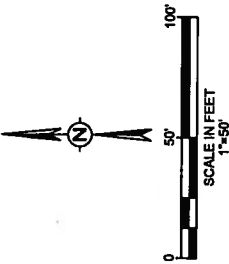


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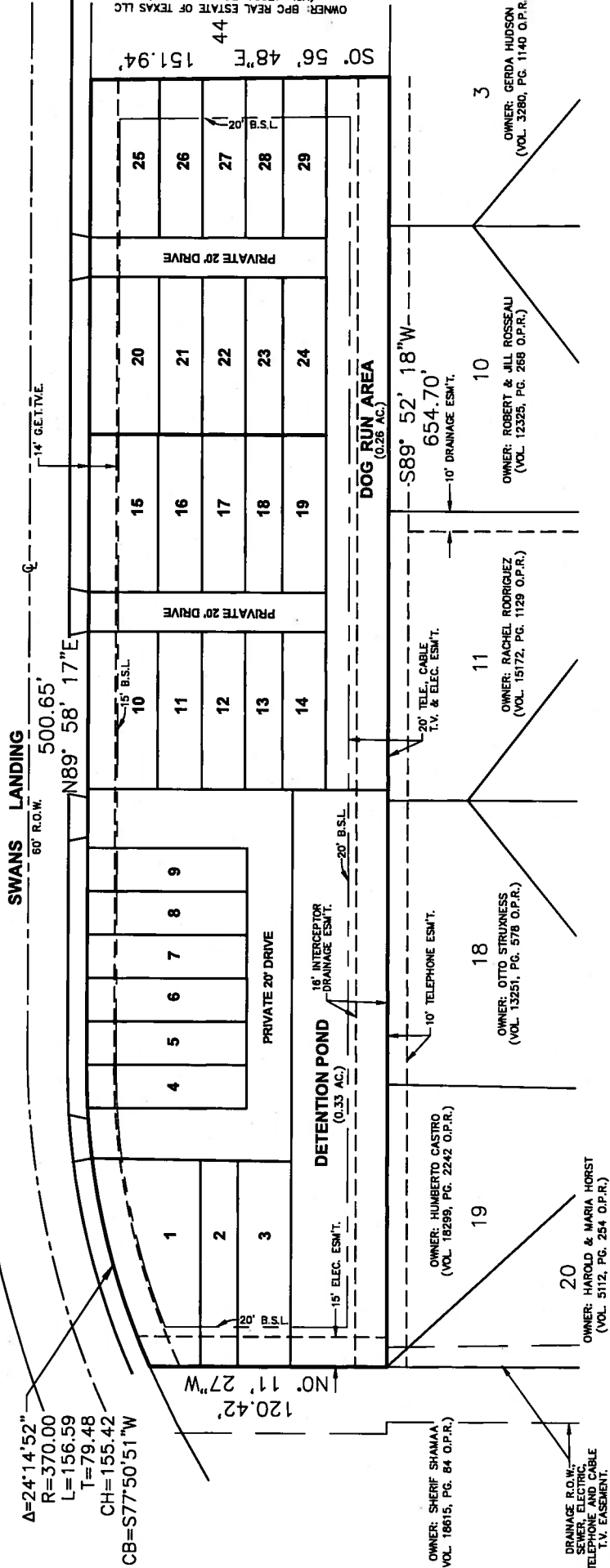


LEGAL DESCRIPTION
 A 2.25 ACRE TRACT OF LAND, CONSISTING OF LOTS 45 THROUGH 50, BLOCK 1, N.C.B. 14148 SAN ANTONIO RECORDS, PLAT NO. 14148, PLAT KNOWN AS "SWANS LANDING", VOLUME 8501, PAGE 136, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

LAND USE TABLE				
TOTAL ACRES	OPEN SPACE	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA FLOOR AREA RATIO
2.25 ACRES	0.26 ACRE	28 UNITS	12.9 U/AC	25,462 S.F. 43%



LOCATION MAP
 N.T.S.



$\Delta=24^{\circ}14'52''$
 $R=370.00$
 $L=156.59$
 $T=79.48$
 $CH=155.42$
 $CB=S77^{\circ}50'51''W$

OWNER: SHERIF SHAMAA (VOL. 18615, PG. 84 O.P.R.)
 OWNER: HUMBERTO CASTRO (VOL. 18299, PG. 2242 O.P.R.)
 OWNER: OTTO STRUNKNESS (VOL. 13251, PG. 578 O.P.R.)
 OWNER: HAROLD & MARIA HORST (VOL. 5112, PG. 254 O.P.R.)
 OWNER: RACHEL RODRIGUEZ (VOL. 15172, PG. 1129 O.P.R.)
 OWNER: ROBERT & JILL ROSSEAU (VOL. 12325, PG. 268 O.P.R.)
 OWNER: GERDA HUDSON (VOL. 3280, PG. 1140 O.P.R.)
 OWNER: BPC REAL ESTATE OF TEXAS LLC (VOL. 17604, PG. 1231 O.P.R.)

I, RAMIRO VALADEZ 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 THE FINAL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE THE FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.



SWANS LANDING
 CONCEPTUAL SITE PLAN

SCALE: 1" = 50'
 DRAWN BY: AR
 DATE: 06.14.2017
 REV
 SHEET
 1 OF 1