



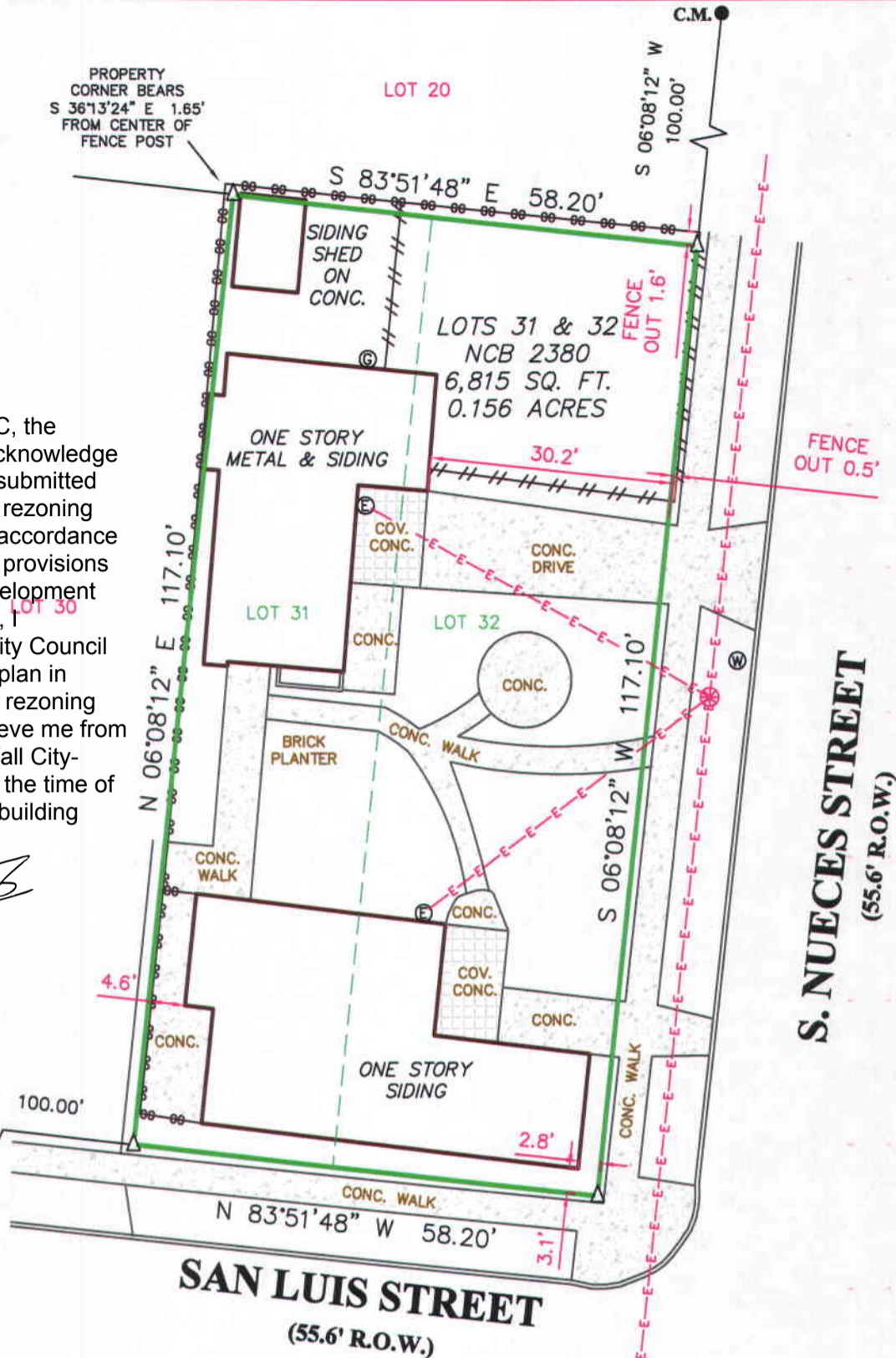
PROPERTY CORNER BEARS S 36°13'24" E 1.65' FROM CENTER OF FENCE POST

LOT 20

C.M.

SCALE: 1"=20'

I, LBF Nueces LLC, 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.



S. NUECES STREET (55.6' R.O.W.)

SAN LUIS STREET (55.6' R.O.W.)

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 368, PAGE 251, DEED AND PLAT RECORDS AND VOLUME 819, PAGE 382 (AFFECTS LOTS 19 & 20), OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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.



Property Address:

527 S. NUECES STREET

Property Description:

LOTS THIRTY-ONE (31), AND THIRTY-TWO (32), NEW CITY BLOCK THREE (3), NEW CITY BLOCK TWO THOUSAND THREE HUNDRED EIGHTY (2380), LIBERTY PLACE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 251, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:

LBF NUECES LLC

FIRM REGISTRATION NO. 10111700



LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036 PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND: CALCULATED POINT, FND 1/2" IRON ROD, RECORD INFORMATION, BUILDING SETBACK, OUTBUILDING SETBACK, CONTROLLING MONUMENT, WATER METER, ELECTRIC METER, GAS METER, POWER POLE, OVERHEAD ELECTRIC, CHAIN LINK FENCE, WOOD FENCE



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 herein.

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

DRAWN BY: JA

G.F. NO. 17-0005058SAR1 JOB NO. 79300 TITLE COMPANY: EXCEL TITLE

DATE: 10/19/2017