PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: _____

LEGEND							
● = FND IRON ROD	△ = CALCULATED POINT	● = POWER POLE	B.S. = BUILDING SETBACK
o = SET IRON ROD	▣ = TELEPHONE PEDESTAL	—o— = OVERHEAD ELECTRIC	U.E. = UTILITY EASEMENT
X = "X" ON CONCRETE	⊕ = CABLE TELEVISION	—*— = WIRE FENCE	D.E. = DRAINAGE EASEMENT
□ = FENCE POST	Ⓦ = WATER METER	—//— = WOOD FENCE	E.E. = ELECTRIC EASEMENT
▲ = FND PK NAIL	( ) = RECORD INFORMATION	—■— = CHAIN LINK FENCE	M.E. = MAINTENANCE EASEMENT

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0434 E, Panel Dated 02-18-98, this tract is in Zone(s) X _____ and is not in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.

NOTE:
THE ORIGINAL PLAT OF RECORD DOES NOT HAVE ANY BEARINGS. THIS IS REPRESENTATION OF THIS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

ADDR-AVAA-23-10100026
ADDR-COD-22-10600724
NCB 2085 BLK 25 LOT E 37.5 FT OF 18

APPROVED
By Reid Cassidy at 1:55 pm, Jan 11, 2023

14'
- ALLEY -

From: "R-6" Residential Single-Family District

To: "R-6 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units

Unit 101: 620 sqft
Unit 102: 1156 sqft
Unit 103: 544 sqft
Storage: 784 sqft
Unit 104: 784 sqft

TOTAL: 38885 sqft
Total: 3,888 sqft

Walk way 284 sqft (concrete)

Car Port/Parking 816 sqft (Concrete)
3 parking spots. 12 X 22 ft Each spot

N 89°54'44" E 37.50'

Set back 6 Feet

Set back 7 feet

Setback 7 feet

Building 2 dimentions 28X27 ft

Wood fence 6 Feet tall

Back yard 1,776 sq ft (Grass)

SCALE: 1"=30'

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

Petra Gomez by Jose F Gomez

WOOD BLDG. UNIT 104
COV. PG.
The East 1/2 of LOT 18 aka LOT B BLOCK 25 5,998 sq.ft. 0.14 acres
WOOD DECK
UNIT 103
2 STORY FRAME
UNIT 102
TWO BRICK
UNIT 101
BRICK COLS.

N 00°10'23" W 159.80'
S 00°09'05" E 159.86'
S 90°00'00" W 37.56'

Wood fence 6 Feet Tall

Building 1 dimentions 32 X 51 ft

"I, Jose Francisco Gomez, 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.

Set back from street to Building 22 ft

WEST LAUREL STREET
(50' R.O.W.)

Z-2023-10700146

PROPERTY ADDRESS	BORROWER
1827 WEST LAUREL STREET	JOSE F. GOMEZ and PETRA GOMEZ

PROPERTY DESCRIPTION
The East 1/2 of Lot 18 aka Lot B, Block 25, New City Block 2085, in the City of San Antonio, Bexar County, Texas.

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-3500 FAX (210) 372-5999

STATE OF TEXAS REGISTERED WILL PERRIN 5443 PROFESSIONAL LAND SURVEYOR

I, WILL PERRIN, 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.

WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

G.F. NO.	05-31018498	JOB NO.	13447	DATE:	May 04, 2005

DRAWN BY: D.G.