

Current zoning is R-5. We wish to change the zoning to IDZ-1 to be used as an office with additional living in the rear for apartment or additional office space. The main house location and footprint will not change. In the future, we intend to add a structure at the rear of the property as indicated below. The garage and shed are in disrepair and will be taken down.

I, Randal McLeaird, 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

DocuSigned by:  
Randal McLeaird 5/6/2020  
A739FC3D4630490

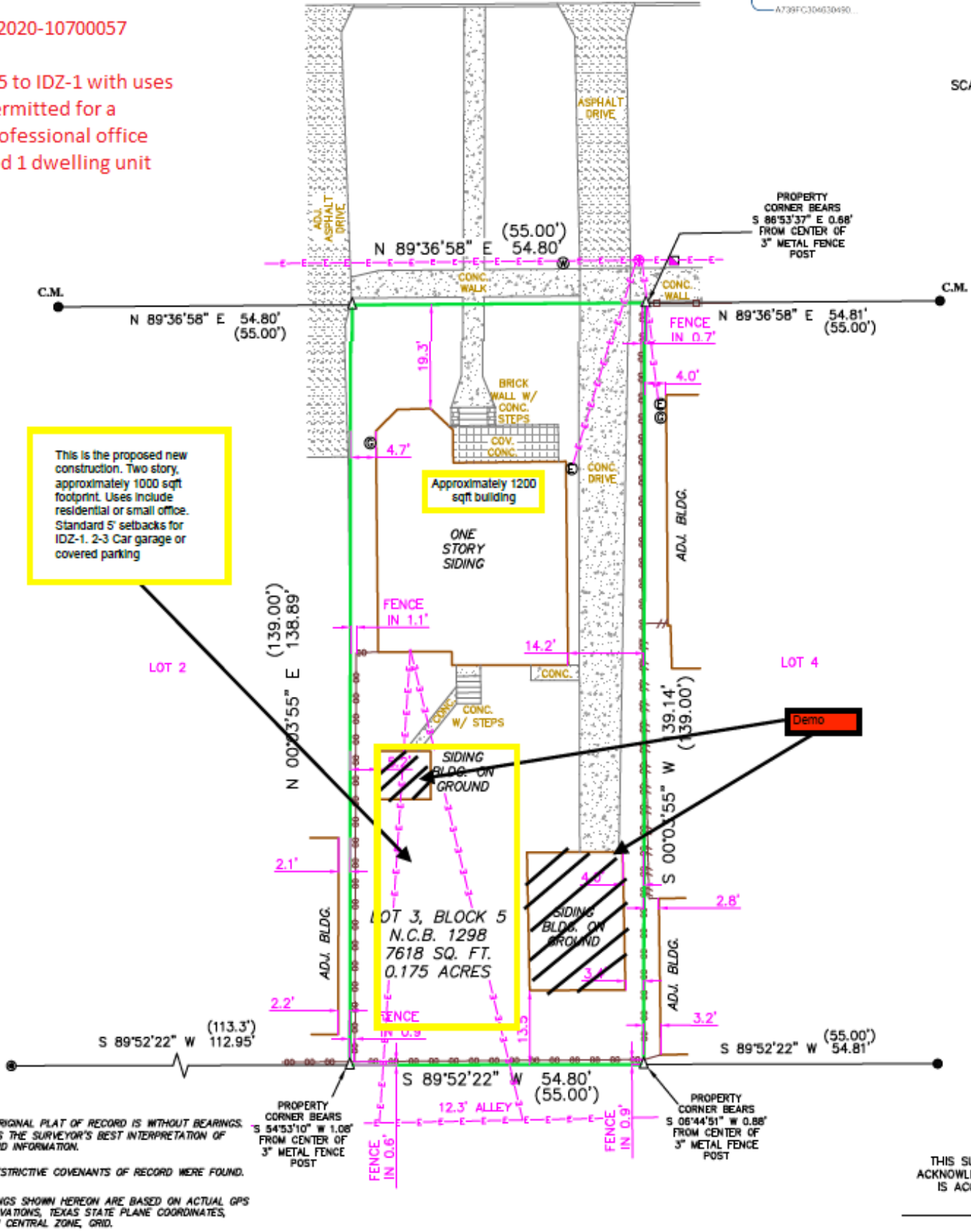


SCALE: 1"=20'

Z-2020-10700057

R-5 to IDZ-1 with uses permitted for a professional office and 1 dwelling unit

N INTERSTATE 35



This is the proposed new construction. Two story, approximately 1000 sqft footprint. Uses include residential or small office. Standard 5' setbacks for IDZ-1. 2-3 Car garage or covered parking

Demo

LOT 3, BLOCK 5  
N.C.B. 1298  
7618 SQ. FT.  
0.175 ACRES

NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.  
NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.  
NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



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. PANEL # which is Dated 9/29/2010. By visiting 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 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 <https://msc.fema.gov/portal>.

Property Address:  
1810 N INTERSTATE 35  
Property Description:  
LOT 3, BLOCK 5, NEW CITY BLOCK 1298, IN WHAT IS KNOWN AS JOHN SHARER'S SUBDIVISION OF O.C.L. NO. 5, RANGE 4, DISTRICT 1, SAID LOT 3 HAVING A FRONTAGE OF 55 FEET ON THE SOUTH SIDE OF CROSBY STREET IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:  
ARSA HOLDINGS 1-5, LLC

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

FRM REGISTRATION NO. 10111700

LAND SURVEYORS, LLC.  
P.O. BOX 1845 BOERNE, TEXAS 78008  
PHONE (210) 372-9900 FAX (210) 372-9999

- LEGEND**
- ▲ - CALCULATED POINT
  - - FINO 1/2" IRON ROD
  - ( ) - RECORD INFORMATION
  - B.S. - BUILDING SETBACK
  - C.M. - CONTROLLING MONUMENT
  - - FINO 1" IRON PIPE
  - - OVERHEAD ELECTRIC
  - - WOOD FENCE
  - - CHAIN LINK FENCE
  - - METAL FENCE
  - - POWER POLE
  - ⊙ - ELECTRIC METER
  - ⊙ - GAS METER
  - ⊙ - WATER METER
  - ⊙ - TELEPHONE PEDISTAL