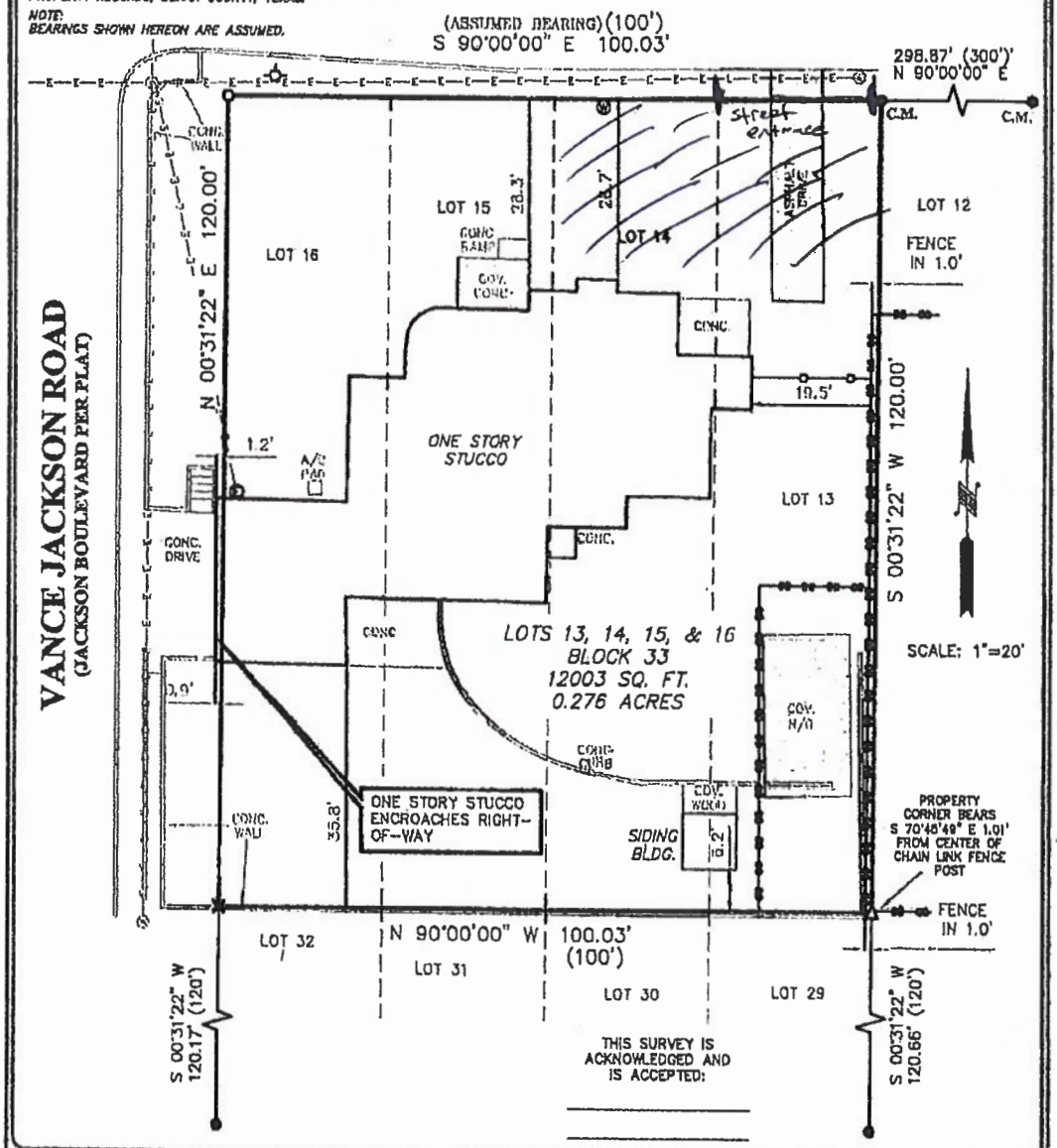
Z-2019-10700218

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 713, PAGE 258, VOLUME 1111, PAGE 240, VOLUME 1681, PAGE 70, AND VOLUME 17133, PAGE 38, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

WEST WILDWOOD
(BEDELL STREET PER PLAT)

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS. THIS SURVEY IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.



VANCE JACKSON ROAD
(JACKSON BOULEVARD PER PLAT)

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480282C, Panel No. 0385C, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the trees actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

I, Reyna Symns, 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.

Requested Zoning:
From "R-4"
To "R-4 CD" with Conditional Use for Hardware Sales

Property Address:
714 VANCE JACKSON ROAD
(JACKSON BOULEVARD PER PLAT)

Property Description:
LOTS 13, 14, 15, AND 16, BLOCK 33, NEW CITY BLOCK 8430, KINGSTON HEIGHTS TERRACE, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 368, PAGE 130, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
REYNA SYMNS

N
MONUMENT

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 19-418413-HS | JOB NO. 99957 | DRAWN BY: CC | TITLE COMPANY: CAPITAL TITLE | DATE: 5/22/2019

////= parking