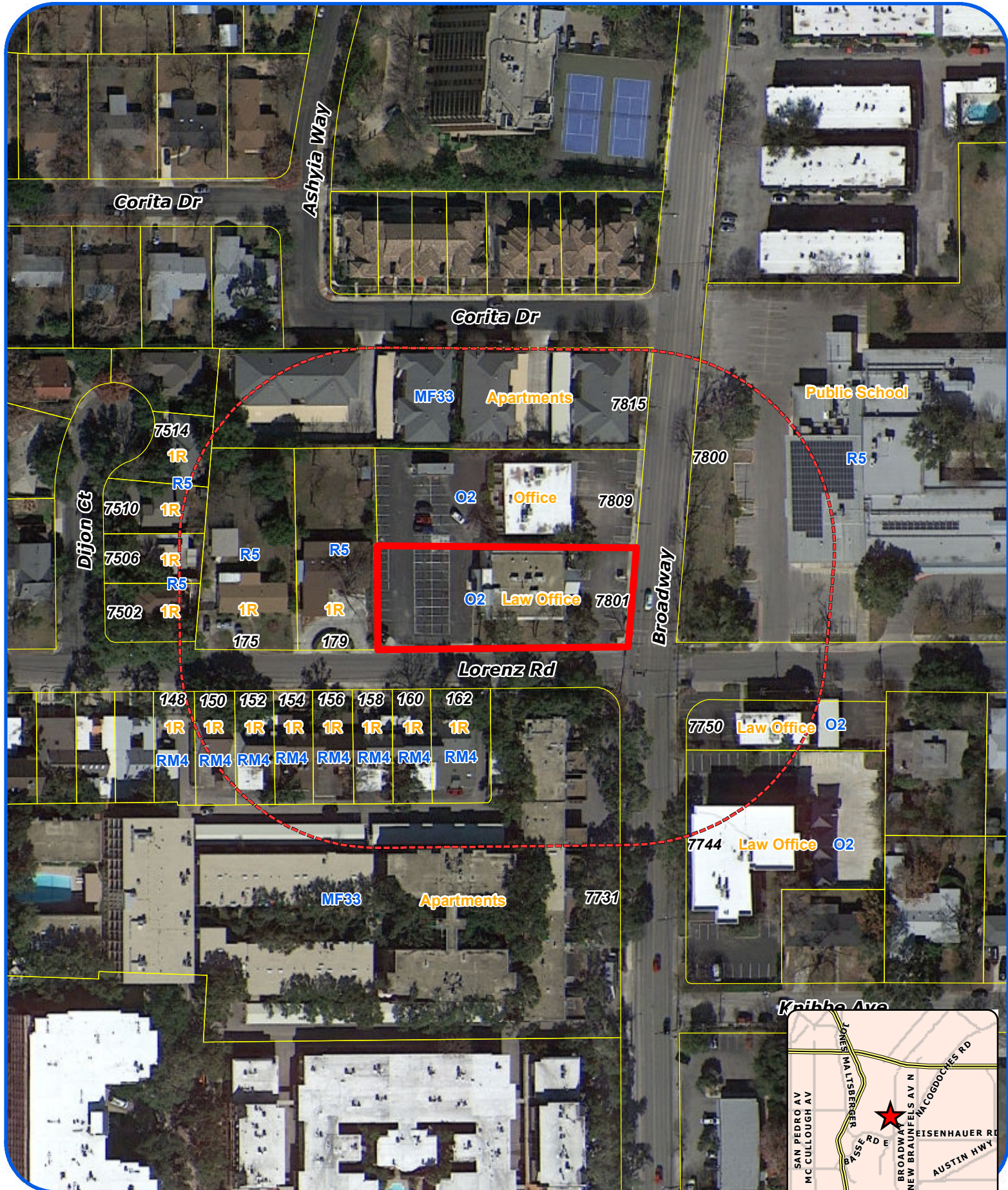




Board of Adjustment **Notification Plan for** **Case No A-19-10300128**



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

1:1,500

A-19-10300128 7801 Broadway

LOT 4
 0.594 AC.
 7801 BROADWAY S.Y.
 Vol. 3510 Pg. 1414
 R-11807
 0.594 ACRES
 (25882 S.F.)

Building and Structures:
 - 2 STORY BRICK BL.
 - STORAGE ROOM
 - DUMPSTER ENCLOSURE
 - SIGN

Setbacks and Easements:
 - 5' Setback Line (indicated by a red dashed line)
 - 3'8" variance from the 5' setback
 - 11 SPACES (parking)
 - 10 SPACES (parking)
 - 8 SPACES (parking)
 - 6 SPACES (parking)
 - 11 SPACES (parking)
 - 8 SPACES (parking)

Boundaries and Dimensions:
 - DUE EAST, 264.34'
 - DUE WEST, 255.33'
 - N 00°04'32" W 99.61'
 - S 05°05'40" W 100.00'
 - 73.1' (width of building)
 - 16.7' (width of building)
 - 23.8' (width of building)
 - 26.4' (width of building)
 - 26.1' (width of building)
 - 68.6' (width of building)

Other Features:
 - ASPH (Asphalt)
 - GRASS
 - CONC (Concrete)
 - WALK (Walkway)
 - PP (Property Line)
 - P.T.P. (Point of Beginning)
 - P.O.B. (Point of Beginning)
 - FND. 1/2" I.R. W/CAP (Foundation 1/2" I.R. W/CAP)

1. This tract is subject to that certain unlocated/undefined Electric Service Right-of-Way Agreement described in instrument recorded in Volume 6003, Page 990 of the of Bexar County Real Property Records.

3. According to F.E.M.A. Flood Insurance Rate Map panel No. 48029C0289E (effective date February 16, 1996), the subject tract is located within Zone X which is designated as being outside of the 500 year floodplain. Localized flooding can occur due to natural and/or man made influences. This flood statement shall not create any liability on the part of Brown Engineering Company or the undersigned.

4. The bearing orientation for this survey is based upon the call bearing for the southerly line of the Hampshire House Condominiums as shown on map affixed

Subject to the General Notes shown hereon:

We, Brown Engineering Company, acting by and through Michael A. Romans, R.P.L.S., hereby certify to Arapaho Properties, LLC, Bank One, Texas N.A., and Alamo Title Insurance Company that the drawing shown hereon is a true and correct representation of a Land Title Survey made on the ground, under supervision, of the tract or parcel of land more particularly described by metes and bounds hereto affixed.

Original submitted June 20, 1995

BOA-19-10300128

Subject Property Location: 7801 Broadway



Subject Property



Subject Property



Subject Property



Subject Property



Rear Property Line to Carport Post



Side Property Line



Adjacent Property



Adjacent Property



Adjacent Property



Adjacent Property



Neighboring Property



Neighboring Property



Street View

