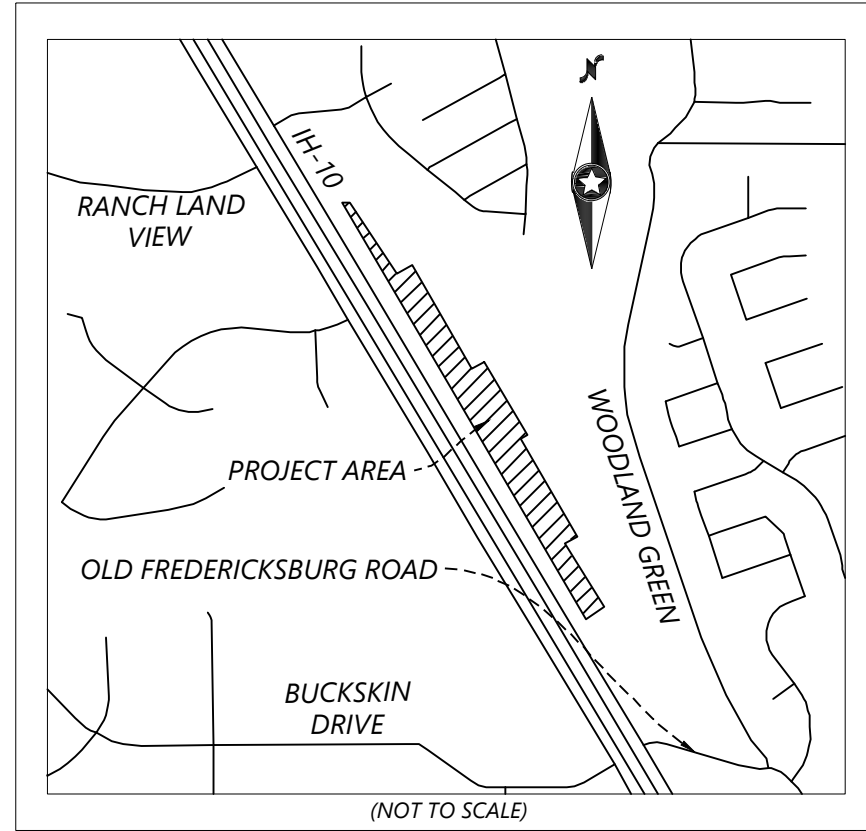
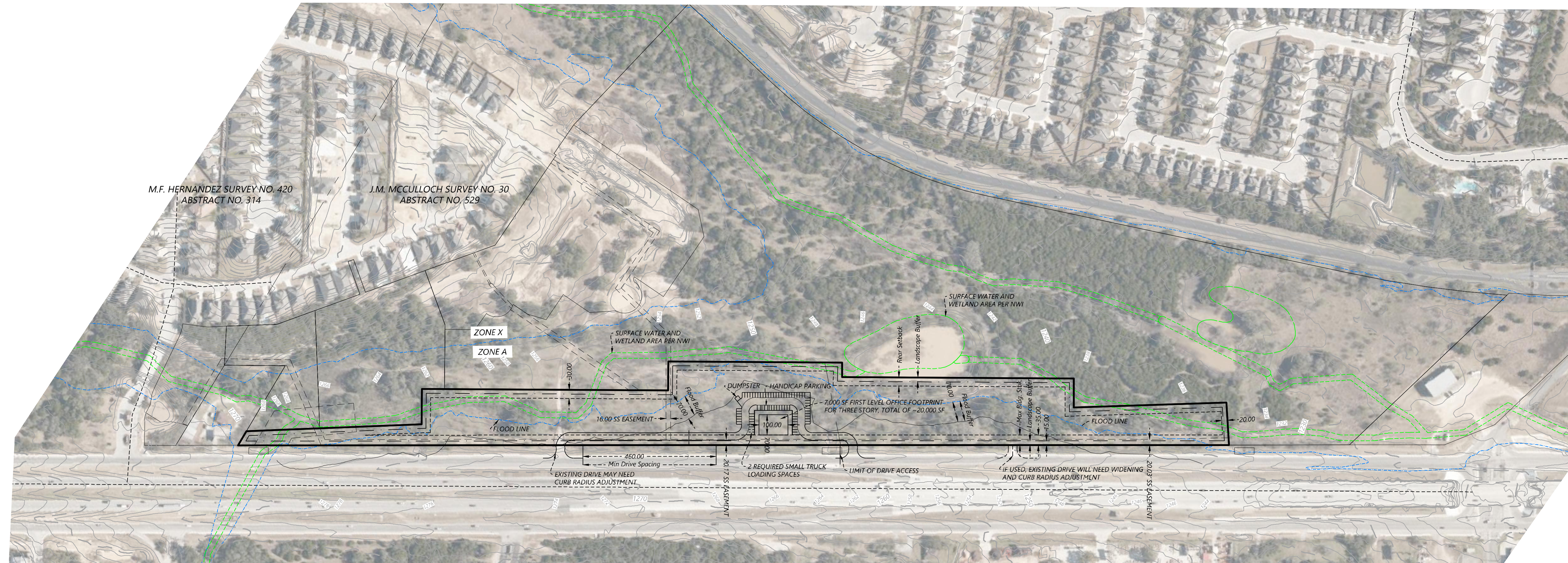
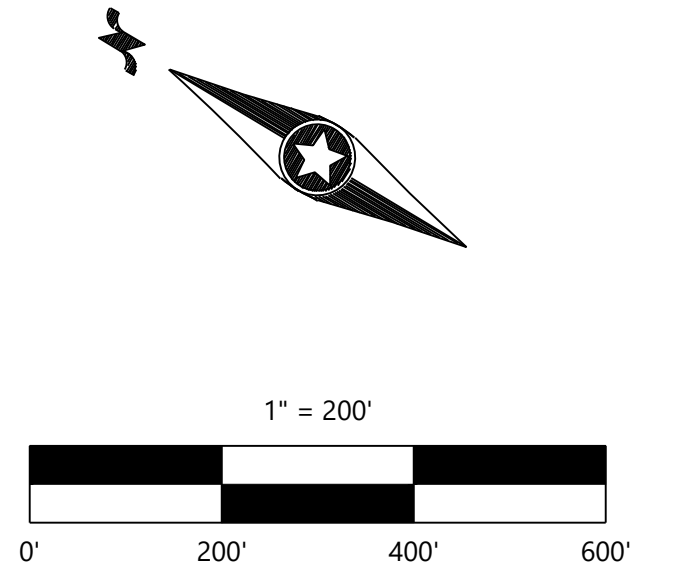


VICINITY MAP



GENERAL NOTES AND ASSUMPTIONS

1. BOUNDARY DEED REFERENCE: DOCUMENT NO. 20150119015, BEXAR COUNTY OFFICIAL PUBLIC RECORDS
2. SUBJECT TRACT BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIDGE CREEK, UNIT-3 (PUD), RECORDED IN VOLUME 20001, PAGE 1558, BEXAR COUNTY DEED AND PLAT RECORDS. BOUNDARY LOCATION IS BASED ON AERIAL IMAGERY ONLY, AND HAS NOT BEEN GEOLOCATED.
3. THIS CONCEPT PLAN AND BOUNDARY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY
4. SUBJECT PROPERTY ADDRESS: 27004 W IH 10, BOERNE, TEXAS, 78006 PER BEXAR COUNTY APPRAISAL DISTRICT
5. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE A AND UNSHADED ZONE X ACCORDING TO FEMA FIRM PANEL NO. 48029C0085F, DATED 9/29/2010. ZONE A IS WITHIN A 100 YEAR FLOOD ZONE.
6. SUBJECT PROPERTY CONTAINS APPROXIMATELY 14.53 ACRES. (NO ON-THE-GROUND SURVEY PERFORMED AT THIS TIME)
7. PROPERTY IS WITHIN CITY OF SAN ANTONIO ETJ
8. DESIGN SHOWN IS DRAWN BASED ON SAN ANTONIO BASE ZONING OF OFFICE "O-1.5"
- 8.1. NUMBER OF PARKING STALLS MIN: (20,000SF/300): 67 (SHOWN)
- 8.2. NUMBER OF PARKING STALLS MAX: (20,000SF/140): 143
- 8.3. MIN FRONTAGE REQUIRED (WIDTH): 50'
- 8.4. FRONT MAX SETBACK OF BUILDING: 35'
- 8.5. FRONT MIN SETBACK OF BUILDING: NONE
- 8.6. SIDE SETBACK MIN: 20'
- 8.7. REAR SETBACK MIN: 30'
- 8.8. MAX HEIGHT: 60'
- 8.9. BUFFER YARD: 15' ALONG FRONT, SIDE, AND BACK
- 8.10. TRUCK LOADING SPACES FOR ~20K SF OFFICE: 2 SMALL SPACES @X20'
9. TXDOT DRIVEWAY SPACING: 425' PER ASSUMPTIONS
10. TXDOT DRIVE TO EXIT RAMP SPACING: 460' PER ASSUMPTIONS
11. ENTRANCE DRIVE THROAT DEPTH MIN: 45' PER ASSUMPTIONS
12. ENTRANCE DRIVE WIDTH: 30'
13. FIRE DRIVE: 26' WIDTH
14. FIRE LANE RADIUS: 25' AND 50'
15. FLOOD BUFFER: 70' PER ASSUMPTIONS (CAN HAVE UP TO 10 PERCENT IMPERVIOUS)



PROJECT NO.	29326.00
CHECKED:	JRG
DRAWN:	TCC
FIELD CREW:	N/A
FIELD WORK DATE:	N/A

PREPARED FOR:
Hogan Commercial Properties
 1618 Lockhill-Selma
 San Antonio, Texas, 78213

EXHIBIT OF:
**OFFICE CONCEPT
 PLAN OF "THE HORSE
 RANCH" AND
 SURROUNDING
 PROPERTIES**

A 14.53 ACRE TRACT SITUATED WITHIN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

DOCUMENT NO. 20150119015, OPR

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Toll Free (888) 937-5150 San Antonio, TX 78259
www.westwoodps.com

Westwood Professional Services, Inc.
 TPPLS FIRM NO. 10194064 - TPPE FIRM NO. F-11756