

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - CHAINLINK FENCE
- ||||| WOOD FENCE
- - - OVERHEAD ELECTRIC
- - - UNDERGROUND AT & TELEPHONE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⊙ FOUND MAG NAIL
- ⊙ SET 'X' ON CONCRETE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC BOX
- ⊙ MAILBOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UNDERGROUND AT & T BOX
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED
- ⊙ CURRENT LANDSCAPING/TREES (not to scale)

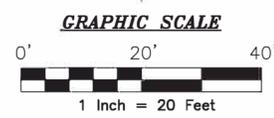
Z-2023-10700169 CD S ERZD

"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.

**Flood Zone**

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 an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



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

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).

- General Survey Notes**
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.

**Parking Tabulation**

PARKING SPACE SUMMARY:

TOTAL NUMBER OF HANDICAP	01 SPACE
SPACES: TOTAL NUMBER OF REGULAR	16 SPACES
SPACES: TOTAL NUMBER OF SPACES:	17 SPACES
APPROXIMATELY .13 ACRES =	5,662.8 SQFT

**Zoning Notes**

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

- Schedule B Items**
- 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. (DOES 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 on 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 on 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).

**TITLE COMMITMENT LEGAL DESCRIPTION**

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.  
PER TITLE COMMITMENT NO. TH23206389-H

**ALTA/NSPS Land Title Survey**

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

**SURVEYOR'S CERTIFICATION**

I, 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

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

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.

**AMERISURVEYORS**  
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PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

Aaron M Reynolds  
AARON MICAH REYNOLDS, P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6644