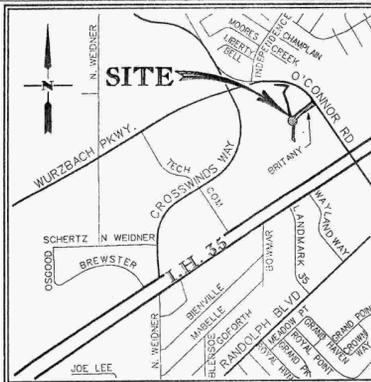


O'CONNOR BUSINESS PARK

BEING A STREET RIGHT-OF-WAY (0.9330 OF AN ACRE), A SANITARY SEWER EASEMENT (0.2764 OF AN ACRE), A DRAINAGE EASEMENT (0.0170 OF AN ACRE), ANOTHER DRAINAGE EASEMENT (0.5375 OF AN ACRE) AND A RIGHT-OF-WAY DEDICATION (0.1283 OF AN ACRE), IN ALL A TOTAL OF 1.8922 ACRES SITUATED IN NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 1.8922 ACRES OF LAND ALSO BEING A PART OR PORTION OF A CALLED 158.867 ACRE TRACT AS RECORDED IN VOLUME 6791, PAGE 670 OF THE OFFICIAL REAL PROPERTY RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

PLANNING COMMISSION APPROVED
SEP 26 2007
PLAT APPROVED



LOCATION MAP
NOT TO SCALE

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
---	FINISHED CONTOURS
---	SET 1/2" IRON ROD & CAP (MBC)

Tx DOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED FRONTAGE OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 126.90'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

GENERAL NOTES:

- NOTE: BASED ON FIELD MEASUREMENTS MADE RELATIVE TO THE SCALED LOCATION OF THE BASE FLOOD ELEVATIONS ILLUSTRATED ON THE FEMA FIRM APPLICABLE TO THIS SITE AND REFERENCED HEREON, THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA.
- PLAT ESTABLISHING ONE (1) STREET RIGHT-OF-WAY AND TWO (2) DRAINAGE EASEMENTS AND ONE (1) SANITARY SEWER EASEMENT.
- IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
- OWNER WILL COMPLY WITH STREETScape STANDARDS AT THE TIME OF PERMIT.

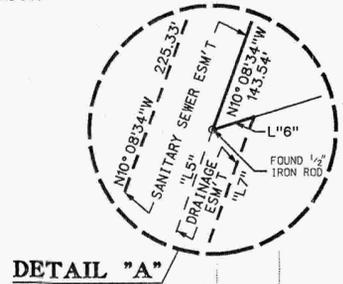
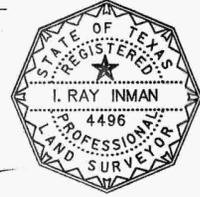
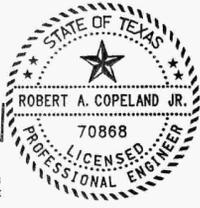
FEMA FIRM REFERENCE:
COMMUNITY PANEL NUMBER 480045 0311 E
DATED 02-16-1996

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, UTILITY RIGHTS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DARREN B. CASEY** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF Aug A.D. 20 07

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:



DETAIL "A"

UNPLATTED OWNER: DARREN B. CASEY

DRAINAGE EASEMENT (0.0170 OF AN ACRE)

UNPLATTED OWNER: DARREN B. CASEY

PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.5375 OF AN ACRE)

UNPLATTED OWNER: DARREN B. CASEY

EXISTING VARIABLE WIDTH DRAINAGE R.O.W. (VOL. 8500, PG. 225)

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

IMPACT FEE PAYMENT DUE
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
• NONE AFFECTED

NOTE:

"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	20.00'	94°10'45"	21.51'	32.87'	N06°44'40"E	29.30'
C2	370.00'	10°36'52"	34.37'	68.55'	N48°43'53"E	68.45'
C3	15.00'	60°00'00"	8.66'	15.71'	S13°25'27"W	15.00'
C4	15.00'	60°00'00"	8.66'	15.71'	N73°25'27"E	15.00'
C5	430.00'	12°33'31"	47.32'	94.25'	N49°42'12"E	94.06'
C6	370.00'	07°41'51"	24.89'	49.71'	N52°08'02"E	49.67'
C7	430.00'	05°32'55"	20.84'	41.64'	N51°03'34"E	41.63'
C8	747.29'	16°59'16"	111.60'	221.57'	N83°18'03"W	220.76'
C9	75.00'	62°23'25"	45.41'	81.67'	S14°37'09"W	77.69'
C10	75.00'	83°59'52"	67.53'	109.95'	S87°48'48"W	100.37'
C11	75.00'	96°49'56"	84.52'	126.75'	N01°46'18"W	112.20'
C12	75.00'	13°40'33"	8.99'	17.90'	N53°28'57"E	17.86'
C13	75.00'	35°31'26"	24.02'	46.50'	N85°39'44"E	45.76'
C14	75.00'	07°34'48"	4.97'	9.92'	S64°06'37"W	9.91'
C15	730.29'	16°32'08"	106.12'	210.76'	N83°31'37"W	210.03'
C16	714.29'	14°43'15"	92.27'	183.52'	N84°26'04"W	183.02'
C17	75.00'	300°00'00"	43.30'	392.70'	N46°34'33"W	75.00'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L2	S69°42'37"W	9.46'
L3	S10°17'41"E	31.00'
L4	N48°32'26"W	126.00'
L5	N10°08'34"W	75.27'
L6	N42°59'34"E	11.93'
L7	S10°08'34"E	79.74'
L8	N55°58'58"E	51.00'
L9	S40°27'03"E	72.01'
L10	S34°02'33"E	25.05'
L11	S43°25'27"W	50.48'
L12	S43°25'27"W	51.50'
L13	N48°17'07"E	52.64'
L14	S55°57'27"W	17.00'
L15	S34°02'33"E	22.80'
L16	S40°20'43"E	72.38'
L17	N49°39'17"E	17.00'

OWNER / DEVELOPER:
DARREN CASEY INTERESTS, INC.
814 ARION PARKWAY SUITE 200
SAN ANTONIO, TEXAS 78216
(210) 829-8999

macina, bose, copeland & associates, inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com
27795-1674

THIS PLAT OF **O'CONNOR BUSINESS PARK** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____
BY _____ SECRETARY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

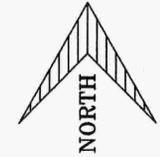
8:50:31 AM 8/21/2007 B:\1674\G:\ossm\1674\O'Connor_BusPark\des\1674\1674.dwg

**SUBDIVISION PLAT 060549
ESTABLISHING
TECH COM EXTENSION**

BEING A 1.805 ACRE TRACT OF LAND OUT OF THAT CALLED 158.867 ACRE TRACT AS RECORDED IN VOLUME 6175, PAGE 1463 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN THE J.F.A. SCOTT SURVEY, NO. 323, ABSTRACT NO. 676, AND PARTIALLY OUT OF THE HYPOLITO MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES
RECEIVED
2007 SEP 20 PM 2:50

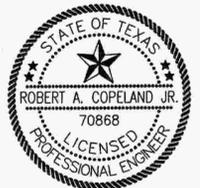
PLANNING COMMISSION
CITY OF SAN ANTONIO
OCT 10 2007
PLAT APPROVED



SCALE: 1"=100'
BEARINGS ARE BASED ON THE SOUTHEAST RIGHT OF WAY LINE OF CROSSWINDS WAY AS BEING N56°52'23"E

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30°55'21"	1043.00	288.49	562.91	556.10	N41°24'43"E
C2	30°28'14"	1057.00	287.88	562.12	555.52	S41°38'16"W
C3	04°06'19"	4035.00	144.62	289.12	289.06	N35°15'10"W
C4	04°06'19"	3965.00	142.11	284.10	284.04	N35°15'10"W
C5	04°05'23"	3965.00	141.57	283.02	282.96	S35°15'38"E
C6	04°05'23"	4035.00	144.07	288.02	287.95	S35°15'38"E
C9	04°05'24"	4000.00	142.83	285.54	285.48	S35°15'38"E
C10	04°06'20"	4000.00	143.37	286.62	286.65	N35°15'10"W

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER/DEVELOPER:
CROSSWINDS LAND PARTNERSHIP LIMITED
c/o TOWERY & ASSOCIATES
3518 TRAVIS STREET, SUITE 200
HOUSTON, TEXAS 77002
TEL. NO. (713) 526-0664

OWNER/DEVELOPER:
G.T. SIRIZZOTTI, LTD.
19049 BANDERA ROAD, #5
HELOTES, TEXAS 78023
TEL. NO. (210) 680-1113

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
www.mbcengineers.com

29275-1674

THIS PLAT OF TECH COM EXTENSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS COUNTY OF BEXAR _____ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M.

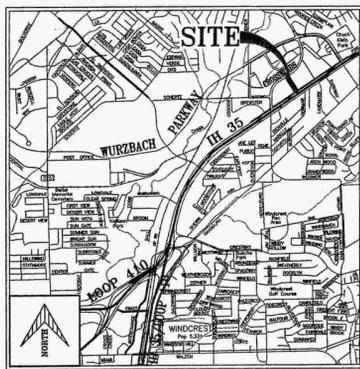
IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY

LEGEND:

- EXIST. ELEC. ----- EXISTING ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER EASEMENT
- ESM.T. ----- EASEMENT
- B.S.L. ----- BUILDING SETBACK LINE
- R.O.W. ----- RIGHT-OF-WAY
- N.C.B. ----- NEW CITY BLOCK
- BLK. ----- BLOCK
- 750 ----- EXISTING CONTOUR



LOCATION MAP NOT TO SCALE

NOTES

- 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 48029C0292 F, DATED JANUARY 04, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- PLAT ESTABLISHING ONE (1) STREET RIGHT-OF-WAY, ONE (1) 14' UTILITY EASEMENT AND TWO (2) PRIVATE DRAINAGE EASEMENTS.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
- ROTATE BEARINGS 00°15'39" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
- OWNER SHALL COMPLY WITH STREETSCAPE REQUIREMENTS AT THE TIME OF CONSTRUCTION.
- SIDEWALKS TO BE INSTALLED DURING BUILDING PERMIT.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 9TO ADD STATEMENT p-5-39)(d)(5), (h)(1) p-5-48 AND 35-505 (g) (1) p-5-59.
- THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

TxDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG I.H. 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 120'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

SEWER FEE NOTE

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Crosswinds Land Partnership Limited
OWNER
By: *[Signature]*
OWNER'S DULY AUTHORIZED AGENT
Robert C. Wilson, III
President of SOG GP, LLC, its
General Partner
19th September 07

STEPHANIE ARGUELLES
Notary Public, State of Texas
My Commission Expires
December 22, 2010

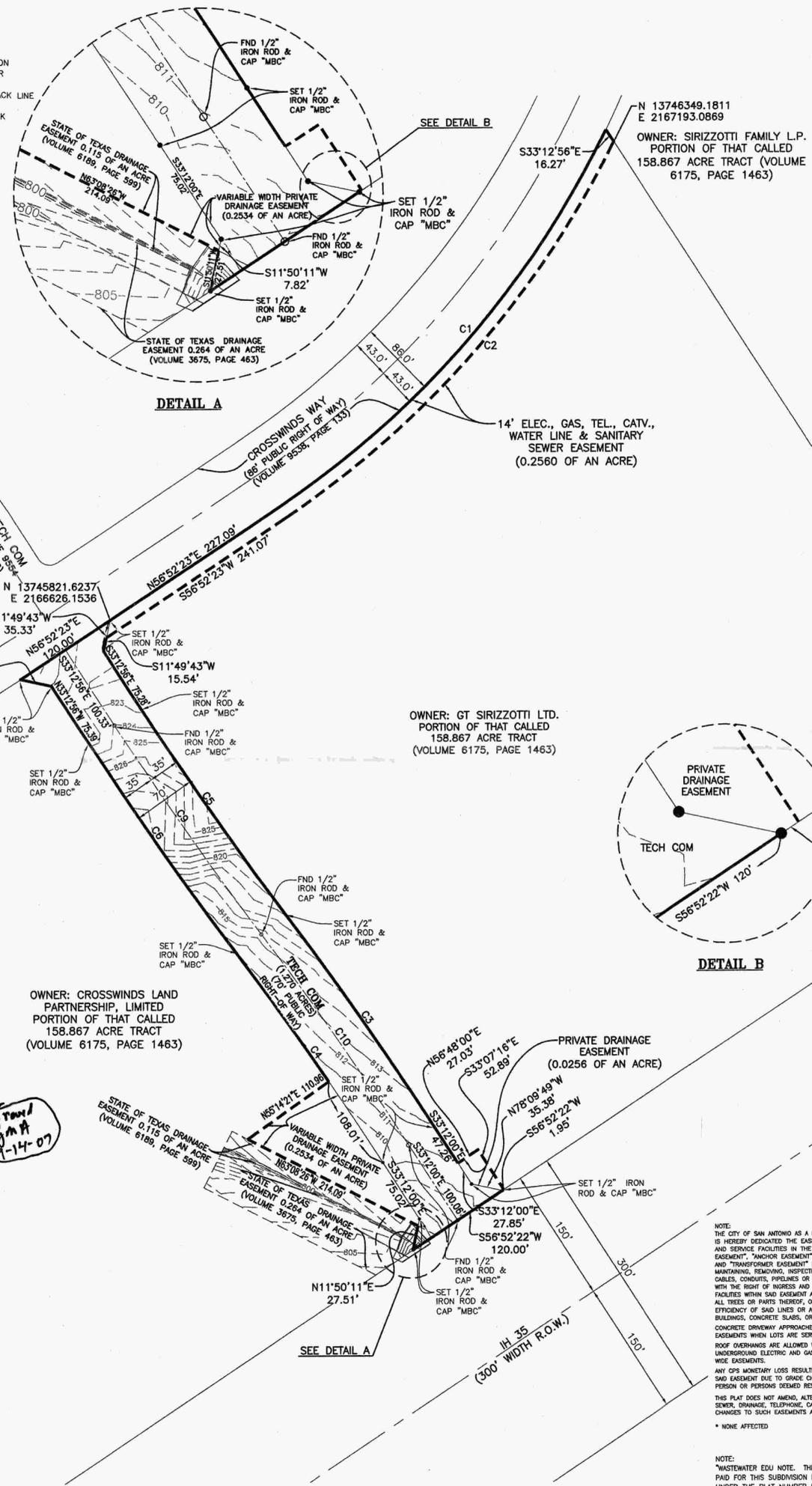
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
OWNER
OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **G.T. SIRIZZOTTI** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

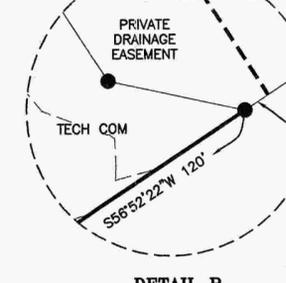
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010



OWNER: GT SIRIZZOTTI LTD.
PORTION OF THAT CALLED
158.867 ACRE TRACT
(VOLUME 6175, PAGE 1463)

OWNER: CROSSWINDS LAND PARTNERSHIP, LIMITED
PORTION OF THAT CALLED
158.867 ACRE TRACT
(VOLUME 6175, PAGE 1463)



DETAIL B

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

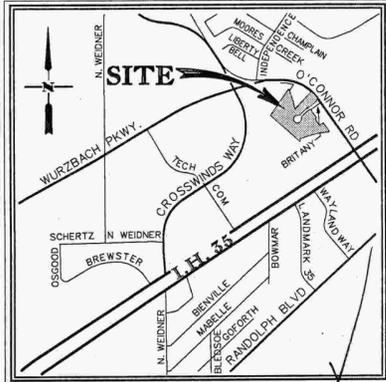
* NONE AFFECTED

NOTE:
WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

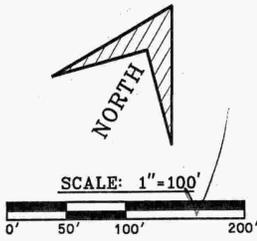
SUBDIVISION PLAT OF O'CONNOR BUSINESS PARK II

BEING 7.347 ACRES SITUATED IN NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 7.347 ACRES OF LAND ALSO BEING A PART OR PORTION OF A CALLED 158.867 ACRE TRACT AS RECORDED IN VOLUME 6791, PAGE 670 OF THE OFFICIAL REAL PROPERTY RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

OWNER / DEVELOPER: DARREN CASEY INTERESTS, INC. 814 ARION PARKWAY SUITE 200 SAN ANTONIO, TEXAS 78216 (210) 829-8999



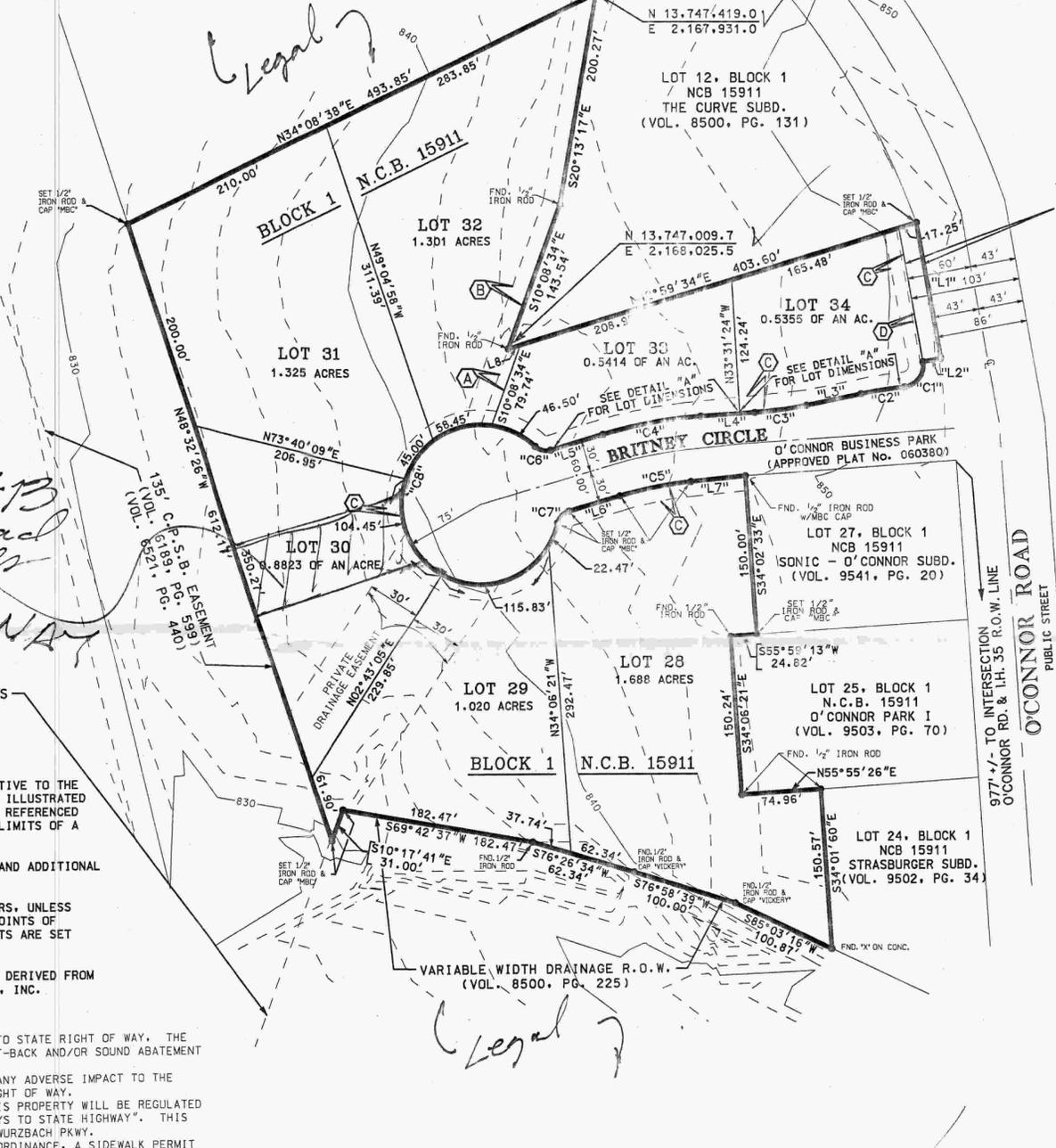
LOCATION MAP NOT TO SCALE



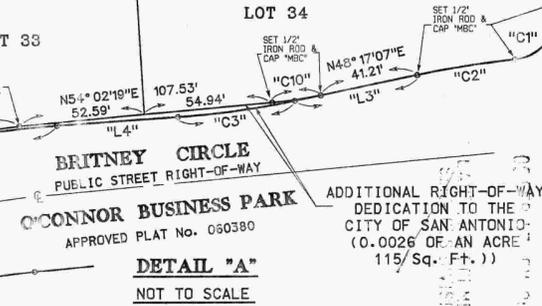
BEARINGS BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WURZBACH PARKWAY AS BEING N59°50'58"E.

MDP#47A13 Shows Road Ext. Now with CROSSWIND WAY

- LEGEND: EXIST. ELEC., TEL., CATV, SAN. SWR., ESM'T., R.O.W., BLDG., N.C.B., BLK., 9' WIDE DRAINAGE EASEMENT, 16' WIDE SANITARY SEWER EASEMENT, 14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT, 1' VEHICULAR NON-ACCESS EASEMENT



17' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.0505 OF AN ACRE 2199 Sq. Ft.)



GENERAL NOTES:

- 1. NOTE: BASED ON FIELD MEASUREMENTS MADE RELATIVE TO THE SCALED LOCATION OF THE BASE FLOOD ELEVATIONS ILLUSTRATED ON THE FEMA FIRM APPLICABLE TO THIS SITE AND REFERENCED HEREON. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA.
2. PLAT ESTABLISHING SEVEN (7) COMMERCIAL LOTS AND ADDITIONAL STREET RIGHT-OF-WAY (0.0000 OF AN ACRE).
3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS, UNLESS INDICATED DIFFERENTLY HEREON, ALL CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS ARE SET WITH A 1/2" IRON ROD AND CAP "MBC".
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAY". THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO WURZBACH PKWY.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

LINE TABLE with columns: NUMBER, DIRECTION, DISTANCE. Rows L1 through L8.

CURVE DATA with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST. Rows C1 through C10.

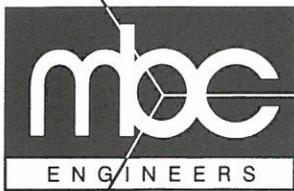
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION AS PER SAWS REGULATION 115.4.5.31.
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

MACINA, BOSE, COPELAND & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232 Phone (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com 30096-1674

THIS PLAT OF O'CONNOR BUSINESS PARK II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20 BY SECRETARY BY CHAIRMAN STATE OF TEXAS COUNTY OF BEXAR DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS DAY OF A.D. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS BY DEPUTY



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

July 14, 2009

Planning & Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

RE: CROSSWINDS BUSINESS PARK, MDP No. 474 C

To Whom It May Concern:

We would like to amend Crosswinds Business Park, POADP No. 474B. The amendments; to change a thru street to a cul-de-sac and to add the new street Tech Com currently approved under Tech Com Extension, Plat No. 060549, thereby creating the amended Crosswinds Business Park, MDP No. 474 C.

If you need additional information please contact me.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Fernando Saenz'.

Fernando Saenz

30096-1674

RECEIVED
09 JUL 15 PM 4: 16
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
 Planning & Development Services
Master Development Plan
Completeness Review



Project Name: Crosswinds Business Park MDP No. 474C ***(Amendment)**
Project Engineers/Surveyors or Firm Name: Macina Bose Copeland & Associates, Inc.
Address: 1035 Central Parkway N., San Antonio, Texas 78232
Contact Person Name: Fernando Saenz
Phone: (210) 545-1122 **Fax:** (210) 545-9302 **E-mail:** fsaenz@mbcengineers.com

Master Plan Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Alternative Pedestrian Plan (APP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Urban Development (UD)	<input type="checkbox"/> Farm and Ranch (FR)
<input type="checkbox"/> Rural Development (RD)	<input type="checkbox"/> Mixed Light Industrial (MI-1)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input checked="" type="checkbox"/> Other: (Amendment)

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Items Submitted	Staff Inventory	<u>Required Items for Completeness Review</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed and signed Application Form												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Review Fee												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 1/2 "x 11" Reduced Copy												
*n/a	<input type="checkbox"/>	Storm Water Management Plan (2 copies)												
*n/a	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/>												
		Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3												
*n/a	<input type="checkbox"/>	Parks Review Fee												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.												
		<table border="0"> <tr> <td><input type="checkbox"/> Master Development Plan/ Major Thoroughfare</td> <td><input type="checkbox"/> Storm Water Engineering</td> </tr> <tr> <td><input type="checkbox"/> Historic</td> <td><input type="checkbox"/> Traffic & Streets</td> </tr> <tr> <td><input type="checkbox"/> Disability Access (Sidewalks)</td> <td><input type="checkbox"/> Trees Preservation</td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td><input type="checkbox"/> Parks</td> </tr> <tr> <td><input type="checkbox"/> SAWS Aquifer</td> <td><input type="checkbox"/> Bicycle Mobility</td> </tr> <tr> <td><input type="checkbox"/> Bexar County Public Works</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input type="checkbox"/> Storm Water Engineering	<input type="checkbox"/> Historic	<input type="checkbox"/> Traffic & Streets	<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Trees Preservation	<input type="checkbox"/> Zoning	<input type="checkbox"/> Parks	<input type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bicycle Mobility	<input type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____
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<input type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____													

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 SERVICES DIVISION

For Staff Use Only

Complete Incomplete

Completeness Review By: Robert S. Linder Date: 7/21/07

City of San Antonio
 Development Services Department
Master Plan Review

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 JUL 15 PM 4:16
 LAND DEVELOPMENT
 SERVICES DIVISION



APPLICATION

For City Use Only:

Intake Date: 7/21/07

Intake By: ALL

Case Managers:

Robert Lombrano (Even File number)
 (210) 207-5014, Robert.lombrano@sanantonio.gov

Larry Odis (Odd file Number)
 (210) 207-0210,
 Larry.odis@sanantonio.gov

Richard Carrizales
 (210) 207- 8050,
 Richard.carrizales@sanantonio.gov

Admin. Assistant:

Michaela Gauthier (210) 207-0220
 Michaela.gauthier@sanantonio.gov

File Number:

Master Plan Application Type (check one):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input type="checkbox"/> MDP/P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Planned Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development Plan (FDP) | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input checked="" type="checkbox"/> Other: <u>(Amendment)</u> |

Master Plan Submittals: Completeness Review Form and 20 copies (folded) with Development Services MDP Section Request for Review form (attached) for respective departments or agencies

**City of San Antonio
Development Services Department
Master Plan Review Application**

Applicant Contact Information:

Project Name: Crosswinds Business Park, MDP 474C
Owner/Agent: CASEY DEVELOPMENT, LTD. Phone: 210.491.4466 Fax: 253.679.1336
Address: 814 ARION PARKWAY, SUITE 200, San Antonio, Texas Zip Code: 78216
Engineer/Surveyor: MBC & Associates, Inc. Phone: 210.545.1122 Fax: 210.545.9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip Code: 78232
Applicant Contact Person Name: Fernando Saenz Email: fsaenz@mbcengineers.com
Applicant relationship to Owner: Civil Engineer

Site Description:

Description of plan boundaries:

Bounded by IH35 on the southeast, Weidner Road on the south & west and Wurzbach Parkway on the north & east.

Existing legal description:

New City Block 15911 – Block 1

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: 10 School District: N.E.I.S.D. Ferguson Map Grid: 553 B3 USGS Grid: _____

Existing land use(s): warehousing

Plan Proposal:

Existing zoning: C3, C3 IH-1 & I1 IH-1 Proposed zoning: C3, C3 IH-1, I1 IH-1 & I1

Projected number of phases: 6

Number of dwelling units (single family lots) by phases: 0 single family lots

City of San Antonio
Development Services Department
Master Plan Review Application

Typical residential lot size: N/A

Total Number of lots: N/A divided by acreage: 158.9 = Density: N/A (dwelling units per acre)

Complete this section for PUD Plans only:

Linear feet of street N/A / Private Gated Attached
 Public Un-gated Detached

Total open space: N/A divided by total acreage: N/A = Open space: N/A %

Type of gate (guard/mag card/key/transmitter/etc.): N/A

Construction start date: N/A

X/Y coordinates at major street entrance(s): X: N/A Y: N/A

Property features:

Edwards Aquifer Zone (check all that apply): Contributing Recharge Transition Artesian
Watershed(s): Salado Creek

Generalized slope of site: from northeast to southwest

Valuable natural features (e.g. heritage trees, endangered species habitat, karst features, etc.) on or adjoining site
N/A

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application: Yes No

Is this project within the boundaries of the City South Management Authority (CSMA): Yes No

City of San Antonio
Development Services Department
Master Plan Review Application

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Services Department at (210) 207-7881. For CSMA requirements call 207-4028.

Is there a previous Master Development Plan (formerly POADP) for this site?

Name: Crosswinds Business Park No.: 474-B Date: 06/04/97

Is there another name for this Master Development plan or another name commonly used to describe this site?

Name: Crosswinds Business Park

Is there a corresponding PUD for this site? Name: No No.: -

Plats associated with this Master Development Plan (formerly POADP) for this site?

Name: <u>Crosswinds C&D</u>	No.: <u>040354</u> <u>9565-199</u>
Name: <u>Tech Com Extension</u>	No.: <u>060549</u> <u>- APPROVED NOT RECORDED</u>
Name: <u>O'Connor Business Par</u>	No.: <u>060380</u> <u>- " "</u>
Name: <u>O'Connor Bus. Park II</u>	No.: <u>090080</u>

Submittal requirements

The following are required for FDP, MDP, MAT, MPCD, PUD and TND applications (35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number - if applicable;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all

City of San Antonio
Development Services Department
Master Plan Review Application

surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

- All existing easements or right-of-way with street names impacting the development area, their nature and width

TRAFFIC AND CIRCUALTION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;

- The schematic (typical section) of all existing and proposed streets, as well as proposed access points;

- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);

- Traffic Impact Analysis (section 35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;

- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;

- A delineation of EARZ, wetlands and floodplains;

- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;

- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;

- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

- (a) Total number of lots;
- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

- Location and size in acres of school sites, as applicable;

- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

STORMWATER MANAGEMENT:

City of San Antonio
Development Services Department
Master Plan Review Application

The following additional items are required for FDP, MDP, MPCD, MXD and TND applications(35-207, -310.15, -345, -B101, -B109)

- Tree stand delineation (section 35-B125);
- Topographic contour lines no greater than ten (10) feet;
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio);
- Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets and other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should be shown as historic preservation areas or lots.

The following additional items are required for PUD Plan and FDP applications only (35-310.15, -B101, -B113) :

- Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Proposed covenants on the property, if any, including a map and legal description of area affected;
- Proposed land uses and zoning classifications by location, type, density and size to include residential density and nonresidential floor area ratio (FAR);
- Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- Tabulation showing the following:
 - (a) Total acreage;
 - (b) Total number of lots;
 - (c) Square footage of all buildings and structures;
 - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
 - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
 - (f) Total floor area ratio (FAR) for each type of non-residential use;
 - (g) Total area of passive open space;
 - (h) Total area of active developed recreational open space;
 - (i) Total number of off-street parking and loadin^e spaces.
- The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

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calculations used to determine the required percentages;

- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;
- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (35-B101):

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type:
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within

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remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (35-334, -B110):

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer
- The name of the record land owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;
- The scale, north arrow and date;

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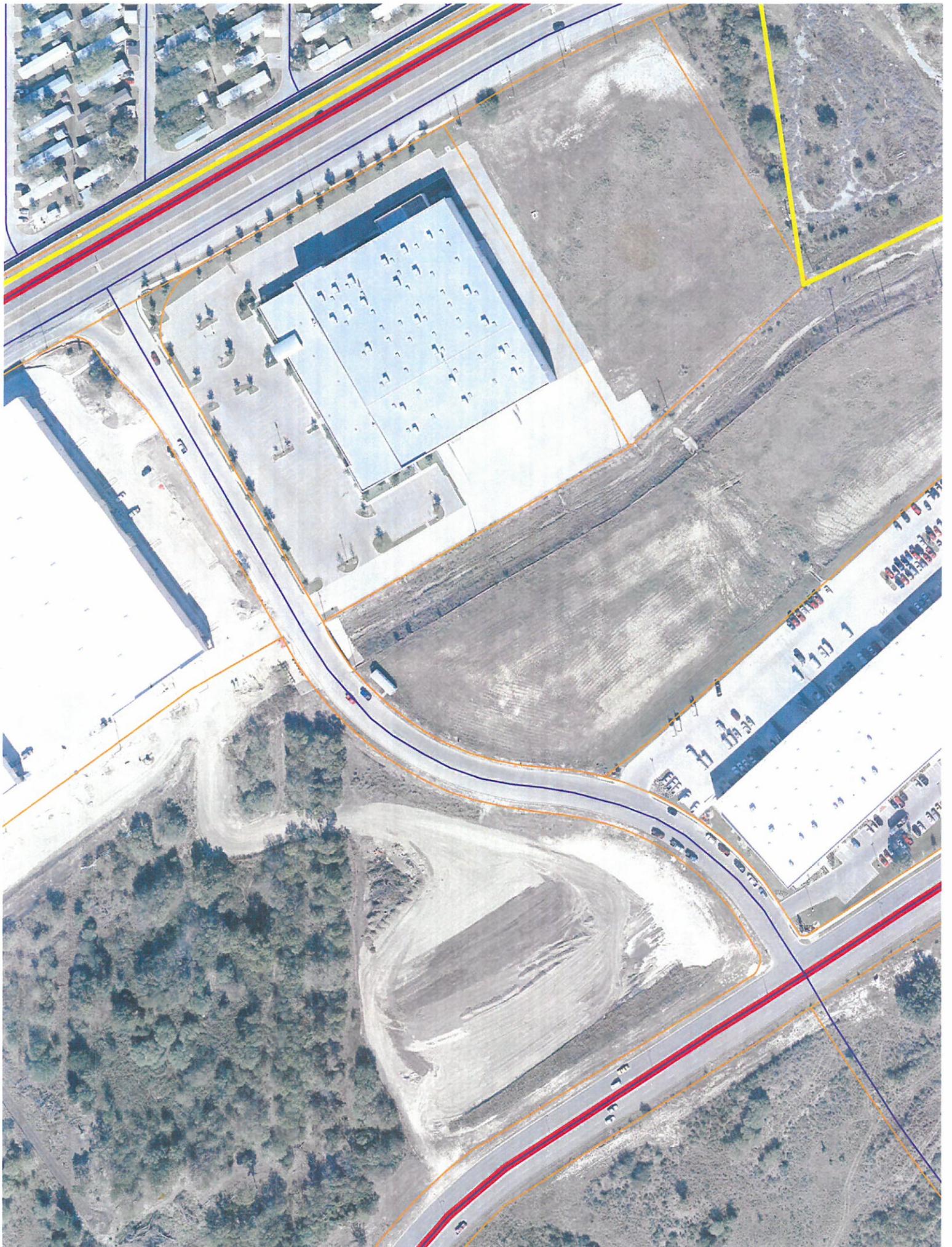
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way;
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

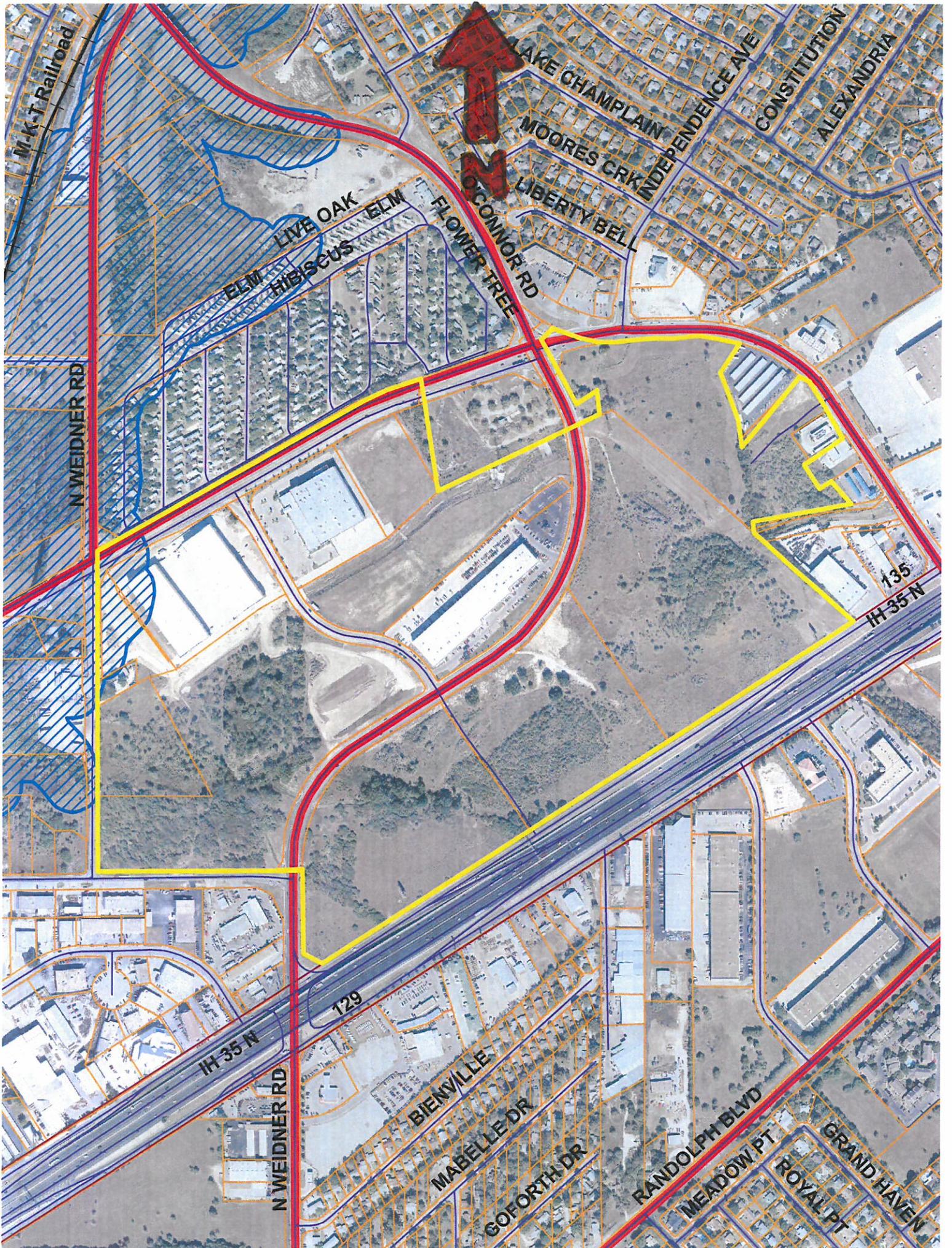
Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

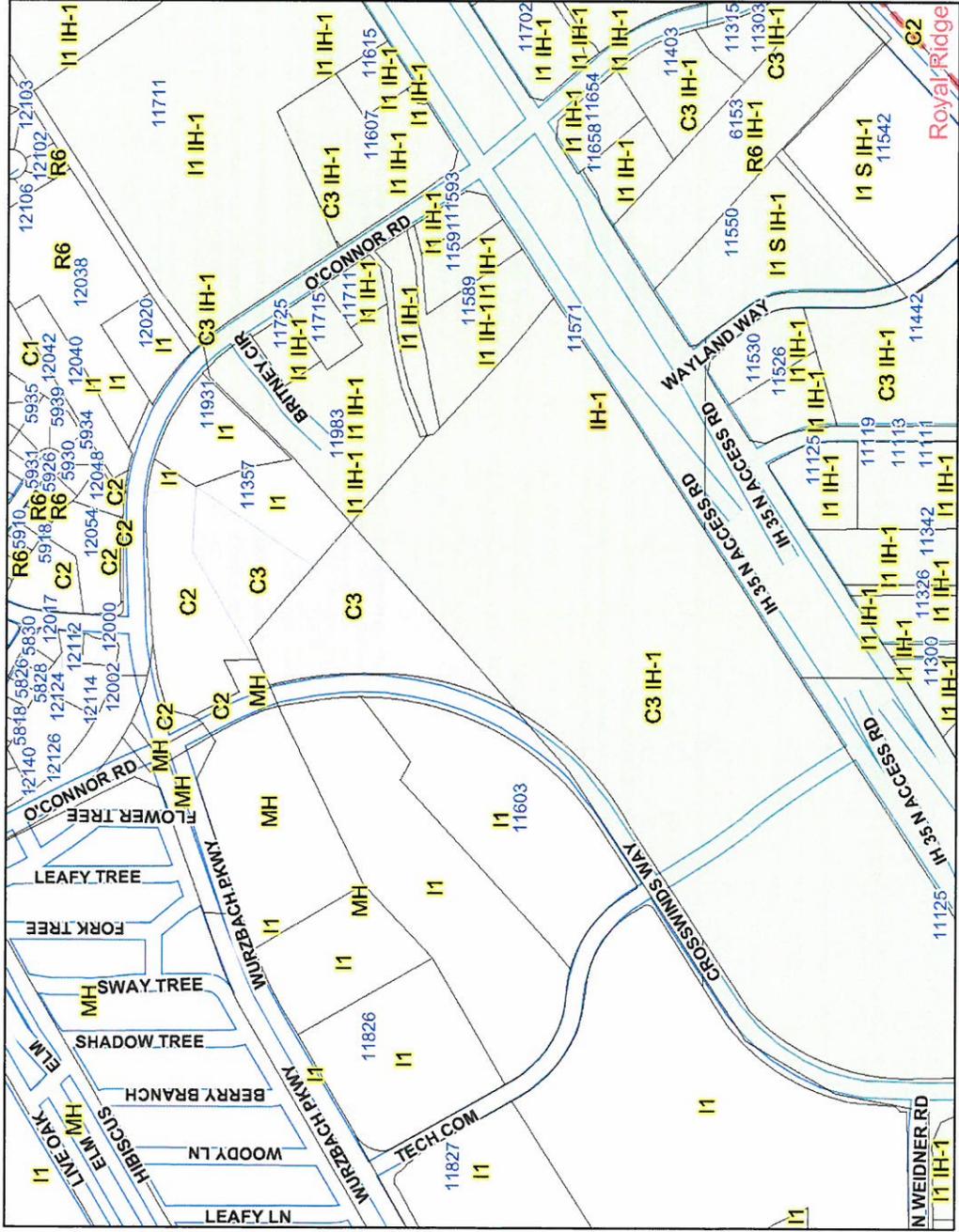
Print Name: Greg Gibson Signature: 
Date: 6/15/09 Phone: 210-829-1717 Fax: 210-829-8998
E-mail: ggibson@caseydev.com

If you have any questions please call Special Projects Coordinator at 207-7038



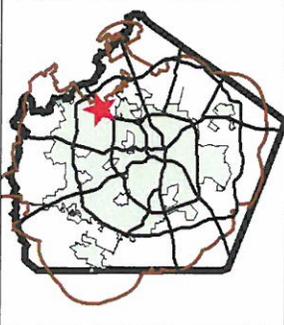


Internet Mapping Framework



Map center: 2167508, 13746553

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- Parcels
- Corridor Districts
- Lakes
- Limited Annexation
- Neighborhood Associations
- Neighborhood Conservation District
- Historic Districts
- Neighborhood and Community Plans
- River Improvement Overlay
- Military Lighting Overlay District
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Parcel Addresses
- Zoning
- B2NA
- C1
- C2
- C2NA
- C3
- C3NA
- C3R
- D
- I1
- I2
- I3

Scale: 1:6,925

