

These standard symbols will be found in the drawing.

- Z-2023-10700169 CD S ERZD
- "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District
- I, David Joseph Fernandez, 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.

At date of this survey, the property is in FEMA designated
100 Year Zone X as verified by FEMA map Panel No: 48029C 0255 G
effective date of SEPTEMBER 29, 2010
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

JOB NO.:	2305094993	NO.	REVISION	DATE
DATE:	05/02/23			
DRAWN BY:	JD/LN/RD			
APPROVED BY:	AMR			


AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower VP SONTERRA LLC
Lender: VP SONTERRA LLC
Title company: STEWART TITLE GUARANTY COMPANY

that this 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. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on May 02, 2023.



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VP SONTERRA LLC
18854 STONE OAK PKWY.,
SAN ANTONIO,
TX 78258




 ARON MICAH REYNOLDS, P.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6644

10c. Easement for electric transmission and distribution line, granted to San Antonio Public Service Company, as set forth in instrument recorded in Volume 1607, Page 499 (R10216162) of the Deed Records of Bexar County, Texas. (MAY AFFECT)

10d. Easement for gas main pipelines, granted to the City of San Antonio, as set forth in instrument recorded in Volume 4659, Page 1714 (19891814753) of the Official Public Records of Bexar County, Texas. (DOES NOT AFFECT)

10e. Electric, Gas, Telephone and Cable TV easement fourteen (14) feet wide along the westerly property line, as set forth in the recorded map in Volume 9537, Page 174 of the Deed and Plat Records of Bexar County, Texas. (DOES AFFECT AS SHOWN HEREON).

10f. Building line twenty-five (25) feet wide along the westerly and easterly property lines, as set forth in the recorded map in Volume 9537, Page 174 of the Deed and Plat Records of Bexar County, Texas. (DOES AFFECT AS SHOWN HEREON).

10g. Building line ten (10) feet wide along the northerly and southerly property lines, as set forth on the recorded map in Volume 9537, Page 174 of the Deed and Plat Records of Bexar County, Texas. (DOES AFFECT AS SHOWN HEREON).

<u>PARKING SPACE SUMMARY:</u>	
TOTAL NUMBER OF HANDICAP	01 SPACE
<u>SPACES: TOTAL NUMBER OF REGULAR</u>	<u>16 SPACES</u>
SPACES: TOTAL NUMBER OF SPACES:	17 SPACES
APPROXIMATELY .13 ACRES =	5,662.8 SQFT

Zoning Classification: R-6, RESIDENTIAL SINGLE-FAMILY DISTRICT

Permitted Use: NO

Building Setbacks: Front=10', Side=5', Rear=20' (R-6)

Source: City of San Antonio, Texas
Development Services Center
1901 South Alamo Street
San Antonio, TX 78204
Phone No.: 210-207-1111

1. BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 612425
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA STONE OAK PARKWAY, A 110' WIDE PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION: LOT 2 OF PARKWAY PLAZA SUBDIVISION, UNIT 1, AS
RECORDED IN BOOK 9537, PAGE 174, DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS

BEING A 0.398 ACRE TRACT OF LAND, KNOWN AS LOT 2 OF THE PROPOSED
PARKWAY PLAZA SUBDIVISION, UNIT 1, SITUATED IN THE RUDOLPH FROEBEL
SURVEY NO. 382, ABSTRACT NO. 926, AND BEING OUT OF THAT CERTAIN 0.800
ACRE TRACT RECORDED IN VOLUME 3371, PAGE 1725 OF THE REAL PROPERTY
RECORDS OF BEXAR COUNTY, TEXAS.

Note: - Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).