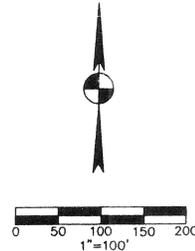


VICINITY MAP
N.T.S.

LEGEND

▲	CALCULATED POINT
☆	LIGHT POLE
●	BENCHMARK
○	OPEN TREES
-	TREELINE



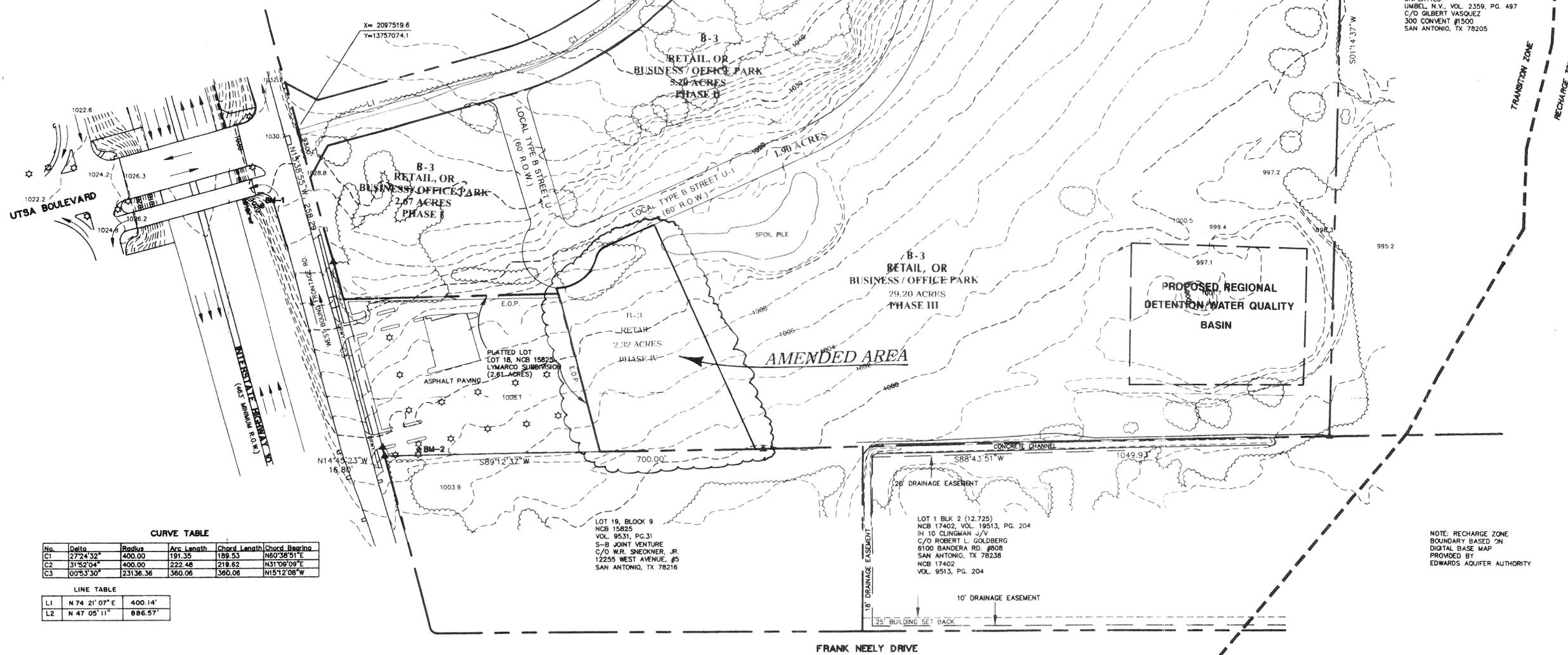
BENCHMARKS

- 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".

GENERAL NOTE:

This project will comply with the UDC requirements to install a 4'-0" wide concrete pedestrian walk on the public right of way. This new walk will be installed along the property line.



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

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300 CONVENT #1500
SAN ANTONIO, TX 78205

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	N51°09'09" E
C3	00°53'30"	231.36	360.06	360.06	N151°2'08" W

LINE TABLE

L1	N 74° 21' 07" E	400.14'
L2	N 47° 05' 11" "	886.57'

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

DATE OF AMENDMENT: MARCH 11, 2002
REVISED: MAY 20, 2002

PREPARED BY:
RUIZ & ASSOCIATES SURVEYING, INC.
444 CENTERVIEW, SUITE 21 • SAN ANTONIO, TX 78226
Phone: (202) 799-8984

P.O.A.D.P. (AMENDED)
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:
Book:
Drawn by: ac
File: G:\036\01\36SITE1.DWG
Approved by:
Project No.:

SHEET
1
OF 1

591B

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) 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;
- 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 surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- 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.
- 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.
- The schematic 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.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

- 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 dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

- Traffic Impact Analysis (section 35-502).

- (PUD Only) Utilities plan.

- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

- (PUD Only) Lots numbered as approved by the City.

- (PUD Only) Layout shall show where lot setbacks as required.

- 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.

- A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____ Date: _____

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 4:03

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: 3.12.02 Name of POADP: LONE STAR BUSINESS PARK
Owners: KOONTZ/MECOMBS LLC Consulting Firm: RUIZ & ASSOC. SUR. CO. INC.
Address/Zip code: 200 CONCORD PLAZA #525 CITY, 78216 Address/Zip code: 4414 CENTERVIEW #211, CITY 78228
Phone: 821-0523 Phone: 735-8514
Existing zoning: B-3 Proposed zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 0 Yes No
San Antonio City Limits? Yes No
Council District: 9
Ferguson map grid 583 A-1

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>ONE</u>	<u>4.9273</u>

Is there a previous POADP for this Site? Name LONE STAR BUSN PK No. 591-A

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

Plats associated with this POADP or site? Name LYMARCO SUBD. No. 950276

Name MECOMBS FAMILY LTD No. 010492

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Bob Pompa Signature: [Signature]

Date: 2/20/02 Phone: 210-3571554 Fax: 210-357-1572

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file
- North arrow and scale of the map;
- Proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred-year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- A complete application and certification, 8½ X 11 reduction with eight (8)¹⁵ copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the _____ School District and they have been contacted concerning this development.

List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

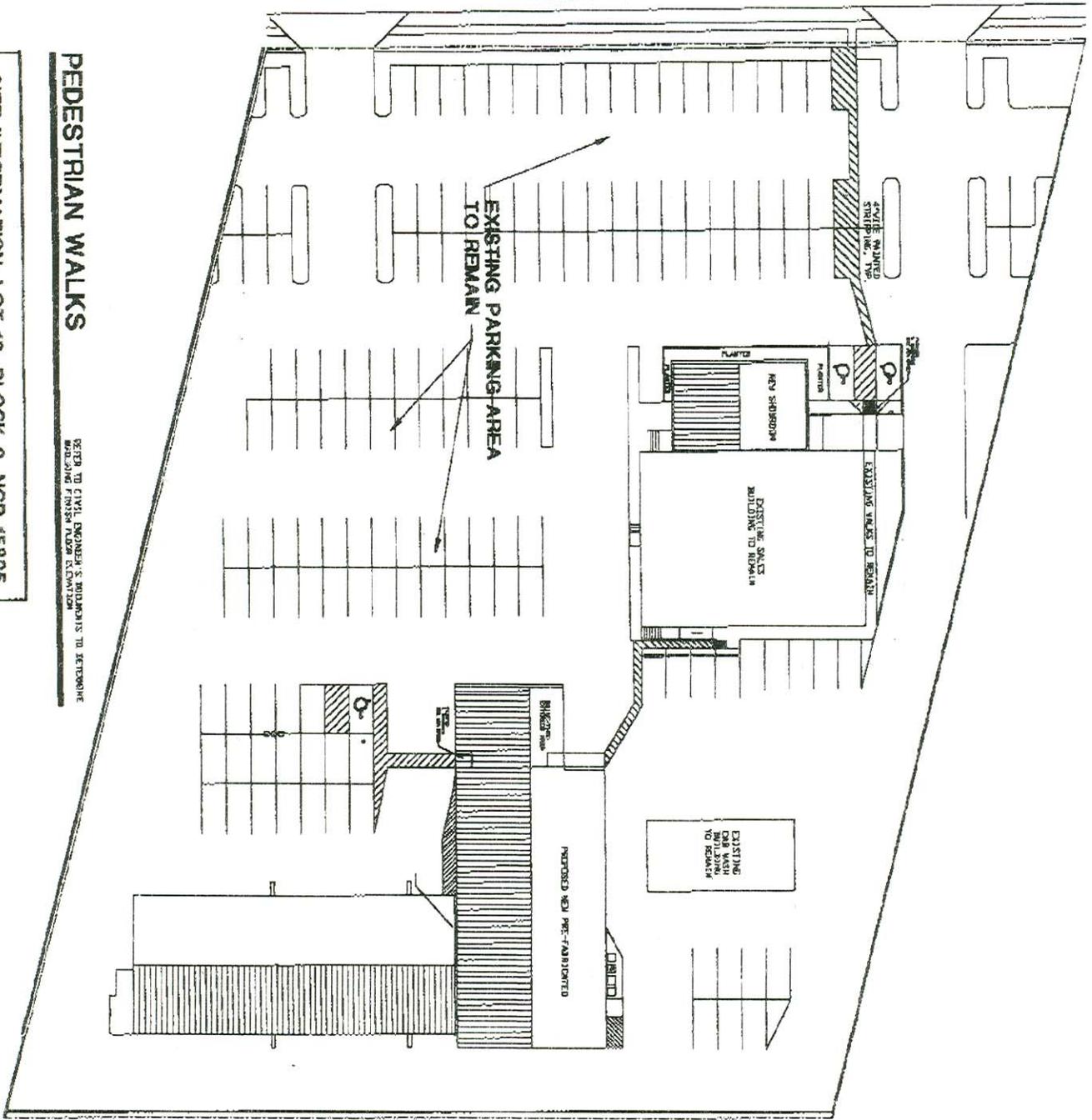
Certifying Representative:

Print Name: _____ Signature: ~~X~~ _____

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

INTERSTATE HIGHWAY 10



PEDESTRIAN WALKS

SEEN TO CIVIL ENGINEER'S PLANS TO BE REMOVED
REPLACING WITH NEW PLANS TO BE REMOVED

SITE INFORMATION, LOT 18, BLOCK 9, NCB 15825

FUTURE PARKING
LOT AREA