

R-4 CD for Professional Office

# W. FRENCH PLACE (55.6' R.O.W.) (FRENCH PER PLAT)

## 22016009

(BEARING BASIS)  
N 83°51'20" W  
149.76 (150')

S 83°51'20" E  
31.23'

SAVE AND EXCEPT  
STATE OF TEXAS  
0.022 ACRE  
VOL. 3965, PG. 668

SCALE: 1"=30'



I, Elizabeth Santos  
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 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  
submission for  
building permits.



JOE L CASAS &  
MARY O. CASAS  
0.0076 ACRES  
VOL. 3502, PG. 81

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT  
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,  
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT  
SHOWN ON THE FACE OF THIS SURVEY.  
NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE  
FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED  
RECORDED BELOW.

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. 480293C, Panel No. 0385 G, which is Dated 09-29-2010. By signing from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor 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 <http://www.fema.gov/index.action>.



FIRM REGISTRATION NO.  
1011700

Property Address:  
1406 W FRENCH PLACE (FRENCH PER PLAT)  
Property Description:  
Being 0.162 acres of land, more or less, being all of Lot 2, Block 5, NCB 1997, City of San Antonio, Bexar County, Texas SAVE AND EXCEPT that portion conveyed to the State of Texas described in Deed Recorded in Volume 3965, Page 668 of the Real Property Records of Bexar County, Texas; said 0.162 acres being more particularly described by metes and bounds attached hereto.  
Owner:  
T.B.D.

### LEGEND

- 1/2" IRON ROD TO BE SET
- FND 1/2" IRON ROD
- ( ) RECORD INFORMATION
- B.S. BUILDING SETBACK
- C.M. CONTROLLING MONUMENT
- E. POWER POLE
- OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE

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

DRAWN BY: JW  
TITLE COMPANY: FIRST AMERICAN TITLE



1, 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  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. N/A JOB NO. 62047 DATE: 10-27-2014