

From: "R-6"

Case #: Z-2023-10700364



SCALE: 1"=20'

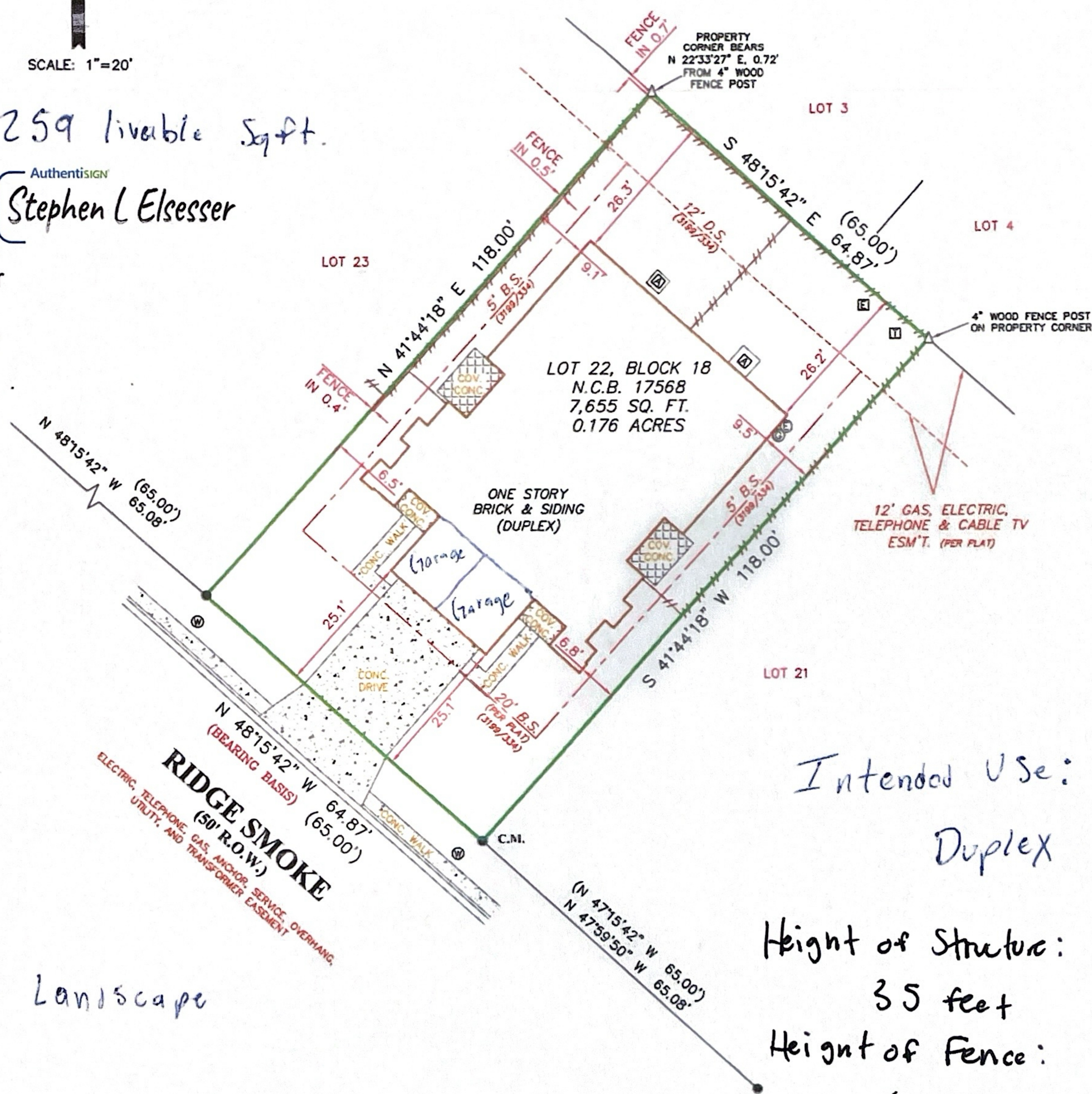
T0: "R-6 CD" with conditions use for Duplex.

2259 liveable Sq ft.

I, Stephen Elsesser, 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.

- AuthentisIGN®

Stephen L Elsesser



Intended Use:

Duplex

Height of Structure:

35 feet

Height of Fence:

6 feet

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON RECORD PLAT INDICATED BELOW.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9502, PAGE 190, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND VOLUME 2482, PAGE 1343, VOLUME 2552, PAGE 574, VOLUME 2592, PAGE 573, VOLUME 2552, PAGE 578, VOLUME 3199, PAGE 334, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND VOLUME 8267, PAGE 1971, VOLUME 13541, PAGE 1694, VOLUME 15237, PAGE 2314, VOLUME 16530, PAGE 2250, VOLUME 17032, PAGE 257, VOLUME 17187, PAGE 238, AND INSTRUMENT NOS. 20190106228, 202102268960, 20230028241, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FIRM REGISTRATION NO.
1011700

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-8500 FAX (210) 372-9999

G.F. NO. 23-66188

LEGEND

	= CALCULATED POINT
	= FOUND 1/2" IRON ROD
	= RECORD INFORMATION
B.S.	= BUILDING SETBACK
D.S.	= DWELLING SETBACK
C.M.	= CONTROLLING MONUMENT
	= ELECTRIC METER
	= GAS METER
	= WATER METER
	= A/C PAD
	= ELECTRIC BOX
	= ELECTRIC TRANSFORMER
	= WOOD FENCE

DWG: CH	RVD: RJP
JOB NO.	122814

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. 0270 G, which is Dated 09/29/2010. 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 surveyor 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 <http://www.fema.gov/portals>.



Property Address:
15 & 3417 RIDGE SMOKE
Property Description:

LOT 22, BLOCK 18, NEW CITY BLOCK 17568,
STONE RIDGE, UNIT 6, IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN VOLUME 9502, PAGE 190,
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
HECTOR TOLEDO

I, **RUDOLF J. PATA, JR.**, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388