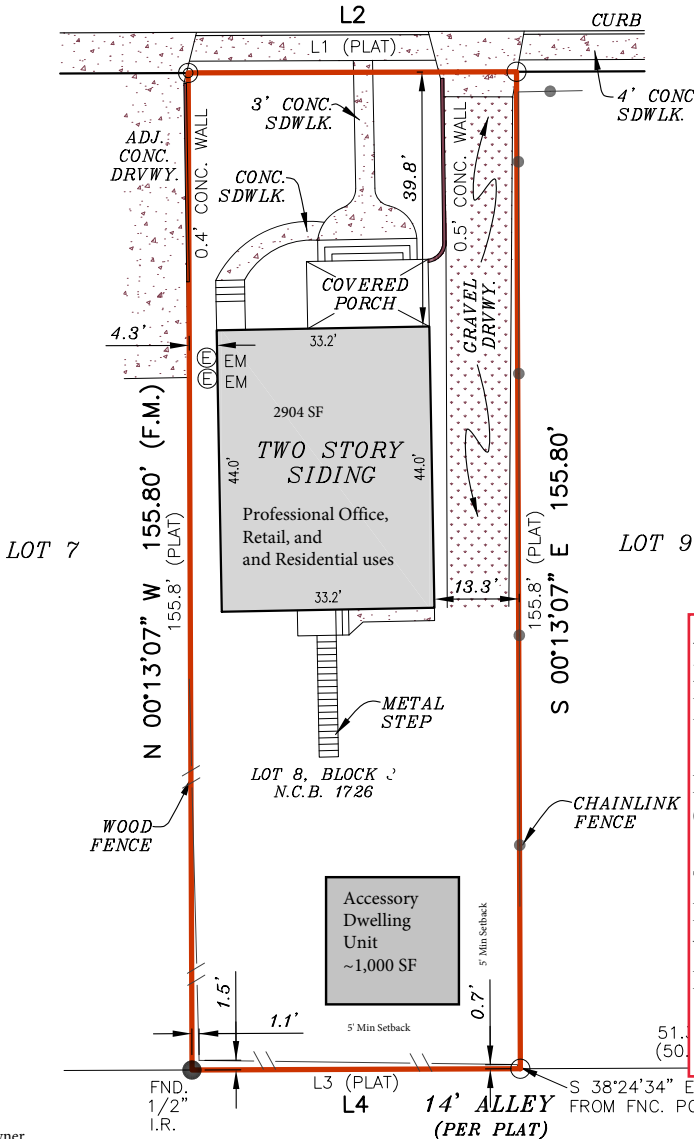


E. ASHBY PL.
(PUBLIC R.O.W.-PER PLAT)
(PER PLAT SAN PEDRO PLACE)

LINE	BEARING	DISTANCE
L1	---	50.6'
L2	N 89°46'53" E	51.31'
L3	---	50.6'
L4	S 89°46'53" W	51.31'



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

Z-2022-10700269:
204 East Ashby Place
Lot 8, Block 3, NCB 1726

From: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

To: ""IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-18" Low Density Multi-Family District and "C-1" Light Commercial District"

I, 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.

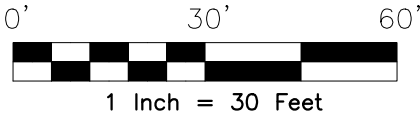
SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE X, Area of minimal flood hazard, as verified by FEMA Map Panel No. 48029C 0403 H effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments.

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



I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to KEY TITLE GROUP-ALAMO HEIGHTS 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. 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 Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: SOUTHTOWN PIGGYBANK, LLC
Address: 204 E. ASHBY PL. GF No. KTCAHSA-22-1678
Effective Date: July 11, 2022, Issued Date: July 21, 2022

Legal Description of the Land: Lot 8, Block 3, NEW CITY BLOCK 1726, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 368, Page 38, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 368, PAGE 38, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2207090837	NO.	REVISION	DATE
DATE:	07/25/22			
DRAWN BY:	JD/HD			
APPROVED BY:	RWJ			



Robert W. Johnston
ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
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