

LOCATION MAP
NOT TO SCALE

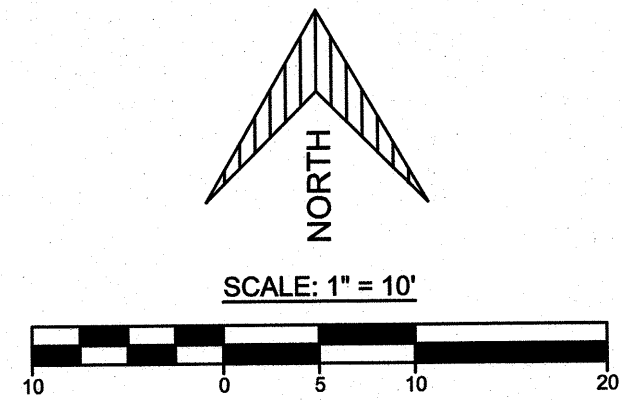
Z-2025-10700104 CD

ADDRESS: 7520 WEST MILITARY DRIVE

LEGAL: SOUTHWEST 137.67 FEET OF LOT 3, BLK 65, NCB 15403

FROM: C-2

TO: C-2 CD FOR AUTO GLASS SALES - INSTALLATION PERMITTED



LEGEND

- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- MANHOLE
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WATER METER
- GAS METER / VALVE
- OVERHEAD UTILITY LINE
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET
- RECORD
- MEASURED

(S 00°02'20" W 137.67')
S00°07'00"W 138.08'

IMPERVIOUS COVERAGE:

0.475 ACRE - 20,691SF

PARKING SPACES:

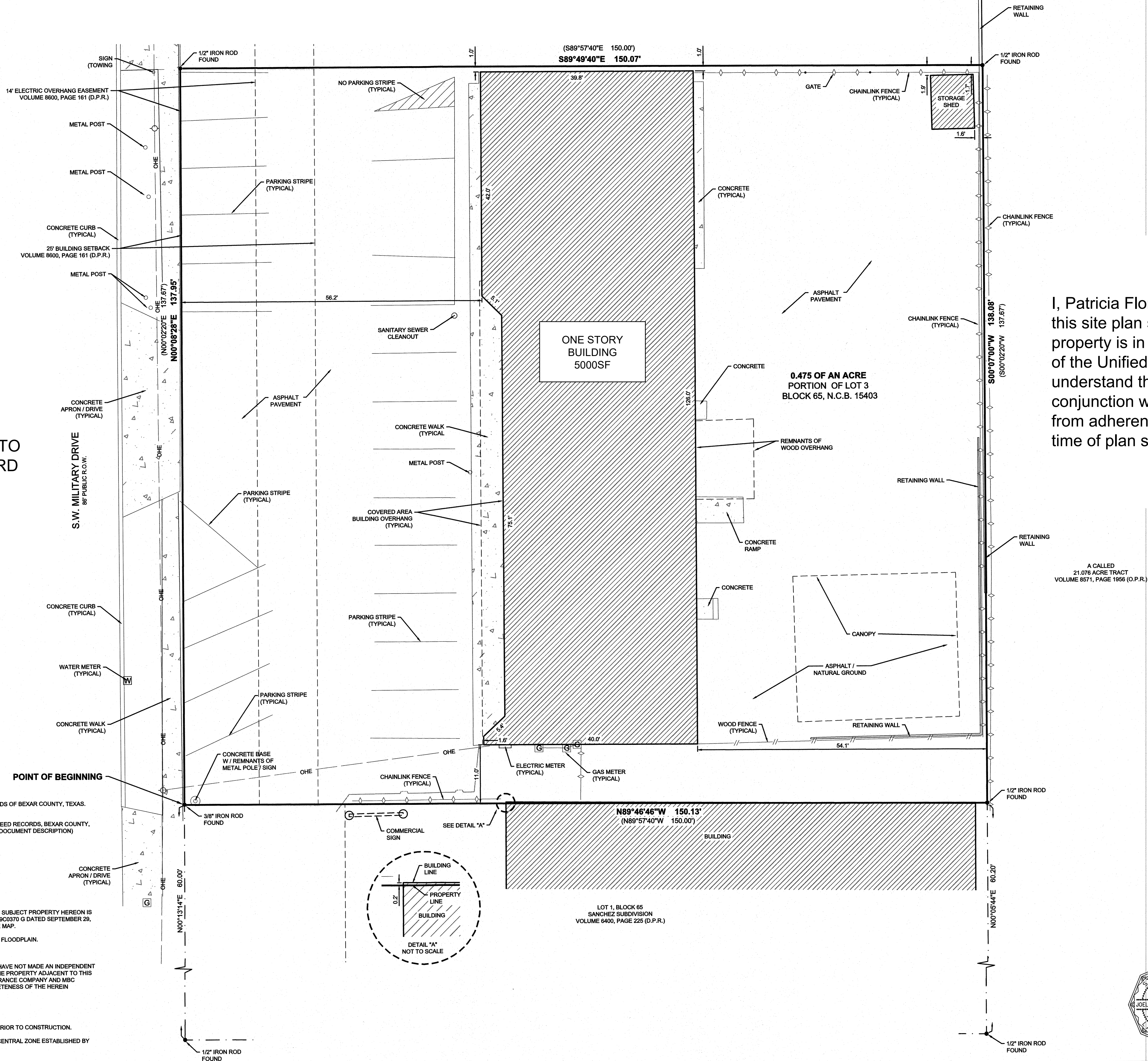
21 SPACES - 9'X18'

LANDSCAPING:

NONE PROPOSED

FENCING:

EXISTING 6' CHAINLINK TO
ENCLOSE THE BACKYARD

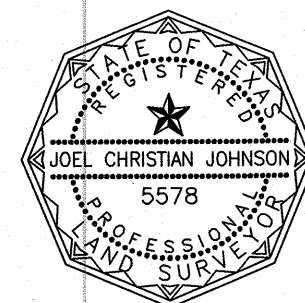


I, Patricia Flores, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

SCHEDULE B EXCEPTIONS

- RESTRICTIVE COVENANTS:
VOLUME 8600, PAGE 161, AND VOLUME 7857, PAGE 642, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- ELECTRIC LINE RIGHT-OF-WAY AGREEMENT, RECORDED IN VOLUME 2331, PAGE 452, DEED RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE - ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT DESCRIPTION)

- SURVEYOR NOTES:
- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0370 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DEFINITION:
ZONE "X" (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY ALAMO TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.
GF NO. GF NO.: SAT-60-4000612401495
EFFECTIVE DATE: NOVEMBER 24, 2024
ISSUED DATE: DECEMBER 3, 2024
 - ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 - BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.



TO:
KOTEL INVESTMENTS, INC., A TEXAS CORPORATION;
ABKOT PROPERTIES, LLC;
ALAMO TITLE INSURANCE COMPANY;

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

JOEL CHRISTIAN JOHNSON
R.P.L.S. NO. 5578
JOHNSON@MBCENGINEERS.COM

LAND TITLE SURVEY OF:

A 0.475 OF AN ACRE (20,716 SQUARE FEET) TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 3, BLOCK 65, NEW CITY BLOCK 15403, WESTWOOD VILLAGE, UNIT 31 SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8571, PAGE 1856 (O.P.R.) BEING THE SAME TRACT OF LAND CALLED TO BE 0.474 OF AN ACRE AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 11326, PAGE 1190 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS	DATE	BY	DESCRIPTION
DESIGN	JJA		
DRAWN	JJC		
CHECKED	01-07-2025		
DATE	33794-0870		
JOB NO.	1 OF 1		
SHT.			