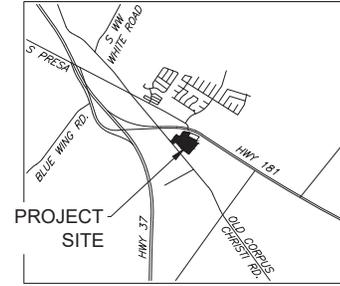
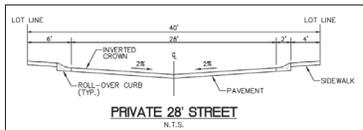


I, QT South, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

I, 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 SUBDIVISION PLATTING OR BUILDING PERMITS.

LEGAL DESCRIPTION

A 12.765 ACRE LOT 3, BLOCK 25, N8C-18623 TRACT OF LAND OUT OF THE CITY OF SAN ANTONIO CALLED LOT 3, BLOCK 25 QT 4652 ADDITION (PLAT NO. 190088, VOL. 200001 PG. 1946)



VICINITY MAP
SCALE: N.T.S.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- 10' PROPOSED SETBACK
- 200' NOTIFICATION LINE
- LOT NUMBER

From: "L" Light Industrial District
To: "PUD MF-18" Planned Unit Development
Limited Density Multi-Family District

LAND USE	
TOTAL ACRES	12.765 ACRES
PROPOSED UNITS	89
DENSITY	6.97 UNITS/AC
COURTS	0.38 ACRES
AVERAGE UNIT SF	3500 SF
TOTAL PARKING	*ON SITE ONLY
	**ASSUMES GARAGE PARKING + 1 ADDITIONAL PER UNIT

OWNERS/DEVELOPERS:
QT SOUTH, LLC
LONDON KANE

ENGINEER/PLANNER
HORROCKS ENGINEERS
Clint Boyle, AICP
Robert D. Leonard, P.E., MBA
17240 Huffmeister, Suite 106
Cypress, TX 77429
210-577-1921



HORROCKS ENGINEERS
17240 Huffmeister, Suite 106
Cypress, TX 77429
(346) 395-6565
www.horrock.com

WARNING
IF THIS BARE DOES NOT DRAWING IS NOT TO SCALE

DRAWING INFO	REVISIONS
DATE: 02/02/21	REV # 1 DATE
DESIGNED:	BY: A
DRAWN:	CHK
CHECKED:	RD
PROJECT:	TX-18-118

PRELIMINARY
NOT FOR CONSTRUCTION

TRAILS AT MATTHEW BERT P.U.D.
SAN ANTONIO, TX
REZONE EXHIBIT
CONCEPTUAL SITE PLAN

1
PAGE