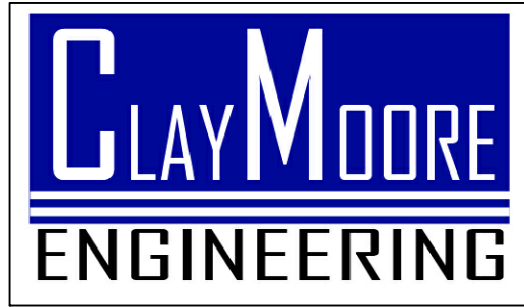


"I, CORNER OF THE MARKET PARTNERSHIP IV TEXAS LTD, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan 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."

NATHAN AYRES
6/7/2017 11:21 AM
2: \PROJECTS\PROJECTS\2017-075 SERVICE KING SA 1604\CADD\SHEETS\SP-1 SITE PLAN.DWG
PLOT DATE: 6/7/2017 11:00 AM
LAST SAVED:

ENGINEER



TEXAS REGISTRATION #14199
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

DEVELOPER

MALOUF INTEREST INC.
3811 TURTE CREEK BLVD # 1800,
DALLAS, TEXAS 75219
PH: 214.770.2888
CONTACT: STEVE GREGORY
EMAIL: SG@MALOUFINTERESTS.COM

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

SITE AREA DATA TABLE

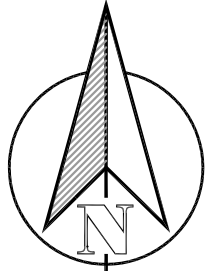
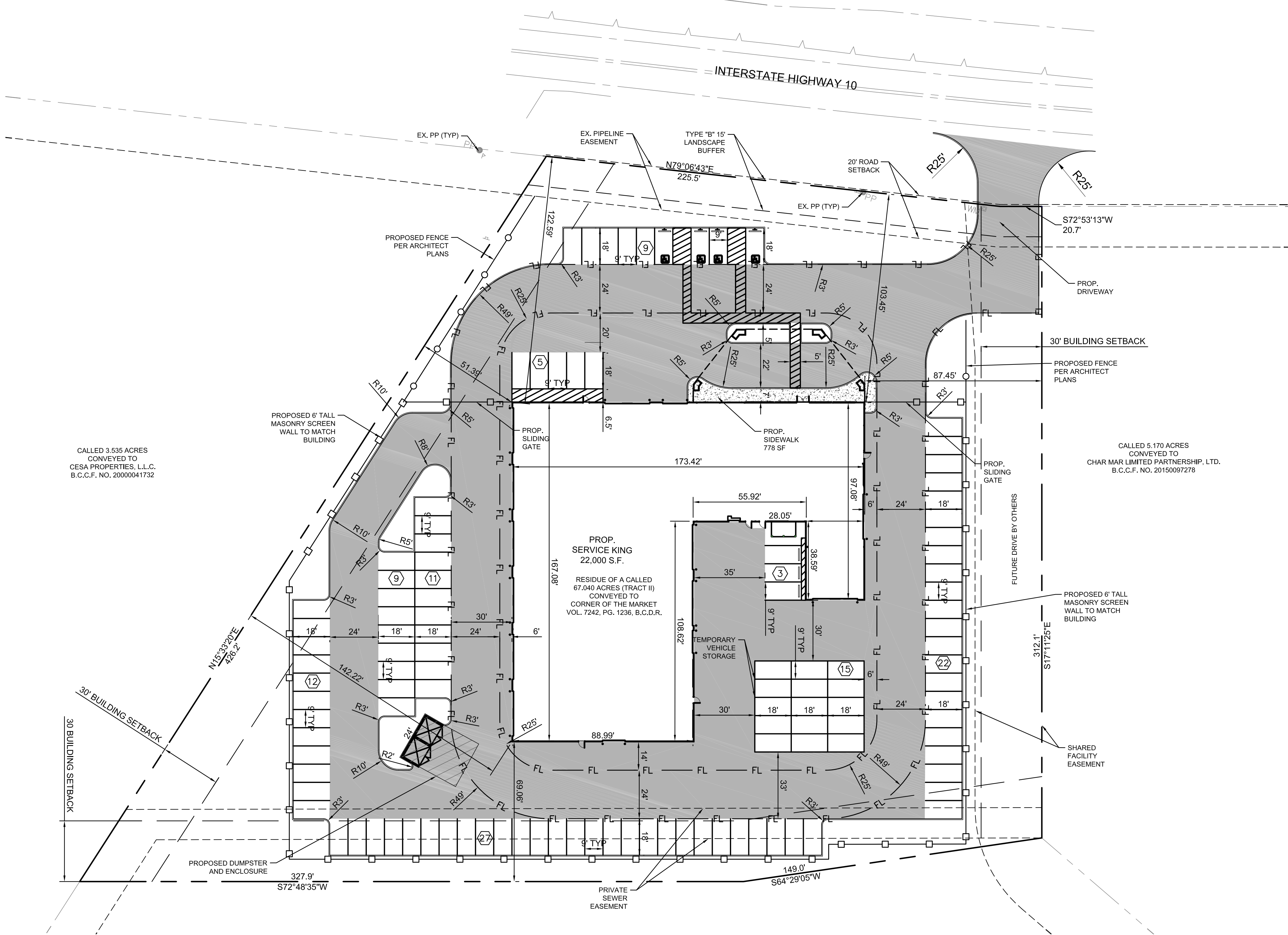
ASPHALT	100,716 SF
DUMPSTER AREA	727 SF
BUILDING AREA	22,000 SF
SIDEWALK	778 SF

SITE DATA TABLE

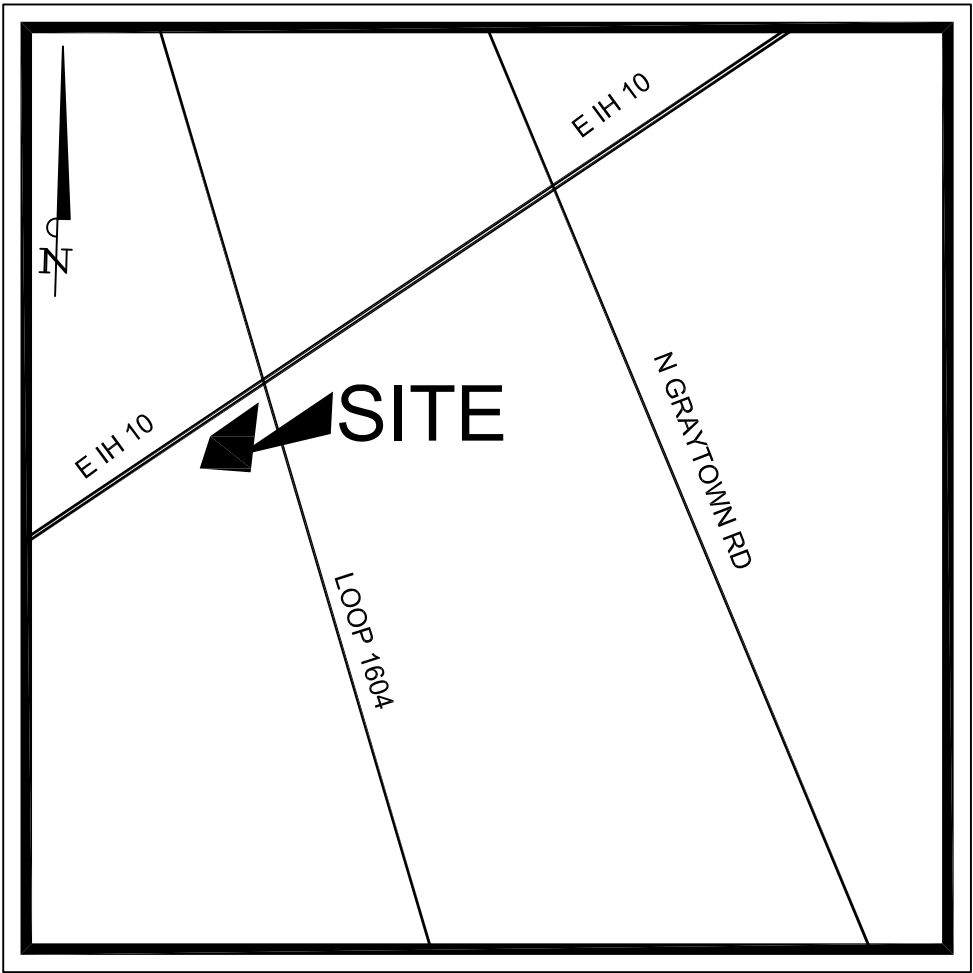
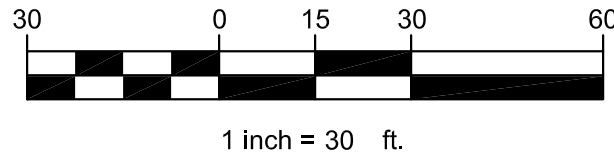
LOT AREA	2.85 AC. (124221 SF)
CURRENT ZONING	C-3
BUILDING AREA	22,000 SF
BUILDING HEIGHT	1 STORY - 31'-7"
FLOOR AREA RATIO (FAR)	0.18

PARKING TABLE

STANDARD PARKING REQUIRED (1/500 SF)	44
HANDICAP PARKING REQUIRED	3
STANDARD PARKING PROVIDED	106
HANDICAP PARKING PROVIDED	4
TOTAL PARKING PROVIDED	110



GRAPHIC SCALE



VICINITY MAP
N.T.S.

LEGEND

	LOW DUTY CONCRETE PAVEMENT
	HIGH DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HIGH DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	EXISTING FIRE LANE

FIELD NOTES

A TRACT OR PARCEL CONTAINING 2.851 ACRES OR 124,178 SQUARE FEET OF LAND, SITUATED IN THE LUKE BEST SURVEY NO. 37, ABSTRACT NO. 45, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 67.040 ACRES CONVEYED TO CORNER OF THE MARKET, AS RECORDED UNDER VOLUME 7242, PAGE 1236, BEXAR COUNTY DEED RECORDS (B.C.D.R.), WITH SAID 2.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 10 (WIDTH VARIES), MARKING THE NORTHEAST CORNER OF A CALLED 3,535 ACRE TRACT CONVEYED TO CESA PROPERTIES, L.L.C., AS RECORDED UNDER BEXAR COUNTY CLERKS FILE (B.C.C.F.) NO. 2000041732 AND THE NORTHWEST CORNER OF SAID CALLED 67.040 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND TxDOT MONUMENT BEARS FOR REFERENCE NORTH 72 DEG. 51 MIN. 06 SEC. EAST, 160.07 FEET;

THENCE, NORTH 79 DEG. 04 MIN. 36 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 225.48 FEET, TO A TxDOT MONUMENT FOUND MARKING AN ANGLE POINT;

THENCE, NORTH 72 DEG. 51 MIN. 06 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 20.92 FEET, TO A CAPPED 1/2 INCH IRON ROD STAMPED "TXLMS.COM RPLS 6002" FOUND MARKING THE NORTHWEST CORNER OF A CALLED 5.170 ACRE TRACT CONVEYED TO CHAR MAR LIMITED PARTNERSHIP, LTD., AS RECORDED UNDER B.C.C.F. NO. 20150097278 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND TxDOT MONUMENT BEARS FOR REFERENCE NORTH 72 DEG. 51 MIN. 06 SEC. EAST, 160.07 FEET;

THENCE, DEPARTING SAID R.O.W., SOUTH 17 DEG. 11 MIN. 25 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 5.170 ACRE TRACT, A DISTANCE OF 312.12 FEET, TO A CAPPED 1/2 INCH IRON ROD STAMPED "TXLMS.COM RPLS 6002" FOUND MARKING ON THE SOUTHWEST CORNER OF SAID CALLED 5.170 ACRE TRACT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 29 MIN. 05 SEC. WEST, A DISTANCE OF 149.03 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

THENCE, SOUTH 72 DEG. 48 MIN. 35 SEC. WEST, A DISTANCE OF 327.73 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE COMMON LINE OF SAID CALLED 3.535 ACRE TRACT AND SAID CALLED 67.040 ACRE TRACT, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79 DEG. 31 MIN 48 SEC. WEST, ALONG THE COMMON LINE OF SAID CALLED 3,535 ACRE TRACT AND SAID CALLED 67.040 ACRE TRACT, A DISTANCE OF 425.87 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 2.851 ACRES OR 124,178 SQUARE FEET OF LAND.



PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813, Date 06/01/2017

MALOUF SERVICE KING
US I-10 AND LOOP 1604
SAN ANTONIO, TX

ZONING SITE PLAN

DESIGN: CWP
DRAWN: CWP
CHECKED: CLC
DATE: 06/01/2017

SHEET

SP-1

File No. 2017-075