Z2018070

LAND USE MATRIX

LOT #	LAND USE	INTENDED USE	LOT AREA	MIN. STRUCTURE AREA
1	RESIDENTIAL	SINGLE FAMILY HOME	2,552.20 SF	900 SF
2	RESIDENTIAL	SINGLE FAMILY HOME	2,574.53 SF	900 SF
3	RESIDENTIAL	SINGLE FAMILY HOME	3,582.89 SF	900 SF
4	RESIDENTIAL	SINGLE FAMILY HOME	3,669.92 SF	900 SF
5	RESIDENTIAL	SINGLE FAMILY HOME	3,135.33 SF	900 SF
6	RESIDENTIAL	SINGLE FAMILY HOME	3,660.35 SF	900 SF
7	RESIDENTIAL	SINGLE FAMILY HOME	6,059.02 SF	900 SF
8	RESIDENTIAL	SINGLE FAMILY HOME	2,846.91 SF	900 SF
9	RESIDENTIAL	SINGLE FAMILY HOME	5,375.38 SF	900 SF
10	RESIDENTIAL	SINGLE FAMILY HOME	4,244.08 SF	900 SF
11	RESIDENTIAL	SINGLE FAMILY HOME	2,517.33 SF	900 SF
12	RESIDENTIAL	SINGLE FAMILY HOME	2,629.11 SF	900 SF
13	RESIDENTIAL	SINGLE FAMILY HOME	2,717.73 SF	900 SF
14	RESIDENTIAL	SINGLE FAMILY HOME	2,730.05 SF	900 SF
15	RESIDENTIAL	SINGLE FAMILY HOME	2,744.09 SF	900 SF

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

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 20120016011 ESAID 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 COMER OF THIS 1.493 ACRES, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF ESSEX STREET AT THE SOUTHEAST COMER 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 6162

THENCE ALONG THE LINE COMMON TO THIS 1.493 ACRE 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 COMER 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 16579, 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 OF289.30 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.

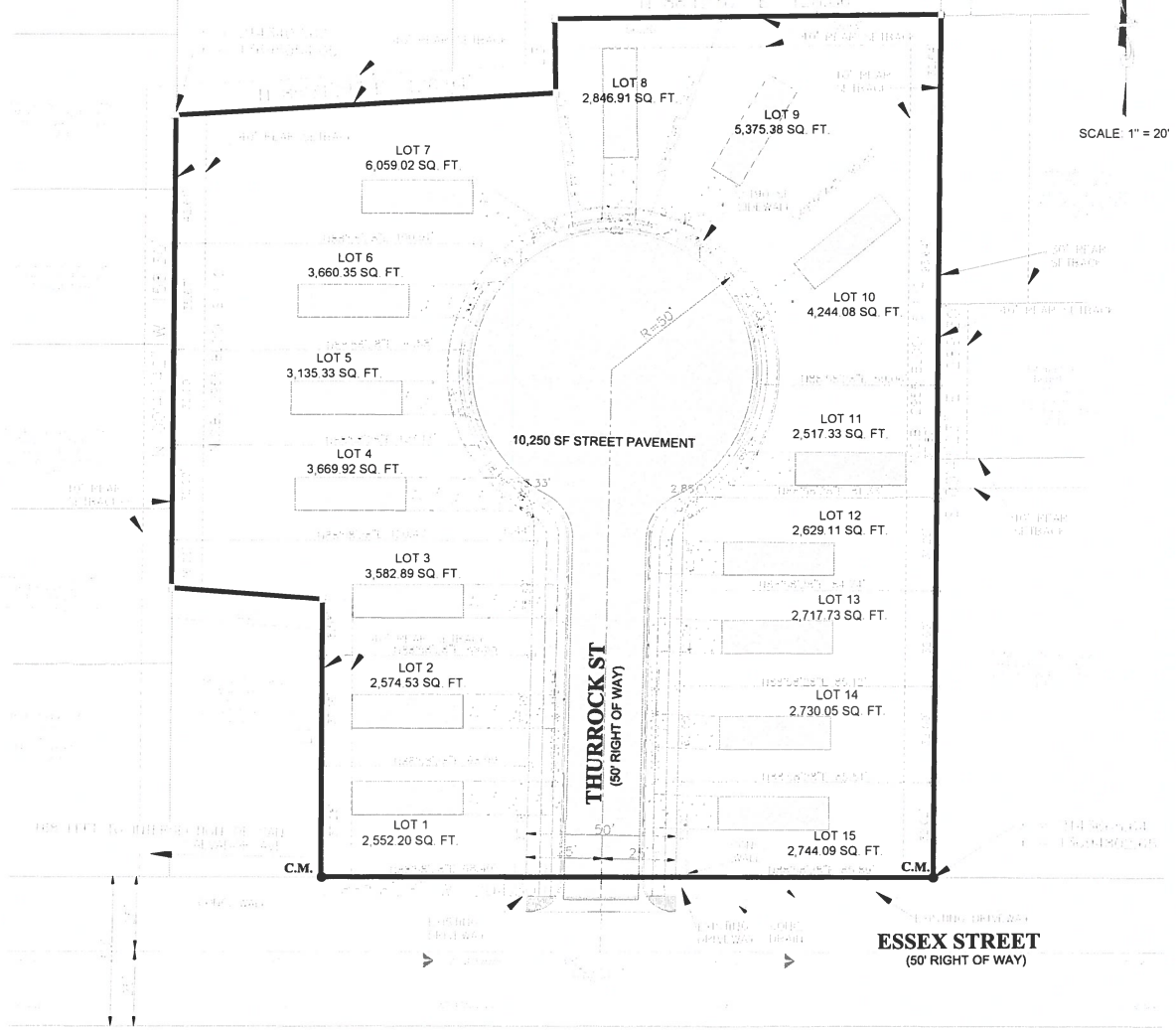
THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ESSEX STREET, SOUTH 88 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 204.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.493 ACRES OF LAND, MORE OR LESS

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, OF 1983 (1993 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	
STREET R.O.W. CENTERLINE	



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ISRO.GROUP@GMAIL.COM

OWNER/DEVELOPER:
GSN, LLC
ARMANDO SADA
19543 CAMINO RIDGE
SAN ANTONIO, TEXAS 78258

DATE: FEBRUARY 7, 2018

Revision No.	Date	Description

Project No.	[illegible]
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

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