LOCATION MAP
N.T.S.

N

0 100 200 300 400 600
SCALE IN FEET

SCALE 1" = 200'

LOCAL TYPE "B" ROAD
NTS

GENERAL NOTES:

1.) THE ENTIRE MASTER DEVELOPMENT PLAN IS LOCATED WITHIN THE CITY LIMITS OF SAN ANTONIO.

2.) SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2, 35-506(2).

3.) ALL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PUBLIC RIGHT-OF-WAY.

4.) THE ENTIRE DEVELOPMENT IS ZONED AND WILL BE DEVELOPED AS MIXED LIGHT INDUSTRIAL.

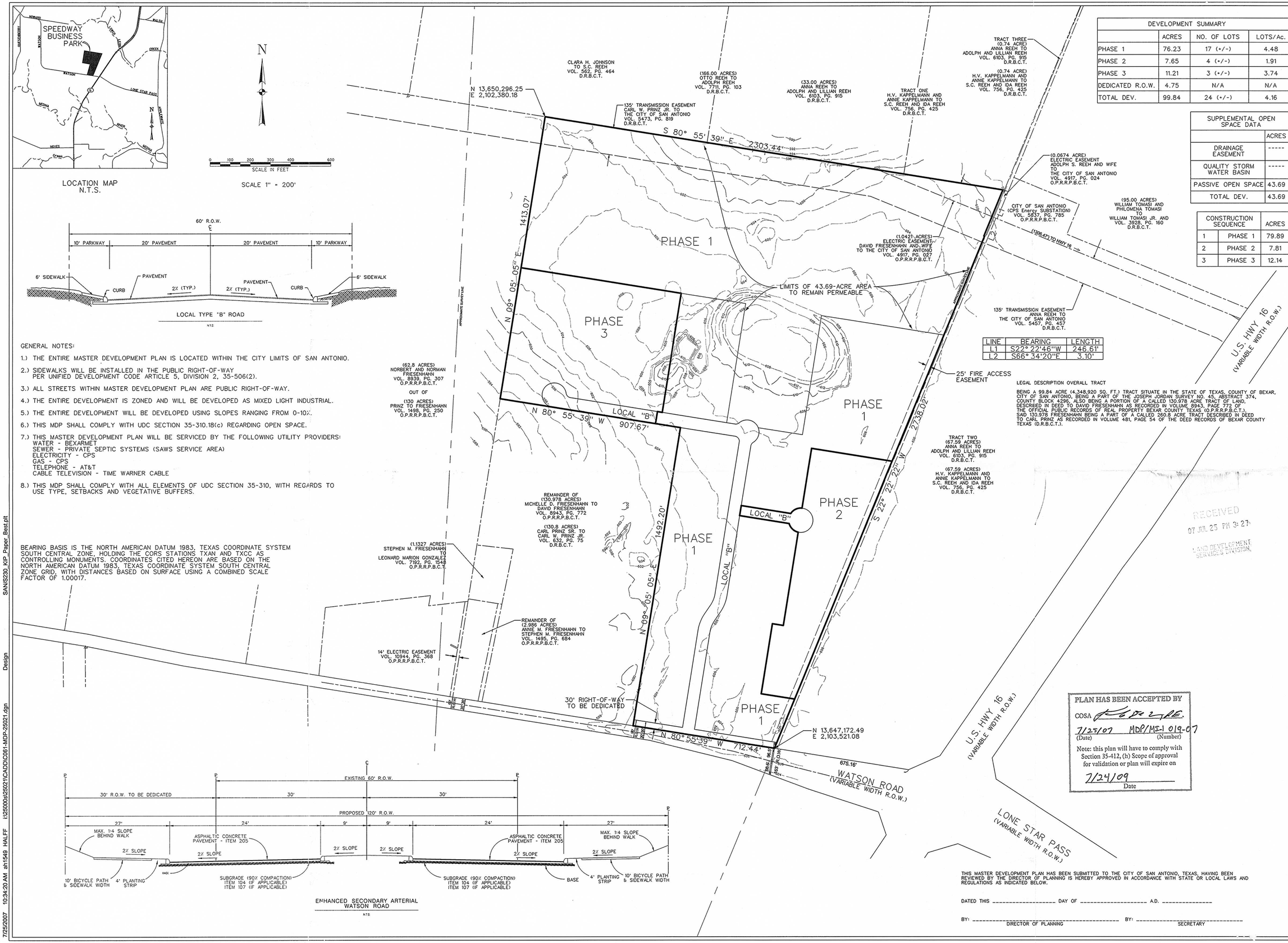
5.) THE ENTIRE DEVELOPMENT WILL BE DEVELOPED USING SLOPES RANGING FROM 0-10%.

6.) THIS MDP SHALL COMPLY WITH UDC SECTION 35-310.18(c) REGARDING OPEN SPACE.

7.) THIS MASTER DEVELOPMENT PLAN WILL BE SERVICED BY THE FOLLOWING UTILITY PROVIDERS:
WATER - BEXARMET
SEWER - PRIVATE SEPTIC SYSTEMS (SAWS SERVICE AREA)
ELECTRICITY - CPS
GAS - CPS
TELEPHONE - AT&T
CABLE TELEVISION - TIME WARNER CABLE

8.) THIS MDP SHALL COMPLY WITH ALL ELEMENTS OF UDC SECTION 35-310, WITH REGARDS TO USE TYPE, SETBACKS AND VEGETATIVE BUFFERS.

BEARING BASIS IS THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, HOLDING THE CORS STATIONS TXAN AND TXCC AS CONTROLLING MONUMENTS. COORDINATES CITED HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE GRID, WITH DISTANCES BASED ON SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.



LINE	BEARING	LENGTH
L1	S22° 22'46"W	246.61'
L2	S66° 34'20"E	3.10'

LEGAL DESCRIPTION OVERALL TRACT

BEING A 99.84 ACRE (4,348,920 SQ. FT.) TRACT SITUATE IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, BEING A PART OF THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, ALSO BEING A PORTION OF A CALLED 130.978 ACRE TRACT OF LAND, DESCRIBED IN DEED TO DAVID FRIESENHAHN AS RECORDED IN VOLUME 8943, PAGE 772 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.), SAID 130.978 FRIESENHAHN BEING A PART OF A CALLED 260.8 ACRE TRACT DESCRIBED IN DEED TO CARL PRINZ AS RECORDED IN VOLUME 481, PAGE 54 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS (D.R.B.C.T.).

ENHANCED SECONDARY ARTERIAL
WATSON ROAD
NTS

DEVELOPMENT SUMMARY			
	ACRES	NO. OF LOTS	LOTS/Ac.
PHASE 1	76.23	17 (+/-)	4.48
PHASE 2	7.65	4 (+/-)	1.91
PHASE 3	11.21	3 (+/-)	3.74
DEDICATED R.O.W.	4.75	N/A	N/A
TOTAL DEV.	99.84	24 (+/-)	4.16

SUPPLEMENTAL OPEN SPACE DATA	
	ACRES
DRAINAGE EASEMENT	-----
QUALITY STORM WATER BASIN	-----
PASSIVE OPEN SPACE	43.69
TOTAL DEV.	43.69

CONSTRUCTION SEQUENCE		ACRES
1	PHASE 1	79.89
2	PHASE 2	7.81
3	PHASE 3	12.14

RECEIVED
07 JUL 25 PM 3:27
LAND DEVELOPMENT SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
7/23/07 (Date) MDP/MJ-1 019-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
7/24/09
Date

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ DIRECTOR OF PLANNING BY: _____ SECRETARY

SPEEDWAY BUSINESS PARK

SAN ANTONIO, TEXAS

OWNER:
SPEEDWAY BUSINESS PARK PARTNERSHIP, LP
3707 N. ST. MARY'S, SUITE 100
SAN ANTONIO, TX 78212

PH: (210) 736-3600
FAX: (210) 736-3450

Halff Associates
ENGINEERS · ARCHITECTS · SCIENTISTS · PLANNERS · SURVEYORS
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1895
FAX (210) 798-1896

Revision No.	Date	Description

Project No.:	AVO 25021
Issued:	07/10/2007
Drawn By:	RM
Checked By:	TJR
Sheet Title	MASTER DEVELOPMENT PLAN
Sheet Number	1 OF 1

7/25/2007 10:34:20 AM an1549 HALFF i:\25000s\25021\CADD\C061-MDP-25021.dgn Design SAN15230_KIP_Paper_Best.plt

City of San Antonio

Department of Development Services

July 25, 2007

Terry Rogers
Halff Associates
300 East Sonterra Blvd Ste 230
San Antonio, TX 78258

Re: Speedway Business Park **MDP/MI-1 # 019-07**

Dear Mr. Rogers,

The City Staff Development Review Committee has reviewed Speedway Business Park Master Development Plan / Mixed Light Industrial **MDP/MI-1# 019-07.** Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Development Services Department – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Speedway Business Park MDP/MI-1, at no cost to the City of San Antonio:

- All commercial driveways shall comply with UDC 35-506(r).
- All roadways shall conform to 35-310.18(b).
- All sidewalks shall comply with UDC 35-506(q).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bat taper in proposed driveway "A" as it relates to the submitted TIA traffic counts, UDC 35-502 (a)(7), subsection C.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation recommends approval with the following conditions:

- UDC section 35-310.18(c) *"MI-1" Parks and Open Space* requires that 15 percent of the site be retained in permanent open space with either undisturbed natural plant materials or maintained landscaped areas. Note number 6 of the MDP reflects compliance with this section.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Landscape ordinance per UDC section 35-511. It appears all landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and d3esing phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.
- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

Should you need further assistance, please contact Larry Odis at 210-207-0210.

Sincerely,

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