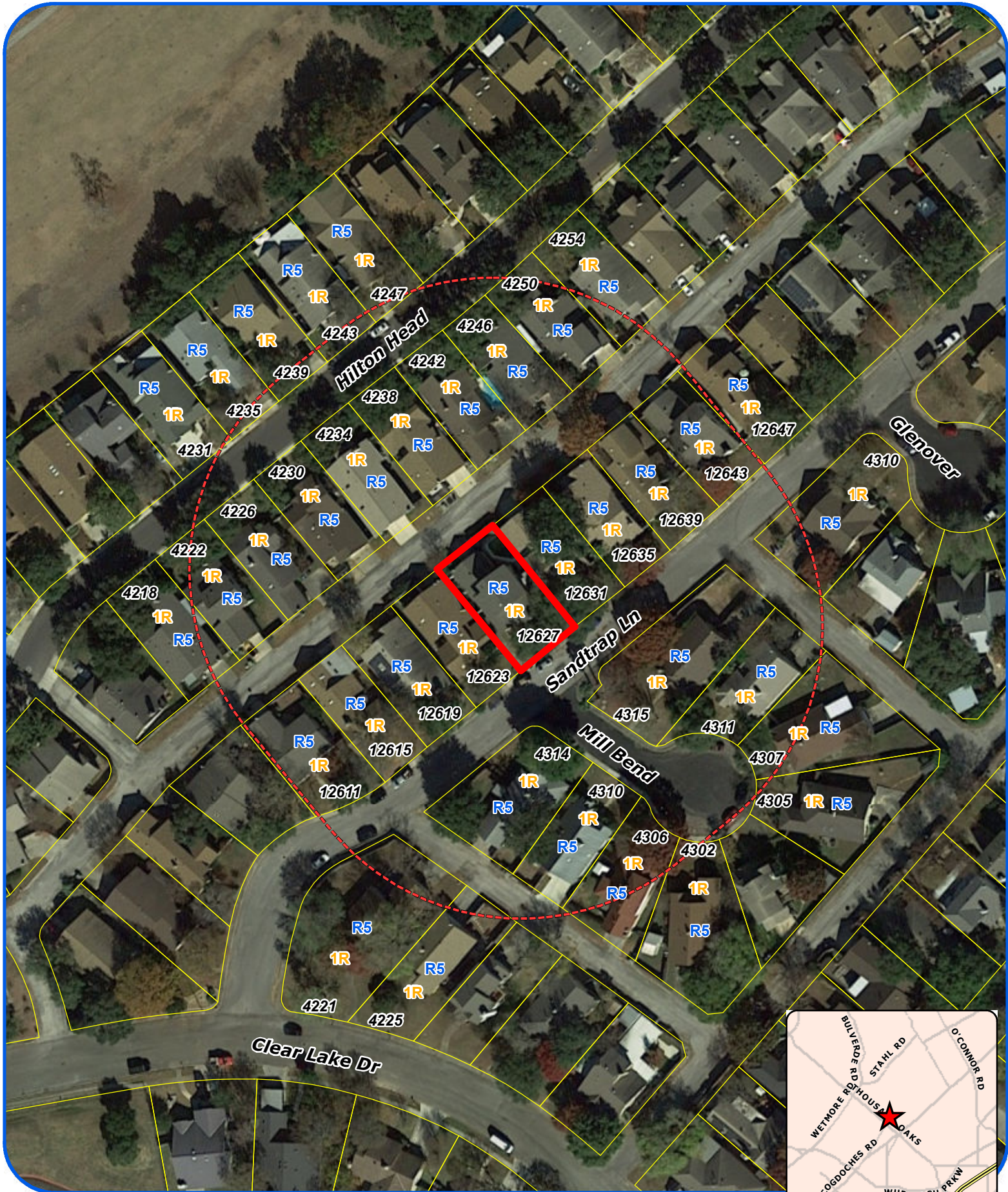
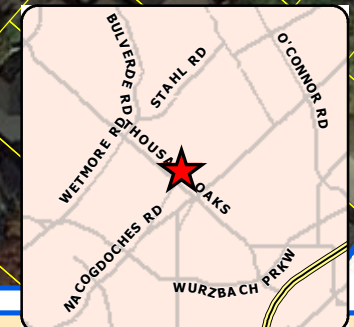




Board of Adjustment **Notification Plan for** **Case No A-19-10300127**



San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 10



1:1,200

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

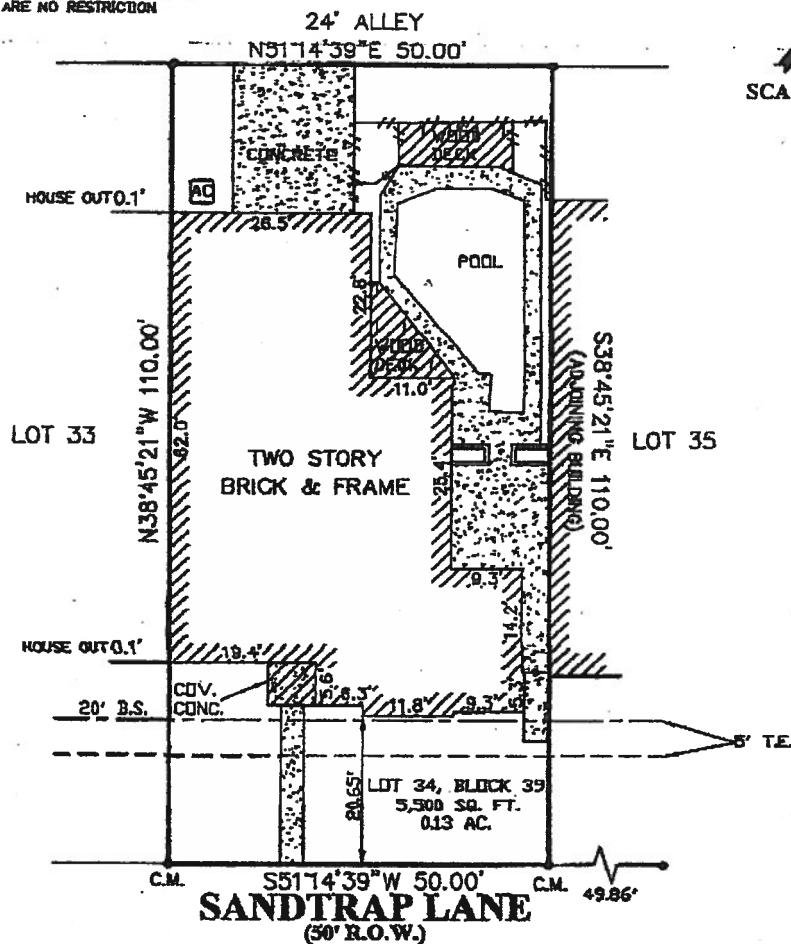
PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 8800, PAGE 177, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND	○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR	◀ = ZERO LOT LINE	E.E. = ELECTRICAL EASEMENT
	● = FND 1/2 IRON ROD	—●— CHAINLINK FENCE	D.E. = DRAINAGE EASEMENT
△ = SET PK ON POST	⊙ = FND MONUMENT	—X— WOOD FENCE	M.E. = MAINTENANCE EASEMENT
	⊙ = FND 1" PIPE	—X— WIRE FENCE	B.S. = BUILDING SETBACK
△ = FND PK ON POST	⊙ = FND SPINDLE	—●— METAL FENCE	W.E. = WATER EASEMENT
△ = CALCULATED POINT	() = RECORD INFORMATION	—●— OVERHEAD ELECTRIC	U.E. = GAS, ELEC., TELE., CATV. ESMT
○ = RAIL ROAD SPIKE	⊙ = POWER POLE	—●— CABLE TELEVISION	P.O.B. = POINT OF BEGINNING
X = "X" ON CONCRETE	⊙ = TELEPHONE PEDESTAL	C.M. = CONTROLLING MONUMENT	R.O.W. = RIGHT OF WAY
□ = METAL POST @ CORNER			

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48000, Panel No. 0201 F, Panel Dated 1-1-92, this tract appears to be in zone(s) X and appears not to be in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA and/or its products.

NOTES: ANY FLOOD PLAIN DATA HEREON IS AS PROVIDED BY FEMA AND IS ONLY AS CURRENT AS THE DATE OF THE MAP PANEL THEREON. NO REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF A FLOOD OCCURRING AT ANY GIVEN PLACE OR TIME. THE SURVEYOR IS LIMITED TO SHOW THE ELEVATION OF POINTS WITHIN HIS OR HER SCOPE OF WORK.
NOTE: AS THIS INFORMATION IS BASED ON GRAPHIC PLOTTING WE ASSUME NO RESPONSIBILITY FOR EXACT FLOOD ZONE DETERMINATION AND LOCATION.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.
NOTE:
PRIOR SURVEY (WESTAR JOB # 5854) WAS USED FOR REFERENCE.
NOTE:
TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.



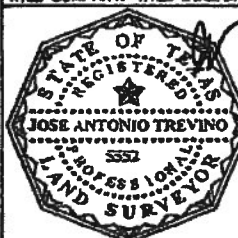
SCALE: 1"=20'

PROPERTY ADDRESS 12827 SANDTRAP LANE	BORROWER MARGARET G. NELSON, AND BARBARA HALBARDIER
--	---

PROPERTY DESCRIPTION
LOT 34, BLOCK 39, 1003-1009, NORTHERN HILLS, UNIT 11-BL. 39 THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8800, PAGE 177, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1035 HELOTES, TEXAS 78023-1035
PHONE (210) 372-8500 FAX (210) 372-8888

TITLE COMPANY: TITLE STREAM



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5532

G.F. NO. 10-00102288	JOB NO. 25140	DATE: NOVEMBER 7, 2008	AMENDED ON:	UPDATED ON:
DRAWN BY: G.F.				

Attachment A

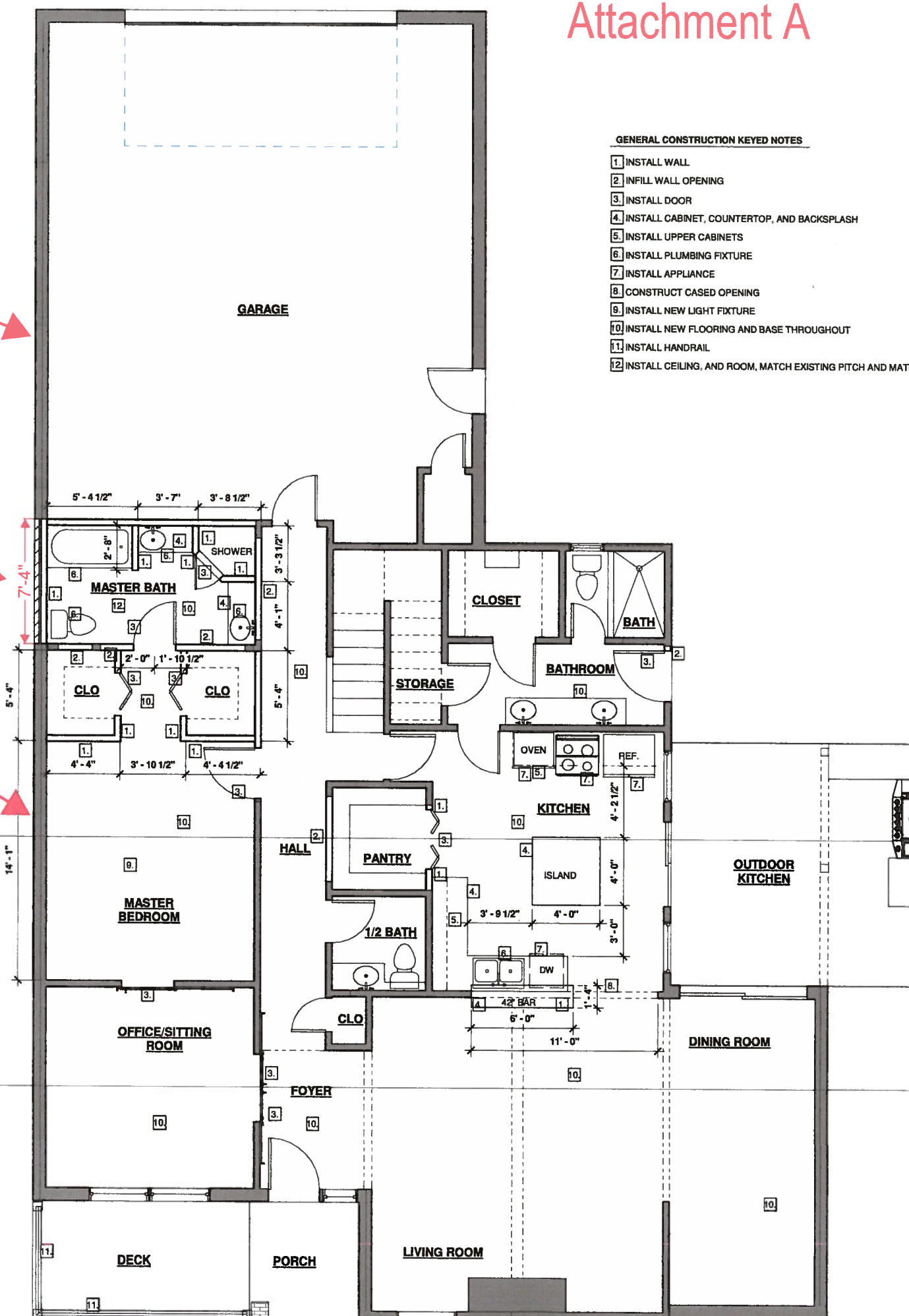
GENERAL CONSTRUCTION KEYED NOTES

- 1. INSTALL WALL
- 2. INFILL WALL OPENING
- 3. INSTALL DOOR
- 4. INSTALL CABINET, COUNTERTOP, AND BACKSPLASH
- 5. INSTALL UPPER CABINETS
- 6. INSTALL PLUMBING FIXTURE
- 7. INSTALL APPLIANCE
- 8. CONSTRUCT CASSED OPENING
- 9. INSTALL NEW LIGHT FIXTURE
- 10. INSTALL NEW FLOORING AND BASE THROUGHOUT
- 11. INSTALL HANDRAIL
- 12. INSTALL CEILING, AND ROOM, MATCH EXISTING PITCH AND MAT

Existing

ew wall

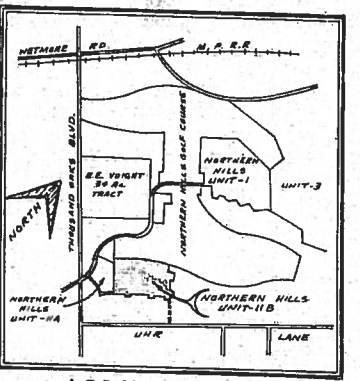
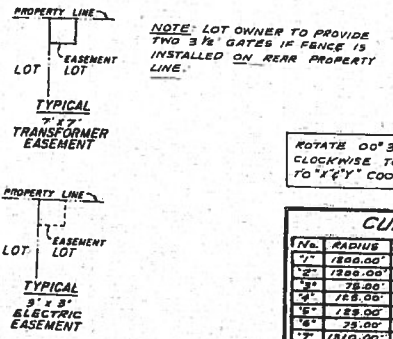
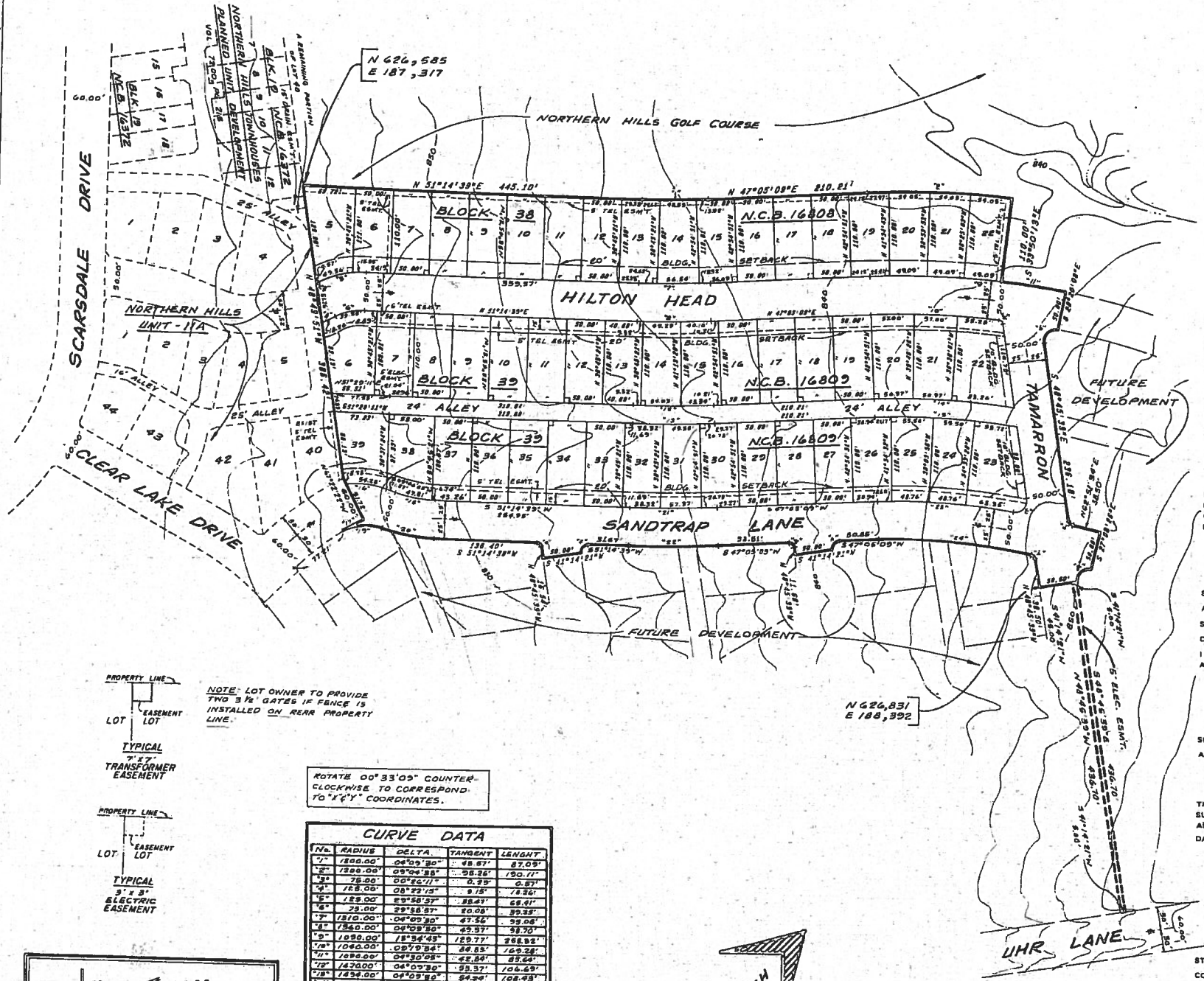
Existing



992517
FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK, BEAR COUNTY, TEXAS
1979 JAN 9 PM 3:57

See
550/117

Filed for record 1/9/79 at 3:57 o'clock P M
Recorded & Indexed 1/5/79 at 5:17 o'clock A M
ROBERT D. GREEN
County Clerk, Bear County, Texas
By *Robert D. Green* Deputy



CURVE DATA				
STA.	RADIUS	DELTA	TANGENT	LENGTH
1+00.00	100.00	00°00'00"	00.00	00.00
2+00.00	100.00	00°00'00"	00.00	00.00
3+00.00	100.00	00°00'00"	00.00	00.00
4+00.00	100.00	00°00'00"	00.00	00.00
5+00.00	100.00	00°00'00"	00.00	00.00
6+00.00	100.00	00°00'00"	00.00	00.00
7+00.00	100.00	00°00'00"	00.00	00.00
8+00.00	100.00	00°00'00"	00.00	00.00
9+00.00	100.00	00°00'00"	00.00	00.00
10+00.00	100.00	00°00'00"	00.00	00.00
11+00.00	100.00	00°00'00"	00.00	00.00
12+00.00	100.00	00°00'00"	00.00	00.00
13+00.00	100.00	00°00'00"	00.00	00.00
14+00.00	100.00	00°00'00"	00.00	00.00
15+00.00	100.00	00°00'00"	00.00	00.00
16+00.00	100.00	00°00'00"	00.00	00.00
17+00.00	100.00	00°00'00"	00.00	00.00
18+00.00	100.00	00°00'00"	00.00	00.00
19+00.00	100.00	00°00'00"	00.00	00.00
20+00.00	100.00	00°00'00"	00.00	00.00
21+00.00	100.00	00°00'00"	00.00	00.00
22+00.00	100.00	00°00'00"	00.00	00.00
23+00.00	100.00	00°00'00"	00.00	00.00
24+00.00	100.00	00°00'00"	00.00	00.00
25+00.00	100.00	00°00'00"	00.00	00.00
26+00.00	100.00	00°00'00"	00.00	00.00
27+00.00	100.00	00°00'00"	00.00	00.00
28+00.00	100.00	00°00'00"	00.00	00.00
29+00.00	100.00	00°00'00"	00.00	00.00
30+00.00	100.00	00°00'00"	00.00	00.00
31+00.00	100.00	00°00'00"	00.00	00.00
32+00.00	100.00	00°00'00"	00.00	00.00
33+00.00	100.00	00°00'00"	00.00	00.00
34+00.00	100.00	00°00'00"	00.00	00.00
35+00.00	100.00	00°00'00"	00.00	00.00
36+00.00	100.00	00°00'00"	00.00	00.00
37+00.00	100.00	00°00'00"	00.00	00.00
38+00.00	100.00	00°00'00"	00.00	00.00
39+00.00	100.00	00°00'00"	00.00	00.00
40+00.00	100.00	00°00'00"	00.00	00.00
41+00.00	100.00	00°00'00"	00.00	00.00
42+00.00	100.00	00°00'00"	00.00	00.00
43+00.00	100.00	00°00'00"	00.00	00.00
44+00.00	100.00	00°00'00"	00.00	00.00
45+00.00	100.00	00°00'00"	00.00	00.00
46+00.00	100.00	00°00'00"	00.00	00.00
47+00.00	100.00	00°00'00"	00.00	00.00
48+00.00	100.00	00°00'00"	00.00	00.00
49+00.00	100.00	00°00'00"	00.00	00.00
50+00.00	100.00	00°00'00"	00.00	00.00
51+00.00	100.00	00°00'00"	00.00	00.00
52+00.00	100.00	00°00'00"	00.00	00.00
53+00.00	100.00	00°00'00"	00.00	00.00
54+00.00	100.00	00°00'00"	00.00	00.00
55+00.00	100.00	00°00'00"	00.00	00.00
56+00.00	100.00	00°00'00"	00.00	00.00
57+00.00	100.00	00°00'00"	00.00	00.00
58+00.00	100.00	00°00'00"	00.00	00.00
59+00.00	100.00	00°00'00"	00.00	00.00
60+00.00	100.00	00°00'00"	00.00	00.00
61+00.00	100.00	00°00'00"	00.00	00.00
62+00.00	100.00	00°00'00"	00.00	00.00
63+00.00	100.00	00°00'00"	00.00	00.00
64+00.00	100.00	00°00'00"	00.00	00.00
65+00.00	100.00	00°00'00"	00.00	00.00
66+00.00	100.00	00°00'00"	00.00	00.00
67+00.00	100.00	00°00'00"	00.00	00.00
68+00.00	100.00	00°00'00"	00.00	00.00
69+00.00	100.00	00°00'00"	00.00	00.00
70+00.00	100.00	00°00'00"	00.00	00.00
71+00.00	100.00	00°00'00"	00.00	00.00
72+00.00	100.00	00°00'00"	00.00	00.00
73+00.00	100.00	00°00'00"	00.00	00.00
74+00.00	100.00	00°00'00"	00.00	00.00
75+00.00	100.00	00°00'00"	00.00	00.00
76+00.00	100.00	00°00'00"	00.00	00.00
77+00.00	100.00	00°00'00"	00.00	00.00
78+00.00	100.00	00°00'00"	00.00	00.00
79+00.00	100.00	00°00'00"	00.00	00.00
80+00.00	100.00	00°00'00"	00.00	00.00
81+00.00	100.00	00°00'00"	00.00	00.00
82+00.00	100.00	00°00'00"	00.00	00.00
83+00.00	100.00	00°00'00"	00.00	00.00
84+00.00	100.00	00°00'00"	00.00	00.00
85+00.00	100.00	00°00'00"	00.00	00.00
86+00.00	100.00	00°00'00"	00.00	00.00
87+00.00	100.00	00°00'00"	00.00	00.00
88+00.00	100.00	00°00'00"	00.00	00.00
89+00.00	100.00	00°00'00"	00.00	00.00
90+00.00	100.00	00°00'00"	00.00	00.00
91+00.00	100.00	00°00'00"	00.00	00.00
92+00.00	100.00	00°00'00"	00.00	00.00
93+00.00	100.00	00°00'00"	00.00	00.00
94+00.00	100.00	00°00'00"	00.00	00.00
95+00.00	100.00	00°00'00"	00.00	00.00
96+00.00	100.00	00°00'00"	00.00	00.00
97+00.00	100.00	00°00'00"	00.00	00.00
98+00.00	100.00	00°00'00"	00.00	00.00
99+00.00	100.00	00°00'00"	00.00	00.00
100+00.00	100.00	00°00'00"	00.00	00.00

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
FORMERLY
R. MARVIN SHIPMAN & CO.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

SUBDIVISION PLAT
OF
NORTHERN HILLS, UNIT-11B
BEING A 2.957 ACRE TRACT OF LAND OUT OF
THE LOUIS KNEIPP SURVEY No. 11, ABSTRACT No. 39,
COUNTY BLOCK 5014, SAN ANTONIO, BEAR COUNTY,
TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE
OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASE-
MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LLOYD A. DENTON, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE DECLARED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF JANUARY
A.D. 1979

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES AUTHORIZED BY THE
PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19TH DAY OF JANUARY
A.D. 1979
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19TH DAY OF JANUARY
A.D. 1979
STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF NORTHERN HILLS, UNIT-11B HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION,
DATED THIS 1 DAY OF NOV. A.D. 1978
By *Margaret M. Legner* CHAIRMAN
By *Robert S. L. P.* SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT
WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____
A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____
A.D. ____ AT ____ M. IN THE RECORDS OF ____
OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF ____ A.D. ____
COUNTY CLERK, BEAR COUNTY, TEXAS
BY ____ DEPUTY

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY
DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE
AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE
EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF
INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING
POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPING, TRANSFORMERS, EACH WITH ITS NECESSARY
APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS, OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO
LOCATE WITHIN SAID RIGHTS-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES
LINES OR APPURTENANCES THEREON, AND TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, MOVE, OR REMOVE ANY
ELECTRIC, GAS, OR OTHER UTILITY LINES OR EQUIPMENT, LOCATED WITHIN SAID AREAS, WITHOUT LIABILITY TO THE
GRANTOR OR GRantee FOR SAID GRADUATION OR ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE
PERSONS DEEMED RESPONSIBLE FOR SAID GRADUATION OR ELEVATION ALTERATIONS.

BOA-19-10300127

Subject Property Location: 12627 Sandtrap Lane



Subject Property



Adjacent Property



Adjacent Property



Adjacent Property



Sandtrap Lane Street View



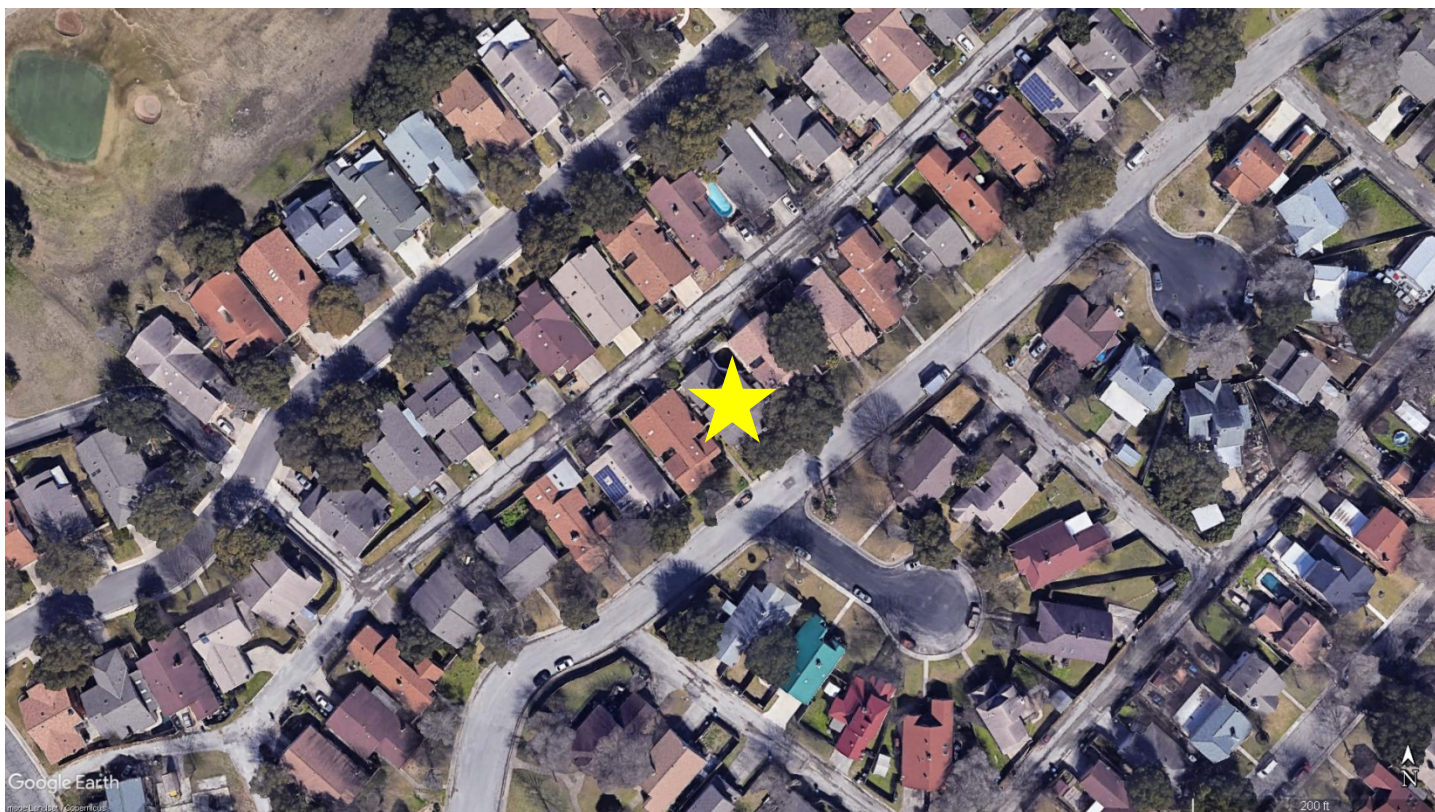
Neighboring Property



Side Property Line



Adjacent Property







View from outside of home