

| LINE | BEARING | DISTANCE |
|------|---------------|-----------------|
| L1 | N 00°19'42" E | 91.60' (93.5') |
| L2 | N 88°19'21" E | 72.87' (73.75') |

NOTE:
NO RESTRICTIVE COVENANTS OF
RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on
actual GPS Observations, Texas State
Plane Coordinates, South Central Zone,
Grid.

N. INTERSTATE 35
(VARIABLE WIDTH R.O.W.)(CROSBY ST. PER PLAT)

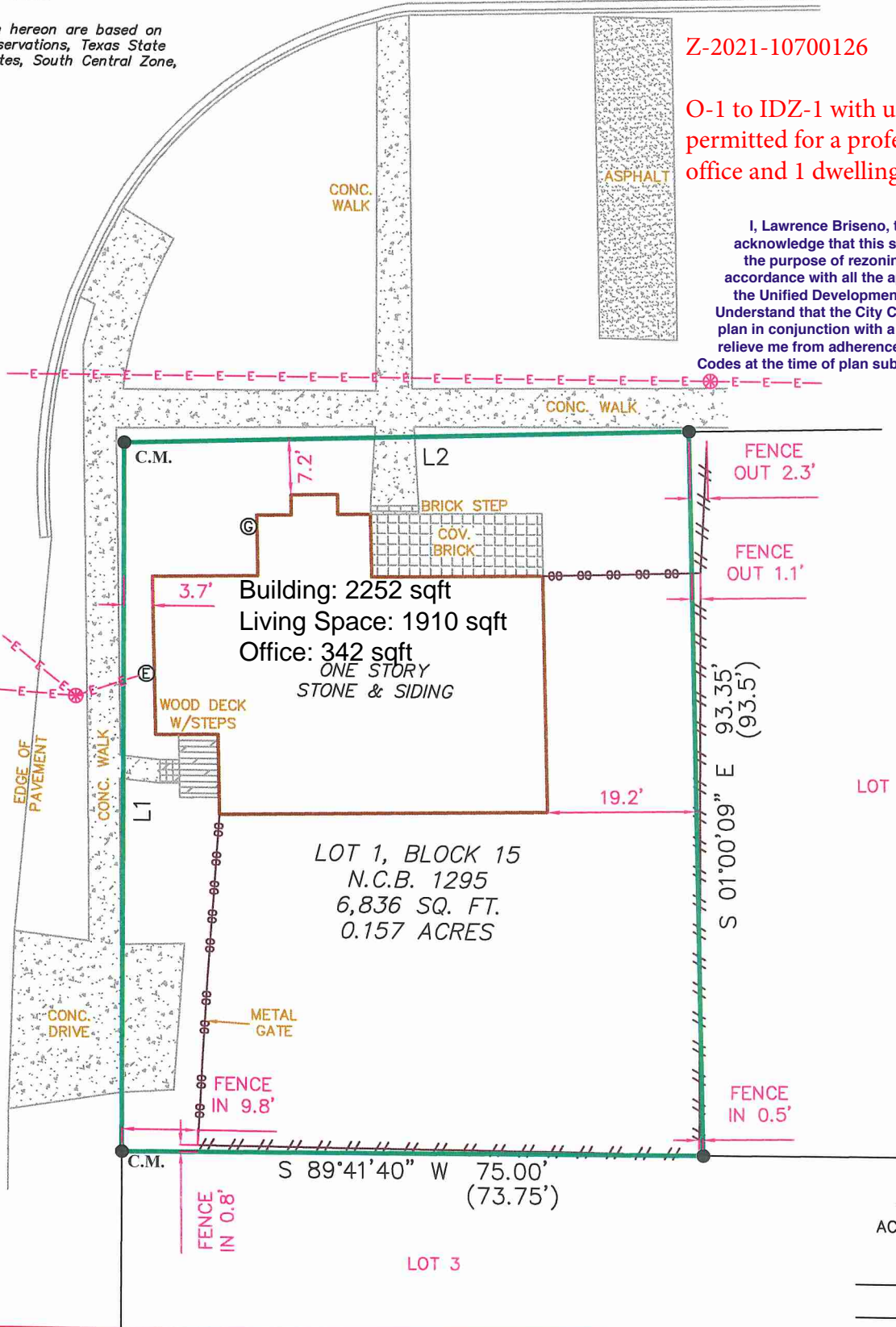
Z-2021-10700126

O-1 to IDZ-1 with uses
permitted for a professional
office and 1 dwelling unit

SCALE: 1"=20'

I, Lawrence Briseno, the property owner,
acknowledge that this site plan submitted for
the purpose of rezoning this property is in
accordance with all the applicable provisions of
the Unified Development Code. Additionally, I
Understand that the 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.

RD



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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. 0404 H/0415 G, which is Dated 06/19/2020/09/29/2010. 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 survey 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 tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
2002 N. INTERSTATE 35 (CROSBY ST. PER PLAT)
Property Description:
LOT 1, BLOCK 15, NEW CITY BLOCK 1295,
SITUATED IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

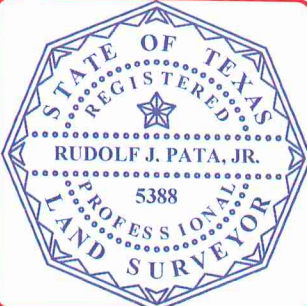
Owner:
NEW COMFORT HOMES

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊗ = POWER POLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- o— = CHAIN LINK FENCE
- x— = WOOD FENCE
- E— = OVERHEAD ELECTRIC



I, RUDOLF J. PATA, JR., 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.

Rudolf J. Pata, Jr.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. 2597688-SA68 JOB NO. 104572

DWG: BLE RVD: RBA
TITLE COMPANY: FIRST AMERICAN TITLE DATE: 03/01/2021