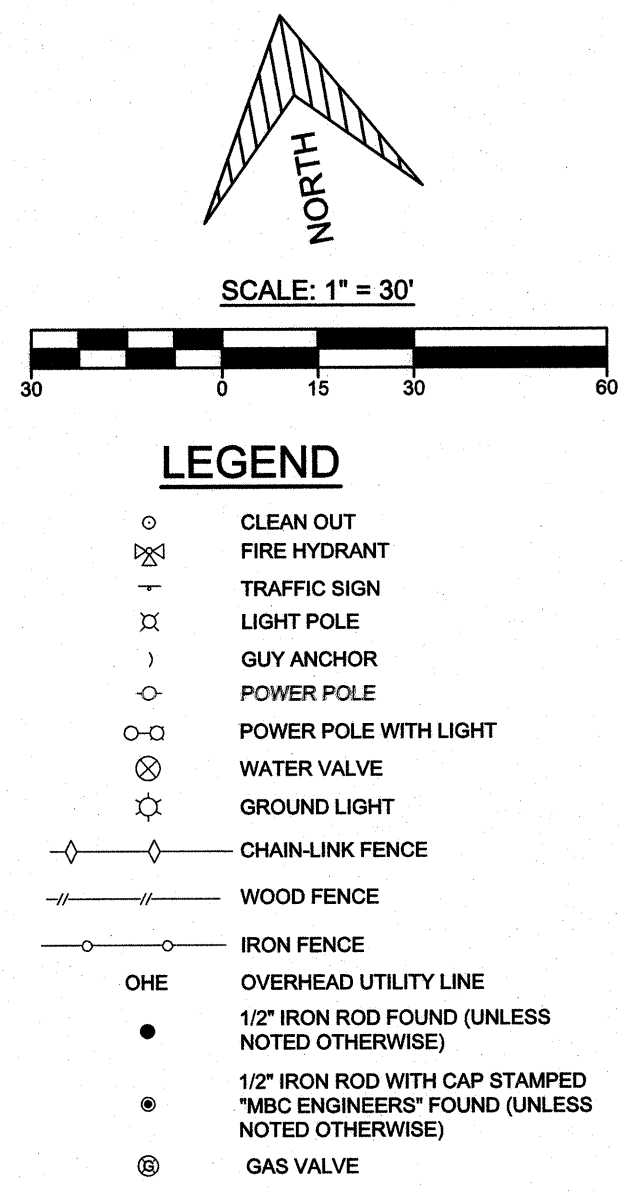


Z2025-10700052
A Rezoning from BP to I-1 S for Outside Storage (Open with No Screening Required)



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	51.50'	230.00'	12°49'48"	N 74°30'28" W

297,000 SF of Impervious Cover

SCHEDULE "B" EXCEPTIONS

- RESTRICTIVE COVENANTS: VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- H. ELECTRIC LINE RIGHT OF WAY AGREEMENT GRANTED TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 8882, PAGE 1397, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)
- I. TERMS AND PROVISIONS OF BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 12845, PAGE 1413, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS THE EAST LINE OF LOT 1)
- J. ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, 12 FEET WIDE, ALONG THE WEST LOT LINE, 14 FEET WIDE ALONG THE SOUTH LOT LINE, AND 16 FEET WIDE, ALONG THE EAST LOT LINE, SHOWN ON PLAT RECORDED IN VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
- K. WATER EASEMENT, 10 FEET WIDE, ALONG THE SOUTH LOT LINE, SHOWN ON PLAT RECORDED IN VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
- L. FIRE TURN AROUND EASEMENT, 46 FEET BY 26 FEET WIDE, ALONG PART OF THE SOUTH LOT LINE, SHOWN ON PLAT RECORDED IN VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
- M. TREE TRANSPLANT AND PRESERVATION AREA EASEMENT, VARIABLE WIDTH, ALONG PART OF THE SOUTH BOUNDARY LINE, SHOWN ON PLAT RECORDED IN VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
- N. BUILDING SETBACK LINE, 20 FEET WIDE, ALONG THE SOUTH LOT LINE, SHOWN ON PLAT RECORDED IN VOLUME 9606, PAGE 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)

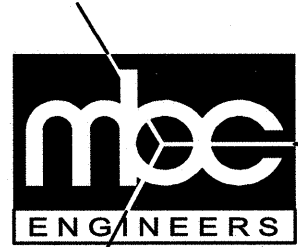
SURVEYOR NOTES:

- 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 480220265 F DATED SEPTEMBER 28, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION: ZONE "X" (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FOR MORE INFORMATION PLEASE CONSULT FLOOD MAPS.
- MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT: OF NO. 527-47-42002531080-02 EFFECTIVE DATE: NOVEMBER 5, 2023 ISSUED DATE: NOVEMBER 13, 2023
- ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

REVISIONS:			
DATE	No.	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY OF:

LOT 1, BLOCK 46, COUNTY BLOCK 4296, SPEEDWAY UNIT-2, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9606, PAGES 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN: JUA
DRAWN: JUA
CHECKED: JUA
DATE: 12-01-2023
JOB NO. 33534-1064
SHT. 1 OF 1

I, Speedway Business Park Partners Two LP, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

ADDRESS: 3603 SPEEDWAY RUN



TO: HARBOR CAPITAL, LLC, CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 11(A), 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2023.
JOEL CHRISTIAN JOHNSON
JOHNSON@MBCENGINEERS.COM
R.P.L.S. NO. 5578