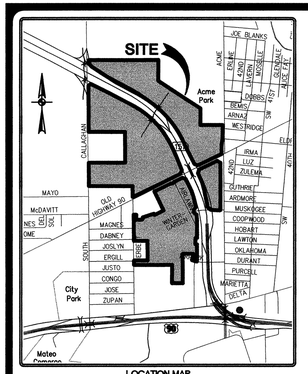
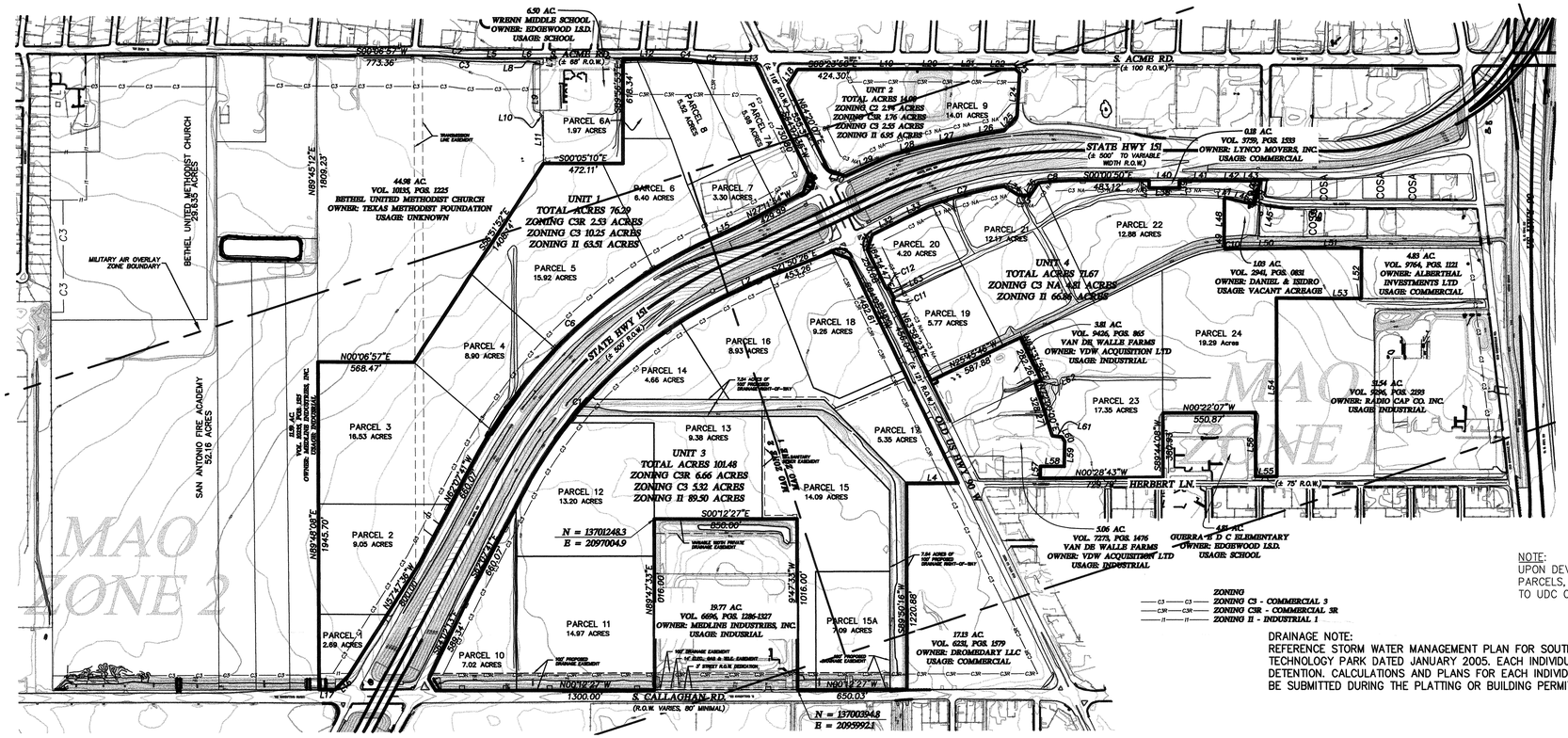
JANUARY, 2005





PLAN HAS BEEN ACCEPTED BY
COSA Robin Dixon
03/02/05 (date) #810 (number)
If no plats are filed, plan will expire
On 09/01/06
1st plat filed on

NOTE:
UPON DEVELOPMENT OF INDIVIDUAL PARCELS, SIDEWALKS WILL BE CONSTRUCTED TO UDC CHAPTER 35 REQUIREMENTS.

DRAINAGE NOTE:
REFERENCE STORM WATER MANAGEMENT PLAN FOR SOUTHWEST BUSINESS AND TECHNOLOGY PARK DATED JANUARY 2005. EACH INDIVIDUAL LOT WILL REQUIRE ON-SITE DETENTION. CALCULATIONS AND PLANS FOR EACH INDIVIDUAL DETENTION BASIN DESIGN WILL BE SUBMITTED DURING THE PLATTING OR BUILDING PERMIT STAGE OF EACH INDIVIDUAL LOT.

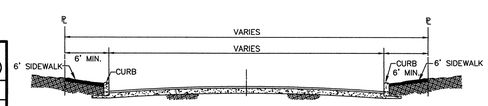
NOTE:
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. 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.

FLOOD PLAIN IS NOT SHOWN WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT PLAN PER FEMA MAPS NUMBER 480046 PANEL 0436 SUFFIX F AND NUMBER 480035 PANEL 0437 SUFFIX E. 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. — CITY OF SAN ANTONIO

AREA SUMMARY

LAND USE	AREA (Ac.)
INDUSTRIAL	228.30
COMMERCIAL	35.14
DRAINAGE R.O.W.	7.54
TOTAL/AVERAGE	270.98



TYPICAL STREET SECTION (R.O.W. VARIES)
N.T.S.

REQUIRED PARK/OPEN SPACE

REQUIRED AREA =

$$0.009 \frac{\text{ACRE}}{\text{LOT}} \times 26 \text{ LOTS} = 0.234 \text{ ACRES}$$

PARK AREA WILL BE DEDICATED UPON PLATTING

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: _____

SECRETARY: _____ DATE: _____

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1756.94'	2689.79'	911.09'	37°25'30"	1725.87'	N43°24'56"W
C2	71.10'	370.00'	35.66'	11°00'36"	70.99'	N05°37'15"E
C3	85.51'	445.00'	42.89'	11°00'35"	85.38'	S05°37'16"W
C4	147.50'	736.62'	74.00'	11°28'23"	147.25'	N04°12'34"E
C5	219.77'	966.84'	110.36'	13°01'26"	219.30'	S04°26'49"W
C6	1985.55'	3039.79'	1029.65'	37°25'30"	1950.44'	N43°24'56"W
C7	467.70'	2413.38'	234.59'	11°06'13"	466.97'	N14°50'25"W
C8	172.91'	1513.08'	86.55'	6°32'91"	172.82'	N04°36'47"W
C9	17.69'	11.52'	11.12'	87°59'42"	16.00'	S47°07'58"E
C10	51.41'	813.21'	25.71'	3°37'19"	51.40'	N04°01'43"W
C11	31.94'	25.17'	18.52'	72°42'16"	29.84'	N79°05'43"W
C12	26.20'	25.36'	14.41'	59°12'06"	25.05'	S22°22'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.76'	N57°48'16"E
L2	168.68'	S24°42'11"E
L3	110.21'	S21°07'49"W
L4	305.77'	N00°20'12"W
L5	220.18'	S00°06'57"W
L6	195.52'	S00°00'37"E
L7	31.00'	S89°52'43"W
L8	19.00'	S00°07'17"E
L9	300.00'	S89°52'43"W
L10	19.00'	S00°07'17"E
L11	282.93'	S89°52'43"W
L12	282.45'	S00°03'35"W
L13	139.16'	N00°23'50"W
L14	108.07'	N71°47'33"W
L15	186.16'	N24°34'07"W
L16	111.83'	N45°58'36"W
L17	95.18'	N00°15'15"W
L18	105.88'	S57°38'33"E
L19	211.48'	S00°23'58"E
L20	301.71'	S00°10'16"W
L21	145.00'	S00°10'14"W
L22	213.03'	S00°10'14"W
L23	32.91'	S41°34'06"W
L24	253.30'	N86°26'39"W
L25	116.21'	N48°35'30"W
L26	207.01'	N10°12'35"W
L27	266.15'	N11°30'39"W
L28	214.00'	N15°12'12"W
L29	297.71'	N24°06'07"W
L30	107.39'	N20°02'54"E
L31	93.47'	S71°22'09"E
L32	209.79'	S26°47'37"E

LINE TABLE		
LINE	LENGTH	BEARING
L33	161.59'	S26°47'37"E
L34	99.43'	S32°15'35"W
L35	69.27'	S02°11'12"W
L36	91.81'	S56°01'27"E
L37	45.00'	N89°46'19"W
L38	180.00'	S00°05'56"W
L39	45.00'	S89°46'19"E
L40	180.00'	S00°05'56"W
L41	249.65'	S00°10'50"W
L42	119.78'	S00°11'03"W
L43	110.75'	S00°16'30"W
L44	72.57'	N79°54'37"W
L45	58.60'	N80°11'17"W
L46	168.36'	N13°25'42"E
L47	16.13'	N13°20'10"W
L48	241.66'	N89°34'21"W
L49	59.08'	S84°41'13"W
L50	389.87'	S00°41'37"E
L51	369.47'	S00°06'28"E
L52	300.32'	S89°56'34"W
L53	505.18'	S00°14'49"W
L54	1061.36'	S89°45'01"W
L55	126.04'	N00°28'42"W
L56	379.87'	N89°45'01"E
L57	72.30'	S89°00'00"E
L58	141.94'	S00°00'00"E
L59	147.89'	S89°00'00"E
L60	31.56'	N58°00'00"E
L61	57.66'	N07°00'00"E
L62	40.30'	S23°40'40"E
L63	61.95'	N63°11'02"E

SOUTHWEST BUSINESS & TECHNOLOGY PARK

(UNITS 1 - 4)

MASTER DEVELOPMENT PLAN

A 270.98 ACRE, OR 11,803,797 SQUARE FEET TRACT OF LAND DESCRIBED IN INSTRUMENTS (VOLUME 10135, PAGE 1216), (VOLUME 9631, PAGE 0776), (VOLUME 6696, PAGE 1286), (VOLUME 9557, PAGE 3-5), (VOLUME 3676, PAGE 1256) AND (VOLUME 3383, PAGE 1532) OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX. 78283-3975

ENGINEER: PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

Date: Mar 03, 2005, 2:07pm User ID: BZuercher
File: P:\57\42\00\Design\Civil\MDP\574200-MDP.dwg

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