

Ingress / Egress

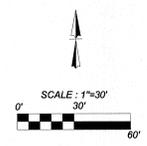
15 parking spaces

Concrete Parking Area 24,637sf

Ingress / Egress

Ingress / Egress

Z-2024-10700092  
 Current Zoning: R-4 AHOD & R-5 AHOD  
 Proposed Zoning: IDZ-2 AHOD with Uses Permitted for Studio - Fine or Performing Arts  
 Address: 802/809 Oblate Drive  
 Legal Description: NCB 10063 BLK 16 Lots 1-5  
 Parking: As Shown  
 Ingress/Egress: As Shown  
 Buildable Area: 49,866 SF



LOCATION MAP  
 NOT-TO-SCALE  
 PROPERTY ADDRESS:  
 802 OBLATE DRIVE,  
 SAN ANTONIO, TEXAS  
 78216

POINT #	SPECIES	SIZE
3001	LIVE OAK	35.5
3002	LIVE OAK	31
3003	LIVE OAK	17
3004	LIVE OAK	29
3005	LIVE OAK	17
3006	LIVE OAK	22
3007	LIVE OAK	22
3008	LIVE OAK	28.8
3009	LIVE OAK	18.8
3010	LIVE OAK	14
3011	LIVE OAK	14
3012	LIVE OAK	10
3013	LIVE OAK	30
3014	LIVE OAK	23
3015	LIVE OAK	21
3016	ASH	21
3017	LIVE OAK	17
3018	LIVE OAK	17
3019	LIVE OAK	10
3020	LIVE OAK	10
3021	LIVE OAK	12
3022	LIVE OAK	10
3023	PERSEA	00314
3024	LIVE OAK	16
3025	LIVE OAK	11.4

**KFM**  
 SURVEYING  
 11000021

ISSUE DATE: 11/09/2021  
 ADDITIONAL BOUNDARY OF PROJECT: 24.637



ALTA/NPS LAND TITLE SURVEY OF  
 TRACT 1: TOTAL 2.2816 ACRES  
 1.716 ACRE TRACT AND A 0.5656 ACRE TRACT  
 TRACT 2: 1.482 ACRES AND TRACT 3: 0.2968 OF AN ACRE  
 SITUATED IN THE PEDRO CAMARILLO SURVEY NO. 3, ABSTRACT 18,  
 CITY OF SAN ANTONIO, BEGAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEGAR  
 TO CHICAGO TITLE INSURANCE COMPANY:  
 SCHOOL OF EXCELLENCE IN EDUCATION, A TEXAS NONPROFIT CORPORATION;  
 VERTEX EDUCATION, LLC, AN ANSON LIMITED LIABILITY COMPANY;  
 HILNORTH HIGHER EDUCATION FINANCE CORPORATION;  
 WILMINGTON TRUST NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS;  
 INCAPITAL BANKERS IS, LLC;  
 ANDREWS KURTH, L.L.P.; AND  
 WARREN CHARTERED, P.L.C.  
 THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED  
 WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL  
 REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, SIMPLY ESTABLISHED AND  
 ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A)(3), 7(C), 8-10, 11, 13,  
 14 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/05/2021  
 AND 11/19/2021.  
 30 NOV 2021  
 TIM C. TRAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5549  
 EMAIL: TRAPPAS@KFWENGINEERS.COM  
 DATE OF SURVEY: 08/09/2021  
 PROJECT NO.: 21-057

JOB NO. 21-057  
 DATE: 10/19/2021  
 DRAWING NO. CHECKED: TOP  
 SHEET NUMBER:  
 1 of 2

I, School of Excellence in Education, 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 Cityadopted Codes at the time of plan submittal for building permits