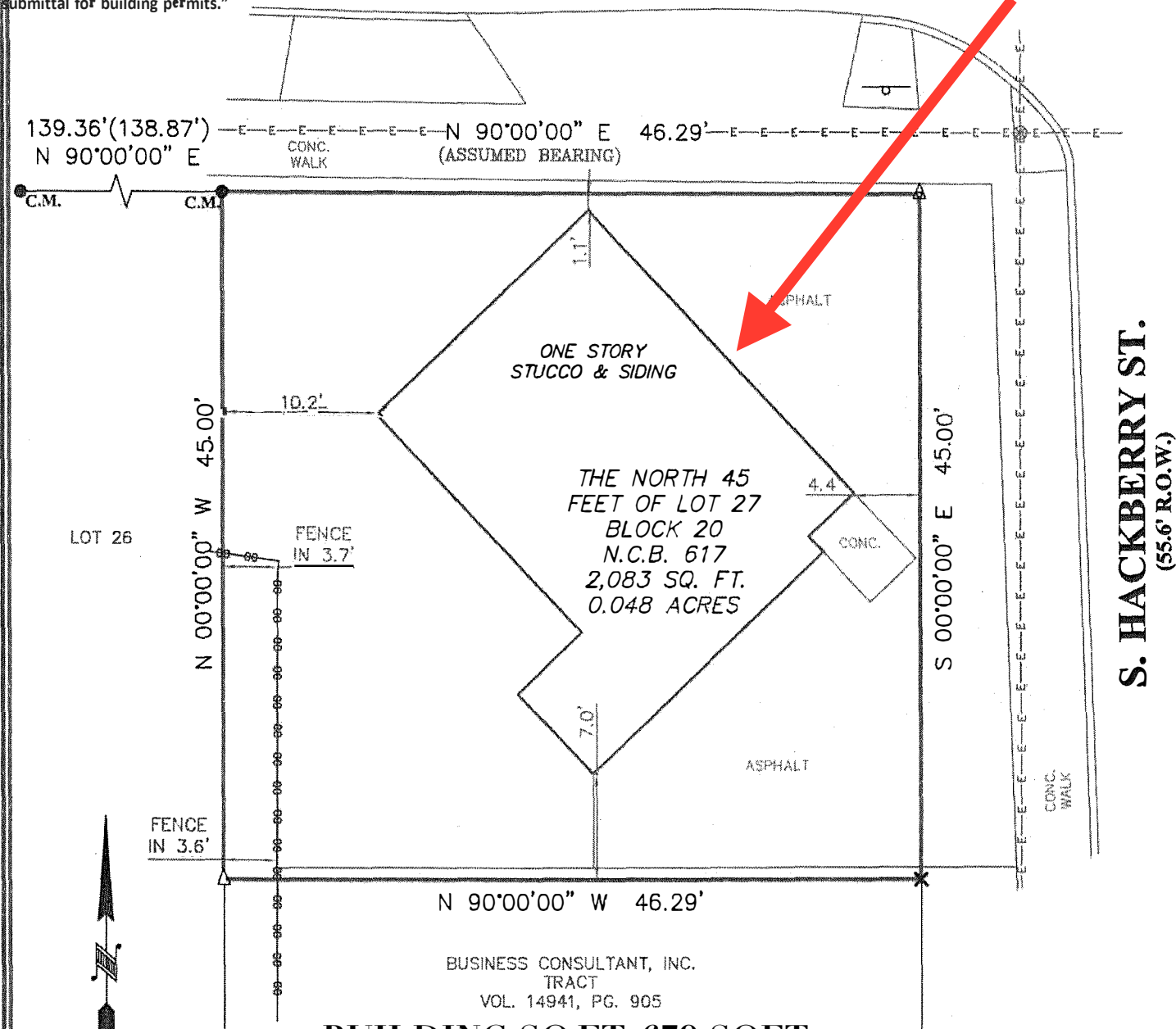


I, Michael A. Perez, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Code at the time of plan submittal for building permits."

DASHIELL ST.
(50' R.O.W.)

INGRESS/EGRESS



BUSINESS CONSULTANT, INC.
TRACT
VOL. 14941, PG. 905

BUILDING SQ.FT: 679 SQFT

COMMERCIAL USES FOR:

ICEHOUSE/BAR/TAVERN & FOOD

SCALE: 1"=10'

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
THE BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

12/21/18
12/21/18

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. Because this is a boundary survey, the survey 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 <https://msc.fema.gov/portal>.



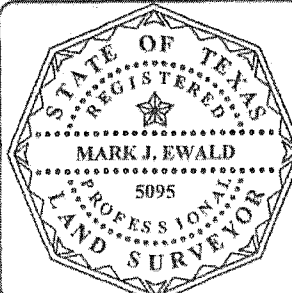
Property Address: 419 S. HACKBERRY ST.

Property Description: THE NORTH 45 FEET OF LOT 27, BLOCK 20, NEW CITY BLOCK 617, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; THE PROPERTY HEREBY CONVEYED HAVING A FRONTAGE ON THE WEST LINE OF SOUTH HACKBERRY STREET OF 45 FEET, A DEPTH BETWEEN PARALLEL LINES ALONG SOUTH LINE OF DASHIEL STREET OF 46.29 FEET TO THE EAST LINE OF LOT 26, IN THE SAME NEW CITY BLOCK 617, SAID PROPERTY BEING KNOWN AS 419 SOUTH HACKBERRY STREET, AND BEING THE SAME PROPERTY CONVEYED BY SOUTHERN-HENKE ICE & STORAGE CO. TO C.W. LANDER BY DEED DATED March 11, 1946, OF RECORD IN VOLUME 2203, PAGE 504, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner: MICHAEL PEREZ AND ANGELA CHARRY PEREZ

LEGEND

- Δ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- X = SET "X" ON CONC. CURB
- Δ = SET MAG NAIL
- ⊕ = OVERHEAD ELECTRIC
- ⊖ = POWER POLE
- ⊙ = SIGN
- = CHAIN LINK FENCE



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
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

DRAWN BY: JB

TITLE COMPANY: CAPITAL TITLE

DATE: 12/17/2018

G.F. NO. 18- 387746-AH JOB NO. 86723