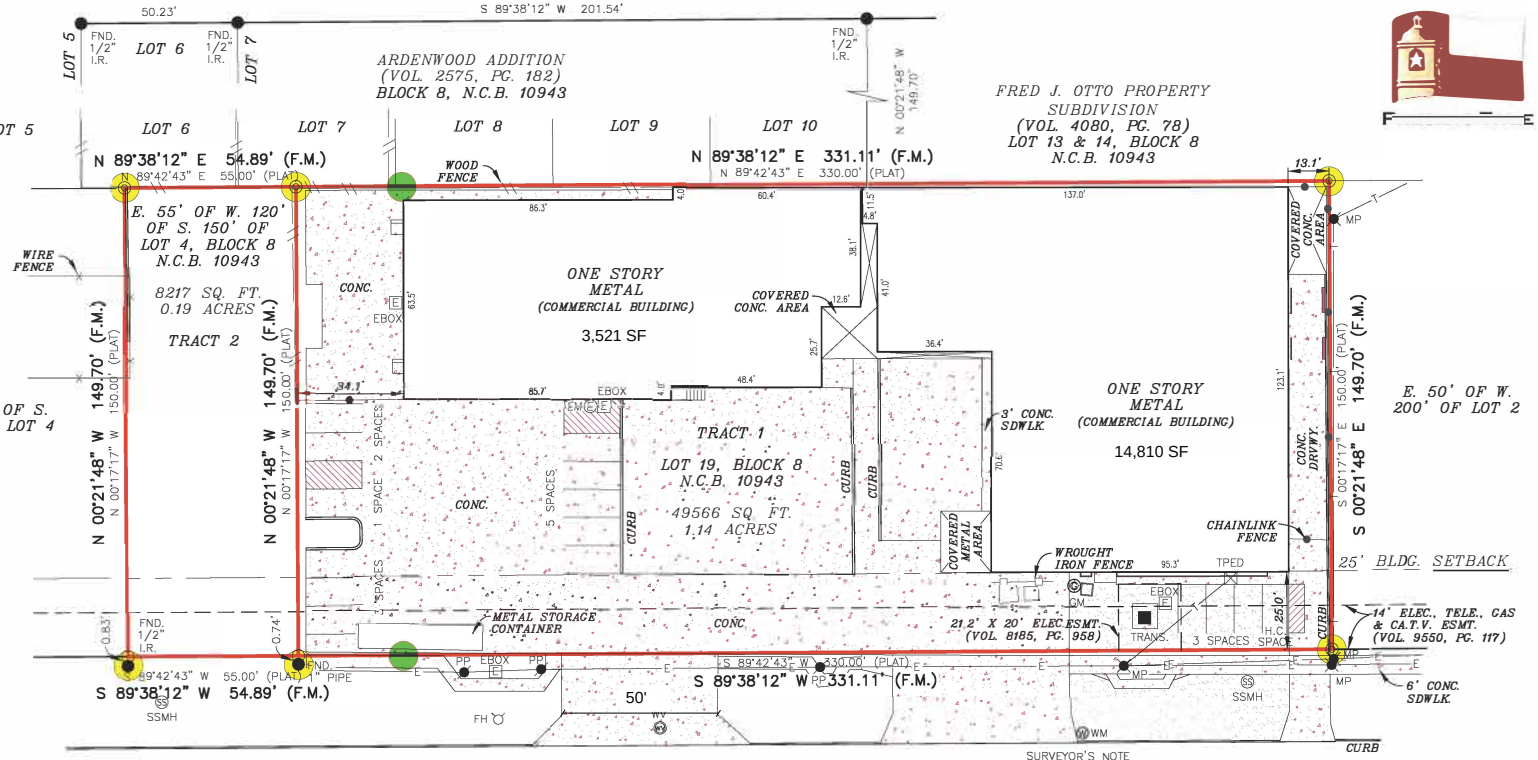

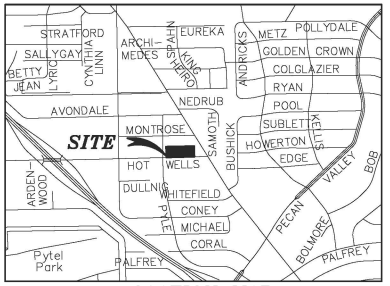

LOCATION MAP

N.T.S.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- METER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- GAS METER
- TRANSFORMER
- [E] ELECTRIC BOX
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

Case #: Z-2024-10700329 CD
Zoning Request: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage Width of all egress/ingress areas on the property
Storage Container: 5,521 SF
Impervious Coverage: 1.136 AC
Parking: 9' x 18'; 15 Parking Spaces
No Landscaping
6-ft Chain Link Perimeter Fence

"I, Activa SA Properties LLC, 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."

PARKING SPACE SUMMARY:

TOTAL NUMBER OF HANDICAP SPACES:	1	SPACE
TOTAL NUMBER OF PARKING SPACES:	14	SPACES
TOTAL NUMBER OF SPACES:	15	SPACES

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 40' 80'

SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0580 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART TITLE GUARANTY COMPANY and _____ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: MARIA DE LOURDES SOBRINA
Address: 1031 HOT WELLS BOULEVARD GF No. 117704
Legal Description of the Land:
See above.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 472, PAGE 122, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 587, PAGE 623, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 596, PAGE 393, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 2773, PAGE 600, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 8185, PAGE 958, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
Phone: (210) 367-2200 Fax: (210) 530-1045

FINAL "AS-BUILT" SURVEY

JOB NO.:	120801153.7	NO.	REVISION	DATE
DATE:	08/23/12			
DRAWN BY:	MN/MR			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

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