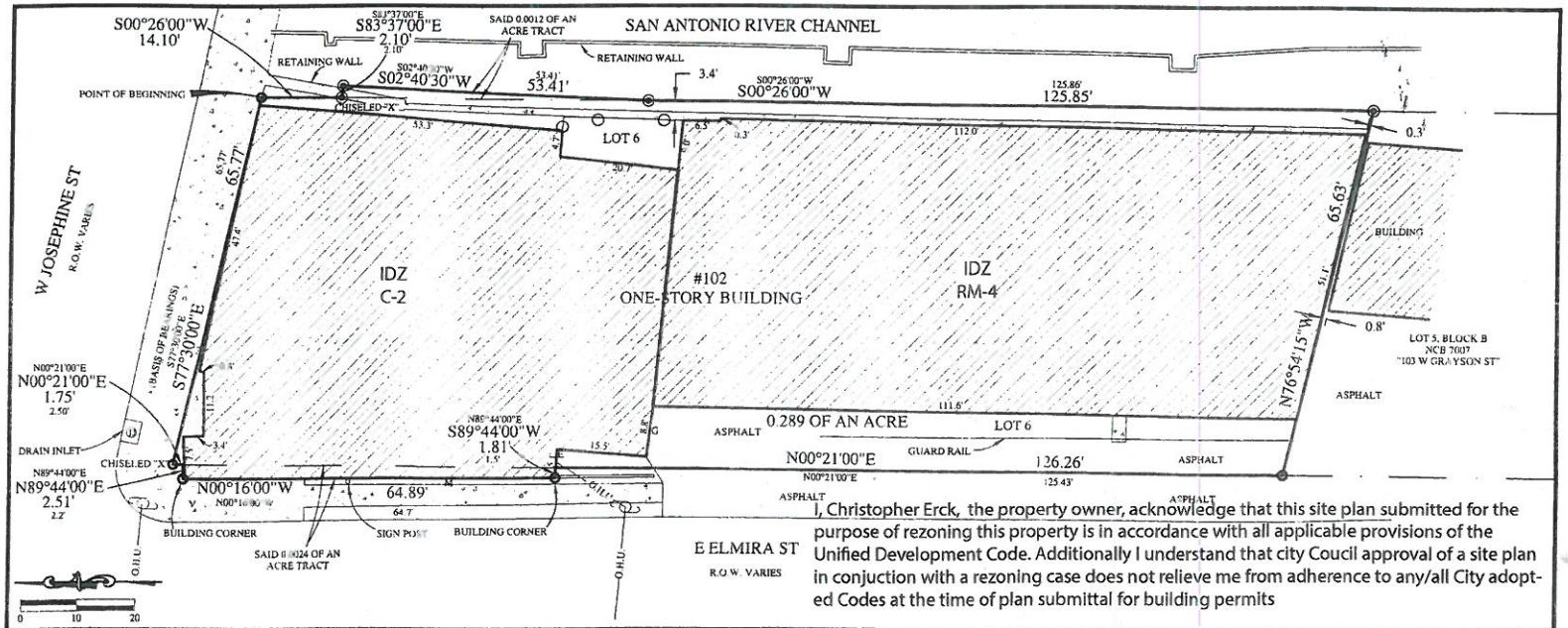
Z2010088



I, Christopher Erck, 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 Coucil approval of a site plan in conjuction 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

SURVEY OF: 0.289 OF AN ACRE OF LAND CONSISTING OF LOT 6, BLOCK B, NEW CITY BLOCK 7007, ACCORDING TO PLAT RECORDED IN VOLUME 2805, PAGE 131, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 0.0012 OF AN ACRE TRACT OUT OF THE SAN ANTONIO RIVER CHANNEL RIGHT-OF-WAY RECORDED IN VOLUME 2803, PAGE 133, DEED RECORDS, BEXAR COUNTY, TEXAS, AND A 0.0024 OF AN ACRE TRACT OUT OF THE ELMIRA STREET RIGHT-OF-WAY RECORDED IN VOLUME 6997, PAGE 694, DEED RECORDS, BEXAR COUNTY, TEXAS. (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE)

SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ISSUED MARCH 16, 2010, G.F. NO. 201001098:

VOL. 2805 PAGE 131 DEED AND PLAT RECORDS
VOL. 2803 PAGE 133 DEED RECORDS
VOL. 6997 PAGE 694 DEED RECORDS

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:
CONCRETE
E-ELECTRIC METER
W-WATER METER
O.H.U.-OVERHEAD UTILITY LINE
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
STORM DRAIN MANHOLE
G-GAS METER
V-WATER VALVE
UTILITY POLE
CHAINLINK FENCE
1/2" IRON ROD SET WITH YELLOW CAP MARKED "RPLS 5578" (UNLESS OTHERWISE NOTED)

NOTES:
1. ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0455F DATED JUNE 17, 2007, THE SUBJECT PROPERTY IS PARTIALLY IN FLOOD ZONE AE AND SHADED ZONE X. THIS INFORMATION IS BASED ON MAP TO MAP OVERLAY, AND SHOULD BE VERIFIED WITH THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR.

JOEL CHRISTIAN JOHNSON, R.P.L.S.

JULY 23, 2010
DATE:

STATE OF TEXAS REGISTERED JOEL CHRISTIAN JOHNSON 5578 PROFESSIONAL LAND SURVEYOR

JOHNSON SURVEYING, INC.
Registered Professional Land Surveyor
2548 E BITTERS, SAN ANTONIO, TX 78217
(210) 858-9838 * (210) 247-6138 fax

ADDRESS 102 W JOSEPHINE ST ACCORDING TO U.S. POSTAL SER.
JOHNSON SURVEYING JOB NO. 315-001-000
CERTIFIED TO: KIRSTEN CARABIN AND WILLIAM SIEMENS
CHICAGO TITLE INSURANCE COMPANY

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