## Z-2022-10700292 CD From: "R-5" 10' ALLEY Residential Single-Family N 89°51'19" E 60.07' (60') District | To: R-5 CD F.I.PP F.I.PP./C.M. Residential G.P. G.P. Single-Family ONE Unit 1 (Downstairs): District with STORY 1588 sq." Conditional Use **STUCCO** for Three (3) GARAGE Unit 2 (Upstairs): Units 1588sq." LOT Unit 3 (Casita): 200 sq." CONC. WALK OF .1928 acres ASPHALT DRIVEWAY 10, LOT 4 EAST 140.14 .29, 6 140. CONC. WALK. 29.0 田 N.C.B. - 3966 -× 00°11'45" TWO STORY 31 EAST 20' OF LOT 2 & LOT 5 & STUCCO. WEST 26.5' 00°13 HOUSE OF LOT 6 WEST 40' OF LOT 3 Z DRIVEWAY I, Alexander Zgardowski, CONC. WALK COV. the property owner. CONCRET acknowledge that this site plan submitted for the G.P. G.F purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development 22.0 Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning RETAINING case does not relieve me from adherence to any/all City-adopted Codes at the 34.0 N90'00'00"E, 225.2' (225') TO F.I.P. AT SE CORNER OF W 25' OF LOT 9 AND CONC. time of plan submittal for building permits." 76.5' TO F.I.P. AT SE COR. 3' CONC. OF W 26.5' OF LOT 6, C.M. 10.00 50.00 F.I.PP./C.M. **LEGEND** 5' CONC. SIDEWALK ... F.I.P.: FOUND IRON PIN F.I.PP.: FOUND 1" IRON PIPE S.I.P.: SET 1/2" IRON PIN C.M.: CONTROLLING MONUMENT G.P.: 3" GALVANIZED IRON POST 'X': 'X' MARK ON CONCRETE A/C: 4'x4' CONCRETE A/C PAD S 90°00'00" W 60.00 BASIS OF BEARING A/C W.M. ELSMERE PLACE WATER METER PLAT RECORDS CHAIN LINK FENCE 55' R.O.W. STREET ADDRESS: 331 WEST ELSMERE PLACE SCALE : 1" = 20' LOTS: LOT 4 AND THE EAST 10 FEET OF LOT 3 N.C.B.: 3966 BLOCK: TEXAS. STATE OF TEXAS OF SUBDIVISION: SUMMIT TERRACE PISTERED PLAT RECORDS, VOLUME: 105 PAGE(S): 345 COUNTY OF BEXAR CITY: SAN ANTONIO, BEXAR COUNTY, TEXAS I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT—OF—WAY. DAVID SHRESTHA SURVEYED FOR: ALAMO TITLE COMPANY SURVEY SURVEY G.F. NO .: SAT-03-4000032200364-SA BUYER(S): ALEXANDER ZGARDOWSKI BEARINGS ARE BASED ON THE RECORDED PLAT ANALYSIS. THIS 25-TH DAY OF AUGUST , 2022 A.D. TEXAS ENGINEERING & SURVEYING, INC. CONSULTING ENGINEERS & LAND SURVEYORS www.TexasEngineeringSurveying.com FIRM REG: TBPE F-14631, TBPLS 10193833 114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288 SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

VOL. 16817 PG. 1967 VOL.

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