Z2021-10700199 S

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 480259C, PANEL NO. 0565F, WHICH IS DATED SEPTEMBER 29, 2010. BY SCALING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE(S) X. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT http://www.fema.gov/index.shtm.

LEGAL DESCRIPTION: (MEASURED)

TRACT 1:

A 7.12 ACRES TRACT OUT OF 9.966 ACERS TRACT OF LAND DESCRIBED BY DEED IN VOLUME 6360, PAGE 793, BEXAR COUNTY REAL PROPERTY RECORDS, OUT OF THE F.L. PASCHAL SURVEY NO. 51, ABSTRACT 579, BEXAR COUNTY, TEXAS, SAID TRACT BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01°09'02"E 745.88' TO A 1/2 "IRON ROD SET;

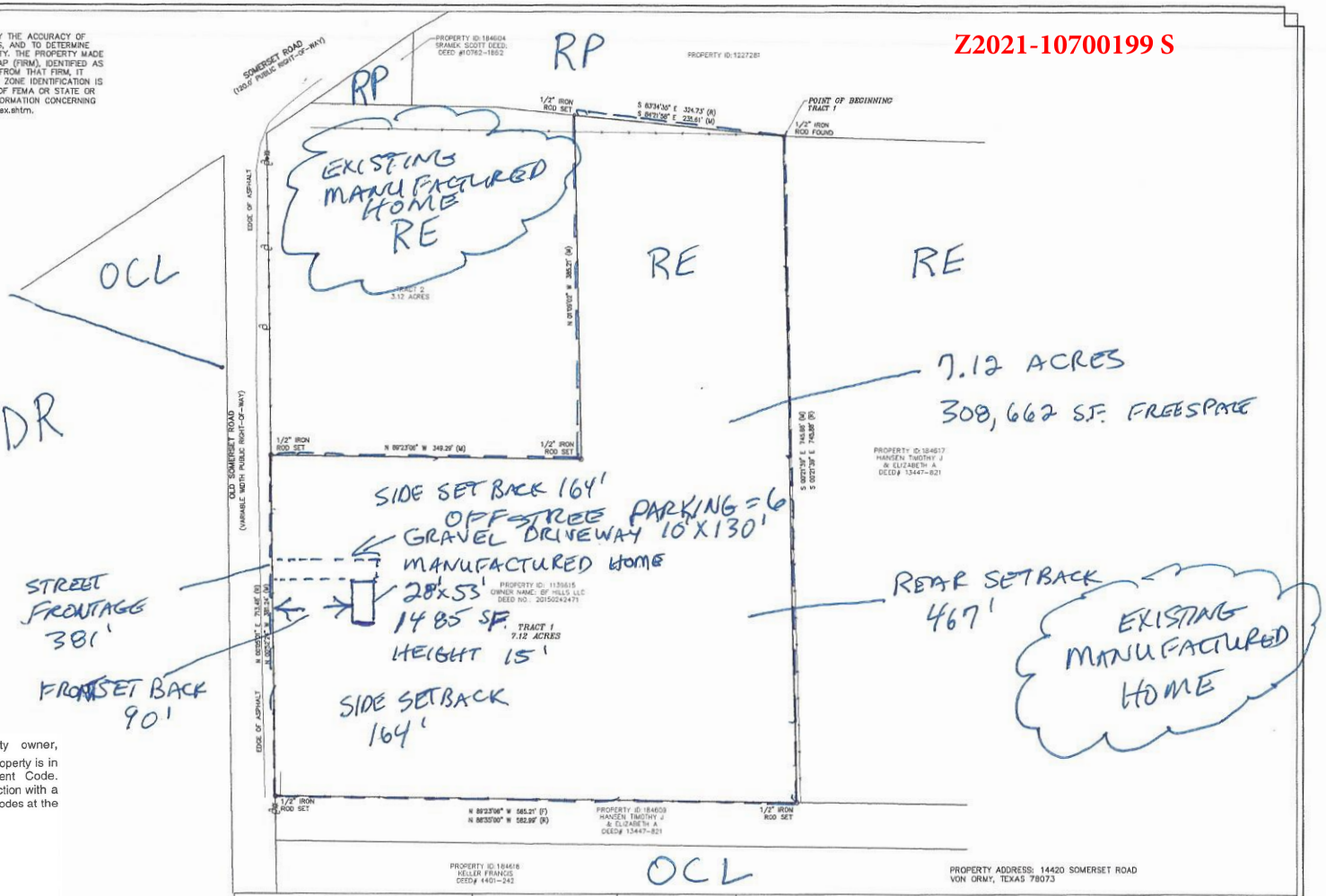
THENCE N 89°23'06"W 585.21' TO A 1/2 "IRON ROD SET ALSO THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N 00°52'24"W 381.24' ALONG THE EASTERLY RIGHT OF WAY LINE OF SOMERSET ROAD TO A 1/2 "IRON ROD,

THENCE S 89°23'06"E 583.37' TO A 1/2" IRON ROD SET ALSO SOUTH LINE OF TRACT 2;

THENCE N 01°09'02"W 385.21' WITH THE EAST LINE OF TRACT 2 TO A 1/2 "IRON ROD SET;

THENCE S 84°21'58"E 235.61' TO THE PLACE OF BEGINNING, AND CONTAINING 7.12 ACRES OF LAND, MORE OR LESS.



☑ 7. The following statement: "I, TIMOTHY J. HANSEN, 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.

Timothy J. Hansen

SURVEYOR NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 6360, PG. 793, VOL. 6445, PG. 1122, DEED RECORDS, BEXAR COUNTY, TEXAS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY.

LEGEND

●	1/2" IRON ROD FOUND
o	1/2" IRON ROD SET
◉	CONTROL MONUMENTS
( )	RECORD BEARINGS
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS
	POWER POLE
☼	LIGHT POLE
———	OVERHEAD ELECTRIC LINE
-x-x-x-	WIRE FENCE

GRAPHIC SCALE
0 60 120
1" =60

PROPERTY ADDRESS: 14420 SOMERSET ROAD VON ORMY, TEXAS 78073

Phone: (210) 375-4128
Fax: (210) 375-5130
11153 Westwood Loop Ste. 120
San Antonio, Texas 78253
TEXAS LICENSED SURVEYING FIRM No. 10193864
www.elizondoassociates.com

Elizondo & Associates
LAND SURVEYING & MAPPING, LLC.

Drawn By: SMT | Job No.: N/A
Survey Date: 10/22/2019

STATE OF TEXAS REGISTERED ENRIQUE C. ELIZONDO 6386 PROFESSIONAL LAND SURVEYOR

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 23rd day of October, 2019.

Enrique C. Elizondo
Registered Professional Land Surveyor
Texas Registration No. 6386