

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. 0220G, which is Dated 08/29/2010. 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 <http://www.fema.gov/index.shtm>.

STATE OF TEXAS
0.005 ACRES
(VOL. 7933, PG. 1372)

R=1041.00'
A=38.27'
C=38.27'
B=S 64°26'26" E
(S 64°30'17" E)
D=2°06'23"

CHURCHILL FORCE OAK
8.506 ACRES
(VOL. 7097, PG. 866)

ZONE
MF-33

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 ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PARKING SPACES		
NO. OF SPACES	TYPE OF SPACES	
32	REGULAR STRIPED	
30	REGULAR UNSTRIPED	
0	HANDICAPPED	

SITE REQUIREMENTS:
47 MIN., 62 MAX. TOTAL SPACES
INCLUDING 3 HANDICAPPED PARKING SPACES

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

LEGEND

- 1/2" IRON ROD TO BE SET
- FND 1/2" IRON ROD
- RECORD INFORMATION
- FND MONUMENT
- B.S. BUILDING SETBACK
- C.M. CONTROLLING MONUMENT
- OVERHEAD ELECTRIC
- WOOD FENCE
- CHAIN LINK FENCE
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- POWER POLE
- SEWER MANHOLE
- ELECTRIC METER BANK
- WATER METER
- TRAFFIC SIGNAL BOX
- STORMDRAIN MANHOLE
- ON CONCRETE
- INGRESS / EGRESS TO PUBLIC STREET
- CALCULATED POINT

IMPERVIOUS COVER	
BUILDINGS	23,098 SQ. FT.
CONCRETE	51,913 SQ. FT.
OPEN SPACE	36,404 SQ. FT.

FIRM REGISTRATION NO.
10111700

Westar
Alamo
LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. N/A

JOB NO. 77225

TITLE COMPANY: N/A

DRAWN BY: BLE/AMS

SITE PLAN FOR REZONING FROM ZONE I-1 TO ZONE C-3
INTENDED USE: BUSINESS PARK

Property Address:
10427 PERRIN BEITEL
Property Description:

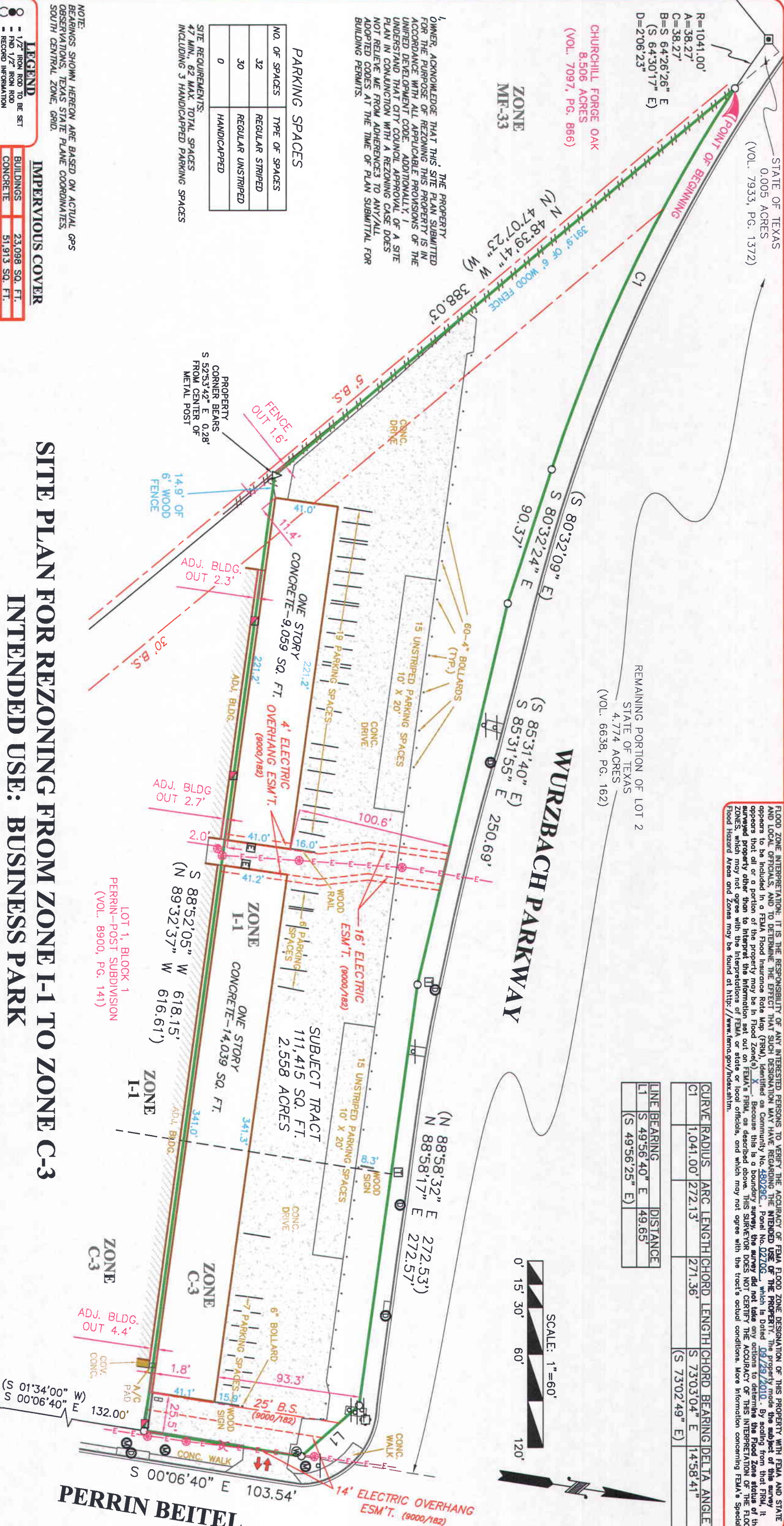
Being 2.558 acres of land, more or less, being the South portion of Lot 2, Block 1, New City Block 16862 of Commerce Business Park, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9000, Page 182 of the Deed and Plat Records of Bexar County, Texas, said 2.558 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.



DATE: 07/01/2017

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



REMAINING PORTION OF LOT 2
STATE OF TEXAS
4.774 ACRES
(VOL. 6638, PG. 162)

WURZBACH PARKWAY

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,041.00'	272.13'	271.36'	S 73°03'04" E 14°58'41"

LINE BEARING	DISTANCE
L1	S 49°56'40" E 49.65'
	(S 49°56'25" E)

SCALE: 1"=60'

PERRIN BEITEL