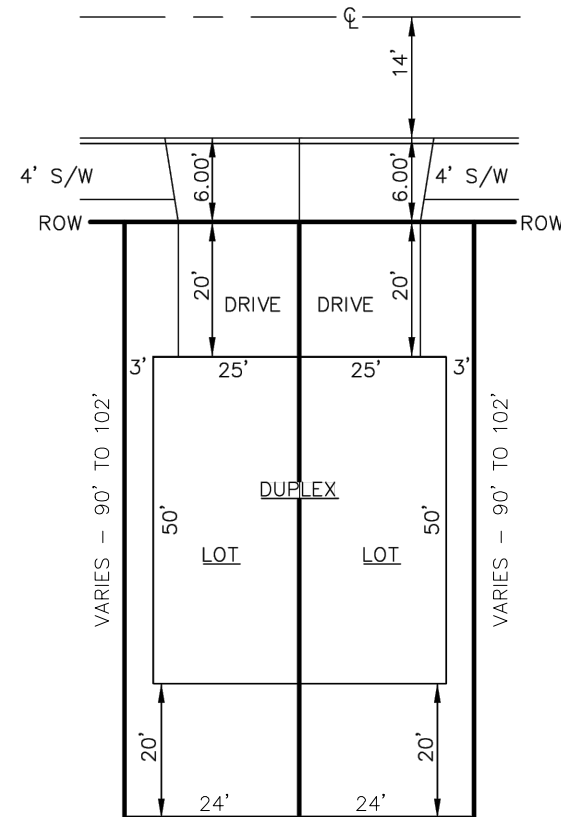
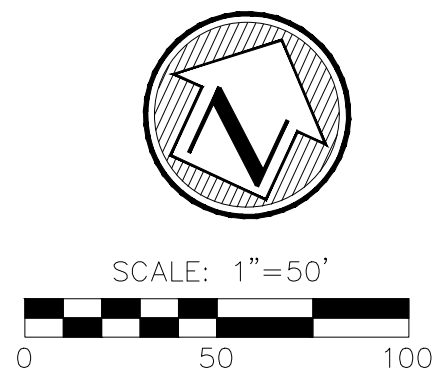




CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C1	8437.91'	1°27'36"	107.51'	215.00'	214.99'	S25°35'48"E

LINE	LENGTH	BEARING
L1	27.00'	N05°15'27"E
L2	72.00'	N84°44'33"W
L3	68.57'	S05°15'27"W
L4	5.00'	N24°44'33"W
L5	47.15'	S65°15'27"W



TYPICAL DUPLEX TOWNHOME
N.T.S.

Z-2023-10700167

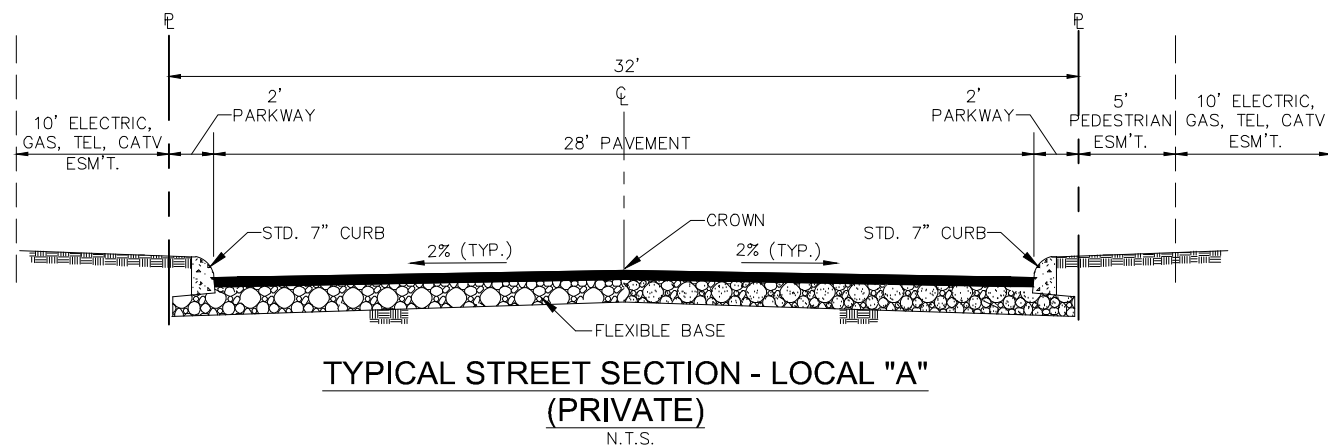
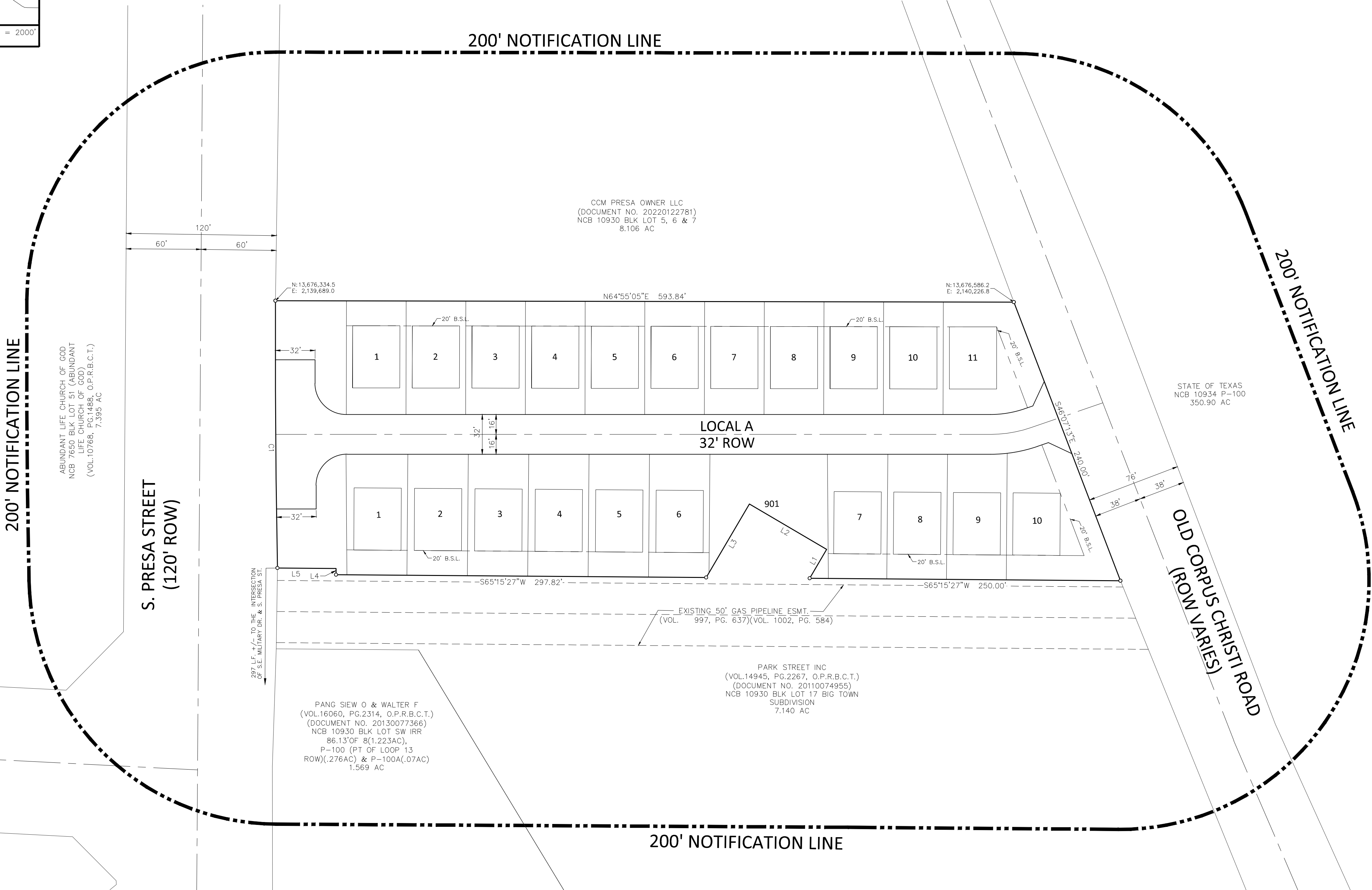
Current Zoning: "C-2 RIO-5 MC-2 AHOD"
Commercial River Improvement Overlay 5 South
Presa Metropolitan Corridor Overlay Airport Hazard
Overlay District and "C-2 RIO-5 AHOD" Commercial
River Improvement Overlay 5 Airport Hazard Overlay
District
Proposed Zoning: "MF-18 PUD RIO-5 MC-2 AHOD"
Limited Density Multi-Family Planned Unit
Development River Improvement Overlay 5 South
Presa Metropolitan Corridor Overlay Airport Hazard
Overlay District with a 10-foot reduced perimeter
buffer along South Presa Street and Old Corpus
Christi Road and "MF-18 PUD RIO-5 AHOD"
Limited Density Multi-Family Planned Unit
Development River Improvement Overlay 5 Airport
Hazard Overlay District with a 10-foot reduced
perimeter buffer along South Presa Street and Old
Corpus Christi Road

Legal Description: Lot 19, NCB 10930

Address: 7303 Old Corpus Christi Road

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).

I, Corpus Christi Hwy Revocable Trust, 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.



ACREAGE/DENSITY SUMMARY					
UNIT/PHASE	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN/DRAINAGE PARK SPACE (AC.)
1	SINGLE FAMILY RESIDENTIAL	3.157	23	7.285	0.170

OLD CORPUS CHRISTI P.U.D.
LAND-PUD-23-111000XX

LEGAL DESCRIPTION:
3.157 ACRE OLD CORPUS CHRISTI RD

BEING 3.157 ACRE TRACT OF LAND SITUATED OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF 000.00 ACRE TRACT, AS CONVEYED TO OIBCHI I, LTD., BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 0000000000 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; 9.42 ACRE TRACT AS CONVEYED TO OIBCHI I, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 0000000000 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 00.00 ACRE TRACT AS CONVEYED TO OIBCHI I, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 0000000000 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

BPBLS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: July 19, 2023