



Z-2021-10700330 S

18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509
TBPELS FIRM NO. 14041294

BUYER/OWNER: PETCO ANIMAL SUPPLY, INC.
ADDRESS: 23014 US HWY 281 N, SUITE 107
CITY, STATE, ZIP: SAN ANTONIO, TEXAS, 78258



CATEGORY 1B - SURVEY

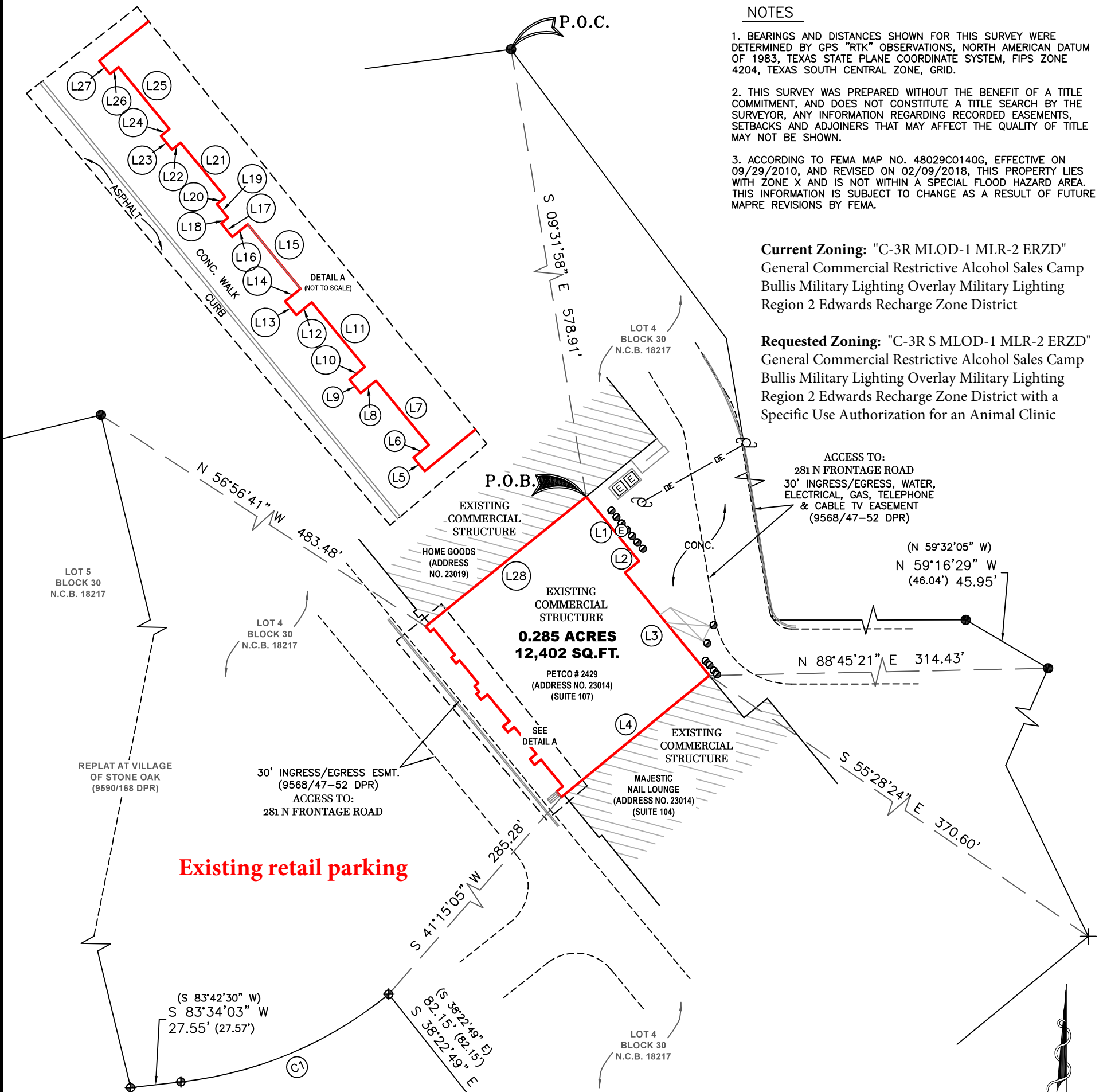
BEING A 0.285 - ACRE PARCEL (12,402 SQUARE FEET), LYING WITHIN LOT 4, BLOCK 30, NEW CITY BLCK 18217, REPLAT AT VILLAGE OF STONE OAK, AS RECORDED IN VOLUME 9590, PAGE 168, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE AREA OCCUPIED BY PETCO # 2429, ADDRESS NO. 23014, SUITE 107, BEXAR COUNTY APPRAISAL DISTRICT, PROPERTY IDENTIFICATION NO. 1216234.

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, FIPS ZONE 4204, TEXAS SOUTH CENTRAL ZONE, GRID.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.
3. ACCORDING TO FEMA MAP NO. 48029C0140G, EFFECTIVE ON 09/29/2010, AND REVISED ON 02/09/2018, THIS PROPERTY LIES WITH ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAPRE REVISIONS BY FEMA.

Current Zoning: "C-3R MLOD-1 MLR-2 ERZD"
General Commercial Restrictive Alcohol Sales Camp
Bullis Military Lighting Overlay Military Lighting
Region 2 Edwards Recharge Zone District

Requested Zoning: "C-3R S MLOD-1 MLR-2 ERZD"
General Commercial Restrictive Alcohol Sales Camp
Bullis Military Lighting Overlay Military Lighting
Region 2 Edwards Recharge Zone District with a
Specific Use Authorization for an Animal Clinic



Existing retail parking

FIELD DATA		
LINE	BEARING	DISTANCE
L1	S 39°23'40" E	45.46'
L2	S 50°36'20" W	9.88'
L3	S 39°23'40" E	72.51'
L4	S 50°36'20" W	104.55'
L5	N 39°23'40" W	4.00'
L6	N 50°36'20" E	4.50'
L7	N 39°23'40" W	18.90'
L8	S 50°36'20" W	4.50'
L9	N 39°23'40" W	4.00'
L10	N 50°36'20" E	4.50'
L11	N 39°23'40" W	19.00'
L12	S 50°36'20" W	4.50'
L13	N 39°23'40" W	4.00'
L14	N 50°36'20" E	4.50'
L15	N 39°23'40" W	18.90'
L16	S 50°36'20" W	4.50'
L17	N 39°23'40" W	4.00'
L18	N 50°36'20" E	2.00'
L19	N 39°23'40" W	4.00'
L20	N 50°36'20" E	2.50'
L21	N 39°23'40" W	16.00'
L22	S 50°36'20" W	2.50'
L23	N 39°23'40" W	4.00'
L24	N 50°36'20" E	2.50'
L25	N 39°23'40" W	18.20'
L26	S 50°36'20" W	2.50'
L27	N 39°23'40" W	3.87'
L28	N 51°04'13" E	112.43'

LEGEND	
—	BOUNDARY
—DE—	OVERHEAD ELECTRIC
+	FOUND "X" ON CONC.
●	FOUND 1/2" IRON ROD (UNLESS NOTED)
⊙	SET 1/2" IRON ROD W/CAP "RPLS 6500"
⊕	MAG NAIL FOUND
▽	CALCULATED POINT
()	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
(E)	(4) ELECTRIC METERS
[E]	ELECTRIC VAULT
⊕	POWER POLE
⊙	BOLLARD
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

RECORD DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	124.73'	215.00'	33°14'18"	S 67°06'44" W	122.98'
C2	100.40'	165.00'	34°51'47"	S 20°58'03" E	98.86'

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"I, DDR DB Stone Oak LP, 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.



SCALE
1" = 60'

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 2, Standard Land Survey.



CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 211111200

CREW: JSL
DATE: 01/12/2022

DRAWN:
JTD

REVIEW:
CBS

REVISION DATE: --/--/----

DATE: 01/26/2022