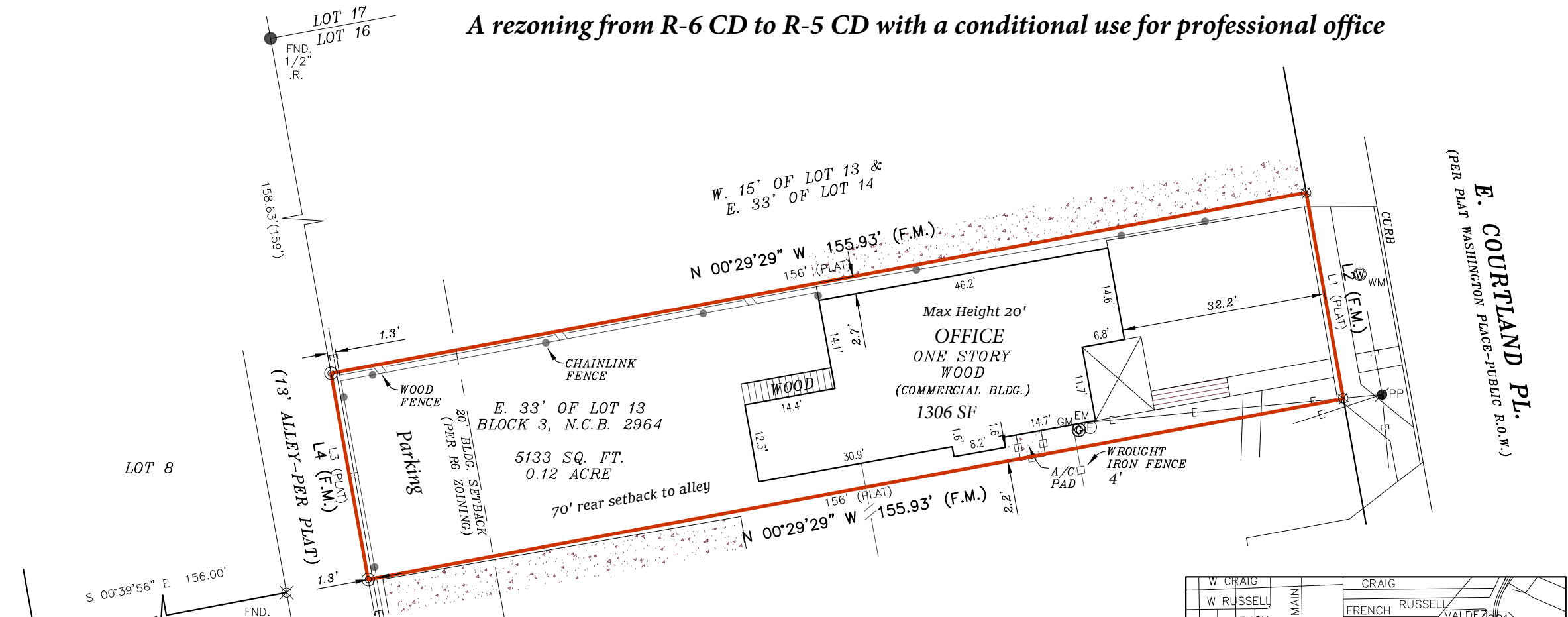
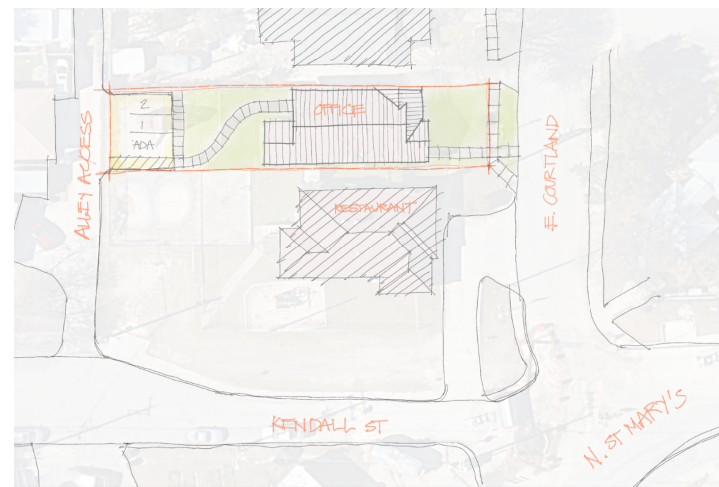


A rezoning from R-6 CD to R-5 CD with a conditional use for professional office



LINE	BEARING	DISTANCE
L1	--	33'
L2	N 89°45'33" E	32.92'
L3	--	33'
L4	S 89°45'33" W	32.92'



Parking and Landscaping Orientation
2 Parking Spaces, 1 ADA space

Z-2023-10700178 CD

Current Zoning: "R-6 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with Conditional Use for a Day Care Center and "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with Conditional Use for a Day Care Center

Proposed Zoning: "R-5 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-5 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office

Legal Description: the east 33 feet of Lot 13, Block 3, NCB 2964

Address: 530 East Courtland Place

No landscaping proposed on the property in relation to this change in zoning.

Setbacks (structure existing):
Front: 32.2'
Side: 2.7'Side: 2.2'
Rear: 70'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- SET "X" IN CONCRETE
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- WATER METER
- ELECTRIC METER
- POWER POLE
- GAS METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

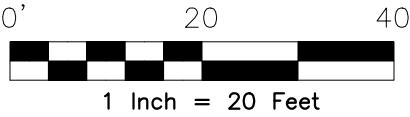


LOCATION MAP
N.T.S.

L J M BRADY CREEK PARTNERS LP
CALLED 0.595 ACRES TRACT
(VOL. 16968, PG. 1888)



GRAPHIC SCALE



I, **JOSE ANTONIO TREVINO**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **KEY TITLE GROUP** and **TOBIN CITY PARTNERS, LLC.** 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 or described by field notes accompanying this drawing. 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 Land Surveying (Section 663.18). Borrower/Owner: **TOBIN CITY PARTNERS, LLC.** Address: **530 E. COURTLAND PLACE** GF No. **KTGAHSA-20-1708** Legal Description of the Land: The East 33 feet of Lot 13, Block 3, New City Block 2964, J. B. HENYAN'S SUBDIVISION, City of San Antonio Bexar County, Texas, according to plat recorded in Volume 105, Page 186, Deed and Plat Records, Bexar County, Texas. Commonly known as 530 East Courtland Place San Antonio, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE(S) 186, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2008071672	NO.	REVISION	DATE
DATE:	08/28/20			
DRAWN BY:	MN/KB			
APPROVED BY:	JAT			



JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552