

Zoning Case No. Z-2024-10700271  
Address: 4621 Rittiman Road  
Legal Description: NCB 16095 Lot 7  
Acreage: 1.1620  
Current Zoning: 1-1 MLOD-3 MLR-2 AHOD  
Proposed Zoning: MXD MLOD-3 MLR-2 AHOD  
Gross Residential Density: 100 units/acre  
Residential Acreage: 1.1620  
Commercial Acreage: 1.2620  
Business Park Acreage(s): Zero (0.0)  
Office Park Acreage: Zero (0.0)

Permitted Uses: Commercial and Residential development with a maximum gross density of 100 units/acre

Open Space Acreage: Zero (0.0)

All or portion of Property may be gated, and streets may be private.

Building Area: Existing As Shown

Commercial Zoning Permitted On Site: NC, C-1, C-2 and C-3.

I, Daniel Cohen for and on behalf of Qubed San Antonio Red Roof, LLC & PrivCap Boymed, LLC, 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.

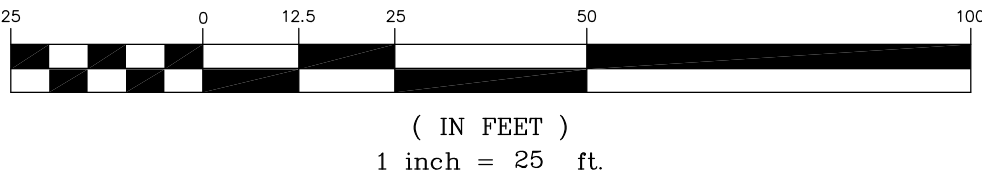
- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on the survey, the location is approximate as the location was either shown by a third party or it was estimated by metal detection, probing rods, or visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- If you are reading this survey in an electronic format, the information is only valid if the document is electronically signed as specified in Chapters 5J-17.062 (3) of the Administrative Code and Statute 472.025 and will contain a blue signature. Manually signed and sealed surveys are kept in the office of the performing surveyor. If this document is in hard copy format, it is not valid without a blue signature and seal of the licensed surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- There may be additional above and below ground improvements which may or may not be in conflict with building setback and easement lines not shown or unknown to the surveyor.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Eby Survey. Additional logo or references to third party firms are for informational purposes only.
- An individual employee or agent may not be held individually liable for negligence.
- This entire survey was performed solely by Eby Survey, Texas Firm Registration Number 10193705, located at 600 Second Street, Woodsboro, Texas, 78393, whose phone number is 361-543-8161. Eby Survey carries errors and omissions insurance and accepts full responsibility for the entire contents of this survey.

### LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		WATER VALVE
	LIGHT POLE		WATER METER
	TELEPHONE MANHOLE		CURB & GUTTER
	TELEPHONE PEDESTAL		TRANSFORMER PAD
	ELECTRIC METER		POOL SYSTEM AREA
	POINT OF ACCESS		VOL. VOLUME
	HANDICAPPED PARKING		PG. PAGE
	RISER		O.P.R. OFFICIAL PUBLIC RECORDS
			D.&P.R. DEED & PLAT RECORDS
			CONCRETE
			OVERHEAD WIRES
			PAINTED STRIPE



### GRAPHIC SCALE



### NOTES:

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

○ = SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6198".



FIRM REG. NO. 10193705  
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Fax 361-288-8438



*Nathan Eby*  
Registered Professional Land Surveyor  
Registration No. 6198

The undersigned does hereby certify that this plat represents the results of a survey performed on the ground of the property legally described hereon and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or protrusions, except as shown, and has direct access to a dedicated roadway, this the 21st day of June, 2018, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.