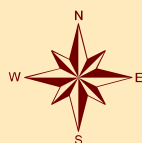




1:1,200

Board of Adjustment **Notification Plan for** **Case No A-19-10300046**



San Antonio City Limits



Subject Property



200' Notification Boundary



Council District: 10

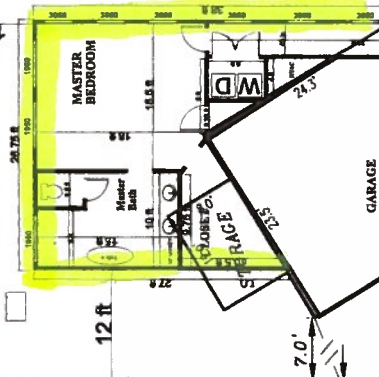
"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

S 71°54'36" E 90.20' (F.M.)
90.2' (PLAT)

0.5'
FND: 1/2" 1/R.
WOOD FENCE
10 ft
12 ft
7.0'
0.8'

600 SFT
ADDITION



LOT 5
S 22°26'55" W 134.00' (F.M.)
134.21' (PLAT)

N 17°59'04" E 133.00' (F.M.)
133.0' (PLAT)

LOT 3

35' BLDG. SETBACK
(VOL. 3941, PG. 179)
30' PORCH SETBACK
(VOL. 3941, PG. 179)

LOT 6
FND: 1/2" 1/R.
(75.00')
74.82'

FND: 1/2" 1/R.
C1 (PLAT)
C2 (F.M.)

N 71°56'09" W 60.63' (F.M.)
60.84' (PLAT)

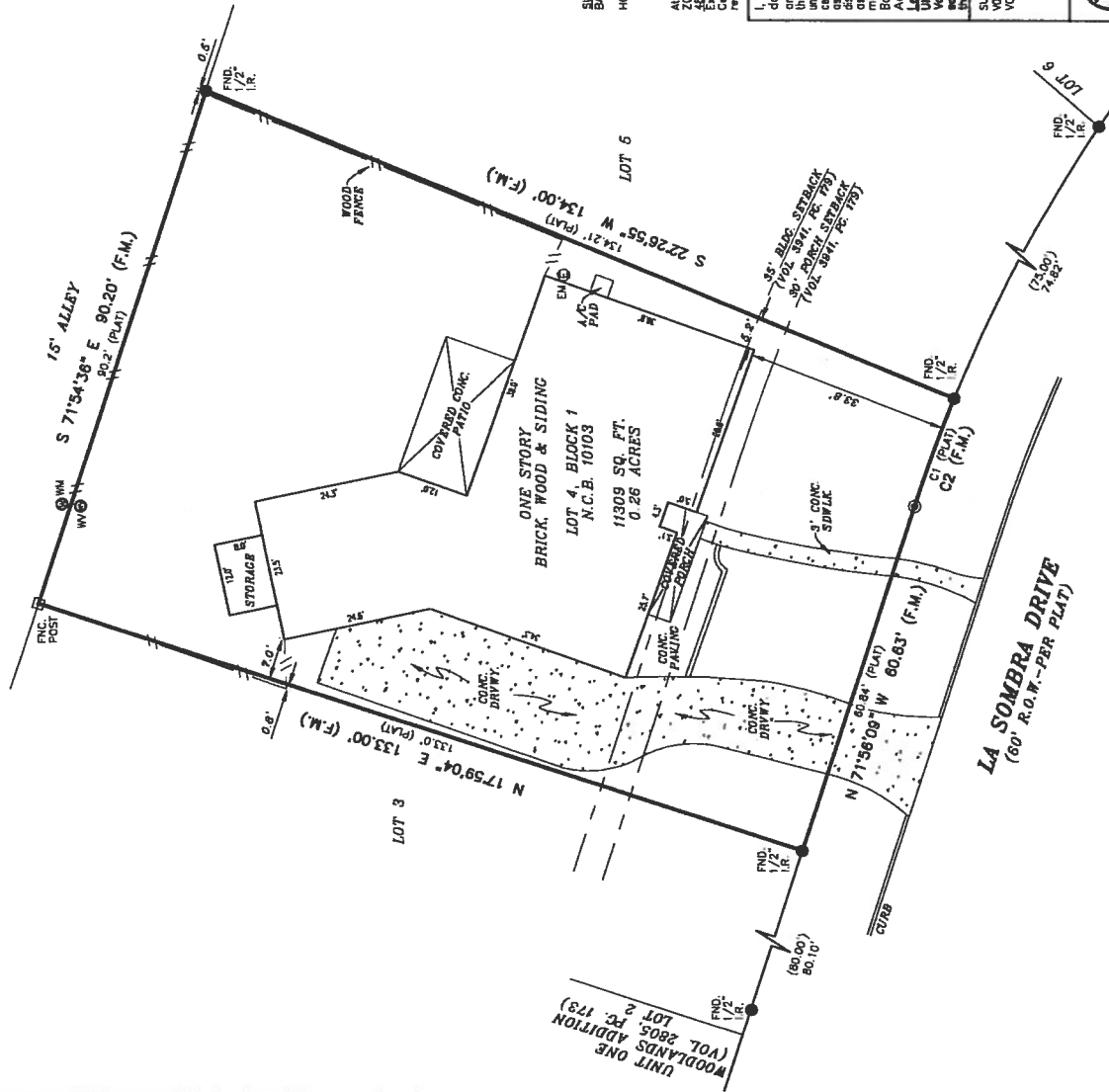
FND: 1/2" 1/R.
(80.00')
80.10'

UNIT ONE
WOODLANDS ADDITION
(VOL. 2805, PG. 173)
LOT 2

CURB

LA SOMBRA DRIVE
(60' R.O.W.-PER PLAT)

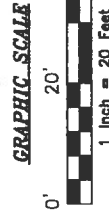
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	19.16'	19.16'	N 70°00'35" W	04°23'28"
C2	250.00'	19.16'	19.16'		



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - BUILDING SETBACK LINE
 - WOOD FENCE
 - SET IRON ROD
 - FOUND IRON ROD
 - FENCE POST
 - WATER METER
 - ELECTRIC METER
 - WATER VALVE
 - RECORDED ON PLAT (F.M.)
 - FIELD MEASURED (F.M.)

SURVEYOR'S NOTE(S):
 BASE OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
 HOUSE PROTRUDES PAST FRONT SETBACK LINE



The survey is hereby accepted with the understanding that the surveyor is not responsible for any errors or omissions, or for any consequences arising from the use of the survey.

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No. 8000000000, effective date of SEPTEMBER 24, 2010. The surveyor is not responsible for any errors or omissions, or for any consequences arising from the use of the survey.

I, **JOSE ANTONIO TREVIÑO**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon as described by said notes accompanying this drawing. I further certify that the survey was made in accordance with the laws and regulations of the State of Texas, and that the survey is correct and true. I further certify that this survey meets or exceeds the minimum standards established by the International Boundary Commission (I.B.C.) and the International Geodetic Association (I.G.A.).

Owner: **1815 LA SOMBRA DRIVE, UNIT 3, NEW CITY BLOCK 10103, WOODLANDS ADDITION, UNIT 3, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 3850, Page 151, of the Deed and Plat Records of Bexar County, Texas, and being that same property conveyed to La Sombra, LLC, by deed recorded in Volume 1856, Page 2465, of the Deed and Plat Records of Bexar County, Texas.**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 3941, PAGE 179, DEED RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:
 (A photograph showing the property being surveyed, with a red line indicating the survey boundary.)

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FINAL "AS-BUILT" SURVEY

JOB NO.	1801009578	NO.	REVISION	DATE
DATE	01/14/19			
DRAWN BY	MA/JAU			
APPROVED BY	JAT			



JOSE ANTONIO TREVIÑO, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5552

AMERISURVEYORS LLC
 2100 West Loop West, Suite 1000
 Houston, Texas 77056
 Phone: 281.353.3333
 Fax: 281.353.3333

BOA-19-10300046

Subject Property – 1815 La Sombra Drive



Subject Property



Subject Property



Neighboring properties



Neighboring properties



Neighboring properties



Neighboring properties



Neighboring properties



15' Alley

