

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.70'	---	---	93°16'20"
C2	25.00'	40.57'	36.26'	N 45°05'07" W	92°58'43"

I, **Ben Negru and Calin Negru**, the property owner, I acknowledge that the site plan submitted for the propose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, understand that the City Council approval of the site plan in conjunction with rezoning case does not relive me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

Zoning from: "R-6"
Zoning to: "R-6 CD"
Case Z2020-10700095

Since 2014, Ben and Calin Negru have owned and operated Arden Park Assisted Living, a State Licensed 16-bed Type B Assisted Living Facility. The Purpose of this Change of Zoning is to comply with city zoning ordinance.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- WOOD FENCE
- WROUGHT IRON FENCE
- SET IRON ROD
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- POWER POLE
- SANITARY SEWER MANHOLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

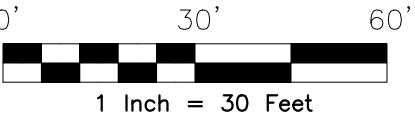
SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. ANY RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE X (LWR 03/09/2020) as verified by FEMA map Panel No: 48029C 0210 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.

GRAPHIC SCALE



I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

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: BEN NEGRU & CALIN NEGRU
Address: 7023 W. HAUSMAN RD. GF No. ---

Legal Description of the Land: LOT 21, BLOCK 12, NEW CITY BLOCK 14752, DELL-OAK PARK SUBDIVISION UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5140, PAGE(S) 203, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 5140, PAGE(S) 203, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2007071125	NO.		REVISION		DATE	
DATE:	07/27/20						
DRAWN BY:	MN/MI						
APPROVED BY:	RLH						



Rachel Lynn Hansen

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358



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