



# City of San Antonio

Department of Development Services

October 10, 2008

John LaRo  
Macina, Bose, Copeland and Associates, Inc.  
1035 Central Parkway North  
San Antonio, TX 78232

Re: **Speedway Business Park**

**MDP # 019A-07**

Dear Mr. LaRo,

The Development Review Committee has reviewed **Speedway Business Park** Master Development Plan **MDP # 019A-07**. Please find enclosed an accepted and signed copy for your files.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

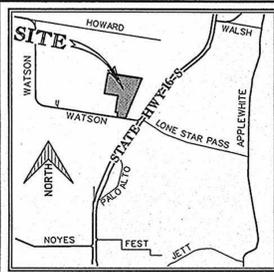
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. De León'.

Fernando J. De León, P. E.  
Planning and Development Services Department  
Assistant Director  
Land Development Division



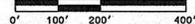
LOCATION MAP  
NOT TO SCALE

LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- C.A.T.V. --- CABLE TELEVISION
- SAN. SWR. --- SANITARY SEWER
- ESMT. --- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- BLK. --- BLOCK
- C.B. --- COUNTY BLOCK
- VOL. --- VOLUME
- PG. --- PAGE



SCALE: 1" = 200'



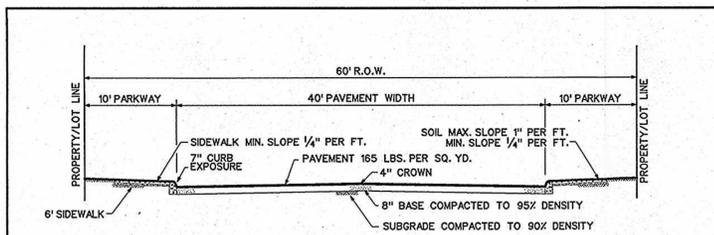
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WATSON RD. AS BEING N80°55'39"W BETWEEN CONTROL MONUMENTS AND

NO.	CHORD BRG.	LENGTH
L1	N22°23'11"E	246.56'

**EXISTING LEGAL DESCRIPTION OF OVERALL TRACT**  
 BEING A 98.735 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PART OF THE JOSEPH JORDAN SURVEY No. 45, ABSTRACT 374, COUNTY BLOCK 4296, ALSO BEING A PORTION OF A CALLED 55.20 ACRE TRACT OF LAND AS RECORDED IN VOLUME 12658, PAGE 1832 AND A 43.64 ACRES TRACT OF LAND AS RECORDED IN VOLUME 12658, PAGE 1827 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GENERAL NOTES:

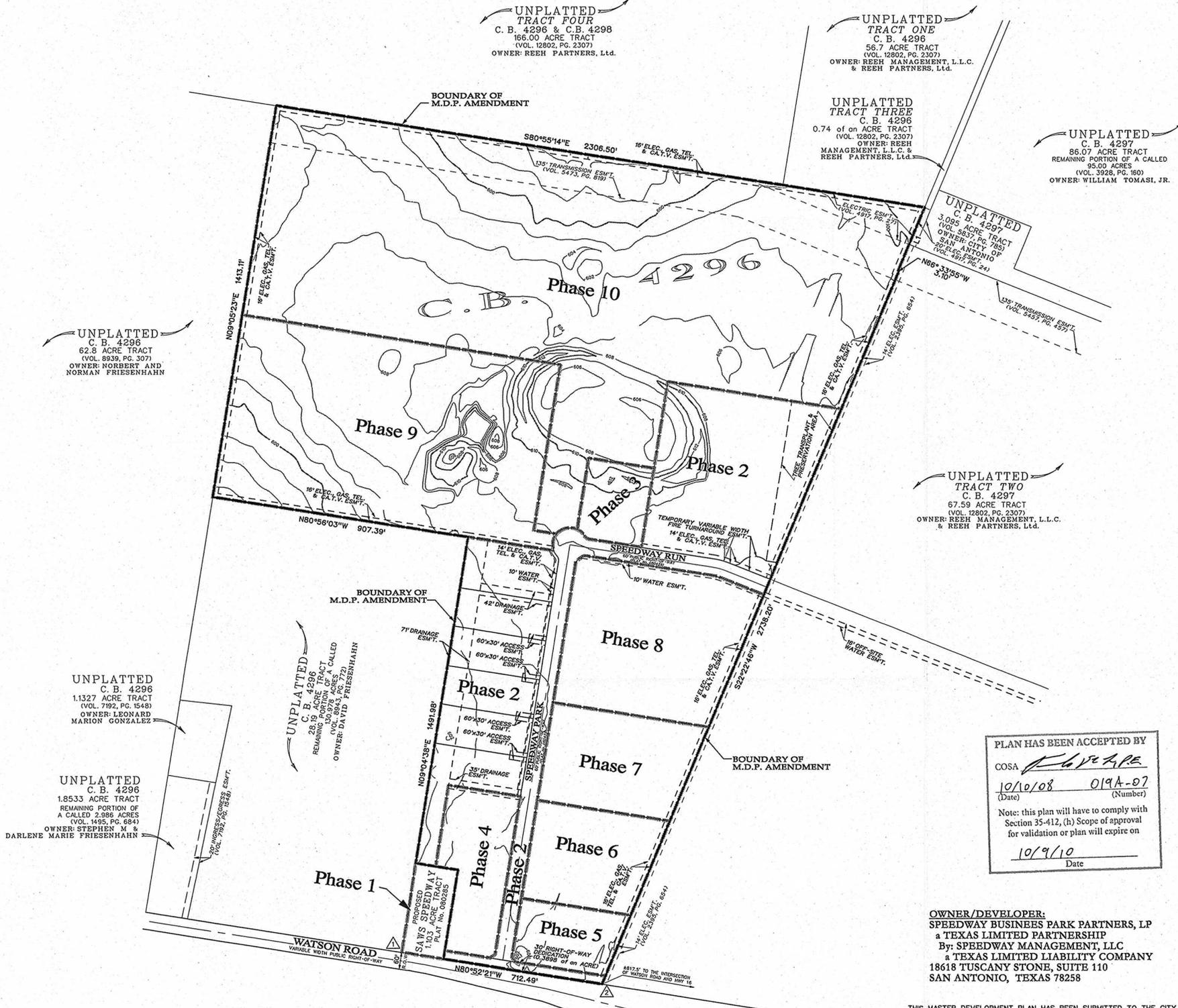
- BASED ON A MAP-TO-MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON MAP NUMBER 48029C01615 D, DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.  
 FLOOD ZONE DEFINITION (FOR MORE DETAILED DEFINITION, PLEASE CONSULT FLOOD MAP):  
 ZONE X (UNSHADED) - AREAS OUTSIDE 500-YEAR FLOODPLAIN.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
- CURRENT ZONING IS MIXED LIGHT INDUSTRIAL.
- PROJECT WILL COMPLY WITH SIDEWALK REQUIREMENTS OF THE CITY OF SAN ANTONIO U.D.C. DURING PERMITTING & CONSTRUCTION.



TYPICAL STREET SECTION (LOCAL TYPE "B")  
NOT TO SCALE

PHASE No.	ACRES	No. of LOTS	LOTS per ACRE
Phase 2	18.162 Ac.	7	2.59
Phase 3	1.501 Ac.	1	1.50
Phase 4	2.867 Ac.	1	2.87
Phase 5	1.876 Ac.	1	1.88
Phase 6	3.441 Ac.	1	3.44
Phase 7	4.109 Ac.	1	4.11
Phase 8	7.485 Ac.	1	7.48
Phase 9	17.154 Ac.	1	17.15
Phase 10	42.139 Ac.	1	42.14
TOTALS	98.74 Ac.	15	6.58

RANGE OF SLOPE	SURFACE AREA	PERCENT TOTAL AREA
0% - 10%	96.46 Ac.	97.68%
10% - 20%	1.73 Ac.	1.75%
20% - 30%	0.36 Ac.	0.36%
30% - 40%	0.15 Ac.	0.15%
40% - VERT.	.06 Ac.	0.06%
TOTALS	98.75 Ac.	100.00%



UNPLATTED C.B. 4296 1,132.7 ACRE TRACT (VOL. 7192, PG. 1548) OWNER: LEONARD MARION GONZALEZ

UNPLATTED C.B. 4296 28 ACRE TRACT (VOL. 10,978, PG. 772) OWNER: DAVID FRIESENHAIN

UNPLATTED C.B. 4296 1,853.3 ACRE TRACT REMAINING PORTION OF A CALLED 2,996 ACRES (VOL. 1455, PG. 694) OWNER: STEPHEN M & DARLENE MARIE FRIESENHAIN

PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 10/10/08 019A-07  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 10/9/10  
 Date

OWNER/DEVELOPER:  
 SPEEDWAY BUSINESS PARK PARTNERS, LP  
 a TEXAS LIMITED PARTNERSHIP  
 By: SPEEDWAY MANAGEMENT, LLC  
 a TEXAS LIMITED LIABILITY COMPANY  
 18618 TUSCANY STONE, SUITE 110  
 SAN ANTONIO, TEXAS 78258

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY \_\_\_\_\_ DIRECTOR OF PLANNING BY \_\_\_\_\_ SECRETARY

MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1035 Central Parkway North, San Antonio, Texas 78232  
 Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbseng.com

**mbs**  
 ENGINEERS

SPEEDWAY BUSINESS PARK  
 MASTER DEVELOPMENT PLAN AMENDMENT  
 MDP # 019-07A  
 Approved 07/25/2007

REVISIONS:	DATE	DESCRIPTION

PLAT ID# \_\_\_\_\_  
 A/P# \_\_\_\_\_  
 DESIGN \_\_\_\_\_  
 DRAWN BTW  
 CHECKED \_\_\_\_\_  
 DATE 08/28/2008  
 JOB NO. 29818-1064  
 SHT. \_\_\_\_\_ OF \_\_\_\_\_

3/24/14, PM, 8/29/2008  
 2:32:53 PM, 8/29/2008  
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