

Photos
Subject Property – 4439 Walzem Rd



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Surrounding Properties



Surrounding Properties



[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

An aerial photograph of a city street intersection. A green line runs diagonally across the frame, representing Austin Highway. At the bottom left, a red label reads "N HWY". Along this line, from top-left to bottom-right, are labels for "Austin Hwy" (in green), "Walzem Rd" (in black), "Walzem Rd" (in red), "Walzem Rd" (in black), "Walzem Rd" (in red), "Walzem Rd" (in black), and "Walzem Rd" (in red). On the right side of the image, there are several buildings and parking lots. Labels include "Morris Realty" (black), "Kena african hair braiding & weaving" (black), "Bar 23 Sports Bar & Grill" (orange), and "4439 AUSTIN HWY PROPERTY" (orange). A green circle on the left side of the image marks the "LOCATION OF SIGN". Other labels include "Walzem Rd" (black) at the bottom right and "Walzem Rd" (black) at the top right.

[illegible]

SCANNED



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

Borrower/Owner: ARNOLDO C. URIBE
Address: 4439 WALZEM RD GF No. 2166226-SA31
SAN ANTONIO, TX 78218

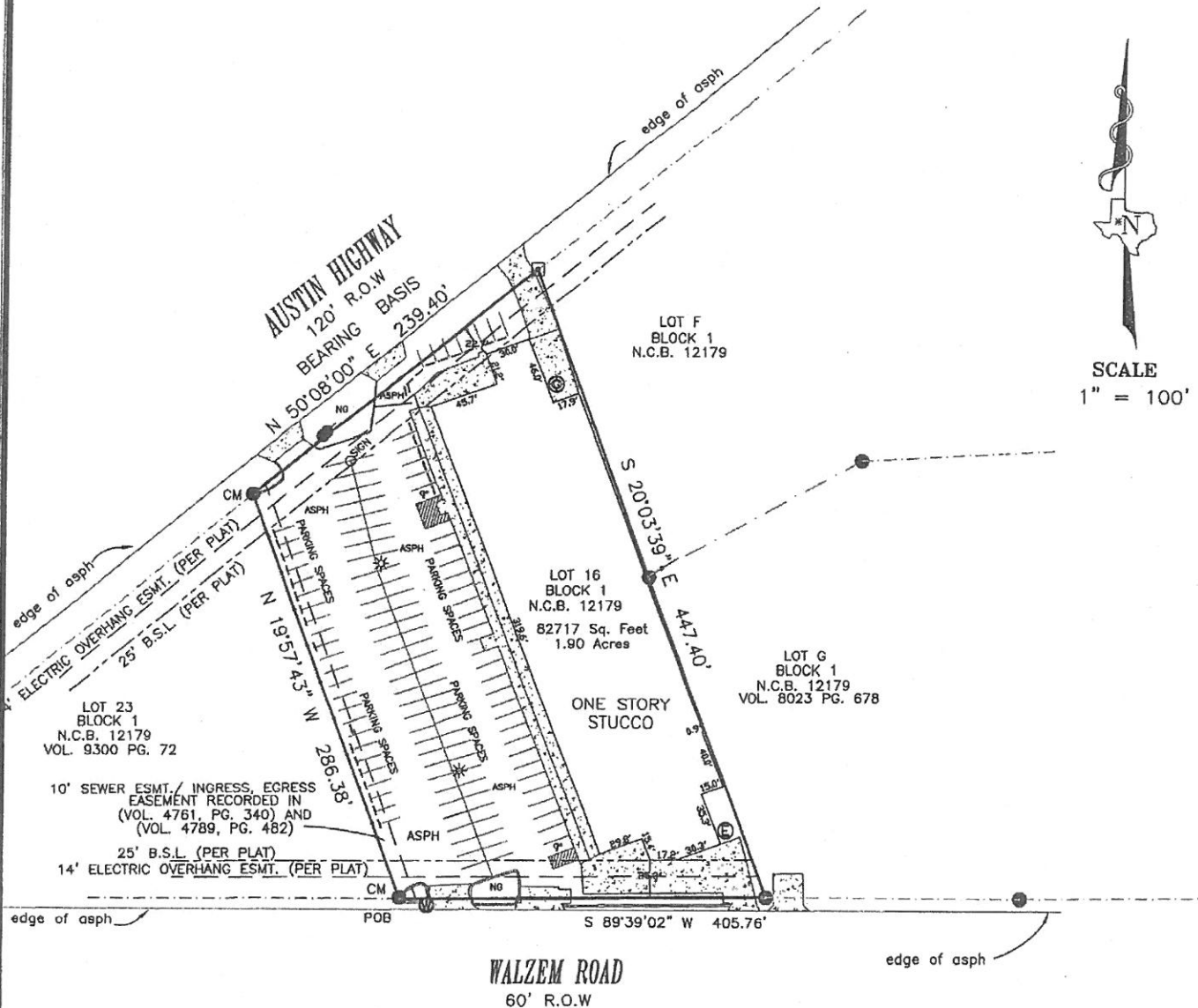
This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X
X



LEGAL DESCRIPTION

A 2.876 ACRE TRACT OF LAND OUT OF G. RODRIGUEZ SUR. 132, ABSTRACT NO. 610, NEW CITY BLOCK 12179, IN THE SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE
1" = 100'

LEGEND

- BOUNDARY
- - - BUILDING SET-BACK
- - - EASEMENTS
- - - MISC-CONCRETE
- - - ADJOINER
- - - OVERHEAD ELECTRIC
- - - CHAINLINK FENCE
- PP (POWER POLE)
- GM (GAS METER)
- LP (LIGHT POLE)
- WM (WATER METER)
- EM (ELECTRIC METER)

NOTES

1. BEARINGS AND DISTANCES BASED RECORD PLAT VOLUME 8000, PAGE 20, PLAT RECORDS BEXAR COUNTY, TEXAS.

B-1) THESE LOTS ARE SUBJECT TO THE RESTRICTIONS RECORDED IN Volume 8000, Page 20, Deed and Plat Records, Volume 2532, Page 357, Volume 2667, Page 460, Volume 2535, Page 404, Volume 3021, Page 57, Volume 3021, Page 74, and Volume 2409.

X
[Signature]
Arnoldo Uribe

AUSTIN HWY

Sign

**Strip
Mall**

WALZEM RD

Variance Request: 1) an 85 square foot variance from the maximum 65 square foot digital sign area to allow a 150 square foot digital sign.

Board of Adjustment
Plot Plan for
Case No A-17-145



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 2

4439 Walzem Rd

Development Services Department
City of San Antonio



Board of Adjustment **Notification Plan for** **Case No A-17-145**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 2

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio