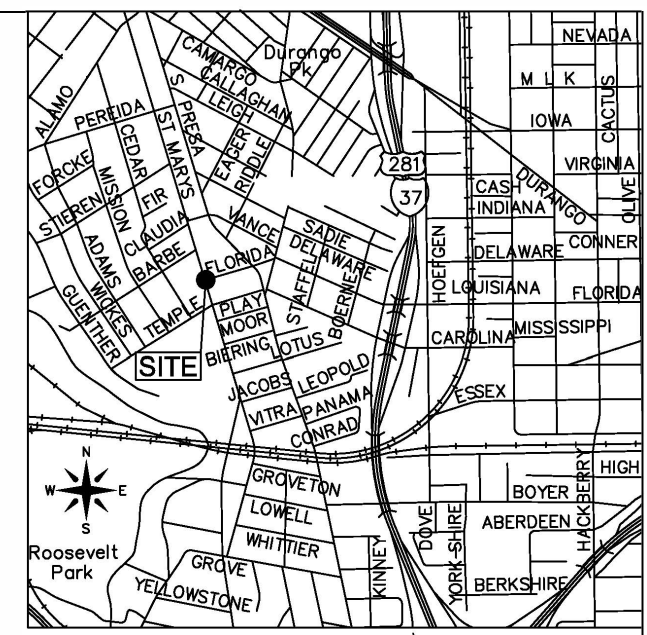
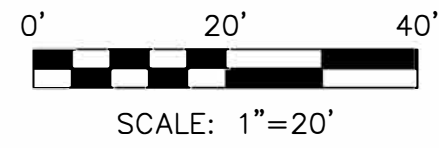


Z-2023-10700260

BEXAR COUNTY, TEXAS  
SAN ANOTNIO TOWN TRACT SURVEY  
ABSTRACT NO. 20



VICINITY MAP  
N.T.S.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48028C0415G, REVISED SEPTEMBER 29, 2010, THE SUBJECT TRACT IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
3. BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204).
4. THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO SOUTH PRESA STREET.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

PARKING TABLE

0	Standard Spaces
0	Handicap Space
0	Total Parking Spaces

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT UNDER G.F. NO. 17473NW WITH AN EFFECTIVE DATE OF MARCH 17, 2022.

LEGAL DESCRIPTION

LOT 3, BLOCK 31, NEW CITY BLOCK 2992, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCHEDULE 'B' ITEMS

- (10b) Electric Line Right-of-Way Agreement recorded in Volume 12197, Page 218, Real Property Records of Bexar County, Texas. (DOES AFFECT, AS SHOWN HEREON)

LEGEND

AE	AERIAL EASEMENT
ASPH	ASPHALT
BLDG	BUILDING
BL	BUILDING LINE
BM	BENCHMARK
CI	CURB INLET
CO	CLEAN OUT
CONC.	CONCRETE
COR	CORNER
DRWY	DRIVEWAY
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
GI	GRATE INLET
GM	GAS METER
GRV	GRAVEL
GT	GREASE TRAP
GW	GUY WIRE
HC	HANDICAP
B.C.C.F.	BEXAR COUNTY CLERK'S FILE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.P.R.	BEXAR COUNTY MAP RECORDS
HDWL	HEADWALL
LNCS	LANDSCAPE
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
N.C.B.	NEW CITY BLOCK
P	OVERHEAD LINES
PP	POWER POLE
PLM	PIPELINE MARKER
PST	PAVEMENT
PVMT	SANITARY
SAN	SIDEWALK
SDWK	STORM SEWER
STM	TEMPORARY BENCHMARK
TBM	TREE LINE
TL	UTILITY EASEMENT
UE	UNDERGROUND
U/G	WATER METER
WM	WATER VALVE
WV	

No Parking  
No Additional Hardscaping  
No Additional Landscaping SF  
No Additional Building SF  
Existing 1 story structure to remain

I, Cody Lockwood, 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.

SOUTH ST. MARYS STREET  
( 60' WIDE PUBLIC R.O.W. )

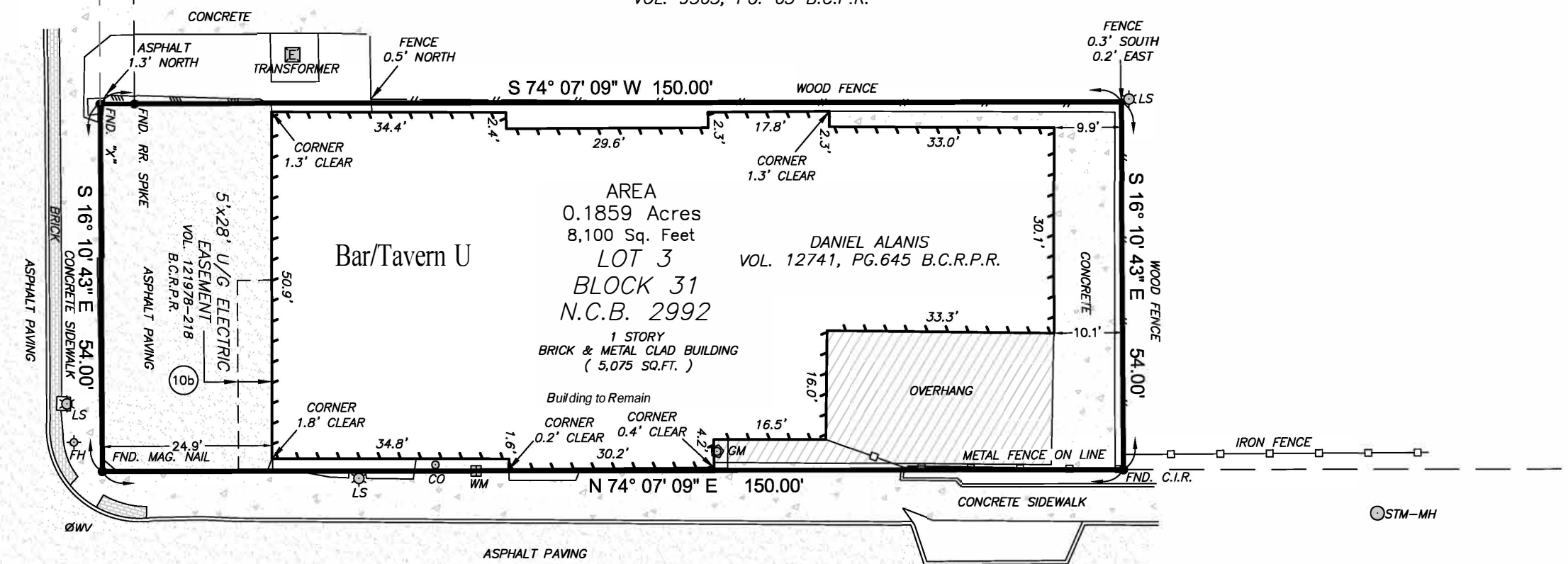
5.0' DEDICATED TO  
CITY OF SAN ANTONIO  
VOL. 9565, PG. 63 B.C.P.R.

SAN-MH

LOT 33  
BLOCK 31  
N.C.B. 2992

COSA FIRE STATION NO. 7  
VOL. 9565, PG. 63 B.C.P.R.

CITY OF SAN ANTONIO  
VOL. 8800, PG. 16 B.C.R.P.R.



FLORIDA STREET  
( 42' WIDE PUBLIC R.O.W. )

LOT 15  
BLOCK 31  
N.C.B. 2992

LOT "N"  
BLOCK 31  
N.C.B. 2992

ZONING INFORMATION

SUBJECT PROPERTY LIES WITHIN THE CITY OF SAN ANTONIO JURISDICTION  
ZONED COMMERCIAL DISTRICT, NONALCOHOLIC SALES C-3NA,  
NEIGHBORHOOD CONSERVATION DISTRICT NCD-1

"C-2" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

General Provisions.  
No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in subsection 35-510(g).

LOT DIMENSIONS  
Lot Size (min) -  
Lot Size (max) -  
Density (max) -  
Street Frontage (min) 20'

BUILDING ON LOT  
Front Setback(min) -  
Front Setback (max) -  
Side Setback (min) 10' (ABUTTING RESIDENTIAL)  
Rear Setback (min) 30' (ABUTTING RESIDENTIAL)

BUILDING  
Height (max) (feet/#of stories) 35'

SURVEYOR CERTIFICATION

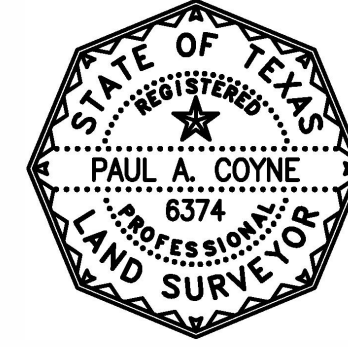
TO: BRAUN ENTERPRISES; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 05/20/2022.

Paul Coyne  
PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6374

DATE: JUNE 3, 2022



REVISIONS		
REV.	DESCRIPTION	DATE
ALTA/NSPS SURVEY OF		
A 0.1859 ACRE TRACT OF LAND OUT OF AND PART OF THE SAN ANTONIO TOWN TRACT, ABSTRACT 20, BEXAR COUNTY, TEXAS BEING ALL OF LOT 3, BLOCK 31, NEW CITY BLOCK 2992, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.		
ADDRESS: 1422 S. ST. MARYS STREET, SAN ANTONIO TX 78210		
PROJECT NAME: ALANIS ON ST. MARYS		
CLIENT: BRAUN ENTERPRISES		
 5304 Ashbrook Drive Houston, Texas 77081 (P) 713-462-6100 (F) 713-433-1003 E-Mail: Survey@TSTX.com www.TLSTX.com License No. 10127500		JOB NO.: 22-0085
		SCALE: 1"=20'
		DATE: 06/03/2022
		DRAWN BY: JP
		CHECKED BY: PAC
		APPROVED BY: PAC