

AN ORDINANCE **2017-03-09-0166**

**DESIGNATING THE CAPTURERX REINVESTMENT ZONE CONSISTING OF 0.061 COMPRISED OF THE ADJACENT PARCELS AND PROPERTIES LOCATED AT 305 E. HOUSTON ST. AND 315 E. HOUSTON ST. IN THE CITY OF SAN ANTONIO, CITY COUNCIL DISTRICT 1, BEXAR COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.**

\* \* \* \* \*

**WHEREAS**, NEC Networks, LLC. d/b/a CaptureRX (hereinafter referred to as "CaptureRX") has chosen to relocate its corporate headquarters to an existing facility in San Antonio located at 305 E. Houston St. and 315 E. Houston St., as more particularly described in **Exhibit "A"**; and

**WHEREAS**, the land is eligible to be a Reinvestment Zone, in part because it is in an area that is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the area that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio; and

**WHEREAS**, in accordance with the requirements set out in the Texas Tax Code Section 312, notice of the requisite public hearing regarding the proposed designation of the CaptureRX Reinvestment Zone was published on January 31, 2017; and

**WHEREAS**, on February 9, 2017, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the CaptureRX Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

**WHEREAS**, the City Council finds that the proposed CaptureRX Reinvestment Zone is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the Zone that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio, and that the proposed improvements are feasible and practical; and

**WHEREAS**, the City Council further finds that the designation of the CaptureRX Reinvestment Zone is a reasonable incentive to help induce CaptureRX to relocate its operations to downtown San Antonio; and

**WHEREAS**, to the best of the parties' knowledge, no property in the area referred to herein as the CaptureRX Reinvestment Zone is owned by or leased by a member of the City Council, Zoning Commission, Planning Commission, the City's Economic Development Department, or any other City officer or employee; **NOW THEREFORE:**

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

**SECTION 1.** The land more particularly described in **Exhibit A**, is hereby designated as the CaptureRX Reinvestment Zone pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended.

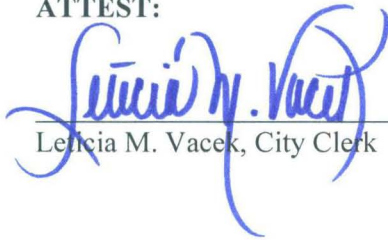
**SECTION 2.** This Ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 9<sup>th</sup> day of March, 2017.



M A Y O R  
Ivy R. Taylor

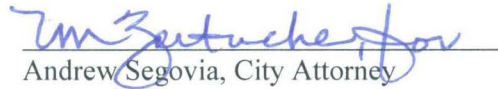
**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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Andrew Segovia, City Attorney

<b>Agenda Item:</b>	26A ( in consent vote: 26A, 26B, 26C, 26D )						
<b>Date:</b>	03/09/2017						
<b>Time:</b>	12:34:32 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance designating the CaptureRx Reinvestment Zone consisting of 0.601 acres comprised of the adjoining parcels and properties located at 305 E. Houston Street and 315 E. Houston Street in the City of San Antonio, City Council District 1, Bexar County, Texas as more particularly described in the metes and bounds map on file with the Office of the City Clerk.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

# **EXHIBIT A**

**Kress Building | Lot A3 and A4**

**PARCEL A:**

**BEING** 0.180 ACRE TRACT OF LAND OUT OF BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 224, PAGE 285, DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** AT A SET LEAD PLUG AND SURVEY TACK ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET, SOUTH 88 DEGREES 17 MINUTES 30 SECONDS WEST (BEARINGS ARE BASED ON THE NOFHH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET), 116.85 FEET FROM THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET AND THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET, THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE:** SOUTH 88 DEGREES 17 MINUTES 30 SECONDS WEST, 50.50 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET TO A SET LEAD PLUG AND SURVEY TACK, THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE:** NORTH 01 DEGREES 42 MINUTES 30 SECONDS WEST, 156.54 FEET WITH THE EAST LINE OF A 0.160 ACRE TRACT DESCRIBED VOLUME 4675, PAGE 2087, OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS TO THE NORTHWEST CORNER OF THIS TRACT;

**THENCE:** SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 50.53 FEET TO A SET LEAD PLUG AND SURVEY TACK, THE NORTHEAST CORNER OF THIS TRACT;

**THENCE:** SOUTH 01 DEGREES 42 MINUTES 30 SECONDS EAST, 154.83 FEET TO THE POINT OF BEGINNING, CONTAINING 0.180 ACRES.

**PARCEL B:**

**BEING:** 0.160 ACRE TRACT OF LAND OUT OF BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 4675 PAGE 2087 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING:** AT A SET LEAD PLUG AND SURVEY TACK ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET NORTH 88 DEGREES 17 MINUTES 30 SECONDS EAST (BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET), 121.50 FEET FROM THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET AND THE EAST RIGHT-OF-WAY LINE OF NAVARRO STREET, THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE:** NORTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, 157.98 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

**THENCE:** SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 42.25 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

**THENCE:** SOUTH 01 DEGREES 42 MINUTIES 30 SECONDS EAST, 156.54 FEET TO THE WEST LINE OF A 0.180 ACRE TRACT DESCRIBED IN VOLUME 224, PAGE 285, DEED RECORDS OF BEXAR COUNTY, TEXAS TO A SET LEAD PLUG AND SURVEY TACK ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET, THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE:** SOUTH 88 DEGREES 17 MINUTES 30 SECONDS WEST, 46.50 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HOUSTON STREET TO THE POINT OF BEGINNING, CONTAINING 0.160 ACRES.

**GRANT BUILDING | LOT A2**

**BEING** 0.261 acres (11,380 sqft) of land, all that certain LOT A-2, BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO CITY BLOCK MAP, Bexar County, Texas (R5), said 0.261 acres being the same SAN ANTONIO CHILDREN'S MUSEUM 0.261 acres tract recorded in Volume 8508, Page 270, Official Public Record of Real Property, Bexar County, Texas (R3), said 0.261 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a building corner for the northwest corner of said LOT A-2 and the northeast corner of LOT A-1, BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO CITY BLOCK MAP, Bexar County, Texas, being the same GRAYSTREET HOUSTON – 600 NAVARRO STREET LLC 0.185 acre tract recorded in Volume 17201, Page 352, Official Public Records of Bexar County, Texas (R4), from which a set MAG nail with aluminum washer stamped "TxLMS.COM RPLS#6002" bears South 89°49'28" West for 50.00 feet (South 89°54'00" West for 50.00 feet, R4) for the northwest corner of said LOT A-1, located at the intersection of the eastern ROW of NAVARRO STREET (55.6' public ROW) and the southern ROW of PEACOCK ALLEY (22.3' public ROW);

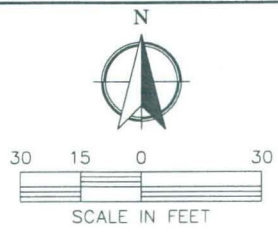
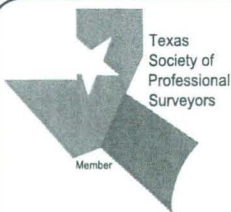
**THENCE** North 89°34'56" East for 70.89 feet (South 88°42'12" East for 70.95 feet, R3) to a building corner for the northeast corner of said LOT A-2 and the northwest corner of LOT A-3, BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO CITY BLOCK MAP, Bexar County, Texas, being described in the GRAYSTREET HOUSTON – 315 EAST HOUSTON STREET LLC 0.343 acre tract recorded in Volume 17201, Page 360, Official Public Records of Bexar County, Texas (R2);

**THENCE** South 00°24'25" East along the common lot line and the adjacent building lines between LOT A-2 and said LOT A-3, passing at 153.67 feet the adjacent building corners, for a total distance of 158.98 feet (South 00°25'50" East for 158.97 feet, R3) to a set MAG nail with aluminum washer stamped "TxLMS.COM RPLS#6002" for the southeast corner of said LOT A-2, located on the northern ROW of EAST HOUSTON STREET (66.6 public ROW);

**THENCE** South 88°14'57" West for 71.56 feet (South 88°17'30" West for 71.53 feet, R3) to a set MAG nail with aluminum washer stamped "TxLMS.COM RPLS#6002" for the southwest corner of said LOT A-2 and the southeast corner of said LOT A-1;

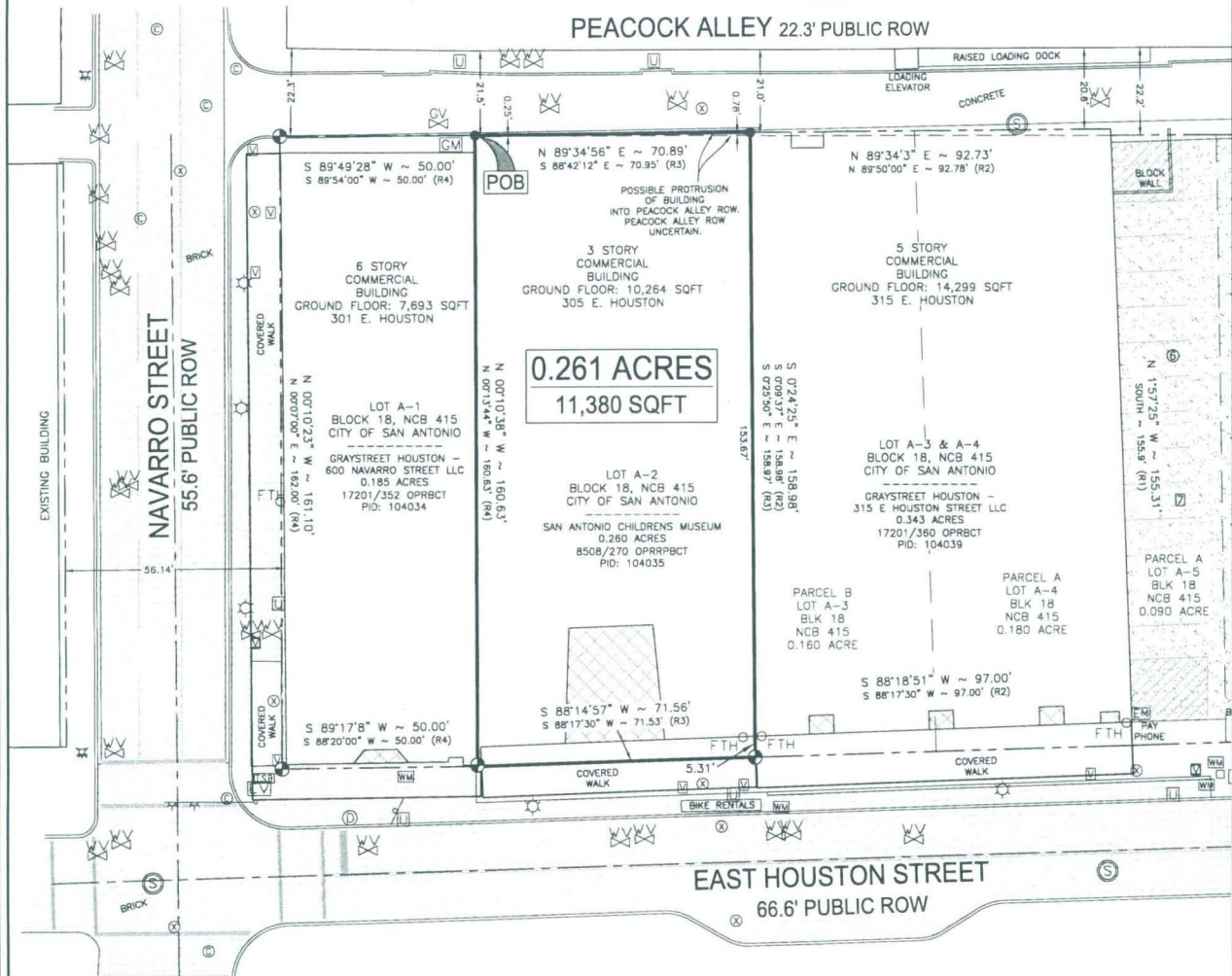
**THENCE** North 00°01'38" West along the common lot line between said LOT A-1 and said LOT A-2, passing at 0.36 feet a common building corner and continuing along the adjacent building lines, for a total distance of 160.63 feet (North 00°13'44" West for 160.63 feet, R4) to the POINT OF BEGINNING.

**CONTAINING:** 0.261 acres (11,380 sqft) of land.



# ALTA / NSPS LAND TITLE SURVEY

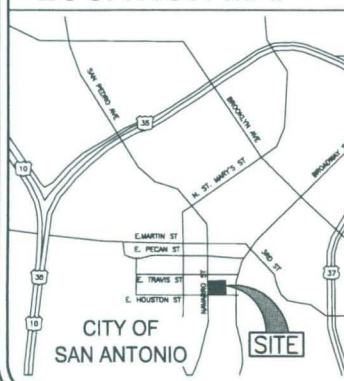
BEING 0.261 acres (11,380 sqft) of land, all that certain LOT A-2, BLOCK 18, NEW CITY BLOCK 415, SAN ANTONIO CITY BLOCK MAP, Bexar County, Texas, said 0.261 acres being the same SAN ANTONIO CHILDREN'S MUSEUM 0.261 acres tract recorded in Volume 8508, Page 270, Official Public Record of Real Property, Bexar County, Texas



## SURVEY NOTES

- CLIENT: Big Red Dog Consultants / Russell Yeager  
SITUS: 305 East Houston, San Antonio, Texas
  - DATE FIELD SURVEY COMPLETED: April 18, 2016
  - THE BASIS OF BEARINGS is the State Plane Coordinate System, NAD 1983, Texas South Central Zone (4204).
  - FEMA FIRM Panel 48029CD415G with an effective date of September 29, 2010 shows the subject property to be located within Flood Zone 'X', which is NOT a Special Flood Hazard Area (SFHA).
  - REFERENCES:  
R1 - Volume 17201, Page 368, OPRBCT. Special Warranty Deed for 0.425 acres  
R2 - Volume 17201, Page 360, OPRBCT. Special Warranty Deed for 0.340 acres  
R3 - Volume 8508, Page 270, OPRRBPCT. General Warranty Deed for 0.261 acres  
R4 - Volume 17201, Page 352, OPRBCT. Special Warranty Deed for 0.185 acres  
R5 - San Antonio City Block Map No. 415, Block 18, Ward No. 5
  - All visible above ground utilities were located.
  - At the time the field survey was conducted, there was no observed visible evidence of earth moving or building construction.
  - No portion of this property was observed to be used as a solid waste dump, sump, or sanitary landfill.
  - At the time the field survey was completed, there was no known proposed or observed construction or changes of streets or sidewalks.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Commitment was provided by Chicago Title of Texas, LLC, GF No. 4311024971, effective date of January 20, 2016. The Exceptions from Coverage included on Schedule B have been listed below. Easements, building setbacks, and other restrictions that Affect Subject Property (ASP) have been noted below. Items that can be platted are Shown Hereon (SH), items which are Not Platable (NP), or a Blanket Easement (BE) or Not Applicable (NA) are noted as well.
- Title Commitment Schedule 'B' Exceptions:**
- 10.b System Installation and Serviceability Agreement for the purpose(s) provided in instrument recorded in Volume 10178, Page 716, Real Property Records, Bexar County, Texas. (ASP/NP)

## LOCATION MAP



## LEGEND

- Found 1/2" rebar w/ cap "TxLMS.COM RPLS#6002"
- Found 1/2" rebar w/ no identification
- Found wood fence post
- Set MAG nail w/ washer "TxLMS.COM RPLS#6002"
- Set 1/2" rebar w/ cap "TxLMS.COM RPLS#6002"
- DPRBCT Deed & Plat Records of Bexar County, Texas
- OPRBCT Official Public Records of Bexar County, Texas
- RPRBCT Real Property Records of Bexar County, Texas
- BSL Building Setback Line
- PUE Public Utility Easement
- G,E,T&CATV Gas, Electric, Tele & Cable TV Easement
- Electric Vault
- Electric Meter
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Communications Manhole
- Unmarked Manhole
- Lamp Post
- Fire Hydrant
- Fire Tanker Hookup
- Traffic Signal Box
- Unmarked Vault
- Exhaust Vent

## CERTIFICATION

TO: CALIBURN CAPITAL, LLC; CHICAGO TITLE OF TEXAS, LLC; KRUGER CARSON, PLLC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7b, 8, 9, 11, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 9, 2016.

DATE OF MAP: MARCH 25, 2016

*Robert S. Rugloski*  
Robert S. Rugloski, TX RPLS #6002  
TXBPLS Firm #10164600  
JOB #11603032

April 18, 2016  
DATE

**LANDMARK SURVEYING**  
TEXAS

26254 IH 10 West, Suite 105, Boerne, TX 78006  
www.LandmarkSurveying.net (830) 428-0290  
"Do not move the ancient landmark..." (Powers 22:28)

