

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 NOT RELIEVE ME FROM ADHERENCE TO ANY/ ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING 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

NOTE: 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

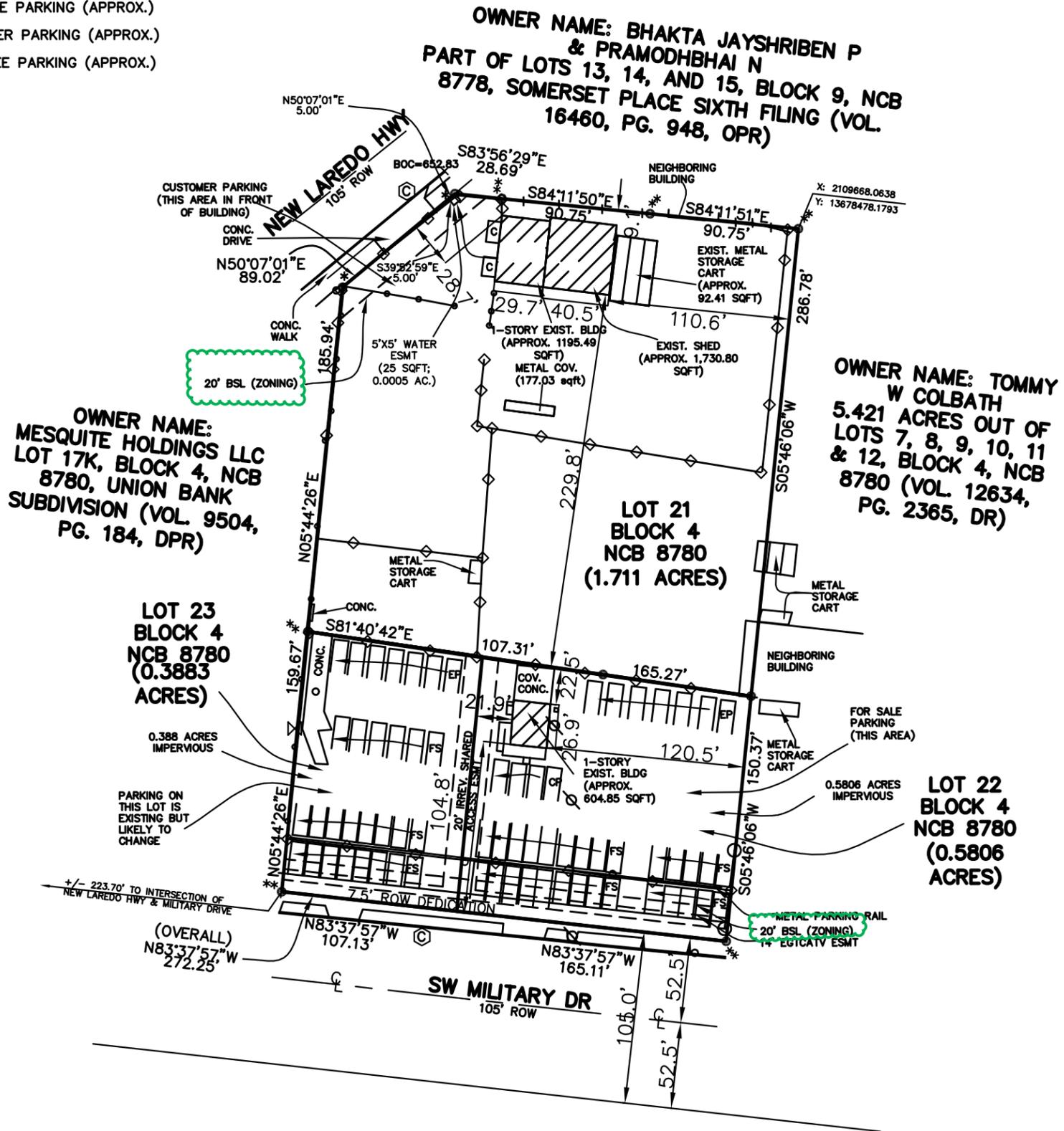
EGTCATV - GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
O - METAL SIGN

FS - FOR SALE PARKING (APPROX.)

CP - CUSTOMER PARKING (APPROX.)

EP - EMPLOYEE PARKING (APPROX.)

Z-2021-10700225 CD



SITE PLAN EXHIBIT

LEGEND	N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD	PROPERTY CORNER MONUMENTATION	GUARD SET	← WATER FLOW	X100.00	100.00	— ELEVATION DATA	● CLEAN OUT		
	○ TREE	○ CONC. CURB	○ RETAINING WALL	○ FIRE HYDRANT	○ AC	○ TRANSFORMER	○ ELECTRIC BOX	○ TELEPHONE PEDESTAL	○ CABLE TV BOX	○ WATER METER	○ POWER POLE	○ WATER VALVE	○ LIGHT POST

JOB#: 999-779-272A SCALE: 1"=80' DATE: 09/03/21 CALC: DRAFT: A.L. CHECKED:

MESQUITE-MILITARY ZONING

SITE PLAN



STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184
TBPLS # 10005400

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

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