HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 22

HDRC CASE NO:	**2015-191**
ADDRESS:	140 LAVACA ST
LEGAL DESCRIPTION:	NCB 712 BLK 9 LOT 15
ZONING:	RM4 H HS
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
LANDMARK:	Deussen House
APPLICANT:	Sergio Duran
OWNER:	Thomas Donals II, Thomas Donals II
TYPE OF WORK:	Exterior modifications

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a new bay window to match the bay window shown in the 1900's historic photograph.
2. Replace the existing, damaged wood front porch decking.
3. Relocate an air compressor from the west side of the property to the east side of the property beside an existing compressor.
4. Install a new forty-eight (48) square foot addition to the rear of the house to express the original porch and extend the roof structure to create a wood pergola.
5. Paint the exterior of the structure white.
6. Remove the current plaster façade to expose the original stone façade at the rear, kitchen area of the house.
7. Restore the existing workshop accessory structure.
8. Construct a new covered carport with a standing seam metal roof.
9. Install a twelve (12) foot by thirty-three (33) foot swimming pool in the rear yard.
10. Install a new electric gate to match the existing wood gate.
11. Install a new door in an existing window opening on the south façade.
12. Construct a new cordova crème stone masonry wall at the rear of the property.
13. Replace the existing roof with a new wood shake shingle roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)
i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)
i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved

administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.
6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to

side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)
i. Existing outbuildings—Preserve existing historic outbuildings where they remain.
ii. Materials—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Garage doors—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. Replacement—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. Reconstruction—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The

maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS
i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL
i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The applicant has proposed to replace the existing asphalt shingle roof with a new wood shingle roof. Given the period of construction of this structure as well as its architectural style and roof form, staff finds that a standing seam

metal roof is more appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi. In addition to this, it appears that in the historic photo that the applicant has provided, the house has a standing seam metal roof.

b. The applicant has provided a photo showing a bay window that was once located on the north façade. The applicant has proposed to reintroduce this bay window to the house. The applicant's proposal to reinstall the bay window to match the historic window in terms of size, type, configuration, material and appearance is consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
c. According to the Guidelines for Exterior Maintenance and Alterations 1.B., materials that are beyond repair should be replaced with in kind materials. The applicant has proposed to replace the damaged wood porch decking and replace it with wood decking that is in king to the original. This is consistent with the Guidelines.
d. According to the Guidelines for Additions 1.A. and B. additions to historic structures should be designed to be subordinate to the principal façade, complement the historic structure, include an appropriate footprint, materials and height. The applicant has proposed a forty-eight (48) square foot addition that in height and scale is subordinate to the façade of the primary structure. This is consistent with the Guidelines.
e. The structure currently features a plaster façade that is covering the structure's original stone façade. The applicant has proposed to expose the original stone façade at the southwest corner of the house where the kitchen is currently located. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.iv., however staff suggests that the applicant consider removing the plaster from each facade wherever the structure's original stone façade is covered.
f. The applicant has proposed to rehabilitate an existing accessory structure which features a standing seam metal roof and wood siding. This proposal is consistent with the Guidelines for Exterior Maintenance and Alterations 1.B. and 3.B.
g. According to the Guidelines for New Construction 5.A., the massing and form of garages and outbuildings should be visually subordinate to that of the primary structure on the property, should relate to the period of construction of the primary, historic structure on the site and should contain a consistent setback and orientation found along the block with other accessory structures. The proposed carport features a wood frame with a standing seam metal roof and relates in size and context to both the existing accessory structure and the primary structure. This proposal is consistent with the Guidelines.
h. The applicant has proposed to install a swimming pool in the rear yard that is to be screened from the pedestrian right of way by existing site elements including fences and accessory structures. The applicant's proposed location is appropriate for the Lavaca Historic District.
i. The applicant has proposed to paint the existing structure as well as accessory structures Benjamin Moore Rice White. This is both consistent with the Guidelines for Exterior Maintenance and Alterations and an appropriate color for the location and architectural setting of the site.
j. The Guidelines for Site Elements states that fences and walls should appear similar to those used historically throughout the district. The applicant has proposed to remove a portion of the existing wood privacy fence to install an electric gate that is to match the existing fence in materials and profile. This is consistent with the Guidelines.
k. The applicant has proposed to create a secondary entrance on the south façade where an existing window opening is. The Guidelines for Exterior Maintenance and Alterations 6.A.i. states that creating new primary entrances or windows should be avoided. Given the location of this proposed door on the south façade, staff finds its creation appropriate.
l. The applicant has proposed to replace the existing asphalt shingle roof with a new wood shingle roof. Given the period of construction of this structure as well as its architectural style and roof form, staff finds that a standing seam metal roof is more appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi. In addition to this, it appears that in the historic photo that the applicant has provided, the house has a standing seam metal roof.
m. The applicant has proposed to construct new Cordova cream stone masonry wall at the rear of the property. While the materials that the applicant has proposed complement those of the original, historic structure, the applicant's proposed height of the wall at approximately ten (10) feet tall is inconsistent with the Guidelines for Site Elements 2.B.iii. regarding the height of new fences and walls.

RECOMMENDATION:

Staff recommends approval of items #1 through #11 as submitted based on findings a through k.

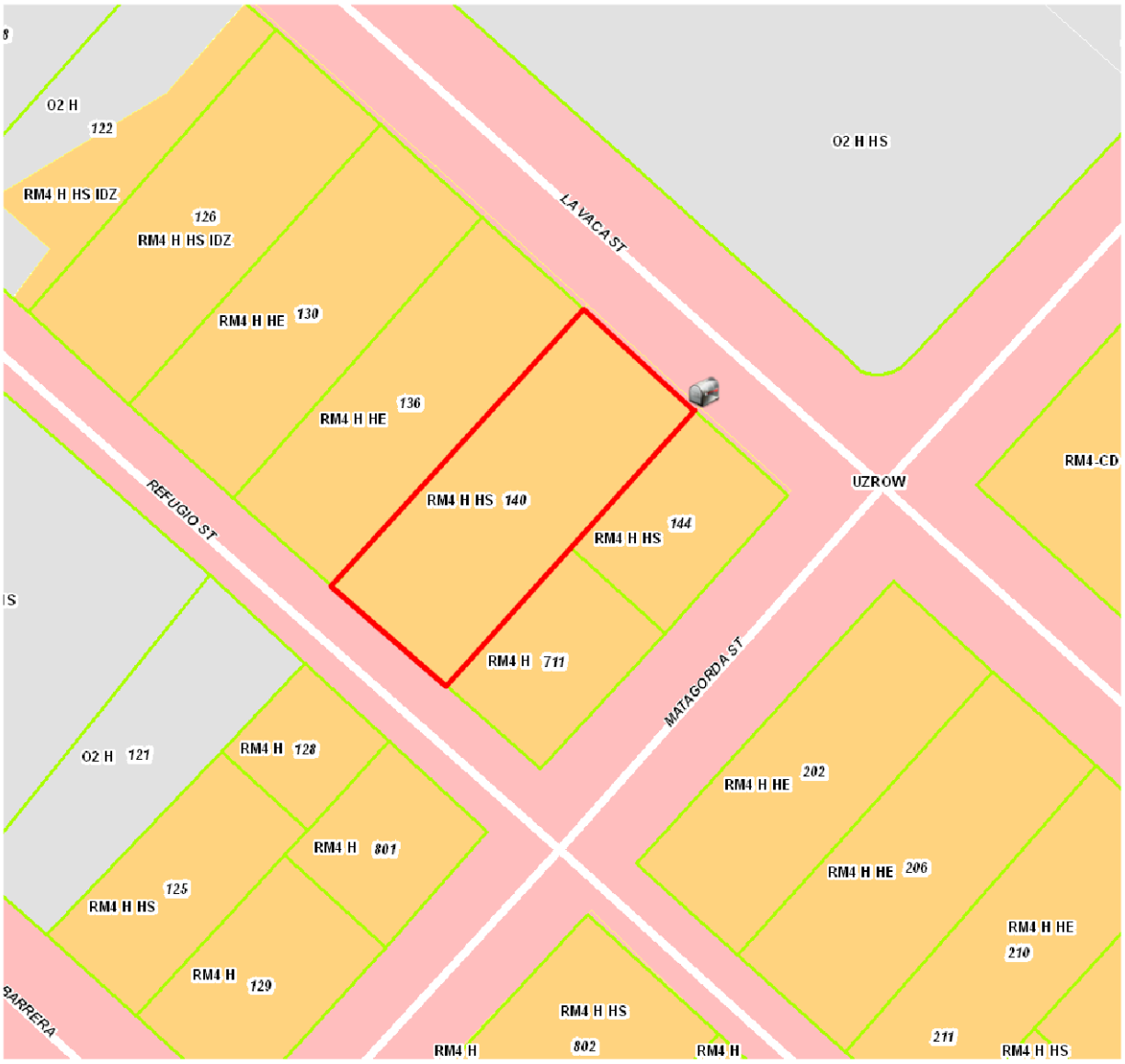
Staff does not recommend approval of items #12 and #13 based on findings l and m. Staff recommends that the applicant

explore the installation of a standing seam metal roof as well as the shortening of the proposed wall to no more than six (6) feet in height.

CASE COMMENT:
The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:May 12, 2015

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project legal description

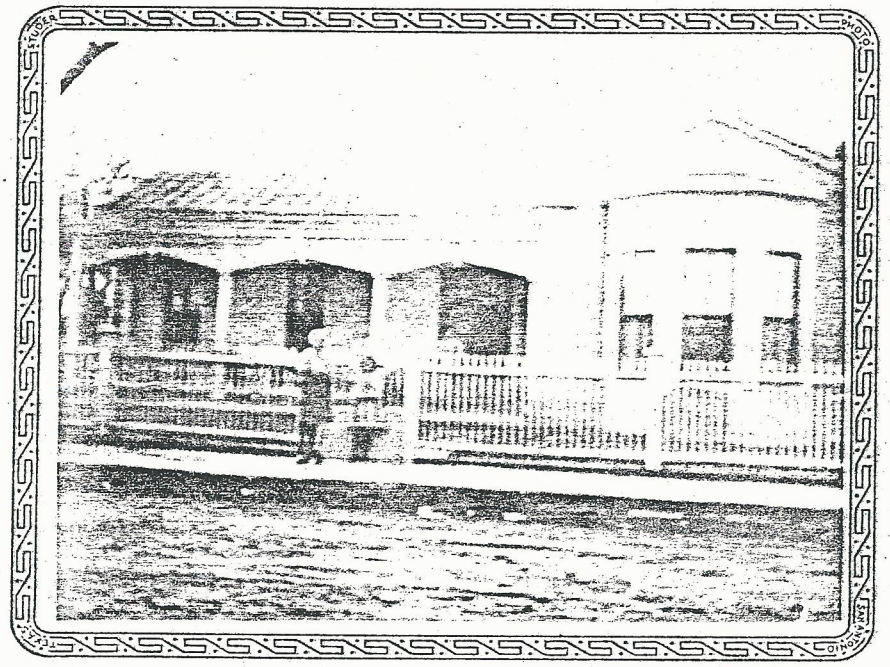
ncb 712, block 9, lot 15

Lavaca Historic District

San Antonio, Texas

Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722



The Deussen House
LAVACA St

Courtesy of Mrs Roy Mueller

(Leo Dielmann, Architect)

Copy of photos owned by Mrs. Roy M. Mueller (Inez Dielmann),110 Camellia Way, 78209, Phone 822-5839.-4/1978

Don B. McDonald, Architect

Don B. McDonald, Architect

Thomas Residence
140 Lavaca Street
San Antonio, Texas 78210

PROPOSED WORK NARRATIVE:

In an effort to resurrect original stone building structure that is now covered with plaster, stone will be restored and uncovered on the exterior of kitchen area, where original stone foundation still exists. A stone wall that will mimic original stone building will be erected at rear of house, which will face the back alley (Refugio Street). Current garage will be restored by jacking it up and building a concrete perimeter inverted lug and slab, in an effort to reinforce the structure. Wood structure and siding will be restored and aligned, as well as repainted to match original white color.

Bay window that can be seen on historical photograph provided by the Conservation Society will be replicated and added to existing residence.

In order to express original back porch, a new 48 sq. ft. window will be added to rear of house.

SCOPE OF WORK:

1. Main House-
    a. New Endura Shake wood shingle roof on existing roof structure
    b. New Bay Window at Façade to match 1900's historic photograph
    c. Replace 2x6 treated wood front porch deck with 7/8 x 4" T&G IPE
    d. Relocate Air Compressor from West yard to East yard adjacent to existing Compressor
    e. New 48 sq. ft. window extension at rear of house to express original porch. Extend roof structure and create wood pergola
        i. Mahogany Trim
        ii. IPE Pergola Structure
    f. Paint Exterior – Benjamin Moore Rice White
2. Site
    a. New 12x33' pool
    b. New Cordova Cream Stone masonry wall at rear of property
    c. New wood Carport
    d. New Electric Gate to match existing wood gate
    e. Restore Existing Garage – Paint Benjamin Moore Rice White

MATERIALS:

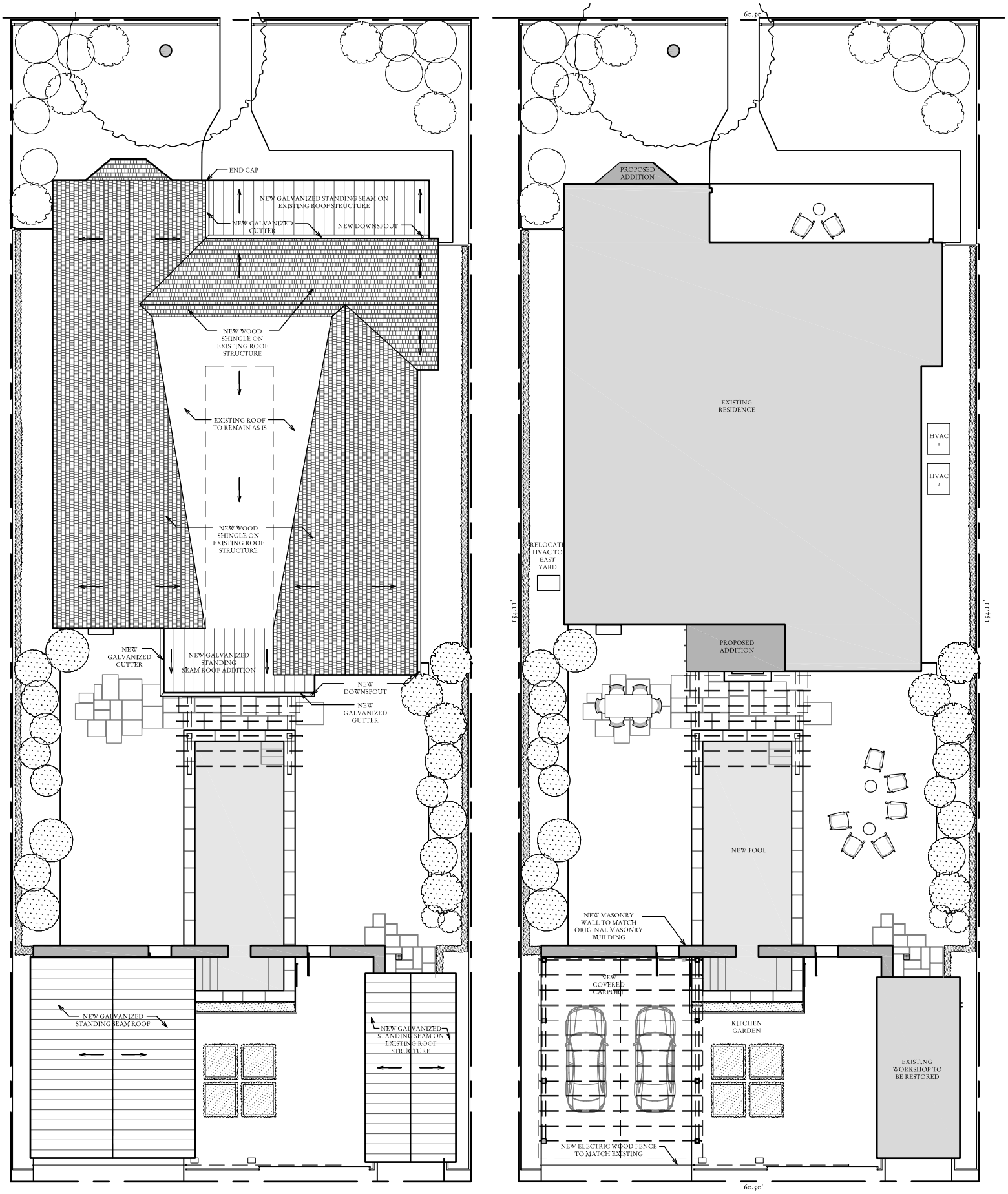
Stone-

Wood Shingles and Galvanized Gutter

Paint -

Benjamin Moore Rice White

Wood Doors and Windows



Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

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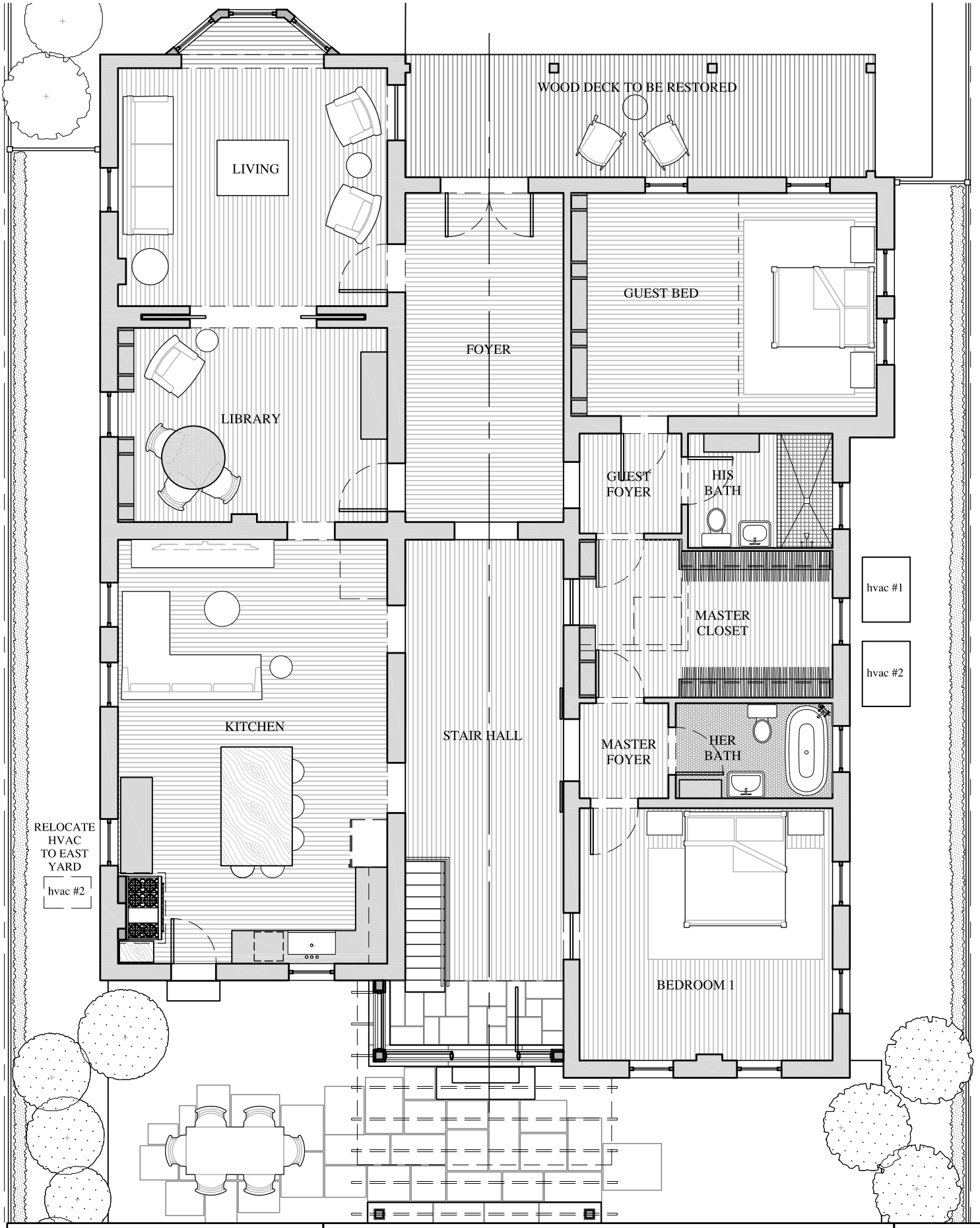
Drawn By:	SD		



Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
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Discription:	First Floor Plan - Proposed		Drawing Number
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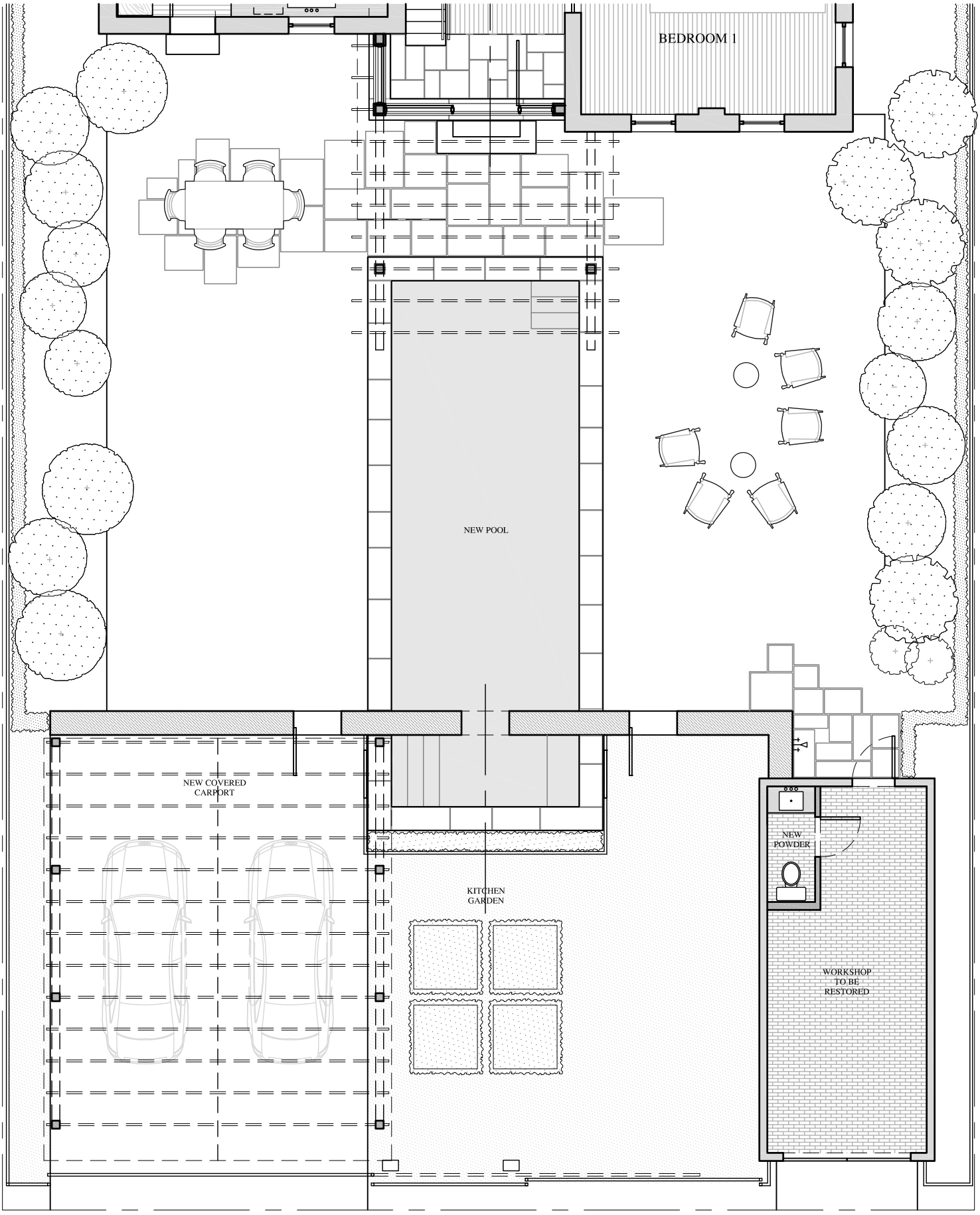

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Discription:	First Floor Plan - Proposed		Drawing Number
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Drawn By:	SD		3

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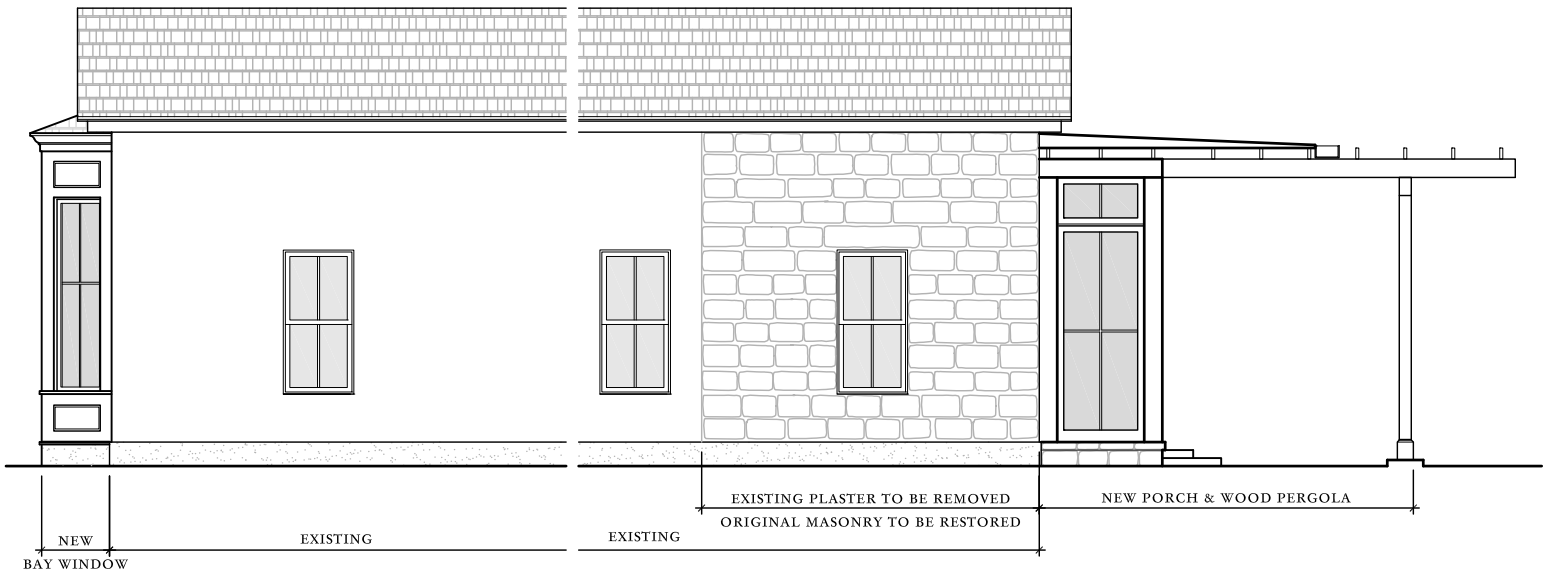
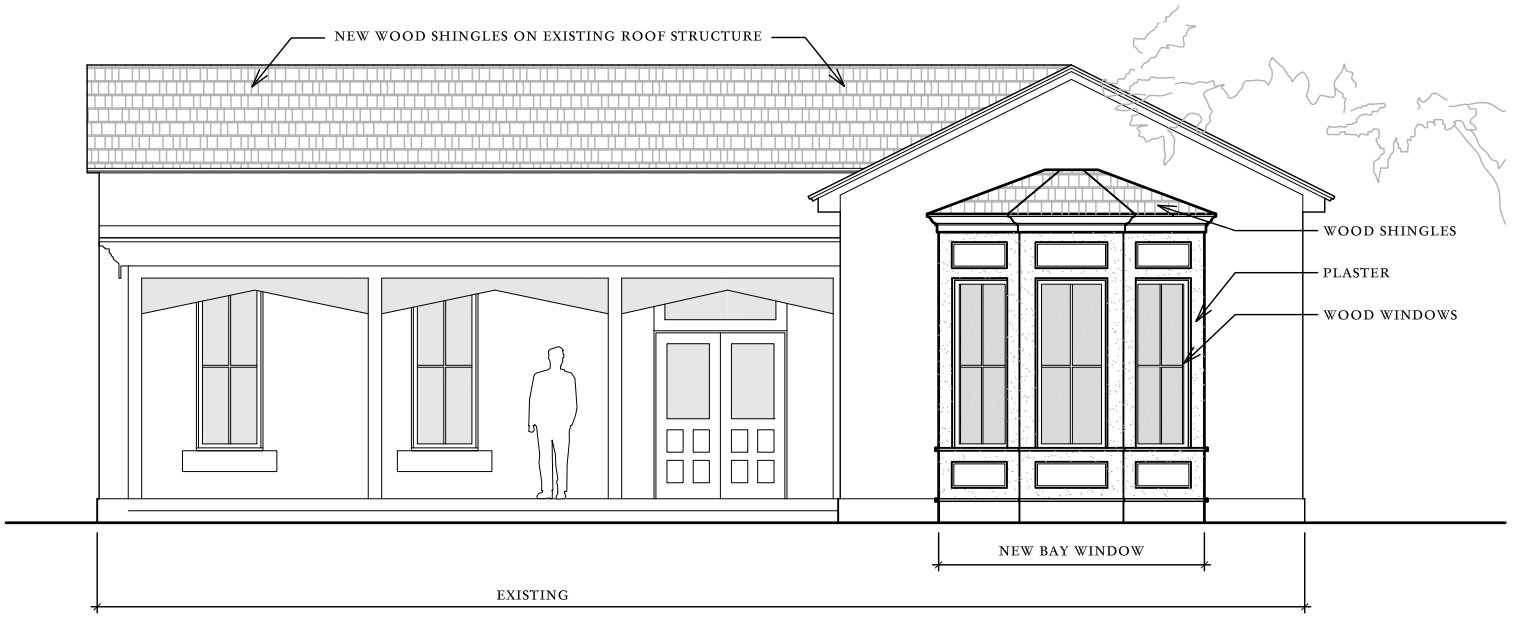


WEST ELEVATION



NORTH ELEVATION

Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Discription:	Building Elevations			Drawing Number
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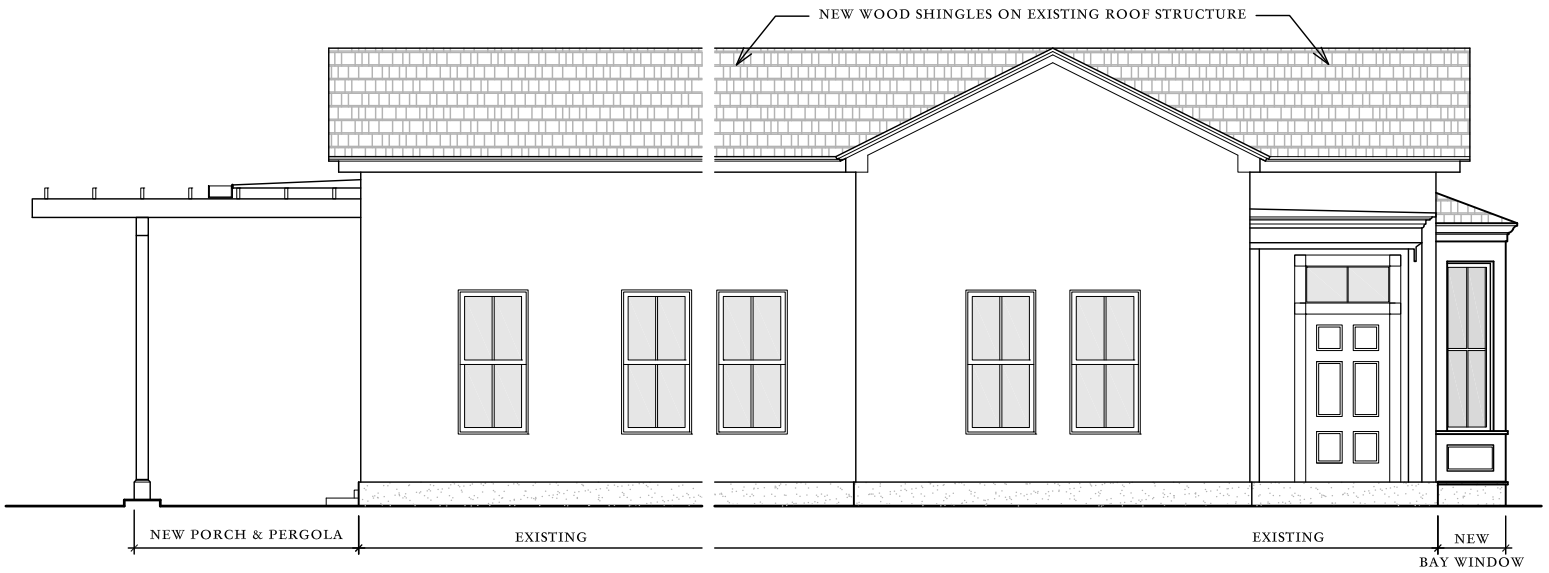
Drawn By:	SD			



EAST ELEVATION

SOUTH ELEVATION

Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Discription:	Building Elevations			Drawing Number
Project:	140 Lavaca St	Reference:	A3.1	5
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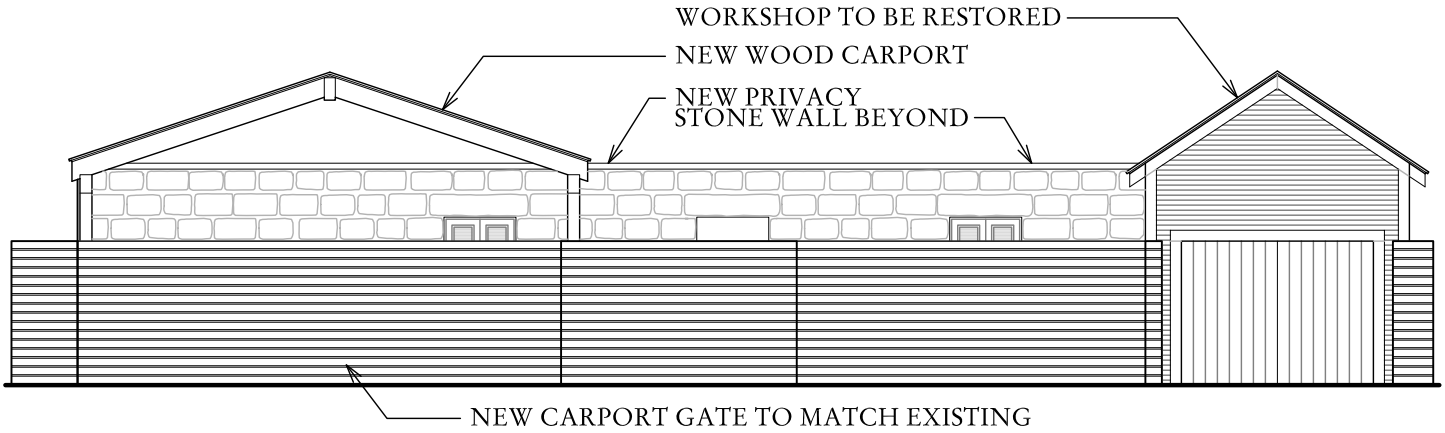
Drawn By:	SD			



SOUTH ELEVATION - WORKSHOP/CARPORT/BACK WALL

Don B. McDonald, Architect AIA Ltd.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

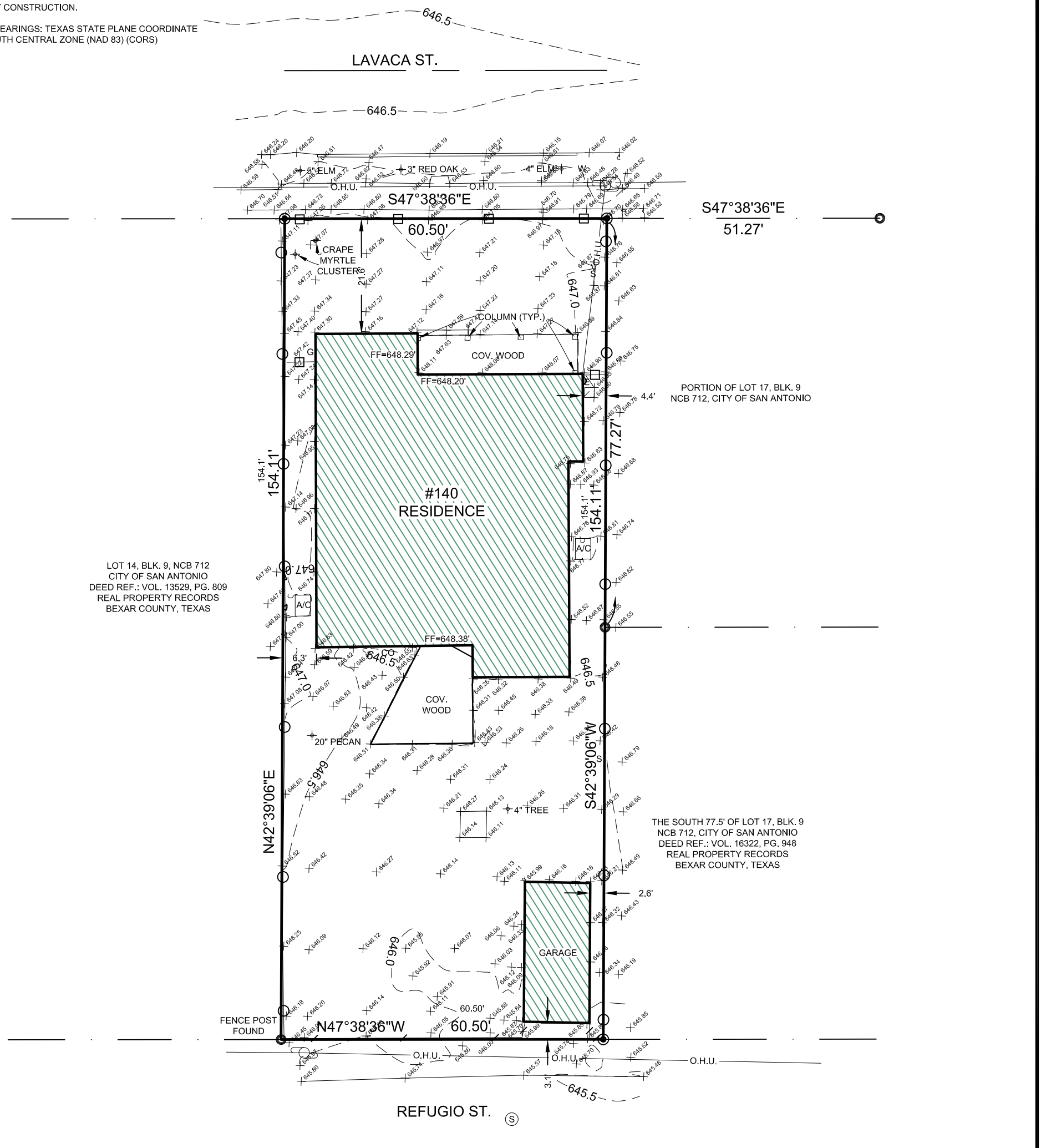
Discription:	Building Elevations		Drawing Number
Project:	140 Lavaca St	Reference: A3.1	6
Date:	5.1.15	Scale: 1/8"	
Drawn By:	SD		

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

2. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.

3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)



SURVEY OF: LOT 15, BLOCK 9, NEW CITY BLOCK 712, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS 140 LAVACA ST., SAN ANTONIO, TEXAS78210

JOHNSON SURVEYING JOB NO. 885-003-000

CERTIFIED TO: BLAIR YOUNG

Legend:

- XXXX — EXISTING CONTOUR
- Ⓢ SANITARY SEWER MANHOLE
- ×650.11 SPOT ELEVATION
- CHAIN LINK FENCE
- WROUGHT/IRON FENCE
- CONCRETE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "RPLS 5578"
- RECORD INFORMATION N89°27'41"E 65.00'
- AS MEASURED IN FIELD S33°29'20"W 161.24'
- COV. COVERED
- (VOLUME/PAGE)
- S - WATER SPIGOT
- CO - CLEANOUT
- E - ELEC. METER
- G - GAS METER
- V - WATER VALVE
- O.H.U. OVERHEAD UTILITY
- UTILITY POLE

JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor

17890 BLANCO RD, STE. 306, SAN ANTONIO, TX 78232

(210) 858-9838 * (210) 247-6138 fax

FIRM REG. #10140500

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL CHRISTIAN JOHNSON, R.P.L.S.

APRIL 30, 2015
DATE:

0' 10' 20'