ALLIANCE LAND SURVEYORS

TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

OWNER: LUIS G. VALDEZ AND MAGDALENA VALDEZ
ADDRESS: 1019 RIVAS STREET
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78207

LAND SURVEY

LOT 54, BLOCK 1, NEW CITY BLOCK 6389, WESTLAWN PLACE, BEING A SUBDIVISION OF COUNTY BLOCK 2123, 2124, 2145, AND 2146, SITUATED IN THE CORPORATE LIMITS OF SAN ANTONIO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 368, PAGE 336 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Z-2023-10700235 CD

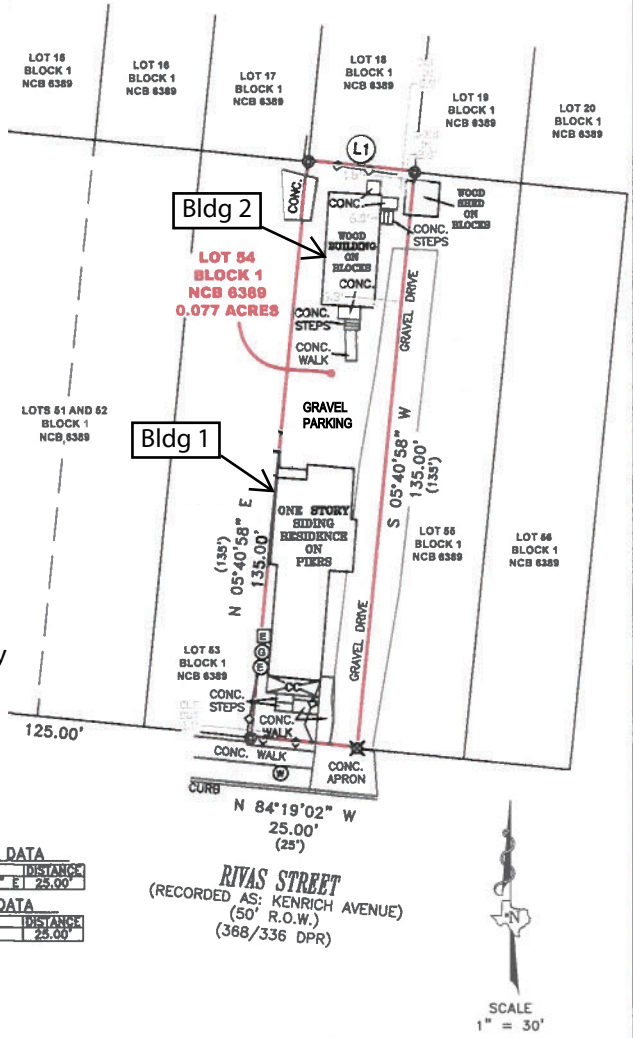
Address: 1019 Rivas Street
Legal Description: Lot 54, Block 1, NCB 6389
From: R-3
To: R-3 CD with a Conditional Use for two (2) dwelling units

Bldg 1: 656sf
Height: 1 story - 20'
Maximum dimensions: 20' x 48'

Bldg 2: 312sf
Height: 1 story - 20'
Overall dimensions: 12' x 26'

Existing 4' chain link fence around perimeter of property
No proposed landscaping
Impervious coverage/gravel parking: 0.077 acres

Luis & Magdelena Valdez, the property owners, 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.



RECORD DATA

LINE	BEARING	DISTANCE
L1	S 84°19'02" E	25.00'

FIELD DATA

LINE	BEARING	DISTANCE
L1	-	25.00'

SCALE 1" = 30'

STATE OF TEXAS REGISTERED CORY BLAKE SILVA 6500 PROFESSIONAL LAND SURVEYOR

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 240316691	CREW: L.G. DATE: 04/07/2024	DRAWN: A.L.M.	REVIEW: C.B.S.	REVISION DATE: -/-/---	DATE: 04/09/2024

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