

Z-2019-10700102

FROM: "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District
TO: "R-6 CD H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Conditional Use for a Professional Office

I, Ruben Carrillo, 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.

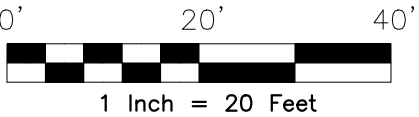
LEGAL DESCRIPTION OF THE LAND:
TRACT 1
LOT 19, NEW CITY BLOCK 2956, BERTHA STAFFELS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGE 360, PLAT RECORDS, BEXAR COUNTY, TEXAS.
TRACT 2
BEING A 0.07 ACRE TRACT OF LAND OUT OF AND A PART OF LOT 20, NEW CITY BLOCK 2956, THE BERTHA STAFFEL'S SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 105, PAGE 360, DEEDS AND PLATS RECORDS, BEXAR COUNTY, TEXAS, SAME BEING DESCRIBED AS "TRACT 2" IN DOC# 20150120800, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO:

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- GUY ANCHOR
- (DEED) RECORDED ON DEED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 105, PAGE(S) 68-69, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: LUIS RENE FERNANDEZ AND NORMA FERNANDEZ
Address: 318 CAROLINA ST. GF No. 6272IH

LEGAL DESCRIPTION OF THE LAND:
SEE ABOVE.....

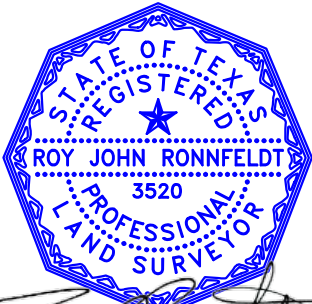
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 360, PLAT RECORDS, BEXAR COUNTY, TEXAS DOCUMENT NO. 20150120800. DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1812058986	NO.	REVISION	DATE
DATE:	12/06/18			
DRAWN BY:	MN/MN			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
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