BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS SOUTH CENTRAL ZONE, NAD83 (CORS)

At date of this survey, the property is in FEMA designated ZONE __X____, Areas determined to be outside the 0.2% Annual Chance Flood Plain, as verified by FEMA map Panel No: 48029C 0415 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.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

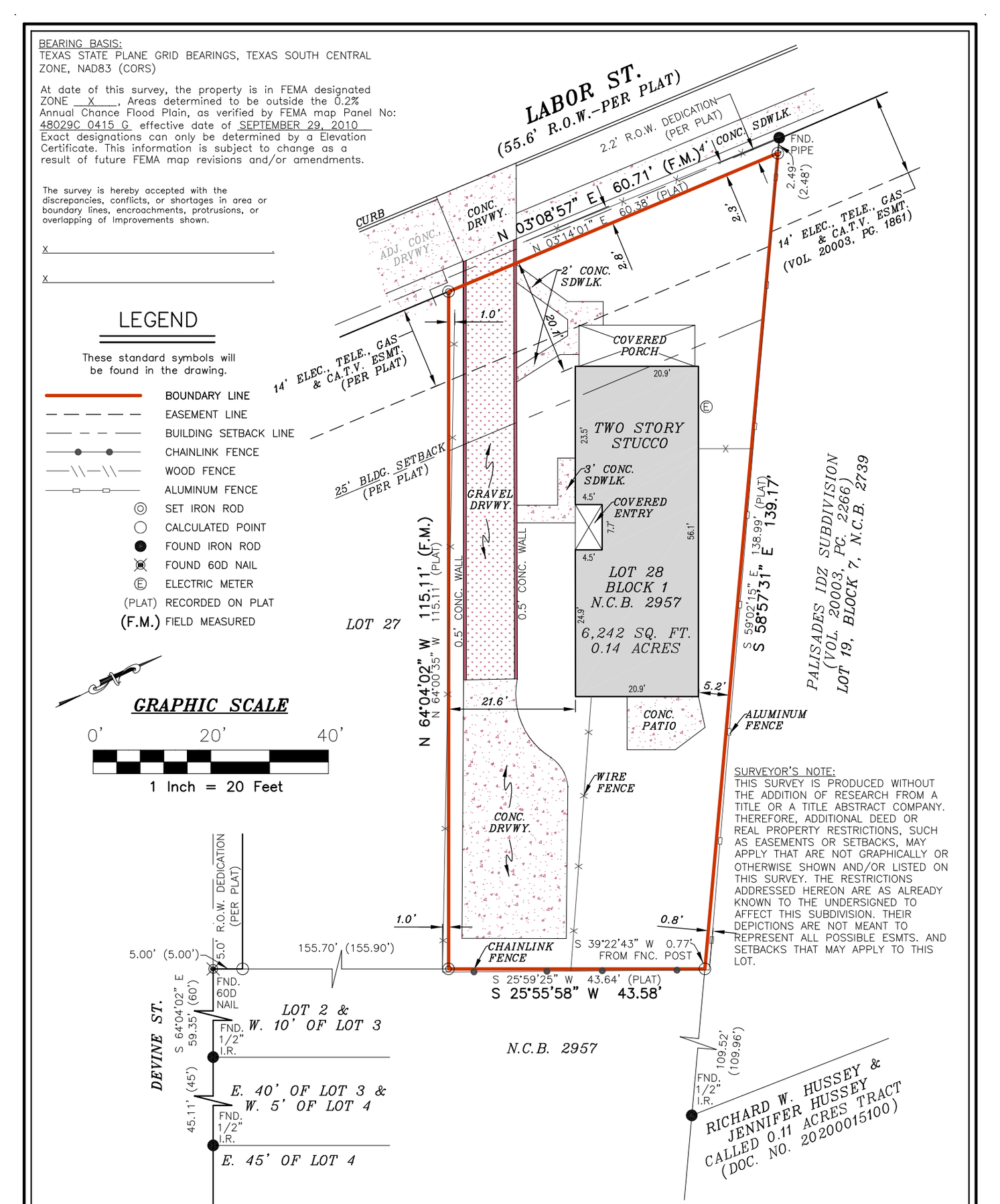
X _____.

X _____.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- ALUMINUM FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND 60D NAIL
- (E) ELECTRIC METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to --

and --

that the above 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 all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: DARRYL OHLENBUSCH

Address: 612 LABOR ST. GF No. --

Legal Description of the Land: **LOT 28, BLOCK 1, New City Block 2957, ODINA PARK SUBDIVISION, a subdivision in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9543, Page 57, Deed and Plat Records of Bexar County, Texas.**

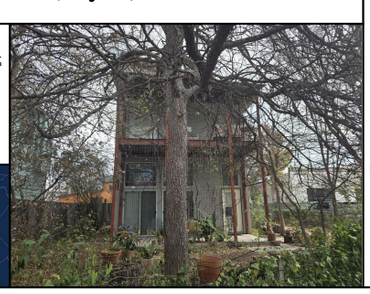
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9543, PAGE 57, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

FINAL "AS-BUILT" SURVEY

JOB NO.:	2601108383	NO.	REVISION	DATE
DATE:	01/13/26			
DRAWN BY:	JD/IC/PD			
APPROVED BY:	RWJ			

STATE OF TEXAS REGISTERED ROBERT W. JOHNSTON 5579 PROFESSIONAL LAND SURVEYOR

ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579



AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

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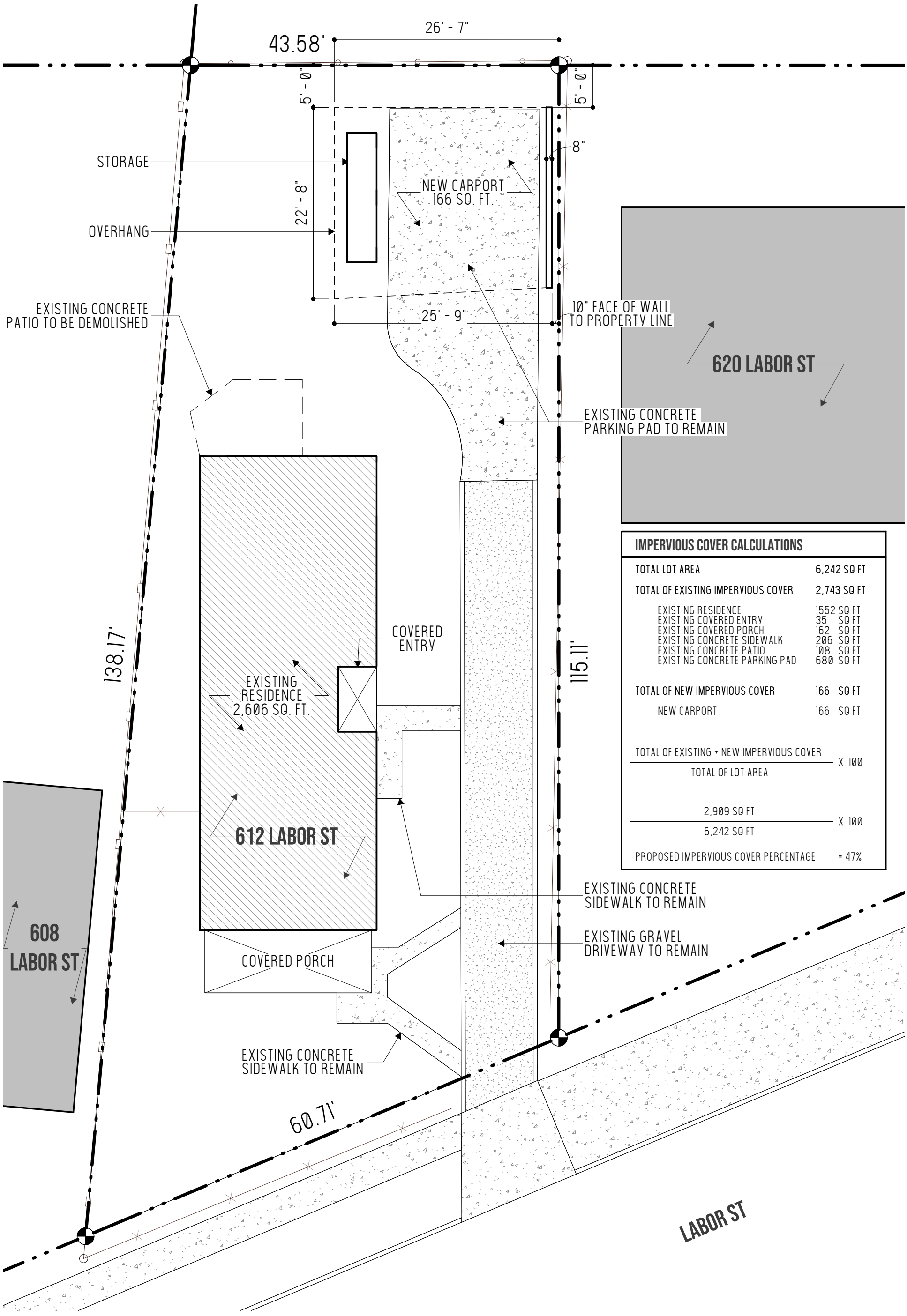

IMPERVIOUS COVER CALCULATIONS

TOTAL LOT AREA	6,242 SQ FT
TOTAL OF EXISTING IMPERVIOUS COVER	2,743 SQ FT
EXISTING RESIDENCE	1552 SQ FT
EXISTING COVERED ENTRY	35 SQ FT
EXISTING COVERED PORCH	162 SQ FT
EXISTING CONCRETE SIDEWALK	206 SQ FT
EXISTING CONCRETE PATIO	108 SQ FT
EXISTING CONCRETE PARKING PAD	680 SQ FT
TOTAL OF NEW IMPERVIOUS COVER	166 SQ FT
NEW CARPORT	166 SQ FT

$$\frac{\text{TOTAL OF EXISTING + NEW IMPERVIOUS COVER}}{\text{TOTAL OF LOT AREA}} \times 100$$

$$\frac{2{,}909 \text{ SQ FT}}{6{,}242 \text{ SQ FT}} \times 100$$

PROPOSED IMPERVIOUS COVER PERCENTAGE = 47%

1 **SITE PLAN**

3/32" = 1'-0"

N

ARCHITECT: DARRYL OHLENBUSCH, AIA

PHONE: 210.240.3325
EMAIL: DARRYL@DARRYLOHLENBUSCH.COM

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"THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION"

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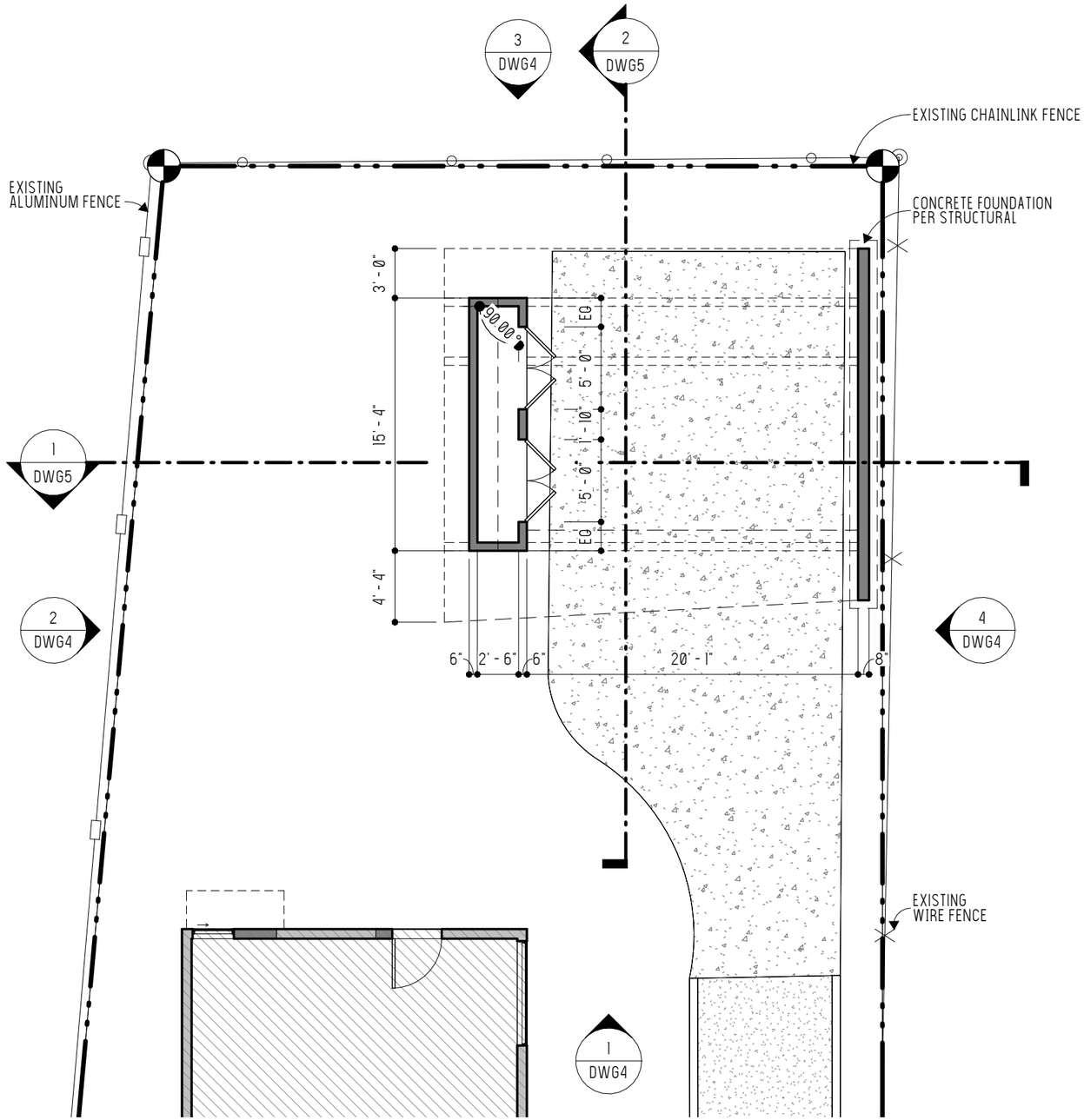
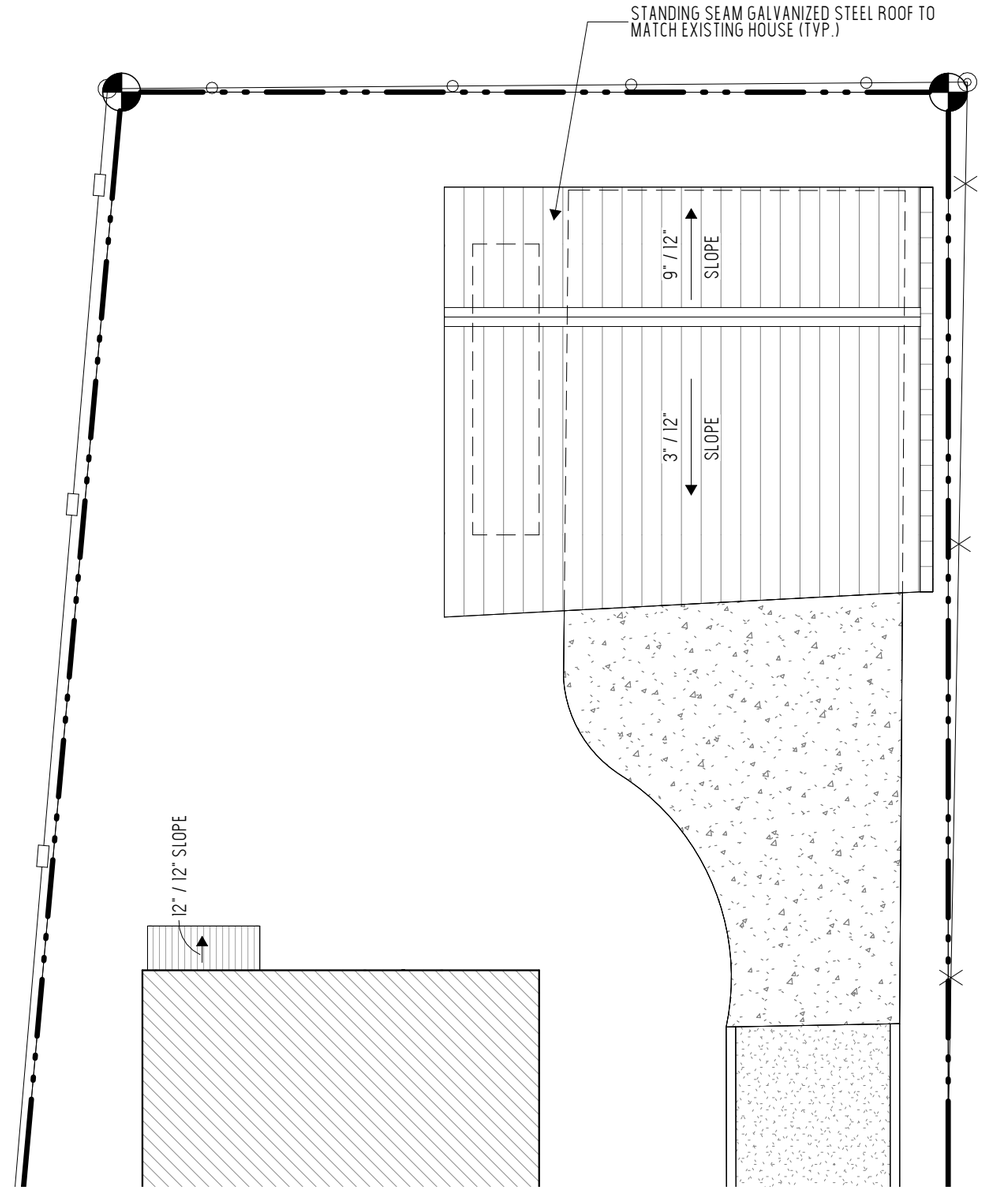
12 NOVEMBER 2026



1 NEW CONSTRUCTION PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/8" = 1'-0"

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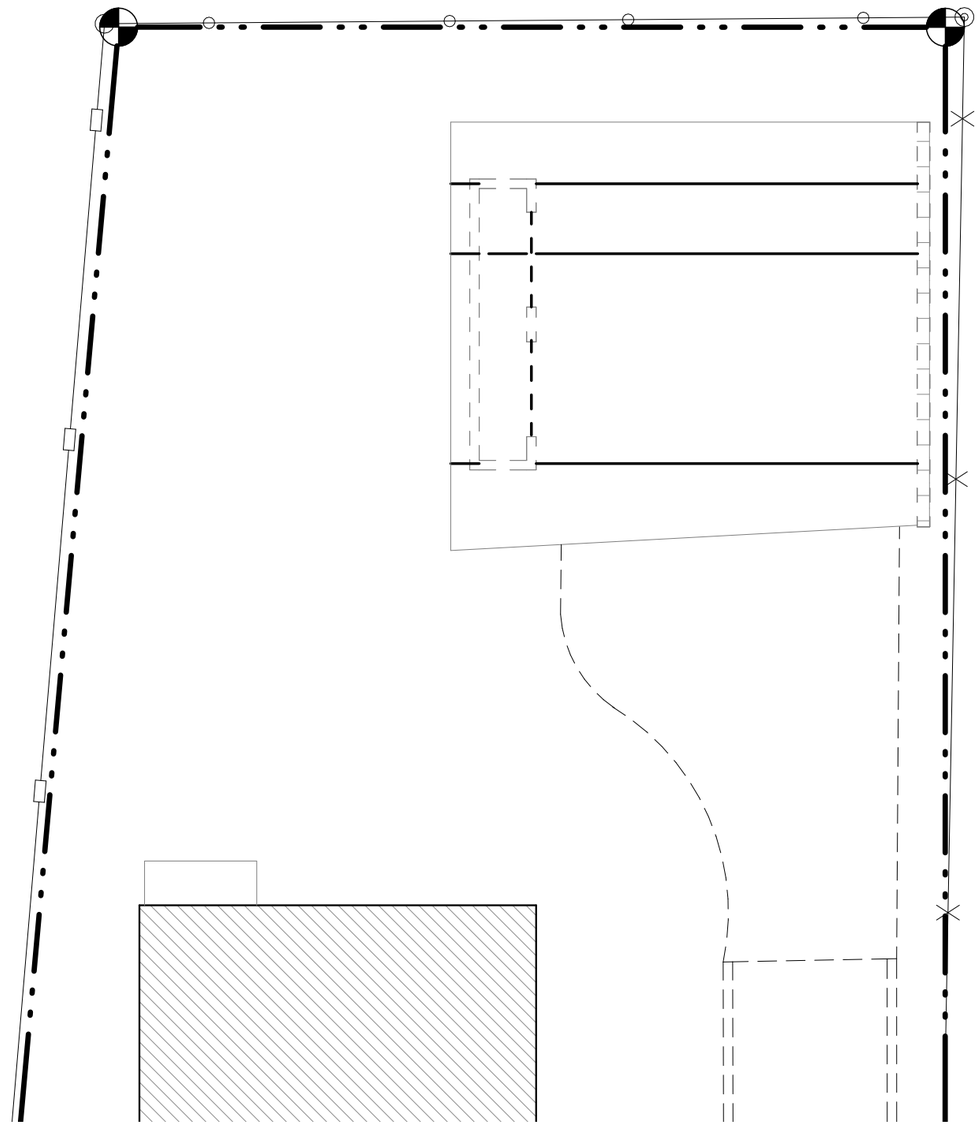
SHEET
DWG2
2 OF 7 SHEETS



1 **ROOF FRAMING PLAN**

1/8" = 1'-0"

N

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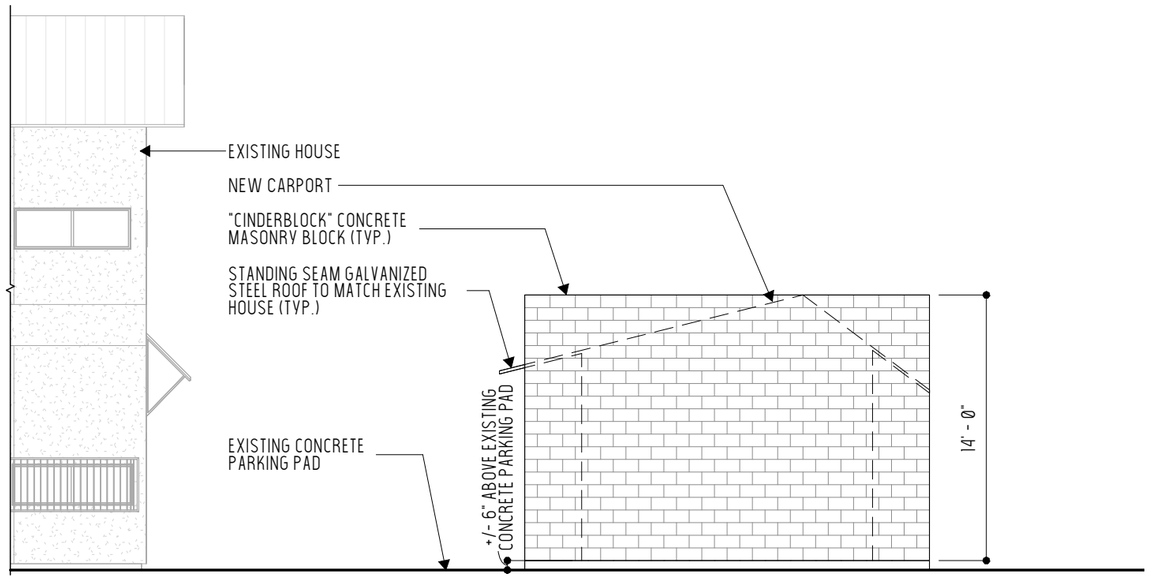
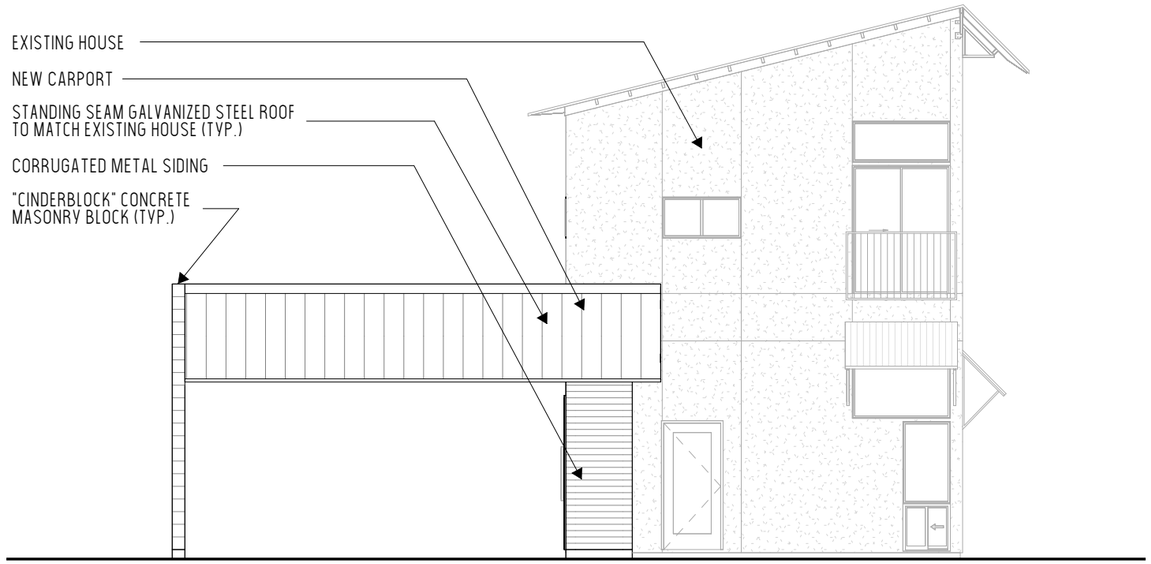


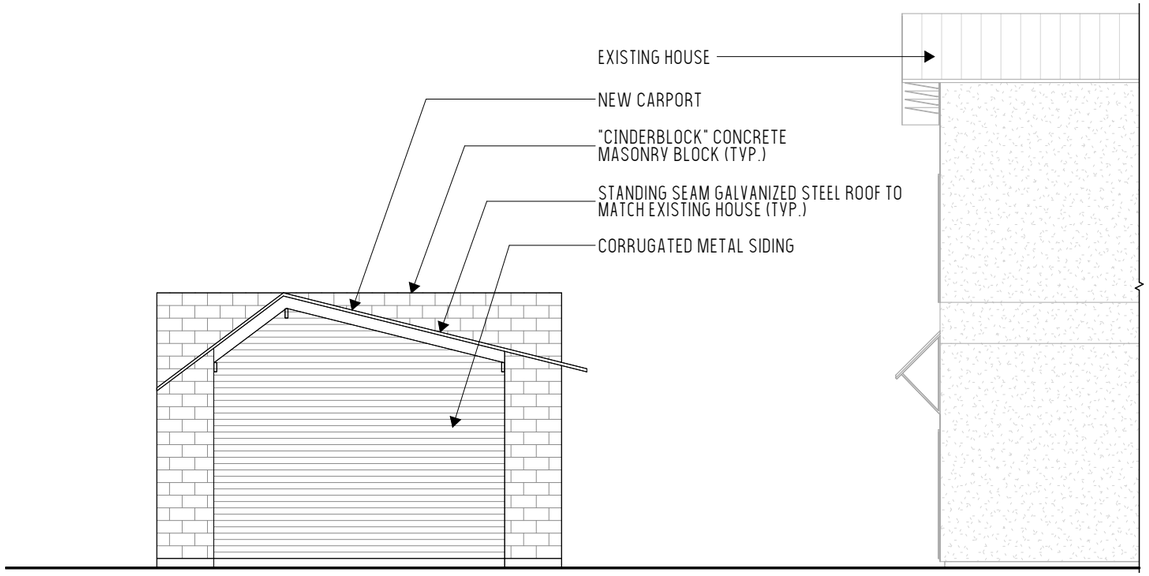
4 SOUTH ELEVATION - CARPORT

1/8" = 1'-0"



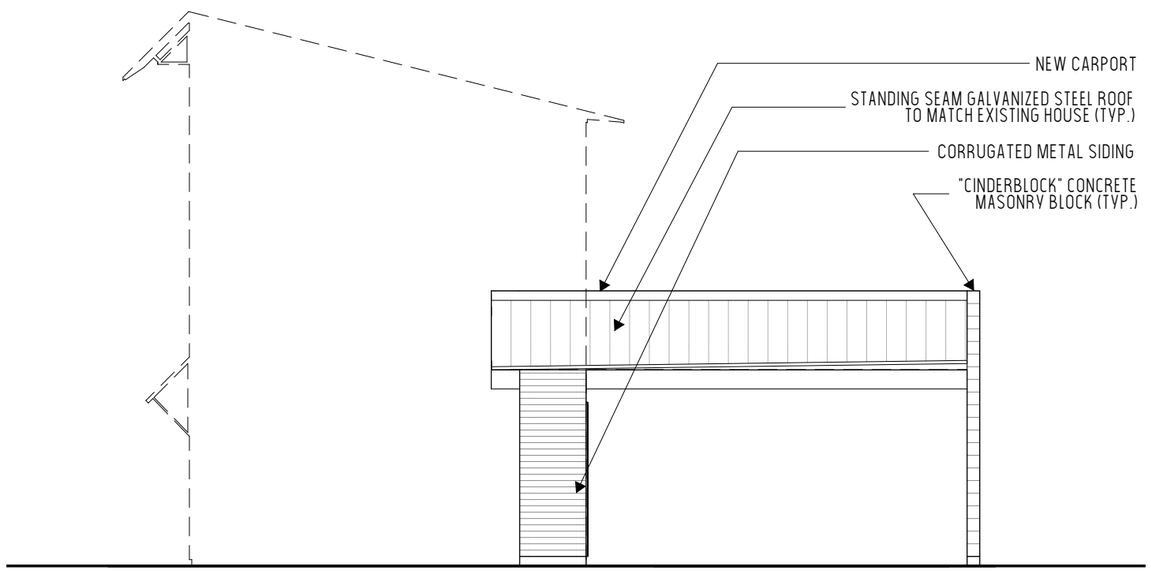
3 EAST ELEVATION - CARPORT

1/8" = 1'-0"



2 NORTH ELEVATION - CARPORT

1/8" = 1'-0"



1 WEST ELEVATION - CARPORT

1/8" = 1'-0"

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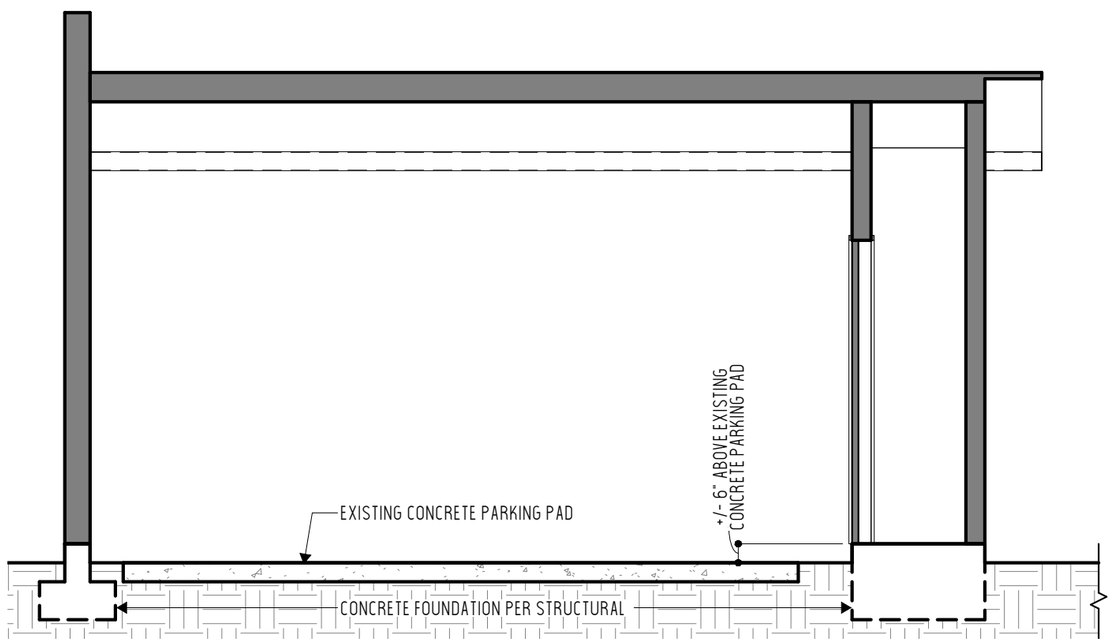
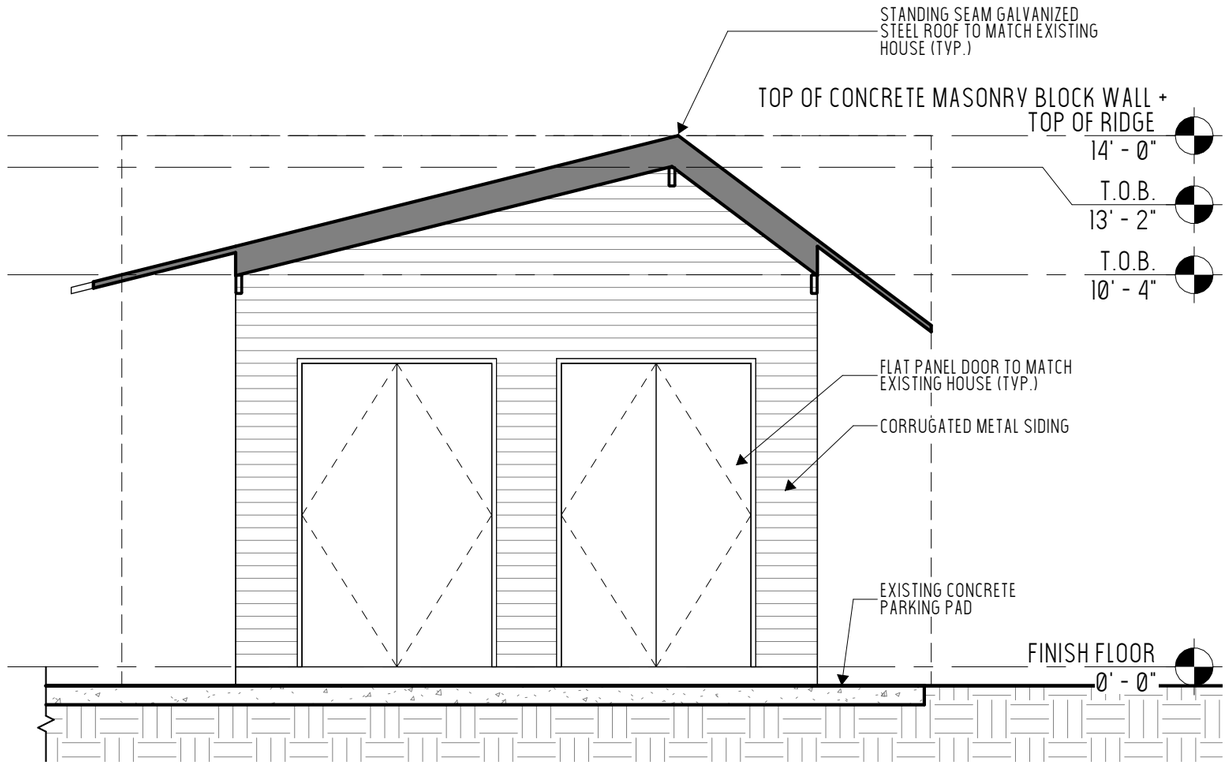
SHEET
DWG4
4 OF 7 SHEETS



1 **BUILDING SECTION - 1**

1/4" = 1'-0"



2 **BUILDING SECTION -2**

1/4" = 1'-0"

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SHEET
DWG5
5 OF 7 SHEETS



VIEW FROM SIDEWALK



VIEW FROM DRIVEWAY

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SHEET
DWG6
6 OF 7 SHEETS