



1 inch equals 100 feet

"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
City of San Antonio

# **Board of Adjustment** **Notification Plan for** **Case No BOA-25-10300086**



San Antonio City Limits



Subject Property



200' Notification Boundary



Council District: 3



**NOTE:**  
BEARING BASES (N 37°40'49" W 164.29') BEING THE  
THEORETICAL LINE BETWEEN THE NW CORNER OF LOT 7  
AND THE SW CORNER OF LOT 8.

# HICKS AVENUE

(50' R.O.W.)  
N 89°46'39" E 49.86'

(50')  
N 89°46'39" E 49.86'

49.96' (50')  
N 89°46'39" E

C.M.

N 89°46'39" E 50.00'

LOT 8

WOOD FENCE IN 1.2'

ONE STORY STUCCO  
NCB 6571  
6516 SQ. FT.  
0.150 ACRES

CONC. TRAILER  
CONC. PAD  
LANDSCAPE ROCKS  
20x20 Pool  
15x15 Pool  
WOOD FENCE N 1.6'  
WOOD FENCE IN 1.7'

DIRE

S 00°11'44" E 130.99' (130')

CONC. RET. WALL

ADJACENT HOUSE

FENCE IN 1.0'

2.5'

10.7'

9x28

Carport

Access Struct. 18x17

20x30

CONC.

A/C PAD

WOOD FENCE IN 1.5'

FENCE IN 0.3'

N 89°31'40" W 49.86' (50')

10' ALLEY

LOT 10

SCALE: 1"=20'

**NOTE:**  
NO RESTRICTIVE COVENANTS OR RECORD MORE FOUND.  
**NOTE:**  
PRIOR SURVEY (WESTAR JOB #2019) WAS USED FOR REFERENCE.  
**NOTE:**  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SUBROGATION LINES (IF ANY) AS FOLLOWED VOL. 642, PG. 118, DEED AND PLAT RECORDS, AND VOL. 264, PG. 26, DEED RECORDS OF BEXAR COUNTY, TEXAS.  
**NOTE:**  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED DESIGN.

**THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED:**

**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 under the subject of this survey appears to be situated in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 180220, Panel No. 0415 C, which is dated 05/29/2010. By reading from that FIRM, it becomes clear that all or a portion of the property may be in flood zone X-1. Surveyors note that this is a boundary survey; the survey did not take any action to determine the exact 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 GUARANTEE THE ACCURACY OF THIS INFORMATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which they may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and zones may be found at <http://www.fema.gov/brochures>.

**Property Address:**  
1334 HICKS AVENUE

**Property Description:**  
LOT 9, BLOCK 40, NEW CITY BLOCK 6571, THE HIGHLANDS,  
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,  
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 642,  
PAGE 118, OF THE DEED AND PLAT RECORDS OF BEXAR  
COUNTY, TEXAS.

**Owner:**  
MARION E. JOHNSON AND NICOLE P. JOHNSON

**LEGEND**

- KEY 1/4" inch ROD
- PIN 1/2" IRON ROD
- RECOVERED INFORMATION
- CONTROLLING MONUMENT
- WATER METER
- ELECTRIC METER
- HOME PHONE
- CHAIN LINK FENCE
- OVERHEAD ELECTRICAL POWER POLE
- GAS METER
- METEORITE

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR MARK J. EWALD 5095**

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 overlooking or improvements, to the best of my knowledge and belief, except the amount hereafter stated.

**MARK J. EWALD**  
Registered Professional Land Surveyor

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1048 SPRING VALLEY, TEXAS 78150  
PHONE (214) 372-8500 FAX (214) 372-8088

**FORM REGISTRATION NO. 10111702**

**DRAWN BY: JW/JR**

- 1 A 4'-11" side setback variance from the minimum 5' setback requirement to allow a carport to be 1" with gutters from the side property line.
- 2 A 4' side setback variance from the minimum 5' setback requirement to allow an accessory structure to be 1' with overhang from the side property line.

## Subject Property





Carport



## Carport – Side Setback





## Carport Continued



## Side Setback



## Accessory Structure



## Side Setback





**Surrounding Area**



**Surrounding Area**





**Surrounding Area**



**Surrounding Area**

