A Request for IDZ -1 with Uses Permitted in C-1 and a Bar/Microbrewery

Z2020-10700045

SAN PEDRO AVE.

(R.O.W. VARIES)

S. 34°28'19" E. 213.81'

FOUND LEAD PLUG WITH TACK

SET "X" ON CONCRETE

P.O.B.

LEGEND

- GW — GUY WIRE
- WM — WATER METER
- SSMH — SANITARY SEWER MANHOLE
- TMH — TELEPHONE MANHOLE
- WOOD FENCE
- WROUGHT IRON FENCE
- OE — OVERHEAD ELECTRIC
- S.I.P. — SET I. PIN
- F.I.P. — FOUND I. PIN
- PP — POWER POLE
- CONCRETE CURB
- F.H. — FIRE HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- CONCRETE AREA

N. 56°02'39" E. 148.58'

WARREN ST. (55.6' R.O.W.)

LOT 7 — 2-STORY ADDRESS#523

LOT 6 — 1-STORY

BLOCK 9

N.C.B. 763

1-STORY

TOTAL AREA: 0.7308 AC.

1-STORY ADDRESS#110

2-STORY STUCCO

1-STORY ADDRESS#515

LOT 5

LOT 4

LOT 3

LOT 2

BLDG.

COVERED CARPORT

BILLBOARD SIGN

ASPHALT PAVING

METAL DRIVEWAY

WM

GW

SIGN

STAIRS

LOT LINE

100.5'

11.0'

67.5'

24.6'

26.4'

5.1'

32.8'

18.2'

52.4'

36.3'

30.1'

24'

0.9'

1.3'

5.0'

58.9'

11.6'

19.3'

11.5'

0.8'

48.8'

12.1'

24.2'

123.5'

123.7'

44.84'

33.0'

S. 56°00'16" W. 149.14'

OWNER: CHRYSALIS MINISTRIES, INC. (VOL. 17140, PG. 1377, O.P.R.)

UNABLE TO SET

DRIVEWAY

DRIVEWAY

N. 34°19'19" W. 213.92'

JACKSON ST.

(57.8' R.O.W.)

I, San Pedro Properties, 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.

STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 21TH DAY OF JANUARY, 2020 A.D.

Ramon M. Ruiz, RPLS #3976

STATE OF TEXAS — REGISTERED — RAMON M. RUIZ — 3976 — PROFESSIONAL LAND SURVEYOR

DEED REFERENCES: BARTONASH PROPERTIES, INC. VOL. 14128, PG. 1889

DEED REFERENCES: NASH PROPERTIES TRUST VOL. 7161, PG. 1827

SCALE: 1" = 20'

NOTES: THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN. FILE NO: NTX-1290951 FILE NO: NTX-1290953

SITE ADDRESS: 515 & 523 SAN PEDRO AVE.

NOTE: Bearings are based on the Texas State Plane Coordinates, South Central Zone 4204, N.A.D. 83, by the use of GPS method.

DATE	REVISIONS

JOB NUMBER: 2020-005
DATE: 1/21/20
DRAWN BY: J.S.
APPROVED BY: R.M.R.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TEXAS 78228
PHONE: (210) 735 - 8514 Fax: (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatessurveying.com
Registration Firm Number: 100297-00

PLAT SHOWING

BEING A TOTAL AREA OF 0.7308 ACRES OF THE NORTH 44.84 FEET OF LOT 4 AND ALL OF LOT(S) 5, 6 AND 7, BLOCK 9, N.C.B. 763, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.