

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 made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0403 H, which is Dated 06/19/2020. 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 ZONES, 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://msc.fema.gov/portal>.

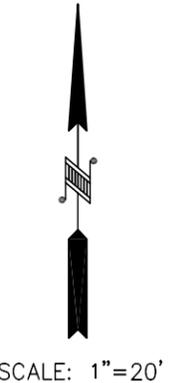
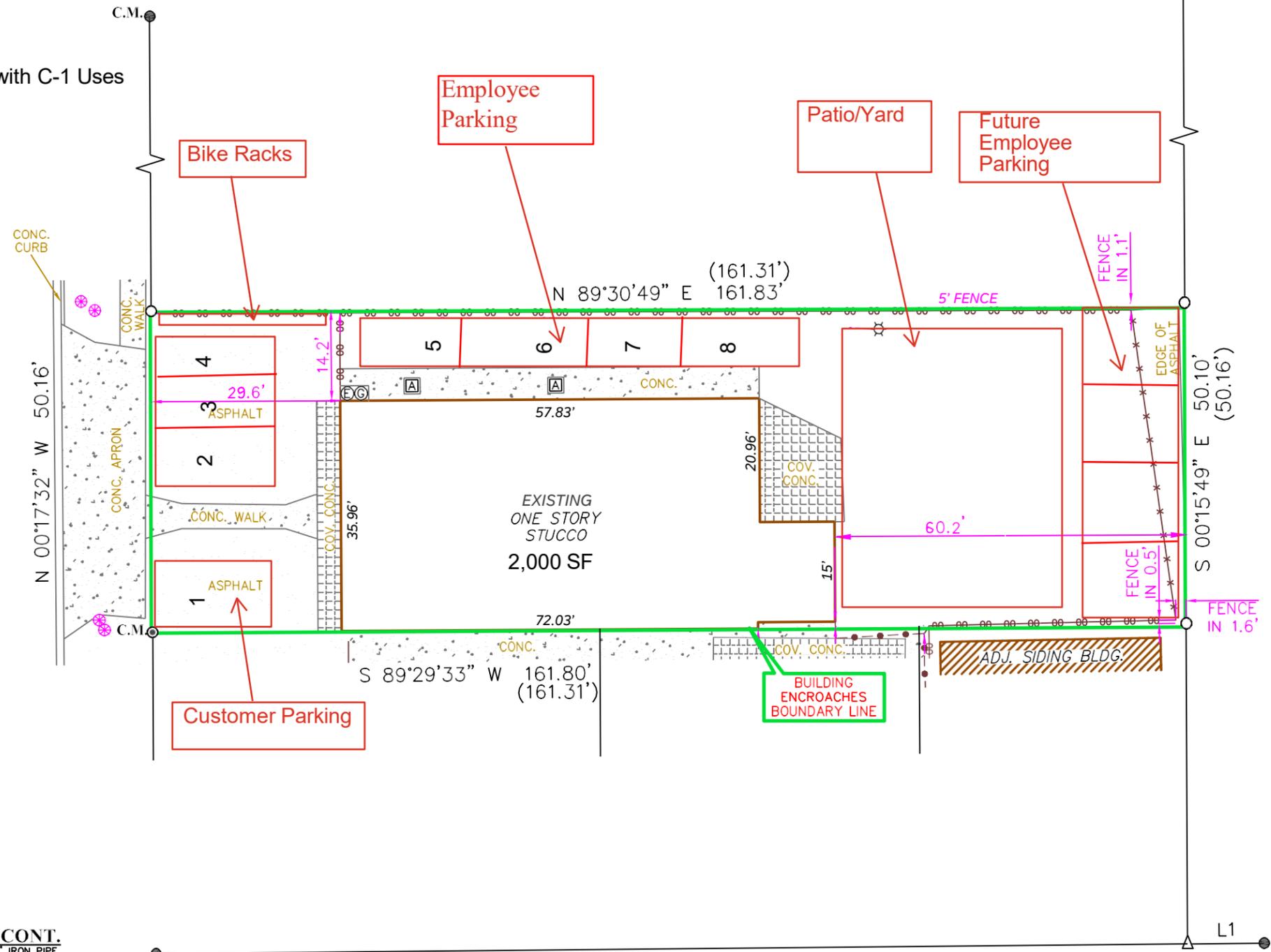
LINE	BEARING	DISTANCE
L1	N 89°27'20" E	12.00'

Z-2024-10700323 Rezoning from C-2 to IDZ-1 with C-1 Uses

Impervious cover: 7,500 SF

All Parking Spaces: 9' 18'

NORTH PINE STREET
(55.6' R.O.W.)



I, Jeremy Rushing, 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 the 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 CONT.
 ○ = FOUND 1" IRON PIPE
 — = METAL FENCE

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
 - = SET 1/2" IRON ROD CAPPED WALS
 - = FOUND 1/2" IRON ROD
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER
 - = GAS METER
 - = A/C PAD
 - = LIGHT POST
 - = CHAIN LINK FENCE
- DWG: CJ RVD: RJP

Property Address:
1606 NORTH PINE STREET

Property Description:
LOT 7, BLOCK 4, NEW CITY BLOCK 1279,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

0.1857 ACRES

Owner:
T.B.D.



I, RUDOLF J. PATA, JR., 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.

RJP

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. N/A

JOB NO. 129059

TITLE COMPANY: N/A

DATE: 01/22/2025