

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

LEGEND	• = FND IRON ROD ○ = SET IRON ROD X = "X" ON CONCRETE □ = FENCE POST ▲ = FND PK NAIL	△ = CALCULATED POINT ■ = TELEPHONE PEDESTAL ⊙ = CABLE TELEVISION ⊕ = WATER METER () = RECORD INFORMATION	● = POWER POLE — = OVERHEAD ELECTRIC — = WIRE FENCE — = WOOD FENCE — = CHAIN LINK FENCE	B.S. = BUILDING SETBACK U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT E.E. = ELECTRIC EASEMENT M.E. = MAINTENANCE EASEMENT
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As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480043, Panel No. 0424-E, Panel Dated 02-18-98, this tract is in Zone(s) X and is 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 SURVEYOR'S 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

Z-2023-10700146 at 1:55 pm, Jan 11, 2023
CD

Address: 1827 West Laurel Street

Legal

Description: the east 37.5 feet of Lot 18, Block 25, NCB 2085

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

Total: 3888 sqft
Total: 3,888 sqft

Walkway 284 sqft
(concrete)

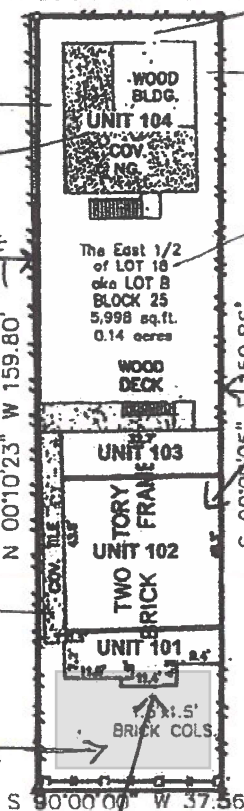
Car Port/Parking
816 sqft
(concrete)

3 parking spots.
12 X 22 ft Each spot

street parking available on West Laurel

14' - ALLEY -

N 89°54'44" E 37.50'



S 90°00'00" W 37.56'

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

carport area: 30' x 27'; 20' tall
Height of the structures: 2 stories; 35'
Ingress/Egress: Off of West Laurel

SCALE: 1"=30'

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

Petra Gomez by Jose F Gomez

Wood fence
6 Feet Tall
Building 1 dimensions
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

Z-2023-10700146

PROPERTY ADDRESS

1827 WEST LAUREL STREET

BORROWER

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.

From: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

To: "R-6 CD IDZ AHOD" Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units



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

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.