

## HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

**HDRC CASE NO:** 2018-080  
**COMMON NAME:** Dean Steel  
**ADDRESS:** 931 S FLORES ST (parcel includes 111 Merchants, 931, 915, 921 and 1003 S Flores)  
**LEGAL DESCRIPTION:** NCB 2554 BLK 5 LOT 15 & P-103 NCB 985 BLK LOTS 17 THRU 31 EXC SW TRI 9.53FT, P-100, CONTINUED. ....P-101, P-102, A-2, & N IRR 23.83 FT OF W 81.52FT OF A-11  
**ZONING:** I-1 HS  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Patrick Christensen  
**OWNER:** John Dean/John H. Dean Family Partners, Ltd.  
**TYPE OF WORK:** Request for concurrence of Historic zoning clarification  
**REQUEST:**

The applicant is seeking concurrence from the Historic and Design Review Commission of a zoning clarification that would remove the historic designation from the property at 931 S Flores.

### APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process Historic Landmarks.*

**(g) Removal of Designation.** Upon recommendation of the historic and design review commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth herein for designation, a designation made under subsection (a) of this section may be removed by city council following recommendation by the historic and design review commission.

*Unified Development Code Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.*

### (b) Criteria For Evaluation

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;

### FINDINGS:

- a. The applicant submitted a request for removal of historic designation at 931 S Flores (parcel includes 111 Merchants, 931, 915, 921 and 1003 S Flores). The property at 111 Merchants, included in the parcel at 931 S Flores was designated as a historic landmark by Ordinance 68210 on October 27, 1988.
- b. Consideration of removal of the landmark designation should only be considered when new and compelling evidence is presented and an evaluation of the property is completed. The request to remove designation is a serious one, and should only be considered in extreme circumstances.
- c. The applicant submitted information to city staff in July 2017 regarding a possible error in the City's GIS related to the location of a landmark designation for the "Granari Building." The applicant suggested that the historic designation should be applied to the property located at 831 S Flores rather than 931 S Flores, and requested clarification on which properties were significant. Upon review, staff found that the designation in question was made by Ordinance 68210 in 1988. There appears to have been an error in the legal description recorded in Ordinance 68210 causing the designation for the Granieri House, located at 831 S Flores, to be incorrectly applied to a portion of the adjacent parcel at 931 S Flores. Staff believes the intent of the ordinance was to designate the Granieri House, and that the designation of any portion of the parcel of 931 S Flores is an error.
- d. In consideration of the removal of the landmark designation of 931 S Flores and the impact to any potential historic resources, Staff conducted an evaluation of the site to determine eligibility. The evaluation completed and noted in findings (e), (f) and (g), show that the property is not eligible for landmark designation.

- e. **SITE CONTEXT** –The property at 931 S Flores is the campus of Dean Steel, and consists of five separate, permanent structures. These industrial buildings of various sizes have dates of construction ranging from the 1930s through 2014. The family-owned sheet metal manufacturing company has operated at this location since the 1940s, but the family has been in the sheet metal business in San Antonio since the late nineteenth century. The buildings on the campus represent the growth of the company over many decades. The advent of the Missouri, Kansas & Texas (MKT) railroad in 1884, intersecting with South Flores Street just below South Alamo, brought new freight service to the merchants in this area. By the turn of the century, the streetscape of this section of South Flores began to evolve from its residential nature into a commercial/industrial corridor. By the 1930s, a spur of the MKT brought freight cars into the property, crossing Transfer Alley and running parallel to Merchants Alley. Several firms made use of the property in the early twentieth century, including San Antonio Wholesale Grocery (later Bird-Thomas), Merchants Transfer & Storage Co., and Albert Dean’s Sheet Metal Works. A restaurant and small filling station were built just east of the Sheet Metal Works, facing S Flores. Dean Steel acquired this property, demolished the structures, and constructed large additions to the warehouse called building 1 in the 1960s and 1970s. Over time, the company purchased the adjacent properties to the south and expanded their operations to incorporate buildings 2, 3, and 4.
- f. **ARCHITECTURAL ASSESSMENT** –
- The manufacturing floor (**building 1**) has a large L-shaped footprint, and spans the full length of the lot from S Flores to San Pedro Creek. Exterior materials include Concrete Masonry Unit (CMU), brick, and stucco. The structure that is closest to S Flores has louvered windows, stucco siding, and several windows that have been filled in. The section of the building that is closest to San Pedro Creek is a brick building with louvered windows that are primarily on the second story. Portions of this structure date to the 1930s, and several subsequent additions were constructed in the 1960s and 1970s.
  - The small warehouse (**building 2**) has a square footprint with a flat roof and stucco siding. There are three attached canopies/carports on the west, north and east sides. The building has a single bay door and pedestrian door on the east elevation, and two windows on the north elevation. Based on historic aerials, this warehouse was built circa 1963.
  - The shipping building (**building 3**) has a large rectangular footprint with a flat roof with a short parapet. It is constructed of CMU blocks and wood interior framing. The sides of the building have bay doors and several doors that have been filled in. The façade that faces S Flores has fixed windows and a minimally Art Moderne styled entrance with shallow curved awning and decorative light sconces flanking the entrance. Based on Sanborn Fire Insurance Maps, this shipping building was built circa 1946.
  - The small corner structure (**building 4**) has a small square footprint with a flat roof and stucco siding. It exhibits subtle features that indicate Art Moderne architecture such as horizontal grooves on the upper wall and curved corners. There are fixed windows along the curved wall on the north elevation, and three fixed windows on the east elevation. Based on the city directory, the building was constructed circa 1936.
  - The modern warehouse (**building 5**) is a metal framed building with a rectangular footprint and a side gabled roof. It has large bay doors on the east and north elevation. This structure was built in 2014.
- g. **EVALUATION** – In accordance with the UDC Sec. 35-607, criteria for designation, staff conducted an assessment on the property to evaluate its eligibility for landmark designation. In order to be eligible for landmark designation, the property would need to meet three of the sixteen criteria listed in UDC Section 35-607. Staff evaluated the structure against all 16 criteria and determined it was consistent with # criteria from UDC sec. 35-607.
- **(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** for its association with Dean Steel, a long-established local manufacturing firm located in the warehouse district along S Flores.
- h. This property is currently zoned RIO-7D. Removal of the landmark designation would not affect the requirement for review of new construction or modifications.

## **RECOMMENDATION:**

Staff recommends concurrence that the application of the historic zoning overlay to 931 S Flores was in error and that the property is not eligible for landmark designation based on findings c-g.

## **CASE MANAGER:**

Lauren Sage



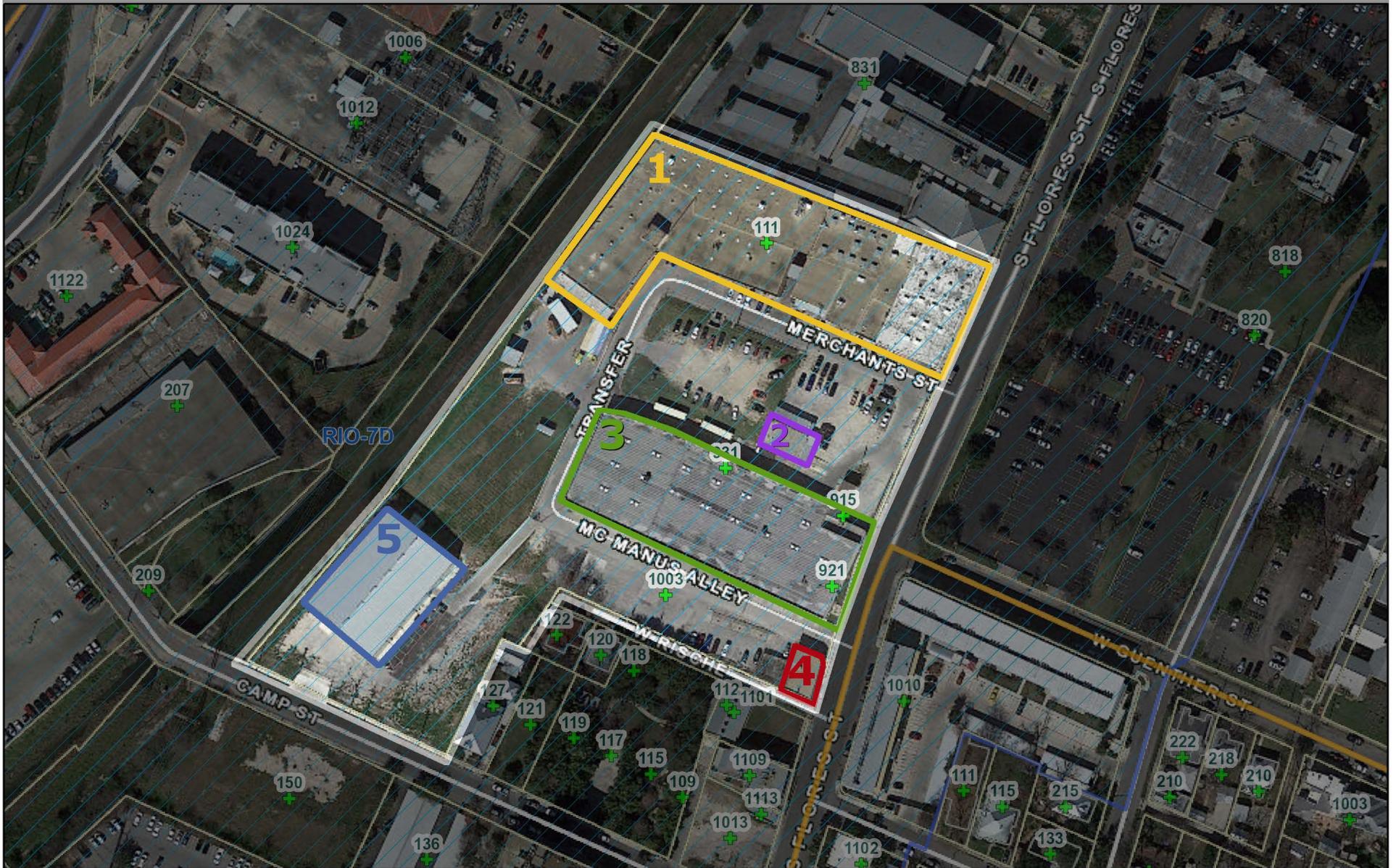
## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 13, 2018

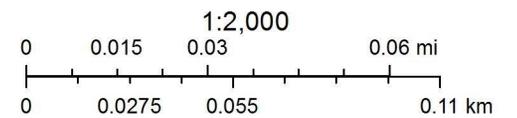
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# 931 S Flores - Dean Steel



February 9, 2018

- + COSA Address
- BCAD Parcels
- Historic Districts
- Alamo Viewshed
- Mission Protection Overlay District (MPOD)
- River District





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

## Historic Assessment

**Property Address: 931 S Flores**  
**Known Name: Dean Steel**

**Tier: 2**

### *1. Application Details*

Applicant: Patrick Christensen

Type: De-Designation

Date: January 19, 2018

### *2. Findings*

The property at 931 S Flores is the campus of DeanSteel, and consists of five separate, permanent structures. The family-owned sheet metal manufacturing company has operated at this location since the 1940s, but the family has been in the sheet metal business in San Antonio since the late nineteenth century. The buildings on the campus represent the growth of the company over many decades.

The advent of the Missouri, Kansas & Texas (MKT) railroad in 1884, intersecting with South Flores Street just below South Alamo, brought new freight service to the merchants in this area. By the turn of the century, the streetscape of this section of South Flores began to evolve from its residential nature into a commercial/industrial corridor. The 1912 Sanborn traces several businesses on this lot, including a tin shop, blacksmith, and plumber. The Granieri House is shown to the north between the Jenner Candy Factory and this property. Dozens of small rental homes for Mexican laborers were built behind these structures near San Pedro Creek. The MKT railroad serviced spurs to the US Arsenal as well as several candy manufacturers and hardware/manufacturing yards; the passenger terminal was located at the intersection of Durango (now Cesar E Chavez Blvd) and South Flores Street.

By the 1930s, a spur of the MKT brought freight cars into the property, crossing Transfer Alley and running parallel to Merchants Alley. Several firms made use of the property in the early twentieth century, including San Antonio Wholesale Grocery (later Bird-Thomas), Merchants Transfer & Storage Co., and Albert Dean's Sheet Metal Works. A restaurant and small filling station were built just east of the Sheet Metal Works, facing S Flores. DeanSteel acquired this property, demolished the structures, and constructed large additions to the warehouse called Building 1 in the 1960s and 1970s. Over time, the company purchased the adjacent properties to the south and expanded their operations to incorporate Buildings 2, 3, and 4.



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*3. Architectural Description*

The existing structures located at 931 S Flores are five industrial warehouses of various sizes, built at different times.

Building 1 – multiple dates, 1930s - 1970s

Portions of building 1 were originally constructed for the Merchants Transfer & Storage Co in the 1930s. The westernmost wing sat parallel to the MKT rail line.

Building 1 has a large L-shaped footprint, and spans the full length of the lot from S Flores to San Pedro Creek. Exterior materials include Concrete Masonry Unit (CMU), brick, and stucco/ The structure that is closest to S Flores has louvered windows, stucco siding, and several windows that have been filled in. The section of the building that is closest to San Pedro Creek is a brick building with louvered windows that are primarily on the second story.

Building 2 – c. 1963

Building 2 has a square footprint with a flat roof and stucco siding. There are three attached canopies/carports on the west, north and east sides. The building has a single bay door and pedestrian door on the east elevation, and two windows on the north elevation.

Building 3 – c. 1941

Building 3 has a large rectangular footprint with a flat roof with a short parapet. It is constructed of CMU blocks and wood interior framing. The sides of the building have bay doors and several doors that have been filled in. The façade that faces S Flores has fixed windows and a minimally Art Moderne styled entrance with shallow curved awning and decorative light sconces flanking the entrance.

Building 4 – c. 1936

Building 4 has a small square footprint with a flat roof and stucco siding. It exhibits subtle features that indicate Art Moderne architecture such as horizontal grooves on the upper wall and curved corners. There are fixed windows along the curved wall on the north elevation, and three fixed windows on the east elevation. This structure originally housed

Building 5 – c. 2014

Building 5 is a metal framed building with a rectangular footprint and a side gabled roof. It has large bay doors on the east and north elevation.



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*4. Landmark Criteria*

In order to be eligible for landmark designation, the property would need to meet three of the sixteen criteria listed in UDC Section 35-607. The five buildings that make up the DeanSteel campus were constructed over a broad span of time between the 1930s and 2015. This early twentieth century industrial property has reached 50 years of age which places these structures in the age category for eligible land mark properties. Characteristics of significant warehouses from this period are large steel casement windows, fireproof construction materials such as brick or tile, and minimalist architectural detailing, often reflecting an Art Deco influence. Buildings 1 and 4 exhibit some of these characteristics, but have been dramatically altered through additions and alterations to adapt to their use. None of the structures has architectural significance. The property meets criteria 11 for its association with DeanSteel, a long-established local manufacturing firm located in the warehouse district along S Flores. It is not eligible for landmark designation as it does not meet three criteria.

*5. Staff Recommendation*

While the individual structures are not landmarks, their characteristics contribute to the streetscape of S Flores. The historic context of this corridor was established in the early twentieth century as a hub for rail freight related industries. Numerous examples of significant warehouses are preserved along the street in a variety of uses, from offices to residences. These one and two story structures front S Flores with minimal setbacks. Sensitive infill would take this historic development pattern into consideration in the placement and massing of any new construction on this property.

**BUILDING 1**



**BUILDING 1**



**DEANSTEEL**  
OFFICE

**DEANSTEEL**  
931 S. FLORES  
RECEIVING  
BUILDING  
**1**

**BUILDING 1**

Rear



BUILDING 2



BUILDING  
**2**  
931  
CHEVROLET

CHEVROLET  
W/T 1500

TEXAS  
724-3100



SALES  
931

34

**BUILDING 3**

DEAN STEEL

BUILDING  
3  
981

SALES  
981



**BUILDING 4**



CAMPSTRE

BUILDING  
**4**  
931

BUILDING 4

BUILDING  
**4**  
931  
DEANSTEEL



**BUILDING 5**



## Lauren Sage (OHP)

---

**From:** Cory Edwards (OHP) <Cory.Edwards@sanantonio.gov>  
**Sent:** Monday, July 03, 2017 4:41 PM  
**To:** patrick@christensensatx.com  
**Cc:** Lauren Sage (OHP); Joseph DeCenzo (City Atty)  
**Subject:** RE: [EXTERNAL] Re: Clarification for 111 Merchants St  
**Attachments:** 68210.pdf; 1997 Certificate.pdf; fetchimage (674x944).pdf

Patrick,

Apparently it's not a recent error.

The "Granari" building is listed on page 37 of the 1988 ordinance as 901 S Flores with the legal description NCB 985, Lot A-2. The 1997 Certificate on file with the Bexar County Clerk references ordinance #64540 which is the resolution to accept the recommendations of the survey committee. It also includes a description that clearly refers to the Granari building and not what is seen at 111 Merchants. So there's a mismatch.

Based on the plat for the Judson Lofts project, the Granari building falls on lot A-1, not A-2. So it's possible we had the wrong legal address all along. I could find no other ordinance that would designated the Dean Steel property at 111 Merchants.

Technically, the current zoning map is correctly displaying the results of the 1988 ordinance. I need to consult with our legal team to determine whether there is enough documentation to justify an administrative change to the map or if a formal request to rezone is needed.

Thanks,

Cory Edwards  
*Senior Management Analyst*

City of San Antonio · Office of Historic Preservation  
1901 South Alamo · San Antonio, TX 78204  
direct: 210.207.1496 · office: 210.207.0035  
[www.sapreservation.com](http://www.sapreservation.com)

Join us at this year's *Historic Homeowner Fair!*



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**From:** Cory Edwards (OHP)  
**Sent:** Wednesday, June 28, 2017 5:11 PM

To: 'patrick@christensensatx.com'

Subject: RE: [EXTERNAL] Re: Clarification for 111 Merchants St

Probably not needed. I think you're right, but I need to pull all of the documentation.

---

From: [patrick@christensensatx.com](mailto:patrick@christensensatx.com) [<mailto:patrick@christensensatx.com>]

Sent: Wednesday, June 28, 2017 5:08 PM

To: Cory Edwards (OHP)

Subject: [EXTERNAL] Re: Clarification for 111 Merchants St

Cory, let me know if you want to tour the property.

Thanks,

Sent from my iPhone

On Jun 28, 2017, at 4:48 PM, Cory Edwards (OHP) <[Cory.Edwards@sanantonio.gov](mailto:Cory.Edwards@sanantonio.gov)> wrote:

Patrick,

Just wanted you to know I received the hand-delivered copy of your request and will be working on it soon. I think I can get a response back on Monday.

Thanks,

Cory Edwards

*Senior Management Analyst*

City of San Antonio • Office of Historic Preservation

1901 South Alamo • San Antonio, TX 78204

direct: 210.207.1496 • office: 210.207.0035

[www.sapreservation.com](http://www.sapreservation.com)

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74

AN ORDINANCE **68210**

AMENDING CHAPTER 35 OF THE CITY CODE THAT  
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE  
OF THE CITY OF SAN ANTONIO BY CHANGING THE  
CLASSIFICATION AND REZONING OF CERTAIN  
PROPERTY DESCRIBED HEREIN.

\* \* \* \* \*

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

SECTION 1. THAT SECTION 35-35 OF CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HERINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. 288161 )

The rezoning and reclassification of property by designating it "Historic Exceptional Landmarks" (HE) or "Historic Significant Landmarks" (HS), listed below as follows:

1,343 structures, sites, objects and/or buildings, being those listed on the City of San Antonio Central City Cultural Resource Inventory 1983-1986, a map of which and a listing of which are on file in the Office of the City Clerk.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HEREWITH AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

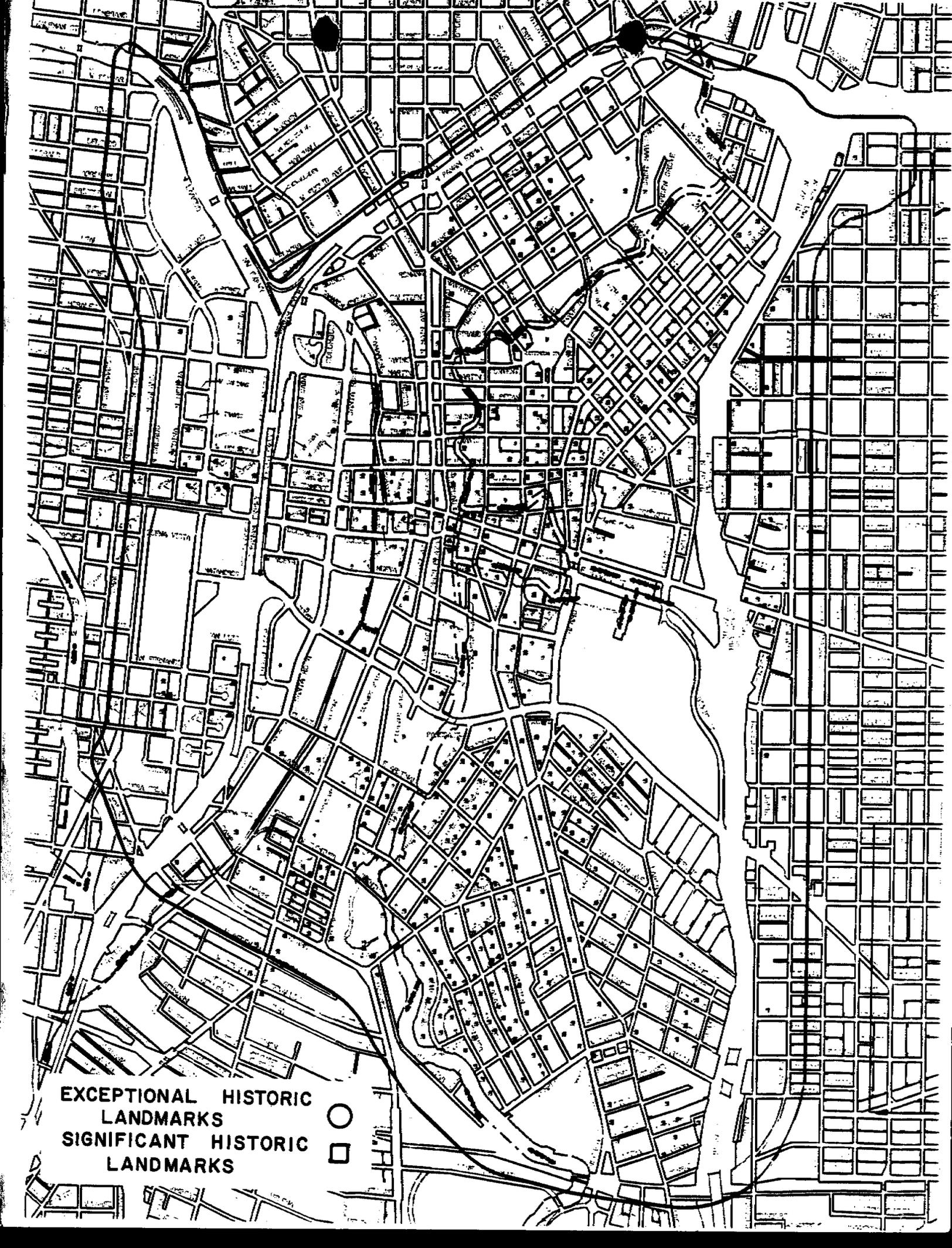
PASSED AND APPROVED THIS 27<sup>th</sup> DAY OF October 1988.

ATTEST:  
*Arma J. Rodriguez*  
CITY CLERK

*Henry Cisneros*  
MAYOR

APPROVED AS TO FORM: *Henry Guzz*  
CITY ATTORNEY

88-47



EXCEPTIONAL HISTORIC  
LANDMARKS ○  
SIGNIFICANT HISTORIC  
LANDMARKS □

FORM G-103

	719 Flores St. S.	HS 860228	c	4427 Irvin Simmons	Dallas	TX75229	K
431.	Mr. T. G.		Liljenwall	Richard Tommins Hse	NCB 989 Lot E3	29.1' of AS AB A5	K
	733 Flores St. S.	HS 830816	c	3737 Broadway St. 220	San Antonio	TX78209	K
432.	818 Flores St. S.	HS 880720	c	SAHA Office	NCB 2547 blk 1	lot 12	J
*433.	831 Flores St. S.	HS 860206	c	Housing Authority of S.A.	San Antonio	TX78204	K
				Jenner Mfg.Co./Judson	NCB 939 Lot A-8, A-9, A-10		K
434.	901 Flores St. S.	HS 870406	c	Judson Candies Inc.,	San Antonio	TX78204	K
				Granari Building	NCB 935 lot A 2		K
435.	Regional Administrator			Albert Dean Properties	San Antonio	TX78231	K
	928 Flores St. S.	HS 860324	c	GSA Site/Acequia Pk	NCB 2969 blk 1	lot 1-14	J
436.	Mr. Stephan A.		Shunk	819 Taylor St.	Fort Worth	TX76102	J
	204 Florida St.	HS 860206	c	GSA Region 7	NCB 3009 blk 7	Lot 1, W 45' of 2	D
437.	Pura Rendon			136 Segovia	San Antonio	TX78232	D
	205 Florida St.	HS 860228	c	205 Florida St.	NCB 3006 blk 4	Lot 11, SE 1/4 of 10	D
438.	Mr. Manuel G.		Rico	etal	San Antonio	TX78210	D
	232 Florida St.	HS 860223	c	310 Denver Blvd.	NCB 3009 blk 7	lots 8 & 9	D
439.	Mr. A. Y.		Guevara	etal	San Antonio	TX78210	D
	310 Florida St.	HS 860228	c	310 Florida St.	NCB 3010 blk 8	lot 3	D
*440.	Mr. Juan O.		Salinas	etal	San Antonio	TX78204	D
	314 Florida St.	HS 860228	c	314 Florida St.	NCB 3010 blk 8	lot 4	D
441.	Mr. Art Yee		Wing et al	etal	San Antonio	TX78204	D
	321 Florida St.	HS 860206	c	2513 Sally Gay Drive	NCB 3007 blk 5	lot 14	D
442.	Mr. Miguel		Serna	etal	San Antonio	TX78223	D
	332 Florida St.	HS 860228	c	332 Florida St.	NCB 3010 blk 8	lots 8 & 9	D
443.	Mr. Albert G.		Hodge	etal	San Antonio	TX78204	D
	111 Forcke	HS 880720	KWc	8418 Hidden Meadow	NCB 932 blk 1	Lot E Irr 59.14' of W 70.6' of 198 ETR 14.5' of 12	MD
444.	323 Frio S.	HE 861218	VVc	Fire Station # 11	NCB 267 blk	lot 550' of 150' of 8	J
				418 S. Santa Rosa	San Antonio	TX78207	J
445.	610 Frio S.	HS 861218	VVc	SADA	NCB 279 blk 13	lot 64.7' of 30 x 5.3' of 31	J
				Henry Bosse Sr. House	San Antonio	TX78207	J
446.	616 Frio S.	HS 861218	VVc	Immer Vista Verde, Inc.	NCB 279 blk 13	lot 550' of 55.3' of 31	J
				Henry Bosse Jr. House	San Antonio	TX78207	J
447.	Mr. Patrick M.		Cowles	Lone Star Hotel	NCB 681 blk 2	Lot W 29.5' of 6	HK
	124 Gonzales	HS 871120	SPc	P.O. Box 231	San Antonio	TX78291	HK
448.	Mr. James		Thompson	Alamo Iron Works	NCB 922 blk 12	Lot A-10	K
	149 Guadalupe St.	HS 880720		100 E. Guanthar St.	San Antonio	TX73283	K
				San Antonio River Authority			

Mount Computer Worksheet 30

**Patrick W. Christensen**  
**Attorney At Law**

Patrick W. Christensen  
Attorney at Law

[patrick@christensensatx.com](mailto:patrick@christensensatx.com)

2700 Tower Life Building  
310 S. St. Mary's Street  
San Antonio, Texas 78205  
Telephone: 210.320.2540

June 23, 2017

Ms. Shannon Shea Miller  
Office of Historic Preservation  
City of San Antonio  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

 **COPY**

Hand-Delivered

RE: Potential Error in GIS Maps location of a structure designated as "Historic Significant"  
Located at 111 Merchants Street, San Antonio, Bexar County, Texas (See Exhibit "1");  
Our File 9591.001.

Dear Ms. Miller:

In researching a property for a future rezoning case, it has come to this Firm's attention that there may be an error in the City GIS maps regarding structures designated as "HS" Historic Significant. The property at issue is addressed as both 931 S. Flores and 111 Merchants Street, the site of Dean Steel (See Exhibit "2"). The house/store at 831 S. Flores Street is listed in the City of San Antonio Historic Designation Verified Certificate as the Granari Building (the correct spelling is Granieri, and will be used in this correspondence) addressed as 111 Merchants Street, which is incorrect. The purpose of this correspondence is to clarify which structures on which properties are historic significant.

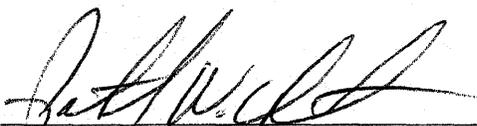
The Granieri's purchased the structure located at 831 S. Flores in 1907 (See attached Exhibit "3"). The property was partially described as "57.45 along S. Flores Street across from the then Johnson Street" (See Survey of Granieri Deed to 4 J Realty Company; Exhibit "4"). Johnson Street no longer exists but was once across the street from the Granieri property (See Exhibit "5"). The Granieri's sold the property to 4 J Realty in 1963 (See Exhibit "6"). The deed to 4 J Realty includes a survey and the property was now described as Lot A-1, NCB 985. Lot A-1, NCB 985 and Lots A-10 through A-8, NCB 989 were replatted in 2007 for the Judson Lofts project (See Exhibit "7"). This is the current plat for the Granieri property.

At some point the Granieri property and the properties owned by Dean Steel were designated as 111 Merchants Street, the Granieri Building, John Dean as owner, with a property description that includes the Granieri building and the warehouses that comprise Dean Steel (See Exhibit "8"). The warehouses owned by Dean Steel and located at 931 S. Flores were constructed in the 1930s (two buildings) with the rest constructed in the 1950s, 1960s and the last in 2014 (See Exhibit "9"). The oldest buildings, constructed in the 1930s are not historic in character and are not significant in any way, nor are the other buildings. They are all merely warehouses.

It is this Firm's opinion that at some time an error was made in connecting the Dean Steel properties to the Granieri family and the address of 111 Merchants Street. There is no argument that the Granieri family home has historic significance and should be preserved. However, the Dean Steel warehouse structures should not be included with the Granieri family home as "Historic Significant" structures or properties.

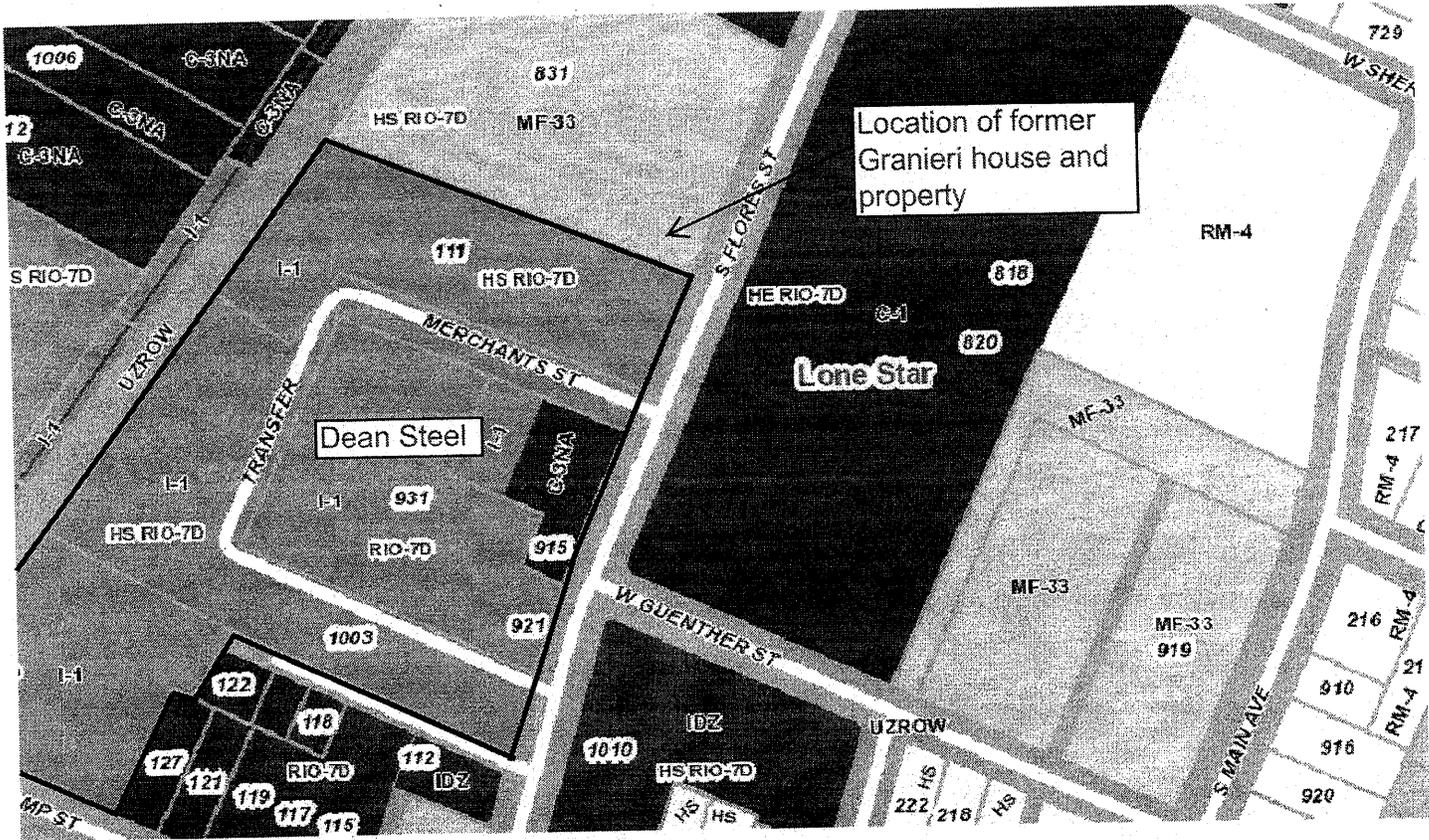
If you have any questions with regard to this matter, please do not hesitate to call.

Sincerely,

BY:   
Patrick W. Christensen  
Attorney at Law

Enclosures: As stated

# **EXHIBIT 1**



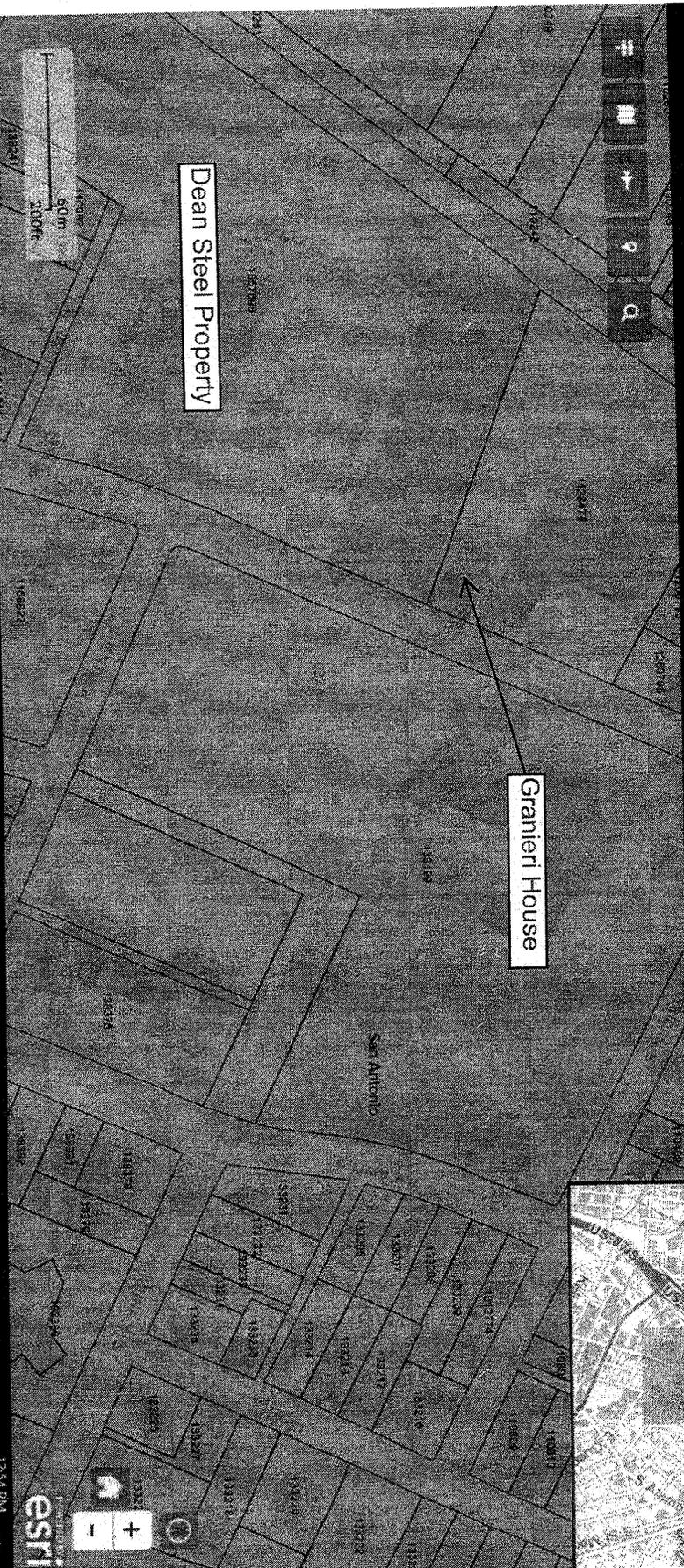
**Flex Viewer**  
**Powered by ArcGIS Server**

Printed: Jun 27, 2017

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# **EXHIBIT 2**

Navigation controls: Home, Back, Forward, Refresh, Search, and a search input field.



# **EXHIBIT 3**

Chas. Graebner - Warranty Recd. - F. Granieri. &

State of Texas } I know all men by these presents  
 County of Bexar } that I, Chas. Graebner, of Bexar  
 County, Texas, for and in consideration of the  
 sum of Three Thousand dollars (\$3000.00) to  
 me paid and secured to be paid by Frank  
 Granieri as follows, to-wit: - one thousand  
 dollars (\$1000.00) cash in hand paid, the re-  
 ceipt of which is hereby acknowledged, and  
 the balance amounting to Two Thousand  
 dollars (\$2000.00) being evidenced by one  
 certain promissory note, this day executed by  
 the said Frank Granieri, payable to the said Chas.  
 Graebner, or order, bearing interest at the rate of  
 six per cent (6%) per annum from date until paid;  
 the principal of said note being payable in an-  
 nual installments of Five Hundred dollars (\$500.00)  
 each, the first of which shall be due and pay-  
 able on the 2nd day of April, 1908, and the others  
 regularly every year thereafter until the entire prin-  
 cipal is paid, and at the time each installment  
 of principal is due, the interest on the entire  
 amount shall also be due and payable; the  
 said Granieri reserving the right at any time  
 any installment of principal is due, to pay  
 any additional sum he may desire.  
 Said note further providing that if default  
 is made in the payment of any in-  
 stallment of principal or interest, or any  
 part thereof when due, that such default  
 shall, at the option of the holder, at once  
 mature the whole of said note, and further  
 providing that if such default is made,  
 and the note is placed in the hands of an  
 attorney for collection, or is collected through  
 judicial or probate proceedings, then an  
 additional amount of ten per cent (10%)  
 on the principal and interest then owing  
 thereon shall be added to the same as attorneys  
 fees, have granted, sold and conveyed, and by  
 these presents do grant, sell and convey unto

Exam  
985

the said Frank Granieri, of Bexar County, Texas, all that certain tract or parcel of land lying and being situated within the corporate limits of the City of San Antonio, in Bexar County, Texas being a part of New City Block Nine Hundred and eighty nine (989), and being more particularly described as follows, to-wit: - Beginning at a stake on South Flores street, said point being the south east corner of a tract conveyed by me the Olive Ann Devine et al on Nov. 11<sup>th</sup> 1904, and the northeast corner of this lot; said beginning point being five (5) feet south of the northern boundary line of Johnson street, if extended; Thence southward with the west line of South Flores St. 57.45 feet to a stake for the northeast corner of the Caroline Goodrich lot to the South east corner of this lot; Thence south 70°20' west 415 feet to the north west corner of the Goodrich lot and the south west corner of this lot on the bank of the San Pedro Creek; Thence up said Creek 130 1/2 feet to a stake for the north west corner of this lot; Thence south 61°49' east 442 feet to the place of the beginning. The first 13 1/2 feet of the property fronting on south Flores street so conveyed to me by Edward Stoyer et al by deed dated Sept. 11<sup>th</sup> 1893 and recorded in Vol. 121, page 258 of the deed records of Bexar County, Texas, to which reference is here made for a more particular description; The remaining 43.95 feet was conveyed to me by Jose Chavez et al by deed dated July 25<sup>th</sup>, 1892 and duly recorded in Vol. 108, page 221 of the deed records of Bexar County Texas to which reference is here made for a more particular description. To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Frank Granieri, his heirs and assigns forever. And I do hereby bind myself, my heirs and assigns, to warrant and forever defend all and singular the said

premises unto the said Frank Granieri, his heirs and assigns against any and all persons whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance includes the store house and the feed house on the street and the dwelling house upon the property, but the balance of the improvements upon the said property are not conveyed, but I reserve the right to remove them or any part of them whenever I desire, and I hereby agree to promptly remove them upon thirty (30) days notice in writing from the said Frank Granieri. But it is expressly agreed and stipulated that the vendors lien is retained against the above described property, premises and improvements until the above described note and interest thereon is fully paid according to its face and tenor, effect and reading when this deed shall become absolute. Witness my hand at San Antonio, Texas on this the 2<sup>nd</sup> day of April, A. D. 1907.

Chas. Graebner.

State of Texas  
 County of Bexar ) Before me, M. W. Terrell  
 a Notary Public in and for Bexar  
 County, Texas, on this day personally  
 appeared Chas. Graebner, known to me to  
 be the person whose name is subscribed  
 to the foregoing instrument, and acknow-  
 ledged to me that he executed the same  
 for the purposes and considerations therein  
 expressed. Given under my hand and  
 official seal on this the 2<sup>nd</sup> day of  
 April, A. D. 1907.

(Seal)

M. W. Terrell Notary Public,  
 in and for Bexar County  
 Texas.

Filed for record April 2, 1907 at 4 P. M.  
 Recorded April 10, 1907 at 4 P. M.

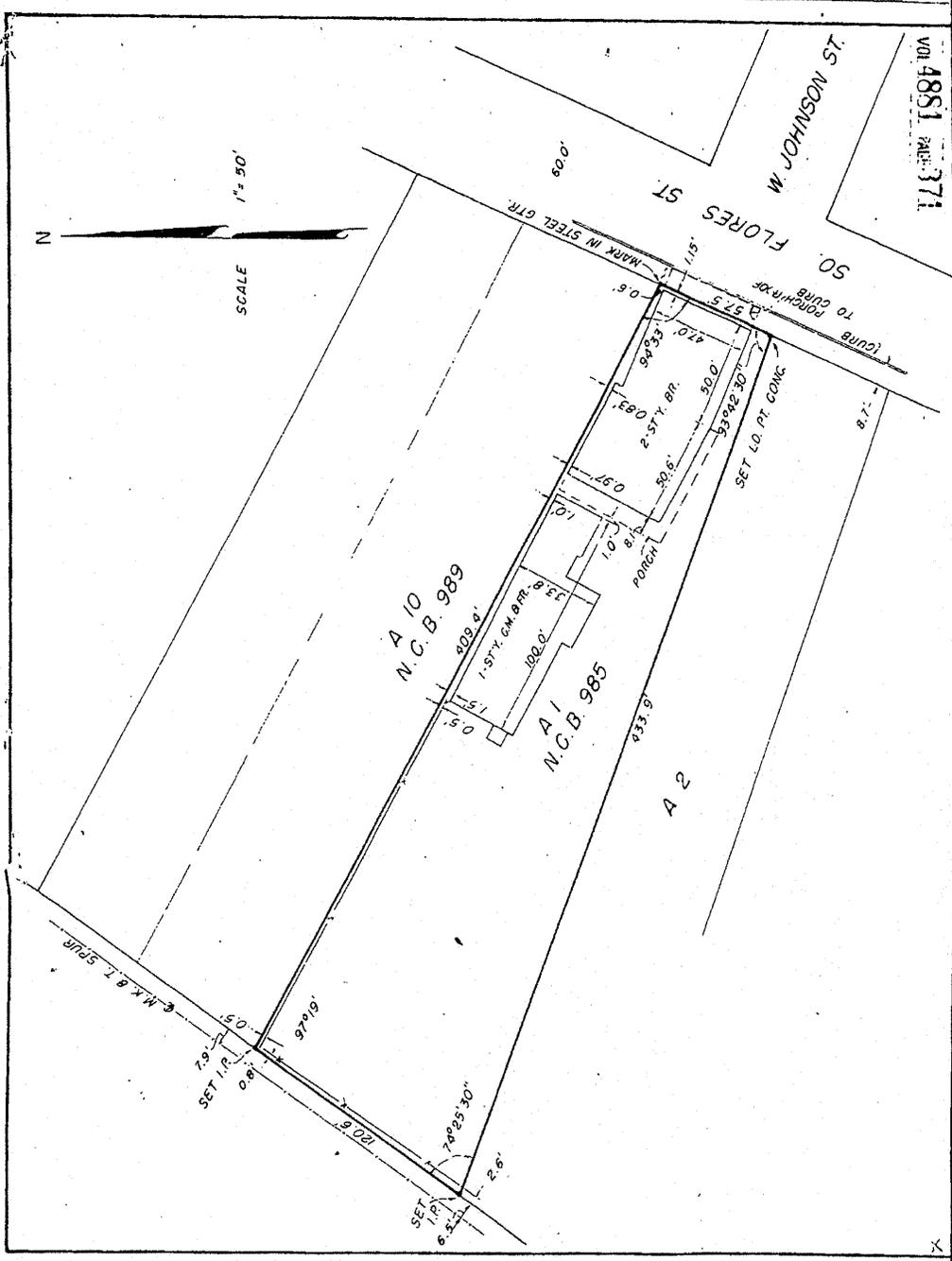
# **EXHIBIT 4**

VOL 4851 PAGE 371

50 JOHNSON ST

FLORES ST

SCALE 1" = 50'



# **EXHIBIT 5**



# **EXHIBIT 6**

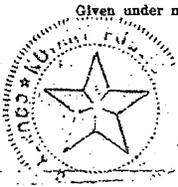
(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS,  
COUNTY OF BEXAR.

BEFORE ME, the undersigned authority, on this day personally appeared  
Herbert E. Karren, President, Karren Development Company  
known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he  
executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed  
of said corporation.

Given under my hand and seal of office, this

14th day of January, A.D., 1963.



LLOYD H. BARREE

*Lloyd H. Barree*  
Notary Public, in and for Bexar County, Texas.

Filed for record Jan 18, 1963, at 4:01 o'clock P. M.  
Recorded Jan 30, 1963, at 9:44 o'clock A. M.

JAMES W. KNIGHT, County Clerk, Bexar County, Texas.

By Jerry Abel Deputy.

476269

### WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

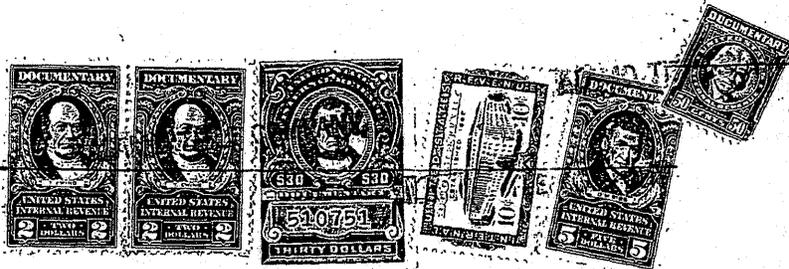
That we, Anthony G. Granieri, John Granieri, Ernest Granieri, Anthony J. Granieri, Jr. and Annie Granieri Fabrizio and husband, Frank Fabrizio, each owning, occupying and That claiming other property as their respective homesteads

of the County of Bexar State of Texas for and

in consideration of the sum of TEN AND NO/100 (\$10.00) ----- DOLLARS and other valuable consideration

and other valuable consideration to the undersigned cash in hand paid by the grantee herein named, the

receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the grantee herein of its one certain promissory note of even date herewith for the principal sum of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS, payable to the order of Anthony G. Granieri, John Granieri, Ernest Granieri, Anthony J. Granieri, Jr. and Annie Granieri Fabrizio, grantors herein, in installments, plus interest, as provided for and stipulated in said note, privilege of prepayment being therein reserved and retained;



the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to Albert Sellers Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

J Realty Company, a Texas Corporation

of the County of Bexar State of Texas, all of the following described real

property in Bexar County, Texas, to-wit: All that certain tract of land being designated as Lot A-1, New City Block 985, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and being the same and identical tract of land described in Warranty Deed from Chas. Graeoner to Frank Granieri, dated April 2, 1907, recorded in Vol. 262, Page 309, of the Deed Records of Bexar County, Texas, save and except that portion of said lot heretofore conveyed to San Antonio Belt and Terminal Railway, dated February 15, 1915, and recorded in Volume 458, page 183 of the Deed Records, and said Lot A-1, being the same tract of land as was in error referred to in Warranty Deed dated April 2, 1907, as being in New City Block 989 of said County and State, the property herein being conveyed being more particularly described as follows: BEGINNING at a mark

in a steel sidewalk drain box, in the West line of South Flores Street, which point is the northeast corner of New City Block 985, and being Lot A-1, also being the S.E. corner of New City Block 989; THENCE with the west line of South Flores Street, southerly a distance of 57.5 feet to a lead point set in the concrete sidewalk for the S.E. corner of Lot A-1, said point being the N.E. corner of what was formerly known as the Goodrich property; THENCE with an angle from north to west, 93° 42' 30" sec. along the south line of Lot A-1, also being the north line of the said Goodrich tract, now known as Lot A-2, N.C.B. 985, a distance of 433.9 feet to an iron pin set for the southwest corner of Lot A-1, which is the east line of Railroad Right of Way; THENCE with an angle from east to north, 74 deg. 25' 30" along the west line of Lot A-1, and the east line of Railroad right-of-way, a distance of 120.6 feet to an iron pin for the northwest corner of said Lot A-1, and the southwest corner of the Judson property; THENCE with an angle from south to east, 97 deg. 19. min. along the north line of Lot A-1, N.C.B. 985, and the south line of N.C.B. 989, being the south line of the Judson property, a distance of 409.4 feet to the point of beginning, according to a survey made of Lot A-1, N.C.B. 985 by Frank T. Drought, Consulting Engineer, dated 10-16-62; Plat of which, marked Exhibit "A", is hereto attached, made a part hereof and here referred to for all purposes, it being the intention of the Grantors herein to convey all property owned by them in New City Block 985 and New City Block 989, San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 14th day of December, A. D. 19 62

Annie Granieri Fabrizzio  
Annie Granieri Fabrizzio  
Frank Fabrizzio  
Frank Fabrizzio

Anthony G. Granieri  
John Granieri  
Ernest Granieri  
Anthony J. Granieri, Jr.

Vol 4881 Page 369

(Joint acknowledgment)

THE STATE OF TEXAS }  
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Frank Fabrizzio and Annie Granieri Fabrizzio his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed. And the said Annie Granieri Fabrizzio wife of said Frank Fabrizzio having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Annie Granieri Fabrizzio acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office on this the

4<sup>th</sup> day of January, A. D. 1963

Lloyd H. Barbree  
Notary Public in and for Bexar County, Texas.

LLOYD H. BARBEE

Vol 4881 Page 370



(Single acknowledgment)

THE STATE OF TEXAS }  
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Anthony G. Granieri, John Granieri, Ernest Granieri, Anthony J. Granieri, Jr. each known to me to be the persons...whose name...subscribed to the foregoing instrument, and acknowledged to me that they...executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

4<sup>th</sup> day of January, A. D. 1963

Lloyd H. Barbree  
Notary Public in and for Bexar County, Texas.





VOL 4881 PAGE 372  
Exhibit "A"

LOT A1, N.C.B. 985  
SAN ANTONIO, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT  
ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION ON THE GROUND AND ACCORDING TO THE  
RECORDS OF THE SAN ANTONIO CITY TAX ASSESSOR.  
THIS THE 16TH DAY OF OCTOBER A.D. 1962.

*[Signature]*  
35-5-35 10-16-62

Filed for record Jan 18, 1963, at 4:00 o'clock P.M.

Recorded Jan 30, 1963, at 9:40 o'clock A.M.

JAMES W. KNIGHT, County Clerk, Bexar County, Texas.

By Jerry Abel Deputy.

476271

THE STATE OF TEXAS  
COUNTY OF BEXAR.

WHEREAS, by Order of the County Court of Bexar County,  
Texas, sitting in matters probate, made on the 22nd day of October,  
1962, directing the sale of the undivided interest in land herein-  
after mentioned belonging to the Estate of Mary Agnes Granieri, Minor,  
which was then, and is now, pending in said Court pursuant to an ap-  
plication for an Order to sell an undivided interest in land belonging  
to said Estate made to said Court on the 9th day of October, 1962. I,  
Mary Michiels Mendez, Guardian of the person and Estate of Mary Agnes  
Granieri, Minor, did on the 14th day of December, 1962, sell at private  
sale, at San Antonio, in the County of Bexar, the said undivided interest  
in land to the J Realty Company, a Texas Corporation, for the sum of  
Four Thousand and No/100 (\$4,000.00) Dollars in cash, in accordance with  
said Order of Sale; and

WHEREAS, the report of said sale having been filed on the 19th  
day of December, 1962, and made to said Court, such sale was,  
on the 26th day of December, 1962, in all respects confirmed by  
Decree of said Court, which said Decree read and reads, and was and is  
as follows:

NO. 57,297

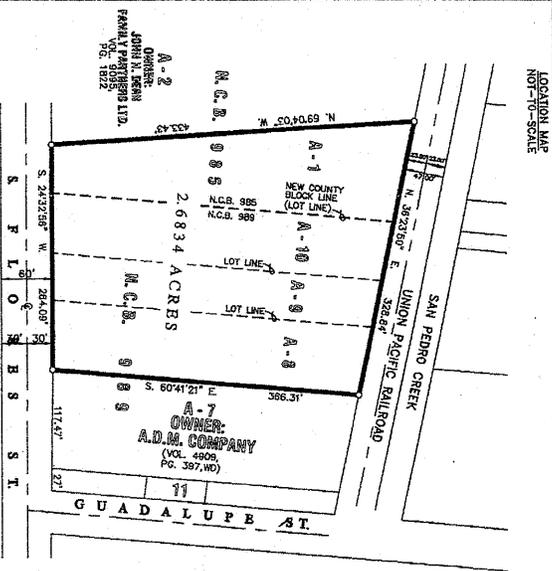
IN THE ESTATE OF : IN THE COUNTY COURT OF  
MARY AGNES GRANIERI, : BEXAR COUNTY, TEXAS  
MINOR : SITTING IN PROBATE

This the 26th day of December, 1962, came on  
to be heard in the above estate the report of Mary Michiels Mendez,

# **EXHIBIT 7**



- NOTE:
1. Bearings are based on Texas State Plane Coordinate South based on NAD 83 datum. All bearings are by 95° method, and the stationing is based on NAD 83 datum.
  2. X and Y Coordinates shown are on Texas State Plane Coordinate, South Central Zone 4204, NAD 83, by 95° method.
  3. 1/2" = 1' and 1" = 2' scale with yellow easting; R/S 6376
  4. Minimum Finish Floor Elevation shall be 637.30
  5. The sidewalk surrounding the building shall have a minimum 1% slope towards the gutter. A sidewalk of 637.20' is provided throughout the building basement.



**SUBJECT AREA**  
 2.6834 ACRES OF LAND COMPRISED OF APPROPRIATE LOT A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9 AND A-10, N.C.B. 989 ORIGINAL CITY BLOCK IN THE CITY OF SAN ANTONIO BEAVER COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
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 SAN ANTONIO, TEXAS 78201

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

**WASTEWATER EDD NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) FOR THIS SUBDIVISION SHALL BE KEPT FOR FILE WITH SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

**CLEAR VISION AREA NOTE:**  
 ALL ACCESS DRAWINGS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(5) STREETSCAPE NOTE:  
 NO BUILDING SHALL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE

**NOTE:**  
 PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, THE APPLICANT SHALL BE REQUIRED TO RETAIN THE PROPERTY TO INDICATE COMPLIANCE WITH THE MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

**NOTE:**  
 MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

**RUIZ & ASSOCIATES SURVEYING, INC.**  
 4414 GERRYVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78228  
 Phone: (210) 735-8514  
 ruizandassociates@scglo.net

**JUDSON LOFT SUBDIVISION**  
 SUBDIVISION PLAT  
 ESTABLISHING

**JUDSON LOFT SUBDIVISION**  
 BEING LOT 32, N.C.B. 985, IN THE CITY OF SAN ANTONIO AS BEING PART OF VOL. 10, P. 656 OF THE REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
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 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

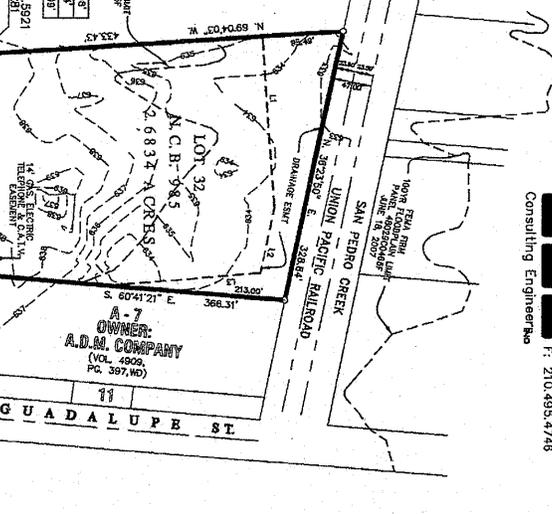
STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

**PLAT I.D. NO. 070347**

**OWNER/DEVELOPER:**  
 PHILIP ALLEN  
 1331 S. FLORES ST.  
 SAN ANTONIO, TEXAS 78204  
 P: 210.525.8590  
 F: 210.525.7475

**Consulting Engineer/No**  
**GGE**  
 11230 West Ave. Ste 1107  
 San Antonio, Texas 78213  
 P: 210.525.8590  
 F: 210.495.4748



**SUBDIVISION PLAT**  
 BEING LOT 32, N.C.B. 985, IN THE CITY OF SAN ANTONIO AS BEING PART OF VOL. 10, P. 656 OF THE REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

STATE OF TEXAS  
 COUNTY OF BEAVER

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STATE OF TEXAS  
 COUNTY OF BEAVER

JOHN M. JENSEN  
 OWNER  
 JOHN M. JENSEN  
 REALTY, INC.  
 P.O. BOX 1822  
 SAN ANTONIO, TEXAS 78201

RECORDERS MEMORANDUM  
 AT THE TIME OF RECORDING THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION OF ANY INSTRUMENT OR INSTRUMENT COPY, DISCLOSED PAPER ETC.



Doc# 20080231447 Fees: \$35.80  
 13/2/2008  
 1:48PM 4 Pages 4  
 Filed & Recorded at the Official Public Records Office of BEAVER COUNTY TEXAS  
 GERRI RICKHOFF COUNTY CLERK

PLS NO. 2007-017/MARCH 13, 2007

**Philip Allen**  
 25th DAY OF FEBRUARY  
 2008  
 JOHN M. JENSEN REALTY, INC.

**John M. Jensen**  
 25th DAY OF FEBRUARY  
 2008  
 JOHN M. JENSEN REALTY, INC.



**John M. Jensen**  
 25th DAY OF FEBRUARY  
 2008  
 JOHN M. JENSEN REALTY, INC.

V21: 954B Pg: 01

SUBMITTAL NO. 1 MARCH 13, 2007

# **EXHIBIT 8**



## **HISTORIC DESIGNATION: VERIFIED CERTIFICATE**

This verified certificate regarding Historic Designation is being recorded in compliance with Section and 35-606(b)(5) of the City of San Antonio's Unified Development Code, which provides that upon designation of a building, object, site, structure, or cluster as a historic landmark, the City Council shall cause this designation to be recorded in the official public records of real property of Bexar County, the tax records of the City of San Antonio and the Bexar Appraisal District, the house numbering section of the City of San Antonio's Department of Development Services, and on the City of San Antonio's official zoning maps.

Additionally, this verified certificate is being recorded to comply with Section 315.006 (h) of the Texas Local Government Code, which states each municipality shall file in the real property records of the county clerk's office of each county in which the municipality is located a verified written instrument listing each historic structure or property that is located in the municipality and county and is designated as historic by a political subdivision of the state by:

1. the street address, if available in the municipal files;
2. the legal description of the real property on which the structure or property is located; and
3. the name of the owner of the real property, if the name is available in the municipal files.

The historic structures or properties described in this verified certificate have been given the following historic designations, as described on the attached documents:

City of San Antonio Historic Exceptional Landmark (HE); or  
City of San Antonio Historic Significant Landmark (HS); or  
City of San Antonio Historic Landmark (HL); or  
City of San Antonio Historic District (H)

The legal descriptions of the real property on which the aforementioned designated historic structures or properties are located are as described on the attached documents and are on file in the Office of the City Clerk.

**VERIFICATION**

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

KNOW ALL PERSONS BY THESE PRESENTS

BEFORE ME, the undersigned authority, personally appeared Shanon Shea Miller and being by me duly sworn on his/her oath states:

- 1. that he/she is the Director of the Office of Historic Preservation (City Clerk, Director of the Office of Historic Preservation, or their authorized designee);
- 2. that he/she is over 21 years of age and fully competent to make this statement;
- 3. that he/she is duly authorized to make this verification;
- 4. that the matters contained in the foregoing attachments are based on information collected and maintained by the Office of Historic Preservation in files which are kept in the regular course of municipal business by a municipal employee whose business it is to collect and maintain such information for the municipality.

Shanon Shea Miller  
Municipal Official Signature

Shanon Shea Miller  
Municipal Official Name

Director  
Title

SUBSCRIBED AND SWORN to before me on this the 6 day of June, 2014.

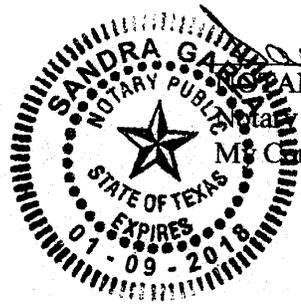
Sandra Gays  
NOTARY PUBLIC STATE OF TEXAS  
**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me on June 6, 2014, by

Shanon Shea Miller as Director  
Name Title

Sandra Gays  
NOTARY PUBLIC STATE OF TEXAS  
Notary Name:  
My Commission Expires on: Jan. 9, 2018





# **EXHIBIT 9**

# Bexar CAD

Property Search > 1057698 DEAN JOHN H FAMILY  
PRTNRS LTD for Year 2017

Tax Year: 2017

## Property

### Account

Property ID:	1057698	Legal Description:	NCB 2554 BLK 5 LOT 15 & P-103 NCB 985 BLK LOTS 17 THRU 31 EXC SW TRI 9.53FT, P-100, CONTINUED. ....P-101, P-102, A-2, & N IRR 23.83 FT OF W 81.52FT OF A-11
Geographic ID:	02554-005-0151	Zoning:	C-3NA, I-1
Type:	Real	Agent Code:	ID:2837462
Property Use Code:	325		
Property Use Description:	DISTRIBUTION WAREHOUSE		

### Protest

Protest Status:	OP(OPEN PROTEST)
Informal Date:	06/26/2017 09:00 AM
Formal Date:	07/03/2017 08:00 AM

### Location

Address:	931 S FLORES ST SAN ANTONIO, TX 78204	Mapsc0:	616D6
Neighborhood:	NBHD code10090	Map ID:	
Neighborhood CD:	10090		

### Owner

Name:	DEAN JOHN H FAMILY PRTNRS LTD	Owner ID:	76861
Mailing Address:	931 S FLORES ST BLDG 1 SAN ANTONIO, TX 78204-1406	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,232,080	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,444,440	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$4,676,520	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$4,676,520	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$4,676,520	

## Taxing Jurisdiction

Owner: DEAN JOHN H FAMILY PRTNRS LTD  
 % Ownership: 100.000000000000%  
 Total Value: \$4,676,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$4,676,520	\$4,676,520	\$734.21
08	SA RIVER AUTH	0.017290	\$4,676,520	\$4,676,520	\$808.57
09	ALAMO COM COLLEGE	0.149150	\$4,676,520	\$4,676,520	\$6,975.03
10	UNIV HEALTH SYSTEM	0.276235	\$4,676,520	\$4,676,520	\$12,918.18
11	BEXAR COUNTY	0.293250	\$4,676,520	\$4,676,520	\$13,713.90
21	CITY OF SAN ANTONIO	0.558270	\$4,676,520	\$4,676,520	\$26,107.61
57	SAN ANTONIO ISD	1.512600	\$4,676,520	\$4,676,520	\$70,737.04
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$4,676,520	\$4,676,520	\$0.00
SA030	San Antonio TIF #30 Westside	0.000000	\$4,676,520	\$4,676,520	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$131,994.54
Taxes w/o Exemptions:					\$131,994.54

## Improvement / Building

### All improvements valued at income

**Improvement #1:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	28300.0

**Improvement #2:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	1014.0

**Improvement #3:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	370.0

**Improvement #4:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		0	58000.0

**Improvement #5:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	1000.0

**Improvement #6:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	1300.0

**Improvement #7:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	* - F		0	800.0

**Improvement #8:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	30000.0

**Improvement #9:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	220.0

**Improvement #10:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	300.0

**Improvement #11:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	700.0

**Improvement #12:** Commercial **State Code:** F1 **Living Area:** 144723.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	C - F	CB	1952	6216.0
400	OFFICE	C - F	CB	1952	936.0
320	STORAGE WAREHOUSE	C - F	CB	1952	8532.0
305	MANUFACTURING - LIGHT	C - F	CB	1952	5348.0
305	MANUFACTURING - LIGHT	C - F	CB	1952	13734.0
300	RESEARCH/ENGINEERING	C - F	CB	1932	4560.0
305	MANUFACTURING - LIGHT	C - F	CB	1932	10320.0
320	STORAGE WAREHOUSE	C - F	CB	1932	28840.0
320	STORAGE WAREHOUSE	C - F	CB	1980	5040.0
320	STORAGE WAREHOUSE	C - F	CB	1950	1855.0
325	DISTRBTN WAREHOUSE	C - A	MA	1950	42842.0
350	SERVICE GARAGE - AUTOMOTIVE	C - F	CB	1965	1500.0
320	STORAGE WAREHOUSE	C - A	ME	2014	15000.0

**Improvement #13:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		0	560.0

**Improvement #14:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - F		0	1288.0

**Improvement #15:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		0	3376.0

**Improvement #16:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		0	1323.0

**Improvement #17:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - F		0	1528.0

**Improvement #18:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	D - F		0	56.0

**Improvement #19:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	* - F		0	98.0

**Improvement #20:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - F		0	71.0

**Improvement #21:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		0	30237.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	8.5763	373583.63	0.00	0.00	\$3,444,440	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$1,232,080	\$3,444,440	0	4,676,520	\$0	\$4,676,520
2016	\$794,420	\$3,250,180	0	4,044,600	\$0	\$4,044,600
2015	\$895,880	\$2,869,120	0	3,765,000	\$0	\$3,765,000
2014	\$264,520	\$2,510,480	0	2,775,000	\$0	\$2,775,000
2013	\$264,520	\$2,510,480	0	2,775,000	\$0	\$2,775,000
2012	\$149,060	\$2,390,940	0	2,540,000	\$0	\$2,540,000

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2006	Deed	Deed			6550	0746	
2	1/1/2005	Deed	Deed			9095	1822	

**2017 data current as of Jun 26 2017 12:45AM.**  
**2016 and prior year data current as of Jun 9 2017 8:50AM**  
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**  
**For website information, contact (210) 242-2500.**

Website version: 1.2.2.22

Database last updated on: 6/26/2017 12:45 AM

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