

OFFICE SHELL SPACE

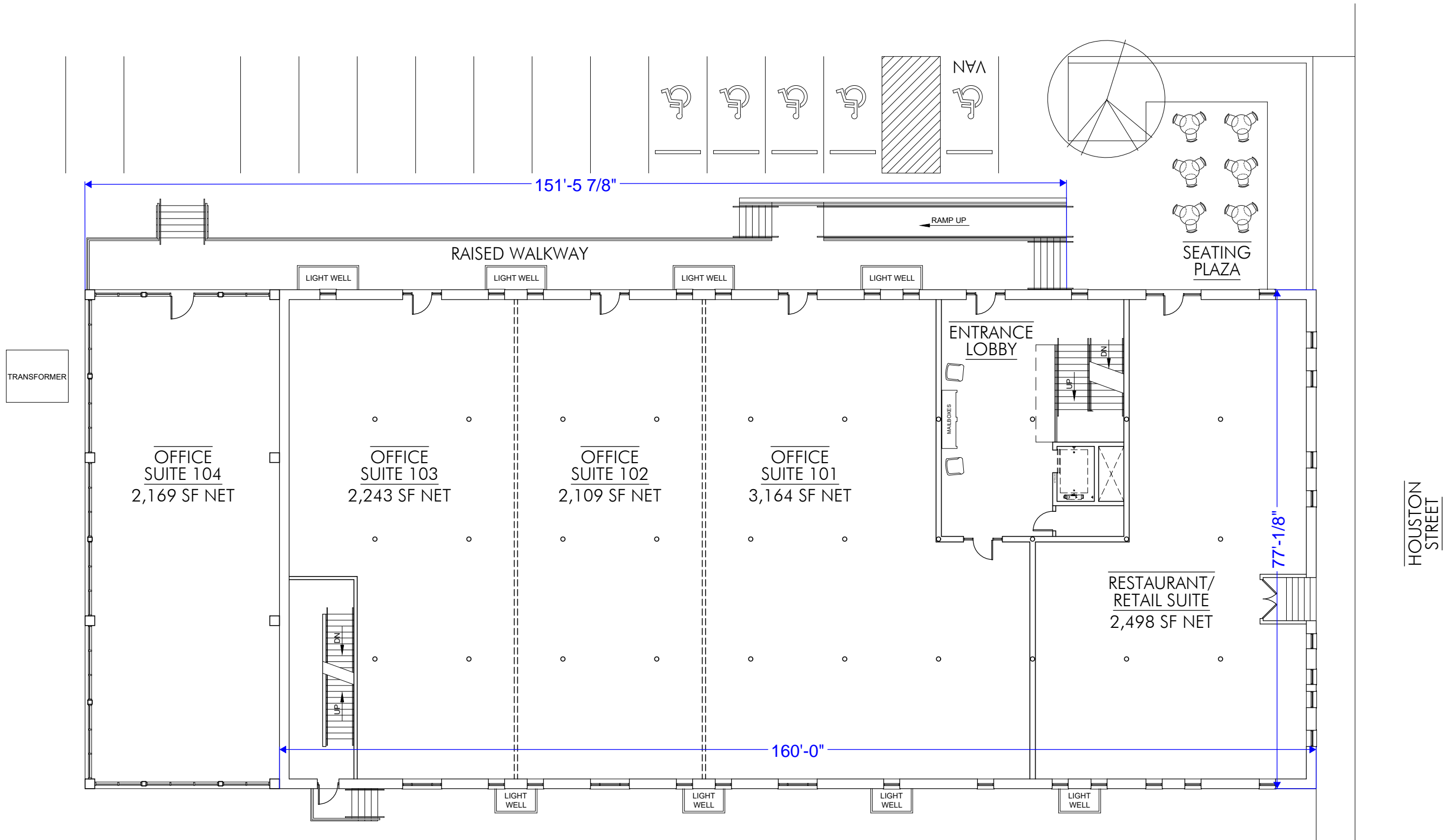
Basement

BASEMENT FOOTPRINT: 12,320 SF

1226 E. Houston Street

San Antonio, TX 78205

scale: 1/16" = 1'-0"



**OFFICE/RETAIL SHELL SPACE**

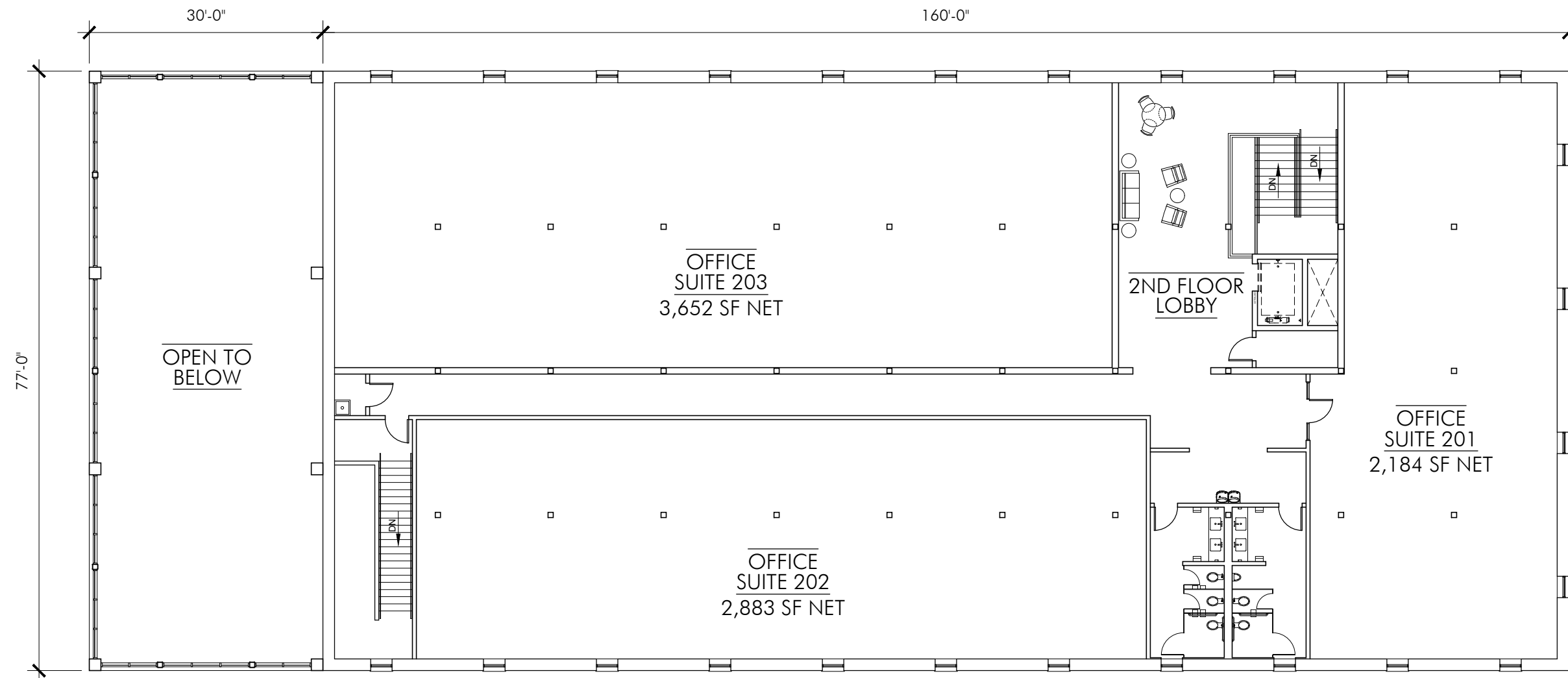
**First Floor Plan**

FIRST FLOOR FOOTPRINT: 14,630 SF

**1226 E. Houston Street**

San Antonio, TX 78205

scale: 1/16" = 1'-0"



OFFICE SHELL SPACE

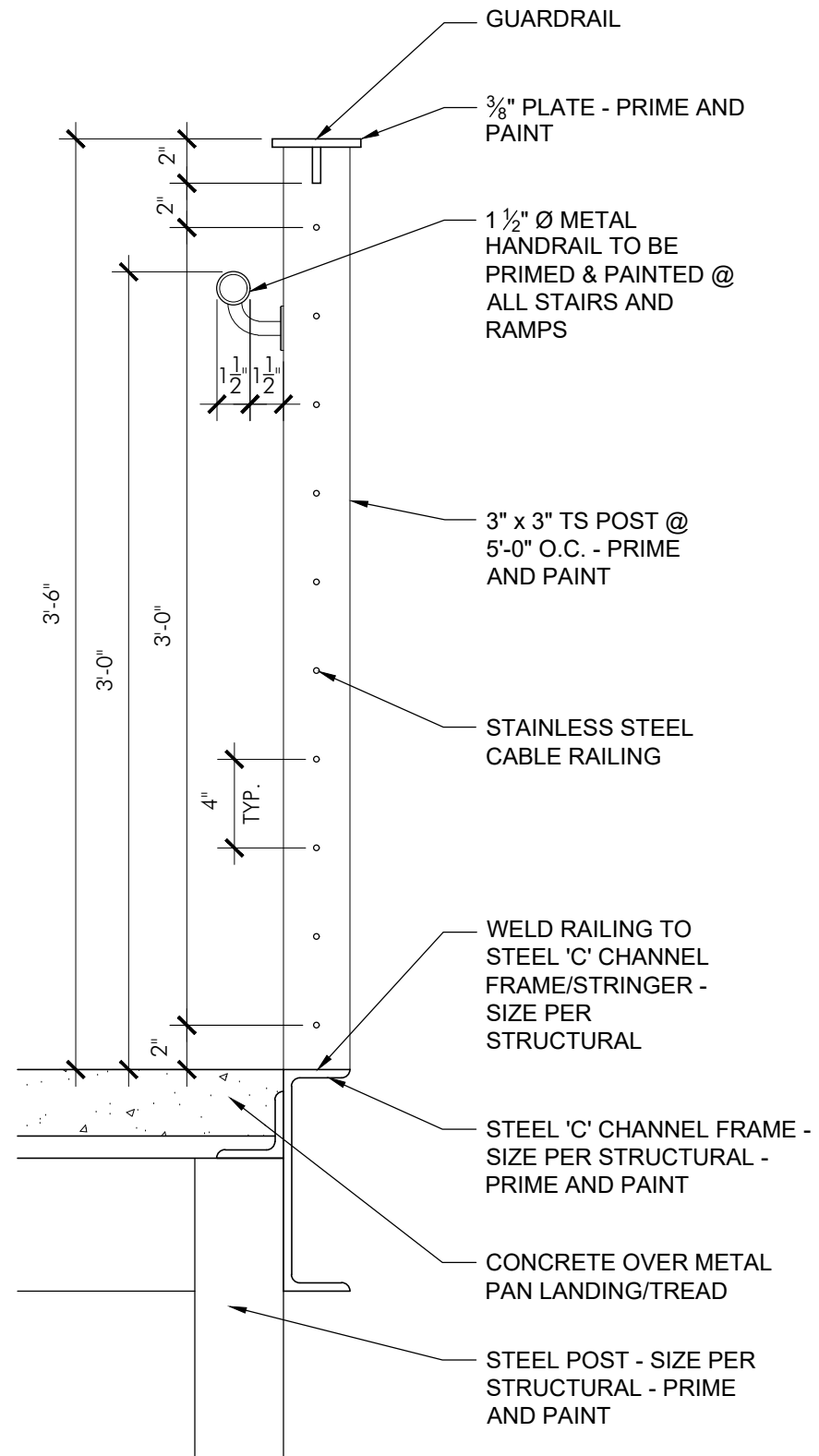
Second Floor Plan

SECOND FLOOR FOOTPRINT: 12,320 SF

1226 E. Houston Street

San Antonio, TX 78205

scale: 1/16" = 1'-0"



**EXTERIOR GUARD RAIL DETAIL**

**1226 E. Houston Street**

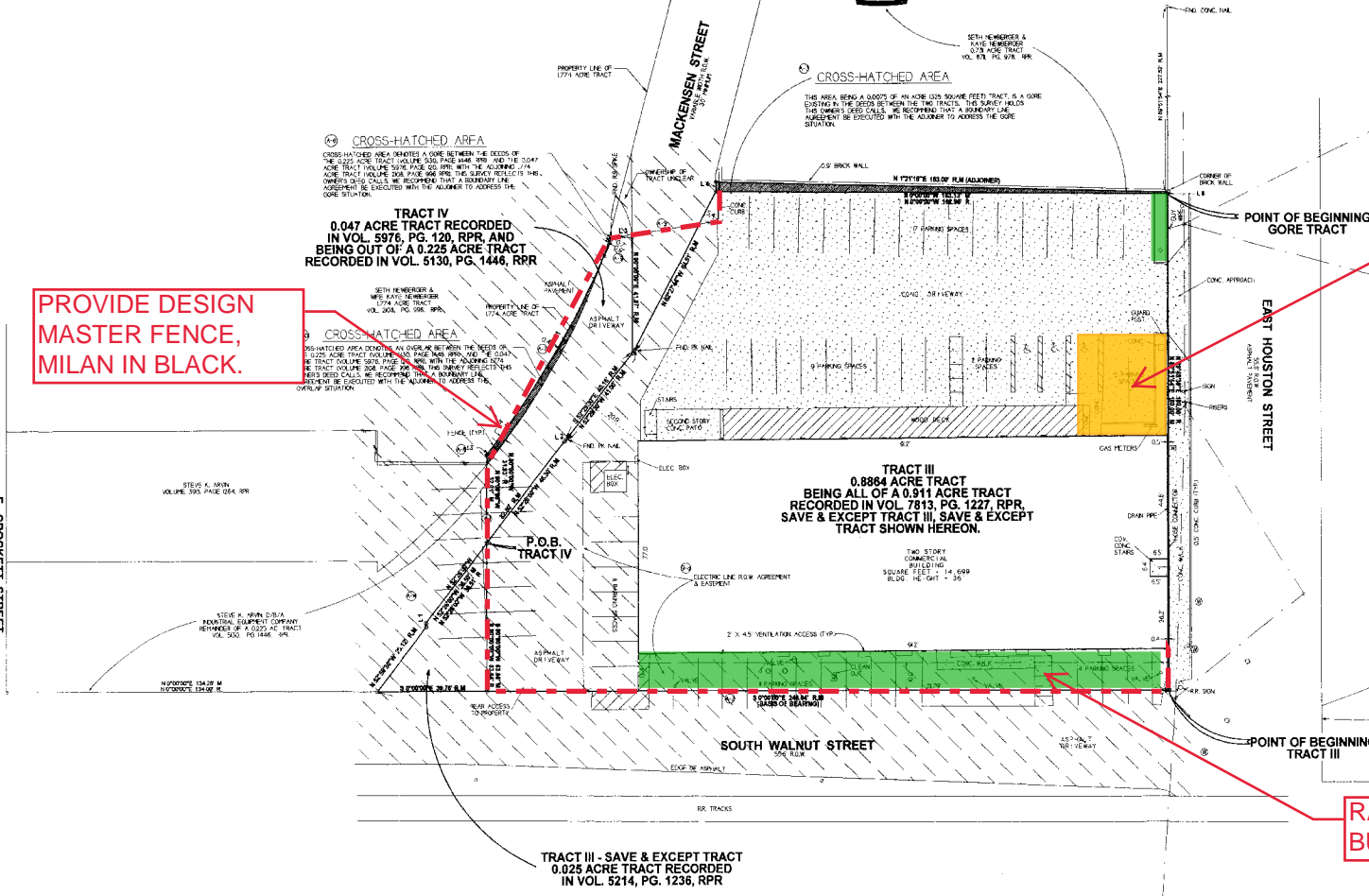
San Antonio, TX 78205

scale: 1 1/2" = 1'-0"



THE WORK COORDINATED BY INTERNATIONAL LAND SERVICES, INC.

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**SITE RESTRICTIONS:**

SETBACK:	NONE
FRONT:	NONE
SIDE:	NONE
REAR:	NONE
HEIGHT:	NONE
ZONE:	SA CENTRAL AREA DISTRICT

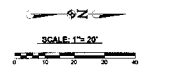
THE INFORMATION WAS OBTAINED FROM THE CITY OF SAN ANTONIO ZONING DEPARTMENT, 030-20-17500.



**PROVIDE DESIGN MASTER FENCE, MILAN IN BLACK.**

**PLAZA WITH SEATING AND LANDSCAPING**

**RAIL LANDSCAPE BUFFER**



TYPE: NUMBER OF SPACES

REGULAR	58
HANDICAP	3

NOTE: ONLY THOSE SPACES THAT ARE WITHIN THE TRACT BOUNDARIES OR AREACROSSING SOUTH WALNUT STREET HAVE BEEN COUNTED.

**LIST OF POSSIBLE ENCROACHMENTS:**

1. PARKING STALLS CROSS THE PROPERTY LINES AS SHOWN HEREON.
2. PARKING STALLS ENCRACH INTO THE STREET AS SHOWN HEREON.
3. THE CORE SOLUTION OUTLINE HEREON CONSISTING OF CONCRETE PAVEMENT.
4. THE ASPHALT PAVEMENT IS SHOWN BY THIS TRACT AND THE TRACT TO THE SOUTH WITH THE PARALLEL DRIVEWAY, DESIGNATION, OR SHARED ACCESS AGREEMENTS.
5. FENCE ENCROACHES ACROSS MACKENSIN STREET.
6. THE CORE SOLUTION OUTLINED HEREON.
7. EXISTING FENCE ENCROACHES 04 FEET UNTO TRACT IV.
8. EXISTING FENCE ENCROACHES 15 FEET UNTO TRACT V.
9. EXISTING FENCE ENCROACHES 09 FEET UNTO TRACT VI.
10. THE OVER AS SITUATION OUTLINED HEREON.

SURVEYING AGREEMENT WITH AND AUTHORIZED FOR THE SAID OWNER TO BE WITHIN THE CITY OF SAN ANTONIO TO REMOVE THE CURB OF MACKENSIN STREET TO THE STREET FRONT OF SAID THE ALPHABETICALLY COULD FINAL PROVISION OF SAID IT WOULD BE ADVANTAGEOUS TO PERFORM THE CURB CUT AT THE SAME TIME THE SIDEWALK ENCROACHMENTS ARE BEING EXECUTED.

**NOTES CORRESPONDING TO SCHEDULE "B":**

1. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT AND EASEMENT GRANTED TO THE CITY OF SAN ANTONIO AS REQUIRED IN SAID SUBMITTAL RECORD TO BE RECORDED IN VOL. 1144-0002 AND 1144-0003 HEREON.
2. INTERFERING, INCLUDING EASEMENTS AND COORDINATIONS OF RECORD IN VOLUME 100, TRACT 22, BEEN REVIEWED BY SAID COUNTY, TEXAS, COUNTY. THE EASEMENT REFERENCED IN THE INSTRUMENT PORTION TO THE INSTRUMENT THAT IS USED TO CROSS THE TRACT. THE INSTRUMENT STATES THAT THE EASEMENT IS GRANTED TO THE SAID TRACT IS HONORABLE WHICH EFFECTS TO SAID TRACT THE NUMBER OF FEET ON THE SITE. IT IS THEREFORE OUR PROFESSIONAL OPINION THAT THE EASEMENT IS HONORABLE AND IS THEREFORE NOT SHOWN HEREON.

THE DESCRIPTION DESCRIBED ALL OF THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS PARCEL 115 SOURCE COMPANY COMMITMENT NO. 02-23023 DATED NOVEMBER 02 2006 AND REVISED AND UPDATED PARCEL 115 2024.

**WARNING! ERRORS & OMISSIONS INSURANCE PROTECTION**

**CALL INTERNATIONAL LAND SERVICES, INC.**  
This survey is covered by International Land Services, Inc. Errors and Omissions Insurance Policy. Contacting the surveying company performing this survey will void the E & O Insurance coverage.  
FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:  
INTERNATIONAL LAND SERVICES, INC.  
Phone (409) 704-9322 Fax (409) 701-1060

SURVEYOR'S CERTIFICATION  
I, *David Lopez*, being duly sworn, certify that I am a duly Licensed Professional Surveyor in the State of Texas, License No. 4734.  
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SEE SHEET 3 OF 3 FOR THE LEGAL DESCRIPTIONS OUTLINED HEREON

SHIPPED APR 24 2024