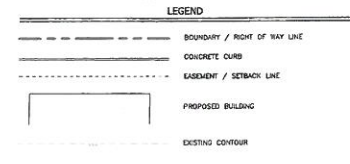
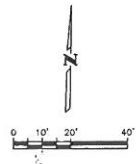
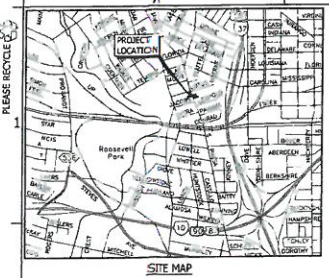


Z9010027



**SITE & BUILDING DATA**

LOTS:	2
AREA:	0.472 AC.
PROPOSED USE:	MULTI-FAMILY
PARKING AREA:	+/- 874 SQUARE FEET (8 PARKING SPACES)
OTHER IMPROVEMENTS COVERED (BUILDINGS/FURNITURE/EQUIPMENT):	+/- 10,010 SQUARE FEET

**LEGAL DESCRIPTION:**  
 TRACT 1  
 THE EAST 86.2 FEET OF LOTS 1, 3 AND 3, BLOCK 2, NEW CITY BLOCK 3097, D.C. & M. ADDITION IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 106, PAGE 116, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.  
 TRACT 2  
 LOT 3, NEW CITY BLOCK 3035, DUPUY AND SOFT SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 78, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

**CURRENT ZONING:** C2 MOD-1  
**PROPOSED ZONING:** R2 WITH RESIDENTIAL UNITS

**IDZ ZONING STATEMENT**  
 SAM ROOSEVELT, THE DEVELOPER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE CURRENT DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION 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.

DATE: 11/20/2015 1:30 PM

11/20/2015 1:30 PM



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210.865.8224

**PRELIMINARY**  
 NOT FOR CONSTRUCTION, PERMITTING, OR PERMIT PURPOSES

PREPARED UNDER THE SUPERVISION OF  
 BARRY F. MARSH  
 P.E. # 21005  
 NOVEMBER 14, 2015

**LOTUS URBAN HOMES UNIT 1**  
 1603 & 1613 SOUTH PRESA  
 SAN ANTONIO, TEXAS 78210

**IDZ SITE PLAN**

CLIENT:	COLLABORATIVE HOMES
DATE BY:	NLS
DESIGNER:	JR
REVIEWER:	PKM
DRAWN/PROJECT:	04-103

**SHEET**  
**EXHIBIT**