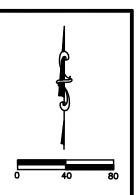
I, HERMAN FORD, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOTE RELIEVE ME FROM ADHERENCE TO ANY/ ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BULDING PERMITS.

NOTE: THIS PLOT PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

INTENDED USE STATEMENT: CLIENT IS REQUESTING A CHANCE IN ZONING FROM "I-1" GENERAL INDUSTRIAL AND "I-2" HEAVY INDUSTRIAL TO "C-2 CD" COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE) AND AUTO MUFFLER SALES AND INSTALLATION.

NOTE: PARKING SPACES ARE APPROXIMATE ONLY.



NOT A BOUNDARY SURVEY

THIS PROPOSED PLOT PLAN IS NOT A SURVEY AND IS PREPARED FOR ILLUSTRATION PURPOSES ONLY.

NOTE: UTILITIES ARE EXCLUDED FROM EXHIBIT.

B.S.L. - BUILDING SETBACK LINE

EGTCATV — GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT O — METAL SIGN

FS - FOR SALE PARKING (APPROX.) CP - CUSTOMER PARKING (APPROX.) Z-2021-10700225 CD

OWNER NAME: BHAKTA JAYSHRIBEN P PART OF LOTS 13, 14, AND 15, BLOCK 9, NCB & PRAMODHBHAI N EP - EMPLOYEE PARKING (APPROX.) 8778, SOMERSET PLACE SIXTH FILING (VOL. N50°07'01"E 5.00 16460, PG. 948, OPR) S83*56'29"E 3 28.69' X: 2109668.0638 CUSTOMER PARKING (THIS AREA IN FRONT OF BUILDING) Y: 13678478.1793 CONC. DRIVE 90.75 EXIST. METAL STORAGE CART N50'07'01"E 89.02" (APPROX. 92.41 SQFT) 40.5 110.6 -STORY EXIST. BLD 5'X5' WATER ESMT (APPROX. 1195.49 EXIST. SHED (APPROX. 1,730.80 SQFT) SQFT) OWNER NAME: TOMMY (25 SQFT; 0.0005 AC.) METAL COV. (177.03 sqft) 20' BSL (ZONING) W COLBATH 5.421 ACRES OUT OF OWNER NAME: MESQUITE HOLDINGS LLC LOTS 7, 8, 9, 10, 11 & 12, BLOCK 4, NCB LOT 17K, BLOCK 4, NCB 8780, UNION BANK 8780 (VOL. 12634, SUBDIVISION (VOL. 9504, PG. 2365, DR) **LOT 21** PG. 184, DPR) **BLOCK 4 NCB 8780** (1.711 ACRES) METAL STORAGE CART **LOT 23 BLOCK 4** 107.31 NCB 8780 (0.3883 NEIGHBORING BUILDING ACRES) FOR SALE PARKING (THIS AREA) 0.388 ACRES METAL STORAGE 1-STORY EXIST. BLDG (APPROX. 0.5806 ACRES **LOT 22** PARKING ON THIS LOT IS EXISTING BUT LIKELY TO CHANGE **BLOCK 4 NCB 8780** (0.5806)ACRES) +/- 223.70' TO INTERSECTION OF NEW LAREDO HWY & MILITARY DRI (OVERALL) 107.13° 20' BSL (ZONING) N83°37'57,"W N83'37'57' 165.11' Ŝ <u>SW MILITARY DR</u> 52 Ŝ 52

SITE PLAN EXHIBIT

N45'00'00"E RECORD 100.00' NFORMATION 100.00' NFORM LEGENDTREE C CONC. O RETAINING KAN FIRE AC AC TRANSFORMER E ELECTRIC TELEPHONE CABLE TO BOX

JOB#:999-779-272A

SCALE: 1"=80

DATE: 09/03/21

CALC:

DRAFT: A.L. CHECKED:

MESQUITE-MILITARY ZONING



STEPHEN G. COOK ENGINEERING, INC. REGISTERED LAND SURVEYORS TBPE FIRM # F-184

TBPLS # 10005400

13302 THORNRIDGE LN SAN ANTONIO, TEXAS 78232 210/481-2533 WWW.SGCE.NET

SITE PLAN

3537 SW MILITARY DR SAN ANTONIO, TEXAS 7821144 BEXAR COUNTY, TEXAS