

ORDINANCE 2019-09-19-0776

**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 106.7 acres out of NCB 11166 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to " PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District.

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

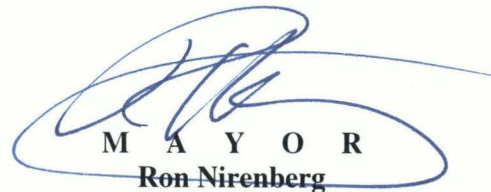
SECTION 3. The City council approves this Planned Unit Development "PUD" Infill Development Zone so long as the attached site plan is adhered to. A "PUD" site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective September 29, 2019.

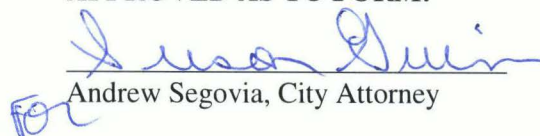
PASSED AND APPROVED this 19th day of September, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-12 (in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29)						
Date:	09/19/2019						
Time:	04:20:25 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700148 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 106.7 acres out of NCB 11166, located at 12200 South US Highway 281. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1	x					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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
09/19/2019
Z-12

EXHIBIT “A”



**FIELD NOTES
FOR ZONING OF
A 70.2645 ACRE TRACT**

A **70.2645 acre** tract of land, out of the J. A. De La Garza Survey Abstract 3, and a 382.74 acre tract of land conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Real Property of Bexar County, Texas, and situated in N.C.B. 11166, City of San Antonio, Bexar County, Texas, said 70.2645 acre tract being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod, for a southeast corner of Lot 19, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.), a plat of record in Volume 9715 Page 161 of the Deed and Plat Records of Bexar County, Texas and a northwest corner of a 160.00 acre tract of record in Volume 4259 Page 622 of the Official Public Records of Bexar County, Texas;

THENCE: S 07°03'44" W, along and with an east line of Lots 19, 14-10, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.) and a west line of the 160.00 acre tract, a distance of 357.19 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of Lot 10, Block 28 and continuing for a total distance of 446.06 feet to a found 1/2" iron rod for an interior corner of the 382.74 acre tract;

THENCE: S 84°28'24" E, along and with a south line of the 160.00 acre tract and a north line of the 382.74 acre tract and the proposed Mission Del Lago Unit 12 subdivision plat, a distance of 1114.64 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of proposed Mission Del Lago Unit 12 subdivision and continuing for a total distance of 1486.83 feet to a found 1/2" iron rod for an exterior corner of the 382.74 acre tract;

THENCE: continuing along and with the common lines of the 160.00 acre tract and the 382.74 acre tract the following eleven (11) courses:

1. S 20°06'34" E, a distance of 655.07 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point,
2. S 24°55'53" E, a distance of 1130.75 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an easterly corner,
3. S 63°23'58" W, a distance of 385.80 feet to a found 1/2" iron rod, for an angle point,
4. S 50°10'14" W, a distance of 354.17 feet to found 1/2" iron rod, for an angle point,
5. N 39°45'34" W, a distance of 184.34 feet to a found 1/2" iron rod, for an angle point,
6. S 77°55'21" W, a distance of 132.02 feet to a found 1/2" iron rod, for an angle point,
7. S 06°45'32" W, a distance of 164.16 feet to a found 1/2" iron rod, for an angle point,
8. S 39°45'13" E, a distance of 132.70 feet to found 1/2" iron rod, for an angle point,

Exhibit "A"

9. S 50°10'06" W, a distance of 222.59 feet to found 1/2" iron rod, for an angle point,
10. S 02°11'12" W, a distance of 248.52 feet to a found 1/2" iron rod, for a point of curvature to the left, and
11. with a curve to the left, having an arc of 116.49 feet, a radius of 150.00 feet, a delta of 44°29'51", and a chord bears S 20°08'39" E, a distance of 113.59 feet to a found 1/2" iron rod, for a point the **POINT OF BEGINNING** and the northeast corner of the tract described herein,

THENCE: Along and with the common line of the 160.00 acre tract and the 382.74 acre tract the following fifteen (15) courses:

1. with a tangent curve to the left having an arc of **47.23 feet**, a radius of **150.00 feet**, a delta of **18°02'22"** and a chord bears **S 51°24'46" E**, a distance of **47.03 feet** to a point, for an angle point of the tract described herein,
2. **S 61° 10' 15" E**, a distance of **3.87 feet** to a point, for an angle point of the tract described herein,
3. **S 70° 58' 44" E**, a distance of **55.56 feet** to a point, for an angle point of the tract described herein,
4. **N 81° 22' 59" E**, a distance of **74.74 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
5. **N 68° 18' 39" E**, a distance of **496.03 feet** to a found 1/2" iron rod, for an interior angle point of the tract described herein,
6. **N 50°40'31" E**, a distance of **566.21 feet** to a found 1/2" iron rod, for an exterior corner of the tract described herein,
7. **S 24° 08' 46" E**, a distance of **640.32 feet** to a found 1/2" iron rod, for an exterior corner of the tract described herein,
8. **S 77° 18' 43" W**, a distance of **325.18 feet** to a found 1/2" iron rod, for an interior angle point of the tract described herein,
9. **S 60° 14' 08" W**, a distance of **594.82 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
10. **S 51° 56' 35" W**, a distance of **888.35 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
11. **S 56° 30' 54" E**, a distance of **487.47 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
12. **N 68° 24' 25" E**, a distance of **545.27 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,

13. **N 56° 45' 32" E**, a distance of **602.22 feet** to a found $\frac{1}{2}$ " iron rod, for an angle point of the tract described herein,
14. **S 07° 05' 19" W**, a distance of **508.29 feet** to a found $\frac{1}{2}$ " iron rod, for an angle point of the tract described herein, and
15. **S 29° 32' 48" W**, a distance of **263.99 feet** to a point, for the southeast corner of the tract described herein,

THENCE: Over and across the 382.74 acre tract the following forty-two **(42)** courses:

1. **S 70° 15' 51" W**, a distance of **870.20 feet** to a point, for an exterior angle point of the tract described herein,
2. **N 51° 28' 38" W**, a distance of **194.63 feet** to a point, for the interior angle point of the tract described herein,
3. **S 38° 31' 22" W**, a distance of **150.43 feet** to a point, for an angle point of the tract described herein,
4. **N 51° 28' 38" W**, a distance of **20.45 feet** to a point, for an angle point of the tract described herein,
5. **S 38° 31' 22" W**, a distance of **133.52 feet** to a point, for an angle point of the tract described herein,
6. **S 40° 03' 36" W**, a distance of **50.02 feet** to a point, for an angle point of the tract described herein,
7. **S 42° 43' 34" W**, a distance of **136.85 feet** to a point, for an angle point of the tract described herein,
8. **S 58° 00' 57" W**, a distance of **210.67 feet** to a point, for an angle point of the tract described herein,
9. **S 70° 25' 37" W**, a distance of **95.06 feet** to a point, for an angle point of the tract described herein,
10. **S 86° 01' 39" W**, a distance of **78.62 feet** to a point, for an angle point of the tract described herein,
11. **S 04° 01' 39" E**, a distance of **11.69 feet** to a point, for an angle point of the tract described herein,
12. **S 86° 01' 39" W**, a distance of **119.83 feet** to a point, for an angle point of the tract described herein,

13. **S 77° 17' 03" W**, a distance of **50.59 feet** to a point, for an angle point of the tract described herein,
14. **S 86° 01' 39" W**, a distance of **120.00 feet** to a point, for an angle point of the tract described herein,
15. **N 03° 58' 21" W**, a distance of **97.00 feet** to a point, for a point of curvature to the left of the tract described herein,
16. with a tangent curve to the left having an arc of **33.10 feet**, a radius of **156.54 feet**, a delta of **12°06'57"** and a chord bears **N 09°15'26" W**, a distance of **33.04 feet** to a point, , for a point of curvature to the left of the tract described herein,
17. with a tangent curve to the left having an arc of **35.86 feet**, a radius of **203.79 feet**, a delta of **10°04'52"** and a chord bears **N 21°12'19" W**, a distance of **35.81 feet** to a point, , for a angle point of the tract described herein,
18. **N 24° 05' 19" W**, a distance of **180.45 feet** to a point, for an angle point of the tract described herein,
19. **N 26° 55' 12" W**, a distance of **50.06 feet** to a point, for an angle point of the tract described herein,
20. **N 29° 44' 15" W**, a distance of **226.10 feet** to a point, for a point of curvature to the right of the tract described herein,
21. with a tangent curve to the right having an arc of **45.09 feet**, a radius of **373.46 feet**, a delta of **06°55'04"** and a chord bears **N 27°07'28" W**, a distance of **45.06 feet** to a point, for a point of curvature to the right of the tract described herein,
22. with a tangent curve to the right having an arc of **60.16 feet**, a radius of **355.00 feet**, a delta of **09°42'34"** and a chord bears **N 18°42'56" W**, a distance of **60.09 feet** to a point, , for a point of curvature to the right of the tract described herein,
23. with a tangent curve to the right having an arc of **62.44 feet**, a radius of **370.38 feet**, a delta of **09°39'33"** and a chord bears **N 08°55'18" W**, a distance of **62.37 feet** to a point, , for an angle point of the tract described herein,
24. **N 05° 12' 05" W**, a distance of **122.62 feet** to a point, for an angle point of the tract described herein,
25. with a tangent curve to the right having an arc of **61.73 feet**, a radius of **369.04 feet**, a delta of **09°35'03"** and a chord bears **N 01°29'59" W**, a distance of **61.66 feet** to a point, , for a point of curvature to the right of the tract described herein,
26. with a tangent curve to the right having an arc of **61.88 feet**, a radius of **355.00 feet**, a delta of **09°59'12"** and a chord bears **N 08°22'50" E**, a distance of **61.80 feet** to a point, , for a point of curvature to the right of the tract described herein,

27. with a tangent curve to the right having an arc of **61.86 feet**, a radius of **355.00 feet**, a delta of **09°59'04"** and a chord bears **N 18°21'57" E**, a distance of **61.78 feet** to a point, for a point of curvature to the right of the tract described herein,
28. with a tangent curve to the right having an arc of **61.69 feet**, a radius of **355.00 feet**, a delta of **09°57'22"** and a chord bears **N 28°20'10" E**, a distance of **61.61 feet** to a point, for a point of curvature to the right of the tract described herein,
29. with a tangent curve to the right having an arc of **60.99 feet**, a radius of **2313.68 feet**, a delta of **01°30'38"** and a chord bears **N 35°38'49" E**, a distance of **60.99 feet** to a point, for an angle point of the tract described herein,
30. **N 36° 01' 06" E**, a distance of **377.65 feet** to a point, for an angle point of the tract described herein,
31. **N 53° 58' 54" W**, a distance of **29.57 feet** to a point, for an angle point of the tract described herein,
32. **N 36° 01' 06" E**, a distance of **290.00 feet** to a point, for an angle point of the tract described herein,
33. **S 53° 58' 54" E**, a distance of **32.87 feet** to a point, for an angle point of the tract described herein,
34. **N 28° 37' 05" E**, a distance of **146.22 feet** to a point, for an angle point of the tract described herein,
35. **N 71° 14' 09" E**, a distance of **116.42 feet** to a point, for an angle point of the tract described herein,
36. **s 49° 52' 07" E**, a distance of **194.64 feet** to a point, for an angle point of the tract described herein,
37. **N 35° 14' 42" E**, a distance of **136.58 feet** to a point, for an angle point of the tract described herein,
38. **N 34° 41' 51" E**, a distance of **156.91 feet** to a point, for an angle point of the tract described herein,
39. **N 29° 57' 20" E**, a distance of **105.60 feet** to a point, for an angle point of the tract described herein,
40. **N 24° 15' 28" E**, a distance of **64.04 feet** to a point, for an angle point of the tract described herein,
41. **S 64° 17' 27" E**, a distance of **90.05 feet** to a point, for an angle point of the tract described herein, and

42. N 26° 06' 52" E, a distance of 124.49 feet to the **POINT OF BEGINNING** and containing **70.2645 acres** or 3,060,722 square feet more or less, in N.C.B. 11166, City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, 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."

Job No.: 11-034
Prepared by: KFW Surveying
Date: June 5, 2019
File: S:\Draw 2011\11-034 Mission Del Lago\DOCS\FN 70.2645 zone acre.docx



Douglas A. Kramer
9-17-2019

Z2019-10700148

**FIELD NOTES
FOR ZONING OF
A 36.4010 ACRE TRACT**



A **36.4010 acre** tract of land, out of the J.M. Urriegas Survey No. 32 Abstract No. 769 and the J. A. De La Garza Survey Abstract 3, and of a 382.74 acre tract of land conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Real Property of Bexar County, Texas, and situated in N.C.B. 11166, City of San Antonio, Bexar County, Texas, said 36.4010 acre tract being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod, for a southeast corner of Lot 19, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.), a plat of record in Volume 9715 Page 161 of the Deed and Plat Records of Bexar County, Texas and a northwest corner of a 160.00 acre tract of record in Volume 4259 Page 622 of the Official Public Records of Bexar County, Texas;

THENCE: S 07°03'44" W, along and with an east line of Lots 19, 14-10, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.) and a west line of the 160.00 acre tract, a distance of 357.19 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of Lot 10, Block 28 and continuing for a total distance of 446.06 feet to a found 1/2" iron rod for an interior corner of the 382.74 acre tract;

THENCE: S 84°28'24" E, along and with a south line of the 160.00 acre tract and a north line of the 382.74 acre tract and the proposed Mission Del Lago Unit 12 subdivision plat, a distance of 1114.64 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of proposed Mission Del Lago Unit 12 subdivision and continuing for a total distance of 1486.83 feet to a found 1/2" iron rod for an exterior corner of the 382.74 acre tract;

THENCE: S 20° 06' 34" E, a distance of 584.06 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the **POINT OF BEGINNING** and the northeast corner of the tract described herein,

THENCE: Along and with the common line of the 160.00 acre tract and the 382.74 acre tract the following six (6) courses:

1. **S 20° 06' 34" E**, a distance of **71.01 feet** to set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. **S 24° 55' 53" E**, a distance of **1130.75 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an exterior angle point of the tract described herein,
3. **S 63° 23' 58" W**, a distance of **385.80 feet** to a found 1/2" iron rod, for an interior angle point of the tract described herein,
4. **S 50° 10' 14" W**, a distance of **354.17 feet** to a found 1/2" iron rod, for an interior angle point of the tract described herein,
5. **N 39° 45' 34" W**, a distance of **184.34 feet** to a found 1/2" iron rod, for an interior angle point of the tract described herein,

6. **S 77° 55' 21" W**, a distance of **132.02 feet** to a found $\frac{1}{2}$ " iron rod, for an interior angle point of the tract described herein,

THENCE: Over and across the 382.74 acre tract the following seventeen **(17)** courses:

1. **S 80° 47' 50" W**, a distance of **112.58 feet** to a point, for an angle point of the tract described herein,
2. **N 87° 46' 56" W**, a distance of **50.10 feet** to a point, for an angle point of the tract described herein,
3. **S 88° 37' 06" W**, a distance of **317.63 feet** to a point, for an angle point of the tract described herein,
4. **S 74° 12' 42" W**, a distance of **84.01 feet** to a point, for the southwest corner of the tract described herein,
5. **N 12° 48' 35" W**, a distance of **196.02 feet** to a point, for an angle point of the tract described herein,
6. **N 03° 00' 05" W**, a distance of **111.19 feet** to a point, for an angle point of the tract described herein,
7. **N 20° 41' 57" W**, a distance of **356.38 feet** to a point, for an angle point of the tract described herein,
8. **N 43° 07' 03" E**, a distance of **99.01 feet** to a point, for an angle point of the tract described herein,
9. **N 40° 13' 02" E**, a distance of **158.21 feet** to a point, for an angle point of the tract described herein,
10. **N 39° 10' 15" E**, a distance of **56.11 feet** to a point, for an angle point of the tract described herein,
11. **N 52° 05' 41" W**, a distance of **126.71 feet** to a point, for the northwest corner of the tract described herein,
12. **N 48° 16' 29" E**, a distance of **141.88 feet** to a point, for an angle point of the tract described herein,
13. **N 17° 57' 29" E**, a distance of **153.18 feet** to a point, for an angle point of the tract described herein,
14. **N 64° 04' 28" E**, a distance of **344.97 feet** to a point, for an angle point of the tract described herein,
15. **N 89° 10' 16" E**, a distance of **203.30 feet** to a point, for an angle point of the tract described herein,

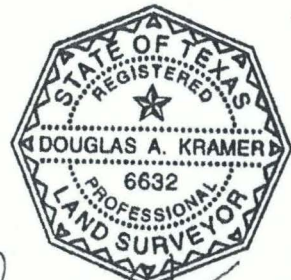
Z2019-10700148

16. **N 83° 34' 15" E**, a distance of **166.13 feet** to a point, for an interior angle point of the tract described herein, and

17. **N 69° 00' 36" E**, a distance of **172.10 feet** to the **POINT OF BEGINNING** and containing 36.4010 acres or 1,585,627 square feet more or less, in N.C.B. 11166, City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, 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."

Job No.: 11-034
Prepared by: KFW Surveying
Date: June 5, 2019
File: S:\Draw 2011\11-034 Mission Del Lago\DOCS\FN 36.4010 zone acre.docx



Douglas A. Kramer
9-17-2019

SG/lj
09/19/2019
Z-12

EXHIBIT “B”

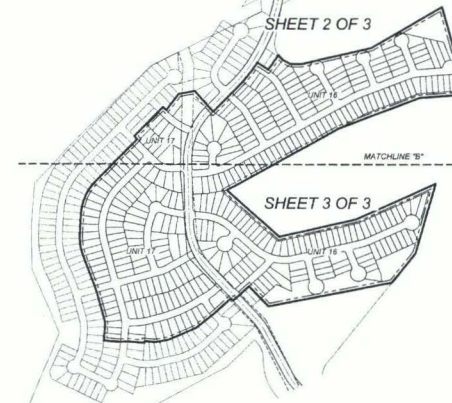
Date: Aug 30, 2019, 9:06am User ID: ghernandez
 File: N:\391\04\01\Design\Exhibits\CAD\20190613 - PUO Units 14, 16 & 17.11.17.dwg

The diagram includes a site plan and a lot detail. The site plan shows the 'SITE' (shaded area) within a larger lot, with 'LOOP 410' and 'ABANDONED' roads nearby. A north arrow and a scale of 1"=100' are provided. The lot detail shows a 'TYPICAL LOT DETAIL' with a '10' ELEC. GASE TOLER. & CATCH BASIN' and a '40' TYPICAL LOT DETAIL'.

SHEET INDEX



SHEET 2 OF 3



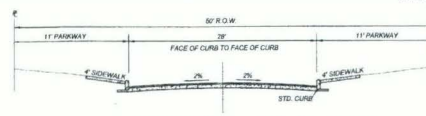
LEGEND

- == 20' PUD SETBACK

LEGAL DESCRIPTION

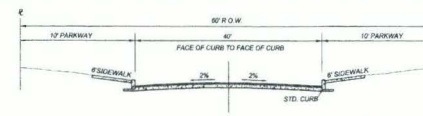
A 384016 ACRES TRACT OF LAND, OUT OF THE J.M. URRUGAS SURVEY NO. 32 ABSTRACT NO. 789 AND A 384016 ACRES TRACT OF LAND, OUT OF THE J.M. URRUGAS SURVEY NO. 32 ABSTRACT NO. 789 AND A 382.74 ACRES TRACT OF LAND, OUT OF THE J.M. URRUGAS SURVEY NO. 32 ABSTRACT NO. 789, ALL OF WHICH ARE PART OF THE PUBLIC LANDS OF THE STATE OF TEXAS, TOGETHER WITH THE RIGHT OF CONVEYANCE TO SOUTHWEST ARIZONA, INC. (LARGO DEVELOPERS, LLC) OF RECORD IN VOLUME 17187 PAGE 1428 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

A 202945 ACRES TRACT OF LAND, OUT OF THE J.M. URRUGAS SURVEY NO. 32 ABSTRACT NO. 789 AND A 382.74 ACRES TRACT OF LAND, OUT OF THE J.M. URRUGAS SURVEY NO. 32 ABSTRACT NO. 789, ALL OF WHICH ARE PART OF THE PUBLIC LANDS OF THE STATE OF TEXAS, TOGETHER WITH THE RIGHT OF CONVEYANCE TO SOUTHWEST ARIZONA, INC. (LARGO DEVELOPERS, LLC) OF RECORD IN VOLUME 17187 PAGE 1428 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



50' R.O.W. STREET SECTION - LOCAL "A"

NOT TO SCALE



60' R.O.W. STREET SECTION - LOCAL "B"

NOT TO SCALE

OWNER: THAD RUTHERFORD, PRESIDENT
SOUTHWEST MISSION DEL LAGO DEVELOPER, LLC
14 LOST CREEK BLVD, SUITE 270
AUSTIN, TX 78746

I, THAD RUTENFORD, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECORDING 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 RECORDING CASE DOES NOT ASSURE ME PRIOR AGREEMENT TO ANY/all CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PREPARED JUNE 2019

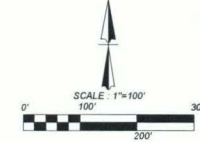
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ENGINEERS + SURVEYING
3421 Passmore Pkwy, Suite 200, San Antonio, TX 78211
Phone # (210) 879-8444 • Fax # (210) 879-8441
Toll-Free 1-800-851-1111 • Telex # 10322300

MISSION DEL LAGO
PLANNED UNIT DEVELOPMENT (UNITS 14, 16 & 17)

NO.	M
TE:	MARCH 2016
RWN:	JA CHECKED: CL
SHEET NUMBER:	

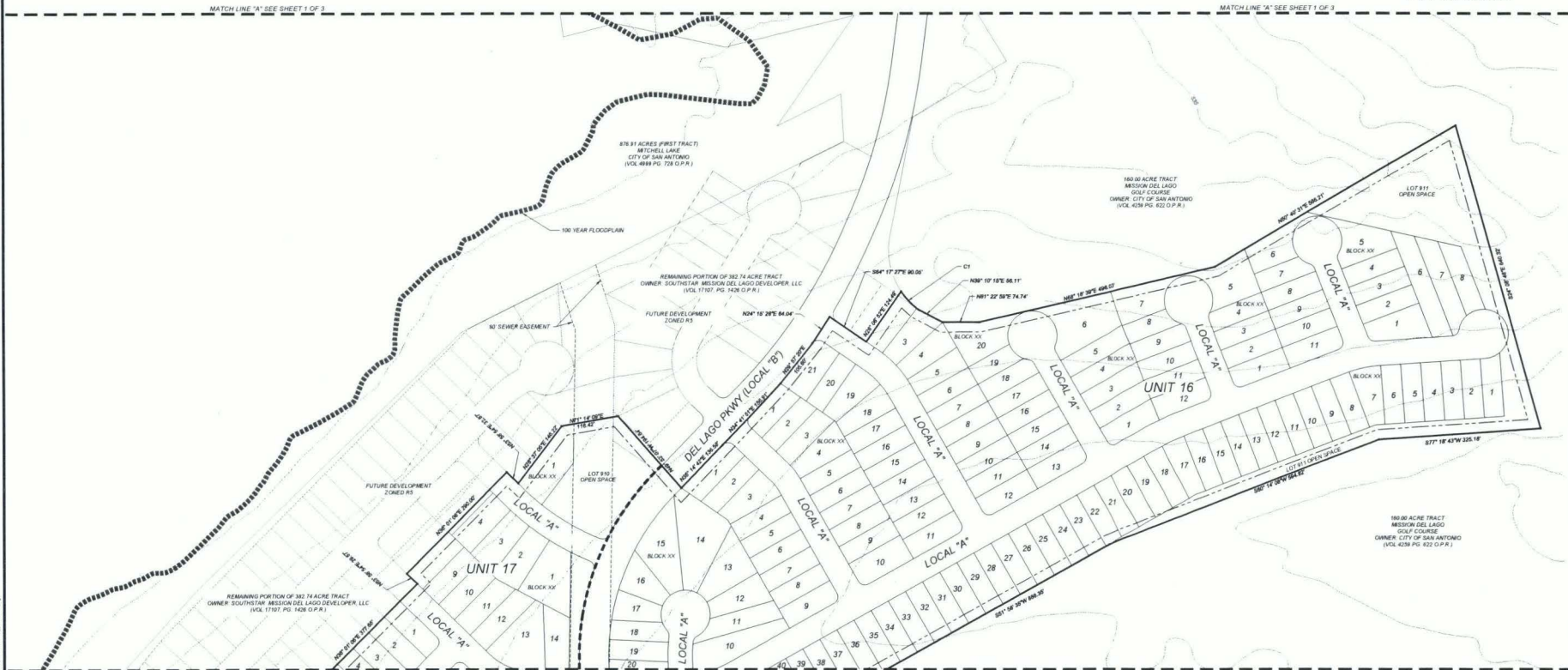
1 OF 3



LOCATION MAP
NOT-TO-SCALE

MATCH LINE "A" SEE SHEET 1 OF 3

MATCH LINE "A" SEE SHEET 1 OF 1



50' R.O.W.

11' PARKWAY

28'

11' PARKWAY

7' SIDEWALK

7' CURB

7' CURB

7' SIDEWALK

FACE OF CURB TO FACE OF CURB

STD. CURB

50' R.O.W. STREET SECTION - LOCAL "A"

NOT TO SCALE

60' R.O.W. STREET SECTION - LOCAL "B"

NOT TO SCALE

LEGEND

— x PROPOSED NEW ZONING BOUNDARY
- - - x 20' PUD SETBACK

ENGINEERS + SURVEYING
5421 Passadena Pkwy, Suite 200, San Antonio, TX 78239
Phone #: (210) 879-4444 • Fax #: (210) 879-4441
TBSPE Firm #: 0613 • TBSPE Form #: 10122008

*MISSION DEL LAGO
PLANNED UNIT DEVELOPMENT (UNITS 14, 16 & 17)*

DB NO. 319-01-00
DATE: JUNE 2018
DRAWN: SAMH CHECKED: BW
SHEET NUMBER:

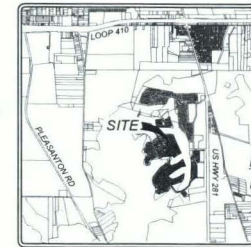
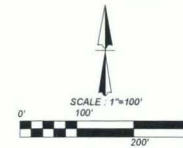
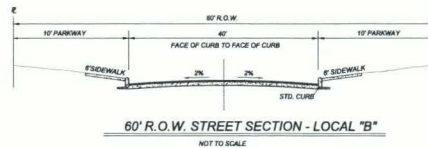
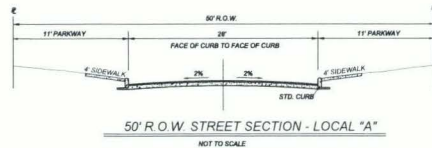
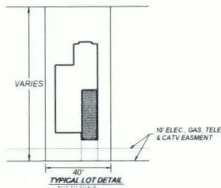
2 OF 3

Date: Aug 30, 2018, 9:08am User ID: ahernandez
File N: \391\04\01\Design\Exhibits\CAD\20190613 -- PUO Units 14, 16 & 17_11x17.dwg

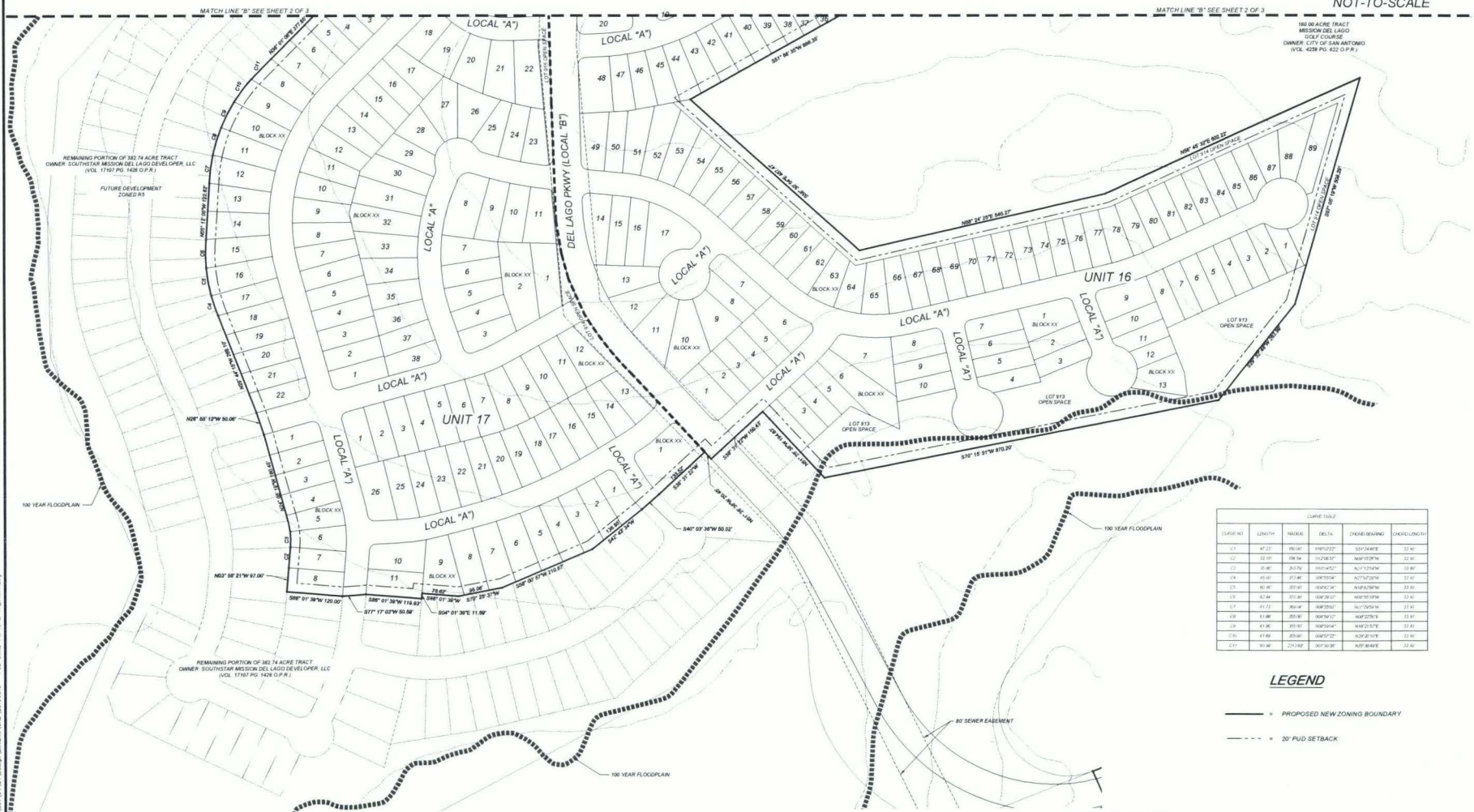
PREPARED JUNE 2019

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DATE: Aug 20, 2019, 9:22am, User: C:\Users\j...
DRAWN: j...
CHECKED: j...
PUD Units 14, 16 & 17, 14.17, 14.18



LOCATION MAP
NOT-TO-SCALE



CURVE TABLE				
CURVE NO.	LENGTH	PI/PC	DELTA	CHORD BEARING
1	47.22	261.00	180°00'00"	180°00'00"
2	12.00	261.00	180°00'00"	180°00'00"
3	12.00	261.00	180°00'00"	180°00'00"
4	12.00	261.00	180°00'00"	180°00'00"
5	12.00	261.00	180°00'00"	180°00'00"
6	12.00	261.00	180°00'00"	180°00'00"
7	12.00	261.00	180°00'00"	180°00'00"
8	12.00	261.00	180°00'00"	180°00'00"
9	12.00	261.00	180°00'00"	180°00'00"
10	12.00	261.00	180°00'00"	180°00'00"
11	12.00	261.00	180°00'00"	180°00'00"
12	12.00	261.00	180°00'00"	180°00'00"
13	12.00	261.00	180°00'00"	180°00'00"
14	12.00	261.00	180°00'00"	180°00'00"
15	12.00	261.00	180°00'00"	180°00'00"
16	12.00	261.00	180°00'00"	180°00'00"
17	12.00	261.00	180°00'00"	180°00'00"
18	12.00	261.00	180°00'00"	180°00'00"
19	12.00	261.00	180°00'00"	180°00'00"
20	12.00	261.00	180°00'00"	180°00'00"
21	12.00	261.00	180°00'00"	180°00'00"
22	12.00	261.00	180°00'00"	180°00'00"
23	12.00	261.00	180°00'00"	180°00'00"
24	12.00	261.00	180°00'00"	180°00'00"
25	12.00	261.00	180°00'00"	180°00'00"
26	12.00	261.00	180°00'00"	180°00'00"
27	12.00	261.00	180°00'00"	180°00'00"
28	12.00	261.00	180°00'00"	180°00'00"
29	12.00	261.00	180°00'00"	180°00'00"
30	12.00	261.00	180°00'00"	180°00'00"
31	12.00	261.00	180°00'00"	180°00'00"
32	12.00	261.00	180°00'00"	180°00'00"
33	12.00	261.00	180°00'00"	180°00'00"
34	12.00	261.00	180°00'00"	180°00'00"
35	12.00	261.00	180°00'00"	180°00'00"
36	12.00	261.00	180°00'00"	180°00'00"
37	12.00	261.00	180°00'00"	180°00'00"
38	12.00	261.00	180°00'00"	180°00'00"
39	12.00	261.00	180°00'00"	180°00'00"
40	12.00	261.00	180°00'00"	180°00'00"
41	12.00	261.00	180°00'00"	180°00'00"
42	12.00	261.00	180°00'00"	180°00'00"
43	12.00	261.00	180°00'00"	180°00'00"
44	12.00	261.00	180°00'00"	180°00'00"
45	12.00	261.00	180°00'00"	180°00'00"
46	12.00	261.00	180°00'00"	180°00'00"
47	12.00	261.00	180°00'00"	180°00'00"
48	12.00	261.00	180°00'00"	180°00'00"
49	12.00	261.00	180°00'00"	180°00'00"
50	12.00	261.00	180°00'00"	180°00'00"
51	12.00	261.00	180°00'00"	180°00'00"
52	12.00	261.00	180°00'00"	180°00'00"
53	12.00	261.00	180°00'00"	180°00'00"
54	12.00	261.00	180°00'00"	180°00'00"
55	12.00	261.00	180°00'00"	180°00'00"
56	12.00	261.00	180°00'00"	180°00'00"
57	12.00	261.00	180°00'00"	180°00'00"
58	12.00	261.00	180°00'00"	180°00'00"
59	12.00	261.00	180°00'00"	180°00'00"
60	12.00	261.00	180°00'00"	180°00'00"
61	12.00	261.00	180°00'00"	180°00'00"
62	12.00	261.00	180°00'00"	180°00'00"
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65	12.00	261.00	180°00'00"	180°00'00"
66	12.00	261.00	180°00'00"	180°00'00"
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69	12.00	261.00	180°00'00"	180°00'00"
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72	12.00	261.00	180°00'00"	180°00'00"
73	12.00	261.00	180°00'00"	180°00'00"
74	12.00	261.00	180°00'00"	180°00'00"
75	12.00	261.00	180°00'00"	180°00'00"
76	12.00	261.00	180°00'00"	180°00'00"
77	12.00	261.00	180°00'00"	180°00'00"
78	12.00	261.00	180°00'00"	180°00'00"
79	12.00	261.00	180°00'00"	180°00'00"
80	12.00	261.00	180°00'00"	180°00'00"
81	12.00	261.00	180°00'00"	180°00'00"
82	12.00	261.00	180°00'00"	180°00'00"
83	12.00	261.00	180°00'00"	180°00'00"
84	12.00	261.00	180°00'00"	180°00'00"
85	12.00	261.00	180°00'00"	180°00'00"
86	12.00	261.00	180°00'00"	180°00'00"
87	12.00	261.00	180°00'00"	180°00'00"
88	12.00	261.00	180°00'00"	180°00'00"
89	12.00	261.00	180°00'00"	180°00'00"
90	12.00	261.00	180°00'00"	180°00'00"
91	12.00	261.00	180°00'00"	180°00'00"
92	12.00	261.00	180°00'00"	180°00'00"
93	12.00	261.00	180°00'00"	180°00'00"
94	12.00	261.00	180°00'00"	180°00'00"
95	12.00	261.00	180°00'00"	180°00'00"
96	12.00	261.00	180°00'00"	180°00'00"
97	12.00	261.00	180°00'00"	180°00'00"
98	12.00	261.00	180°00'00"	180°00'00"
99	12.00	261.00	180°00'00"	180°00'00"
100	12.00	261.00	180°00'00"	180°00'00"

LEGEND

- PROPOSED NEW ZONING BOUNDARY
- 20' PUD SETBACK

PREPARED JUNE 2019

K&W
ENGINEERS & SURVEYING
5401 Westpark Drive, Suite 200, San Antonio, TX 78217
210.351.1111
10000 Paces Blvd, Suite 100, San Antonio, TX 78250

MISSION DEL LAGO
PLANNED UNIT DEVELOPMENT (UNITS 14, 16 & 17)

JOB NO: 319-01-03
DATE: JUNE 2019
DRAWN: JAMM CHECKED: JAMM
SHEET NUMBER:
3 OF 3