

Z-2020-10700031 S

From: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility
 To: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

FIELD NOTES

for a 0.5118 Acre (22,292 square foot)
 (Zone Change Tract)

A 0.5118 acre tract of land, more or less, being out of a 6.71 acre tract as per v. 15091, p. 1642, Official Public Records of Bexar County, Tx, and being situated in New City Block 11166, City of San Antonio, Bexar County, Tx. and being more particularly described as follows:

COMMENCING at a found 2" dia. iron pipe, being the southwest corner of a Lot 8, Blk 6, Alameda Homesites, as per v. 3025, p. 109, OPRBCT;

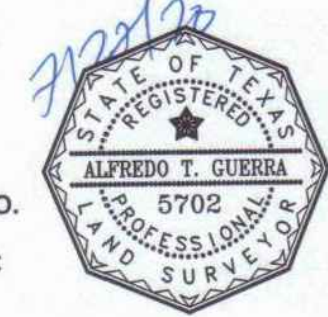
- THENCE, N 90°00'00" E -707.92', to an iron rod found for the POINT OF BEGINNING and the northwest corner hereof;
- THENCE, N 90°00'00" E, a distance of 173.31 feet, along the north line hereof, to an iron rod found for a point of deflection hereof;
- THENCE, S 16°04'06" E, a distance of 116.07 feet, along the north line hereof, to an iron rod found for the northeast corner hereof;
- THENCE, S 86°49'14" W, a distance of 205.72 feet, along the east line hereof, to an iron rod found for the southeast corner hereof;
- THENCE, N 00°00'50" W, a distance of 122.95 feet, along the west line hereof, to the POINT OF BEGINNING of this 0.5118 acre tract of land, more or less.

Notes:

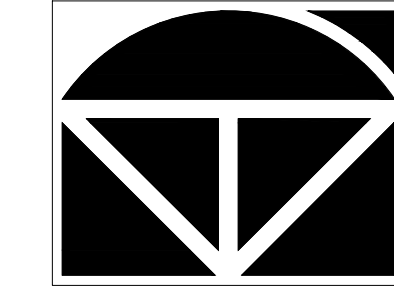
1. Basis of Bearings taken from GPS methods, zone 4204, NAD-83 DATUM.
2. No title search provided, there may be certain conveyances that may not appear hereon.
3. This metes & bounds description accompanies a sketch dated same.

I, the undersigned, a Registered Professional Land Surveyor, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the monuments described were either found or placed under my supervision. This the 27-Jul-2020,

Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 956-473-9772 fred_ges@sbcglobal.net

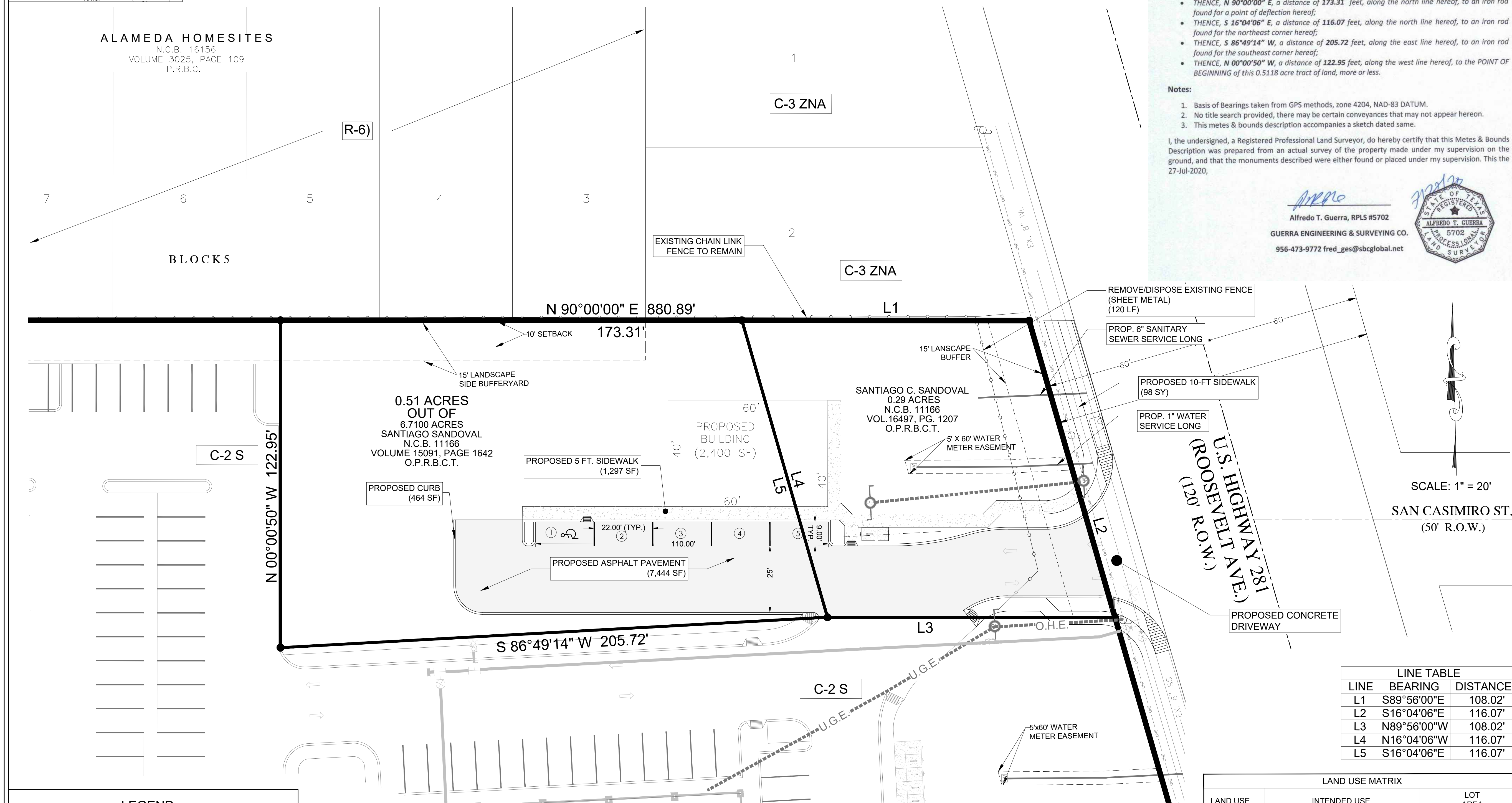
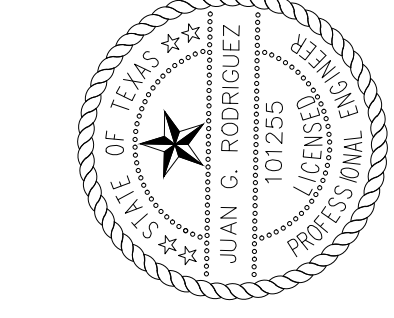


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OWNER/DEVELOPER:
 SANTIAGO SANDOVAL
 8847 FIVE PALMS DR
 SAN ANTONIO, TX 78242-244

DATE: AUGUST 28, 2020



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°56'00"E	108.02'
L2	S16°04'06"E	116.07'
L3	N89°56'00"W	108.02'
L4	N16°04'06"W	116.07'
L5	S16°04'06"E	116.07'

LAND USE MATRIX			
LAND USE	INTENDED USE	LOT AREA	
COMMERCIAL	AUTO SALES AND COMPLETE REPAIR	12,632 SF	0.29 AC

PARKING SPACES CALCULATIONS		
PER UDC DIVISION 6 - 35-526 PARKING & LOADING STANDARDS		
AUTO - AUTO SALES AND COMPLETE REPAIR		
1 PARKING SPACE PER 500 SF GFA (MIN.) - 1 PARKING SPACE PER 375 SF GFA (MAX.)		
TOTAL GFA (GROSS FLOOR AREA)	2,400	2,400
TOTAL # OF PARKING SPACES REQUIRED (MIN.)	2400/500 = 5	5
TOTAL # OF PARKING SPACES REQUIRED (MAX.)	2400/375 = 7	7
TOTAL # OF PARKING SPACES PROVIDED	5	5
TOTAL # OF HANDICAPPED PARKING	1	1

LEGEND

- EXISTING MANHOLE (MH)
- FOUND IRON ROD
- SET IRON ROD
- EXISTING WATER SERVICE LINE (EX. 8" WL)
- EXISTING ELECTRICAL SERVICE LINE (EX. 8" EL)
- EXISTING SEWER SERVICE LINE (EX. 8" SS)
- METAL FENCE
- CHAIN LINK FENCE

I, SANTIAGO SANDOVAL, 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.

PERVIOUS / AREA OF SOIL STABILIZATION (7,805 SQ. FT OR 0.18 ACRES) 62.07%
 IMPERVIOUS (4,827 SQ. FT OR 0.11 ACRES) 37.93%
 TOTAL PROJECT AREA = 12,632 SQ. FT. (OR 0.29 ACRES)

SCALE: 1" = 20'
 SAN CASIMIRO ST.
 (50' R.O.W.)

U.S. HIGHWAY 281
 (ROOSEVELT AVE.)
 (120' R.O.W.)

Revision No.	Date	Description

Project No.: SANDOVAL PROPERTIES PLAT
 Plat No.: 19-11800146
 Issued: 01-07-20
 Drawn By: R.R.
 Checked By: J.G.R.
 Scale: AS NOTED

Sheet Title
PROPOSED SITE PLAN FOR ZONE CHANGE AUTHORIZATION

C1
 Sheet Number