

INDUSTRIAL LAND SITES FOR SALE or LEASE

Braunig Industrial Park - San Antonio, TX



SOUTHTON ROAD
72 ACRES

175 ACRES

STREICH ROAD

247 ACRES

CORPUS CHRISTI ROAD

BRAUNIG LAKE

INDUSTRIAL LAND SITES FOR SALE or LEASE

Braunig Industrial Park - San Antonio, TX

Braunig Industrial Park, owned by CPS Energy, is located in southeastern Bexar County

The tracts are located approx. 1.1 miles off Interstate Highway 37, just minutes from its connection with Loop 410, Interstate Highway 37 and Interstate Highway 10.

The tract is a 15 minute drive from downtown San Antonio and no more than 25 minutes south of San Antonio International Airport.

*Current Land Use: Agricultural
Slope: Average of 1% or less
Elevation: 530 - 560 feet above MSL
Zoning Classification: Zoned I-2 by the City of San Antonio*

*Name of Electric Supplier: CPS Energy
Electric Service: Adjacent to site*

*Name of Natural Gas Supplier: CPS Energy
Multiple Gas Lines accessible for tracts*

*Water Supplier: San Antonio Water System (SAWS)
Distance / Direction to Water Line At Site
Size of Water Line 16-inch*

*Wastewater System: SAWS
Distance / Direction to Sewer Line: At site
Size of Sewer Line: 16-inch
Type of Sewer Main: Force and Gravity*

*Transportation
Nearest Road: Southton Road / Streich Rd / Old Corpus Christi Road
Is this Road Suitable for Trucks? Yes
Any Narrow Bridges? No
Any Low Underpasses? No
Road Weight Restrictions? No
Distance to IH-37: 1.1 miles*

RAIL SERVICE AVAILABLE TO THE 247 ACRE TRACT

**For more Information
please contact:**

MICHAEL WEISS or NICK PRATER



**4M Realty
COMPANY**

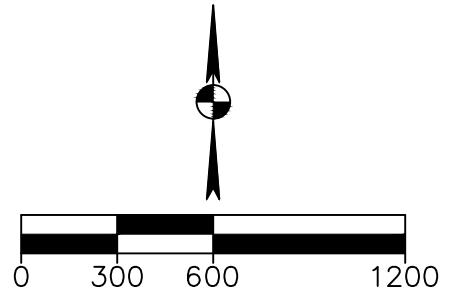
210.342.4242

4mrealty.com

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KEY NOTES

- ① POTENTIAL SITE ACCESS LOCATION ALONG OLD CORPUS CHRISTI ROAD IN ACCORDANCE WITH CITY OF SAN ANTONIO AND BEXAR COUNTY DEVELOPMENT STANDARDS
- ② POTENTIAL SECONDARY EMERGENCY ACCESS LOCATION
- ③ POTENTIAL SECONDARY EMERGENCY ACCESS LOCATION
- ④ ADDITIONAL ACCESS LOCATIONS ALONG STREICH ROAD IN ACCORDANCE WITH CITY OF SAN ANTONIO AND BEXAR COUNTY DEVELOPMENT STANDARDS

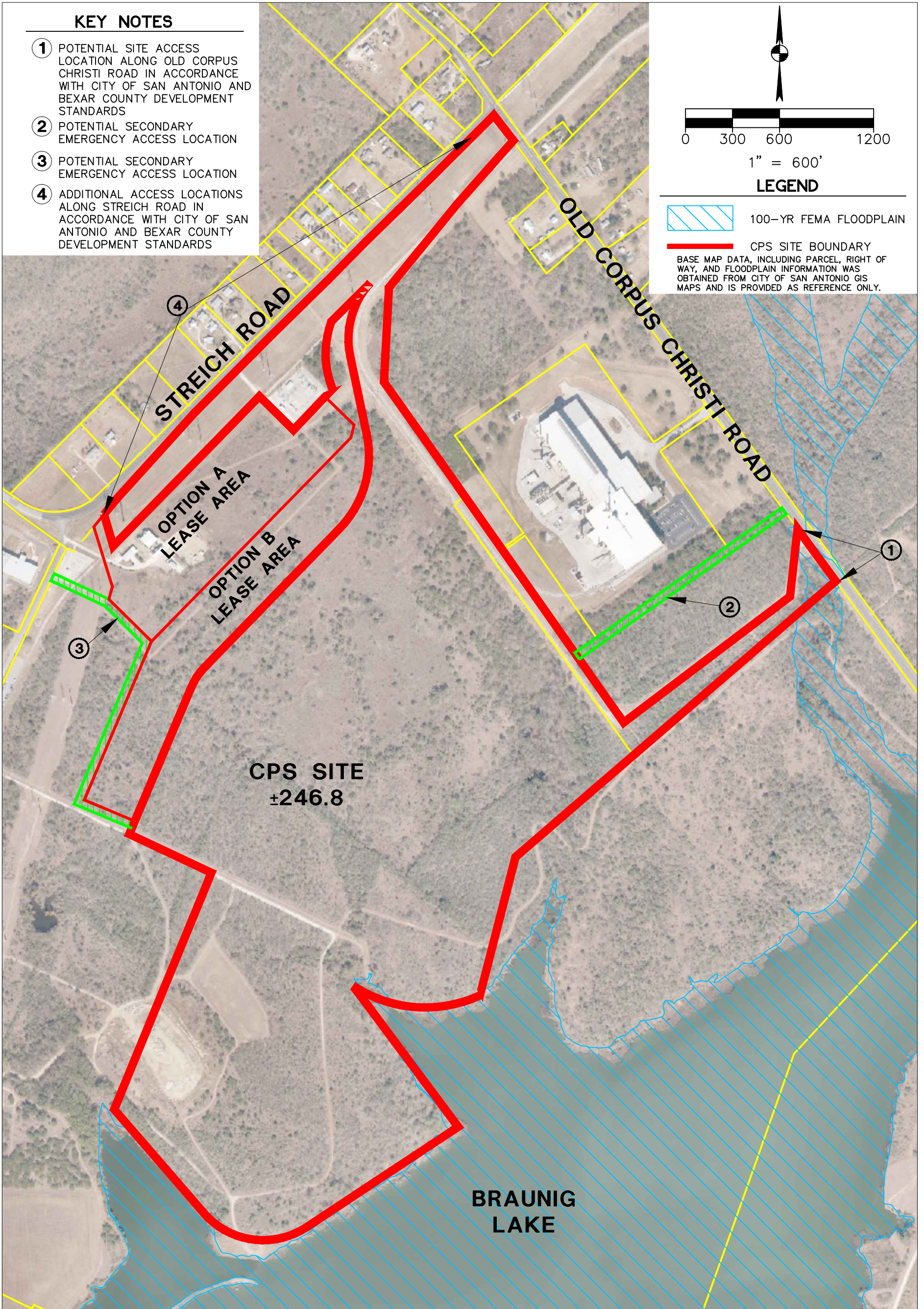


1" = 600'

LEGEND

100-YR FEMA FLOODPLAIN

CPS SITE BOUNDARY
 BASE MAP DATA, INCLUDING PARCEL, RIGHT OF WAY, AND FLOODPLAIN INFORMATION WAS OBTAINED FROM CITY OF SAN ANTONIO GIS MAPS AND IS PROVIDED AS REFERENCE ONLY.



Bury+Partners

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 San Antonio, TX 78216
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 TBPE Registration Number F-1048
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CPS ENERGY

BRAUNING LAKE

EXHIBIT 1

DATE: 11/30/11

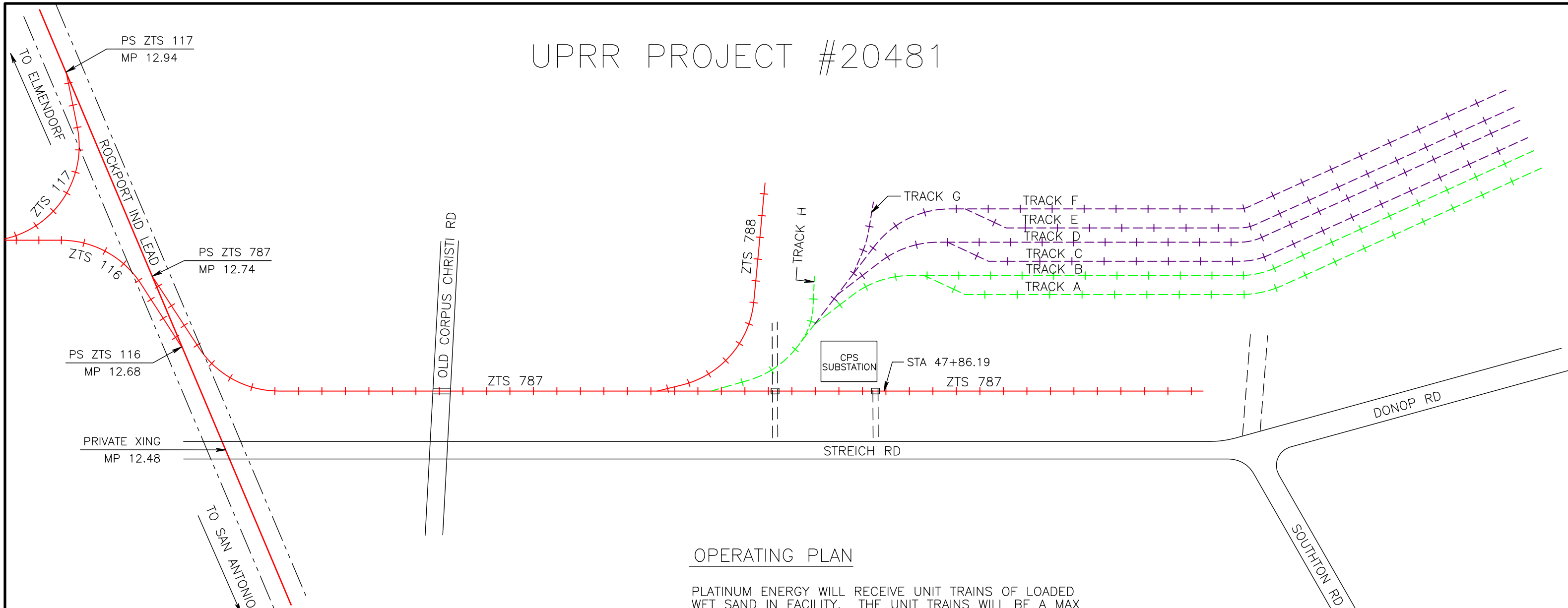
SCALE: 1"=600'

DRAWN BY: E.N.W.

FILE: G:\100945\50008\EX-1.DWG

PROJECT No.: 100945-50008

UPRR PROJECT #20481



OPERATING PLAN

PLATINUM ENERGY WILL RECEIVE UNIT TRAINS OF LOADED WET SAND IN FACILITY. THE UNIT TRAINS WILL BE A MAX OF 79 CARS WITH DPU 1 BY 1 ENGINE CONFIGURATION. IF THEY PLAN FOR MORE THAN 79 CARS THEN DPU NEEDS TO BE 2 BY 1.

UPRR WILL DELIVER THE UNIT TRAIN BY PULLING PAST THE MAINLINE SWITCH FOR ZTS 787 THEN PULLING INTO FACILITY. UPRR WILL PULL THE TRAIN INTO TRK B AND STAGE A BLOCK OF CARS. THEN THEY WILL BREAK ANOTHER BLOCK OF CARS ONTO TRK A AND THE REMAINDER OF THE CARS AND ENGINE ON ZTS 787.

BOTH ENGINES WILL BE LEFT RUNNING AND AIR WILL BE LEFT ON THE TRAIN. ONE ENGINE WILL BE STAGED AT THE END OF TRACK B, THAT ENGINE WILL BE USED TO KEEP AIR ON THE BLOCK OF CARS STAGED ON TRK A AND B.

WHEN THE TRAIN IS UNLOADED AND READY TO BE PICK UP, THE UPRR WILL PULL THE ENGINE AND BLOCK OF CARS OUT OF THE STAGING AREA ON ZTS 787. THEY WILL CONNECT TO THE BLOCK OF CARS ON TRK A THEN ON TRK B. UPRR WILL THEN PULL OUT OF FACILITY ONTO MAINLINE AND PAST MAINLINE SWITCH FOR ZTS 787. THEN THE UPRR WILL SWITCH DIRECTIONS AND HEAD TO SAN ANTONIO ON MAINLINE.

SCOPE OF WORK

UPRR:
NO WORK BY UPRR

CONTRACTOR:
REHAB EXISTING CPS LEAD
SUPPLY AND INSTALL 6,137.37 T.F.
INCLUDING (3) NO. 9 TURNOUTS

TRACK INFORMATION				
TRACK	TOTAL T.F.	13' CLEAR PT	CLEAR T.F.	REMARKS
ZTS 787	6,167.11'	1+74.55	5,992.56'	CPS LEAD TRACK
TRACK A	2,318.28'	1+43.96	2,174.32'	UNIT TRAIN STAGING TRACK
TRACK B	3,819.60'	16+70.30	2,149.30'	UNIT TRAIN STAGING TRACK
TRACK C	2,251.25'	1+43.96	2,107.29'	UNIT TRAIN STAGING TRACK
TRACK D	3,012.99'	9+30.73	2,082.26'	UNIT TRAIN STAGING TRACK
TRACK E	2,206.46'	1+43.96	2,062.50'	UNIT TRAIN STAGING TRACK
TRACK F	3,140.57'	11+03.10	2,037.47'	UNIT TRAIN STAGING TRACK
TRACK G	427.90'	1+47.40	280.50'	UNIT TRAIN STAGING TRACK
TRACK H	108'			CPS SWITCH

FILE: 20481
PEL 10%-02



17304 Bell North Drive
Schertz, TX 78154
OFF: 210.651.0998
FAX: 210.651.1334

Central State Resources, LLC.

FIBER OPTIC CABLE
CALL BEFORE YOU DIG
1-800-336-9193

DRAWN BY: SHG

CHECKED BY:

DATE: 10/06/11

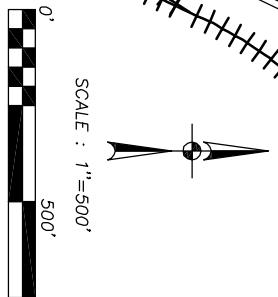
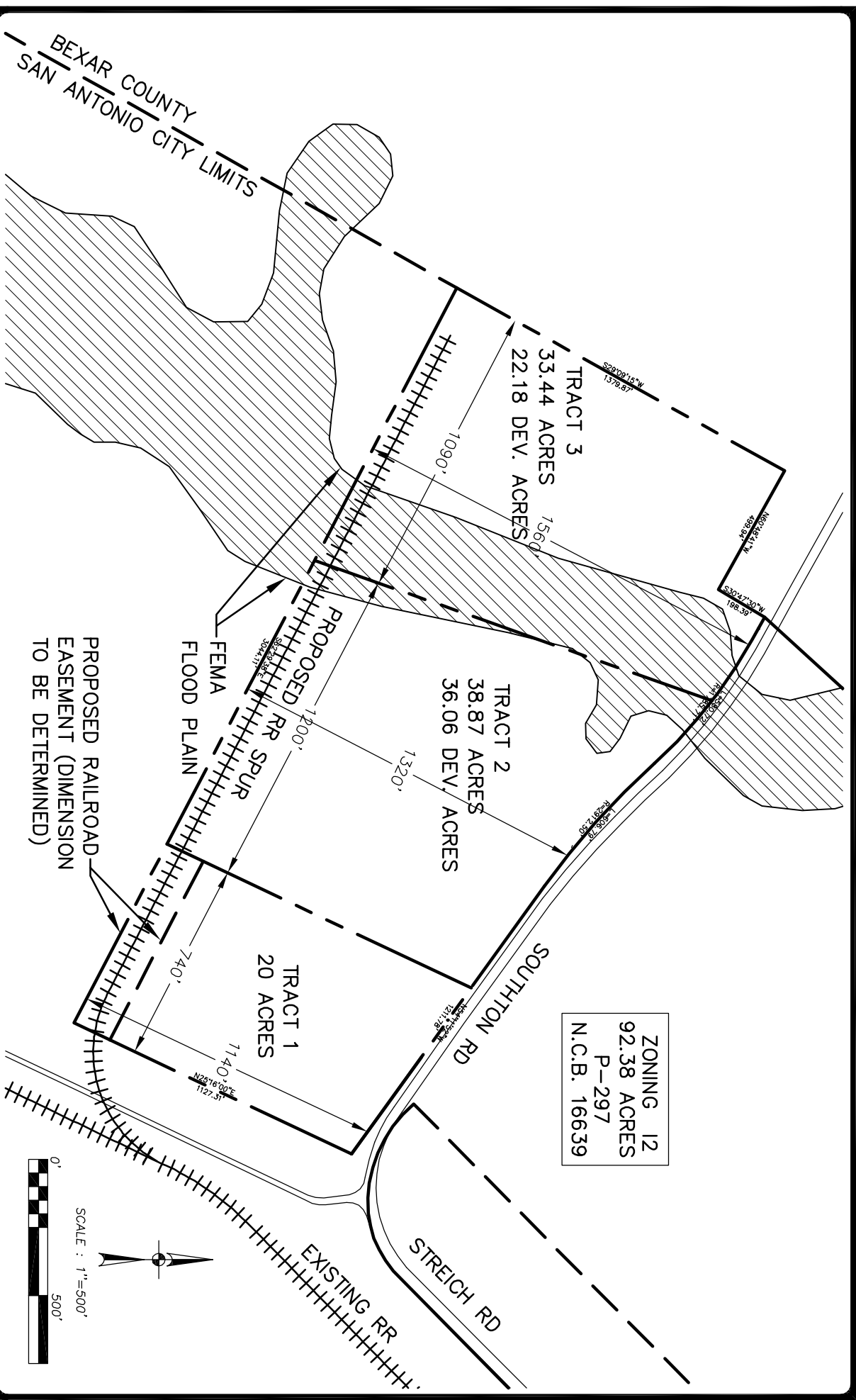
SHEET NUMBER:
001 of 004

LEGEND:

- Existing Railroad Owned Trackage
- Proposed Railroad Owned Trackage
- Existing Industry Owned Trackage
- Proposed Industry Owned Trackage
- Future Industry Owned Trackage
- Railroad Right Of Way
- Fiber Optic Cable
- Fence

For Use in Agreement with: **UNION PACIFIC RAILROAD**
And PLATINUM ENERGY SOLUTIONS, INC.

LOCATION & DESCRIPTION:
MP 12.74, Rockport Ind Lead
SAN ANTONIO, BEXAR COUNTY, TEXAS
Trackage to Serve: PLATINUM ENERGY SOLUTIONS, INC



REVISIONS:

JOB NO. 6559-00
 DATE JUNE 2006
 DESIGNER MJ
 CHECKED - DRAIN TA
 SHEET

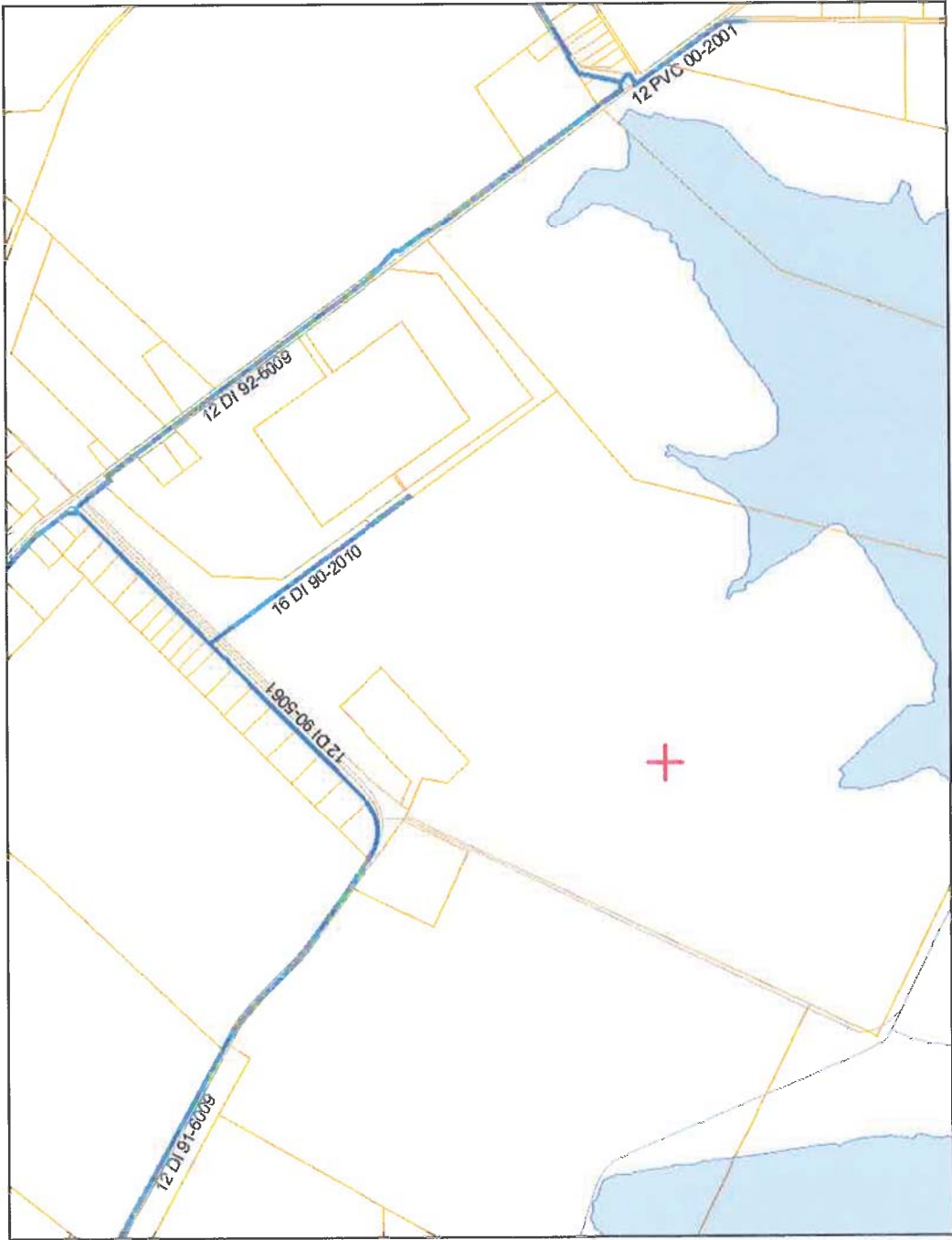
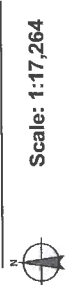
BRAUNIG INDUSTRIAL PARK
LAND PLANNING
EXHIBIT

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



Legend

- Water Mains
 - < 11
 - 12 - 24
 - 30 - 72
- Bexar Roads
- SAWS Parcels
- Edwards Aquifer
 - Edwards Aquifer Contributing Zone
 - Edwards Aquifer Contributing Zone within the Transition Zone
 - Edwards Aquifer Recharge Zone
 - Edwards Aquifer Transition Zone
- Lakes



Map center: 2168245, 13646758

This utility map is for reference only. The information may not represent what actually has been constructed. SAWS explicitly disclaims any representations of the accuracy of the information on this map. SAWS assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused.

San Antonio Water System • 2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449
210.704.7297



Legend
- - - - - GAS DISTRIBUTION

NOTES:
4 PA - 4" PLASTIC ANODELESS
4 P-SPD - 4" PLASTIC SUPPLY
PRESSURE DISTRIBUTION
4 - 4" STEEL MAIN

