

**Site Plan - 1014 S. Presa St.**  
C2 S to C2 S IDZ Overlay

**Z-2020-10700117 S**

**LIMITS OF SUP  
(0.0283 ACRES)  
(1236 SQ. FT.)**

**LEGEND**

- CHAINLINK FENCE
- //— WOOD FENCE
- OVERHEAD ELECTRIC
- S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS# 3976
- F.I.P. FOUND I. PIN
- PP● POWER POLE
- PP/TRANS● POWER POLE/TRANSFORMER
- CONCRETE CURB
- FH FIRE HYDRANT
- SSWH SANITARY SEWER MANHOLE
- CONCRETE AREA

**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228  
Phone: (210) 735-8514 Fax: (210) 738-2835  
Email: ruizandassociates@earthlink.net  
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**Zoning Change Request:**

C-2 S with Specific Use Authorization for a Bar/Tavern to  
C-2 S IDZ Overlay - Commercial Infill Development Zone  
Overlay with Specific Use Authorization for a Bar/Tavern

**SITE ADDRESS: 1014 SOUTH PRESA ST.**

BEING (0.0283 AC.) (1236 SQ. FT.) 789 SQ. FT. OUT OF LOT 1,  
131 SQ. FT. OUT OF LOT 2 AND 321 SQ. FT. OUT OF LOT 9,  
BLOCK 4, N.C.B. 732, CITY OF SAN ANTONIO, OUT OF A TRACT  
AS RECORDED IN VOL. 13072, PG. 1640, REAL PROPERTY RECORDS  
OF BEXAR COUNTY, TEXAS.

The following statement: "I, Dan Braun for BE Presa Realty Ltd.  
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.

STATE OF TEXAS  
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE  
PLAT IS TRUE AND CORRECT ACCORDING  
TO AN ACTUAL SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 8TH DAY OF  
APRIL, 2011 A.D.

Ramon M. Ruiz, RPLS #3976

RAS NO. 2011-025

