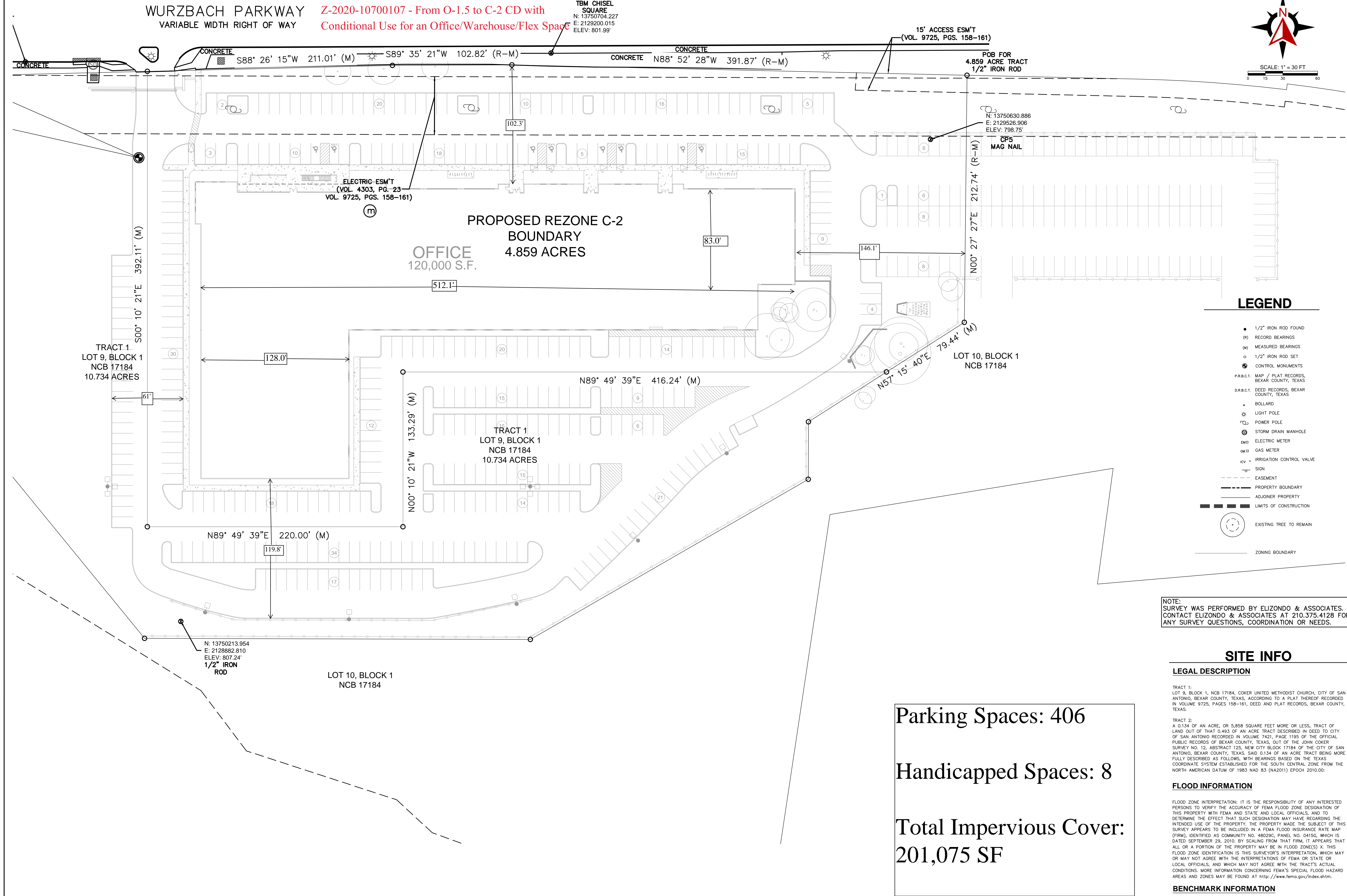


C:\WORK\06190017 NORTH - WEST & WURZBACH\DESIGN\CONSTRUCTION\DOCS\PHASE 1\EXHIBIT\ZONING EXHIBIT\18007 ZONING SITE PLAN.DWG

Request a rezoning from O-1.5 to C-2 CD with a Conditional Use for Office/Warehouse flex space

"I, Charlie Fulton, 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."



NOTE:  
SURVEY WAS PERFORMED BY ELIZONDO & ASSOCIATES.  
CONTACT ELIZONDO & ASSOCIATES AT 210.375.4128 FOR  
ANY SURVEY QUESTIONS, COORDINATION OR NEEDS.

## SITE INFO

### LEGAL DESCRIPTION

TRACT 1:  
LOT 9, BLOCK 1, NCB 17184, COKE UNITED METHODIST CHURCH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9725, PAGES 158-161, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2:  
A 0.134 OF AN ACRE, OR 5,858 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 0.483 OF AN ACRE TRACT DESCRIBED IN DEED TO CITY OF SAN ANTONIO RECORDED IN VOLUME 7421, PAGE 1195 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN COKE SURVEY NO. 12, ABSTRACT 125, NEW CITY BLOCK 17184 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.134 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00:

### FLOOD INFORMATION

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. 48029C, PANEL NO. 04150, WHICH IS DATED SEPTEMBER 29, 2010. BY SCALING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE(S) X. THIS FLOOD ZONE IDENTIFICATION IS THE SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <http://www.fema.gov/index.shtm>.

### BENCHMARK INFORMATION

BM #1  
CPI MAG NAIL  
N: 13750462.341  
E: 2128191.001  
ELEVATION: 803.96'

BM #2  
TBM CHISEL SQUARE  
N: 13750473.690  
E: 2128355.505  
ELEVATION: 803.81'

BM #3  
TBM CHISEL SQUARE  
N: 13750605.271  
E: 2128747.636  
ELEVATION: 799.35'

BM #4  
1/2" IRON ROD  
N: 13750240.227  
E: 2129200.015  
ELEVATION: 801.99'

BM #5  
CPI MAG NAIL  
N: 13750630.885  
E: 2129526.906  
ELEVATION: 798.75'

BM #6  
CPI MAG NAIL  
N: 13750630.885  
E: 2129526.906  
ELEVATION: 798.75'

Balanced Site Design, LLC 12950 County Parkway Suite 150 San Antonio, TX 78216 210.819.4144	
balanced SITE DESIGN	
04/08/20	
DATE	
DESCRIPTION	
REV	
WORTH & ASSOCIATES 7373 BROADWAY, SUITE 201 SAN ANTONIO, TX 78209	
ZONING SITE PLAN	
WALKER RANCH BUSINESS PARK 12686 WEST AVENUE SAN ANTONIO, BEXAR COUNTY, TX 78216	
DATE:	03/27/2020
SHEET:	1