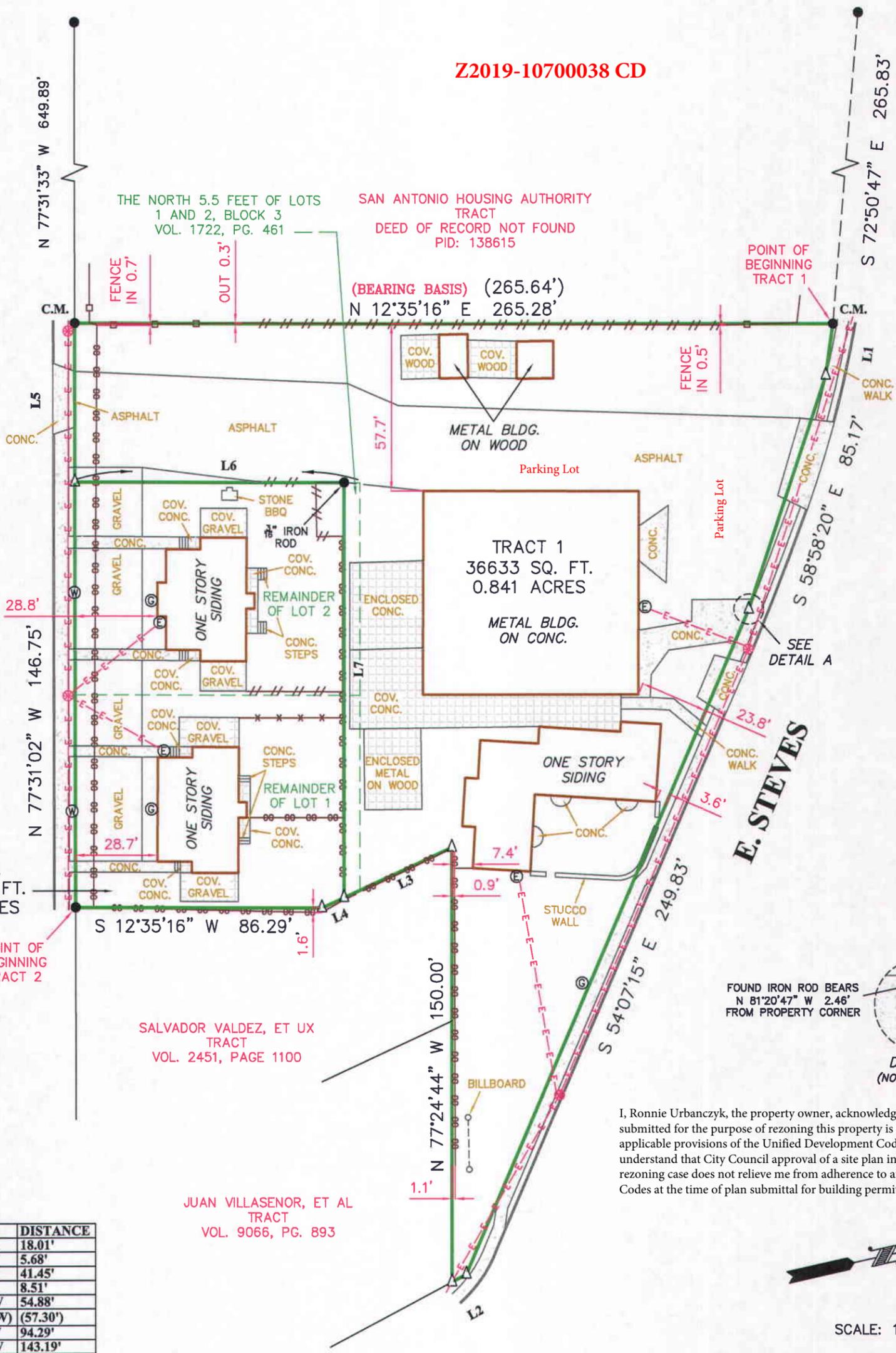


Z2019-10700038 CD

E. MITCHELL ST.

E. STEVES



THE NORTH 5.5 FEET OF LOTS 1 AND 2, BLOCK 3 VOL. 1722, PG. 461

SAN ANTONIO HOUSING AUTHORITY TRACT DEED OF RECORD NOT FOUND PID: 138615

(BEARING BASIS) (265.64')
N 12°35'16" E 265.28'

POINT OF BEGINNING TRACT 1

TRACT 2
13804 SQ. FT.
0.317 ACRES

TRACT 1
36633 SQ. FT.
0.841 ACRES

SALVADOR VALDEZ, ET UX TRACT VOL. 2451, PAGE 1100

JUAN VILLASENOR, ET AL TRACT VOL. 9066, PG. 893

FOUND IRON ROD BEARS N 81°20'47" W 2.46' FROM PROPERTY CORNER



I, Ronnie Urbanczyk, 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

LINE	BEARING	DISTANCE
L1	S 69°28'20" E	18.01'
L2	S 15°19'05" E	5.68'
L3	S 12°05'44" E	41.45'
L4	S 12°05'44" E	8.51'
L5	N 77°31'02" W	54.88'
	(N 77°24'44" W)	(57.30')
L6	S 12°35'16" W	94.29'
L7	N 77°24'44" W	143.19'

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED 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. 48029C, Panel No. 0415 G, which is Dated 09/29/2010. By scaling 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.shtm>.

Property Address:
948 E. STEVES & 549 E. MITCHELL ST.
Property Description:
Tract 1: Being 0.823 acres of land, more or less, and being all of Lot A, Block 3, New City Block 2978, in the City of San Antonio, Bexar County, Texas, and being that same property described as Lot A in the Special Warranty Deed recorded in Volume 13984, Page 1624, Official Public Records, Bexar County, Texas, said 0.823 acres of land being more particularly described by metes and bounds attached hereto.
Tract 2: Being 0.335 acres of land, more or less, and being all of Lots 1 and 2, Block 3, New City Block 2978, in the City of San Antonio, Bexar County, Texas, and being that same property described in the Special Warranty Deed recorded in Volume 14105, Page 702 and that same property described in the Warranty Deed recorded in Volume 1722, Page 461, Official Public Records, Bexar County, Texas, said 0.335 acres of land being more particularly described by metes and bounds attached hereto.
Owner:
UCC PROPERTIES, LTD.

FIRM REGISTRATION NO. 10111700

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

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD TO BE SET
- = FND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = WATER METER
- ⊕ = POWER POLE
- ⊖ = OVERHEAD ELECTRIC
- ⊗ = ELECTRIC METER
- ⊘ = GAS METER

DRAWN BY: TS

I, 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