

Total acres: 0.0424
Total Open Space: 0.01735 acres/ 756 sqft
SQFT of all Paved surfaces: 50 SQFT
Max Building Height- 2 Stories 25 feet
I, John Langston , 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.
Z-2022-10700350
To: IDZ-1 for 1 Dwelling Unit
From: RM-4

SAN SALVADOR AVE
(24' R.O.W.)

FENCE
OUT 3.2'

N 00°00'00" E 43.00'

driveway/ curbside is existing

CONC. WALK

CONC

CONC

N 00°00'00" E 121.00'

N 00°00'00" W 261.50'

HERMAN A. KNOPP TRACT "D"
VOL. 3045, PG. 407

WESTFALL AVE

ESSEX ST

S 90°00'00" E (535.0)
536.33'

C.M.

SIDNEY EPSTEIN TRACT
VOL. 13937, PG. 171

S 90°00'00" E 42.70'

5 foot setback

FENCE
IN 0.3'

foot
setback

foot
setback

LOT 24

<-- Fence

S 00°00'00" W 43.00'

5 foot setback

30.7' x 33'

building dimensions

LOTS 7 & 8

wood fence
around home

SCALE: 1"=20'



Change of zoning to "IDZ 1"

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	2.27'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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. 48029C, Panel No. 0415G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which 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 <https://msc.fema.gov/portal>.



Property Address:
414 SAN SALVADOR AVE
Property Description:

BEING THE NORTH 29 FEET OF THE EAST 42.7 FEET
OF LOT 6 & THE SOUTH 14 FEET OF THE EAST 42.7
FEET OF LOT 25, (OR TRACT E), CITY BLOCK 2918,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
JOHN LANGSTON

FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FND. 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⦿ = POWER POLE
- E— = OVERHEAD ELECTRIC
- = CHAIN LINK FENCE



I, RUDOLF J. PATA, JR., Registered
Professional Land Surveyor, State of
Texas, do hereby certify that the above
plat represents an actual survey made
on the ground under my supervision, and
there are no discrepancies, conflicts,
shortages in area or boundary lines, or
any encroachment or overlapping of
improvements, to the best of my
knowledge and belief, except as shown
herein.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. SCT-49-4300122109230 JOB NO. 107481 TITLE COMPANY: CHICAGO TITLE DATE: 8/9/2021