

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 inside the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 550235, Panel No. 0260, which is Dated 08/29/2010. 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 ZONE, 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://ms.fema.gov/portals>.

ZONING CASE Z-2024-10700242 CD: Lot 82, Block 28, NCB 16840
6563 Babcock Road

From: "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair

To: "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor

REMAINDER OF
LOT 81, N.C.B. 16840
BABCOCK PLAZA SUBDIVISION
VOL. 9502, PG. 61

REMAINDER OF
LOT 82, BLOCK 28
N.C.B. 16840
BABCOCK PLAZA SUBDIVISION REPLAT
VOL. 9652, PG. 177

REMAINDER OF
LOT 82, BLOCK 28
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VOL. 9652, PG. 177

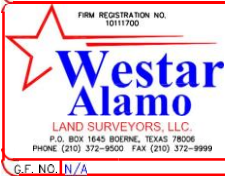
NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF
ANY) AS FOLLOWS: VOLUME 9652, PAGE 177, DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

I, Bexar Engineers, 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.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



LEGEND
▲ = CALCULATED POINT
● = FOUND 1/2" IRON ROD
● = FOUND 1" ON CONCRETE
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
● = BOLLARD
XXX = SUITE NUMBER

Property Address:
6563 BABCOCK ROAD #115
Property Description:
Being 0.024 acres (1,038 sq. ft.), more or less, out of Lot 82, Block 28, New City Block 16840, Babcock Plaza Subdivision Replat, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9652, Page 177, Deed and Plat Records of Bexar County, Texas, said 0.024 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

DWG: SS RVD: MJE
JOB NO. 12784



TITLE COMPANY: N/A



DATE: 10/5/2024

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