

Board of Adjustment **Notification Plan for** **Case No A-18-042**



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



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"
 Development Services Department
 City of San Antonio



Board of Adjustment
Plot Plan for
Case No A-18-042



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 10

433 Bryn Mawr

Development Services Department
City of San Antonio



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

Borrower/Owner: **PETER F. GROJEAN AND JANET T. GROJEAN**
Address: **433 BRYN MAWR DR** OF No. 2-173259
SAN ANTONIO, TX 78209

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X
X



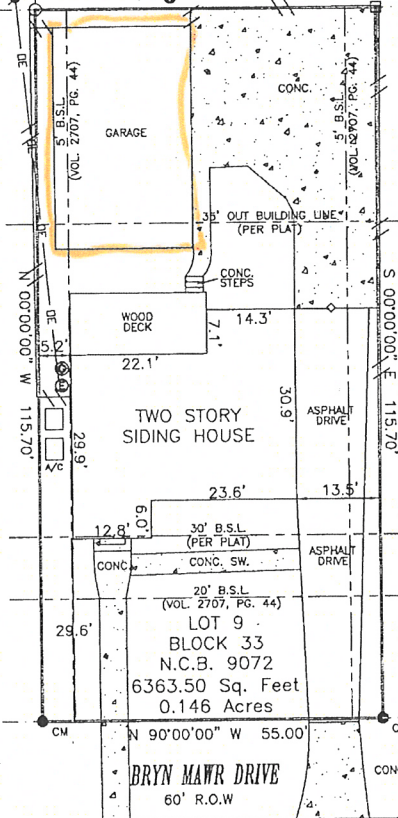
LEGAL DESCRIPTION

Lot 9, Block 33, New City Block 9072, TERRELL HEIGHTS, UNIT 8, in the City of San Antonio, Bexar County, TX, according to plat thereof recorded in Volume 2575, Page 179, Deed and Plat Records of Bexar County, Texas.

FENCE CORNER BEARS
N 65°19'56" W 1.02'

16' ALLEY

N 90°00'00" E 55.00'



SCALE
1" = 20'

LOT 8
BLOCK 33

FOUND IRON ROD BEARS
N 90°00'00" E 55.00'

LEGEND

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

NOTES

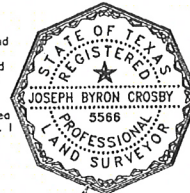
1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD PLAT VOLUME 2575, PAGE 179, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 2575, PAGE 179 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS AND IN VOLUME 2707, PAGE 44, DEED RECORDS OF BEXAR COUNTY, TEXAS.

10b) The following matters as established and shown on plat recorded in Volume 2575, Page 179, Deed and Plat Records of Bexar County, Texas:

- 1) Outbuilding line 30 feet along the front property line.
- 2) Outbuilding line 35 feet along the rear property line.

I Joseph Byron Crosby, 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 discrepancies, 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.



SURVEY: J.S.	DATE 2/28/17
DRAWN E.P.T.	
CHECKED GP	
APP'D JBC	
SCALE 1"=20' PAGE 1 OF 1	
JOB NO. 170201894	
TEXAS FRM #10194244	

ACCORDING TO FEMA MAP NO. 48029C0405G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1998 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.

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566

A-18-042
Subject Property – 433 Bryn Mawr



Side view of Accessory Dwelling Unit



Side view of Accessory Dwelling Unit/Neighboring property



Front view of Accessory Dwelling Unit



Front view of Accessory Dwelling Unit



Streetscape along Bryn Mawr



Streetscape along Bryn Mawr

