

**ZONING CASE Z-2024-10700270 S**

From "FR" Farm and Ranch District

To "L S" Light Industrial District with  
a Specific Use Authorization for  
Storage - Outside (Open with No  
Screening Required)

5 acres out of CB 4187  
**19529 Applewhite Road**

I, Gerardo Castruita, 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.

**LEGEND**

- |              |  |
|--------------|--|
| DOC. NO.     | DOCUMENT NUMBER                                |
| D.P.R.B.C.T. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   |
| FND.         | FOUND  |
| I.           | IRON   |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| PG.          | PAGE   |
| P.O.B.       | POINT OF BEGINNING                             |
| P.O.C.       | POINT OF COMMENCING                            |
| R.O.W.       | RIGHT-OF-WAY                                   |
| VOL.         | VOLUME   |
| ▲            | CALCULATED POINT                               |
| ●            | FOUND 1/2-INCH ROD (UNLESS OTHERWISE NOTED)    |

CALLED 0.895 ACRES  
ALBERT H. ESCOBEDO AND WIFE  
ROSANNA C. ESCOBEDO  
VOL. 7175, PG. 863, O.P.R.B.C.T.

CALLED 2.184 ACRES  
ALBERT H. ESCOBEDO  
VOL. 6374, PG. 1880, O.P.R.B.C.T.

CALLED 16.931 ACRES  
ROSANNE C. ESCOBEDO AND  
ALBERT H. ESCOBEDO  
VOL. 18684, PG. 282, O.P.R.B.C.T.


**LEGAL DESCRIPTION:**

BEING A 5.000 ACRE TRACT OF LAND SITUATED IN THE CEPI&M CO SURVEY NO. 4, ABSTRACT NO. 169, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 21.302 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO GERARDO CASTRUITA RECORDED IN DOCUMENT NO. 20190063045, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**GENERAL NOTES:**

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR OF 0.999830029.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS ZONING EXHIBIT.
3. THIS ZONING EXHIBIT IS NOT A BOUNDARY SURVEY AND IS INTENDED FOR ZONING PURPOSES.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°13'12" W	92.59'



**SUMMIT**  
GEOMATICS

SUMMIT GEOMATICS, INC.  
4603 N STAHL PARK SUITE 103  
SAN ANTONIO, TEXAS 78217  
Tel: 210-971-4870 • summit-geomatics.com  
TBPELS FIRM NO. 10194657

**ZONING EXHIBIT OF  
5.000 ACRES AND  
SITUATED IN THE  
CEPI&M CO  
SURVEY NO. 4  
ABSTRACT NO. 169  
BEXAR COUNTY, TEXAS**

SCALE:	JOB NO.:	DATE:	SHEET:
1"=200'	24.0281	10/02/2024	2 OF 2