



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission Meeting
Monday, November 04, 2024 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, November 04, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

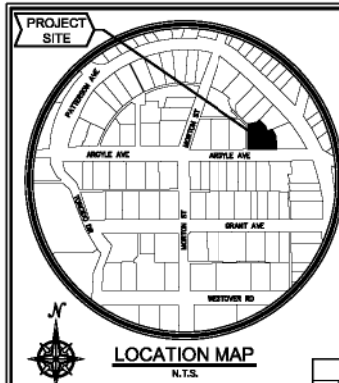
INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 443 – Public hearing, consideration, and action will take place on **Monday, November 04, 2024 at 5:30pm** regarding a request to replat the properties identified as **CB 4024 BLK 28 LOTS H & W IRR 23 OF G** also known as **415 Argyle Ave.**

The City Council of the City of Alamo Heights will conduct a public hearing on **Tuesday, November 12, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. For additional information, please contact Dakotah Procell (dprocell@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516. ****Plans will not be available online for all case types and floor plans will not be available online.*****





ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

September 24, 2024

Letty Hernandez
Director - Community Development Services
City of Alamo Heights
6119 Broadway
San Antonio, Texas 78209

RE: 215 McNab Subdivision
SUBJECT: Plat Application

Dear Lety:

KCI has been retained to prepare and process a Replat to consolidate Lot H, Block 28, CB 4024 and a portion of Lot G, Block 28, CB 4024, City of Alamo Heights into a single residential lot as part of the process to allow permitting of a new single-family home where improvements would be constructed over the common lot line of Lot H and Lot G.

In accordance with the City of Alamo Heights requirements we are submitting the PDF copies of the following items:

Plat Application
Plat (Full size and 11" x 17")
Existing Surveys (Full size and 11" x 17")
Letters of Certification
SAWS
AT&T
CPS energy
City of Alamo Heights Purveyor Letter
Drainage Report
Drainage Plan (Full size and 11" x 17")

Please let me know if any additional information is required.

Very Truly Yours

KCI Technologies
Alan D. Lindskog PE RPLS
Senior Project Manager

Employee-Owned Since 1988



City of Alamo Heights
DEPARTMENT OF PUBLIC WORKS
6116 Broadway – San Antonio, Texas – 78209 – (210) 822-3331

August 13, 2024

To Whom It May Concern:

Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property located at 215 Argyle Ave, Alamo Heights, Texas 78209. Any upgrades or modifications to the existing water and sewer system, including new infrastructure and connections requested by the developer, shall be the responsibility of the developer and shall be installed according to City of Alamo Heights regulations at the developer's expense. All such upgrades and modifications are subject to the developer's SUP, if applicable, which also includes the acquisition of any water rights occasioned by additional consumption.

Should you have any questions or concerns regarding water and sewer services, please contact me at 210-882-1506 or via email at forta@alamoheightstx.gov. For account services, disconnects, and/or to establish a new utility account, please contact the Utility Billing Department at 210-882-1507.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Orta", is written over a horizontal line.

Frank Orta
Public Works Director



AT&T

OSP Engineering
SOTX Plat Reviews

REQUEST FOR

REVIEW

TO: AT&T-SA Engineering

DATE: 9/4/2024

FROM: KCI Technologies Inc.

EMAIL: angel.elizondo@kci.com

PLAT NAME: 215 McNab Subdivision

FILE# 215 McNab Subdivision Plat

RE: PLAT REVIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: 9/18/2024

☒ Minor Plat – 10 days

☐ Major Plat – 50 days

☐ Amending Plats

☐ Plat deferral – 30 days

☐ Variance – 15 days

☐ Other – 15 days

☒ I recommend approval

☐ I do not recommend approval

On Click or tap to enter a date. I notified Click or tap here to enter text. the engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # Click or tap here to enter text.

Comments: PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACILITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.

Brautis Charles

Signature

Mgr. Engineering
Title Design

09-11-2024

Date

REVISED 1/1/2022



September 9, 2024

KCI TECHNOLOGIES INC.

Angel Elizondo
2806 W. Bitters Rd
San Antonio, TX 78248

Re: Letter of Certification Recommending Approval
Plat: 215 McNab Subdivision

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-2969.

Sincerely,

A handwritten signature in black ink that reads "Yvonne Long".

Yvonne Long, SR/WA
Right-of—Way Agent 3
Right-of-Way Management



**SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING DEPARTMENT**
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS

Approval DATE: 9/23/2024

Expire Date: 6/23/2025

SUBDIVISION NAME: 215 McNAB SUBDIVISION

PLAT NO: AH0045

TO: KCI Technologies Inc.
2806 W. BITTERS ROAD, SUITE 218
SAN ANTONIO, TX, 78248

C.O.S.A. Major Plat:
SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

SEWER SAWS Job Number(s):

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 0

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate:

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: No

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

WATER SAWS Job Number(s):

Water Impact Fee Required?

Water Fee/EDU:

Water EDUs:

Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate:

Main Extension Required: No

Water service is available through SAWS Counter Service Permit: No

Remarks: Water/Sewer Serviced by City of Alamo Heights

Total Improvements:

Total Impact Fees:

cc: COSA Development Services
Consultant/Engineer

Marisa Wachal

Development Engineering Services

RELEASE FOR RECORDATION



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

September 23, 2024

Tobin Smith, AIA NCARB
Tobin Smith Architect
2201 San Pedro Ave
San Antonio, TX. 78212

Via e-mail:

RE: Redevelopment of 215 Argyle
SUBJECT: Drainage Report

Dear Tobin:

In response to your request and under the terms of our Professional Services Agreement we are providing the attached Drainage Report and Drainage Plan.

Please let me know if you have any questions or need further information.

Very Truly Yours,

Alan D. Lindskog, PE RPLS
Senior Project Manager
KCI Technologies

Employee-Owned Since 1988

RISE TO THE CHALLENGE

WWW.KCI.COM

**DRAINAGE REPORT
215 ARGYLE
ALAMO HEIGHTS, TEXAS**

Prepared by

KCI TECHNOLOGIES
2806 W Bitters Road
San Antonio, Texas 78248
TBPE Firm 10573
September 23, 2024



A handwritten signature in black ink, appearing to read "Alan D. Lindskog", written over a horizontal line.

PURPOSE

The purpose of this report is to analyze the drainage conditions for the property at 215 Argyle as they existed prior to demolition of the home at that location, analyze the drainage conditions for the proposed residential structure, and determine if any measures are required to mitigate increases in runoff.

AUTHORIZATION

This report was authorized by a Professional Services Agreement between KCI Technologies and Tobin Smith Architect.

SUBJECT PROPERTY

The property for which this report was prepared is identified as 215 Argyle and is located in the City of Alamo Heights, Texas. The current legal description of the property is “Lot H, Block 28 and 0.06 acres out of Lot G, Block 28. City of Alamo Heights Texas.” Lots G and H, along with Lots 3 and F were created out of A-D by a Vacating and Resubdivision Plat of Alamo Heights Subdivision recorded in 1964. At that time all of the property was owned, according to the plat by Rigsby Hammond and was occupied by one residence which according to the Bexar Appraisal District was built in 1932.

Houses on Lots E, F and G were constructed after the replat with the residence on Lot G showing to have been built in 2010.

The property is currently being replatted into a single lot.

EXISTING DRAINAGE

Based on topographic information from a survey prepared by Weststar Alamo Land Surveyors in September 2002 and roof drainage information from Tobin Smith Architects, KCI determined that the

property drains in an East to Northeast direction. An existing alley west of the property conveys uphill drainage to Argyle Ave.

For this report KCI analyzed two major drainage basins. These are referred to as the Rear and Front Basins. The Rear basin includes the area that drains to Lot F via sheet flow and the Front Basin includes the area that drains towards Lot G via sheet flow. A concrete swale located along the west side of Lot G intercepts the sheet flow, and based on field elevations, is intended to convey the drainage to the south side of Lot G.

A separate basin was identified for the area of the remaining structure that drained to the alley and then to Argyle St. Due to the small size of that basin separate calculations for that area were not included.

Attached to this report is an exhibit labeled “McNab Residence – 215 Argyle Drainage Analysis” which contains flow calculations for 5 Year, 25 Year and 100 Year Storm Frequencies. Due to the small size of the basins a minimum Time of Concentration (T_c) was used. Runoff Coefficients (C) of 0.95 for impervious areas and 0.43 for lawn areas were used. Rainfall Intensities were obtained from TxDOT’s spreadsheet for Atlas 14 Intensities using Area 3 of Bexar County.

Also included is a Drainage Plan that depicts the existing improvements and drainage basins.

PROPOSED DRAINAGE

Using the topographic information described above along with plans for the residence prepared by Tobin Smith and Landscape Plans prepared by Hocker Design Group KCI developed revised drainage basins based on the proposed improvements with the same off-site drainage criteria (Rear Basin drains to Lot F and Front Basin drains to Lot G).

The same methodology was used to develop flows in these basins. Additionally, the front basin was also evaluated with flow from a portion

of the site (flow west of the proposed entry walk from Argyle) directed out to Argyle instead of flowing east to Lot G).

The McNab Residence 215 Argyle Drainage Analysis spreadsheet referenced above shows these calculations.

DRAINAGE IMPACT

The analysis for the Rear Basin described above showed that the proposed improvements will result in a reduction in the runoff to Lot F of 0.04 c.f.s. (18 +/- g.p.m.) for a 100 Year Storm and 0.03 c.f.s. for a 5 Year and 25 Year Storm. Drainage Improvements shown on the Landscape Plans will capture runoff in the driveway area and direct them to a lawn area where the runoff will be dispersed to sheet flow to the east.

The analysis for the Front Basin showed that the proposed improvements will increase the runoff to Lot G by 0.39 c.f.s. (175 g.p.m. +/-) for a 100 Year Storm, 0.32 c.f.s. for a 25 Year Storm and 0.23 c.f.s. for a 5 Year Storm.

To mitigate the increased runoff a plan to incorporate a vegetated storm water detention basin the southeast corner of the property was developed. The basin will use a berm or landscaped wall on the east, north and south sides to create a basin to capture and detain the runoff with release rates not exceeding the existing conditions. The basin will also mitigate the increased flow from the additional drainage to the alley. This will further reduce the flow to the downstream property.

Basin outlets will be small diameter pipes (4" to 8") to control the flow. Maximum depth of the basin is expected to be two feet.

To analyze the detention volume requirements the Hydraflow software program was used and runoff hydrographs were developed using the Modified Rational Method. Storm durations of 13, 14, and 15 minutes

for the 5, 25 and 100 year storms were calculated to determine the hydrograph shape. Attached to the report are copies of the Hydrographs for the Front Basin (Total) which assumes no flow is intercepted) and the Front Basin (Swale) which assumes the area west of the sidewalk is directed to Argyle.

Both of these analyses showed that a basin volume of approximately 800 cubic feet would be required to limit the flow to existing conditions.

The final basin geometry and slopes will be coordinated with the Tobin Smith Architects and the Hocker Group to integrate the basin into the landscaping.

SUMMARY

This report shows that no mitigation is required in the rear drainage basin and that mitigation will be required for the front drainage basin. It further shows that basin can be constructed in the southeast corner of the yard which will limit runoff to no more than existing conditions for design storms up to a 100 Year Frequency.

END OF REPORT

McNabb Residence - 215 Argyle
Drainage Analysis

Rear Drainage (Drain to Lot F)

	Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Composite "C"	CA*	Tc (min)	I100 (in/hr)	Q100 (c.f.s)	I25(in/hr)	Q25 (c.f.s)	I10 (in/hr)	Q10(c.f.s)	I5 (in/hr)	Q5 (c.f.s)
Existing	8061	4077		0.688	0.127355		6	12.56	1.60	10.15	1.29	8.55	1.09	7.37
Proposed	6824	4740		0.791	0.123947		6	12.56	1.56	10.15	1.26	8.55	1.06	7.37
Change	-1237	663							-0.04		-0.03	-0.03		-0.03

Front (total)

	Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Composite "C"	CA*	Tc (min)	I100 (in/hr)	Q100 (c.f.s)	I25(in/hr)	Q25 (c.f.s)	I10 (in/hr)	Q10(c.f.s)	I5 (in/hr)	Q5 (c.f.s)
Existing	13091	2226		0.518	0.1558		6	12.56	1.96	10.15	1.58	8.55	1.33	7.37
Proposed **	13776	4262		0.591	0.1869		6	12.56	2.35	10.15	1.90	8.55	1.60	7.37
Change	685	2036							0.39		0.32	0.27		0.23

Front (drains to concrete swale)***

	Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Composite "C"	CA*	Tc (min)	I100 (in/hr)	Q100 (c.f.s)	I25(in/hr)	Q25 (c.f.s)	I10 (in/hr)	Q10(c.f.s)	I5 (in/hr)	Q5 (c.f.s)
Existing	13091	2226		0.518	0.1558		6	12.56	1.96	10.15	1.58	8.55	1.33	7.37
Proposed **	12315	4262		0.610	0.1724		6	12.56	2.17	10.15	1.75	8.55	1.47	7.37
Change	-776	2036							0.21		0.17	0.14		0.12

* Area value is in acres, C for impervious = 0.95, C for pervious is 0.43

** Does not include pool surface

*** Area between front sidewalk and alley in front of building to drain to Argyle

Pathways in yard are assumed to be 50% Impervious with areas split between pervious and impervious

Time of Duration for Detention Design

Time of Duration for Detention Analysis

Td (5 yr.)	13 min.
Td (25 yr)	14 min.
Td (100 yr)	15 min.

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

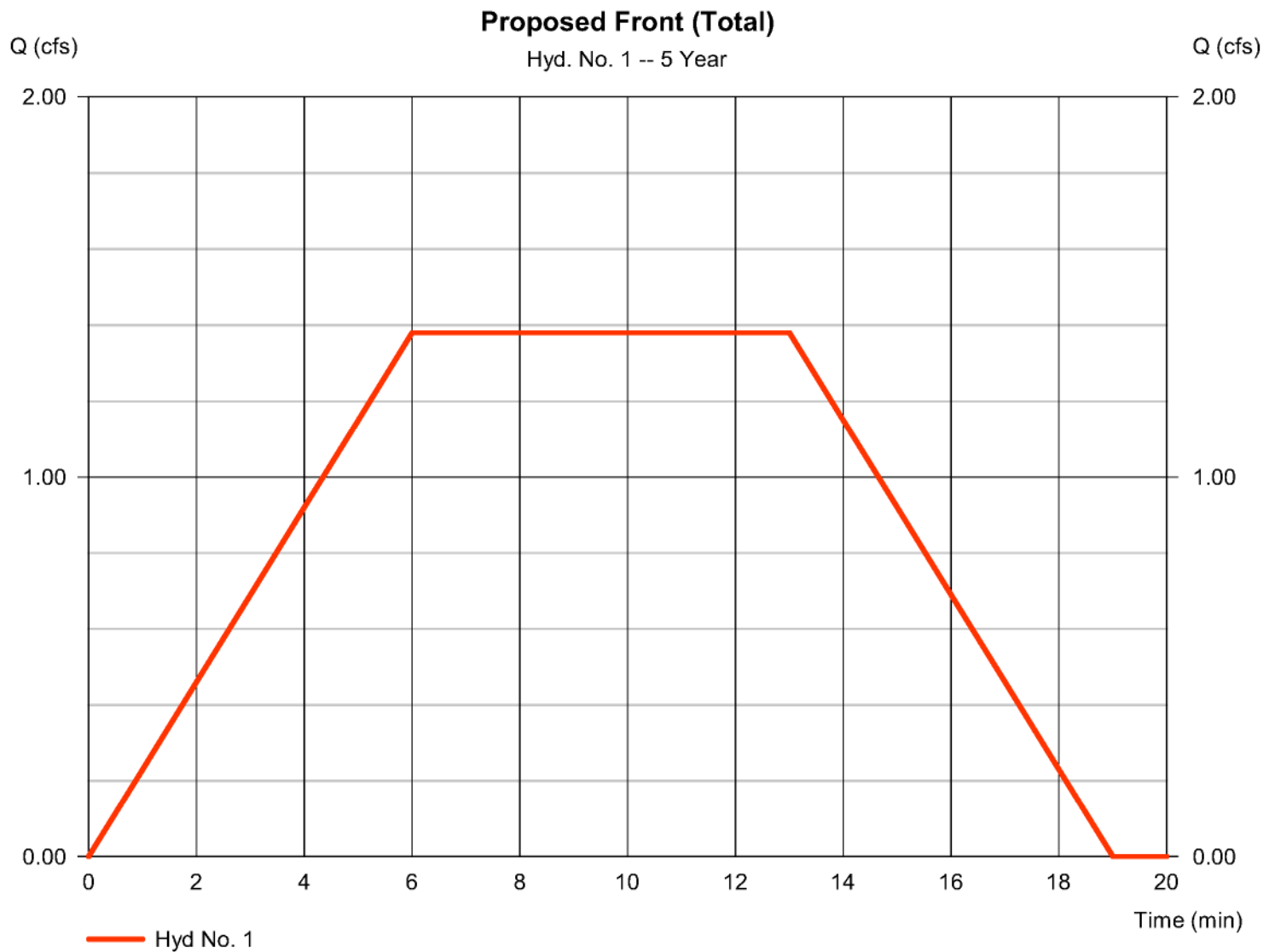
Friday, 09 / 20 / 2024

Hyd. No. 1

Proposed Front (Total)

Hydrograph type = Manual
Storm frequency = 5 yrs
Time interval = 1 min

Peak discharge = 1.380 cfs
Time to peak = 6 min
Hyd. volume = 1,076 cuft



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

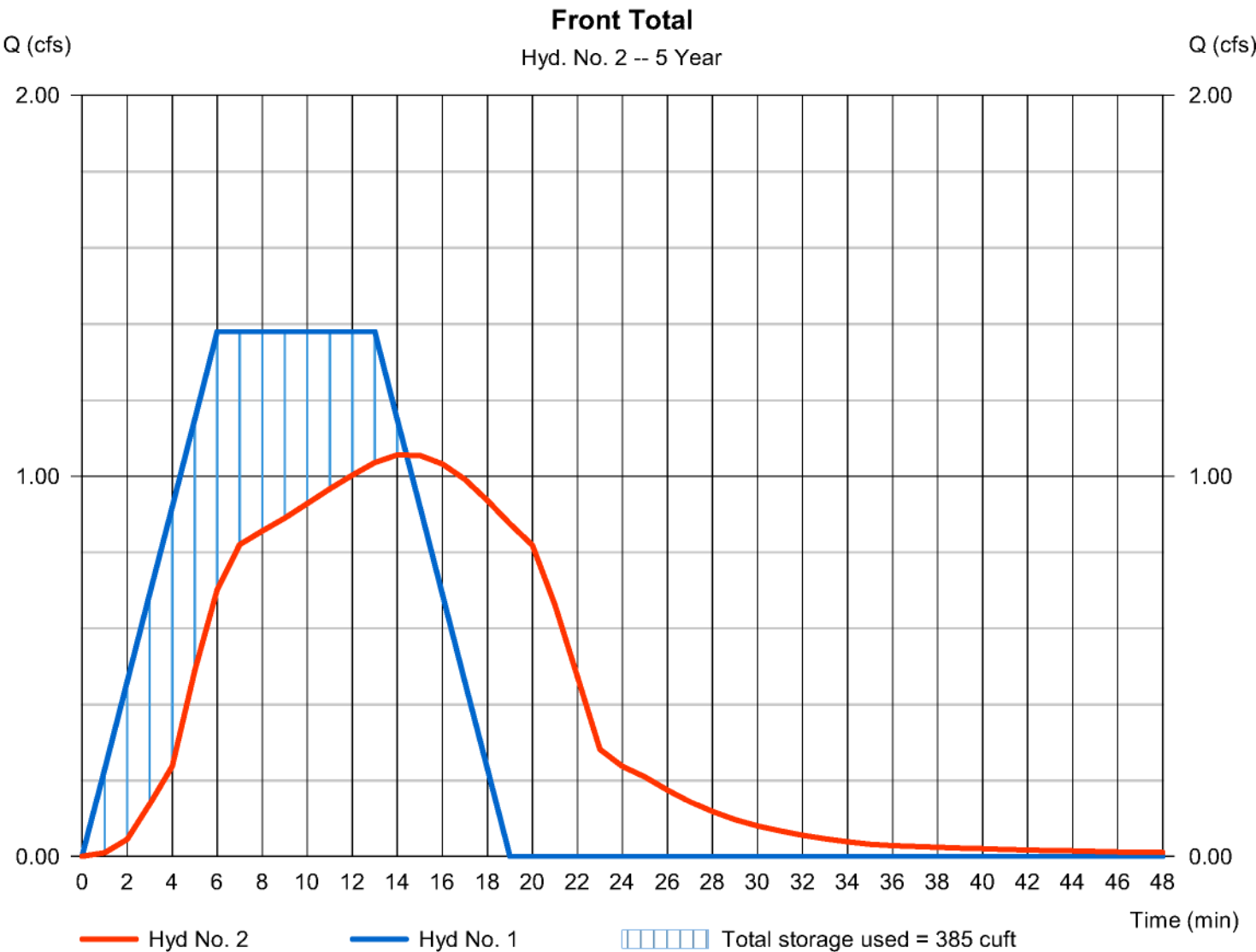
Friday, 09 / 20 / 2024

Hyd. No. 2

Front Total

Hydrograph type	= Reservoir	Peak discharge	= 1.056 cfs
Storm frequency	= 5 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 1,076 cuft
Inflow hyd. No.	= 1 - Proposed Front (Total)	Max. Elevation	= 744.24 ft
Reservoir name	= Front Total	Max. Storage	= 385 cuft

Storage Indication method used.

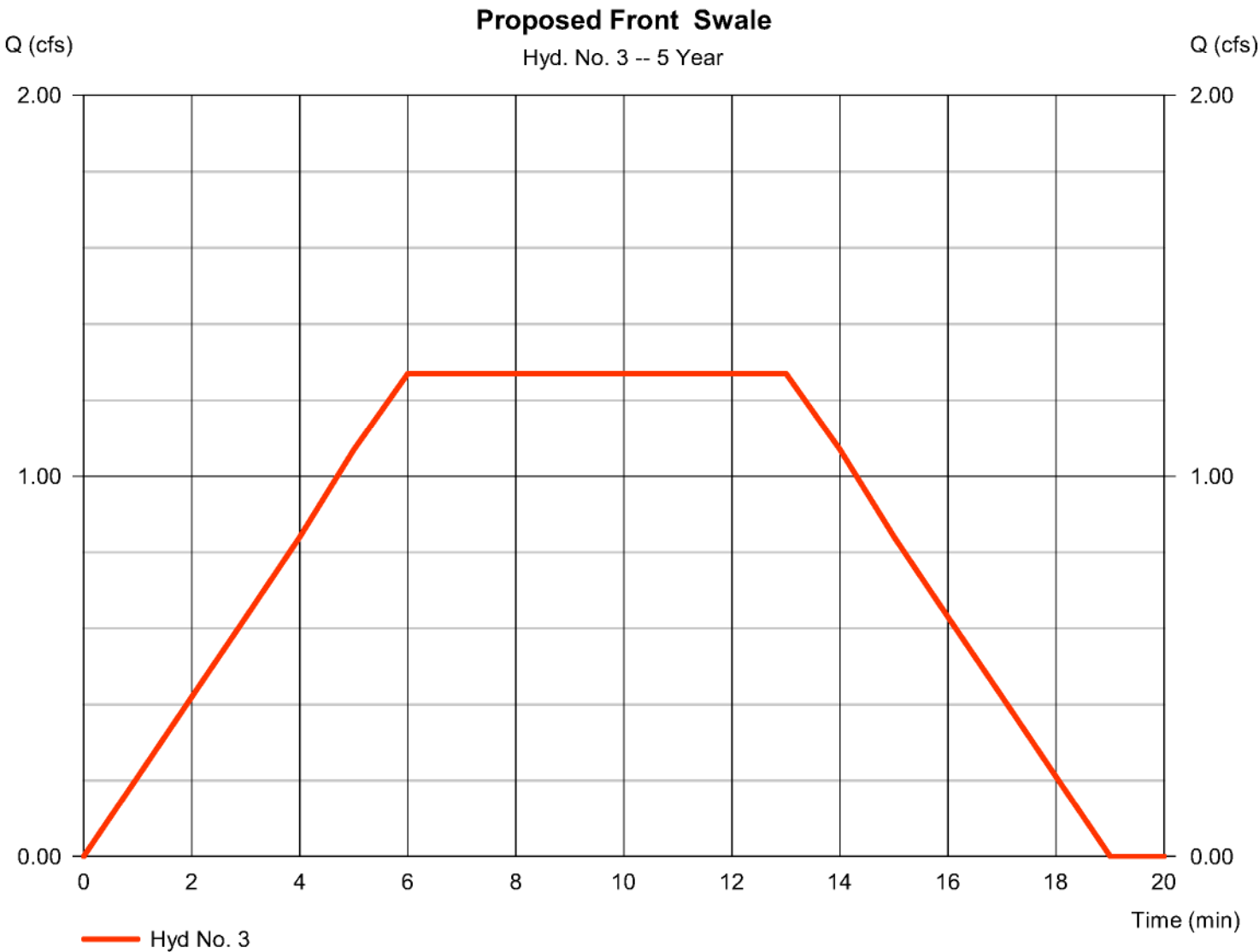


Hydrograph Report

Hyd. No. 3

Proposed Front Swale

Hydrograph type	= Manual	Peak discharge	= 1.270 cfs
Storm frequency	= 5 yrs	Time to peak	= 6 min
Time interval	= 1 min	Hyd. volume	= 990 cuft

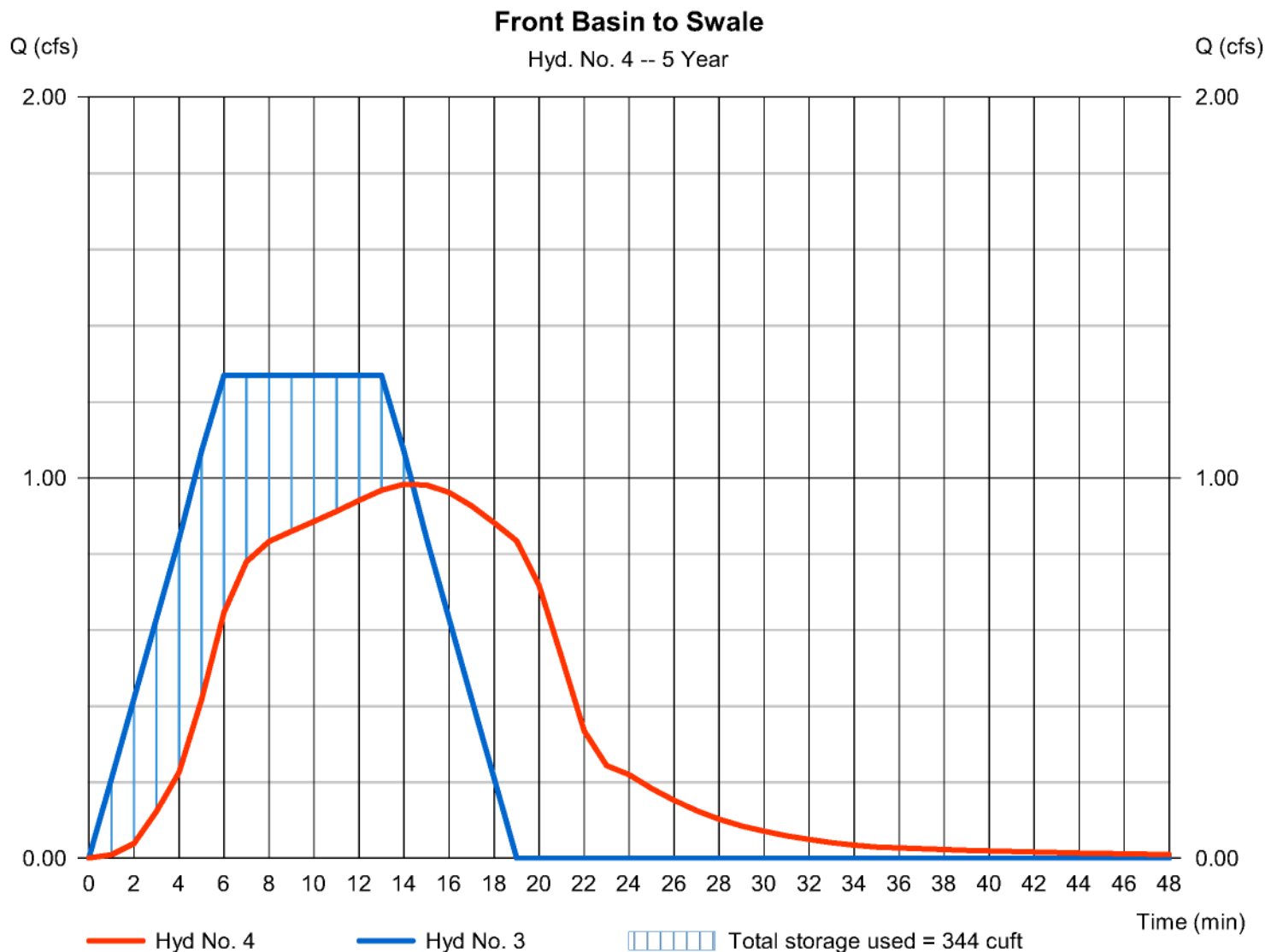


Hyd. No. 4

Front Basin to Swale

Peak discharge	= 0.983 cfs
Time to peak	= 14 min
Hyd. volume	= 989 cuft
Max. Elevation	= 744.18 ft
Max. Storage	= 344 cuft

Storage Indication method used.

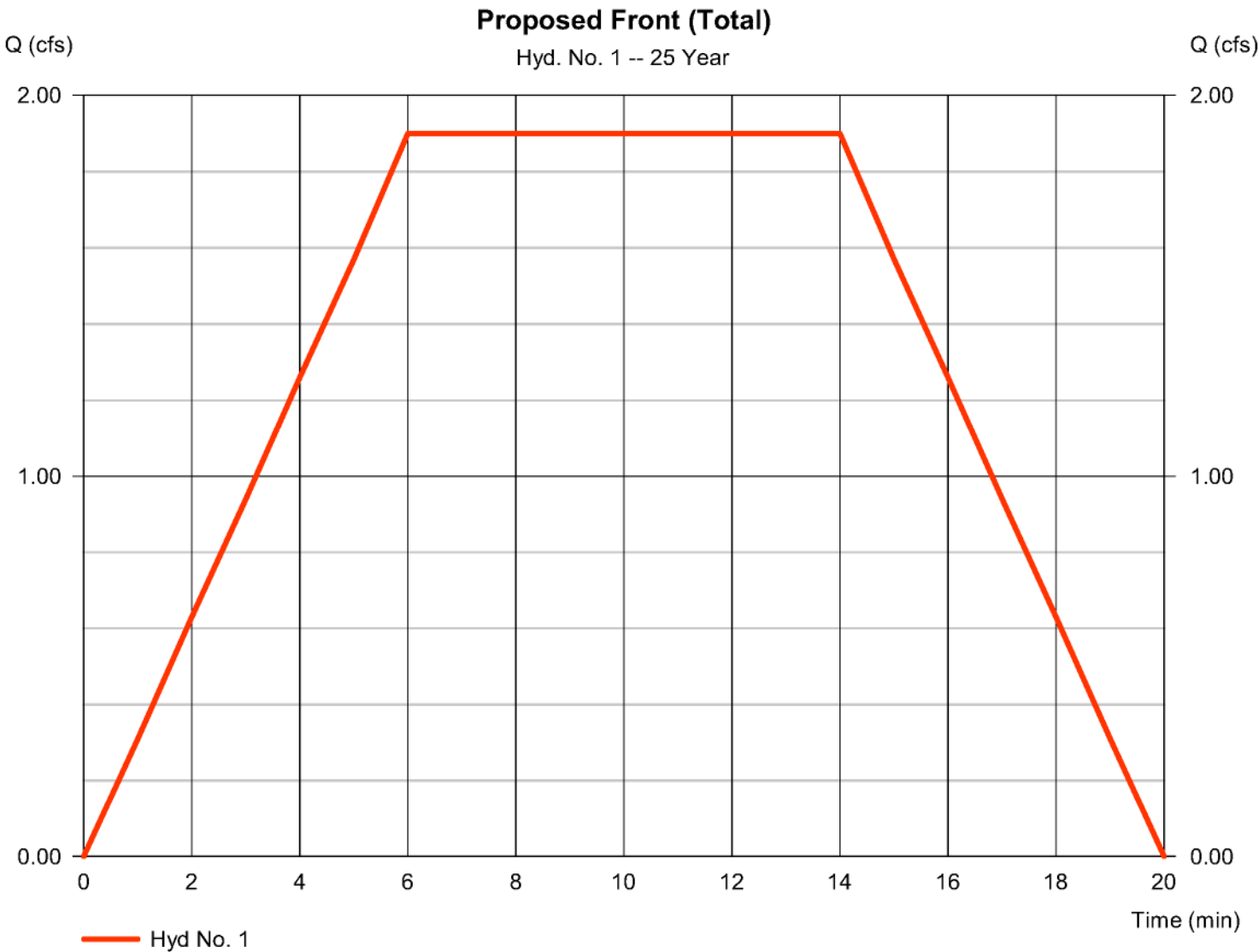


Hydrograph Report

Hyd. No. 1

Proposed Front (Total)

Hydrograph type	= Manual	Peak discharge	= 1.900 cfs
Storm frequency	= 25 yrs	Time to peak	= 6 min
Time interval	= 1 min	Hyd. volume	= 1,591 cuft



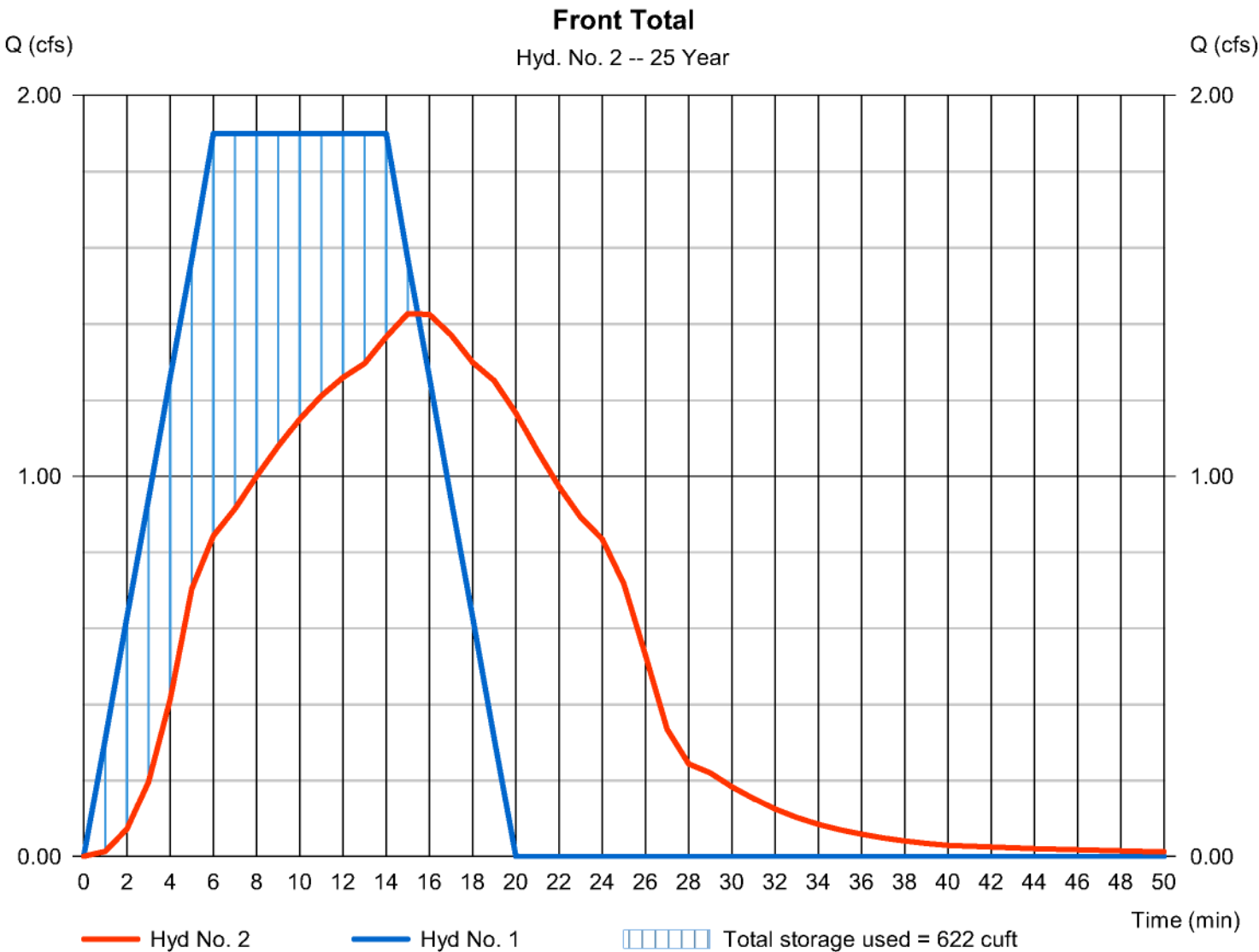
Hydrograph Report

Hyd. No. 2

Front Total

Hydrograph type	= Reservoir	Peak discharge	= 1.428 cfs
Storm frequency	= 25 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 1,591 cuft
Inflow hyd. No.	= 1 - Proposed Front (Total)	Max. Elevation	= 744.55 ft
Reservoir name	= Front Total	Max. Storage	= 622 cuft

Storage Indication method used.

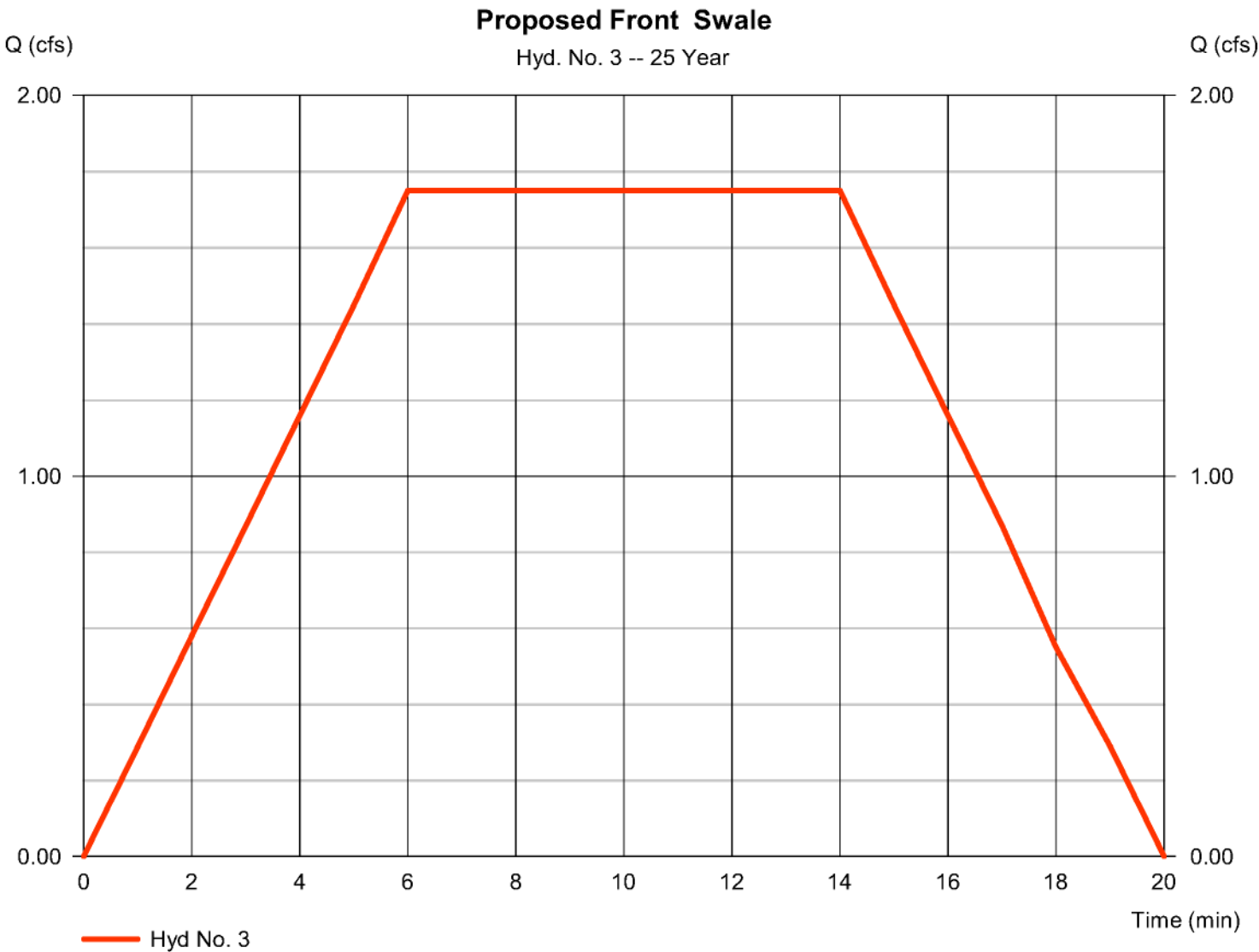


Hydrograph Report

Hyd. No. 3

Proposed Front Swale

Hydrograph type	= Manual	Peak discharge	= 1.750 cfs
Storm frequency	= 25 yrs	Time to peak	= 6 min
Time interval	= 1 min	Hyd. volume	= 1,465 cuft



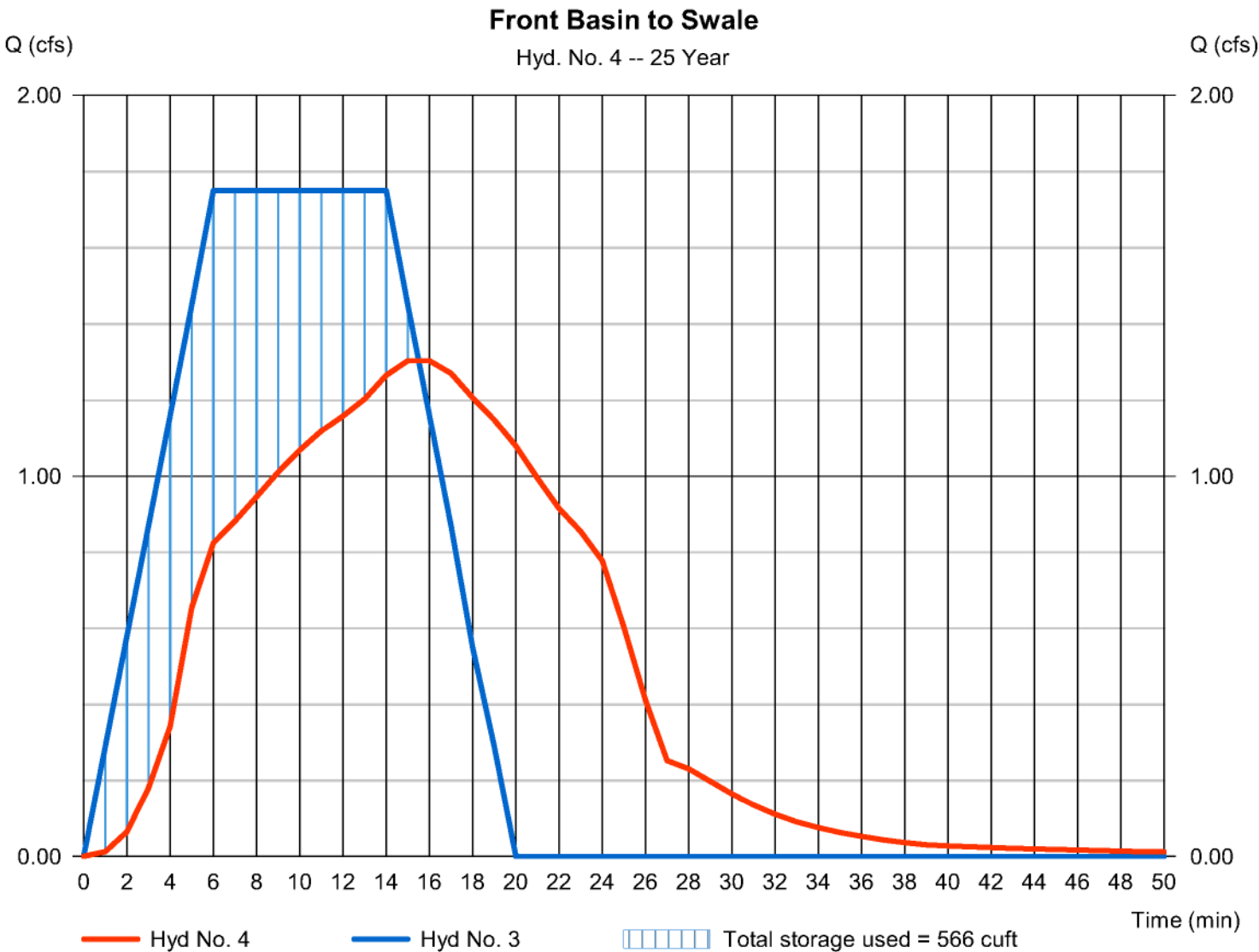
Hydrograph Report

Hyd. No. 4

Front Basin to Swale

Hydrograph type	= Reservoir	Peak discharge	= 1.304 cfs
Storm frequency	= 25 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 1,465 cuft
Inflow hyd. No.	= 3 - Proposed Front Swale	Max. Elevation	= 744.48 ft
Reservoir name	= Front Swale	Max. Storage	= 566 cuft

Storage Indication method used.

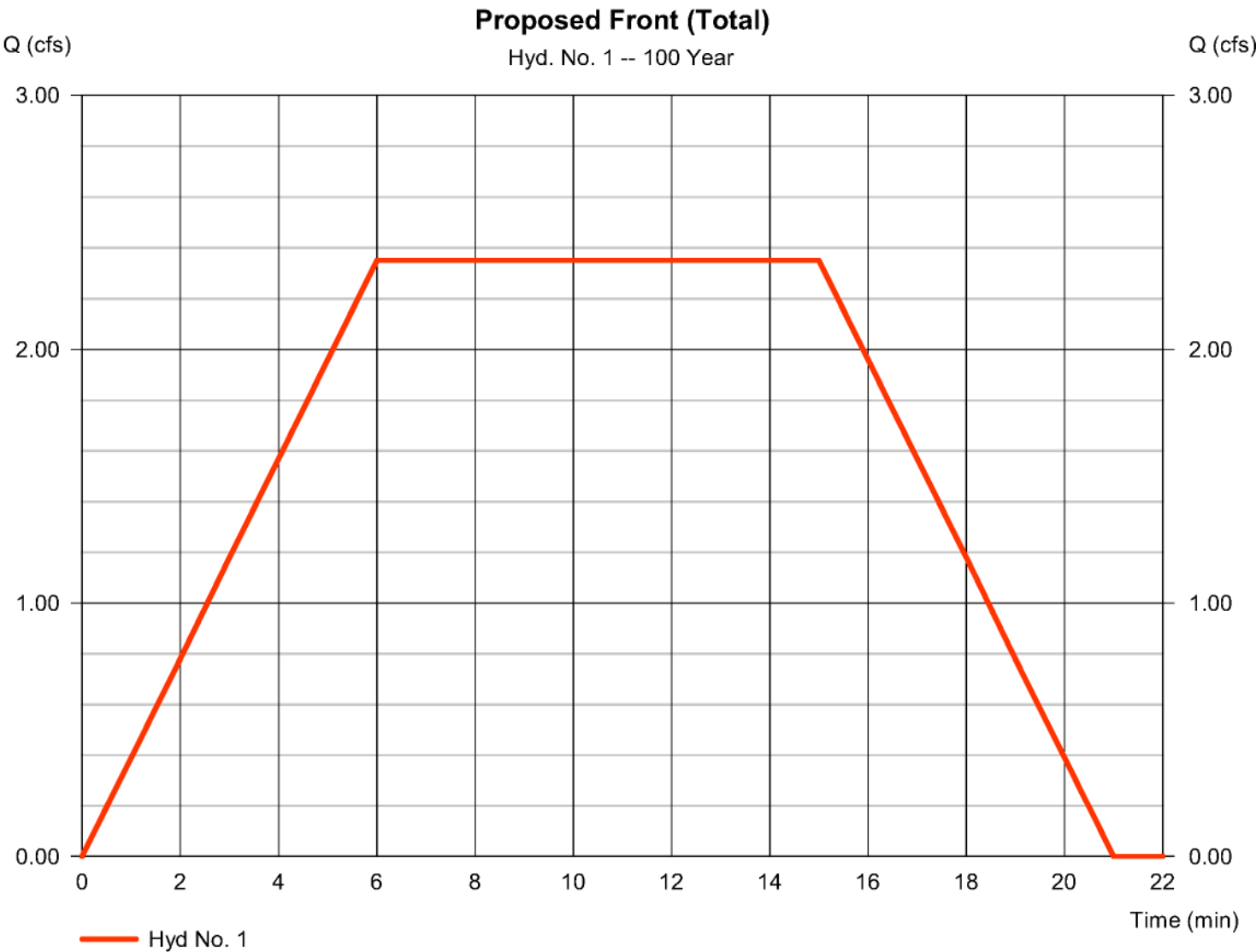


Hydrograph Report

Hyd. No. 1

Proposed Front (Total)

Hydrograph type	= Manual	Peak discharge	= 2.350 cfs
Storm frequency	= 100 yrs	Time to peak	= 6 min
Time interval	= 1 min	Hyd. volume	= 2,116 cuft



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

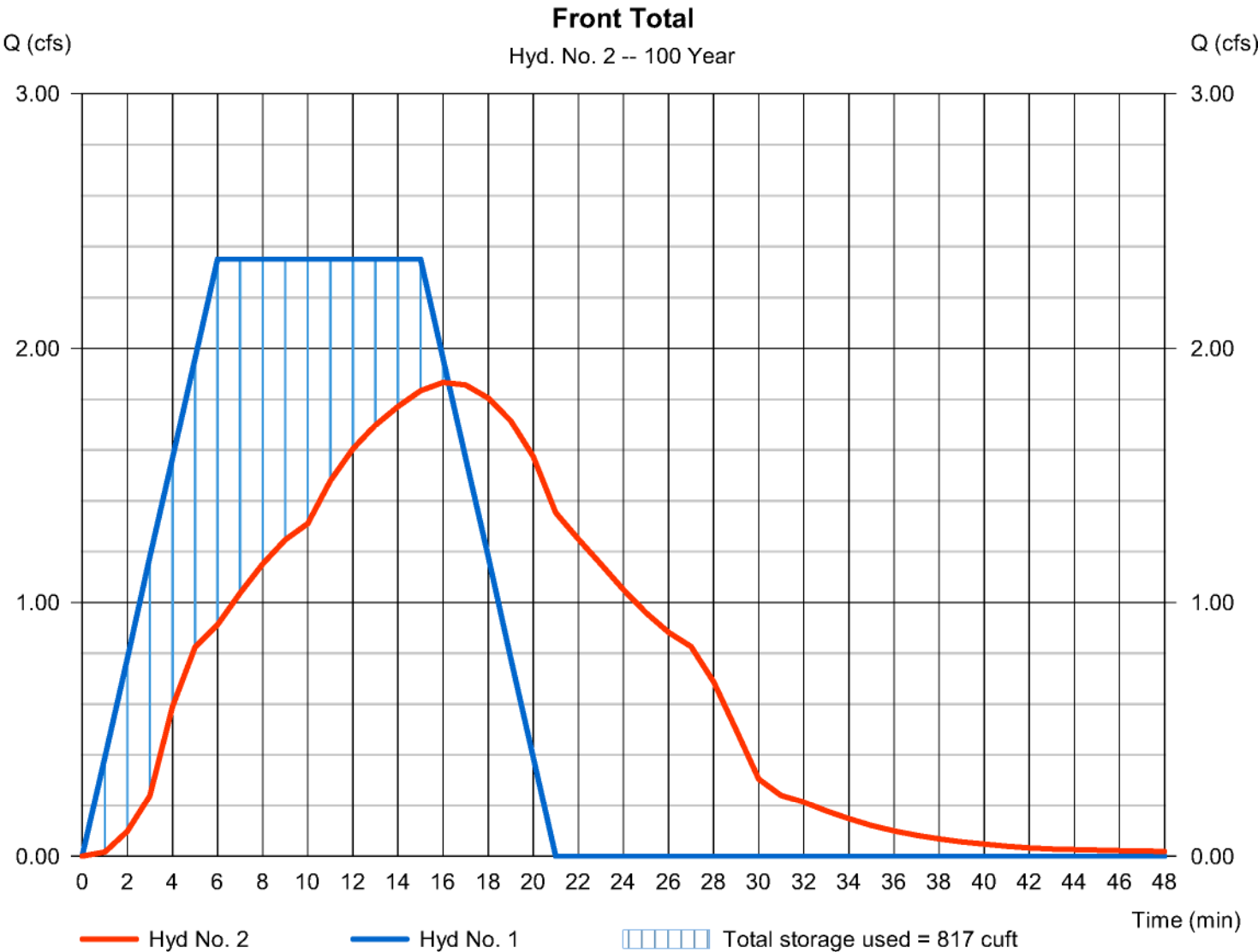
Friday, 09 / 20 / 2024

Hyd. No. 2

Front Total

Hydrograph type	= Reservoir	Peak discharge	= 1.867 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 2,115 cuft
Inflow hyd. No.	= 1 - Proposed Front (Total)	Max. Elevation	= 744.81 ft
Reservoir name	= Front Total	Max. Storage	= 817 cuft

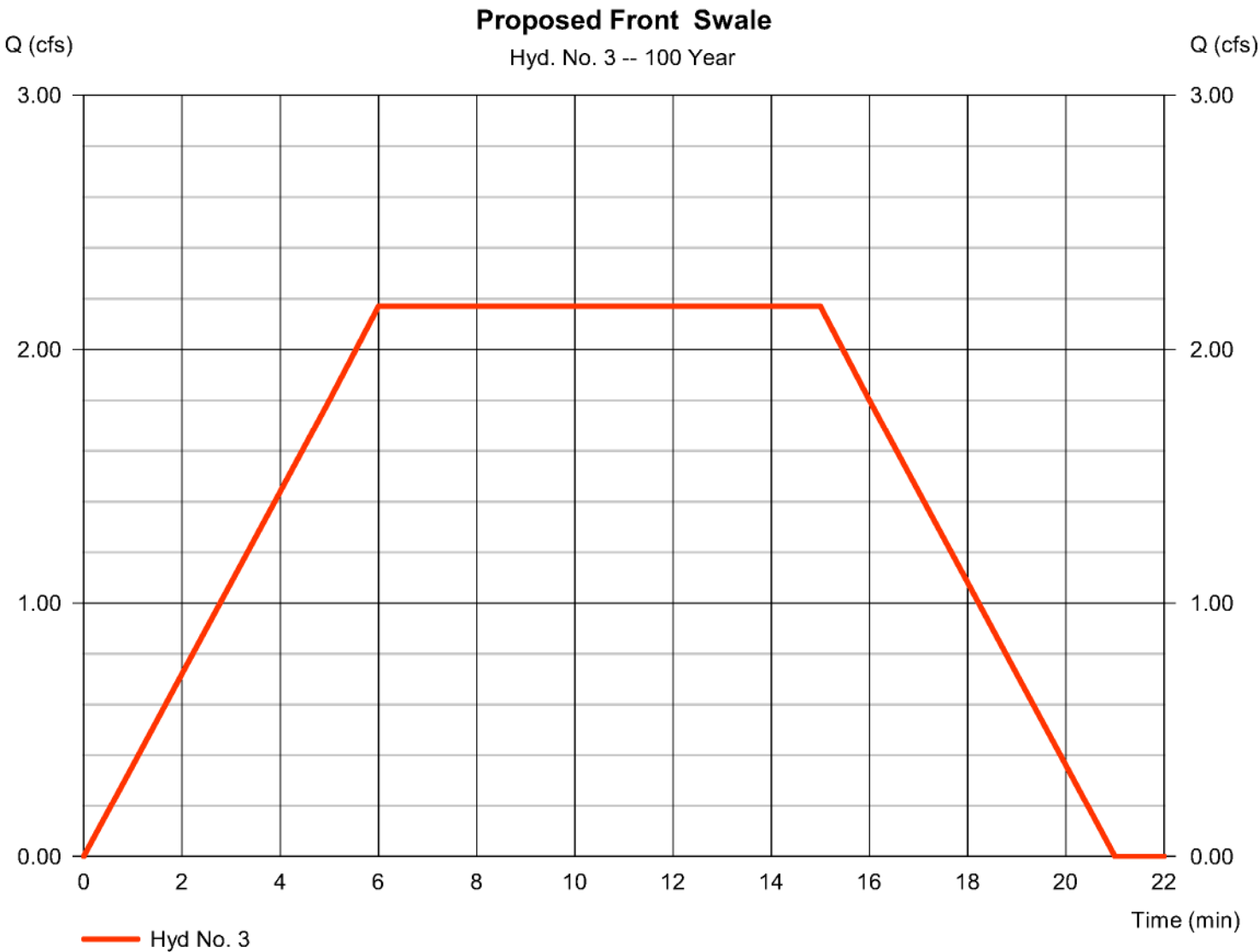
Storage Indication method used.



Hyd. No. 3

Proposed Front Swale

Hydrograph type	= Manual	Peak discharge	= 2.170 cfs
Storm frequency	= 100 yrs	Time to peak	= 6 min
Time interval	= 1 min	Hyd. volume	= 1,950 cuft



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

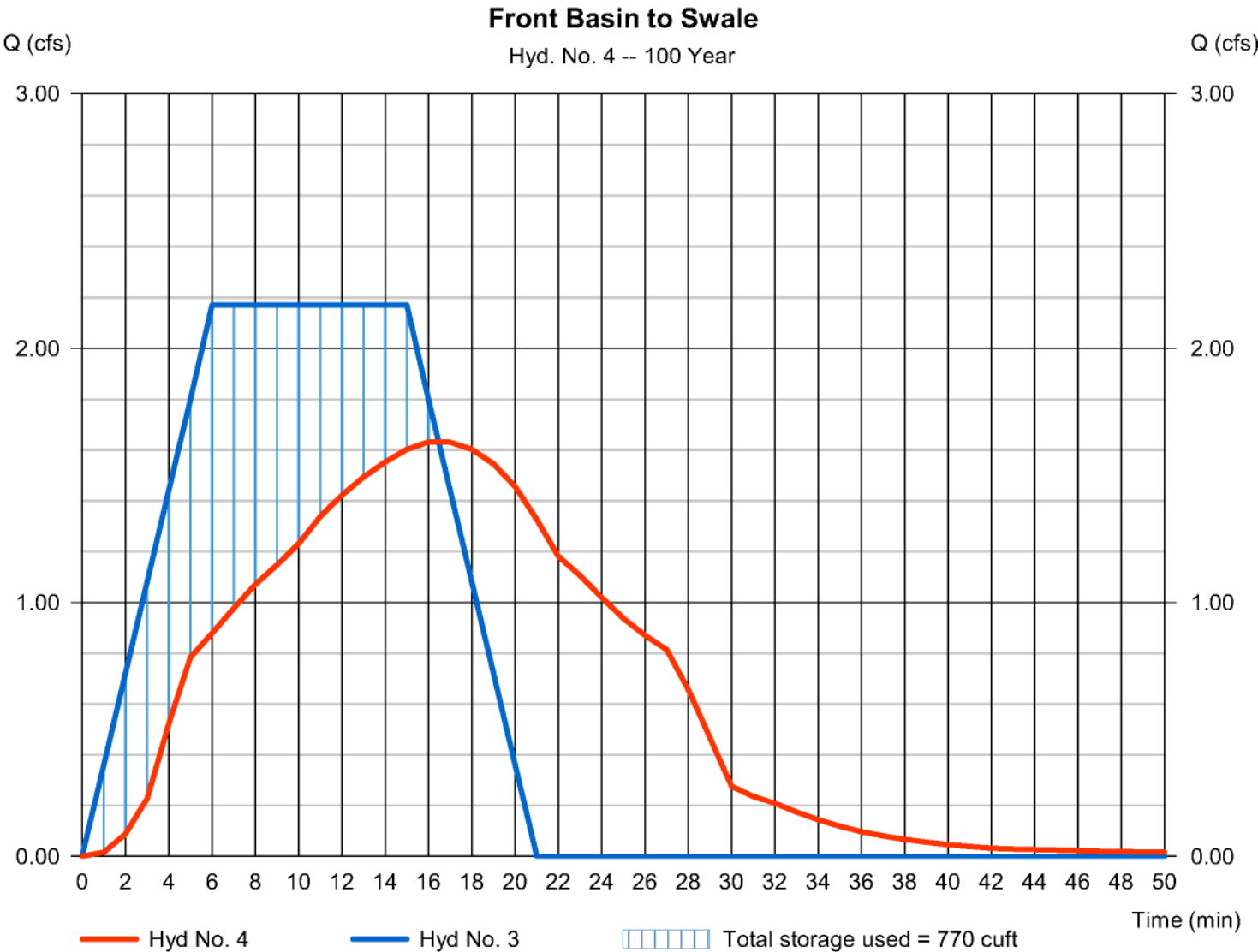
Friday, 09 / 20 / 2024

Hyd. No. 4

Front Basin to Swale

Hydrograph type	= Reservoir	Peak discharge	= 1.631 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 1,949 cuft
Inflow hyd. No.	= 3 - Proposed Front Swale	Max. Elevation	= 744.75 ft
Reservoir name	= Front Swale	Max. Storage	= 770 cuft

Storage Indication method used.



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 PROPOSED 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. 450726, Parcel No. 040211, which is dated 06/19/2020. By relying on this FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any action 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 interpretation 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 <http://www.fema.gov/firm>.

SCALE: 1"=20'

BUILDING LEGEND

- (A) = ONE STORY STONE (UNDER WOOD DECK)
- (B) = TWO STORY STUCCO

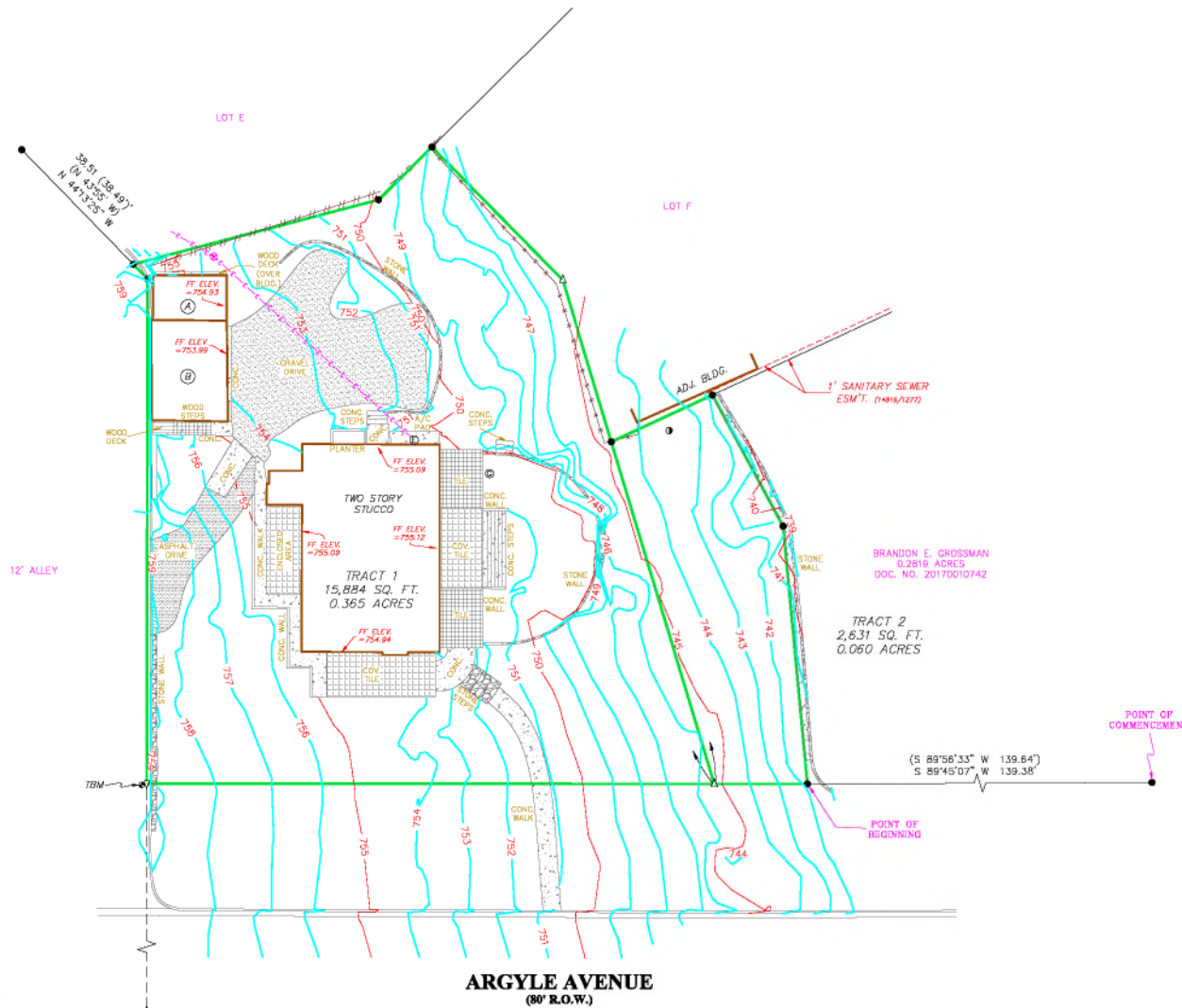
NOTE: VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL OPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRD. T.B.M. #1 = "RAILROAD SPIKE FOUND" ON THE SOUTHWEST CORNER OF TRACT 1. = 768.50' T.B.M. #1

NOTE: PRIOR SURVEY (WESTAR JOB NO. 116253) WAS USED FOR REFERENCE.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL OPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRD.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 5140, PAGE 223, MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 5885, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



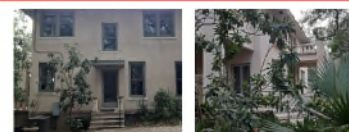
PAGE 1 OF 2

Property Address:
215 ARGYLE AVENUE

Property Description:

TRACT 1: LOT H, BLOCK 28, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. TRACT 2: BEING 0.060 ACRES OF LAND, MORE OR LESS, OUT OF LOT G, BLOCK 28, COUNTY BLOCK 4024, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5885, PAGE 334, DEED RECORDS, BEXAR COUNTY, TEXAS; SAID 0.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
EASTON NIXON McNAB



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
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1845 BOONVILLE, TEXAS 78008
PHONE (210) 372-8000 FAX (210) 372-8999

LEGEND

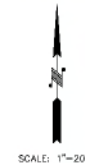
- CALCULATED POINT
- END 1/2" IRON ROD
- RECORD INFORMATION
- BUILDING SETBACK
- CONTROLLING MONUMENT
- POWER POLE
- ELECTRIC METER
- GAS METER
- ELEVATION
- IDENTIFIED ELECTRIC
- WIRE TRACES
- METAL PINS
- IRON RAILROAD SPIKE

DWG: CC/BLE RVD: CC
G.F. NO. 12240765-AHSA JOB NO. 116254

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 09/06/2022

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 THIS PROPERTY. THE PROPERTY MAKE THE ASSESSMENT OF THE RISK TO BE INCURRED BY A FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48002C, Panel No. 0502, which is dated 09/19/2009. By using this FIRM, it appears that all or a portion of the property may be in Flood Zone(s). However, FEMA is a voluntary agency, the surveyor did not have any access 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 property's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/special>.



BUILDING LEGEND

- ① - ONE STORY
STONE
(UNDER WOOD DECK)
- ② - TWO STORY
STUCCO

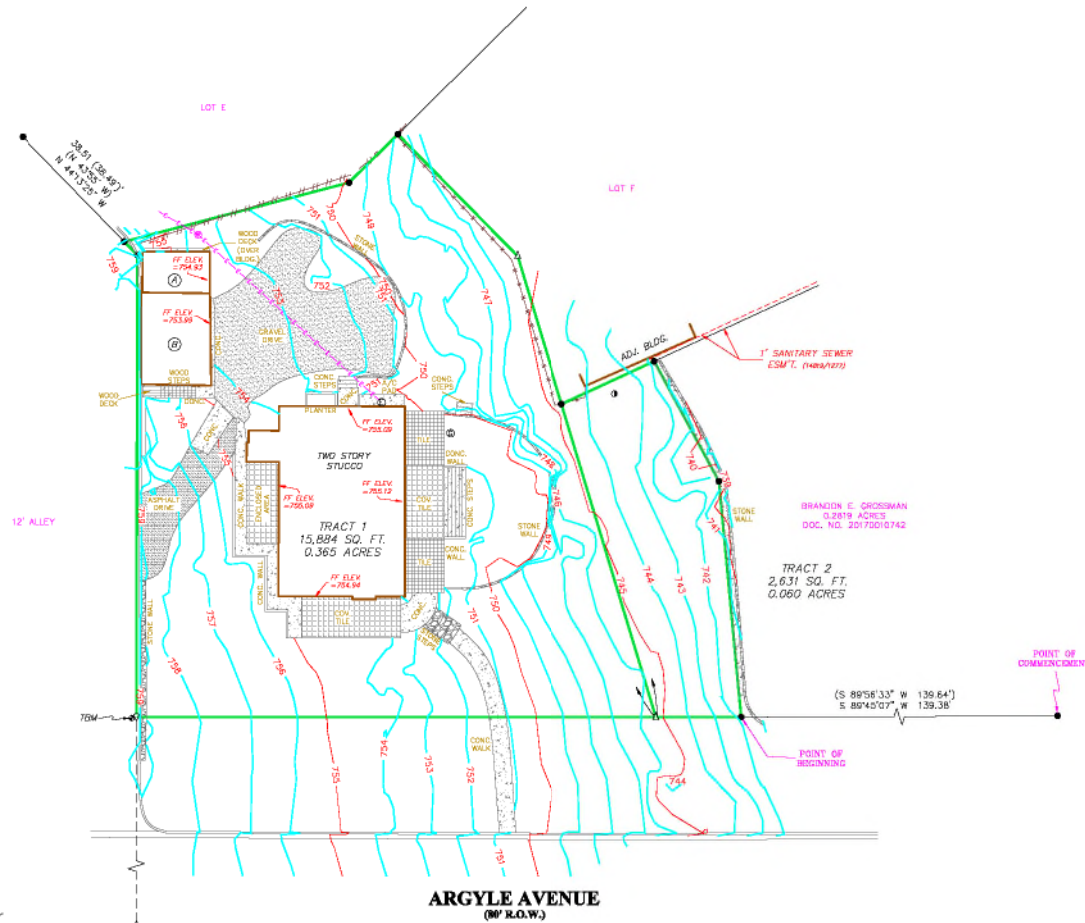
NOTE:
VERTICAL INFO. SHOWN HEREIN ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS
STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID, T.S.M. #1 - "RAILROAD SPRING"
FOUNDED ON THE SOUTHWEST CORNER OF TRACT 1 - 758.557
T.S.M. #1 - 758.557

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 11853) WAS USED
FOR REFERENCE.

NOTE:
BEARINGS SHOWN HEREIN ARE BASED ON ACTUAL GPS
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,
SOUTH CENTRAL ZONE, GRID.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR EASEMENT LINES (IF ANY) AS FOLLOWS: VOLUME 5140, PAGE 223, MAP
AND PLAT RECORDS OF BEAR COUNTY, TEXAS, VOLUME 5085, PAGE 334 OF THE
OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



PAGE 1 OF 2

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED

FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC
P.O. BOX 1543 BOERNE, TEXAS 78009
PHONE: (202) 378-8500 FAX: (202) 378-1699

C.F. NO. 2240765-AH5A JOB NO. 116254

LEGEND

- EASEMENT FEET
- 1/2" 1/4" 3/8" 1/2" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 12" 18" 24" 36" 48" 60" 72" 96" 120" 144" 168" 192" 216" 240" 264" 288" 312" 336" 360" 384" 408" 432" 456" 480" 504" 528" 552" 576" 600" 624" 648" 672" 696" 720" 744" 768" 792" 816" 840" 864" 888" 912" 936" 960" 984" 1008" 1032" 1056" 1080" 1104" 1128" 1152" 1176" 1200" 1224" 1248" 1272" 1296" 1320" 1344" 1368" 1392" 1416" 1440" 1464" 1488" 1512" 1536" 1560" 1584" 1608" 1632" 1656" 1680" 1704" 1728" 1752" 1776" 1800" 1824" 1848" 1872" 1896" 1920" 1944" 1968" 1992" 2016" 2040" 2064" 2088" 2112" 2136" 2160" 2184" 2208" 2232" 2256" 2280" 2304" 2328" 2352" 2376" 2400" 2424" 2448" 2472" 2496" 2520" 2544" 2568" 2592" 2616" 2640" 2664" 2688" 2712" 2736" 2760" 2784" 2808" 2832" 2856" 2880" 2904" 2928" 2952" 2976" 3000" 3024" 3048" 3072" 3096" 3120" 3144" 3168" 3192" 3216" 3240" 3264" 3288" 3312" 3336" 3360" 3384" 3408" 3432" 3456" 3480" 3504" 3528" 3552" 3576" 3600" 3624" 3648" 3672" 3696" 3720" 3744" 3768" 3792" 3816" 3840" 3864" 3888" 3912" 3936" 3960" 3984" 4008" 4032" 4056" 4080" 4104" 4128" 4152" 4176" 4200" 4224" 4248" 4272" 4296" 4320" 4344" 4368" 4392" 4416" 4440" 4464" 4488" 4512" 4536" 4560" 4584" 4608" 4632" 4656" 4680" 4704" 4728" 4752" 4776" 4800" 4824" 4848" 4872" 4896" 4920" 4944" 4968" 4992" 5016" 5040" 5064" 5088" 5112" 5136" 5160" 5184" 5208" 5232" 5256" 5280" 5304" 5328" 5352" 5376" 5400" 5424" 5448" 5472" 5496" 5520" 5544" 5568" 5592" 5616" 5640" 5664" 5688" 5712" 5736" 5760" 5784" 5808" 5832" 5856" 5880" 5904" 5928" 5952" 5976" 6000" 6024" 6048" 6072" 6096" 6120" 6144" 6168" 6192" 6216" 6240" 6264" 6288" 6312" 6336" 6360" 6384" 6408" 6432" 6456" 6480" 6504" 6528" 6552" 6576" 6600" 6624" 6648" 6672" 6696" 6720" 6744" 6768" 6792" 6816" 6840" 6864" 6888" 6912" 6936" 6960" 6984" 7008" 7032" 7056" 7080" 7104" 7128" 7152" 7176" 7200" 7224" 7248" 7272" 7296" 7320" 7344" 7368" 7392" 7416" 7440" 7464" 7488" 7512" 7536" 7560" 7584" 7608" 7632" 7656" 7680" 7704" 7728" 7752" 7776" 7800" 7824" 7848" 7872" 7896" 7920" 7944" 7968" 7992" 8016" 8040" 8064" 8088" 8112" 8136" 8160" 8184" 8208" 8232" 8256" 8280" 8304" 8328" 8352" 8376" 8400" 8424" 8448" 8472" 8496" 8520" 8544" 8568" 8592" 8616" 8640" 8664" 8688" 8712" 8736" 8760" 8784" 8808" 8832" 8856" 8880" 8904" 8928" 8952" 8976" 9000" 9024" 9048" 9072" 9096" 9120" 9144" 9168" 9192" 9216" 9240" 9264" 9288" 9312" 9336" 9360" 9384" 9408" 9432" 9456" 9480" 9504" 9528" 9552" 9576" 9600" 9624" 9648" 9672" 9696" 9720" 9744" 9768" 9792" 9816" 9840" 9864" 9888" 9912" 9936" 9960" 9984" 10000

Property Address:
215 ARGYLE AVENUE

Property Description:
TRACT 1: LOT H, BLOCK 28, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, TRACT 2: BEING 0.060 ACRES OF LAND, MORE OR LESS, OUT OF LOT G, BLOCK 28, COUNTY BLOCK 4024, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5085, PAGE 334, DEED RECORDS, BEAR COUNTY, TEXAS; SAID 0.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
EASTON ALVON MCNAB



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 encroachments or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5005

DATE: 09/08/2022

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 flood designation may have regarding the intended use of this property. The property owner is advised that FEMA's maps are not intended to be used as a basis for any other purpose. FEMA's maps are not intended to be used as a basis for any other purpose. FEMA's maps are not intended to be used as a basis for any other purpose.

TREE LEGEND

Point	Tree
1	MOUNTAIN LABEL 1"
2	OAK 30"
3	ANGUILLA 14" (TWIN)
4	OAK 30"
5	MOUNTAIN LABEL 6"
6	LOUISIANA 7" (TWIN)
7	ANGUILLA 12"
8	OAK 30"
9	OAK 30"
10	OAK 30"
11	OAK 30"
12	OAK 30"
13	OAK 30"
14	OAK 30"
15	OAK 30"
16	OAK 30"
17	OAK 30"
18	OAK 30"
19	OAK 30"
20	OAK 30"
21	OAK 30"
22	OAK 30"
23	OAK 30"
24	OAK 30"
25	OAK 30"
26	OAK 30"
27	OAK 30"
28	OAK 30"
29	OAK 30"
30	OAK 30"
31	OAK 30"
32	OAK 30"
33	OAK 30"
34	OAK 30"
35	OAK 30"
36	OAK 30"
37	OAK 30"

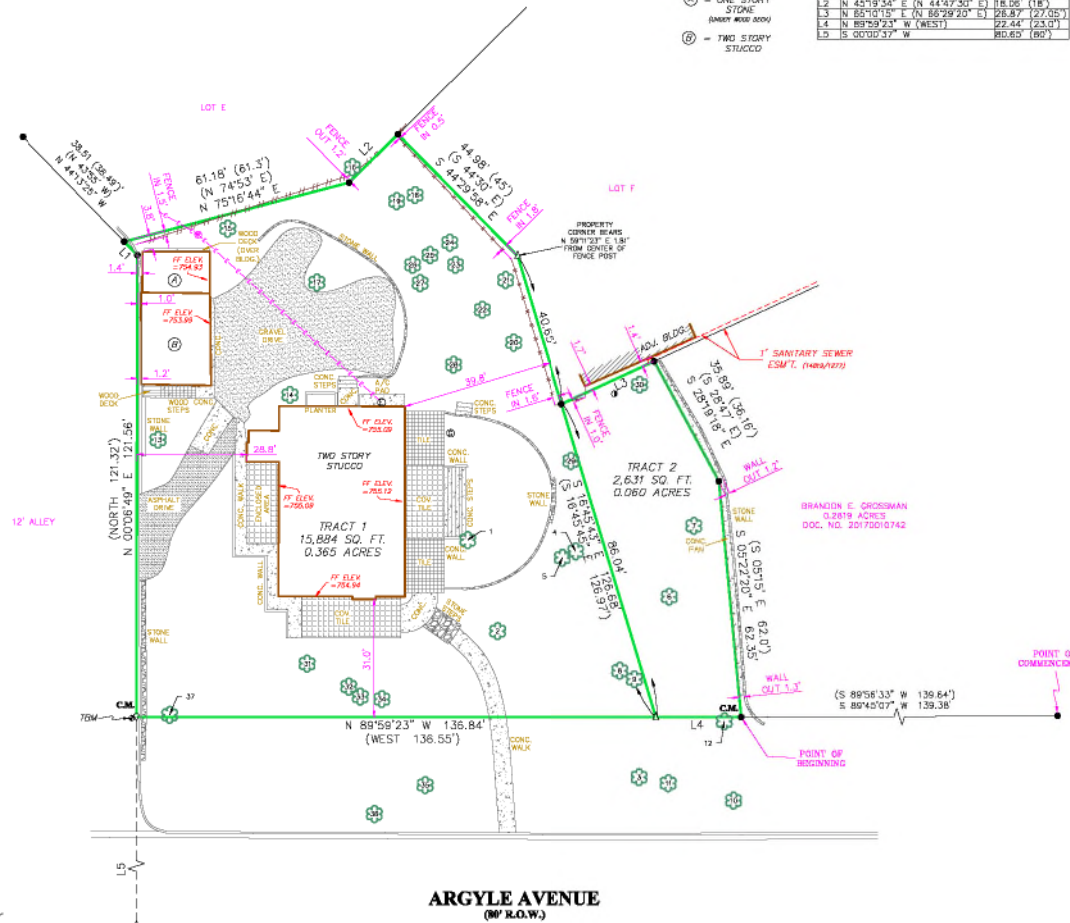
NOTE: VERTICAL INFO SHOWN HEREIN ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID, T.S.M. #1 - "RAILROAD SPIKE FOUND" ON THE SOUTHWEST CORNER OF TRACT 1 - 758.557' (12.81' #1) -

NOTE: PRIOR SURVEY (WESTAR JOB NO. 11853) WAS USED FOR REFERENCE.

NOTE: BEARINGS SHOWN HEREIN ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR EASEMENT LINES (IF ANY) AS FOLLOWS: VOLUME 5140, PAGE 223, MAP AND PLAT RECORDS OF BEAR COUNTY, TEXAS, VOLUME 5085, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



BUILDING LEGEND

- ① - ONE STORY STONE (ANY WITH 2000)
- ② - TWO STORY STUCCO

LINE BEARING	DISTANCE
1. N 44°24'18" W (N 43°55'00" W) 4.57' (5')	
2. N 42°19'54" E (N 44°47'30" E) 18.00' (18')	
3. N 85°10'15" E (N 86°29'20" E) 26.87' (27.05')	
4. N 89°29'23" W (WEST) 22.44' (23.0')	
5. S 00°03'37" W (WEST) 16.63' (16')	

SCALE: 1"=20'

PAGE 2 OF 2

WESTAR ALAMO LAND SURVEYORS, LLC
P.O. BOX 1543 BOERNE, TEXAS 78009
PHONE: (281) 375-8500 FAX: (281) 375-1699
C.F. NO. 2240765-AH15A JOB NO. 116254

Property Address:
215 ARGYLE AVENUE
Property Description:
TRACT 1: LOT H, BLOCK 28, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, TRACT 2: BEING 0.060 ACRES OF LAND, MORE OR LESS, OUT OF LOT G, BLOCK 28, COUNTY BLOCK 4024, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5085, PAGE 334, DEED RECORDS, BEAR COUNTY, TEXAS, SAID 0.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.
Owner:
EASTON ALVON McHAB



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5005

DATE: 09/08/2022

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. 450226, Flood No. 0402-1, which is dated 06/19/2020. By relying on this FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any action 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 <http://www.fema.gov/flood>.

BUILDING LEGEND

- (A) = ONE STORY STONE (UNDER WOOD DECK)
- (B) = TWO STORY STUCCO

LINE	BEARING	DISTANCE
L1	N 44°24'16" W (N 43°55'00" W)	4.97' (5')
L2	N 45°19'34" E (N 44°47'30" E)	18.06' (18')
L3	N 65°10'15" E (N 66°29'20" E)	26.87' (27.05')
L4	N 89°59'23" W (WEST)	22.44' (23.0')
L5	S 00°00'37" W	80.65' (80')

SCALE: 1"=20'

TREE LEGEND

Point	Tree
1	MOUNTAIN LAUREL 7"
2	DAK 32" (TWN)
3	ANAGUA 14" (TWN)
4	DAK 28"
5	MOUNTAIN LAUREL 8"
6	LIQUISTRIUM 7" (TWN)
7	ANAGUA 12"
8	DAK 18"
9	DAK 20" (TWN)
10	DRIVE WHOLE 8" (MULTI)
11	ELW 8"
12	JAPANESE PLUM 6"
13	DAK 17"
14	DAK 25"
15	JAPANESE PLUM 6"
16	DAK 29"
17	DAK 20"
18	MOUNTAIN LAUREL 8"
19	MOUNTAIN LAUREL 8"
20	MOUNTAIN LAUREL 8"
21	MOUNTAIN LAUREL 8"
22	DAK 15"
23	DAK 24"
24	DAK 20"
25	DAK 25"
26	ANAGUA 13"
27	DAK 24"
28	DAK 39"
29	JAPANESE PLUM 6"
30	JAPANESE PLUM 6"
31	DAK 14"
32	DAK 11"
33	MOUNTAIN LAUREL 8"
34	DAK 16"
35	JAPANESE PLUM 6"
36	JAPANESE PLUM 6"
37	DAK 43"

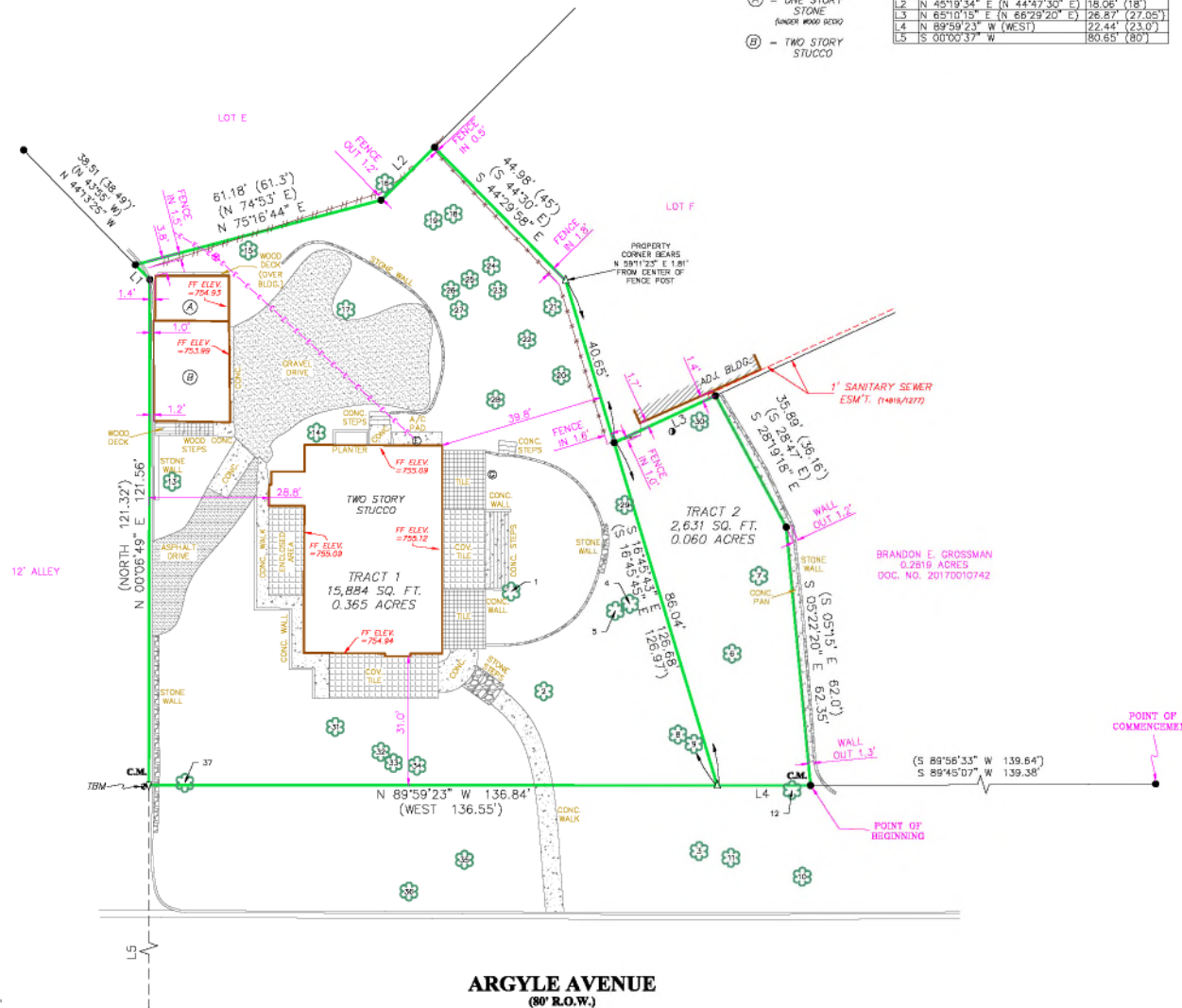
NOTE: VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL OPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRD. T.B.M. #1 = "RAILROAD SPIKE FOUND" ON THE SOUTHWEST CORNER OF TRACT 1. = 788.50' T.B.M. #1

NOTE: PRIOR SURVEY (WESTAR JOB NO. 116253) WAS USED FOR REFERENCE.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL OPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRD.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 5140, PAGE 223, MAP AND PLAT RECORDS OF BEAR COUNTY, TEXAS, VOLUME 5885, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



ARGYLE AVENUE
(80' R.O.W.)

PAGE 2 OF 2

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

Westar
Alamo
LAND SURVEYORS, LLC.

P.O. BOX 1845 BOONVILLE, TEXAS 78008
PHONE (210) 372-8900 FAX (210) 372-8999

G.F. NO. 12240785-AHSA JOB NO. 116254

LEGEND

- 1. CALCULATED POINT
- 2. END 1/2" BOW ROD
- 3. RECORD INFORMATION
- 4. BURNING SETBACK
- 5. CONTROLLING MONUMENT
- 6. POWER POLE
- 7. ELECTRIC METER
- 8. GAS METER
- 9. ELEVATED ELECTRIC
- 10. WIRE FENCE
- 11. METAL FENCE
- 12. IRON RAILROAD SPIKE

DWG. CC/BLE RVD: CC

Property Address:
215 ARGYLE AVENUE

Property Description:
TRACT 1: LOT H, BLOCK 28, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. TRACT 2: BEING 0.060 ACRES OF LAND, MORE OR LESS, OUT OF LOT G, BLOCK 28, COUNTY BLOCK 4024, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5140, PAGE 223, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5885, PAGE 334, DEED RECORDS, BEAR COUNTY, TEXAS; SAID 0.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
EASTON NIXON McNAB

TITLE COMPANY: INDEPENDENCE TITLE



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

DATE: 09/06/2022