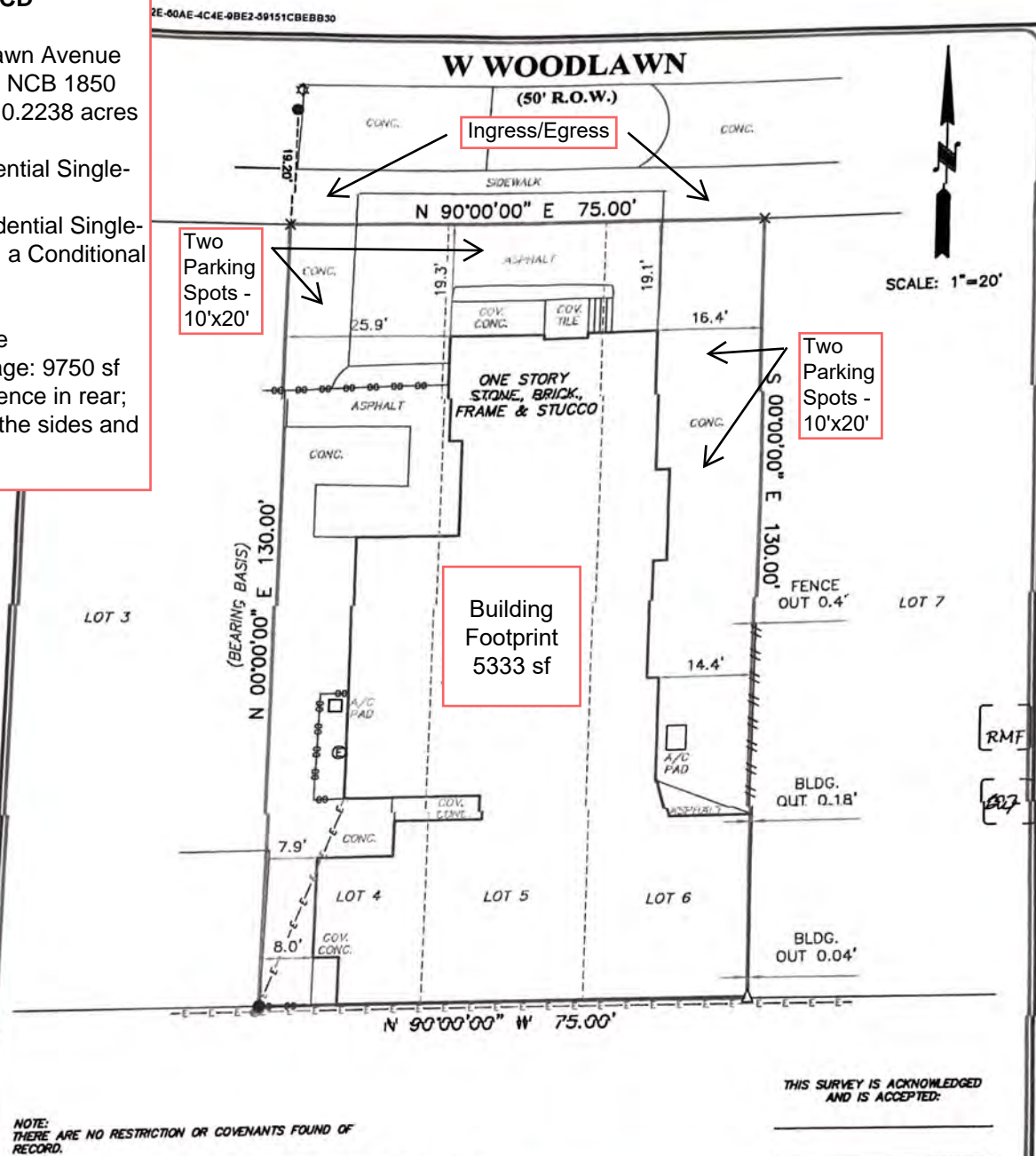


Z-2024-10700279 CD

1136 West Woodlawn Avenue
Lots 4-6, Block 42, NCB 1850
Property Acreage: 0.2238 acres

From: "R-6" Residential Single-Family District
To: "R-6 CD" Residential Single-Family District with a Conditional Use for Art Gallery

Landscaping: None
Impervious Coverage: 9750 sf
Fencing: 6' wood fence in rear;
4' chain link along the sides and front



NOTE:
THERE ARE NO RESTRICTION OR COVENANTS FOUND OF RECORD.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

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. 480280, Panel No. 0385 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or 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 Flood Insurance may be found at: <http://www.fema.gov/index.shtml>.

I Ronald Felix, 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

Property Address:
1136 W WOODLAWN

Property Description:

LOTS 4, 5 AND 6, BLOCK 42, NEW CITY BLOCK 1850, BEACON HILL ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE(S) 172-173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:

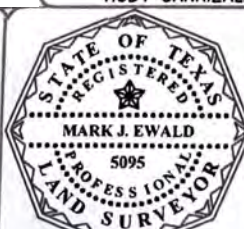
RUDY CARRIZALES AND KATHY H. CARRIZALES



LEGEND

- X = 2" ON CONCRETE TO BE SET
- = FIND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- ⊖ = ELECTRIC METER
- Δ = CALCULATED POINT
- ☆ = LIGHT POST
- = POWER POLE
- E— = OVERHEAD ELECTRIC
- W— = WOOD FENCE
- C— = CHAIN LINK FENCE

DRAWN BY: KMK



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 1622741-5450

JOB NO. 52087

TITLE COMPANY: FIRST AMERICAN TITLE

DATE: 10-14-11