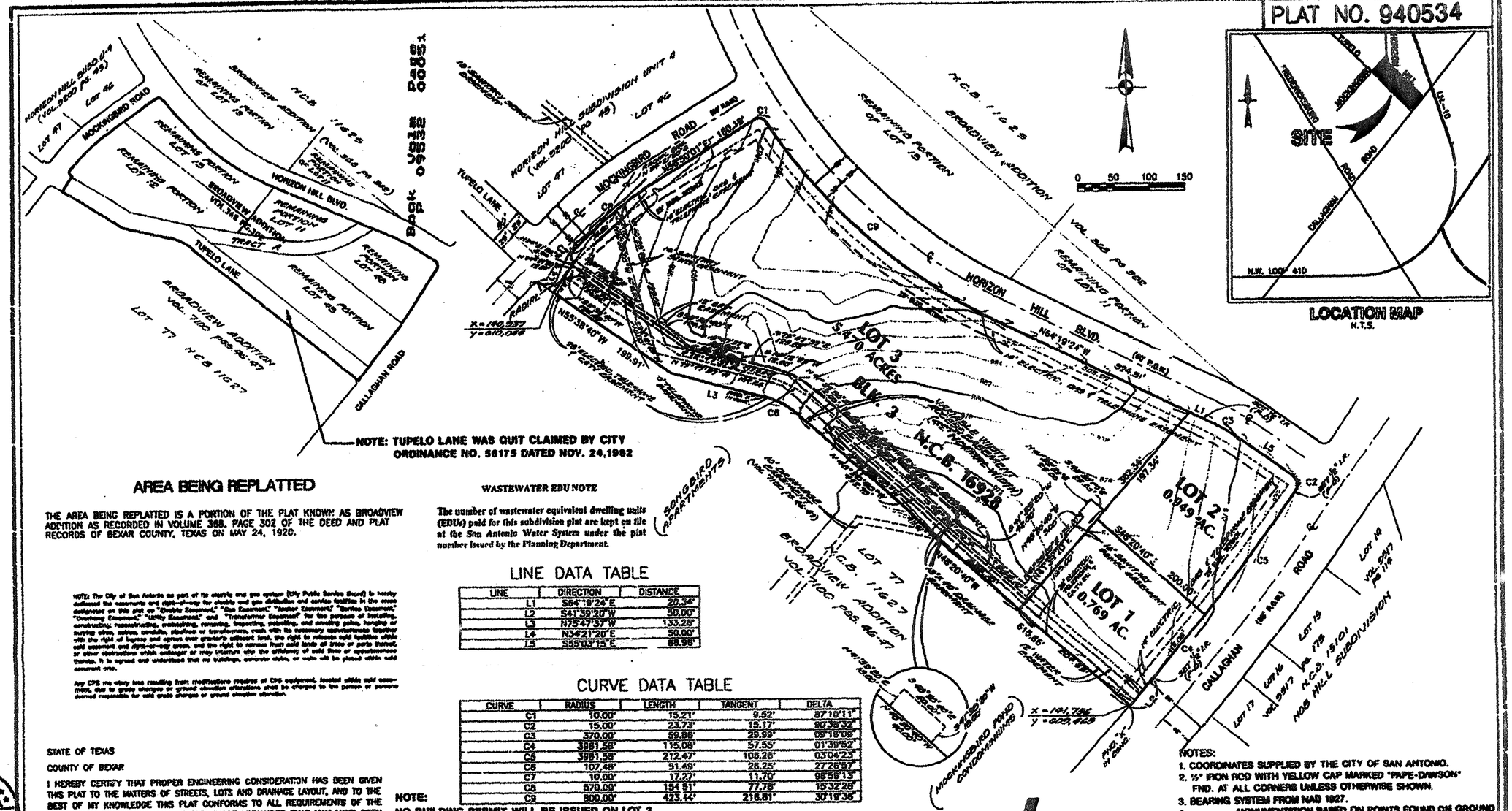
Book 9532 Page 0051
95- 0098305

PLAT NO. 940534



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF THE PLAT KNOWN AS BROADVIEW ADDITION AS RECORDED IN VOLUME 368, PAGE 302 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ON MAY 24, 1920.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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, embedding, removing, inspecting, patrolling, and enabling poles, hanging or burying wires, cables, conduits, structures or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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, or walls will be placed within said easement area.

Any CPS re-string loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

WASTEWATER EDU NOTE

The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department.

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S64°19'24"E	20.34'
L2	S41°39'20"W	50.00'
L3	N75°47'37"W	133.25'
L4	N34°21'20"E	50.00'
L5	S55°03'15"E	68.96'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	10.00'	15.21'	9.52'	87°10'11"
C2	15.00'	23.73'	15.17'	90°38'32"
C3	370.00'	59.86'	29.99'	09°18'09"
C4	3981.58'	115.08'	57.55'	01°39'52"
C5	3981.58'	212.47'	106.28'	03°04'23"
C6	107.48'	51.49'	26.25'	27°26'57"
C7	10.00'	17.27'	11.70'	98°56'13"
C8	570.00'	154.51'	77.75'	15°32'28"
C9	800.00'	423.44'	216.81'	30°19'36"

NOTES:
1. COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO.
2. ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FND. AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. BEARING SYSTEM FROM NAD 1927.
4. MONUMENTATION BASED ON POINTS FOUND ON GROUND AS SHOWN. (8/20/94)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
EUGENE H. DAWSON, JR.
64280
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF MAY A.D. 1995

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10/28/97

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Prudential Trust of Pension
DULY AUTHORIZED AGENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jay S. Jackson, KNOWN TO ME TO BE THE PERSON WHOSE 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 6th DAY OF May A.D. 1995

Marilyn L. Cassidy
NOTARY PUBLIC
SANTA FE COUNTY, NEW MEXICO

My Commission Expires 6-1-96

NOTE:
NO BUILDING PERMIT WILL BE ISSUED ON LOT 3 UNTIL THE SITE GRADING FOR THE PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE DRAINAGE ENGINEER OF THE DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF SAN ANTONIO.

NOTE:
THIS REPLAT DOES NOT REMOVE THE 50' UTILITY EASEMENT CREATED BY THE TUPELO LANE QUITCLAIM ORDINANCE NO. 56175.

REPLAT ESTABLISHING

ST. TROPEZ II
SUBDIVISION

A 7.188 acre tract, being 6.117 acres out of New City Block 11627, Broadview Addition as recorded in Volume 368, Page 302, Deed and Plat Records of Bexar County, Texas and a 1.071 acre tract being formerly the Tupelo Lane, a variable width right-of-way, closed by Ordinance 56175 on November 24, 1982 as recorded in Volume 2749, Page 1134 of the Official Public Records of Real Property of Bexar County, Texas.

THIS PLAT OF ST. TROPEZ II SUBDIVISION 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 28 DAY OF June A.D. 19 95

BY: CHAIRMAN
BY: SECRETARY

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
STEPHEN A. KACMAR
3032
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF FEBRUARY A.D. 1995

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10/28/97

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 3rd DAY OF July A.D. 1995 AT 2:12 P M. AND DULY RECORDED THE 10th DAY OF July A.D. 1995 AT 10:52 A M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK VOLUME 9532 ON PAGE 51

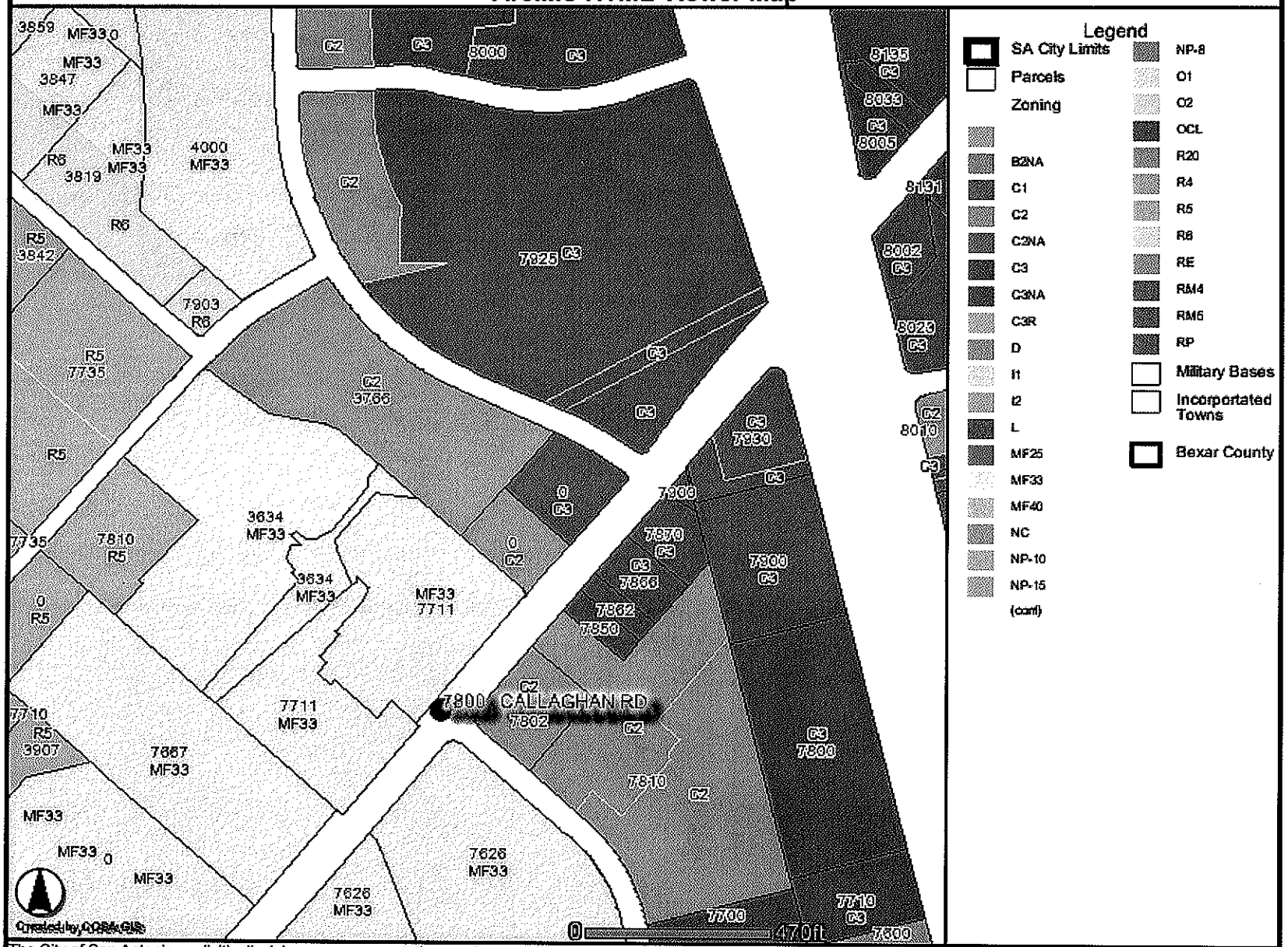
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10th DAY OF July A.D. 1995

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

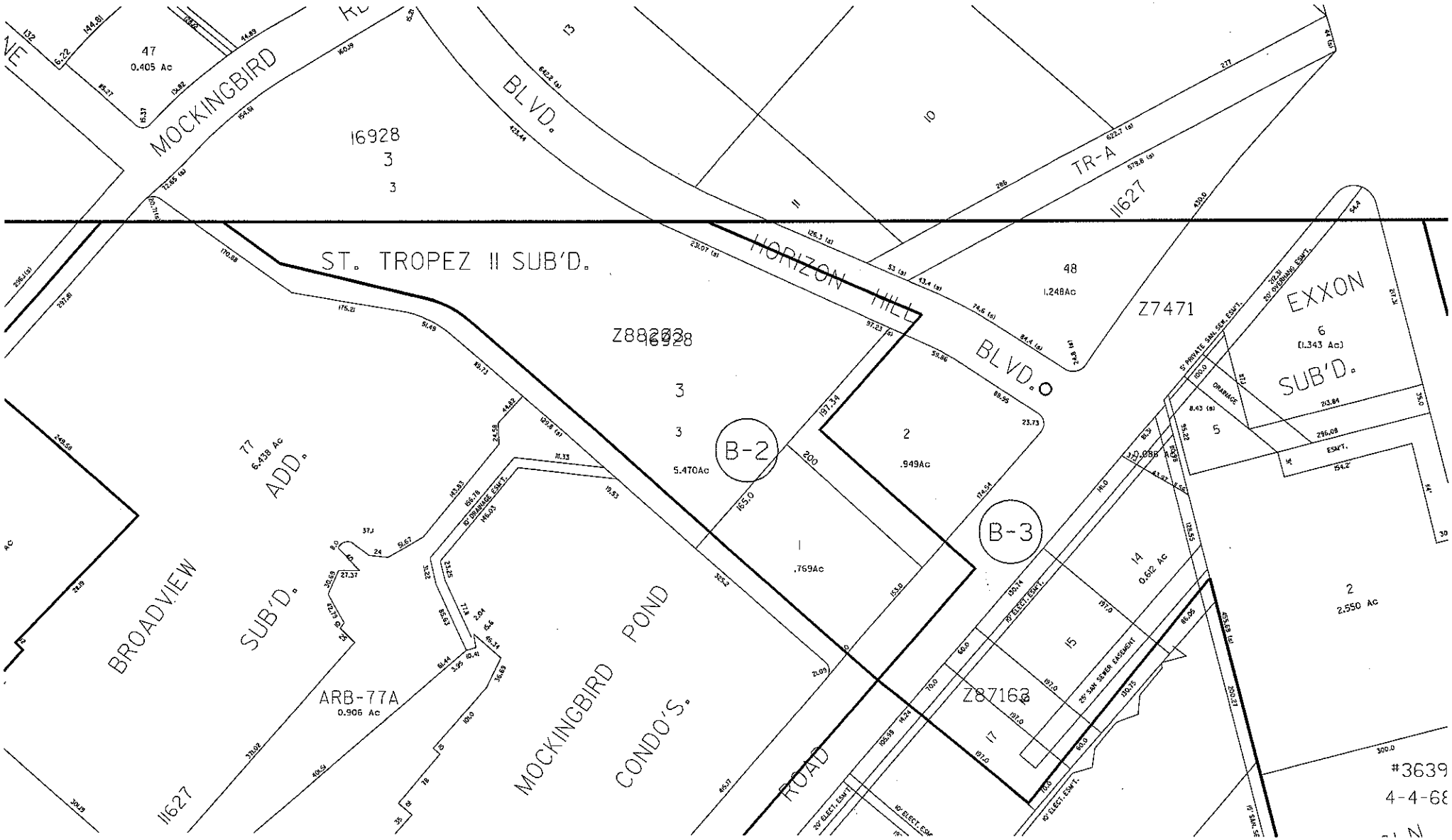
03 APR -1 PM 2:56
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

VRP # 03-04-035

ArcIMS HTML Viewer Map



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisions made or actions taken or not taken by the user in reliance upon any information or data furnished.



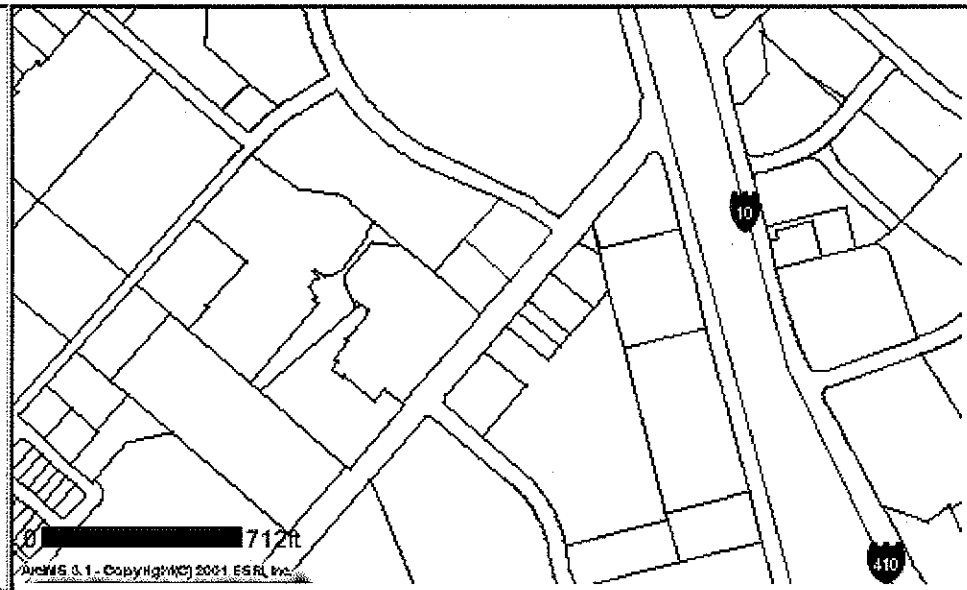
MOCKINGBIRD
BLVD.
16928
3
3
47
0.405 Ac
ST. TROPEZ II SUB'D.
HORIZON HILL
BLVD.
TR-A
11627
48
1.248Ac
Z7471
EXXON
SUB'D.
6
(1.343 Ac)
5
Z88203
16928
3
3
5.470Ac
B-2
2
.949Ac
B-3
1
.769Ac
77
6.438 Ac
ADD.
BROADVIEW
SUB'D.
ARB-77A
0.906 Ac
MOCKINGBIRD POND
CONDO'S.
ROAD
Z87163
14
0.612 Ac
15
17
2
2.550 Ac
#3639
4-4-68

Bexar Appraisal District

Find by: Owner Address Account

Help

Parcel Data



Owner:
PROPERTY TRUST OF AMERCIA
% PROPERTY TAX
Address:
0 CALLAGHAN RD
Account:
16928-003-0020

Refresh Layers

Visible

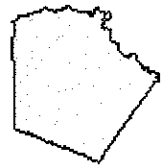
- [x] County
- [x] City Limits
- [x] Military
- [ ] School Districts
- [x] Parcels
- [x] Highways
- [ ] Abstracts
- [ ] Railroad
- [x] Airports

Comments
Disclaimer

In Out County Identify Left Right Center Up Down

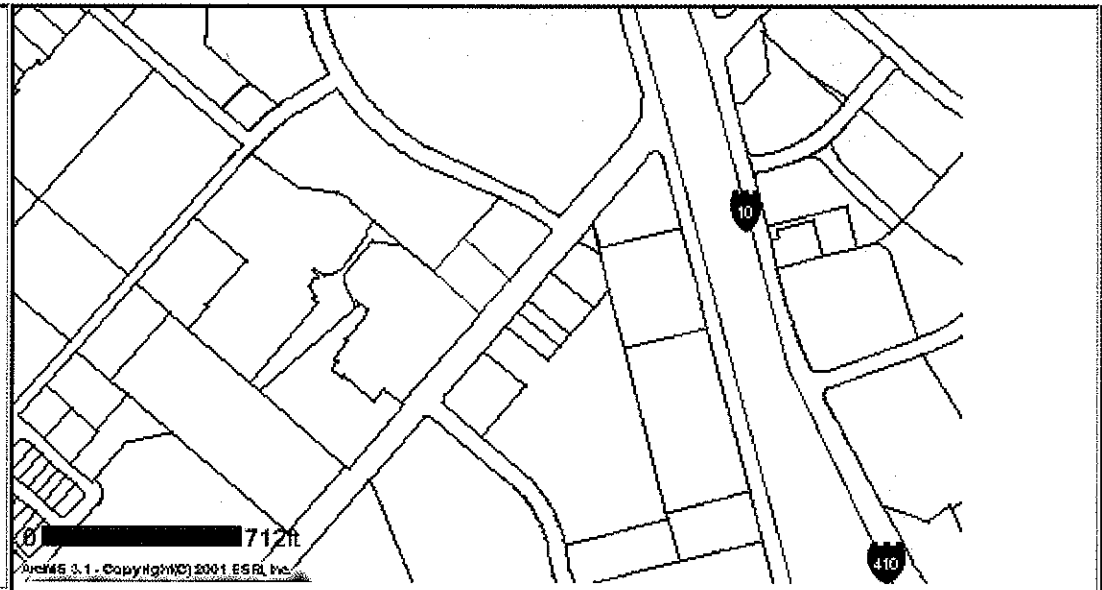
Bexar Appraisal District

Find by: Owner Address Account



Help

Parcel Data



Owner:
PROPERTY TRUST OF AMERCIA
% PROPERTY TAX
Address:
0 CALLAGHAN RD
Account:
16928-003-0010

Refresh Layers

Visible

- [x] County
- [x] City Limits
- [x] Military
- [ ] School Districts
- [x] Parcels
- [x] Highways
- [ ] Abstracts
- [ ] Railroad
- [x] Airports

Comments
Disclaimer

In Out County Identify Left Right Center Up Down

City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -1 PM 2:56

Permit File: #03-04035 **Date:** 3-31-03
Assigned by city staff

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 this application and attach 2 maps of the property and 2 sets of all supporting documents.*

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: EARL + BROWN PC for LANCASTER DEV. CO. **Phone:** 210-222-1500 **Fax:** 210-222-9100

Address: 111 SOLEDAD, SUITE 1111 **Zip code:** 78205

Engineer/Surveyor: _____ **Phone:** _____ **Fax:** _____

Address: _____ **Zip code:** _____

1. **Name of Project:** ST. TROPEZ SUBDIVISION LOT 1 AND LOT 2
2. **Site location or address of Project:** Intersection of CALLAGHAN ROAD and HORIZON HILLS BLVD.
3. **Council District** 8 **ETJ** _____ **Over Edward's Aquifer Recharge?** ( ) yes (X) no
4. **What is the specific purpose of this 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.***
   PAD SITES FOR NO MORE THAN TWO (2) COMMERCIAL BUILDINGS ON EACH LOT TO BE USED IN MANNER CONSISTENT WITH ZONING FOR PROPERTY
5. **What is the date the applicant claims rights vested for this Project?** APRIL 13, 1989
6. **What, if any, construction or related actions have taken place on the property since that date?**

Permit File #_____

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

- **PERMIT**

Type of Permit: Zoning ordinance **Date of Application:** —

Permit Number: Z88203 **Date issued:** 4-13-89

Expiration Date: — **Acreage:** 0.949 acre tract (Lot 2) and 0.769 acres out of 7.188 acre tract (Lot 1)

- **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:_____

- **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: Replat establishing St. Tropez Unit II **Plat #** 94053 **Acreage:**_____ **Approval Date:** 6-28-95 **Plat recording Date:** 7-10-95 **Expiration Date:** n/a **Vol./Pg.** 9532/51

(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: Habib H. Erkan, JR. Signature: [signature] Date: 4/1/03

Permit File # 03-04-035

Sworn to and subscribed before me by Habib H. Erkan, Jr. on this 14 day of April in the year 2003, to certify which witness my hand and seal of office.

EVELYN M. AGUILAR
Notary Public, State of Texas
My Commission Expires
April 26, 2005

Notary Public, State of Texas

City of San Antonio use

Permit File: #_____ **Date:**_____

Assigned by city staff

As of April 13, 1989 for the area(s) covered by ordinance 69289 + as of June 28, 1955 for area(s) covered by replat but not the ordinance

☒ **Approved** ☐ **Disapproved**

Review By: _____ Date: April 14, 2003

Assistant City Attorney

Comments:_____

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -1 PM 2:56

EARL & BROWN
attorneys at law

April 1, 2003

Mr. Michael Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -1 PM 2:56

Re: Vested Rights for a 0.769 acre lot (Lot 1) and a 0.949 acre lot (Lot 2) within the St. Tropez Subdivision II and located on Callaghan Road near its intersection with Horizon Hill Blvd.

Dear Messrs.

This request is made pursuant to the provisions of the City of San Antonio's Unified Development Code, Chapter 35, Article VII, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) and applicable provisions of Texas Local Government Code, Chapter 245, I am submitting to you a copy of City of San Antonio Ordinance No. 69289 that approved Zoning Case No. Z88203 that rezoned the 0.949 acre lot, Lot 2 from Residential "R-3" (Multi-Family) to Business "B-3" and a 7.188 tract from Residential "R-3" (Multi-Family) to Business "B-2", which Lot 1 is a part thereof (hereinafter the "Permit").

Additionally, I am including a copy of the replat establishing St. Tropez II Subdivision which shows that this lot was replatted out of NCB 11627 and that NCB 16928 was created.

Included with this correspondence please find the following enclosures:

1. A check for $160.00 to cover the costs of processing this application;
2. Two (2) copies of Ordinance No. 69289;
3. Two (2) copies of the vested rights permit application;
4. Two (2) copies of the zoning map taken from the City of San Antonio's website showing the zoning of the property;

5. Two (2) copies of the zoning map obtained from the City of San Antonio's Development Services Department showing the zoning of this property and showing that this property is the subject of Zoning Case No. Z88203 which in turn is the subject of Ordinance 69289;
6. Two (2) copies of the Bexar County Appraisal District map for this property.

In closing, I wish to thank you for your consideration to this matter. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: _____
Habib H. Erkan, Jr.

f:4253.006/herrerashute ltr.doc
Enclosures

City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -1 PM 2:56

Permit File: #03-04035
Assigned by city staff

Date: 3-31-03

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 this application and attach 2 maps of the property and 2 sets of all supporting documents.*

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: EARL + BROWN PC for LANCASTER DEV. CO. **Phone:** 210-222-1500 **Fax:** 210-222-9100
Address: 111 SOLEDAD SUITE 1111 **Zip code:** 78205
Engineer/Surveyor: _____ **Phone:** _____ **Fax:** _____
Address: _____ **Zip code:** _____

1. **Name of Project:** ST. TROPEZ SUBDIVISION LOT 1 AND LOT 2
2. **Site location or address of Project:** Intersection of CALLAGHAN ROAD and HORIZON HILLS BLVD.
3. **Council District** 8 **ETJ** _____ **Over Edward's Aquifer Recharge?** ( ) yes (X) no
4. **What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specifi...**

2578

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

32-61/1110 53

DATE 4-1-2003

PAY TO THE ORDER OF City of San Antonio $ 160.00

One Hundred Sixty + 0/xx DOLLARS

Security Features Included. Details on Back.

LANCASTER / Horizon Hill

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

BANK ONE. Bank One, NA Dallas, Texas 75201 www.bankone.com

⑈002578⑈ ⑆111000614⑆ 1566697680⑈

AN ORDINANCE

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. THAT SECTION 35-35 OF CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z88203)

The rezoning and reclassification of property from "R-3" Multiple-Family Residence District to "B-3" Business District and "B-2" Business District, listed below as follows:

R-3 to B-3
A 0.949 acre tract of land out of NCB 11625 and NCB 11627.

R-3 to B-2
A 7.188 acre tract of land, save and except a 0.949 acre tract of land out of NCB 11625 and 11627.
Callaghan Road and Horizon Hill Blvd.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HEREWITH AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS _____ DAY OF _____ 19_____.

ORD. NO. 69289

ATTEST:

CITY CLERK

MAYOR

APPROVED AS TO FORM: _____

CITY ATTORNEY

APR 13 1989

CITY CLERK