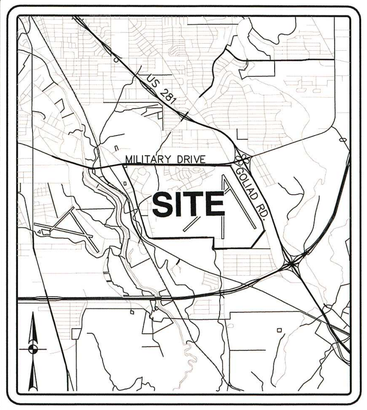
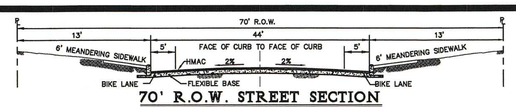



# LOCATION MAP

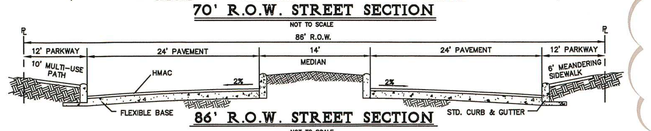
SCALE: 1" = 5000'

SCALE: 1"= 400'
0' 400' 800' 1,200'



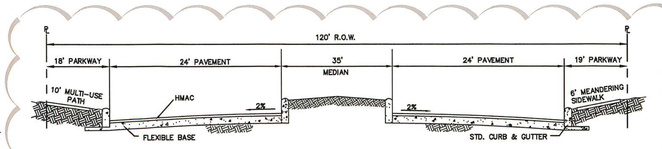

70' R.O.W. STREET SECTION

NOT TO SCALE




86' R.O.W. STREET SECTION

NOT TO SCALE




120' R.O.W. STREET SECTION
(SECONDARY ARTERIAL)

NOT TO SCALE

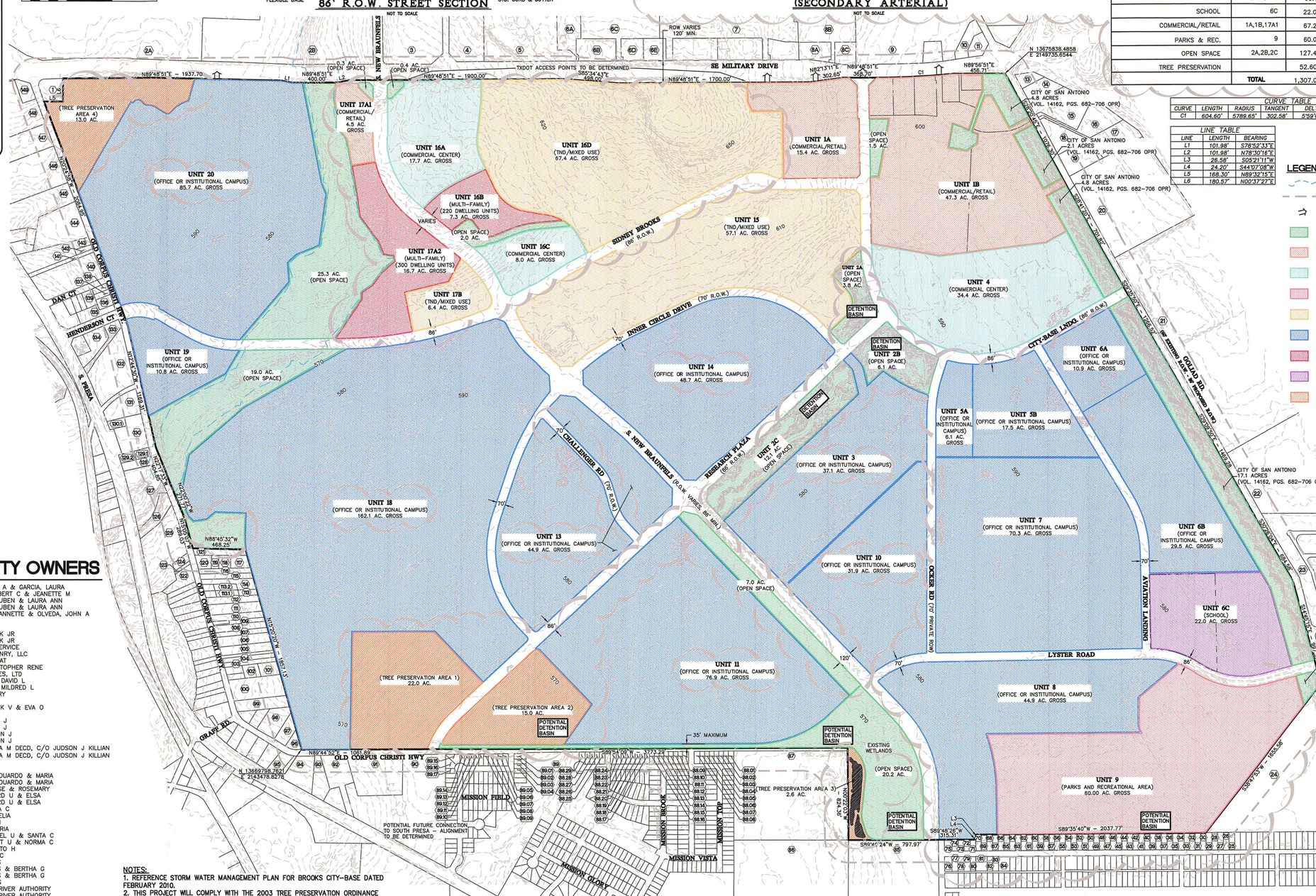
| LAND USE RATIO AND DENSITY TABLE | | | | |
|---|---|---|---|---|
| LAND USE | UNIT | ACRES | DWELLING UNITS | DENSITY |
| TND | 15,16D,17B | 130.9 | | |
| OFFICE OR INSTITUTIONAL CAMPUS | 3,5A,5B,6A,6B, 7,8,10,11,13, 14,18,19,20 | 675 | | |
| MULTI-FAMILY | 16B,17A2 | | | |
| | UNIT 16B | 7.3 | 220 | 30/AC |
| | UNIT 17A2 | 16.7 | 300 | 18/AC |
| PUBLIC STREET | | 87.8 | | |
| COMMERCIAL CENTER | 4,16A,16C | 60.1 | | |
| SCHOOL | 6C | 22.0 | | |
| COMMERCIAL/RETAIL | 1A,1B,17A1 | 67.2 | | |
| PARKS & REC. | 9 | 60.0 | | |
| OPEN SPACE | 2A,2B,2C | 127.4 | | |
| TREE PRESERVATION | | 52.60 | | |
| | TOTAL | 1,307.0 | | |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 604.60' | 5789.65' | 302.58' | 5°59'00" | 604.33' | N86°49'21"E |

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 101.98' | S78°52'33"E |
| L2 | 101.98' | N78°30'16"E |
| L3 | 26.58' | S05°21'11"W |
| L4 | 24.20' | S44°07'08"W |
| L5 | 168.30' | N89°32'15"E |
| L6 | 180.57' | N00°37'27"E |




## LEGEND:

- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- TXDOT ACCESS POINTS
- (OPEN SPACE / LANDSCAPE / DETENTION / DRAINAGE CHANNEL)
- (COMMERCIAL/RETAIL)
- (COMMERCIAL CENTER)
- (PARKS AND RECREATION AREA)
- (TND/MIXED USE)
- (OFFICE OR INSTITUTIONAL CAMPUS)
- (MULTI-FAMILY)
- (SCHOOL)
- (TREE PRESERVATION AREA)

## PROPERTY OWNERS

1. SHARMA, SUNIL K
2. STATE OF TEXAS, SAN ANTONIO STATE HOSPITAL
2B. CITY BASE WEST LP
3. CITY OF SNA ANTONIO
4. ARISTOCRAT DEVELOPMENTS LLC
5. COSTA DORADA LTD
6A. BROOKS CORNER 3 LP
6B. BROOKS CORNER 3 LP
6C. HD DEVELOPMENT PROPERTIES LP
6D. REALTY INCOME TEXAS PROPS LP
6E. INTERNATIONAL BANK OF COMMERCE
7. MB SAN ANTONIO BROOKS LIMITED PARTNERSHIP
8A. DELANO TRUST ETAL
8B. TARGET CORPORATION
8C. WHATABURGER INC
9. BUTT, H E GROCERY CO, ATTN. TODD PILAND
10. G D BAR FAMILY LTD PARTNERSHIP
11. SPA INVESTMENTS LLC
12. BURKE PROPERTIES
13. V & E MANAGEMENT CORPORATION
14. HALLE PROPERTIES LLC DPT 1100-TXS19
15. DEV INN INC & PANCHAM MANAGEMENT LTD
16. KMK HOSPITALITY LLC
17. GOLIAD-DORADO LTD
18. ROGERS D L CORP
19. GOLIAD-DORADO LTD
20. LOWES HOME CENTERS
21. INDIAN HOMES LTD
22. FIESTA HOMES INC
24. CITY OF SAN ANTONIO
25. JONES, MICHAEL E & DORA S
26. BRISENO, LEONIDES N
27. CERVANTES, STEVEN & YVONNE
28. CMLTI 2006-WF2
29. GARCIA, ABEL A & MARIA
30. TALAMANEZ, JESSE & KRISTINA G
31. ARAUJO, ARTURO E & ALEIDA
32. REBOLLOSO, HENRY S & JENNIFER J
33. REBOLLOSO, HENRY S & JENNIFER J
34. GONZALES, ELEUTERIO JR
35. LAND RESOURCES CORPORATION
36. RODRIGUEZ, DANIEL G JR & DIANA
37. JADER, ANTHONY A & VANESSA R
38. GARCIA, MARIA L
39. JONES JENNIFER R
40. GALVAN, ARMANDO & MERCY R
41. KAZAK, CARL S & HORTENCIA A
42. KAZAK, CARL S & HORTENCIA A
43. WARTHEN, ROBERT LEE
44. ZACARIAS, FEDERICO
45. CORONA, PAUL A
46. CORONA, PAUL A
47. MARIN, ANGELA & MENDEZ SALVADOR JR
48. HENSON, GREGORY
49. CRUZ, CELIA
50. TAYLOR, LONNIE E
51. CASTILLO, MICHAEL & LESLEY
52. LUNA, DANIEL & CAROLINA
53. NEGRETE, MANUEL R & GUADALUPE C
54. MENDOZA, COREY S & EUDELIA
55. MENDOZA, COREY S & EUDELIA
56. BRIDLE BIT CORP
57. GARCIA, BENITO T
58. GARCIA, BENITO T
59. SMITH, LAURA J
60. HERNANDEZ, MARIA E
61. MILLER, TERRI LYNN
62. VILLARREAL, DAVID H & ROXANNE D
63. PRICE, STEVEN & MELINDA
64. PRICE, STEVEN & MELINDA
65. ROONEY, JEFFREY A
66. ROONEY, JEFFREY A
67. WENDEBORN, SOPHIA L
68. RIVERA, JOSE O JR & LAURA S
69. CORONA, JOE M JR & LYNN
70. CORONA, JOE M JR & LYNN
71. MARTINEZ, RAMON JR
72. NUNEZ, MARIA ISABEL
73. GUZMAN, ZEFERINO JR & LETICIA
74. PECHE, JANIE A
75. CANTU, JANIE
76. VELA, ALBERTO & RACHEL E
77. BENAVIDES, CRYSTALINA
78. DAVALOS, JOSE JR
79. GARZA, DAVID R & SUSAN
80. JIMENEZ, MARTHA M
81. MARTINEZ, VICTOR R & WANDA M
82. BALLESTEROS, SCOTT & PATRICIA
83. BALLESTEROS, SCOTT & PATRICIA
84. DELEON, LETICIA
85. TEXAS A&M
86. TEXAS A&M UNIVERSITY SYSTEM
87. TEXAS A&M
88.01 FM LAND TRUST
88.02 OFM LAND TRUST
88.03 LOPEZ, OSIEL & GLORIA C
88.04 LOPEZ, OSIEL & GLORIA C
88.05 MENDEZ, JOANN
88.06 MENDEZ, JOANN
88.07 SOLIS, ARMANDO & REBECCA
88.08 BRIONES, OSCAR JR
88.09 MELENDES, MARTHA
88.10 MARTINEZ, DANNY C & RACHEAL
88.11 MARTINEZ, DANNY C & RACHEAL
88.12 VEGA, SAMUEL AGUILERA
88.13 VEGA, SAMUEL AGUILERA
88.14 LOPEZ, JESSICA & GONZALES, JESSE
88.15 LOPEZ, JESSICA & GONZALES, JESSE
88.16 GARCIA, JOSIE & WILLIAM E JR
88.17 OCHOA, NOE & LUCINDA
88.18 DEALVA, JOSE F & RUTH
88.19 DEALVA, JOSE F & RUTH
88.20 MELGOSO, JORGE LUIS & JUANITA
88.21 MERCADO, JORGE LUIS & JUANITA
88.22 SOLIS, CRYSTAL
88.23 SOLIS, CRYSTAL
88.24 GONZALEZ, ERICA V & DAVID E
88.25 CASTRO, DANIEL A & NICHOLE E
88.26 AGUIRRE, JOHN & MINDY
88.27 ROCHA, ANGELINA M & RUDOLPH
88.28 RODRIGUEZ, TINA & MARIN, CHRISTINE JANE
88.29 RODRIGUEZ, TINA & MARIN, CHRISTINE JANE
89. HLH DEVELOPMENT LP
89.01 RIZO, JOSEPHINE G
89.02 COUILLARD, LETITIA R & DOUGLAS, WAYNE
89.03 MORALES, RICHARD M
89.04 MORALES, RICHARD M
89.05 RUGEN, SUSIE
89.06 GARCIA, ALFREDO JR & SANDRA
89.07 ORTIZ, LIZETTE M
89.08 MENA, JUANITA RIOS
89.09 ZAPATA, FRANCES C
89.10 ZAPATA, FRANCES C

## PROPERTY OWNERS

89.11 GUZMAN, JOSE A & GARCIA, LAURA
89.12 VILLAREAL, ROBERT C & JEANETTE M
89.13 HERNANDEZ, RUBEN & LAURA ANN
89.14 HERNANDEZ, RUBEN & LAURA ANN
89.15 CASTILLEJA, JEANNETTE & OLVEDA, JOHN A
89.16 BAEZ, JOSE
89.17 BAEZ, JOSE
90. MONACO, FRANK JR
91. MONACO, FRANK JR
92. CITY PUBLIC SERVICE
93. PHOENIX MASONRY, LLC
94. AHMADZAI, HAYAT
95. CHAVEZ, CHRISTOPHER RENE
96. SCB PROPERTIES, LTD
97. GEIGENMILLER, DAVID L
98. GEIGENMILLER, MILDRED L
99. BARTHOLD, MARY
100. KILN, FAY A
101. ESTRADA, FRANK V & EVA O
102. LEYVA, MIKE
103. EWICK, WILLIAM J
104. EWICK, WILLIAM J
105. KILLIAN, JUDSON J
106. KILLIAN, JUDSON J
107. CANTU, ADELINA M DECD, C/O JUDSON J KILLIAN
108. CANTU, ADELINA M DECD, C/O JUDSON J KILLIAN
109. CANTU, JOE R
110. CANTU, JOE R
111. MALDONADO, EDUARDO & MARIA
112. MALDONADO, EDUARDO & MARIA
113. ANTHONY, JESSE & ROSEMARY
113.1 GAITAN, RICHARD U & ELSA
113.2 GAITAN, RICHARD U & ELSA
114. MONTEZ, ODILIA C
115. ARAMBULA, OFELIA
116. GAITAN, LUIS H
117. GAITAN, GREGORIA
118. GAYTAN, MICHAEL U & SANTA C
119. GAITAN, GILBERT U & NORMA C
120. GAITAN, ROBERTO H
121. GARZA, DIANE C
122. MAYEN, MIKE S
123. MAYEN, MIKE S & BERTHA G
124. MAYEN, MIKE S & BERTHA G
125. CELDA, JUAN S
126. SAN ANTONIO RIVER AUTHORITY
127. SAN ANTONIO RIVER AUTHORITY
128. VASQUEZ, MANUEL DE JESUS & MARTHA L
129.1 SQUEZ, MANUEL DE JESUS & MARTHA L
129.2 ZAMORA, FRANK & OLGA G
130. VASQUEZ, MANUEL DE JESUS & MARTHA L
130.1 FARIAS, FRANK JR
131. FERRELL GAS, INC.
132. MCCCOY BUILDING SUPPLY #27
133. CITY OF SAN ANTONIO
134. GOMEZ, ERNESTO
135. WILBORN, TOM JR
136. WILLBORN, TOM
137. WILLBORN, TOM
138. WILLBORN, TOM
139. WRIGHT, MARIE L
140. WILLBORN, TOM
141. WILLBORN STEEL COMPANY
142. WILLBORN STEEL COMPANY
143. WILLBORN STEEL COMPANY
144. TIERRA G SQUARED LAND & PROPERTIES GP LLC
145. TIERRA G SQUARED LAND & PROPERTIES GP LLC
146. KEILMAN SHELTER TRUST
147. BROOKSFIELD LTD
148. VALDEZ ERNEST & AYALA MIGUEL & TREVINO, ROBERT P ET AL
149. BHAKTA, PRADIPKUMAR M & ILABEN P

NOTES:
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR BROOKS CITY-BASE DATED FEBRUARY 2010.
2. THIS PROJECT WILL COMPLY WITH THE 2003 TREE PRESERVATION ORDINANCE
3. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL DESIGN GUIDELINES ARE ON FILE WITH BROOKS DEVELOPMENT AUTHORITY.
10. BROOKS DEVELOPMENT AUTHORITY AND THE PROPERTY OWNER ARE AWARE THAT THE ZONING AT THE TIME OF MDP CONSIDERATION DOES NOT PERMIT ALL OF THE USES PROPOSED ON THE MDP AND UNDERSTAND THAT CERTIFICATES OF OCCUPANCY FOR THE PROPOSED USES CANNOT BE ISSUED UNTIL/UNLESS REZONING OF THE PROPERTY IS APPROVED ACCORDINGLY.

MAJOR AMENDMENTS:
1. VARIOUS "OPEN SPACE" AREAS MODIFIED AND/OR REMOVED
2. UNITS 2A, 2B, & 2C LAND USE REVISED FROM "OFFICE OR INSTITUTIONAL CAMPUS" TO "OPEN SPACE"
3. UNITS 5 & 6 AREA MODIFIED DUE TO "OPEN SPACE" REVISIONS
4. UNIT 6 SUBDIVIDED INTO 6A, 6B & 6C WITH VARYING LAND USE
5. UNITS 11, 18, 20 AREAS REVISED WITH THE ASSIGNMENT OF "TREE PRESERVATIONS AREAS 1-4" ALONG WITH REMOVAL OF UNIT 12
6. UNIT 15 "TND/MIXED USE" ACREAGE MODIFIED
7. UNIT 16 SUBDIVIDED INTO 16A-16D WITH VARYING LAND USE.
8. UNIT 17 SUBDIVIDED INTO 17A1, 17A2 & 17B WITH VARYING LAND USE
9. UNITS 3 & 10 "OFFICE OR INSTITUTIONAL CAMPUS" ACREAGES REVISED.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

*ACKNOWLEDGED BY:*

*PAPE-DAWSON ENGINEERS, INC.* *BROOKS DEVELOPMENT AUTHORITY*

## LEGAL DESCRIPTION

A 1307.00 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, OUT OF THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, AND OUT OF THE LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160 NOW IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
BROOKS DEVELOPEMENT AUTHORITY
1 BDA CROSSING, SUITE 100
BROOKS CITY-BASE, TX 78235-5145
PHONE: (210) 678-3300
FAX: (210) 678-3338


PLAN HAS BEEN ACCEPTED BY
COSA
November 4, 2010 807A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
November 3, 2012
Date


PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470


# BROOKS CITY BASE

1,307 ACRE TRACT

MASTER DEVELOPMENT PLAN #807A

| | |
|---|---|
| JOB NO. | 5735-10 |
| DATE | FEBRUARY 2010 |
| DESIGNER | CEL |
| CHECKED SLW | DRAWN CBD |
| SHEET | |


Date: Nov 05, 2010, 3:55pm User ID: pmckee
File: P:\57\35\36\Design Civil\MDP\573536.dwg