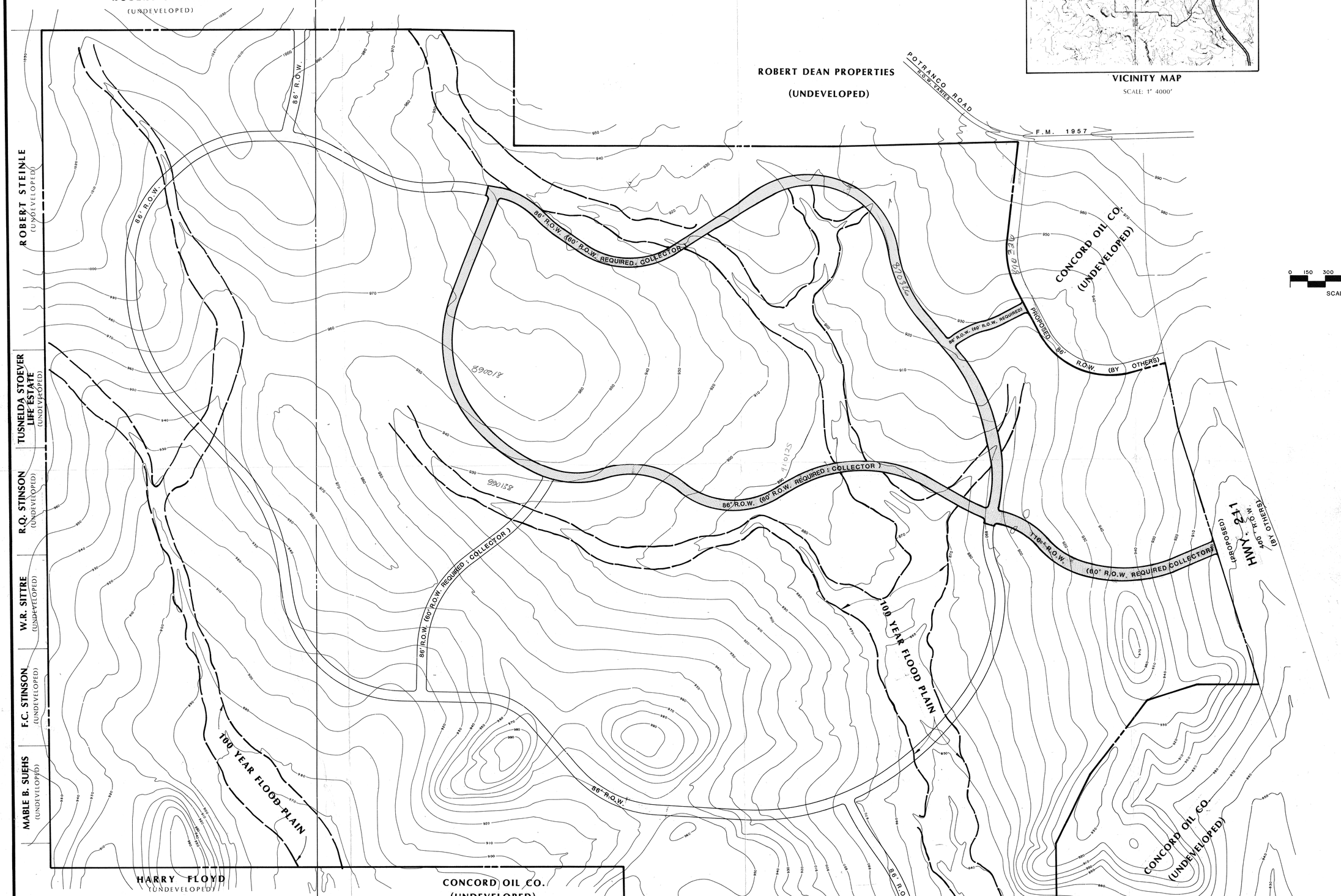
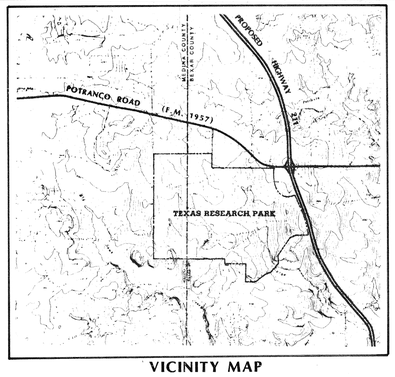
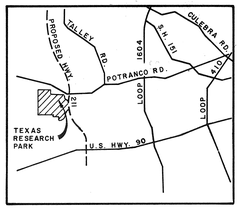




VICINITY MAP

SCALE: 1" 4000'



LOCATION MAP

0 150 300 600 1200

SCALE: 1"=300'

PROJECT DEVELOPMENT INFORMATION

1. OWNERSHIP: TEXAS RESEARCH and TECHNOLOGY FOUNDATION
   8207 Callaghan Road, Suite 345
   San Antonio, Texas 78230
   Tel. No. (512) 342-6063
2. TOTAL AREA OF DEVELOPMENT: 1,476 Acre
3. PROPOSED LAND USE: Campus type research laboratories, biotechnical research facilities and other related lab and manufacturing activities.
4. EXISTING ZONING: None; Industrial District City Ordinance No. 62606, March 27, 1986 Amended By City Ordinance 64372, Jan. 15, 1987
5. UTILITY SOURCES:
   a) Water - LACKLAND CITY WATER COMPANY
   b) Sewer and Sewage - DEPARTMENT OF ENVIRONMENTAL MANAGEMENT CITY OF SAN ANTONIO (CITY ORDINANCE NO. 63172)
   c) Electric and Gas - CITY PUBLIC SERVICE
   d) Telephone - SOUTHWESTERN BELL TEL. CO.
6. PROJECTED SEQUENCE OF PHASING: Phase I (outlined as shown) will start construction on June, 1987. Any subsequent phasing thereafter will be determined at a later date.

LIMITS OF PHASE 1 — ▨

(40.807 ACRES)

NOTE:

1. 100 YR. FLOOD PLAIN AREA IS DERIVED FROM THE PAPE-DAWSON STUDY AND THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480035-0295 B FOR THE BEXAR COUNTY, TEXAS. AND 480472-0025-0325 FOR THE MEDINA COUNTY, TEXAS.
2. THE COLLECTOR STREETS NOTED WITHIN THE PROPERTY ARE TO BE BUILT AS 86' R.O.W.
3. A NORTH/SOUTH 86-FOOT RIGHT-OF-WAY SECONDARY ARTERIAL THOROUGHFARE HAS BEEN SHOWN ON THIS PDADP AS REQUIRED BY THE CURRENT CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. HOWEVER, A REQUEST TO INITIATE DELETION OF THIS RIGHT-OF-WAY FROM THE THOROUGHFARE PLAN WILL OCCUR AS SOON AS THE TEXAS RESEARCH PARK CAN WORK OUT AGREEMENTS WITH PROPERTY OWNERS TO THE SOUTH AND TO THE NORTH TO ASSURE APPROPRIATE 86-FOOT RIGHT-OF-WAY CONNECTIONS TO POTRANCO ROAD AND MARBACH ROAD.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217

TEXAS RESEARCH PARK

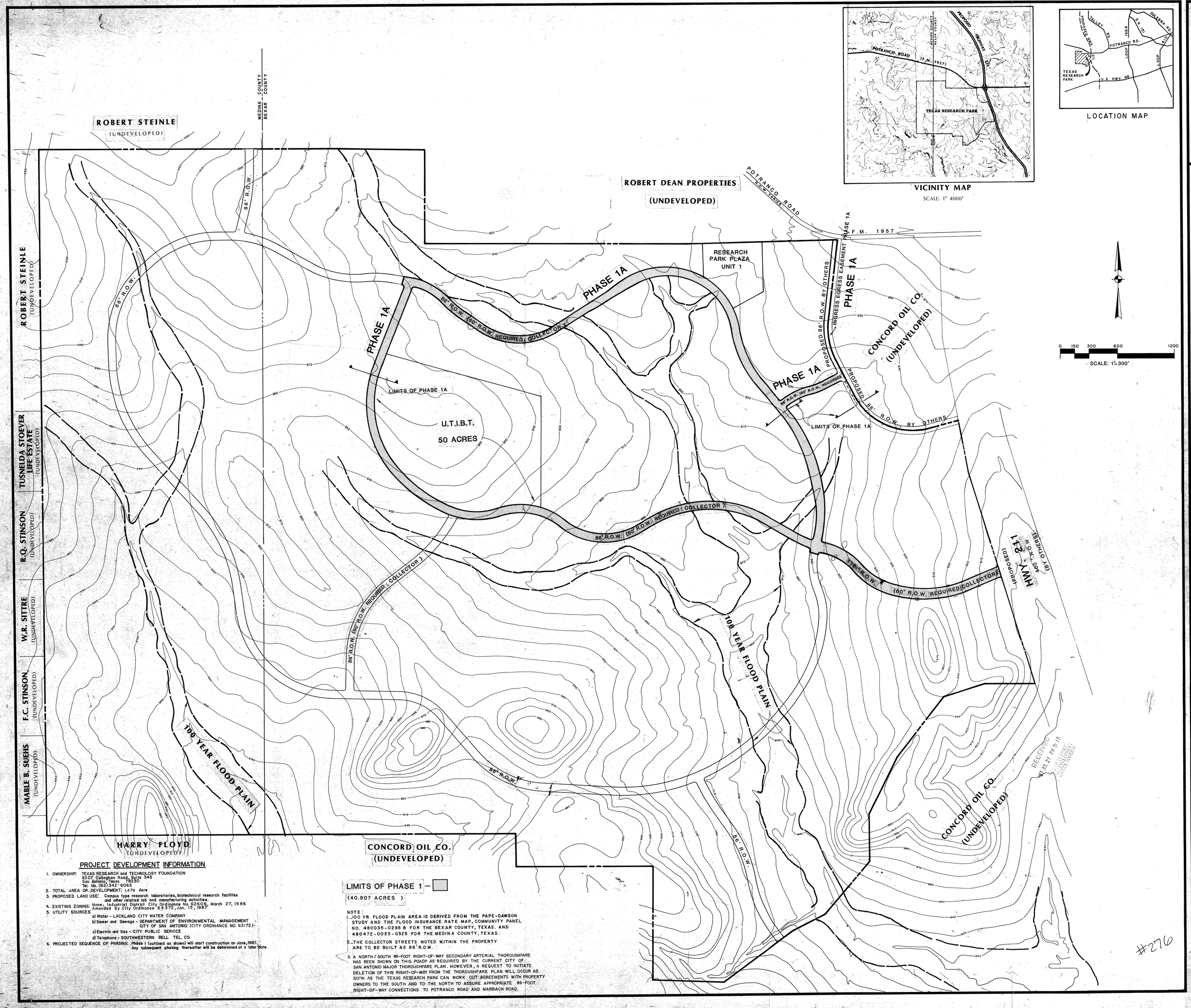
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS
1. MAY 1, 1987
2. JUNE 1, 1987 - HWAY 211 R.O.W.
3. JUNE 18, 1987 REVISED NORTH-SOUTH 86' R.O.W.

DATE: APRIL, 1987
DRAWN: R.D.B.
CHECKED: E.H.D. JR.
APPROVED:
JOB NO: 2467-00

SHEET 1 OF 1 SHEET

276



VICINITY MAP
SCALE: 1" 4000'

LOCATION MAP

SCALE: 1" = 300'

PROJECT DEVELOPMENT INFORMATION

1. OWNERSHIP: TEXAS RESEARCH and TECHNOLOGY FOUNDATION
   8207 Callaghan Road, Suite 345
   San Antonio, Texas 78230
   Tel. No. (512) 342-6063
2. TOTAL AREA OF DEVELOPMENT: 1,476 Acre
3. PROPOSED LAND USE: Campus type research laboratories, biotechnical research facilities and other related lab and manufacturing activities.
4. EXISTING ZONING: None; Industrial District City Ordinance No. 52606, March 27, 1986 Amended By City Ordinance 64372, Jan. 15, 1987
5. UTILITY SOURCES:
   a) Water - LACKLAND CITY WATER COMPANY
   b) Sewer and Sewage - DEPARTMENT OF ENVIRONMENTAL MANAGEMENT CITY OF SAN ANTONIO (CITY ORDINANCE NO. 63172)
   c) Electric and Gas - CITY PUBLIC SERVICE
   d) Telephone - SOUTHWESTERN BELL TEL. CO.
6. PROJECTED SEQUENCE OF PHASING: Phase I (outlined as shown) will start construction on June, 1987. Any subsequent phasing thereafter will be determined at a later date.

NOTE:

1. 100 YR. FLOOD PLAIN AREA IS DERIVED FROM THE PAPE-DAWSON STUDY AND THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480035-0295 B FOR THE BEXAR COUNTY, TEXAS. AND 480472-0025-0325 FOR THE MEDINA COUNTY, TEXAS.
2. THE COLLECTOR STREETS NOTED WITHIN THE PROPERTY ARE TO BE BUILT AS 86' R.O.W.
3. A NORTH / SOUTH 86-FOOT RIGHT-OF-WAY SECONDARY ARTERIAL THOROUGHFARE HAS BEEN SHOWN ON THIS PDADP AS REQUIRED BY THE CURRENT CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. HOWEVER, A REQUEST TO INITIATE DELETION OF THIS RIGHT-OF-WAY FROM THE THOROUGHFARE PLAN WILL OCCUR AS SOON AS THE TEXAS RESEARCH PARK CAN WORK OUT AGREEMENTS WITH PROPERTY OWNERS TO THE SOUTH AND TO THE NORTH TO ASSURE APPROPRIATE 86-FOOT RIGHT-OF-WAY CONNECTIONS TO POTRANCO ROAD AND MARBACH ROAD.

#276

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217

TEXAS RESEARCH PARK

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS
1. MAY 1, 1987
2. JUNE 1, 1987 - HWAY 211 R.O.W.
3. JUNE 16, 1987 - REVISED NORTH - SOUTH 86' R.O.W.
4. MARCH 16, 1988 - REVISED ACCESS ROAD
5. ADDED PHASE 1A NOTES. 8/1/88

DATE: APRIL, 1987
DRAWN: R.D.B.
CHECKED: E.H.D. JR.
APPROVED:
JOB NO: 2467-00

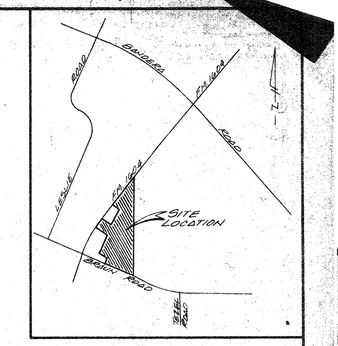
SHEET 1 OF 1 SHEET

BRAUN'S FARM, UNIT-3 ESTIMATED CONSTRUCTION		
	BEGIN	COMPLETE
UNIT - 3	DECEMBER 1984	MARCH 1985

BRAUN'S FARM, UNIT-2 ESTIMATED CONSTRUCTION		
	BEGIN	COMPLETE
UNIT - 2	NOVEMBER 1984	MAY 1985

BRAUN'S FARM, UNIT-1 ESTIMATED CONSTRUCTION		
	BEGIN	COMPLETE
UNIT - 1	MAY 15, 1984	NOV. 15, 1984

UNIT 1 LOTS	276
UNIT 2 LOTS	86
UNIT 3 LOTS	24
TOTAL NUMBER OF LOTS	386



LOCATION MAP

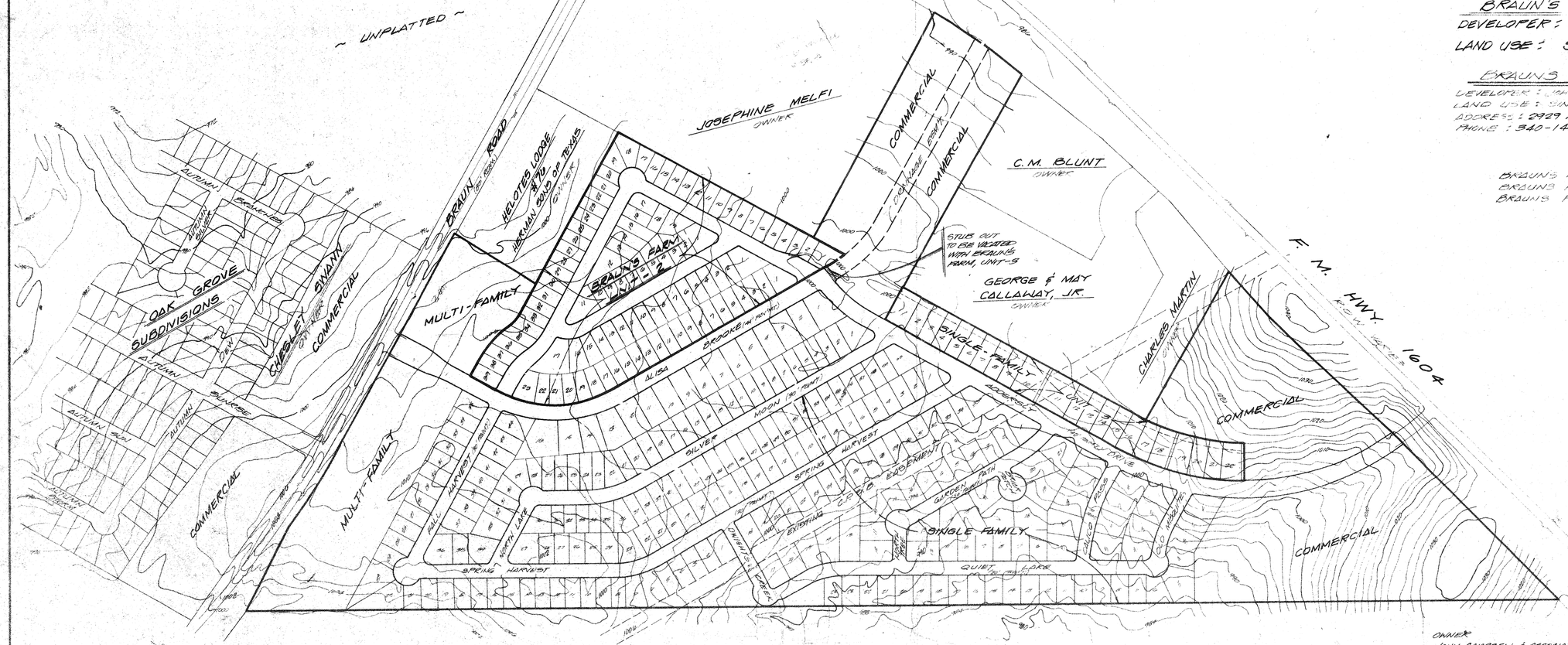
BRAUN'S FARM, UNIT-2
DEVELOPER: JOHN CAMPBELL & ASSOC.
LAND USE: SINGLE FAMILY
ADDRESS: 2929 MOSS ROCK, SUITE 205
PHONE: 340-1401

NORTH
SCALE: 1"=200'

BRAUN'S FARM UNIT-1
DEVELOPER: JOHN CAMPBELL & ASSOC.
LAND USE: SINGLE-FAMILY & DUPLEXES

BRAUN'S FARM UNIT-3
DEVELOPER: JOHN CAMPBELL & ASSOC.
LAND USE: SINGLE FAMILY
ADDRESS: 2929 MOSS ROCK SUITE 205
PHONE: 340-1401

BRAUN'S FARM UNIT-1	58.66 ACS
BRAUN'S FARM UNIT-2	14.03 ACS
BRAUN'S FARM UNIT-3	4.50 ACS
	77.24 TOTAL ACS



FINE SILVER HERTZEL
OWNER

OWNER
JOHN CAMPBELL & ASSOCIATES
PRESTIGE OFFICE PARK
2929 MOSS ROCK SUITE 205
SAN ANTONIO TEXAS, 78230
TELEPHONE - 340-1401

REVISED: 1-20-85
REMOVED ALLEYS

REVISED 2-4-85
STUB OUT NOTE

#111

NOTES:
1. CITY OF SAN ANTONIO SEWAGE DISPOSAL, DESIGNED AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
2. CITY WATER BOARD WILL SUPPLY THE WATER, DESIGNED AS PER CITY WATER BOARD SPECIFICATIONS.
3. THE DEVELOPMENT OF ALL THE REMAINING AREAS BESIDE UNIT-1 WILL DEPEND ON MARKET DEMAND.

BRAUN'S FARM UNITS-1,2,&3
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16431 San Antonio, Texas

REVISIONS	
DATE	DESCRIPTION
2-4-85	ADDED STUB OUT NOTE
1-20-85	ADDED BRAUN'S FARM, UNIT-3
12-13-84	DRAWN BY THE WILD BUNCH AT ALMADEN

DRAWN BY: THE WILD BUNCH
DATE:
CHECKED BY: C.G.B.
JOB NO: 0278-01

SHEET 1 OF 1

BRUNTON 4A 1/07 19053