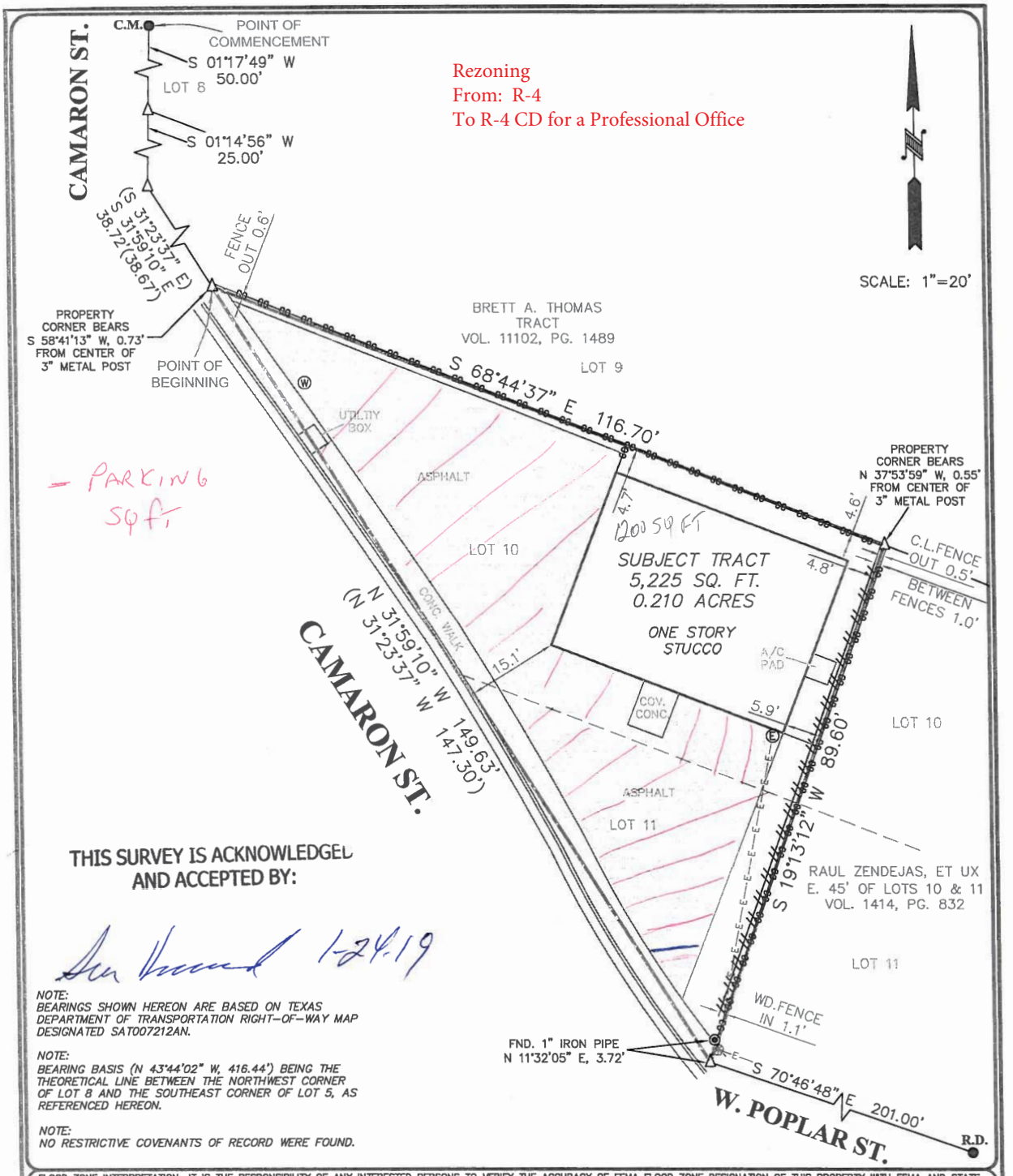
Rezoning
From: R-4
To R-4 CD for a Professional Office



– PARKING Sq ft

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

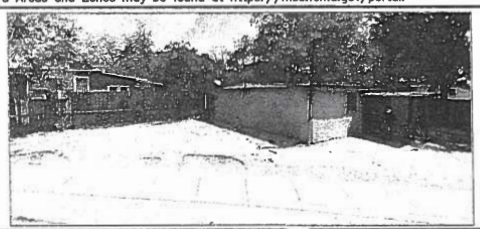
1-24-19

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DESIGNATED SAT007212AN.

NOTE:
BEARING BASIS (N 43°44'02" W, 416.44') BEING THE THEORETICAL LINE BETWEEN THE NORTHWEST CORNER OF LOT 8 AND THE SOUTHEAST CORNER OF LOT 5, AS REFERENCED HEREON.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480029C, Panel No. 0385 G, which is Dated 09-29-2010 By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.



Property Address: 1506 CAMARON STREET

Property Description:

Being 0.210 acres of land, more or less, being all of Lots 10 and 11, New City Block 3598, Borcher's Subdivision, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Deed Without Warranty recorded in Volume 8024, Page 1970, Official Public Records, Bexar County, Texas; SAVE AND EXCEPT the East 45 feet of Lots 10 and 11 recorded in Volume 1414, Page 832, Official Public Records, and that 0.137 acre tract dedicated to the State of Texas in Volume 3341, Page 1434, Official Public Records, Bexar County, Texas, said 0.210 acres being more particularly described by metes and bounds attached hereto.

Owner: VICTOR M. ZAVALA

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

△	= CALCULATED POINT
●	= FND. 1/2" IRON ROD
◉	= FND. 1" IRON PIPE
( )	= RECORD INFORMATION
R.D.	= RECORD DIGNITY MONUMENT
C.M.	= CONTROLLING MONUMENT
✱	= POWER POLE
-oo-	= CHAIN LINK FENCE
-E-	= OVERHEAD ELECTRIC
Ⓦ	= WATER METER
Ⓔ	= ELECTRIC METER
-//-	= WOOD FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JW

G.F. NO. SAT-03-4000031800680-SA | JOB NO. 87071 | TITLE COMPANY: ALAMO TITLE | DATE: 01-09-2019

Z-2019-10700236 CD - 1506 Camaron St