

The property located at 1325 Frio City Road, NCB 7224, Lot 1, consisting of 2.87 acres is currently operating as a construction yard housing equipment, materials, and office space. JR RAMON has been operating at this location for nearly 30 years. We intend on maintaining the property's current use.

Z-2019-10700072

I, Timothy Ramon, 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 the 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.

ADDRESS: 1325 FRIO CITY RD, SAN ANTONIO, TX 78226

Parcel Impervious Area

BCAD Parcel ID: 389343
Address: 1325 FRIO CITY RD
Owner: J R RAMON & SONS INC
Total Area: 267585 SF
Impervious Area: 197735 SF
SW Code: NR4

The data is from the 'Storm Water Utility Fee Comprehensive Study', please go to [Storm Water Fee](#) site to find more detail info.

- ① = FOUND IRON BAR
② = SET IRON BAR
③ = FENCE POST
④ = FOUND "+" IN CONCRETE
⑤ = FOUND SPIKE

SCALE: 1" = 100'

LEGEND

- 2,075 LF of 7' tall metal fence.
- (A) 1375 SF CAR PORT (25' x 55')
- (B) 2400 SF CAR PORT (40' x 60')
- (C) 1000 SF CLASSROOM BLDG. (20' x 50')
- (D) 1375 SF CAR PORT (25' x 55')
- (E) 1250 SF TOOL SHED (25' x 50')
- (F) 625 SF COVERED WALKWAY (25' x 25')
- (G) 1 625 SF COVERING (25' x 60')
- (H) 675 SF CONSTRUCTION TRAILER (15' x 45')
- (I) 750 SF CONSTRUCTION TRAILER (15' x 50')
- 37' GATE (7' TALL)
- 3,432 SF DRIVEWAY

PLEASE SEE ATTACHED DOCUMENT FOR OWNER'S STATEMENT, PROPERTY USE DESCRIPTION, AND IMPERVIOUS COVER INFORMATION.

PLAT REFERENCE: VOL. 642, PG. 312
PLAT REFERENCE: VOL. 1625, PG. 184
DEED REFERENCE: VOL. 6037, PG. 1708
DEED REFERENCE:

G.F. NO.:

BUYER:

ADDRESS:

N89°03'00"W 4.30'
(FIELD & DEED)

(VOL. 8972,
PG. 1122)

0.113 ACRES
(VOL. 9820, PG. 1054)

(FIELD) $\Delta=22^{\circ}49'09''$
 $R=596.46'$
 $T=120.37'$
 $L=237.55'$

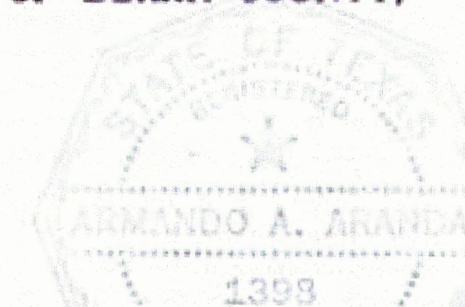
(DEED) $\Delta=22^{\circ}53'03''$
 $R=593.06'$
 $T=120.04'$
 $L=236.87'$

STATE OF TEXAS
COUNTY OF BEXAR

I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT, EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN,

BY: Armando A. Aranda
ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: FEBRUARY 22, 2006



ARMANDO A. ARANDA
2222 BEECHAVEN
SAN ANTONIO, TEXAS 78207
210-432-7405
JOB NUMBER: 1209

SURVEY OF
6.18 ACRE TRACT OF LAND CONSISTING OF
2.87 ACRES OUT OF LOT 1, 3.06 ACRES OUT
OF LOT 2, ALL OF A 20' DRAINAGE ALLEY,
NEW CITY BLOCK 7224, CITY OF SAN ANTONIO,
AS RECORDED IN VOLUME 1625, PAGE 184,
DEED AND PLAT RECORDS OF BEXAR COUNTY,
TEXAS AND 0.02 ACRES OUT OF LOT 17,
BLOCK 7, NEW CITY BLOCK 6774, WESTERN
HEIGHTS ADDITION, CITY OF SAN ANTONIO, AS
RECORDED IN VOLUME 642, PAGE 312, DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ALSO BEING SAME 6.1870 ACRE TRACT AS
RECORDED IN VOLUME 6037, PAGE 1708, REAL
PROPERTY RECORDS OF BEXAR COUNTY,
TEXAS,