

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**AN ORDINANCE**

**DECLARING AN UNIMPROVED 0.062 ACRE TRACT OF CITY  
OWNED REAL PROPERTY LOCATED AT 501 SOUTH MAIN  
STREET IN COUNCIL DISTRICT 1 AS SURPLUS AND  
AUTHORIZING ITS SALE TO 501 SOUTH MAIN STREET LTD FOR  
\$33,050.00.**

\* \* \* \* \*

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager and her designee, severally, are authorized and directed to sell to 501 South Main Street Limited the 0.062 acre tract, more or less, currently addressed as 501 South Main Street and as shown and described in **Attachment I**, which is incorporated herein for all purposes as if fully stated, for \$33,050.00. The City Manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the city a deed without warranty, substantially in the form shown in **Attachment II**, conveying the above-described property. The City Manager and her designee, severally, are authorized to take all additional actions reasonably necessary or convenient to effectuate the transaction, including executing and delivering all instruments and agreements conducive to effectuating the transaction.

**SECTION 2.** Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 223000000253 and General Ledger 4903101.

**SECTION 3.** The disposition of surplus property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

M A Y O R  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney

Attachment I

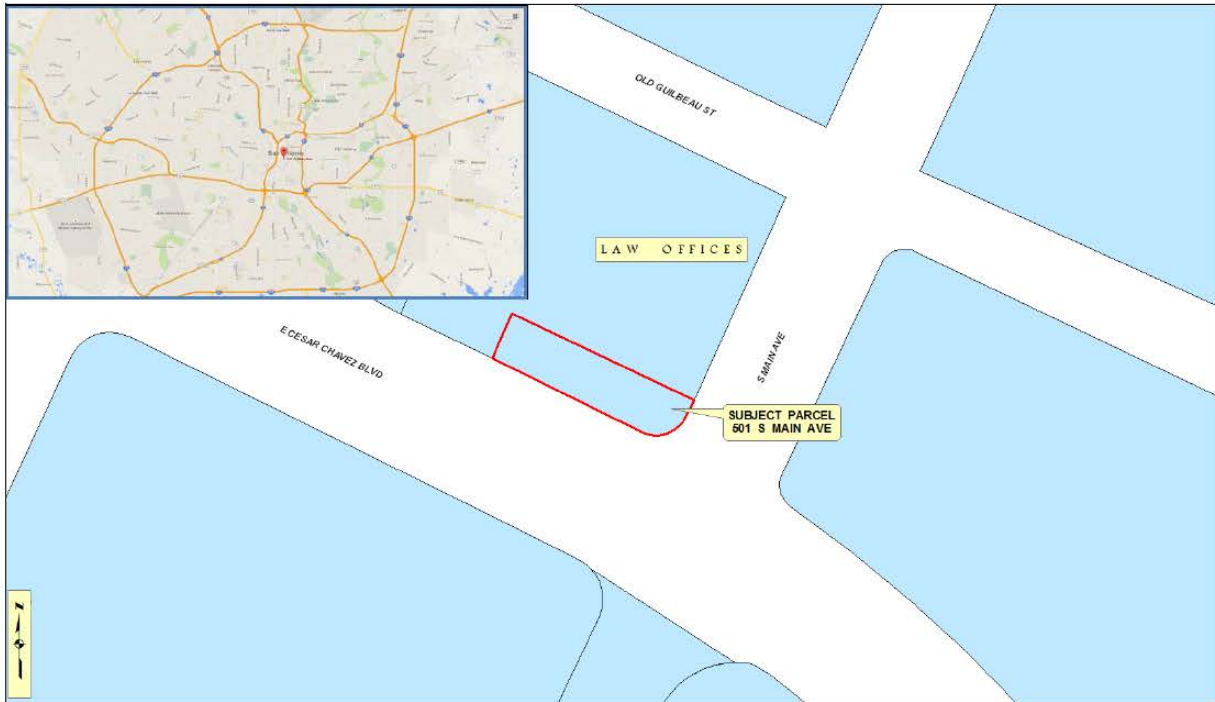


Exhibit A

S. P. No. 1791

Petitioner: 501 S Main St Ltd



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METES AND BOUNDS

FOR

A 0.062 of an acre, or 2,699 square foot tract of land out of a portion of Lot B-3 of the Subdivision of Lots B and C, recorded in Volume 980, Page 124 of the Deed and Plat Records of Bexar County, conveyed to the City of San Antonio by instrument recorded in Volume 5759, Pages 605-607 of the Official Public Records of Bexar County, Texas, in New City Block (N.C.B.) 927 of the City of San Antonio, Bexar County Texas. Said 0.062 of an acre tract being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone:

**BEGINNING:** At a found nail on the northwest right-of-way line of Main Street, a 60-foot public right-of-way, the southeast line of said Lot B-3, a south corner of a called 0.532 acre tract recorded in Volume 8435, Pages 191-196 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 25°13'31" W, along and with northwest right-of-way of said Main Street, the southeast line of said Lot B-3, a distance of 11.41 feet to a set mag nail at the northeast return of the intersection of the northwest right-of-way line of said Main Street and the northeast right-of-way line of Cesar Chavez Boulevard (Durango), a variable width public right-of-way, at a curve to the right;

**THENCE:** Along said return, with a curve to the right having a radial bearing of N 64°46'29" W, a radius of 15.00 feet, a delta angle of 91°07'36", a chord bearing of S 70°47'19" W, a chord length of 21.42 feet, and an arc length of 23.86 feet to a set mag nail at the southwest end of said return;

**THENCE:** N 63°38'53" W, along and with the northeast of said Cesar Chavez Boulevard, a distance of 90.71 feet to a set mag nail on the northwest line of said Lot B-3, a south corner of said called 0.532 acre tract, the west corner of the herein described tract;

**THENCE:** N 23°31'44" E, departing the northeast right-of-way line of said Cesar Chavez Boulevard, along and with the northwest line of said Lot B-3, a southeast line of said called 0.532 acre tract, a distance of 25.02 feet to a set mag nail, a reentrant corner of said called 0.532 acre tract, the north corner of the herein described tract;



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THENCE: S 64°34'04" E, along and with a southwest line of said called 0.532 acre tract, over and across said Lot B-3, a distance of 106.73 feet to the POINT OF BEGINNING and containing 0.062 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by LNV, Inc.

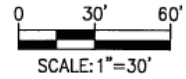
Prepared by: LNV Inc.  
Job No.: 110187.340  
File: S:\Projects\COSA\110187-On Call Svc- Civil Eng CIMS04003\340  
Survey\Survey\MB110187.340.docx  
Date: March 25, 2014  
TBPLS Firm No.: 10126502







- NOTES
- BEARINGS, DISTANCES AND AREAS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, NAD 83. SURFACE DISTANCE VALUES CAN BE CALCULATED BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.999830028895.
  - WHERE PRACTICAL, ALL CORNERS ARE SET MAG NAILS UNLESS NOTED OTHERWISE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.86'	21.42'	S 70°47'19" W	D: 91°07'36"

LOCATION MAP  
(NOT TO SCALE)

CALLED 0.532 ACRES  
(VOL. 8435, PGS. 191-196 O.P.R.)



**P.O.B.**  
FOUND NAIL  
S 25°13'31" W  
11.41'

**0.062 ACRE**  
(2,699 SQ. FEET)

I hereby certify that:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II Survey.

This 25th day of March, 2014 A.D.

*[Signature]*

Brett Walker  
Registered Professional Land Surveyor No. 6216



801 NAVIGATION, SUITE 300  
CORPUS CHRISTI, TEXAS 78408  
TBPLS FIRM NO. 10126502

PH. (361) 883-1984  
FAX (361) 883-1986  
WWW.LNVINC.COM

LAND TITLE SURVEY  
OF

A 0.062 of an acre, or 2,699 square foot tract of land out of a portion of Lot B-3 of the Subdivision of Lots B and C, recorded in Volume 980, Page 124 of the Deed and Plat Records of Bexar County, conveyed to the City of San Antonio by instrument recorded in Volume 5759, Pages 605-607 of the Official Public Records of Bexar County, Texas, in New City Block (N.C.B.) 927 of the City of San Antonio, Bexar County Texas.

DRAWN BY: JMW  
SCALE: 1"=30'  
DATE: 03-25-14  
SHEET

**3 OF 3**

S:\PROJECTS\COSA\110167-ON CALL SVC- CIVL ENG CMS04003\340 SURVEY\SURVEY\WK110167\_340.DWG PLOT DATE: 3/28/2014 8:46 AM PLOT BY: BWALKER

## Attachment II: Form of Deed

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**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas        }  
                                  }  
County of Bexar     }

## Deed Without Warranty

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**Authorizing Ordinance:**

**Statutory Authority:** Local Government Code § 272.001

**SP No./Parcel:** 1791

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio,  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
(Attn: TCI)

**Grantor's Street Address:** City Hall  
100 Military Plaza  
San Antonio, Texas 78205 (Bexar County)

**Grantee:** 501 South Main Ave, Ltd

**Grantee's Mailing Address:** 509 South Main Avenue  
San Antonio, Texas 78204  
(Attn: Glenn Deadman)

**Consideration:** \$33,050.00

**Property:** Being 0.062 of an acre, or 2,699 square feet of land out of a portion of Lot B-3 of the Subdivision of Lots B and C, as recorded in Volume 980, Page 124, of the Deed and Plat Records of Bexar County, Texas, and more fully described in Exhibit A ("Land") and more particularly described by metes and bounds and shown by survey on

**Deed Exhibit "A"** attached hereto and incorporated herein verbatim for all purposes.

Grantor, for the Consideration, Grants, Bargains, and Conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, To Have and To Hold unto Grantee, Grantee's successors and assigns forever, **Without Any Express Or Implied Warranty whatsoever, Including But Not Limited to Warranties of Title, Condition, or Character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations, Restrictions, Exceptions, And Conditions To Conveyance:** This conveyance is explicitly subject to the following:

- A. Reservations and Easements:** All instruments affecting the Property, whether or not recorded.
- B. Restrictions:** All covenants and restrictions affecting the Property.
- C. Exceptions:** All instruments affecting the Property, whether or not recorded.
- D. Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise.**

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**



**Setting Out The Specific Reservations And Disclaimers Does Not Imply That The Property Is Free Of Other Encumbrances Or Adverse Claims Or Conditions. Grantor Specifically Disclaims Any Such Implication.**

**In Witness Whereof**, Grantor has caused its representative to set its hand:

**Grantor:**

**City of San Antonio**, a Texas municipal corporation

By: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved As To Form:**

By: \_\_\_\_\_  
City Attorney

The State of Texas    }  
County of Bexar       }

Before me, the undersigned authority, this instrument was this day acknowledged by \_\_\_\_\_, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**After Recording, Return To:**  
501 South Main Ave, Ltd  
509 South Main Avenue  
San Antonio, Texas 78204

## DEED EXHIBIT A



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### METES AND BOUNDS

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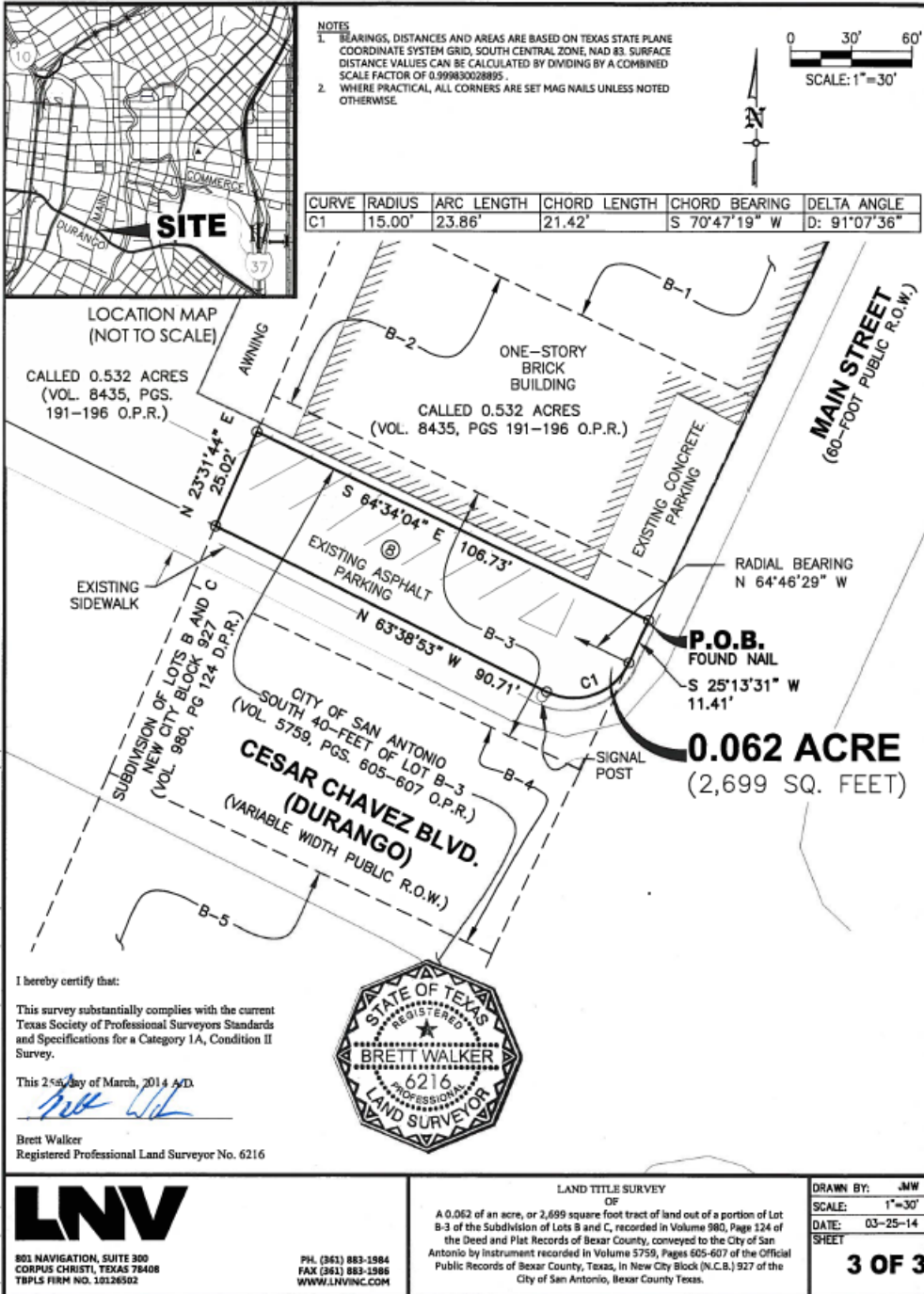
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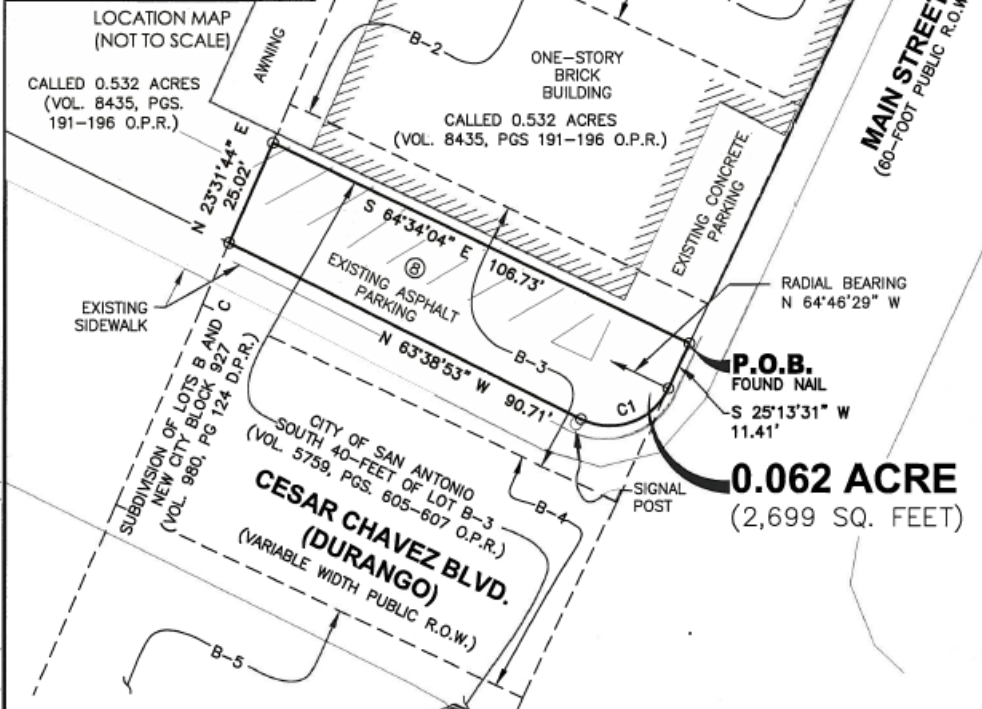
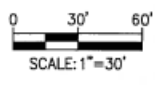
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Survey\Survey\MB110187.340.docx  
Date: March 25, 2014  
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 2. WHERE PRACTICAL, ALL CORNERS ARE SET MAG NAILS UNLESS NOTED OTHERWISE.



I hereby certify that:  
 This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.  
 This 2<sup>nd</sup> day of March, 2014 A.D.  
 Brett Walker  
 Registered Professional Land Surveyor No. 6216



**LNV**  
 801 NAVIGATION, SUITE 300  
 CORPUS CHRISTI, TEXAS 78408  
 TBPLS FIRM NO. 10126502

PH: (361) 883-1984  
 FAX: (361) 883-1986  
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S:\PROJECTS\COSEA\101017-01 CALL SRC- CIVL ENG CAD\0403\140 SURVEY\SURVEY\W110187.340.DWG PLOT DATE: 3/26/2014 8:48 AM PLOT BY: BWALKER