



Z-2023-10700111 S ERZD
Legal Description: Lot 40, Block 1, NCB 17725
From: "C-2 ERZD" Commercial Edwards
Recharge Zone District
To: "C-2 S ERZD" Commercial Edwards
Recharge Zone District with a Specific Use
Authorization for an Animal Clinic

Additional information required under Table
B101-1 may be found through various
Development Service Department
records, including those associated with platting,
addressing, building and permits. Reference to
those records as required for zoning review is
incorporated herein for Site Plan purposes under
Chapter 35 (Unified Development Code).

SEGMENTED BLOCK
LANDSCAPE WALL
6" TO 24" HIGH

NO FENCES OR
WALLS ON SITE
(OTHER THAN
LANDSCAPE)

NOTE:

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE PLAT OF RADII
GROUP NO. 1 SUBDIVISION RECORDED IN VOLUME 20001, PAGE 20,
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CD BEARING	CD DIST.
C1	19°17'13"	175.00'	29.74'	58.91'	S21°02'47"E	58.63'

PAVEMENT
I.C. 6,960 SF

14' G.E.T.T.V.E.
9709/33 D.P.R.

POINT OF BEGINNING

JONES MALTSBERGER (VARIABLE WIDTH R.O.W.)

DYE ENTERPRISES

ENGINEERS • SURVEYORS • PLANNERS

TBPE, FIRM REGISTRATION #F-2257

TBPLS, FIRM REGISTRATION #10087900

4047 STAHL ROAD, SUITE #3

SAN ANTONIO, TEXAS 78217

TEL. (210) 599-4123

FAX (210) 599-4191

SPECIAL USE PERMIT EXHIBIT

"I, Radii Group, LLC, 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."