

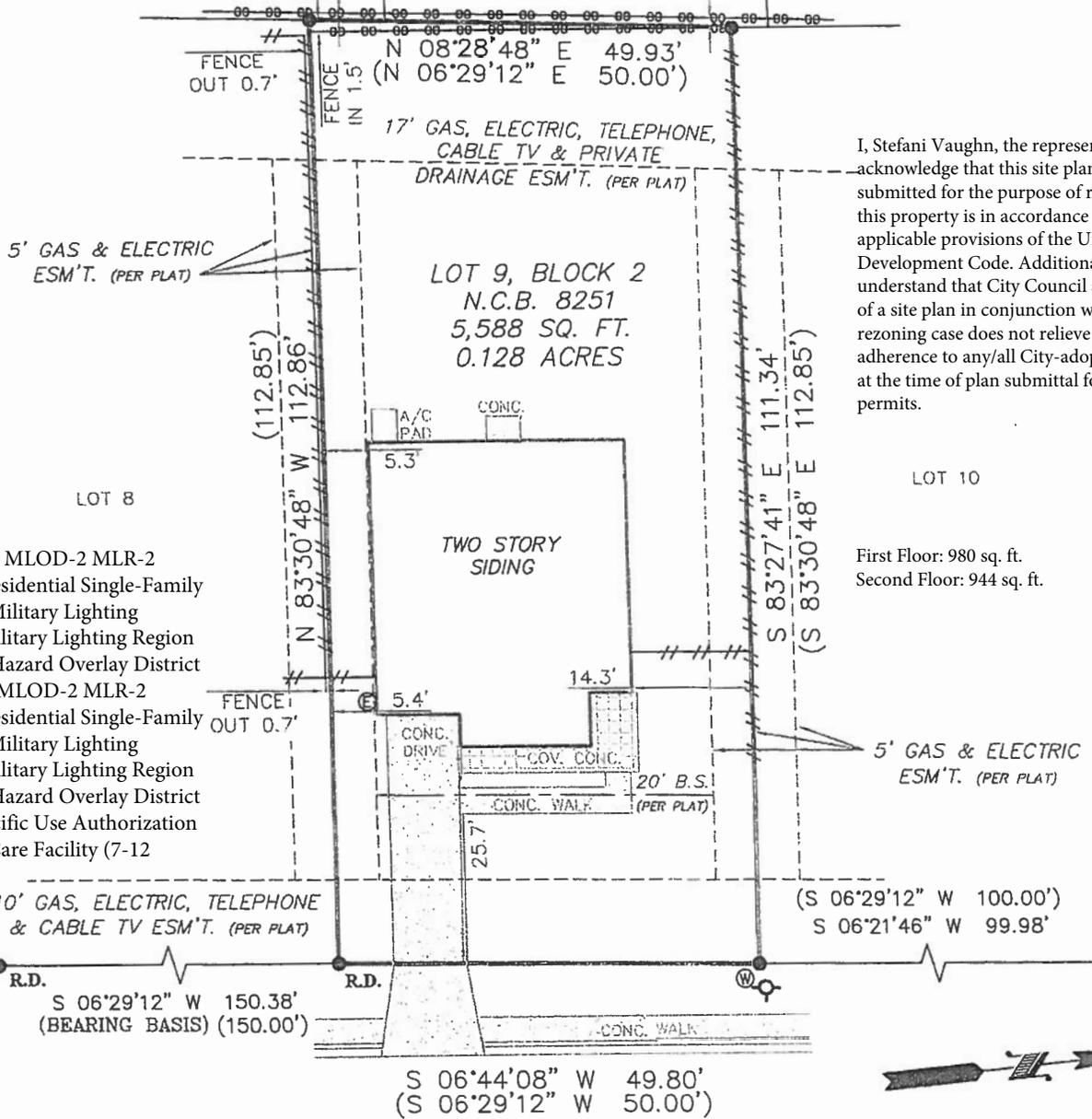
Z-2024-10700160 S

Lot 9, Block 2, NCB 8251 -- 435 Precious Drive

MAT INVESTORS, LLC.
TRACT
DOC. NO. 20200072155

FRANCISCO ESCOBAR
TRACT
vol. 8682, pg. 1538

JIN TIAN ZHAO
TRACT
DOC. NO. 20150127941



I, Stefani Vaughn, the representative, 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.

LOT 10

First Floor: 980 sq. ft.
Second Floor: 944 sq. ft.

From: "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To: "R-5 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Child Care Facility (7-12 Children)

LOT 8

10' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)

5' GAS & ELECTRIC ESM'T. (PER PLAT)

R.D. S 06°29'12" W 150.38' (BEARING BASIS) (150.00')

S 06°44'08" W 49.80'
(S 06°29'12" W 50.00')

PRECIOUS DRIVE
(50' R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

SCALE: 1"=20'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF
ANY) AS FOLLOWS: VOL. 9547, PG. 219, DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

X [Signature]
X [Signature]