D. R. P.

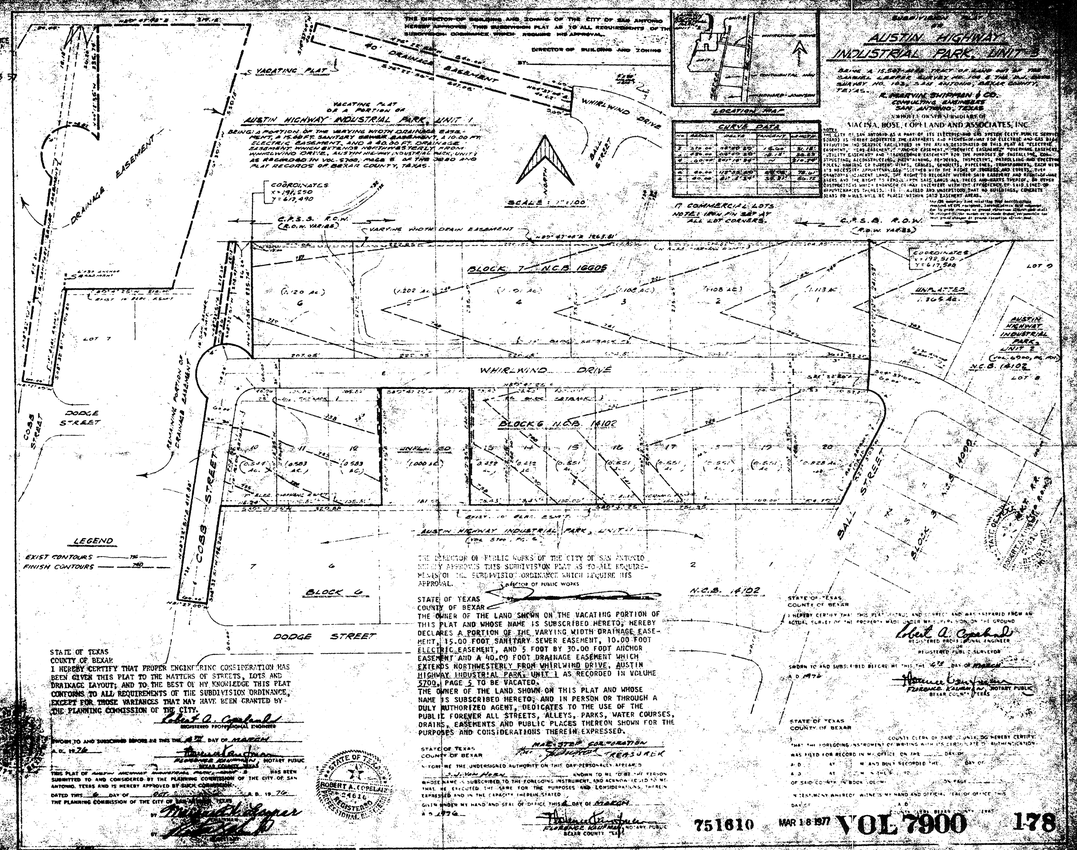
Permit # 320

Starts Oct 6, 1976

Expires N/A

Issued by: El

Best Copy Possible



VRP# 03-06-079

1173937

FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
PM JUN 17 A.D.

9513/195

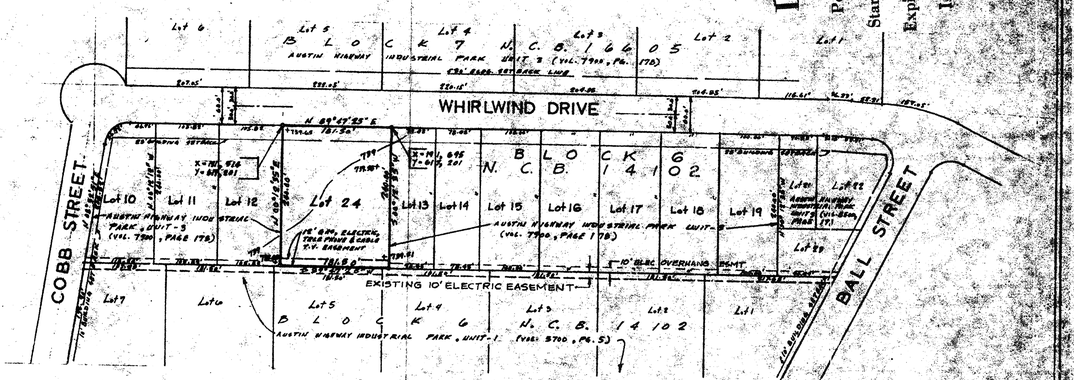
06/17/86 313000 LT0462 $25.00 1 195

D. R. P.

Permit # 321
Starts June 11, 1986
Expires
Issued by

LOCATION MAP

N
SCALE: 1"=100'



[redacted]

Subdivision Plat of
AUSTIN HIGHWAY INDUSTRIAL PARK
UNIT 4

BEING A 1.66 ACRE TRACT OF LAND IN THE SAMUEL LEEPER SURVEY No. 184, SAN ANTONIO, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND THAT THE PLAT OF THIS SUBDIVISION HAS BEEN DRAWN IN THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT CONFORMS TO THE RULES AND REGULATIONS OF THE SAN ANTONIO PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND THAT WAIVERS HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Edmund O. Seidel
EDMUND O. SEIDEL REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THIS 19th DAY OF SEPTEMBER A.D., 1985

Paul Hanak
PAUL HANAK NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES OCT. 31, 1988

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.

John D. Keenan
JOHN D. KEENAN PRESIDENT
OWNER, DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THIS 19th DAY OF SEPTEMBER 1985

Paul Hanak
PAUL HANAK NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES OCT. 31, 1988

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.

Edmund O. Seidel
EDMUND O. SEIDEL REGISTERED PROFESSIONAL ENGINEER No. 2285

BEFORE ME, THIS 19th DAY OF SEPTEMBER 1985

Paul Hanak
PAUL HANAK NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES OCT. 31, 1988

PREPARED BY:
EDMUND O. SEIDEL & ASSOCIATES
CONSULTING ENGINEERS, INC.
8735 WACOUDOCHES ROAD
SAN ANTONIO, TEXAS 78217
JOB NUMBER 8551

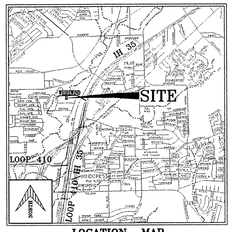
AUSTIN HIGHWAY INDUSTRIAL PARK, UNIT 4 IS MET

Robert O. Green
June 19, 1986 10:41 A.M.
June 19, 1986 12:39 P.M.
Deed & Plat
9513 195

June 19, 1986

VOL 9513 195

VRP # 03-06-079



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- LIGHT POLE
- POWER POLE
- MANHOLE
- GRATE
- TRAFFIC LIGHT
- GUY WIRE ANCHOR
- (11) PARKING SPACE COUNT
- ACCESSIBLE PARKING
- CONCRETE AREAS
- LIGHT DUTY ASPHALT AREAS
- HEAVY DUTY ASPHALT AREAS

NORTH

SCALE: 1"=20'

GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN ANTONIO BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO", AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.

2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

3. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:
SAN ANTONIO WATER SYSTEM (WATER) 704–7107
SAN ANTONIO WATER SYSTEM (SEWER) 704–7160
CITY PUBLIC SERVICE (GAS & ELECTRIC) 978–3500
SOUTHWESTERN BELL (TELEPHONE) 820–6229
TIME WARNER CABLE (TELEVISION) 675–4560
VALERO ENERGY CORP. 246–2394
IF ANY NUMBER HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.

4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW–CUT.

5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.

6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.

7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.

8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.

10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT. STD. SPECS. '93 ED.), TYPE A GRADE 2. COMPACT TO 95% MAXIMUM DRY DENSITY @ +2% OPTIMUM MOISTURE CONTENT.

11. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT–BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT. STD. SPECS. '95 ED.) (0.2 GAL/S.Y.).

12. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "D" (TxDOT. STD. SPECS. '95 ED.).

13. WHEEL STOPS SHALL BE DOWEL PRECAST CONCRETE, 6' IN LENGTH, AND A MINIMUM OF 12" INTO BASE AND ASPHALT.

14. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.

15. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.

16. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GLIDDEN TRAFFIC PAINT #63228 OR SHERWIN–WILLIAMS PRO–MAR TRAFFIC MARKING PAINT (SERIES B29.Y.2). COLOR IS YELLOW. APPLY TWO COATS.

17. INSTALL "NO PARKING – FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.

18. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.

19. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT–OF–WAY ARE SUBJECT TO CITY INSPECTION.

20. MAXIMUM CONTROL JOINT SPACING IS 5 FEET.

21. MAXIMUM EXPANSION JOINT SPACING IS 40 FEET.

22. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.

23. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.

25. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.

26. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.

27. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.

28. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.

29. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.

30. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

31. REFERENCE DETAILS FOR HANDICAP SIGNAGE.

32. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

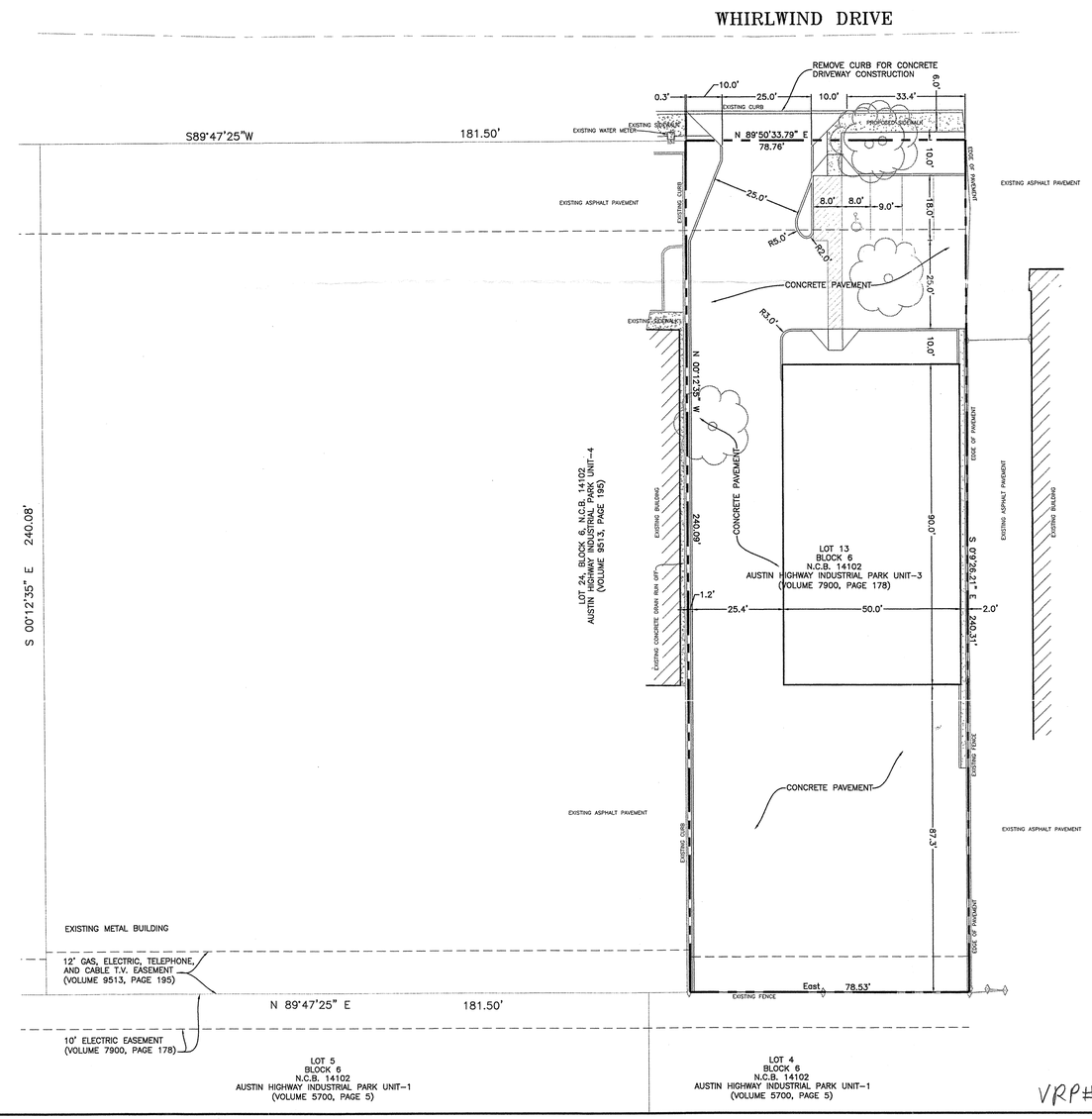
33. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.

34. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED. SEE DETAILS.

35. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

36. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE VARIOUS REQUIREMENTS INVOLVING CONSTRUCTION WITHIN THE RECHARGE ZONE. A WATER POLLUTION ABATEMENT PLAN AND SEWAGE ABATEMENT PLAN ARE IN EXISTENCE FOR THE PROJECT AND MUST BE CONSIDERED DURING ALL PHASES OF THE SITE WORK. THE PROJECT WILL BE UNDER THE REVIEW OF THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION (TNRCC) AND THE CONTRACTOR SHALL TAKE MINUTES OF MEETING BETWEEN HIMSELF AND THE TNRCC. THESE MINUTES SHOULD BE TRANSMITTED TO THE ENGINEER AND THE OWNER AS SOON AS POSSIBLE.

37. IN CASE WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.



VRP# 03-06-079

STATE OF TEXAS
ROBERT A. COPELAND JR.
70868
LICENSED
PROFESSIONAL ENGINEER
4/11/03

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545–1122 Fax (210) 545–9302
ENGINEERS

WAREHOUSE
WHIRLWIND DRIVE
SAN ANTONIO, TEXAS
SITE PLAN

REVISIONS: DATE	No.	DESCRIPTION	BY

DESIGN RAC Jr.
DRAWN SEO
CHECKED RAC Jr.
DATE Jun 11, 2003
JOB NO. 1674–28663
SHT. C1

Date: Jun 11, 2003, 9:45am User ID: sandrks Layout: Layout1
Plot: 1:1(24x36) Plotter: HP Designjet 1055CM Layout: Layout1

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUN 24 PM 3:51

City of San Antonio
New
Vested Rights Permit
Application

Permit File: # 03-04-079
Assigned by city staff

Date: June 13, 2003

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 maps of the property and 2 sets of all applicable documents.*

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

Owner/Agent Ed Kopplow Phone: (210) 826-9888 Fax: (210) 826-9822
Address: 7724 Broadway, San Antonio, Texas Zip: 78209
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: **WHIRLWIND TRACT**

2. Site location or address of Project: Southside of Whirlwind Drive, halfway between Ball Street and Cobb Street – Lot 13, Block 6, N.C.B. 14102

3. Council District 10 ETJ NO Over Edward's Aquifer Recharge ☐ yes ☒ 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.*
   A one building office/warehouse (4,500 sq. ft.)

5. What is the date the applicant claims rights vested for this Project? October 6, 1976

6. What, if any, construction or related actions have taken place on the property since that date?
   None

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: D.R.P. Date of Application _____
Permit Number: 320 Date Issued: October 6, 1976
Expiration Date: N/A Acreage: 0.43 Acres

- **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: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat Recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

- **Others**

D.R.P. # 321, Issued on June 11th, 1986, Acreage 1 Acre

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.

Permit File #03-06-079

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: Robert A. Copeland, Jr., P.E. Signature: _____ Date: June 13, 2003

Sworn to and subscribed before me by Robert A. Copeland, Jr., P.E. on this 13th day of June in the year 2003, to certify which witness by hand and seal of office.

LACEY A. KEUNE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-13-2006

Lacey A. Keune
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____ Date: _____
Assigned by city staff

☒ **Approved** As of Oct 6, 1976 based upon Plat submitted ☐ **Disapproved**

Review By: _____ Date: 6-26-03
Assistant City Attorney

Comments: _____

MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

24869

PAY One hundred sixty and 00/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
6/13/03	City of San Antonio	VRPqe-28663	24869	$ 160.00

VRM# 03-06-079

JEFFERSON STATE BANK
P.O. BOX 3160 SAN ANTONIO, TEXAS 78201-0160
(210) 734-4311

McBee CD

⑈024869⑈ ⑆114000763⑆ ⑈00777755⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY