

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Z2019-10700173

The following statement: "I Terry McManus, 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."

S70°30'00"E
49.93'
50.00'

E LOCUST ST
50' R.O.W.

Total Acres .1377

S70°30'00"E
50.00'
50.00'

1" IRON
PIPE FOUND

SALTED
FINISHED
CONC.
PAVEMENT

14'-0"

20'-0"

FRONT
SETBACK

FOOTAGE:

PARKING GARAGE: 3800 SF
SECOND FLOOR: (2 CONP.) 3800 SF
THIRD FLOOR: (2 CONP.) 3800 SF
ROOF DECK: 3800 SF

TOTAL BUILDING: 15200 SF

LOT 22

LOT 25

PROPOSED
BUILDING
40'-0" x 95'-0"

5'-0" SIDE
SETBACK

5'-0" SIDE
SETBACK

REF. BEARING
N19°30'00"E

S19°30'00"W

REAR
ENTRANCE

2" METAL
POST FOUND

N70°30'00"W
49.93'
50.00'

2" METAL
POST FOUND

5'-0"

REAR
SETBACK

LOT 46

LOT 45

Terry L. McManus
Barbara H. McManus

0 10 20

LOT(S) 23 AND 24 BLOCK 5 N.C.B. 6793
MYRTLELAWN
VOLUME 642 PAGE(S) 323 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS. FILE NO. 12261
WITNESS MY HAND AND SEAL THIS 21 DAY OF DECEMBER, 20 05
ADDRESS 760 E LOCUST ST. ACCORDING TO: U.S. POSTAL SER.
ROSIN-JOHNSON, INC. JOB NO. 1261-248-000 DRAWN BY: DE SURVEYED BY: JM
CERTIFIED TO: TERRY L. MCMANUS AND BARBARA H. MCMANUS

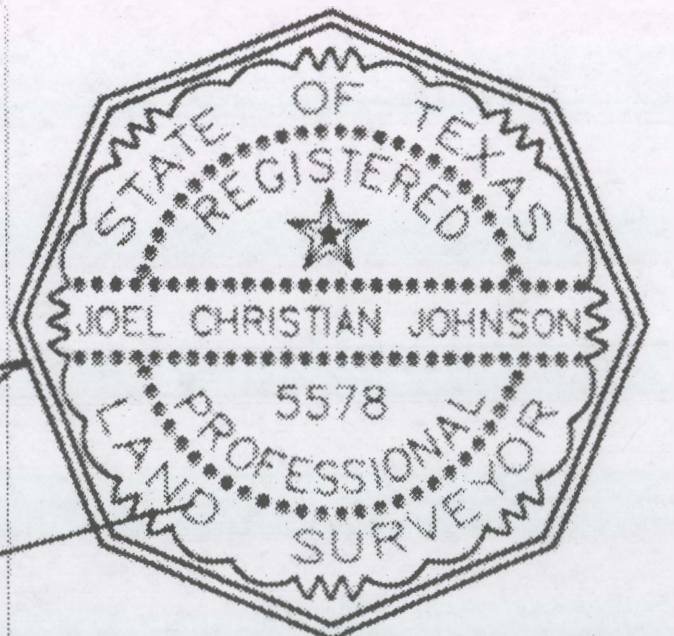
I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION. BEFORE BUILDING OR MOVING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

WOOD FENCE UTILITY POLE SMOOTH WIRE FENCE
BARBED WIRE IRON / WROUGHT IRON CHAIN LINK FENCE
LIGHTPOST TRANSFORMER FIRE HYDRANT
CONCRETE 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROSIN JOHNSON"
COV COVERED

RJ Rosin-Johnson, Inc.
Civil Engineers - Land Surveyors

11925 STARCREST 210-490-6001
SAN ANTONIO, TEXAS 78247-4117 FAX: 210-496-3975

JOEL CHRISTIAN JOHNSON, R.L.S.



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