

Z-2024-10700259 CD

2310 & 2314 Santa Monica

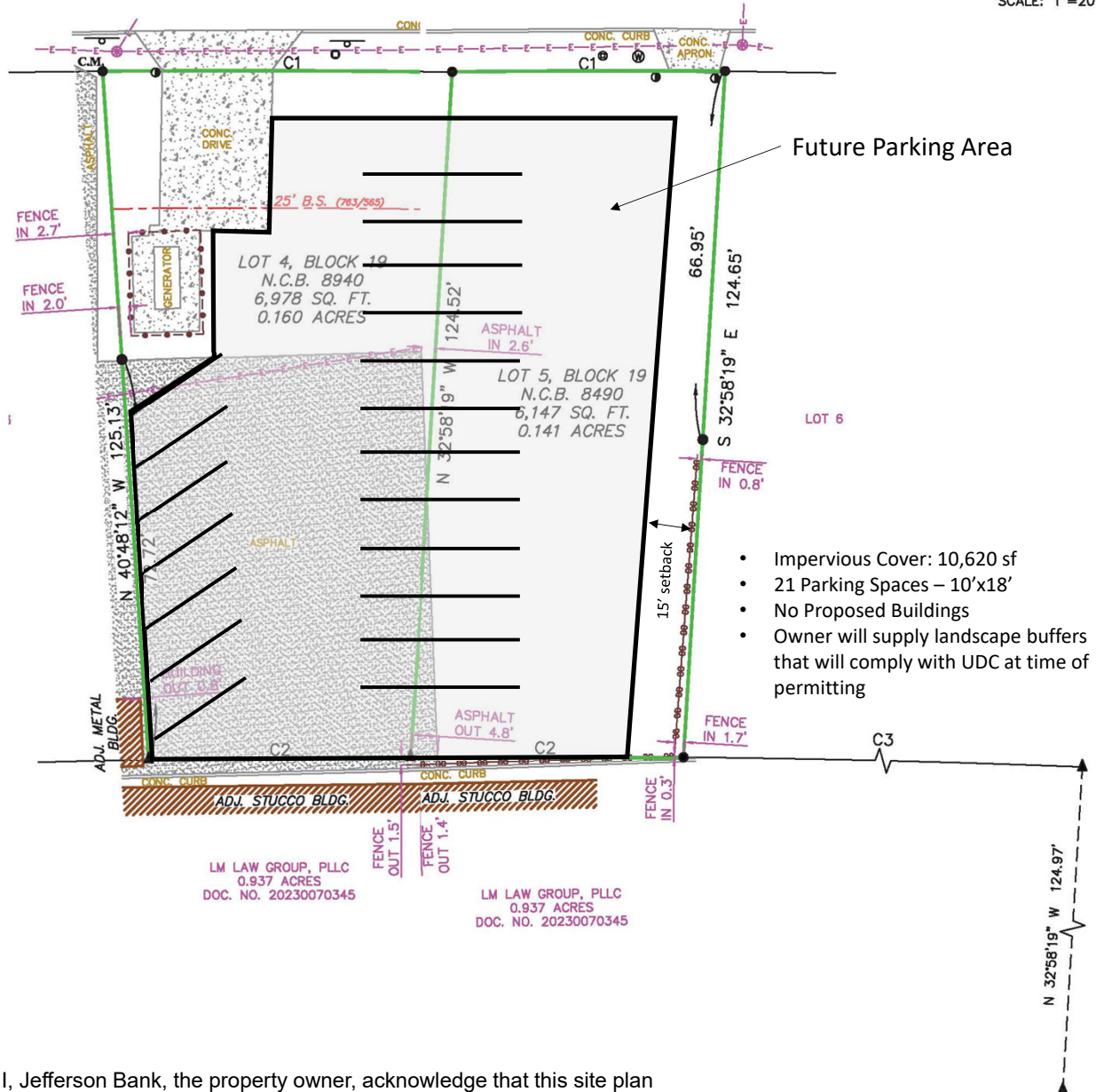
Lots 4 & 5, Block 19, NCB 8490

From: "R-4"

To: "C-1 S" with a Specific Use Authorization
for Noncommercial Parking Lot

SANTA MONICA
(45' R.O.W.) (SANTA MONICA STREET PER PLAT)

SCALE: 1"=20'



I, Jefferson Bank, 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.



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. 480298, Panel No. 0382 H, which is Dated 9/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor 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/portals>.

Property Address:
2310 SANTA MONICA
Property Description:

LOT FIVE (5), BLOCK NINETEEN (19), NEW CITY BLOCK EIGHTY-FOUR HUNDRED NINETY (8490), ANGELES TERRACE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 368, PAGE 82, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



G.F. NO. N/A

DWG: CJ

RVD: MJE

JOB NO. 127430-B

TITLE COMPANY: N/A

DATE: 9/13/2024