

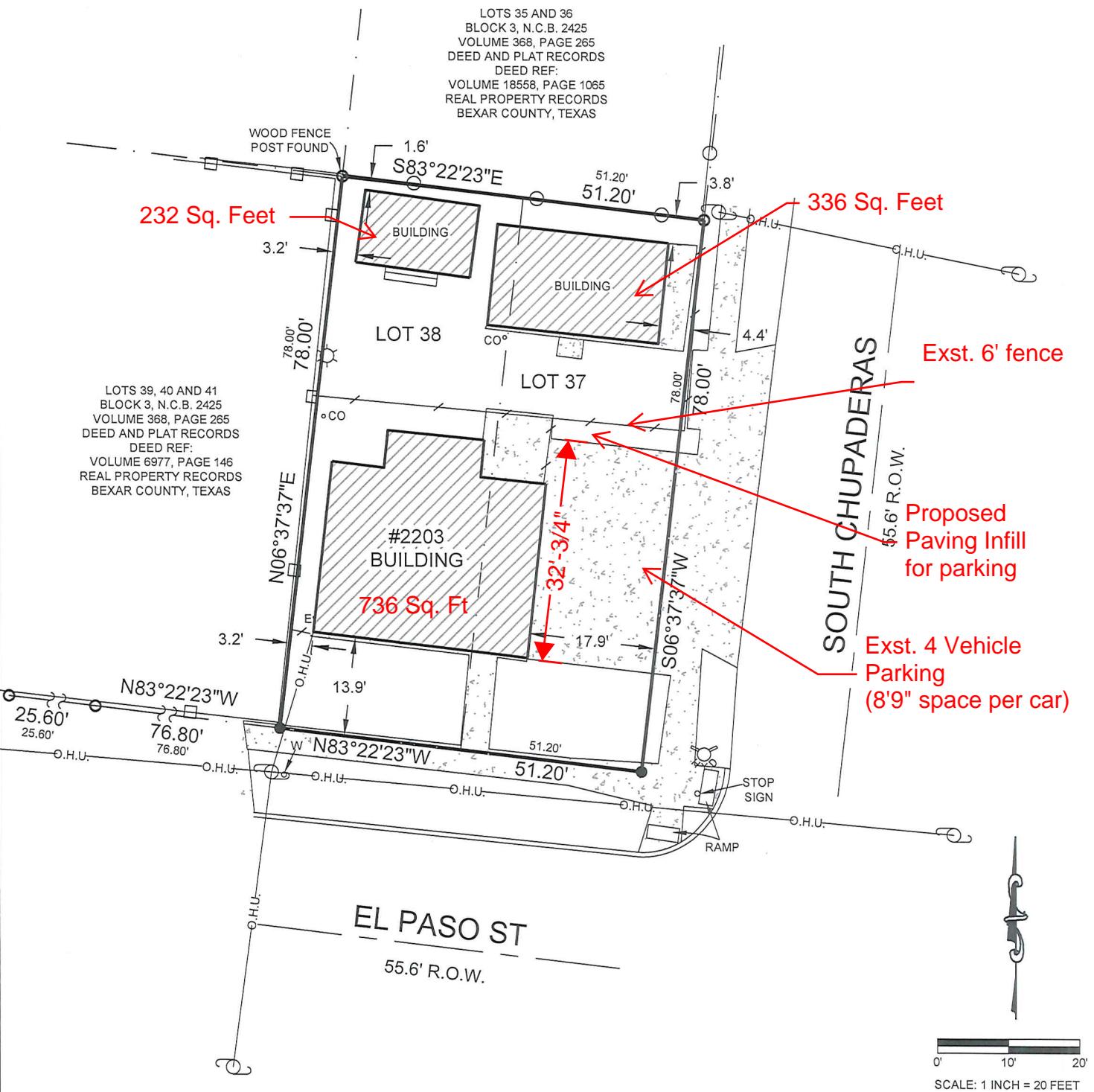
BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CO)

(2203 El Paso Street, LLC)

Z-2021-10700009

C-3NA to R-4 CD for 4 units

7. The following statement: "I, Preston Hill, 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.



SURVEY OF: LOT 37 AND 38, BLOCK THREE (3), NEW CITY BLOCK 2425, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 265, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ADDRESS 2203 EL PASO, SAN ANTONIO, TX 78207
 JOB NO. 701-158
 CERTIFIED TO: LUIS ZERTUCHE
NETCO, INC.

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. 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.

RECORD INFORMATION N89°27'41"E 65.00'	Legend: ○ CHAIN LINK FENCE □ WOOD FENCE ■ CONCRETE ○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	UTILITY POLE O.H.U. OVERHEAD UTILITY CO - CLEANOUT COV. COVERED (VOLUME/PAGE) ● 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"	G - GAS METER E - ELEC. METER W - WATER METER
AS MEASURED IN FIELD S33°29'20"W 161.24'			



MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

(Signature)
 JOEL CHRISTIAN JOHNSON, R.P.L.S.



REVISED DATE: SEPTEMBER 21, 2017 JUNE 3, 2019
 DATE: