Zoning Case No. Z2019-10700115 - 207 W. LEGEND ANGLES BASED ON DEED RECORDED IN VOLUME 4786, PAGE 1179 OF THE REAL OVERHEAD ELECTRIC -OE PROPERTY RECORDS OF BEXAR COUNTY, Cevallos from I-2 RIO-7E AHOD to IDZ-2 **TEXAS** WOOD FENCE RIO-7E AHOD with uses permitted in "C-2" CHAIN LINK FENCE \rightarrow WIRE FENCE POWER POLE Q FIRE HYDRANT FOUND 1 IRON PIN UNLESS OTHERWISE NOTED SET ½" IRON PIN 0 UNLESS OTHERWISE NOTED **BOLLARD** 16' RAILROAD SPUR ESMT VOLUME 1819, PAGE 575 VOLUME 2109, PAGE 424 VOLUME 2157, PAGE 593 ALLEYWAYCALLED THE NORTH 16' OF THE EAST 55' OF LOT 38 AND THE NORTH 16' OF THE WEST 44.81' OF LOT 39 CLETUC H. ECKHARDT 16.00' (REC.) 90°52'18" (FIELD) ,16.00' (FIELD) 469.65' (FIELD) 90°23' (REC.) \ VOLUME 5110, PAGE 1107 RPRBC 100.00' (REC.) REMAINING 99.91' (FIELD) REMAINING 93.60' BLDG OUTSET 0.3' BLDG INSET 1. PORTION OF PORTION OF BLDG INSET 0.1 LOT 39 LOT 38 180° (FIELD) BLDG TIES 89°08' (FIELD) 89°08' (REC.) 180° (REC.) SUBJECT INSET 1.0' ADJACENT OUTSET 0.6' ,90°54' (REC.) END FENCE OUTSET 1.4 ADJACENT NCB 1009 CONC END FENCE OUTSET 1.5 I STORY STUCCO COMMERCIAL (FIELD) **BUILDING** REMAINING (FIELD) (REC.) REMAINING PORTION OF No. 207 PORTION OF LOT 38 LOT 39 LOT 39LOT 38 27, BLDG TIES SUBJECT INSET 1.1' 54. ADJACENT OUTSET 0.4' CALLED 0.679 AC BLDG ON LINE CLETUS H. ECKHARDT CALLED 0.670 AC. AND
LILLIAN V. ECKHARDT
VOLUME 4786, PAGE 1179 RPRBC JOYCE KLEIN AND MARK KLEIN CONC VOLUME 6981, PAGE 1029 RPRBC END FENCE OUTSET 1.8'-COVD CONC RAMP COVD CONC 91°20'29" (FIELD) 90°52' (REC.) 0.353 AC. BLDG OUTSET 0.3' BY SURVEY 89°26'35" (FIELD) 88°33'46" (FIELD) 89°08' (REC.) 89°06' (REC.) 529.01' (FIELD) TRAFFIC SIGN CONC APRON CONC APRON CONC WALK CONC CURB WATER METER-**100.18' (FIELD)** 100.00' (REC.) CONC RET. WALL-P.O.B. CEVALLOS I Nick Campbell of BOTA Partners, LLC, 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 PLAT OF PROPERTY Council approval of a site plan in conjunction with a REFERENCE: VOLUME 4786, PAGE 1179 RPRBC VOLUME 6981, PAGE 1029 RPRBC rezoning case does not relieve me from adherence to SCHEDULE "B-1" IS DELETED VOLUME 1819, PAGE 575 DRBC VOLUME 2109, PAGE 424 DRBC VOLUME 2157, PAGE 593 DRBC any/all City-adopted Codes at the time of plan submittal PROPERTY ADDRESS: 207 W. CEVALLOS for building permits. SAN ANTONIO, TEXAS BEING 0.353 OF AN ACRE OF LAND CONSISTING OF THE SOUTH 153.44 FEET OF THE EAST PART OF LOT 38 AND THE SOUTH 153.44 FEET OF THE WEST PART OF LOT 39, NEW CITY BLOCK 1009, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS **UNLESS SHOWN** DATE: MAY 14, 2008 JOB NUMBER: 2008338 JERRY D. WILKIE, GF NUMBER: 08-10011895 BUYER: BOTA PARTNERS, LLC WILKIE SURVEYING SÜRV 10615 PERRIN BEITEL #206 SCALE: 1" = 30' SAN ANTONIO, TEXAS 78217 (210) 650-9990 PHONE DRAWN BY: (210) 650-9995 FAX

JEŘŘY D. WILKIE. JR

JDW@WILKIESURVEYING.COM

R.P.L.S. NO. 4724

CHECKED BY:

KAT