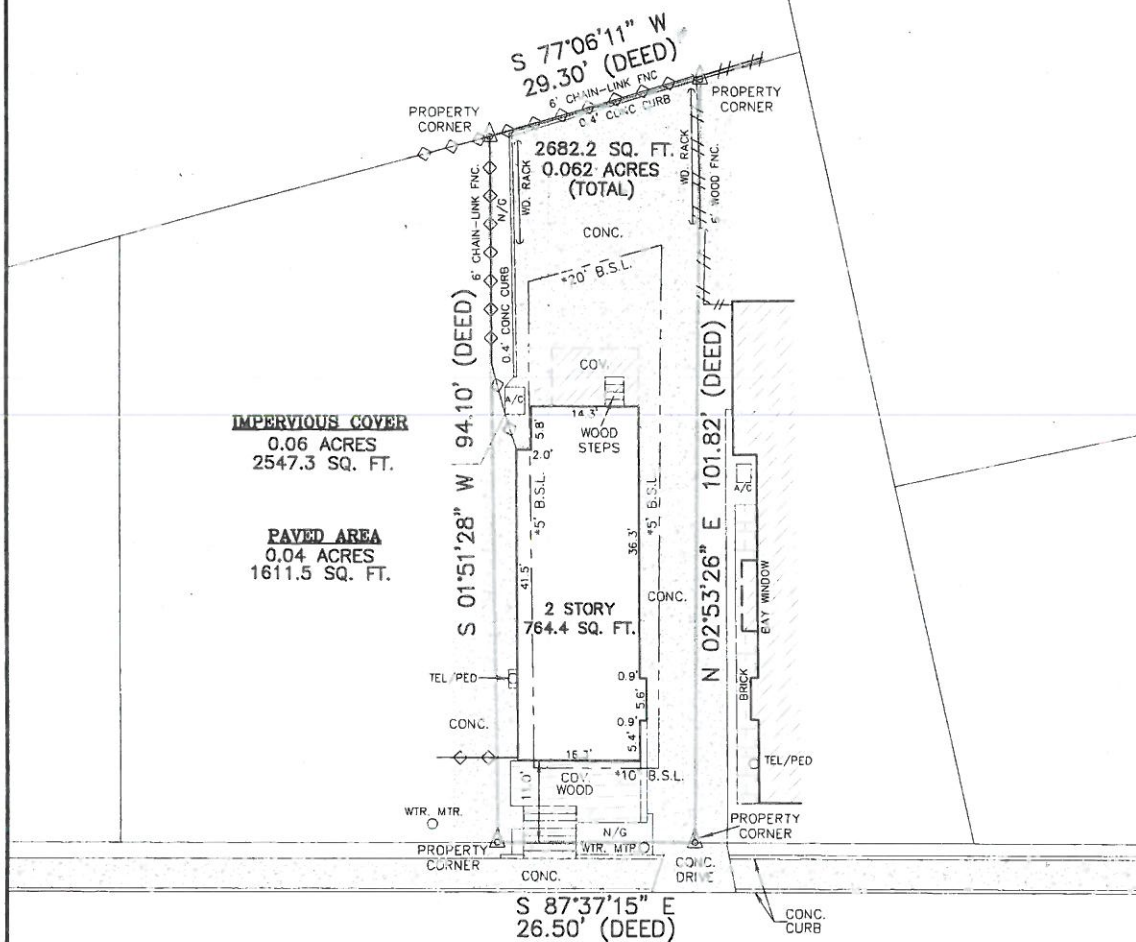


Bruno Yelencovich THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

HS HC-251DZ



**IMPERVIOUS COVER**  
0.06 ACRES  
2547.3 SQ. FT.

**PAVED AREA**  
0.04 ACRES  
1611.5 SQ. FT.

**MARTINEZ**  
(VARIABLE WIDTH R.O.W.)  
(RECORDED AS: MARTINEZ STREET)

### PROPOSED COMMERCIAL PROPERTY



1" = 20'  
GRAPHIC SCALE  
0 10 20

NOTE: 10' FRONT, 5' SIDE AND 20' REAR  
SETBACKS PER CURRENT UDC RESIDENTIAL CODES

OWNER: BRUNO V. YELENCOVICH	ADDRESS: 318 MARTINEZ
TITLE COMPANY: ~	G.F. NO.: ~
LOT: 0.062 ACRES OUT OF LOT "C"	BLOCK: ~ N.C.B.: 903
SUBDIVISION: ~	
CITY: SAN ANTONIO	COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME ~ PAGE ~	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)

VOLUME ~ PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

**LEGEND:**

--= WOOD FENCE	⊙= POWER POLE
⊕= CHAIN LINK FENCE	⊕= FIRE HYDRANT
⊕= BARBED WIRE FENCE	⊕= FND 1/2" IRON ROD
⊕= WROUGHT IRON FENCE	⊕= SET 1/2" IR
⊕= FND FENCE PCST	⊕= SET "X" ON CONC



**PROPOSED COMMERCIAL PROPERTY**

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THIS EXHIBIT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

## SITE PLAN EXHIBIT

P.O. BOX 170442  
SAN ANTONIO, TX 78201  
PHONE: 210-534-6700  
FAX: 210-534-9673

DRAWN BY: G.F.

JOB NO: 14-0249-001

FIELD WORK COMP.: OCTOBER 29, 2014