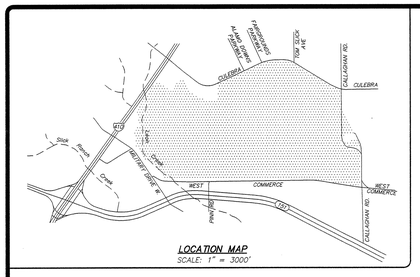
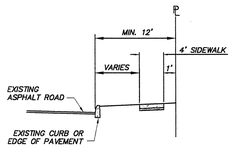


LOCATION MAP
SCALE: 1" = 3000'



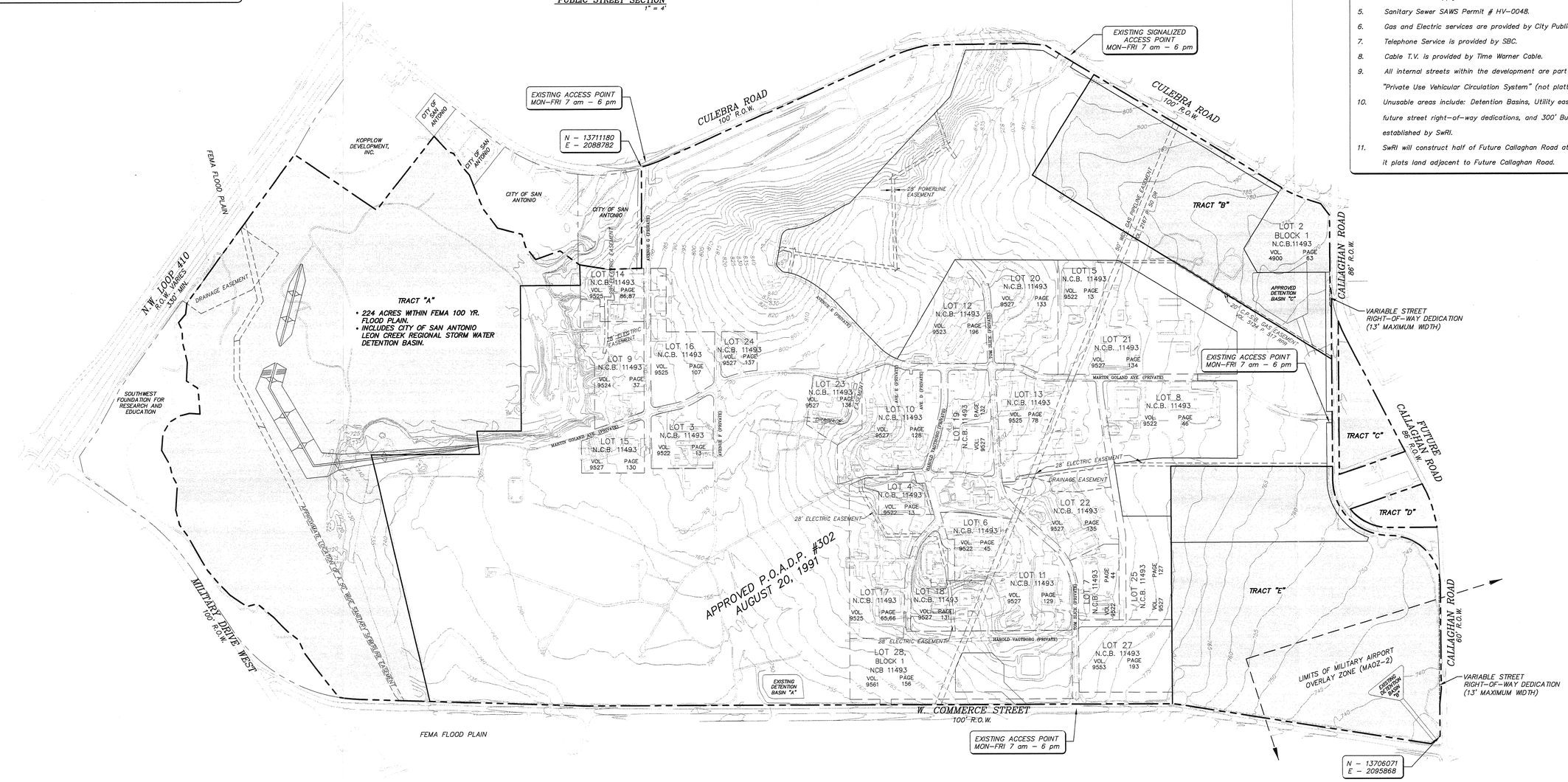
SwRI WILL CONSTRUCT 4' SIDEWALK ALONG PUBLIC STREET R.O.W. AT THE TIME OF PLATTING LAND ADJACENT TO PUBLIC STREET R.O.W. PER UDC ARTICLE 5, SECTION 35-506(q)

PUBLIC STREET SECTION
1" = 4'

GRAPHIC SCALE
0 200 400 800
(IN FEET)

NOTES:

1. SwRI has been under development for nearly 60 years. The active, regular staff population on January 5, 1990 was 2,318 employees, while on December 31, 2004 it was 2,364 employees.
2. SwRI does not have a phasing plan. Their development is dictated by research needs.
3. The coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD83. Boundary is based on field observation & deed records.
4. Private Water Supply.
5. Sanitary Sewer SAWS Permit # HV-0048.
6. Gas and Electric services are provided by City Public Service.
7. Telephone Service is provided by SBC.
8. Cable T.V. is provided by Time Warner Cable.
9. All internal streets within the development are part of a "Private Use Vehicular Circulation System" (not platted).
10. Unusable areas include: Detention Basins, Utility easements, future street right-of-way dedications, and 300' Buffer Zones established by SwRI.
11. SwRI will construct half of Future Callaghan Road at the time it plats land adjacent to Future Callaghan Road.



SOUTHWEST RESEARCH INSTITUTE	
TRACT	NET AREA (ACRES)
POADP #302	766.00
MDP	432.13
TOTAL	1198.13

MASTER DEVELOPMENT PLAN LAND USE AREA

TRACT	USE DESCRIPTION	USABLE AREA (ACRES)	UNUSABLE AREA (ACRES)	TOTAL AREA (ACRES)
TRACT "A"	OPEN SPACE	0.00	233.68	233.68
TRACT "B"	RESEARCH & DEVELOPMENT	39.83	28.78	68.61
TRACT "C"	RESEARCH & DEVELOPMENT	9.11	0.00	9.11
TRACT "D"	RESEARCH & DEVELOPMENT	4.37	0.00	4.37
TRACT "E"	RESEARCH & DEVELOPMENT	79.74	36.62	116.36
TOTAL		133.05	299.08	432.13

LEGEND

- LIMITS OF APPROVED POADP #302
- LIMITS OF TRACTS INCLUDED IN MDP
- PROPERTY LINE
- LIMITS OF PROPOSED PLAT
- LIMITS OF EXISTING PLAT

Owner/Developer: Southwest Research Institute
6220 Culebra Road
San Antonio, TX 78228

Engineer: Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

PLAN HAS BEEN ACCEPTED BY
2054 03/21/05 #815
(date) (Initials)
If no plats are filed, plan will expire
On 09/20/06
1st plat filed on.

STATE OF TEXAS
EDUARDO J. DESCAMPS
40925
LICENSED
PROFESSIONAL ENGINEER
ON ALL PAGES
03/18/05

REVISIONS

OVERBY DESCAMPS ENGINEERS
CIVIL ■ ENVIRONMENTAL ■ SURVEYING
11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3528
odeflorida@odescamps.com

SOUTHWEST RESEARCH INSTITUTE
6220 CULEBRA ROAD SAN ANTONIO, TX 78228

PROPOSED MASTER DEVELOPMENT PLAN FOR REMAINDER OF PROPERTY

PROJECT NO. 0546.00
DATE: 3/04/05
DRAWN BA CHECKED LS
SHEET 1 OF 1

Date: Mar 14, 2005, 11:11am User ID: pacerio
File: M:\Land Projects R2\Swri\dwg\000_master_dev_plan.dwg

#815