

AN ORDINANCE 2018-04-05-0258

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 13.76 acres out of NCB 14691, NCB 14690 and NCB 14695 from "R-6" Residential Single-Family District and "C-2" Commercial District to "MF-18" Limited Density Multi-Family District.

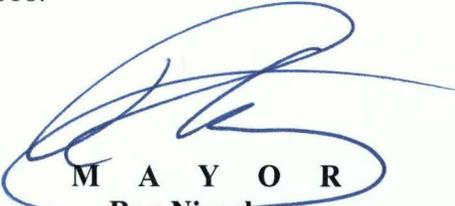
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

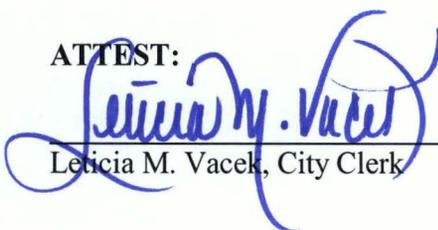
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective April 15, 2018.

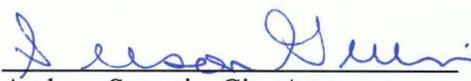
PASSED AND APPROVED this 5th day of April 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

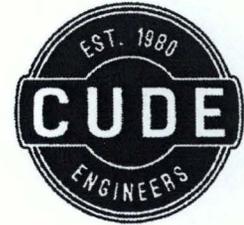

Andrew Segovia, City Attorney

Agenda Item:	Z-30 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018111 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District and "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 13.76 acres out of NCB 14691, NCB 14690, and NCB 14695, generally located in the 5600 block of Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18033)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
04/05/2018
Item No. Z-30

Exhibit "A"

22018111



**LEGAL DESCRIPTION
1.895 ACRES OF LAND**

1.895 acres of land being the southwesterly portion of Lot 2, the southwesterly portion of Lot 17, all of Lot 1, all of Lot 18 and a portion of Richview Street, Block 7, N.C.B. 14691, Babcock Acres, City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas and being the same tracts of land as conveyed to Vicki L. Carranza, as described in Volume 5483, Page 1237, Volume 5483, Page 1239, Volume 5483, Page 1241, Volume 5483, Page 1254 and Volume 5483, Page 1256, all recorded in Official Public Records of Bexar County, Texas; said 1.895 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap located in the southeasterly right of way line of Rincon Boulevard and marking the northwesterly corner of that certain 0.401 acres, as described in Volume 5483, Page 1241, Official Public Records of Bexar County, Texas;

THENCE, along the southeasterly right of way lines of Rincon Boulevard and South Rincon Boulevard, the following courses:

North 66deg 46' 11" East, a distance of 60.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 39deg 11' 41" East, a distance of 131.21 feet, to a set ½ inch iron rod with "CUDE" cap;
North 72deg 33' 41" East, a distance of 67.65 feet, to a set ½ inch iron rod with "CUDE" cap marking the northwesterly corner of that certain tract of land conveyed to the City of San Antonio, as described in Volume 9125, Page 1210, Official Public Record of Bexar County, Texas;

THENCE, South 33deg 31' 30" East, leaving the southeasterly right of way line of South Rincon Boulevard and along the southwesterly line of the said City of San Antonio tract, a distance of 369.80 feet, to a set ½ inch iron rod located in the northwesterly right of way line of Redwing Drive;

THENCE, South 72deg 39' 06" West, along the northwesterly right of way line of Redwing Drive, a distance of 257.65 feet, to a set ½ inch iron rod marking the southwesterly corner of the said 0.401 acre tract;

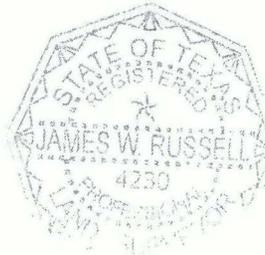
THENCE, North 33deg 53' 50" West, along the southwesterly line of the said 0.401 acre tract, a distance of 288.52 feet, to the **POINT OF BEGINNING** and containing 1.895 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

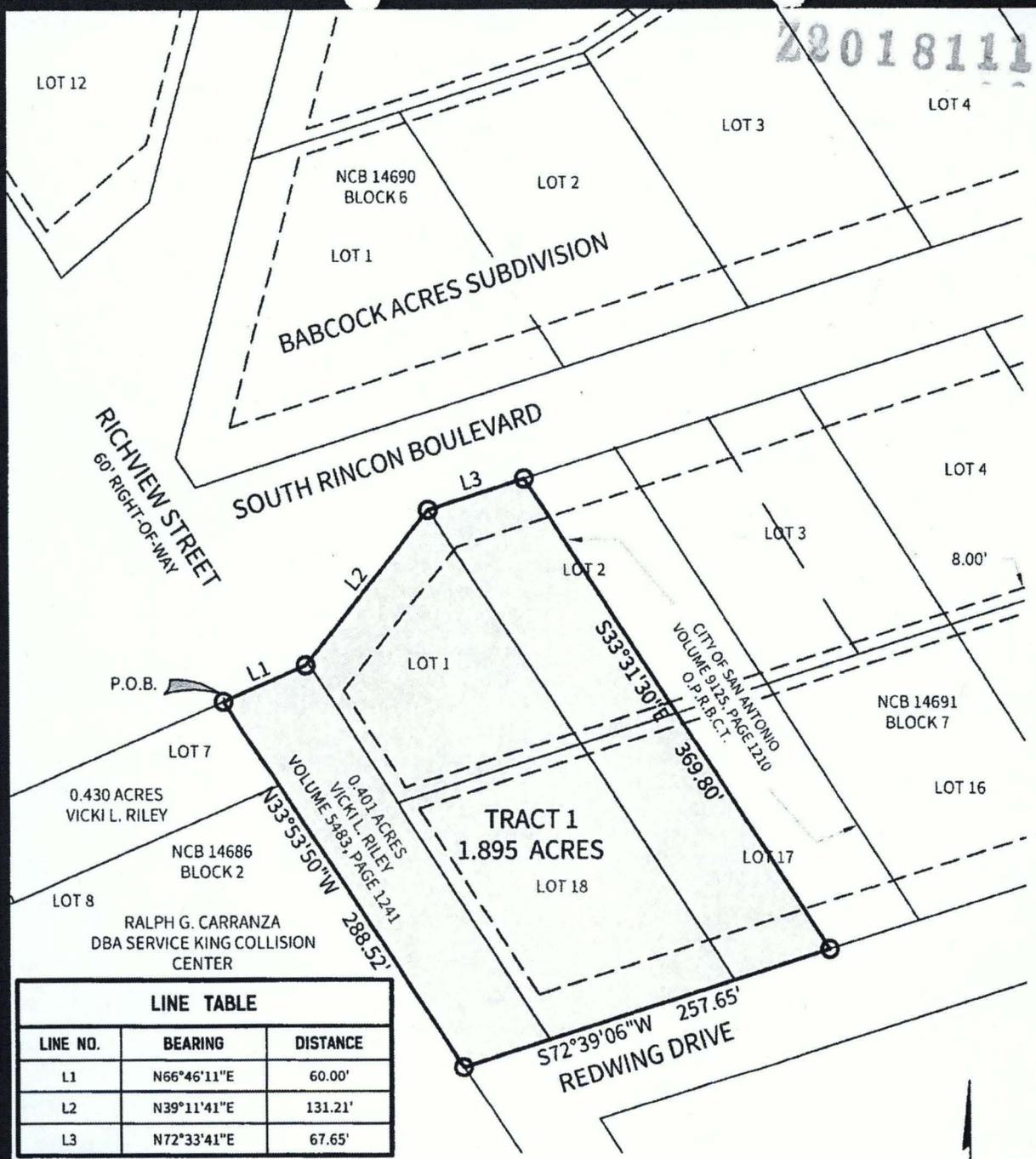
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W. Russell 2/15/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Job No. 03054.000
February 15, 2018
J.W.R.



22018111



P.O.B.

0.430 ACRES
VICKI L. RILEY

NCB 14686
BLOCK 2

LOT 8

RALPH G. CARRANZA
DBA SERVICE KING COLLISION
CENTER

N33°53'50"W 288.52'
0.401 ACRES
VICKI L. RILEY
VOLUME 5483, PAGE 1241

TRACT 1
1.895 ACRES

S72°39'06"W 257.65'
REDWING DRIVE

S33°31'30"E 369.80'
CITY OF SAN ANTONIO
O.P.R.B.C.T.
VOLUME 9125, PAGE 1210

NCB 14691
BLOCK 7

LOT 16

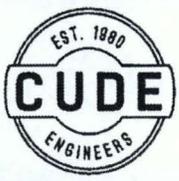
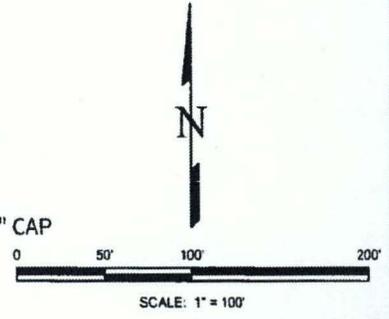
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N66°46'11"E	60.00'
L2	N39°11'41"E	131.21'
L3	N72°33'41"E	67.65'

LEGEND

- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET WITH "CUDE" CAP

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

EXHIBIT OF
1.895 acres of land being part of Babcock Acres Subdivision, Block 7, N.C.B. 14691, City of San Antonio, Bexar County, Texas, recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas.

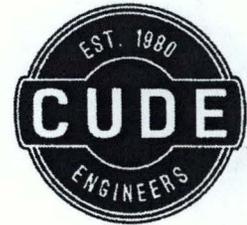
DATE: FEBRUARY 15, 2018

JOB NO.: 03054.000

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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

22018111



LEGAL DESCRIPTION
2.349 ACRES

2.349 acres of land being all of Lots 1 and 2 and a portion of Lot 3, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 2.349 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the northwesterly right of way line of Redwing Drive with the northeasterly right of way line of Oakland Boulevard; same being the most southerly corner of Lot 1, Block 11;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 488.34 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 41deg 10' 03" East, crossing Lot 3, Block 11, a distance of 209.78 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northeasterly line of said Babcock Acres;

THENCE, South 49deg 07' 09" East, along the northeasterly line of said Babcock Acres, a distance of 487.88 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northwesterly right of way line of Redwing Drive;

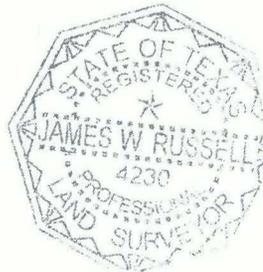
THENCE, South 41deg 02' 36" West, along the northwesterly right of way line of Redwing Drive, a distance of 209.46 feet, to the **POINT OF BEGINNING**, and containing 2.349 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

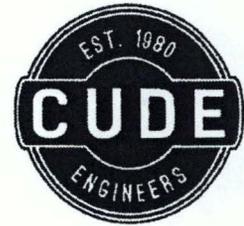
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James W. Russell 2/15/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0



22018111



LEGAL DESCRIPTION
0.599 ACRES

0.599 acres of land being all of Lot 4, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 0.599 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the northeasterly right of way line of Oakland Boulevard and marking the most westerly corner of said Lot 4;

THENCE, North 41deg 04' 52" East, along the northwesterly line of said Lot 4, a distance of 209.90 feet, to a found ½ inch iron rod;

THENCE, South 49deg 07' 09" East, along the northeasterly line of said Lot 4, a distance of 124.69 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, South 41deg 10' 03" West, along the southeasterly line of said Lot 4, a distance of 209.82 feet, to a set ½ inch iron rod with "CUDE" cap located in the northeasterly right of way line of Oakland Boulevard;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 124.37 feet, to the **POINT OF BEGINNING** and containing 0.599 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

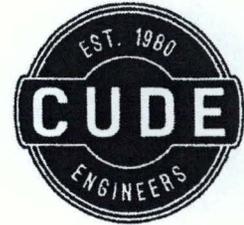
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Project No. 03054.000.0



22018111



LEGAL DESCRIPTION
0.604 ACRES

0.604 acres of land being a portion of Lot 5 and a portion of Lot 6, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 0.604 acres being more particularly described as follows:

COMMENCING, at a found ½ inch iron rod located in the northeasterly right of way line of Oakland Boulevard and marking the most westerly corner of Lot 4, Block 11, N.C.B. 14695, Babcock Acres;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 62.22 feet, to a found ½ inch iron rod for the **POINT OF BEGINNING**, of the herein described tract of land;

THENCE, North 49deg 09' 24" West, continuing along the northeasterly right of way line of Oakland Boulevard, a distance of 125.01 feet, to a found ½ inch iron rod;

THENCE, North 40deg 56' 30" East, leaving the northeasterly right of way line of Oakland Boulevard and crossing said Lot 6, a distance of 210.02 feet, to a found ½ inch iron rod;

THENCE, South 49deg 07' 09" East, along the northeasterly lines of said Lot 6 and said Lot 5, a distance of 125.52 feet, to a found ½ inch iron rod;

THENCE, South 41deg 04' 52" West, crossing said Lot 5, a distance of 209.94 feet, to the **POINT OF BEGINNING** and containing 0.604 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W Russell 2/15/18

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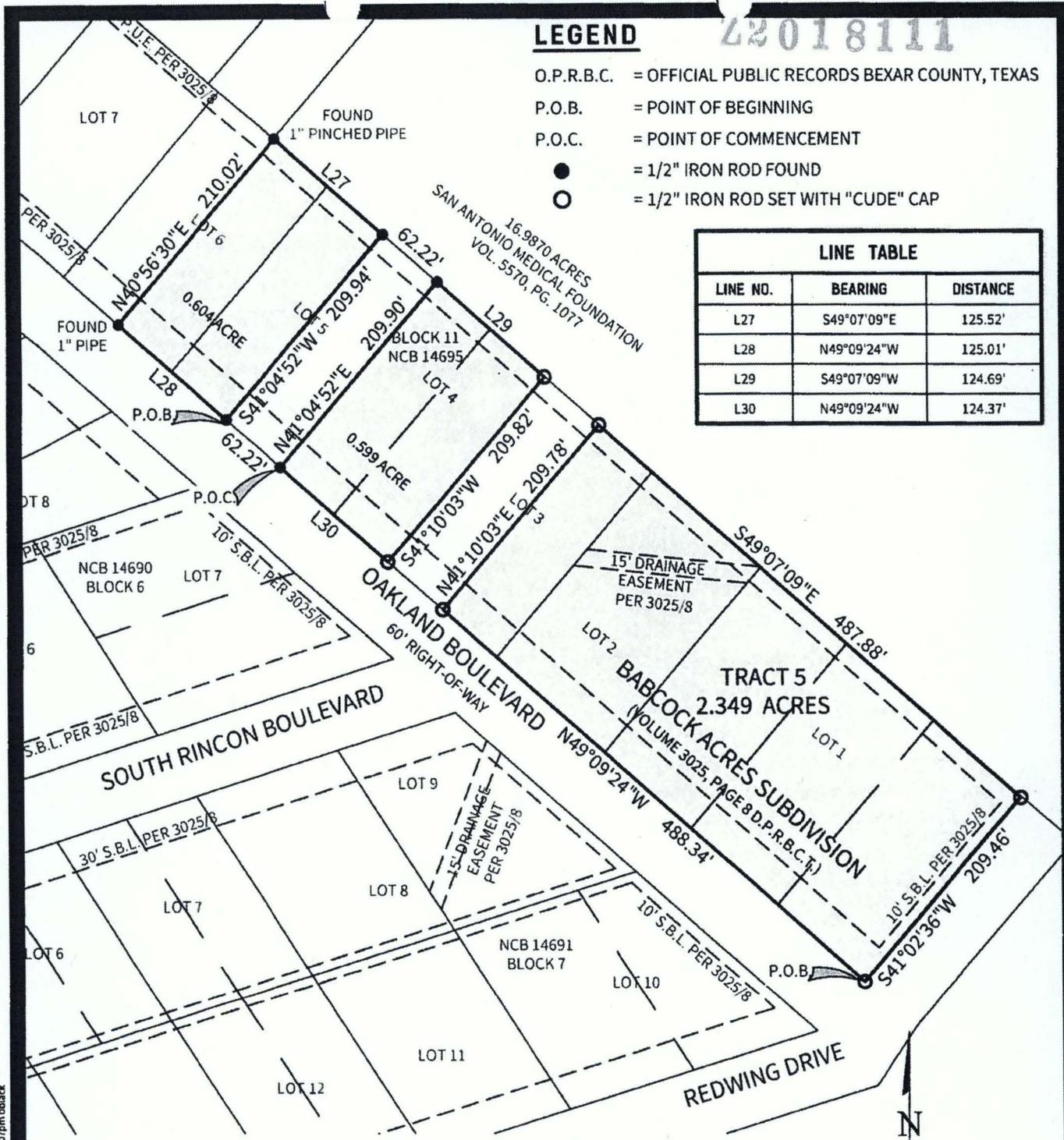


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LEGEND

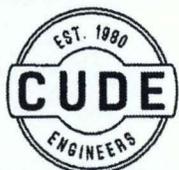
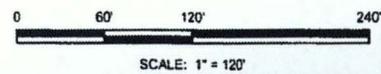
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- = 1/2" IRON ROD SET WITH "CUDE" CAP

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L27	S49°07'09"E	125.52'
L28	N49°09'24"W	125.01'
L29	S49°07'09"W	124.69'
L30	N49°09'24"W	124.37'



NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



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EXHIBIT OF PAGE 9 OF 9
 1.504 acres and 2.349 acres of land being part of Babcock Acres Subdivision, Block 11, N.C.B. 14695, City of San Antonio, Bexar County, Texas, recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas.

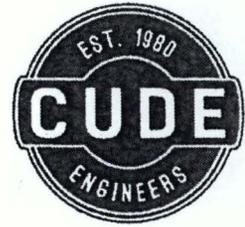
DATE: FEBRUARY 15, 2018

JOB NO.: 03054.000

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Z2018111



LEGAL DESCRIPTION
7.489 ACRES

7.489 acres of land being all of Lots 3 through 7, all of Lots 9 through 16 and a portion of Lot 8, Block 7, N.C.B. 14691, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 7.489 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the southeasterly right of way line of South Rincon Boulevard with the southwesterly right of way line of Oakland Boulevard; same being the most northerly corner of Lot 9, Block 7;

THENCE, South 49deg 09' 24" East, along the southwesterly right of way line of Oakland Boulevard, a distance of 419.69 feet, to a set ½ inch iron rod with "CUDE" cap marking the intersection of the southwesterly right of way line of Oakland Boulevard with the northwesterly right of way line of Redwing Drive;

THENCE, South 72deg 39' 06" West, along the northwesterly right of way line of Redwing Drive, a distance of 1007.74 feet, to a set ½ inch iron rod marking the southwesterly corner of Lot 16, Block 7, same being the southeasterly corner of that certain tract of land conveyed to the City of San Antonio, as described in Volume 9125, Page 1210, Official Public Records of Bexar County, Texas;

THENCE, North 33deg 31' 15" West, along the southwesterly line of Lot 16 and Lot 3 and along the northeasterly line of the said City of San Antonio tract, a distance of 369.89 feet, to a set ½ inch iron rod with "CUDE" cap, located in the southeasterly right of way line of South Rincon Boulevard;

THENCE, North 72deg 33' 41" East, along the southeasterly right of way line of South Rincon Boulevard, a distance of 717.15 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, South 33deg 15' 29" East, crossing said Lot 8, Block 7, a distance of 184.79 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 72deg 53' 33" East, along the southeasterly line of Lot 8, a distance of 64.91 feet, to a found ½ inch iron rod, marking the southeasterly corner of said Lot 8;

THENCE, North 33deg 12' 14" West, along the northeasterly line of said Lot 8, a distance of 185.13 feet, to a found ½ inch iron rod, located in the southeasterly right of way line of South Rincon Boulevard;

THENCE, North 72deg 33' 41" East, along the southeasterly right of way line of South Rincon Boulevard, a distance of 107.42 feet, to the **POINT OF BEGINNING**, and containing 7.489 acres of land, more or less.

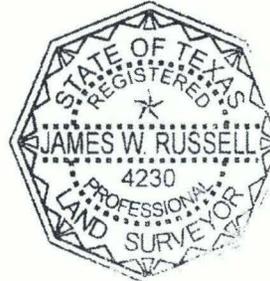
Z2018111

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

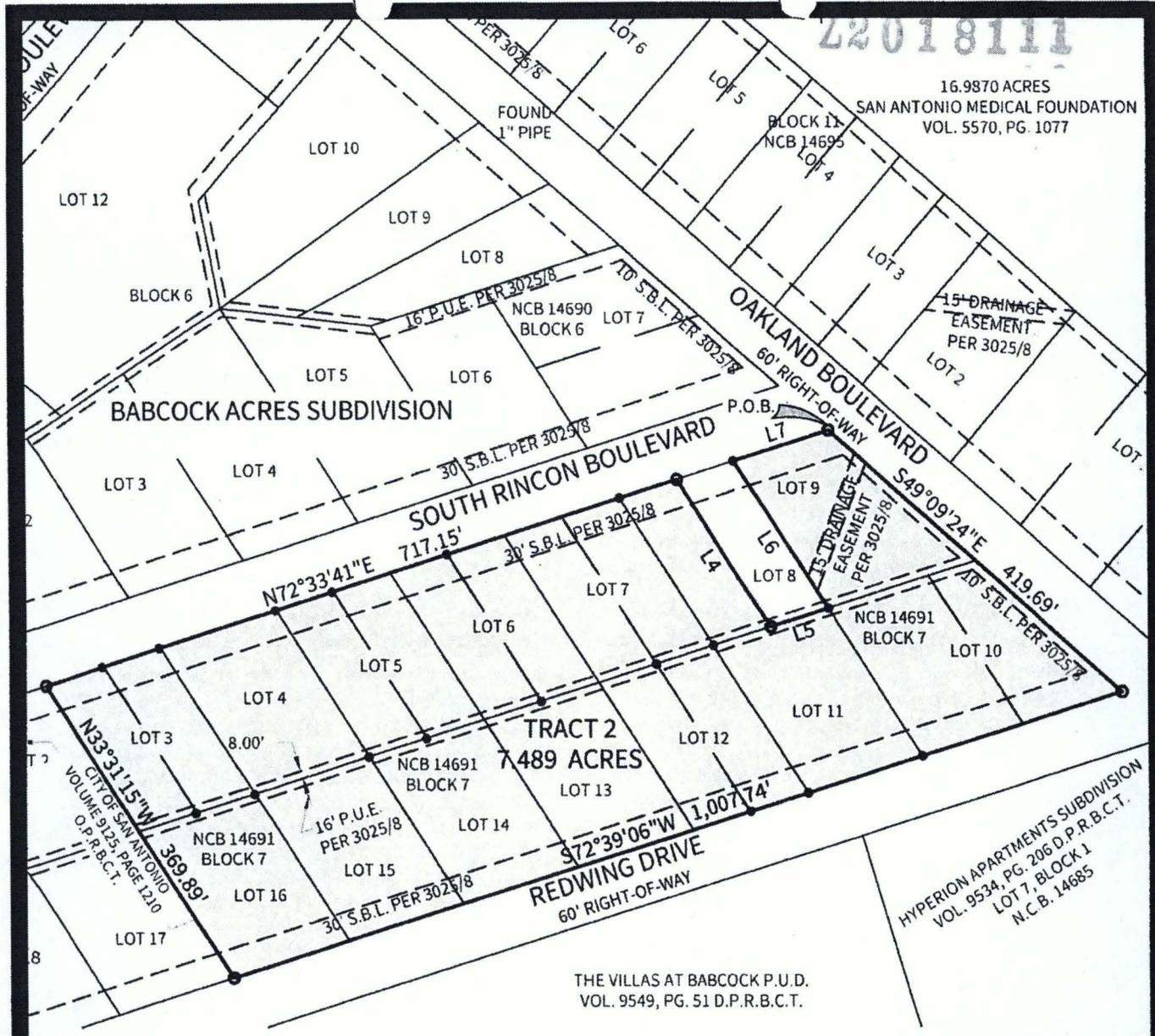
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James W Russell 2/22/18

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Project No. 03054.000.0



22018111



16.9870 ACRES
SAN ANTONIO MEDICAL FOUNDATION
VOL. 5570, PG. 1077

BABCOCK ACRES SUBDIVISION

TRACT 2
489 ACRES

HYPERION APARTMENTS SUBDIVISION
VOL. 9534, PG. 206 D.P.R.B.C.T.
LOT 7, BLOCK 1
N.C.B. 14685

THE VILLAS AT BABCOCK P.U.D.
VOL. 9549, PG. 51 D.P.R.B.C.T.

LEGEND

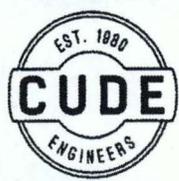
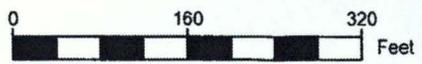
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
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- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET WITH "CUDE" CAP

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L4	S33°15'29"E	184.79'
L5	N72°53'33"E	64.91'
L6	N33°12'14"W	185.13'
L7	N72°33'41"E	107.42'



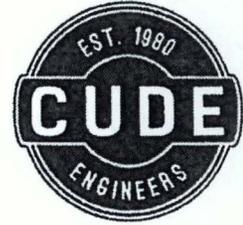
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TBPE FIRM #455
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EXHIBIT OF
7.479 acres of land being part of Babcock Acres Subdivision,
Block 7, N.C.B. 14691, City of San Antonio, Bexar County, Texas,
recorded in Volume 3025, Page 8, Deed and Plat Records of
Bexar County, Texas.

P:\03054\0000 - Survey\Drawings\SV 03054.000 ZONING.dwg, 2018/02/15 11:38am bblack

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Z2018111



LEGAL DESCRIPTION
0.817 ACRES

0.817 acres of land being all of Lot 7, Block 6, N.C.B. 14690, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 0.817 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the northwesterly right of way line of South Rincon Boulevard with the southwesterly right of way line of Oakland Boulevard; same being the most northerly corner of Lot 9, Block 7;

THENCE, South 72deg 33' 41" West, along the northwesterly right of way line of South Rincon Boulevard, a distance of 217.22 feet, to a set ½ inch iron rod with "CUDE" cap marking the southwesterly corner of said Lot 7;

THENCE, North 33deg 07' 50" West, along the southwesterly line of said Lot 7, a distance of 200.01 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 72deg 31' 10" East, a distance of 152.24 feet, to a set ½ inch iron rod with "CUDE" cap, located in the southwesterly right of way line of Oakland Boulevard;

THENCE, South 49deg 09' 24" East, along the southwesterly right of way line of Oakland Boulevard, a distance of 226.49 feet, to the **POINT OF BEGINNING**, and containing 0.817 acres of land, more or less.

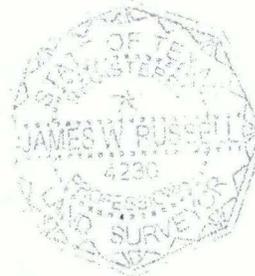
Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W Russell 3/14/18

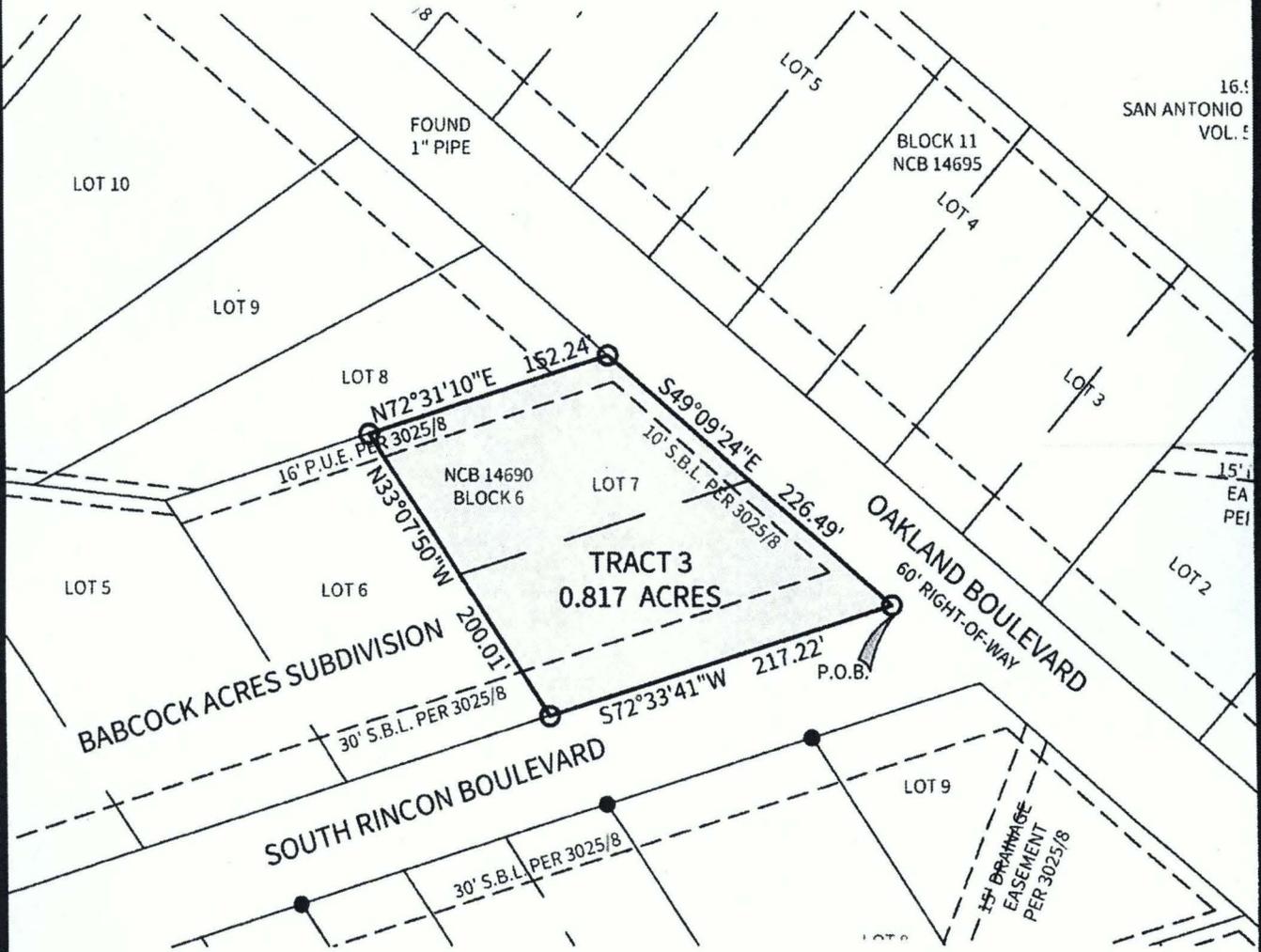
James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0

Revised March 14, 2018



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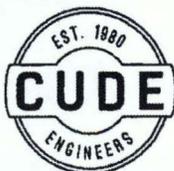
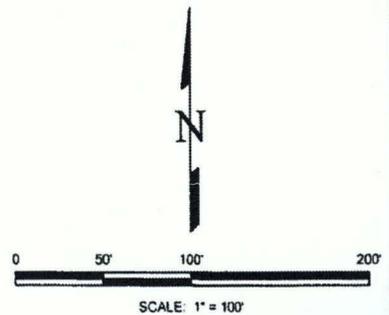


LEGEND

- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET WITH "CUDE" CAP

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE FIRM #455
 TBPLS FIRM #10048500

EXHIBIT OF
 0.817 acres of land being part of Babcock Acres Subdivision,
 Block 6, N.C.B. 14690, City of San Antonio, Bexar County, Texas,
 recorded in Volume 3025, Page 8, Deed and Plat Records of
 Bexar County, Texas.

DATE: FEBRUARY 15, 2018

JOB NO.: 03054.000

P:\03054\0000\Survey\Drawings\SV 03054.000 ZONING.dwg 2018/02/15 11:31:am bbbjck

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.