

I, Ivan Almaguer, the property owner of 838 Culebra Rd, San Antonio, TX, 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."

*[Signature]* 11/21/24

**SIDEWALK NOTE:**  
ALL NEW & EXISTING SIDEWALKS, CURBS, RAMPS & DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS & CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

## SITE PLAN

SCALE: 1/8" = 1'-0"

838 CULEBRA RD.  
LOT 5  
BLOCK 19  
N.C.B. 2083  
SAN ANTONIO, TX.  
BEXAR COUNTY

ZONING CASE Z-2024-10700204 CD  
FROM: "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY  
AIRPORT HAZARD OVERLAY DISTRICT  
TO: "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY  
AIRPORT HAZARD OVERLAY DISTRICT WITH A  
CONDITIONAL USE FOR FOUR (4) DWELLING UNITS

THIS PLAN IS THE SOLE PROPERTY OF  
PLAN FACTORY

ALL INFORMATION IS FOR YOUR INFORMATION  
ONLY. IT IS NOT TO BE USED FOR ANY OTHER  
PURPOSE.

**DISCLAIMER:**  
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS, AND SPECIFICATIONS IN THESE PLANS REMAIN THE SOLE  
AND EXCLUSIVE PROPERTY OF ANTONIO ESCOBEDO AND PLAN FACTORY. NO PART OF THESE PLANS, IN WHOLE OR IN PART,  
RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART.  
CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS  
TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.  
THESE CONSTRUCTION DRAWINGS ARE CONSIDERED A BUILDING SET, AND IT IS THE RESPONSIBILITY OF THE BUILDER  
TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES. THE DESIGNER OF THESE  
PLANS HEREBY NOTICES THE OWNER THAT THE DESIGNER RELIES HIMSELF OF ALL LIABILITIES.

**V8 CONSTRUCTION**  
DESIGN & BUILD

**IVAN ALMAGUER**  
210-725-4218

**838 CULEBRA RD.**  
SAN ANTONIO, TX

JOB: DUPLEXES

ADDRESS:

838 CULEBRA RD.

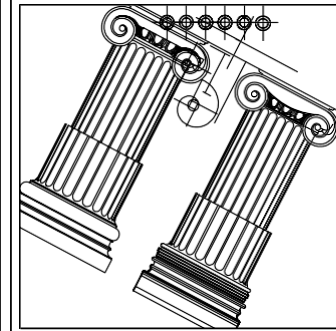
LEG. DESCRIPTION:

LOT BLOCK N.C.B. 2083

DESIGNS BY:  
ANTONIO  
ESCOBEDO

**PLAN  
FACTORY**

(210) 691-2944



SQ. FOOTAGE TABULATIONS PER UNIT:	
FIRST FLR.	629 *
SECOND FLR.	629 *
TOTAL LIVING	1258 *
1 CAR GARAGE	255 *
COV. PATIO	125 *
TOTAL PER UNIT	1638 *
EXTRA GARAGE	82 *
4 UNITS PER BLDG.	
TOTAL BLDG. UNDER COV.	6634 *

DATE DRAWN:  
NOVEMBER 18, 2024

DRAWN BY:  
UR & RR  
CHECKED BY:

AE  
PLOT DATE:

NOVEMBER 22, 2024

SHEET  
1  
OF 1 SHEETS

PLAN NO.:  
SF 1258  
FILE: DUPLEXES