



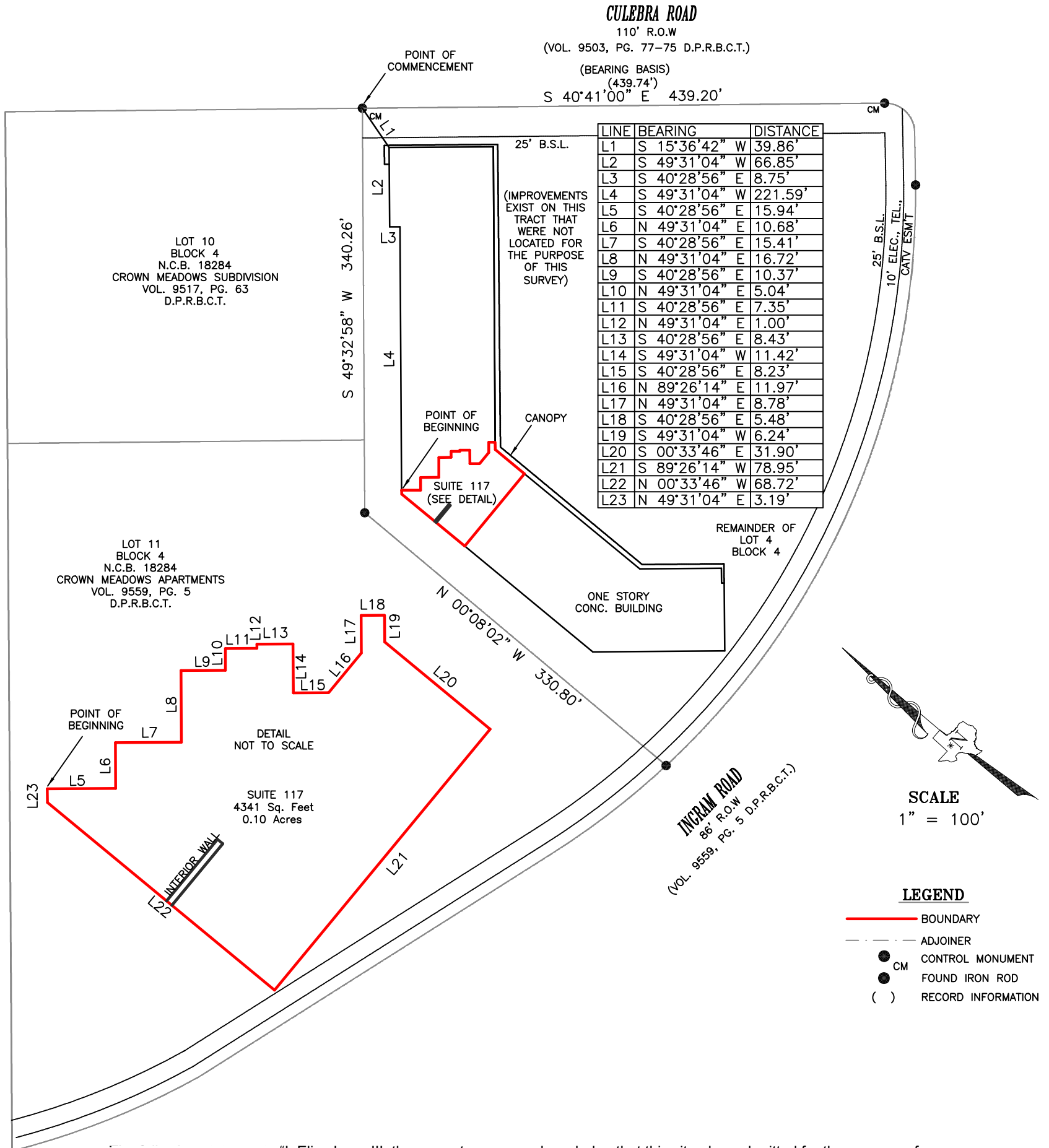
**13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509**

APPLICANT: THE ROYAL CARD HOUSE, LLC
ADDRESS: 7616 CULEBRA ROAD, SUITE 117
CITY, STATE, ZIP: SAN ANTONIO, TX 78251
SURVEY TYPE: RE-ZONING EXHIBIT



SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.100 ACRE TRACT OUT OF LOT 4, BLOCK 4, NEW CITY BLOCK 18284, CROWN MEADOWS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9503, PAGES 75-77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, KNOWN AS 7616 CULEBRA ROAD, SUITE 117



"I, Elias Luna III, 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.

NOTES

- BEARINGS AND DISTANCES BASED ON RECORD PLAT VOLUME 9503, PAGES 75-77, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- THIS IS NOT A BOUNDARY OR TITLE SURVEY. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

ACCORDING TO FEMA MAP NO.48029C0360G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

This survey is based on a title report issued by the title company listed above. Commitment No./GF No # shown above. This survey is hereby acknowledged and accepted as is

X _____
X _____