SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

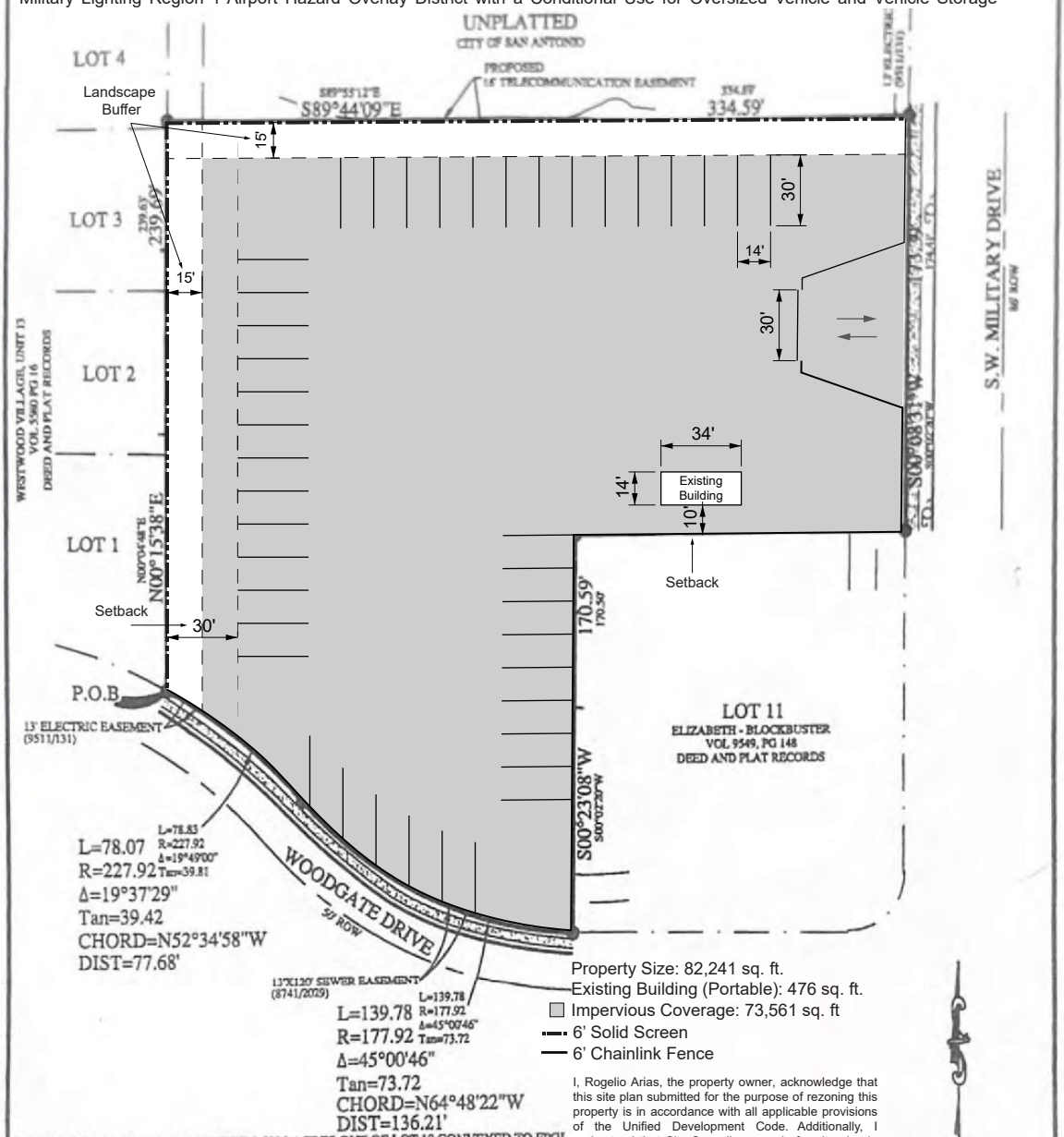
VOLUME 9511, PAGE 131, DEED AND PLAT RECORDS
VOLUME 8741, PAGE 2029, REAL PROPERTY RECORDS
VOLUME 8648, PAGE 1031, REAL PROPERTY RECORDS

RECORD INFORMATION
S33°29'20"W
161.24'

Z-2023-10700197 CD
7523 West Military Drive

Legal Description: Lot 9 and Lot 10, Block 18, NCB 15380 Save and Except 0.5806 acres out of Lot 10

Zoning Request: From "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Vehicle Storage



Property Size: 82,241 sq. ft.
Existing Building (Portable): 476 sq. ft.
Impervious Coverage: 73,561 sq. ft
6' Solid Screen
6' Chainlink Fence

I, Rogelio Arias, 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.

0 30 60

* LOT 9 AND 10, SAVE AND EXCEPT 0.5806 ACRES OUT OF LOT 10 CONVEYED TO FPGI PARTNERS LIMITED IN VOLUME 8648, PAGE 1031, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BASIS OF BEARING: NAD 83, SOUTH CENTRAL TEXAS

LOT(S) * BLOCK 18 N.C.B. 15380
SUBDIVISION WOLOSKI SUBDIVISION
VOLUME 9511, PAGE 131 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS DAY 13 OF JULY, 2021.
ADDRESS W MILITARY DR
G.F. NO. 9277IH
ROSIN GROUP, INC. JOB NO. 2672-001-000
DRAWN BY: JET SURVEYED BY: JM
CERTIFIED TO ARIAS MATERIALS LLC

/ WOOD FENCE
UTILITY POLE
CHAIN LINK FENCE
X BARBED WIRE
IRON / WROUGHT IRON
COV COVERED
LIGHTPOST
TR TRANSFORMER
1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROSIN GRP 2906" (UNLESS OTHERWISE NOTED)
CONCRETE
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PRPOERTY. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. THIS SURVEY MAKES NO RERERENCE TO FEMA OR ANY OTHER FLOOD PLAIN LOCATIONS. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED BY OWNER ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING.

STATE OF TEXAS
REGISTERED
ROY R. ROSIN
2906
PROFESSIONAL LAND SURVEYOR

Rosin Group, Inc.
Engineering & Project Management
Registered Professional Land Surveyor
12042 BLANCO RD, #105
SAN ANTONIO, TEXAS 78216
210-490-6001
FAX: 210-495-9580

ROY R. ROSIN, R.P.L.S. FIRM NO. 10051500

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