



**Board of Adjustment
Notification Plan for
Case No A-18-164**



San Antonio City Limits

Subject Property

200' Notification Boundary

Council District: 6



*NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY*

Development Services Department
City of San Antonio

STATE HWY 151

20' GAS, ELECTRIC,
TELEPHONE, CABLE TV
& SANITARY SEWER
ESM'T. (PER PLAT)

(S 00°32'46" W 145.20')
S 00°29'32" W 145.29'

10' TELEPHONE
ESM'T. (PER PLAT)

LOT 9, BLOCK 1
N.C.B. 16322
21,907 SQ. FT.
0.503 ACRES

FENCE
IN 0.4'

C.M.

(S 89°27'14" E 150.00')
S 89°04'27" E 150.44'

LOT 10

10' ACCESS
ESM'T. (PER PLAT)

FENCE
IN 1.3'

FENCE
IN 0.6'

30' B.S. (PER PLAT)

BUILDING ENCROACHES
30' FRONT SETBACK
LINE

IN 1.0'

30.9'
60.2'
20.0'

ONE STORY
METAL

IN 0.5'

30.9'

21.6'

(N 89°25'06" W 150.18')
N 89°27'14" W 150.00')

LOT 4
(VOL. 7200, P. 8,
140-141)

S 00°42'57" W 101.30'

N 00°23'32" E 146.20'
(N 00°32'46" E 145.20')

AIR LAWN STREET
(60' R.O.W.) (AIRLAWN DRIVE PER PLAT)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT

NOTE:
DRAWING AMENDED ON JUNE 27, 2018 TO
SHOW BUILDING DIMENSIONS.

NOTE:
BEARING BASIS (S 46°29'12" W 208.80') BEING THE
THEORETICAL LINE BETWEEN FOUND IRON RODS LOCATED
AT THE NORTHEAST AND SOUTHWEST CORNERS OF THIS
LOT AS SHOWN HEREON.

NOTE:
THIS PROPERTY IS **NOT** SUBJECT TO CLEARANCE
EASEMENT RECORDED IN VOLUME 4041, PAGE 358,
BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 7183, PAGE 142, DEED
RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

SCALE: 1"=30'

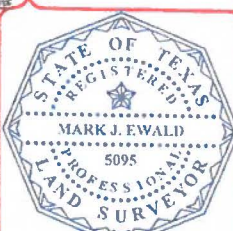
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 03906, which is Dated 09/29/2010. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s). Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FND 1/2" PIPE
 - () = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = WATER METER
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER
 - = CHAIN LINK FENCE
 - = TELEPHONE PEDESTAL
 - = SEWER MANHOLE



Property Address:
2020 AIR LAWN STREET (AIRLAWN DRIVE PER PLAT)
Property Description:
LOT 9, BLOCK 1, NEW CITY BLOCK 16322, VAN DE WALLE
INDUSTRIAL PARK, UNIT 2, AN ADDITION TO THE CITY OF
SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 9504, PAGE 134,
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
GRENADA LLC

I, MARK J. EWALD, 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.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: AMS

G.F. NO. 181-48-430011801668-08 JOB NO. 83178 TITLE COMPANY: CHICAGO TITLE DATE: 06/15/2018

2018 AUG 30 PM 12:48
RECEIVED

A-18-164
Subject Property – 2020 Air Lawn Street



Subject Property



Subject Property



View across subject property



View across subject property



Air lawn North street view

