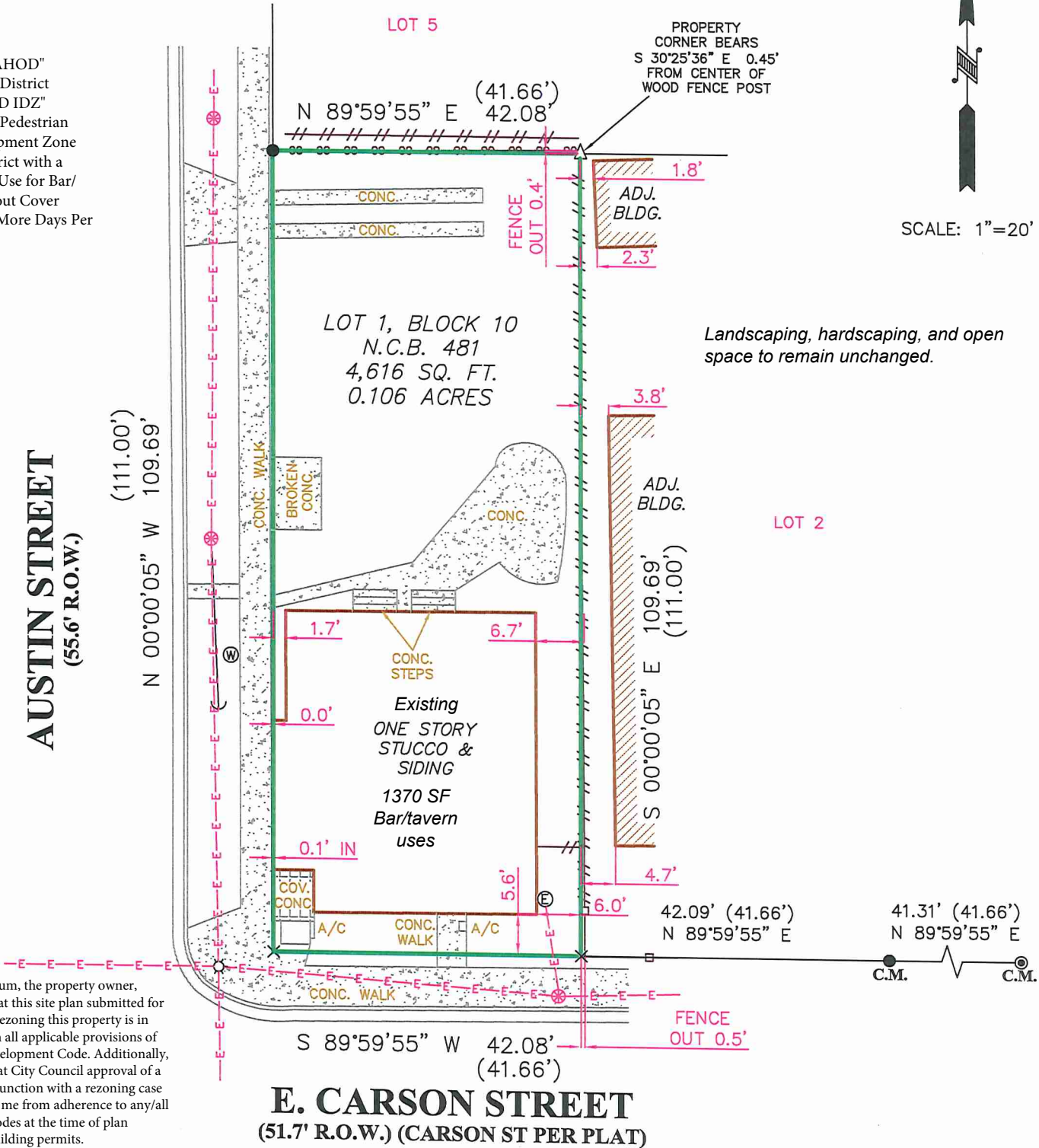


A rezoning to C-2P IDZ CD with a conditional use for a bar/tavern

Z-2023-10700223 CD

From: "C-2 AHOD"
Commercial District
To: "C-2P CD IDZ"
Commercial Pedestrian
Infill Development Zone
Overlay District with a
Conditional Use for Bar/
Tavern without Cover
Charge 3 or More Days Per
Week



I, Tom Hunigblum, 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.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

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. 0403H, which is dated 06-19-2020. 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:
101 E. CARSON STREET (CARSON STREET PER PLAT)
Property Description:

LOT 1, BLOCK 10, NEW CITY BLOCK 481, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ALSO DESCRIBED AS 101 E CARSON, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
TOM HUNIGBLUM

I, MARK J. EWALD, 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.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

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
- = BUILDING SETBACK
- = CONTROLLING MONUMENT
- = FND. 1" IRON PIPE
- = POWER POLE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = LIGHT POST
- = WATER METER
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = SET "X" ON CONCRETE
- = ELECTRIC METER
- = METAL FENCE

