

ADDRESS: 700, 634, 632, 630 AND 628 IRA LEE ROAD
 SAN ANTONIO, TEXAS 78218
 BORROWER: HENK DANIEL VON DINCKLAGE

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT
 COMMUNITY/PANEL NO. 48029K 0270 0
 MAP REVISION: 06/26/2010
 DATE: 1

PLEASE ONLY USE THESE DIMENSIONS OF THIS
 SURVEY AS PERMITTED BY THE CITY OF
 SAN ANTONIO. ANY OTHER USES SHALL BE AT
 THE USER'S RISK.

A FURTHER DESCRIPTION
 OF THIS PROPERTY MAY BE FOUND IN THE
 CITY OF SAN ANTONIO OFFICIAL RECORDS
 AND THE COUNTY CLERK'S OFFICE.

SITE PLAN

Z-2021-10700083

FIVE LOTS - TOTAL ACRES .359

all improvements are existing
 total paved/hard surfaced areas 5,401 sf
 total open areas 3,119 sf
 total bldg area including all stories - 12,404 sf

Proposed IDZ-2 zoning with residential usage - 6 units total
 (2 units in 700 Ira Lee MF40 usage
 - others would be single family townhome usage)

no front bldg setback line
 required for IDZ-2

proposed 5' rear setback line

700 Ira Lee
 4160 sf bldg
 3571 sf land
 2 parking spaces
 current zoning R5
 (2 units)

634 Ira Lee
 2061 sf bldg
 2613 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

632 Ira Lee
 2061 sf bldg
 2874 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

630 Ira Lee
 2061 sf bldg
 3049 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

628 Ira Lee
 2061 sf bldg
 3528 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

"I, Tuyen Tran - Salado Townhomes LLC, 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."

LOTS 19, 20, 21, 22 AND 23
 BLOCK 2
 NEW CITY BLOCK 12163
 PROVIDENCE ON SALADO SUBDIVISION
 AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 9940, PAGE 13 AND RE-PLATED IN VOLUME 20001, PAGE 1253
 DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THE SURVEY WAS MADE
 ON THE GROUNDS THAT THE PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPEARING ON THE ORIGINAL
 SURVEY AS SURVEYED UNLESS THIS SURVEY IS
 CERTIFIED FOR THIS REASONING ONLY AND
 ACCORDINGLY EXCLUDED IN THE ABSENCE
 OF A REASONABLE TITLE COMMITMENT WAS BOUND
 UPON IN PROMOTION OF THIS SURVEY.

TERRANCE MOSE
 PROFESSIONAL LAND SURVEYOR
 INC. 0887
 DRAWING NO. SA2021-21273
 FEBRUARY 13, 2021



PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYORS
 1-800-LANDSURV
 281-499-1559 FAX 281-496-1887
 400 WINDSOR STREET SUITE 100 HOUSTON, TEXAS 77056
 281-323-9841 FAX 281-323-1333
 1117 W. 15TH ST. SUITE 100 AUSTIN, TEXAS 78702
 FAX 512-480-7000

