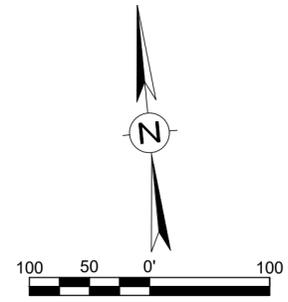




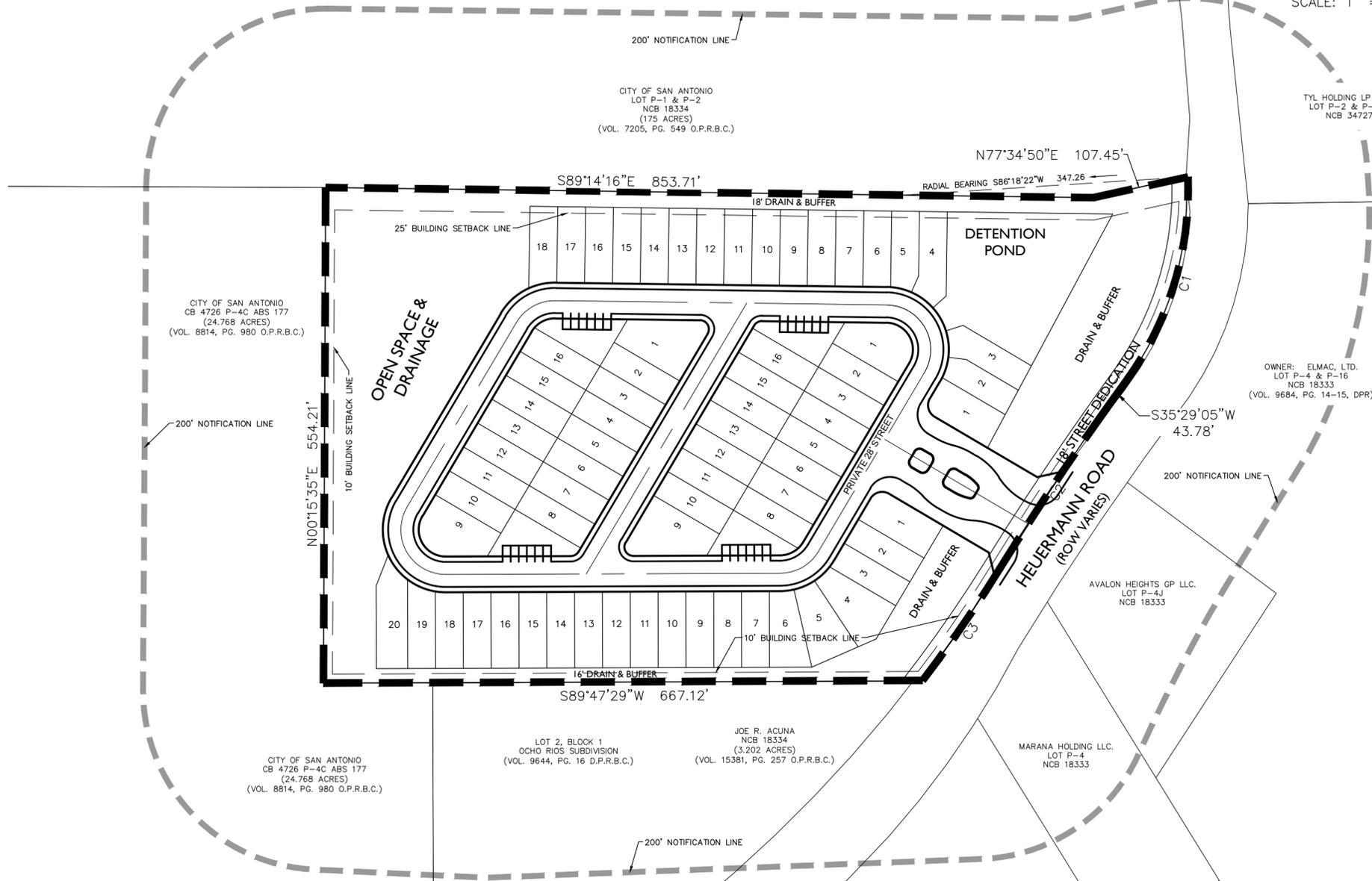
**Z2022-10700206  
PUD**

**Current Zoning:** "OCL MSAO-1" Outside City Limits Military Sound Attenuation Overlay District, "RE MLOD-1 MLR-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District, and "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District

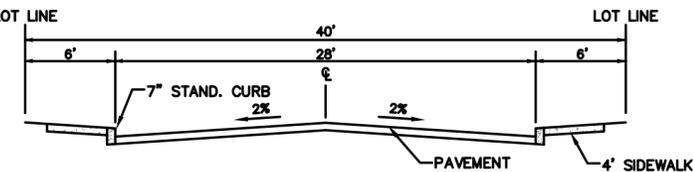
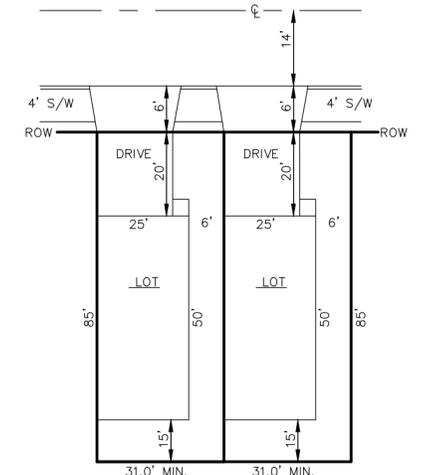
**Requested Zoning:** "PUD RM-4 MLOD-1 MLR-1 MSAO-1" Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10' along east, south, and west boundaries and increased setback of 25' along north boundary



PROPERTY OWNER TABLE			
BLOCK #	LOT #	OWNER INFO	DOCUMENT #
	P-1 & P-2	CITY OF SAN ANTONIO	394615
	P-4	CITY OF SAN ANTONIO	54414
1	2	JOE R. ACUNA	20150029608
	P-2 & P-18A	TYL HOLDINGS, LP	20140098727
		ELMAC, LTD.	20050046237
		AVALON HEIGHTS, GP. LLC	2020032237
		MARANA HOLDINGS, LLC.	20200198541
		123 HEUERMANN, LLC.	20170039952



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	237.45'	347.26'	39°10'43"	232.86'
C2	213.92'	3225.00'	3°48'02"	213.88'
C3	152.66'	1546.23'	5°39'25"	152.60'



LAND USE							
TOTAL ACRES	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA/UNIT	FLOOR AREA RATIO	TOTAL PASSIVE AREA	TOTAL RECREATIONAL AREA	TOTAL PARKING
10.6 ACRES	70 UNITS	6.60 UNITS / AC	1,215 S.F.	-	0.1 ACRES	0 ACRES	24 SPACES

I, MARTIN RICO, 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.

**LEGAL DESCRIPTION:**  
A 10.579 ACRE TRACT OF LAND LYING IN THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, AND THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 67, COUNTY BLOCK 4727, BEXAR COUNTY, TEXAS, SAME BEING ALL OF A 10.51 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CATHY SUE HOSEK, RECORDED IN DOCUMENT NO. 20210123523, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Date: Oct 03, 2022, 3:22pm User ID: pablo.deluna File: \\C:\sif\1\public\JOBS\2022\122090 Heuermann 10 Acres\_No Tax\Civil 3D\DWG\Engineer\PUID PLAN\FRIEDRICH HILLS PUD.dwg

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**FRIEDRICH HILLS PUD  
CONCEPTUAL SITE PLAN**

SCALE: 1" = 100 DATE: JULY 2022  
DRAWN BY: PDL REV. OCT 2022

SHEET  
1 OF 1