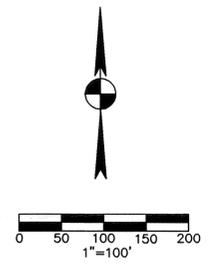


VICINITY MAP
N.T.S.
T 5076
T 5077

- LEGEND**
- ▲ CALCULATED POINT
 - ☆ LIGHT POLE
 - BENCHMARK
 - OPEN TREES
 - TREELINE

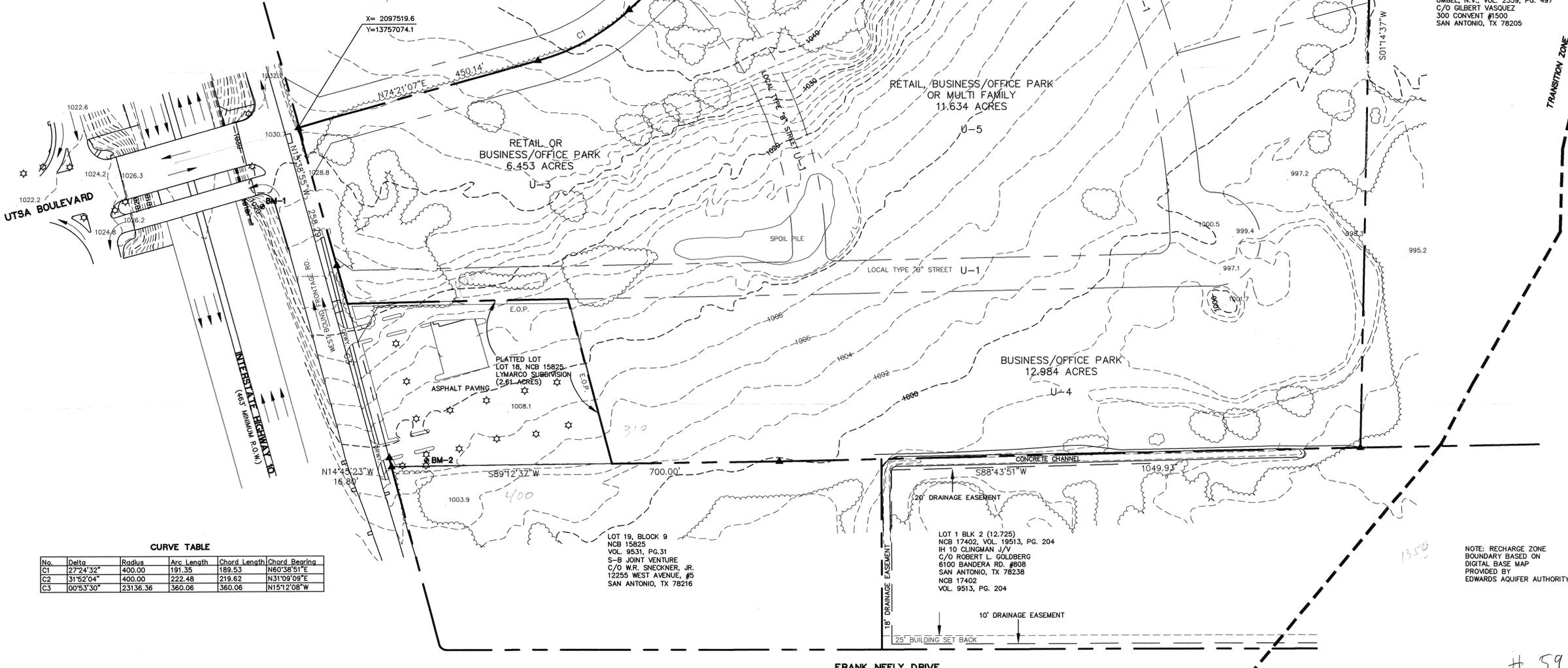


BENCHMARKS

BM-1 --- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. ELEV.=1028.44'

BM-2 --- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP ±500' SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS-DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".



CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°24'32"	400.00	191.35	189.53	N60°38'51"E
C2	31°52'04"	400.00	222.48	219.82	N31°09'09"E
C3	00°53'30"	23136.36	360.06	360.06	N151°2'08"W

LOT 19, BLOCK 9
NCB 15825
VOL. 9531, PG. 31
S-B JOINT VENTURE
C/O W.R. SNEEKER, JR.
12255 WEST AVENUE, #5
SAN ANTONIO, TX 78216

LOT 1 BLK 2 (12.725)
NCB 17402, VOL. 19513, PG. 204
IH 10 CLINGMAN J/V
C/O ROBERT L. GOLDBERG
6100 BANDERA RD. #808
SAN ANTONIO, TX 78238
NCB 17402
VOL. 9513, PG. 204

NOTE: RECHARGE ZONE BOUNDARY BASED ON DIGITAL BASE MAP PROVIDED BY EDWARDS AQUIFER AUTHORITY

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

PLAN HAS BEEN ACCEPTED BY
COSA
#591
(number)
If no plats are filed, plan will
expire on May 2, 1999
1st plat filed on _____

Bury+Pitman
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/595-9090 Fax 210/595-0529
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P.O.A.D.P.
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS L.L.C.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date: 09/29/97
Book:
Drawn by: PTR
File: G:\036\01_36SITE1.DWG
INCHES
Approved by: PTR
Project No.: 50036-01.94

SHEET
1
OF 1

591

RECEIVED

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 29 August 1997 Name of POADP: Lone Star Business Park

Owners: Koontz/McCombs L.L.C. Consulting Firm: Bury + Pittman, Inc.

Address: 200 Concord Plaza Dr., Ste. 525 Address: 7330 San Pedro, St. 130
San Antonio, Texas 78216 San Antonio, Texas 78216

Phone: (210) 826-2600 Phone: (210) 525-9090

Existing zoning: B-3 Proposed zoning: Unknown

Texas State Plane Coordinates: X: 2,097,519.6 Y: 13,757,074.1

Site is over/within/includes: San Antonio City Limits? Yes No
Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 6 Yes No

RECEIVED
97 AUG 29 PM 12: 01
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	<u>1</u>	<u>10.223</u>
Commercial and non-residential	<u>3 (min.)</u>	<u>31.071</u>

Is there a previous POADP for this Site? Name _____ No. _____

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

Plats associated with this POADP or site? Name Lone Star Business Park No.'s 1 thru 6

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Larry G. Heimer Signature: 

Date: 29 August 1997 Phone: (210) 525-9090 Fax: (210) 525-0529



CITY OF SAN ANTONIO

October 31, 1997

Larry G. Heimer
Bury & Pittman, Inc.
7330 San Pedro, Suite 130
San Antonio, TX 78216

Re: Lone Star Business Park

POADP # 591

Dear Mr. Heimer:

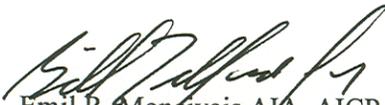
The City Staff Development Review Committee has reviewed Lone Star Business Park Subdivision Preliminary Overall Area Development Plan # 591. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- UTSA is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,


Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer