

Z2018070 - 1349 Essex

Rezoning from RM-4 AHOD to IDZ with 15 duplex units allowed

LAND USE MATRIX							
LOT #	LAND USE	INTENDED USE	LOT AREA	MIN. BUILDING AREA	NO. OF DWELLINGS	NO. OF UNITS/DWELLING	TOTAL NO. OF UNITS
1	RESIDENTIAL	MULTI-FAMILY DUPLEX	65,017 SF	450 SF	15	2	30

PARKING LOT REQUIREMENTS							
LOT #	LAND USE	INTENDED USE	SPACES / DWELLINGS	TOTAL NO. OF UNITS	MIN. NO. OF SPACES	AVAILABLE SPACES	AVAILABLE HANDICAPPED SPACES
1	RESIDENTIAL	MULTI-FAMILY DUPLEX	1.5	30	45	46	3

CURVE TABLE					LINE TABLE		
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	DISTANCE
C1	15.00	37°58'48"	N 19°38'33" W	13.42	L1	N 00°54'40" W	92.89'
C2	50.00	142°34"	S 90°00'00" E	246.52	L2	N 86°43'50" W	50.46'
C3	15.00	37°59'18"	N 26°00'21" E	13.15	L3	N 01°49'18" W	24.98'
					L4	N 59°28'06" W	12.18'

METES AND BOUNDS FOR INFILL DEVELOPMENT ZONE (IDZ) PROPERTY

BEING 1.493 ACRES OF LAND, MORE OR LESS, CONSISTING OF LOTS A39, A37 AND A38, BLOCK S 1/2, NEW CITY BLOCK 2955, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED IN A DEED RECORDED IN DOCUMENT NUMBER 201200160 16 SAID 1.493 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE LOWER SOUTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF ESSEX STREET AT THE SOUTHEAST CORNER OF THE BRANDY ESTEVES 0.106 ACRES (VOLUME 16885, PAGE 1257), SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE LINES COMMON TO THIS 1.493 ACRES AND SAID ESTEVES 0.106 ACRES THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 92.89 FEET TO A METAL FENCE POST FOUND FOR AN ANGLE CORNER OF THIS 1.493 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID ESTEVES 0.106 ACRES;

NORTH 86 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.46 FEET TO A METAL FENCE POST FOUND FOR THE UPPER SOUTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING THE NORTHWEST CORNER OF SAID ESTEVES 0.106 ACRES AND ON THE EAST LINE OF LOT 10;

THENCE ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID LOT 10, NORTH 00 DEGREES 41 MINUTES 42 SECONDS WEST, A DISTANCE OF 158.30 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING ON THE EAST LINE OF THE MARIA E. RODRIGUEZ 0.100 ACRES (VOLUME 10916, PAGE 916) AND THE SOUTHWEST CORNER OF LOT 11 OF NEW CITY BLOCK 8162;

THENCE ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID LOT 11, NORTH 85 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 126.94 FEET TO A METAL FENCE POST FOUND FOR AN ANGLE CORNER, SAME BEING AN ANGLE CORNER OF THE JASON CASANOVA, ET AL 0.099 ACRES (VOLUME 16374, PAGE 940);

THENCE ALONG THE LINES COMMON TO THIS 1.493 ACRES AND SAID CASANOVA 0.099 ACRES THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 49 MINUTES 18 SECONDS WEST, A DISTANCE OF 24.98 FEET TO A METAL FENCE POST FOUND FOR THE NORTH CORNER OF THIS 1.493 ACRES, SAME BEING AN ANGLE CORNER OF SAID CASANOVA 0.099 ACRES;

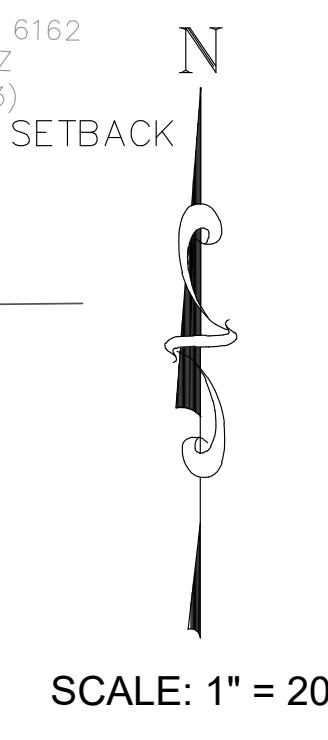
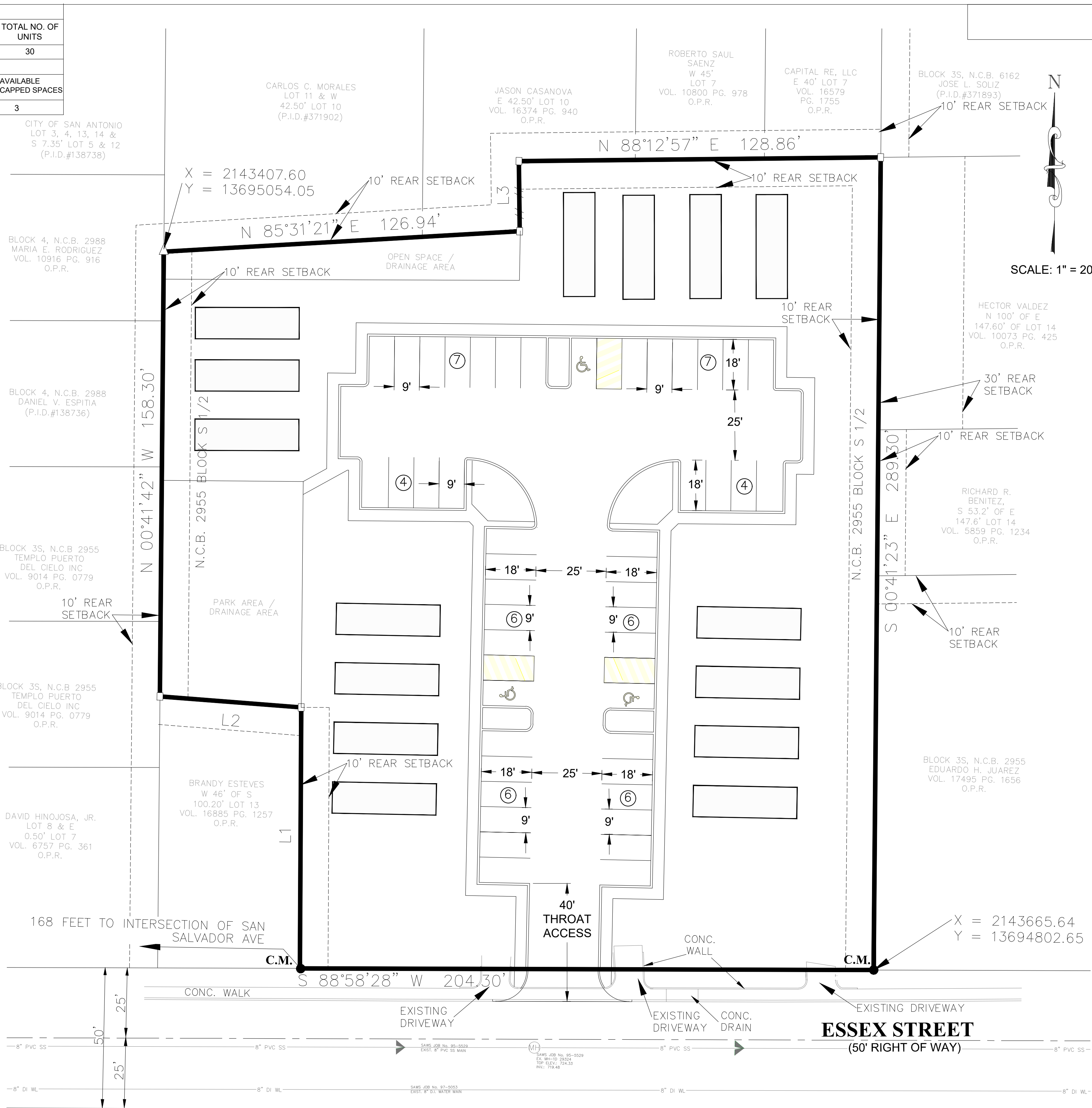
NORTH 88 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 128.86 FEET TO A METAL FENCE POST FOUND FOR THE NORTHEAST CORNER OF THIS 1.493 ACRES, SAME BEING THE SOUTHEAST CORNER OF THE RE CAPITAL, LLC 0.092 ACRES (VOLUME 17551, PAGE 1755) AND THE SOUTHWEST CORNER OF LOT 6 NEW CITY BLOCK 6162, SAME ALSO BEING THE NORTHWEST CORNER OF THE HECTOR VALDEZ 0.339 ACRES (VOLUME 10073, PAGE 425)

THENCE ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID VALDEZ 0.339 ACRES, SOUTH 00 DEGREES 41 MINUTES 23 SECONDS EAST, A DISTANCE OF 289.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS 1.493 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE EDUARDO H. JUAREZ, ET UX 0.157 ACRES (VOLUME 17495, PAGE 1656) AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ESSEX STREET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ESSEX STREET, SOUTH 88 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 204.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.493 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1983 ADJ.), SOUTH CENTRAL ZONE. DISTANCES ARE IN SURFACE U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED SCALE FACTOR OF 1.00017 (C.S.F.)

I, ARMANDO SADA, 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.



LEGEND

FOUND IRON ROD	●
RECORD INFORMATION	□
CALCULATED POINT	△
WIRE FENCE	—+—+—+—+—
CHAIN LINK FENCE	—-00-00-00-00-00-
STREET R.O.W. CENTERLINE	—- - - - -

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OWNER/DEVELOPER:
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FOR REVIEW PURPOSES ONLY. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION AND WAS RELEASED UNDER THE AUTHORIZATION OF JUAN G. RODRIGUEZ, P.E.
DATE: MARCH 9, 2018

Revision No.	Date	Description

Project No.: 077-ESSEX SUBDIVISION
Plat No.: 000000
Issued: 11-28-17
Drawn By: R.R.
Checked By: J.G.R.
Scale: AS NOTED
Sheet Title
PROPOSED INFILL DEVELOPMENT ZONE (IDZ) SITE PLAN
C1