

Rezoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units to "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for Nursing Facility

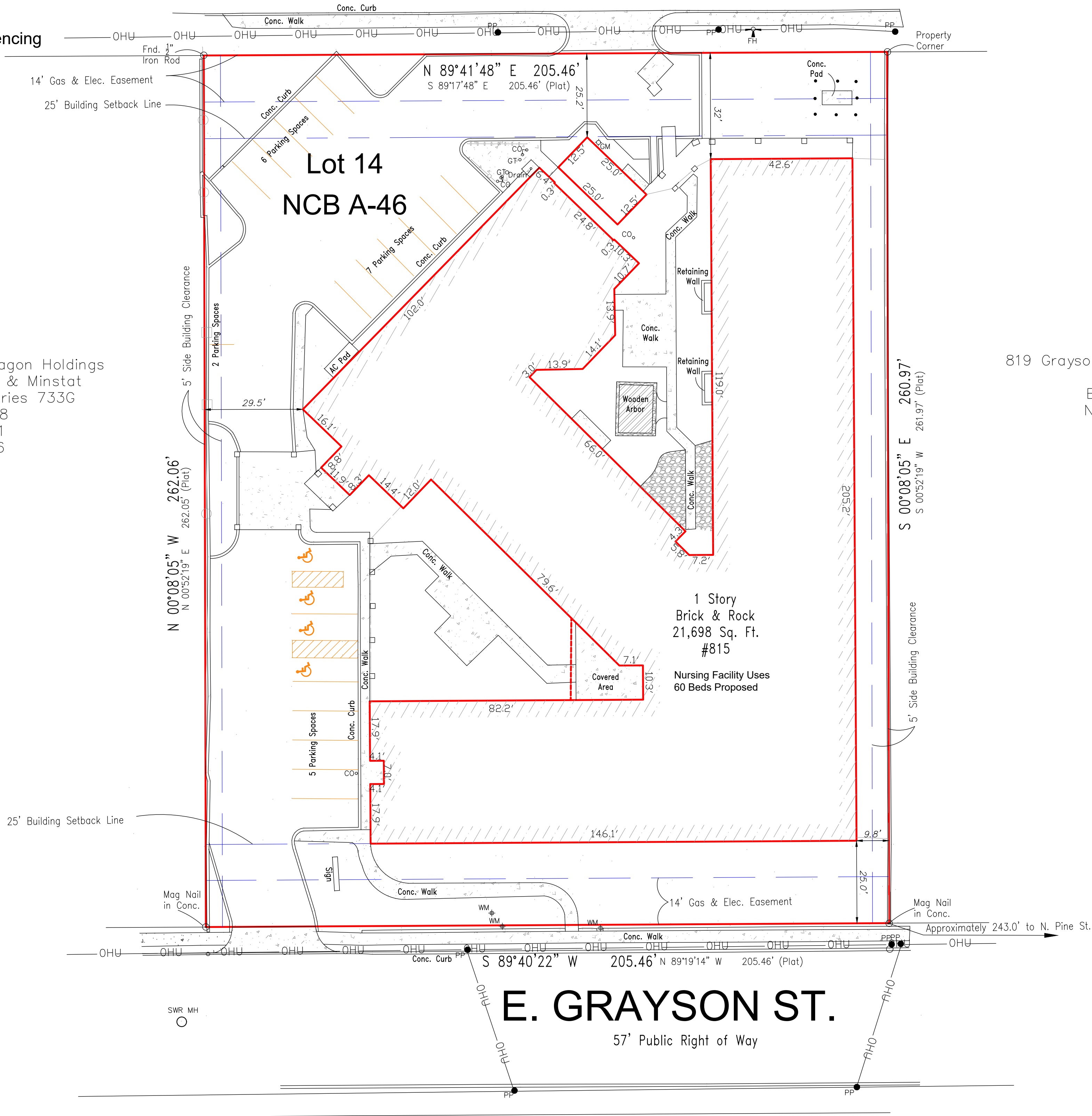
Z-2024-10700247 CD

Site Summary:

Land Area: 1.24 AC
Impervious Coverage: 53,840 SF
Parking Dimensions: 9' x 18'
Fence: 6-ft Perimeter Solid Screen Fencing

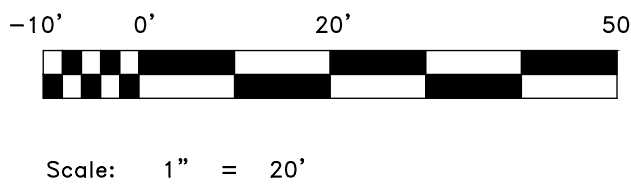
E. JOSEPHINE ST.

55.6' Public Right of Way



I, Ramiro Lozano, 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.

I, Patrick Christensen, representative of 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.



Bearings are based on GPS observations.
Datum is NAD '83, Texas South Central Zone.

SYMBOLS LEGEND

PP	POWER POLE
WV	WATER VALVE
WM	WATER METER
SWR MH	MANHOLE (AS NOTED)
CO	SANITARY CLEAN OUT
FH	FIRE HYDRANT
Handicap Symbol	HANDICAP PARKING SPACE
Sign Symbol	SIGN
EM	ELECTRIC METER
B	BOLLARD

815 E Grayson St, San Antonio, TX 78212

GENERAL NOTES:

- Title Commitment prepared by Westcor Land Title Company GF# 2304172, issued November 22, 2023, provided to this office as satisfactory records search.
- Bearing rotation is based on GPS observations. Datum is NAD '83.
- Coordinates are Texas State Plane, South Central Zone, shown in grid.
- Found monumentation resulted in bearings and/or distances falling within minimum positional tolerance.
- This survey is being prepared solely for the use of the current parties (as noted herein). No license has been created, express or implied, to copy this work except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.

The following items are referenced to the Title Commitment, Schedule B:

- Vol. 9520 Pg. 27, Deed and Plat Records
- Building Setback line 25' along front and rear property line - as shown
- Gas & Electric Easement 14' along front and rear property line - as shown
- Side Building Clearance 5' along side property lines - as shown
- Ingress/Egress Easement to the COSA - affects-no plottable item
- Vol. 42, Pg. 638 - Easement to COSA - unable to determine location
- Vol. 14908, Pg. 2177 - Lease - non survey related

41 Residential Units Permitted with MF-33

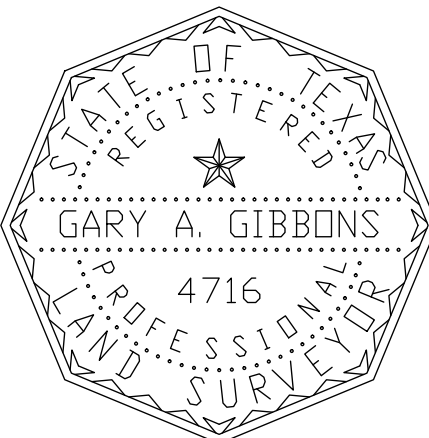
I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

the 23rd day of November 2023

Gary A. Gibbons

Gary A. Gibbons
Texas Registered Professional Land Surveyor No. 4716
ALAMO SURVEYORS, LLC



A Improvement Survey of:

to the plat thereof recorded in Volume 9520, Page 27 of the Plat Records of Bexar County, Texas, Lot 4, New City Block A-46, GRAYSON SQUARE SUBDIVISION, City of San Antonio, Bexar County, Texas, according