

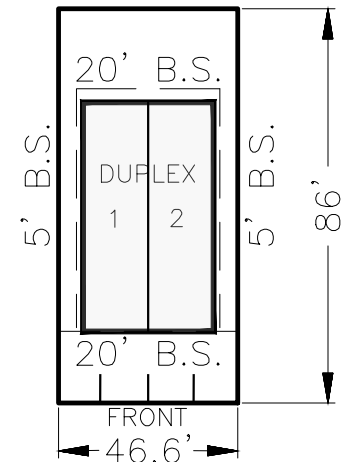
Z-2023-10700346

CURRENT ZONING: "R-4 MLOD-3" SINGLE-FAMILY RESIDENTIAL, MARTINDALE ARMY AIR FIELD DISTRICT

PROPOSED ZONING: "MF-18 PUD MLOD-3" LIMITED DENSITY MULTI-FAMILY PLANNED UNIT DEVELOPMENT, MARTINDALE ARMY AIR FIELD DISTRICT

LEGAL DESCRIPTION: NCB 10839, BLOCK LOT E IRR 549.57 FT OF H

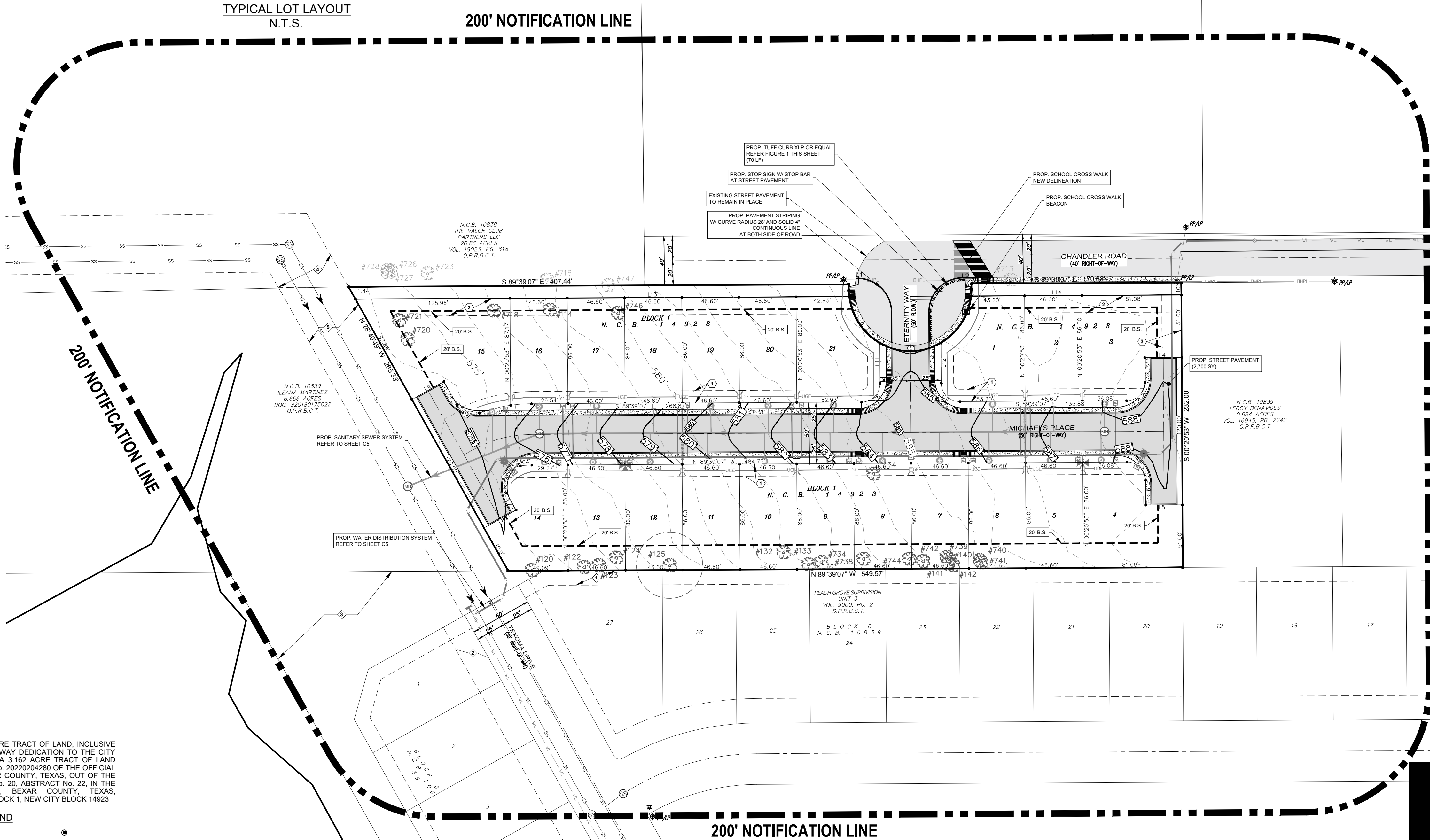
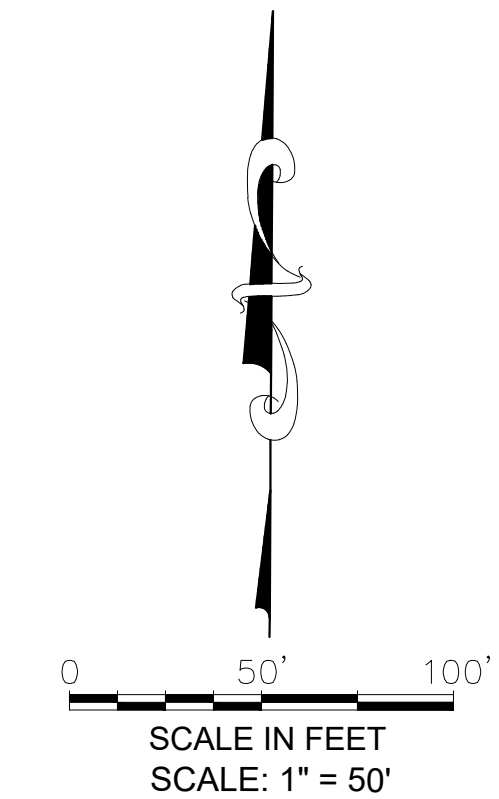
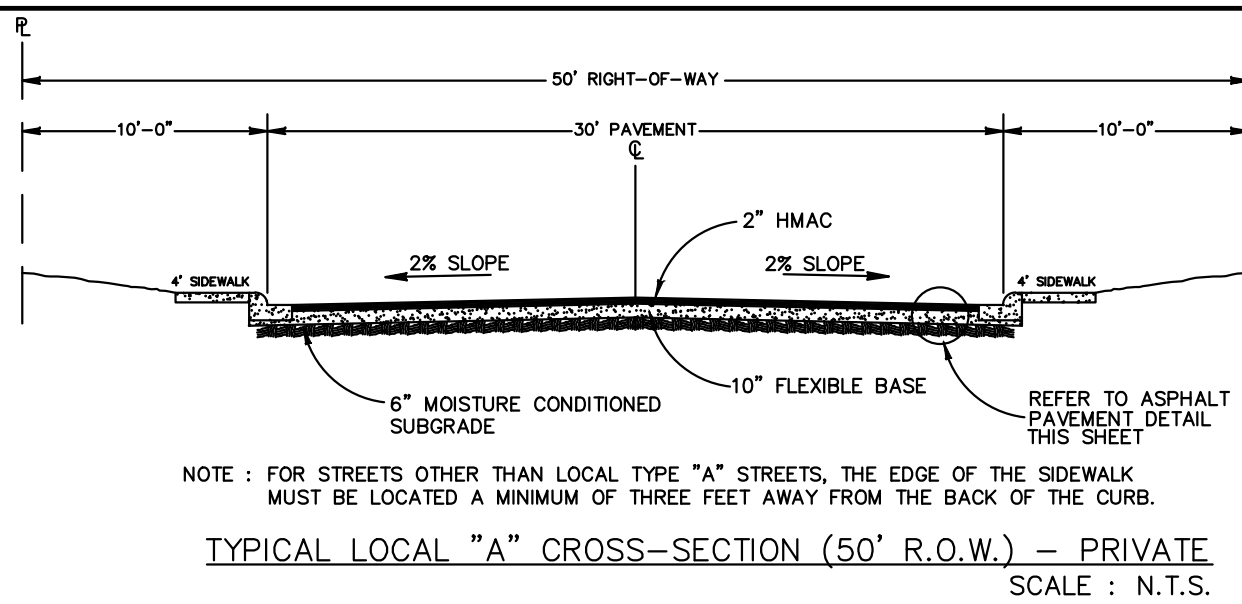
ADDRESS: CHANDLER



PLANNED UNIT DEVELOPMENT (P.U.D.) DISCLAIMER:

BY APPROVING THIS PLANNED UNIT DEVELOPMENT (P.U.D.) REZONING SITE PLAN, THE CITY OF SAN ANTONIO DOES NOT WARRANT THAT THE DEVELOPMENT SITE IS SUITABLE FOR ITS INTENDED OR ACTUAL PURPOSE, OR THAT THE SITE IS FREE OF ANY ENVIRONMENTAL DEFECTS OR HAZARDOUS SUBSTANCES, AND THE CITY OF SAN ANTONIO ASSUMES NO LIABILITY FOR THE FOREGOING

ACREAGE / DENSITY SUMMARY					
LOT #	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN/ DRAINAGE (AC.)
21	MULTI-FAMILY	3.168	42	13.26	0.00



LEGAL DESCRIPTION:

BEING A TOTAL OF 3.168 ACRE TRACT OF LAND, INCLUSIVE OF A 0.132 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 3.162 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 20220204280 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.G. DE ALANZ, SURVEY No. 20, ABSTRACT No. 22, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, BLOCK 1, NEW CITY BLOCK 14923

LEGEND

- FOUND IRON ROD
- SET IRON ROD
- CENTERLINE OF ROAD
- EXISTING 12' G.E.T.V. EASEMENT (VOL. 9000, PG. 2, D.P.R.)
- EXISTING 20' BUILDING SETBACK (VOL. 9000, PG. 2, D.P.R.)
- EXISTING DRAINAGE EASEMENT (VOL. 900, PG. 2, D.P.R.)
- EXISTING SANITARY SEWER EASEMENT (VOL. 6023, PG. 203, D.P.R.)
- EXISTING 50' SANITARY SEWER EASEMENT (VOL. 5967, PG. 46, D.P.R.)
- 10' G.E.T.V. EASEMENT
- 14' G.E.T.V. EASEMENT
- 12' WATER LINE EASEMENT

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	00°00'00"	S 89°39'07" E	100.00'
C2	15.00'	00°00'00"	N 45°20'53" E	21.21'
C3	15.00'	00°00'00"	N 44°39'07" W	21.21'
C4	75.00'	00°00'00"	S 86°45'32" W	9.39'
C5	15.00'	00°00'00"	S 27°14'41" W	24.85'
C6	15.00'	00°00'00"	S 69°05'28" E	19.45'
C7	125.00'	00°00'00"	N 80°25'23" E	43.09'
C8	15.00'	00°00'00"	S 45°20'53" E	21.21'
C9	15.00'	00°00'00"	S 44°39'07" E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°20'53" W	5.00'
L2	N 00°20'53" E	5.00'
L3	N 00°20'53" E	20.00'
L4	S 89°39'07" E	30.00'
L5	N 89°39'07" W	30.00'
L6	N 00°20'53" E	20.00'
L7	S 28°40'49" E	15.69'
L8	S 61°19'10" W	30.00'
L9	N 61°19'10" E	30.00'
L10	S 28°40'49" E	21.79'
L11	N 00°20'53" E	32.70'
L12	S 00°20'53" W	32.70'
L13	S 89°39'07" E	402.14'
L14	S 89°39'07" W	171.13'

GENERAL NOTES:

- OPEN SPACE DEDICATION WAS EXCLUDED DUE TO OWNER PAYING A FEE IN LIEU OF PARKLAND DEDICATION.
- ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.)
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO MAKE UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. ANY DELAYS CAUSED BY CONTRACTOR NOT OBTAINING APPLICABLE PERMITS PRIOR TO CONSTRUCTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

I, Ricardo Turribiates, 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.



FIGURE 1 - TYP. TUFT CURB XLP

OWNER/DEVELOPER:

RETM LLC, GENESIS PARK TRUST  
3225 MCLEOD DR, SUITE 100  
LAS VEGAS, NV 89121

Revision No. Date Description

Project No.: 380\_GENESIS PARK PLAT  
Plat No.:  
Issued: 11-29-23  
Drawn By: J.G.R.  
Checked By: J.G.R.  
Scale: AS NOTED  
Sheet Title  
PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN  
C1  
Sheet Number 1 OF 1