

Z2014179

PRELIMINARY SITE PLAN

LOTS 1, 2, 9, AND 10, BLOCK 10, NCB 1890 OF THE POSTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 136, DEED RECORDS, BEAR COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 1956, PAGE 74 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN VOLUME 3190, PAGE 359, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS



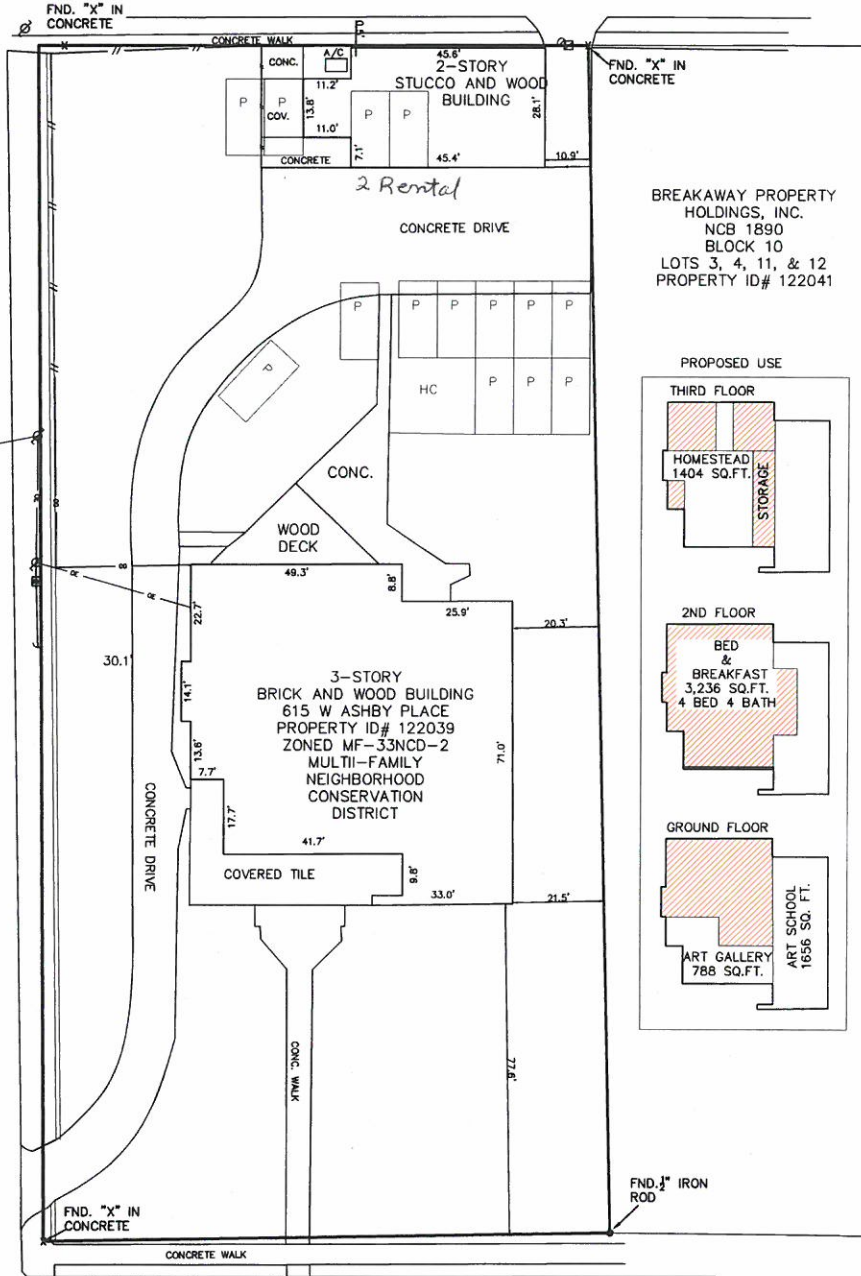
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- x CUT "X"
- ☆ LIGHT POLE
- ⊕ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ WOOD FENCE

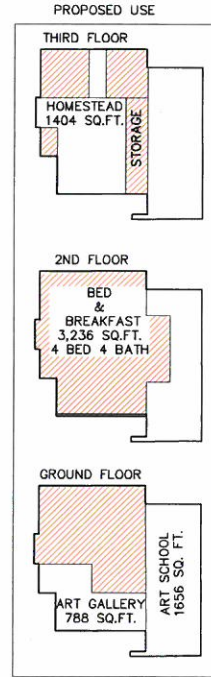
WEST FRENCH PLACE

BREEDEN STREET

WEST ASHBY



BREAKAWAY PROPERTY HOLDINGS, INC.
NCB 1890
BLOCK 10
LOTS 3, 4, 11, & 12
PROPERTY ID# 122041



REVISIONS	
6-5-14	- ADDED PROPOSED USE
6-5-14	- ADDED PROPOSED PARKING

SHERWOOD SURVEYING AND S.U.E., LLC

6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5788
FAX # (830) 885-2170
TBPLS FIRM #10044200

JANICE HINDES

PROPOSED SITE PLAN
POSTS ADDITION

LOTS 1, 2, 9, AND 10, BLOCK 10, NCB 1890 OF THE POSTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 136, DEED RECORDS, BEAR COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 1956, PAGE 74 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN VOLUME 3190, PAGE 359, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS

DESIGNED BY:	RAG
CHECKED BY:	DEL
DRAWN BY:	RAG
JOB:	14RPLSM018
DATE:	JUNE 3, 2014
SCALE:	SCALE 1" = 20'

TITLE CO: CHICAGO TITLE INSURANCE CO.
OF NO: 4324014921
EFFECTIVE: 05-16-14, ISSUED: 5-28-14

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

DATE OF FIELDWORK: 06-02-14

THIS TRACT SHOWN HEREON LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C385G, DATED: SEPTEMBER 29, 2010S, FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Janice Hinds prospective

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 PENDING REZONING CASE DOES NOT RELIEVE ME FROM MY ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



A PRELIMINARY BOUNDARY SURVEY HAS BEEN CONDUCTED BUT HAS NOT YET FINALIZED AS OF JUNE 9, 2014- THIS PLAN IS FOR PRELIMINARY SITE PLAN PURPOSES ONLY.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

SHEET: 1
OF 1