HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO:	**2017-624**
ADDRESS:	418 E HUISACHE AVE
LEGAL DESCRIPTION:	NCB 3088 BLK 4 LOT 22 E 15 FT OF 21
ZONING:	MF-33 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Raquel Atchison
OWNER:	678 Group LLC
TYPE OF WORK:	Construction of a rear accessory structure, fencing, hardscaping modifications
APPLICATION RECEIVED:	December 01, 2017
60-DAY REVIEW:	January 30, 2018

REQUEST:

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

1. Install brick pavers in the location of an existing front concrete walkway.
2. Install a three foot tall wooden picket fence in the front yard.
3. Install an eight foot tall wooden privacy fence in the side and rear yard.
4. Pour a new concrete driveway in the present driveway location and extend the width to 11'-1".

APPLICABLE CITATIONS:

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials

(including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The primary structure located at 418 E Huisache is a 2-story single family home constructed in 1924 in the Colonial Revival style. The home features a side-gable roof, asymmetrical front façade, and front porch with

Doric columns. The home is a contributing structure in the Monte Vista Historic District.

b. BRICK PAVERS – The applicant has proposed to install brick pavers in the location and configuration of an existing concrete walkway. According to the Historic Design Guidelines for Site Elements, portions of walkways that are deteriorated beyond repair should be replaced with materials that match the existing sidewalk color and material as closely as possible. Staff does not find the removal of the existing concrete walkway and the use of brick pavers appropriate.
c. FRONT FENCE – The applicant has proposed to install a three foot tall white picket fence in the front yard adjacent to the sidewalk. According to the Historic Design Guidelines for Site Elements, installing a fence or wall in a location where one did not historically exist should be avoided, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them. Front yard fences of the proposed height and wood picket design are not common in Monte Vista. Additionally, front yard fences that only front the sidewalk and do not turn to enclose the side and/or rear yards do not historically characterize the district. Staff does not find the proposal consistent with the Guidelines.
d. PRIVACY FENCE – The applicant has proposed to install a wooden privacy fence to measure eight feet in height in the side and rear yard. According to the UDC, privacy fences in residential settings should be no taller than six feet unless it meets a requirement outlined in section 35-514(c)(2). According to Zoning Review staff, this particular property does not qualify for a variance based on its internal slope. Additionally, Historic Design Guidelines state that fences should be consistent with the height found on the property, in the vicinity of the property, and with those found in the historic district. Wood fences eclipsing 6' are not common in the district. Staff does not find an 8' fence consistent with the Guidelines or UDC requirements.
e. DRIVEWAY –The applicant has proposed to pour a new concrete driveway over the present location of the existing concrete driveway. The proposal also includes widening the driveway to a total width of 11'-1". The current driveway is approximately ten feet wide. According to the Historic Design Guidelines, new driveways should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Staff finds that re-pouring the driveway is consistent, but finds the widening of the driveway beyond ten feet inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the removal of the concrete walkway and installation of brick pavers based on finding b. Staff recommends that the concrete walkway be repaired to maintain the existing materiality, configuration, and appearance.

Item 2, Staff does not recommend approval of the three foot tall wooden picket fence based on finding c.

Item 3, Staff recommends approval of the installation of a wooden privacy fence based on finding d with the following stipulations:

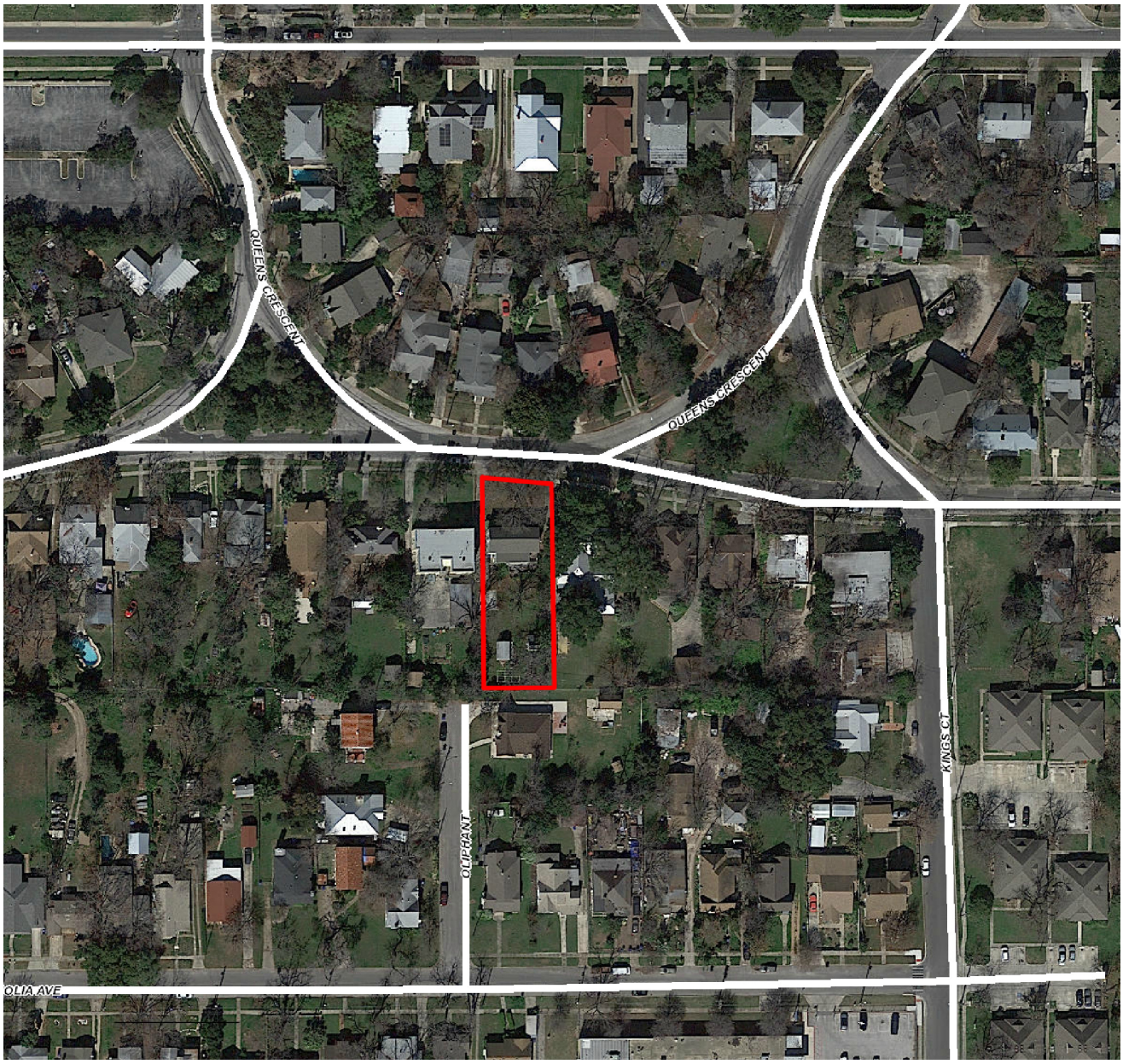
i. That the fence complies with Historic Design Guidelines standards and the Unified Development Code and is a maximum height of six (6) feet. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
ii. That the fence is set back from the front plane of the historic structure.
iii. That the applicant verifies whether or not the proposed location of the fence is located within the property line boundary.

Item 4, Staff recommends approval of re-pouring the concrete driveway with the following stipulations:

i. That the driveway measure no wider than ten feet and matches the aggregate ratio and coloration of the existing concrete driveway. No historic curbing on the property or adjacent property should be removed to accommodate the new driveway.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

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Printed:Dec 05, 2017

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418


Property of
City of San Antonio


Property of
City of San Antonio

Property Address: 418 E. Huisache
Historic District: Monte Vista Historic
Single Family
Parcel ID: NCD: 3088 Block: 4 Lot: 22 Zoning: MF-33

DESCRIPTION OF THE PROJECT:

1. Additional square footage to the back of the building on first and second floor. On each floor it will be added approx. 818 SqFt, with a total of 1,636 sqft. This addition will continue with the material and look of the current house siding using hardiboard, and existing 30 year asphalt shingles (Floor plans of addition attached in 8 1/2" x 11" reproducible sheets).
   1a. Area approx. of where the addition will be.
   1b. Current area without addition.
   Any damaged siding will be replaced with the same wood siding as exists.

   REQUEST WITHDRAWN BY APPLICANT
2. Color of the house will be changed to the colors below (attached picture as example and paint samples):
   Exterior Paint: Benjamin Moore - Gray Huskie
   Shutters: Benjamin Moore - Onyx
   Trim and Fence: Benjamin Moore - Simply White
   Door Color: Benjamin Moore - Tudor Brown
   2a. Present Color of house.

   ADMINISTRATIVE
3. Three (3) feet high picket fence in scallop picket style. No doors on fence.
   Color of the Fence: Benjamin Moore - Simply White
   3a. Position of where the fence will be.
   3b. Present look of house without fence.
4. Red brick walkway towards the house.
   4a. Position of where the red brick walkway will be.
   4b. Present look of house without red brick walkway.
5. On the front porch, add red brick on porch floor, and restore damaged porch roof to original style. Area marked for this project.
   5a. Present look of porch.
   5b. Example of pendent light for front porch.

   ADMINISTRATIVE
6. Existing windows will be restored. Material to be wood. Windows will have the elements of wood windows per historic design guidelines.
   6b. Present look of windows.

   ADMINISTRATIVE
7. 8 ft fence on the side to add privacy. The fence will begin at the corner of the house and not protrude past that point in the front and will end at the beginning of the new garage addition. Fence will not block access to meters and will only go as high as seen in the drawing.
   Color of Fence: Benjamin Moore - Simply White.
   7a. Present look of driveway.

Property Address: 418 E. Huisache
Historic District: Monte Vista Historic
Single Family
Parcel ID: NCD: 3088 Block: 4 Lot: 22 Zoning: MF-33

DESCRIPTION OF THE PROJECT:

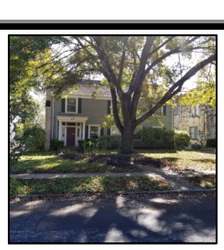
8. Addition of 2 car garage to the back of the house. It will be same material and style as the back of the house. Example of style of Garage with placement of lights and with a 16' garage door.
   Exterior Paint for garage: Benjamin Moore - Grey Huskie
   Trim for garage: Benjamin Moore - Simply White.
   8a. Example of garage door. Color white.
   8b. Example of Lights that will be placed on either side of garage door.
   8c. Position of new garage.
   8d. Current look of where garage will be.
9. Gate door between house and garage.
   9a. Position of where gate will be.
   9b. Present look of where gate will be.
10. Adding 4 inch thick concrete driveway from the street all the way to the new garage addition and with a flat approach from the street. At the same time extending width of drive way to be a total width of 11'1' starting from the street all the way to the house. Existing driveway picture.

REQUEST WITHDRAWN BY APPLICANT

To access files on internet please visit:
http://tinyurl.com/418EastHuisache

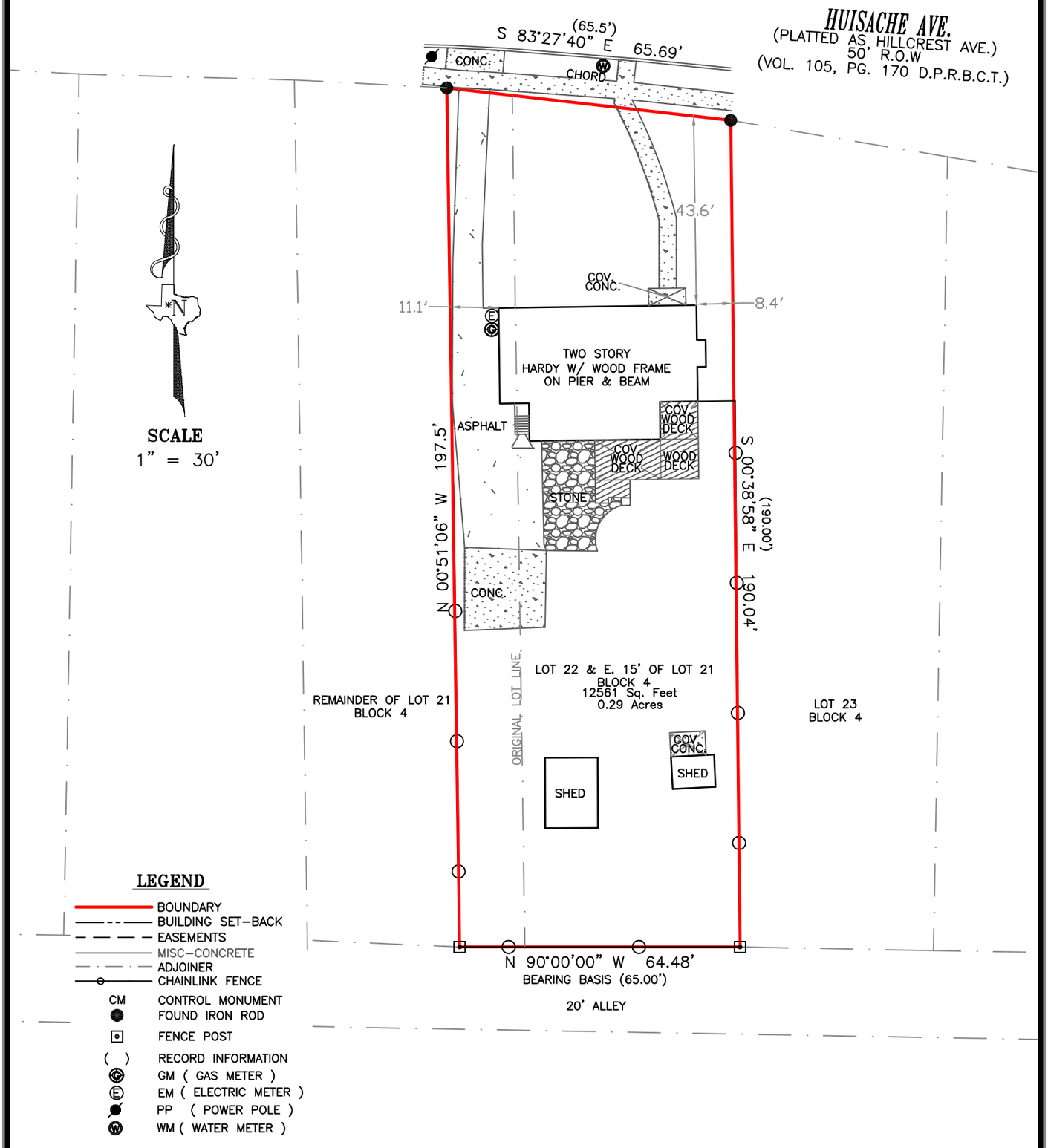
ALLIANCE LAND SURVEYORS
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: JTKR INVESTMENTS, LLC
ADDRESS: 418 E. HUISACHE AVE.
CITY, STATE, ZIP: SAN ANTONIO, TX 78212
TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY
GF NUMBER: 2285644-SA30



LEGAL DESCRIPTION

LOT 22, AND EAST 15 FEET OF LOT 21, BLOCK 4, NEW CITY BLOCK 3088, LAUREL HEIGHTS TERRACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 170, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- CHAINLINK FENCE
- CM — CONTROL MONUMENT
- FOUND IRON ROD
- FENCE POST
- ( ) — RECORD INFORMATION
- GM (GAS METER)
- EM (ELECTRIC METER)
- PP (POWER POLE)
- WM (WATER METER)

NOTES

1. ASSUMED BEARINGS AND DISTANCES BASED ON RECORD PLAT VOLUME 105, PAGE(S) 170, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 105,
PAGE 170, DEED AND PLAT RECORDS; VOLUME 266, PAGE 185, DEED RECORDS; VOLUME 16817, PAGE 1967, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: VOLUME 266, PAGE 185 DOES NOT APPLY TO THIS TRACT)

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

This survey is based on a title report issued by the title company listed above. Commitment No./GF No # shown above. This survey is hereby acknowledged and accepted as is

X _____

X _____

STATE OF TEXAS REGISTERED CAESAR A. GARCIA 5904 PROFESSIONAL LAND SURVEYOR

ACCORDING TO FEMA MAP NO.48029C0405G WITH AN EFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepencies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

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DATE: 11/20/2017	JOB NO. 171103592	FIELD: M.Q.	BOUNDARY: V.E.	DRAWN: V.E	REVIEW: C.G.	REVISION DATE: - - -	TEXAS FIRM #10194244


vote
Property of
City of San Antonio


6ft fence


3ft Picket fence


418

418

Brick Walkway