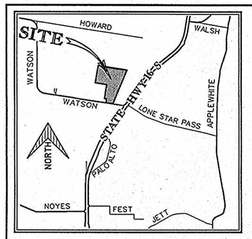



## LOCATION MAP

NOT TO SCALE

NORTH

SCALE: 1" = 200'

0' 100' 200' 400'

*BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WATSON RD. AS BEING N80°55'39"W BETWEEN CONTROL MONUMENTS 1 AND 2.*

## EXISTING LEGAL DESCRIPTION OF OVERALL TRACT

BEING A 98.735 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PART OF THE JOSEPH JORDAN SURVEY No. 45, ABSTRACT 374, COUNTY BLOCK 4296, ALSO BEING A PORTION OF A CALLED 56.20 ACRE TRACT OF LAND AS RECORDED IN VOLUME 12658, PAGE 1832 AND A 43.64 ACRES TRACT OF LAND AS RECORDED IN VOLUME 12658, PAGE 1827 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

## LEGEND:

| | | |
|---|---|---|
| ELEC. | --- | ELECTRIC |
| TEL. | --- | TELEPHONE |
| CA.T.V. | --- | CABLE TELEVISION |
| SAN. SWR. | --- | SANITARY SEWER |
| ESM'T. | --- | EASEMENT |
| R.O.W. | --- | RIGHT-OF-WAY |
| BLK. | --- | BLOCK |
| C.B. | --- | COUNTY BLOCK |
| VOL. | --- | VOLUME |
| PG. | --- | PAGE |

| LINE TABLE | | |
|---|---|---|
| NO. | CHORD BRG. | LENGTH |
| L1 | N22°23'11"E | 246.56' |

## GENERAL NOTES:

1.) BASED ON A MAP-TO-MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON MAP NUMBER 48029C0161S E, DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

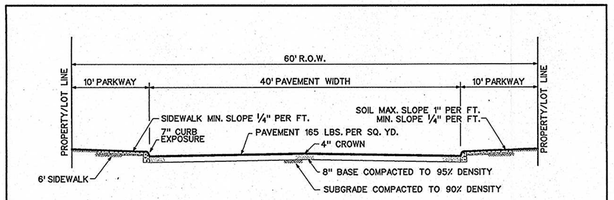
FLOOD ZONE DEFINITION (FOR MORE DETAILED DEFINITION, PLEASE CONSULT FLOOD MAP):

ZONE X (UNSHADED)- AREAS OUTSIDE 500-YEAR FLOODPLAIN.

2.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

3.) CURRENT ZONING IS MIXED LIGHT INDUSTRIAL.

4.) PROJECT WILL COMPLY WITH SIDEWALK REQUIREMENTS OF THE CITY OF SAN ANTONIO U.D.C. DURING PERMITTING & CONSTRUCTION.

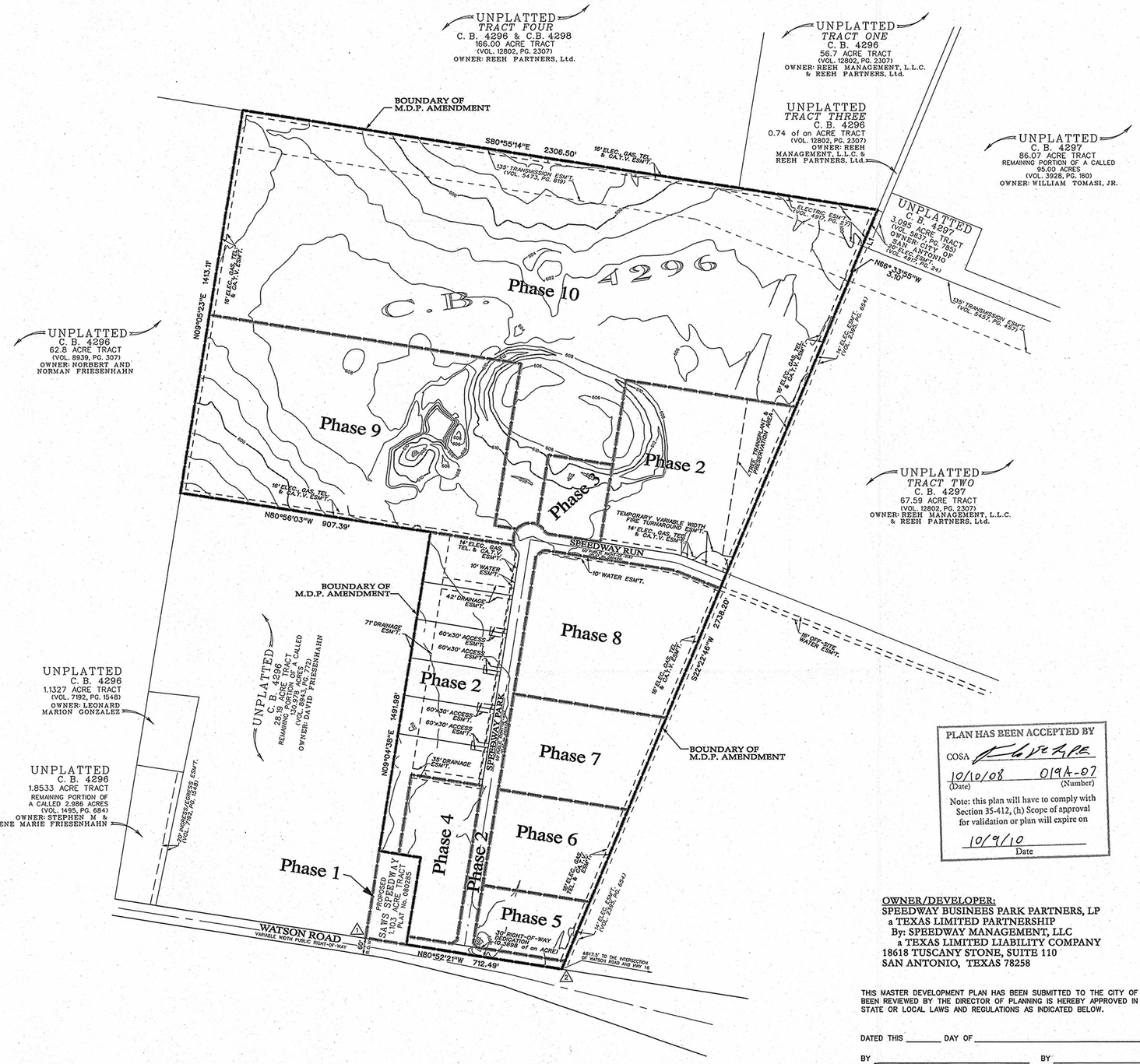



## TYPICAL STREET SECTION (LOCAL TYPE "B")

NOT TO SCALE

| SPEEDWAY BUSINESS PARK DEVELOPMENT SUMMARY | | | |
|---|---|---|---|
| PHASE No. | ACRES | No. of LOTS | LOTS per ACRE |
| Phase 2 | 18.162 Ac. | 7 | 2.59 |
| Phase 3 | 1.501 Ac. | 1 | 1.50 |
| Phase 4 | 2.867 Ac. | 1 | 2.87 |
| Phase 5 | 1.876 Ac. | 1 | 1.88 |
| Phase 6 | 3.441 Ac. | 1 | 3.44 |
| Phase 7 | 4.109 Ac. | 1 | 4.11 |
| Phase 8 | 7.485 Ac. | 1 | 7.48 |
| Phase 9 | 17.154 Ac. | 1 | 17.15 |
| Phase 10 | 42.139 Ac. | 1 | 42.14 |
| TOTALS | 98.74 Ac. | 15 | 6.58 |

| SPEEDWAY BUSINESS PARK SLOPE ANALYSIS TABLE | | |
|---|---|---|
| RANGE OF SLOPE | SURFACE AREA | PERCENT TOTAL AREA |
| 0% - 10% | 96.46 Ac. | 97.68% |
| 10% - 20% | 1.73 Ac. | 1.75% |
| 20% - 30% | 0.36 Ac. | 0.36% |
| 30% - 40% | 0.15 Ac. | 0.15% |
| 40% - VERT. | .06 Ac. | 0.06% |
| TOTALS | 98.75 Ac. | 100.00% |




PLAN HAS BEEN ACCEPTED BY

COSA

10/10/08 (Date) 019A-07 (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

10/9/10 Date

**OWNER/DEVELOPER:**
SPEEDWAY BUSINESS PARK PARTNERS, LP
a TEXAS LIMITED PARTNERSHIP
By: SPEEDWAY MANAGEMENT, LLC
a TEXAS LIMITED LIABILITY COMPANY
18618 TUSCANY STONE, SUITE 110
SAN ANTONIO, TEXAS 78258

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, 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. 20____.

BY _____ DIRECTOR OF PLANNING BY _____ SECRETARY

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-8302 www.mbcengineers.com

# SPEEDWAY BUSINESS PARK
## MASTER DEVELOPMENT PLAN AMENDMENT
## MDP # 019-07A
(Original MDP Approved 07/25/2007)

| REVISIONS: DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|

PLAT ID#
A/P#
DESIGN
DRAWN BTW
CHECKED
DATE 08/28/2008
JOB NO. 29818-1064
SHT. of

3:24:44 PM 8/29/2008 BWarner
K:\MACINA\BOSE\SPEEDWAY\MicroStation\29818MDP.dgn

# City of San Antonio

Department of Development Services

October 10, 2008

John LaRo
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: **Speedway Business Park** **MDP # 019A-07**

Dear Mr. LaRo,

The Development Review Committee has reviewed **Speedway Business Park** Master Development Plan **MDP # 019A-07**. Please find enclosed an accepted and signed copy for your files.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. 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. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

Sincerely,

Fernando J. De Leon, P. E.
Planning and Development Services Department
Assistant Director
Land Development Division