

AN ORDINANCE 2018-08-16-0642

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.206 acres out of NCB 1994 from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Conservation Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

**SECTION 2.** A description of the 0.120 acres recorded in Warranty Deed Volume 18636, Page 2101 and the 0.086 acres recorded in Warranty Deed Volume 17094, Page 1081 of the Official Public Record of Real Property of Bexar County, is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

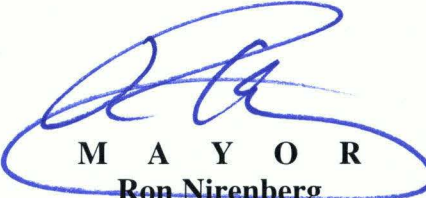
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
08/16/2018  
# Z-5

CASE NO. Z2018239

**SECTION 6.** This ordinance shall become effective August 26, 2018.

**PASSED AND APPROVED** this 16<sup>th</sup> day of August 2018.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-5 ( in consent vote: 27, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-4, Z-11, Z-14, Z-15, P-5, Z-18, Z-19 )</b>						
<b>Date:</b>	08/16/2018						
<b>Time:</b>	02:05:32 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018239 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Conservation Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.206 acres out of NCB 1994, located at 823 Fredericksburg Road and 829 Fredericksburg Road. Staff and Zoning Commission recommend Approval.						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
08/16/2018  
Item No. Z-5

# **EXHIBIT “A”**



PROVIDENCE TITLE  
GF NO. 116001075

**WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF 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.**

**Date:** FEBRUARY 17, 2015

**Grantor:** REUBAN EDWARD THIER, JR., A SINGLE MAN

**Grantor's Address (including County):**

14135 SHIRE OAK  
SAN ANTONIO, TEXAS 78247  
BEXAR COUNTY

**Grantee:** SAN ANTONIO CITY REAL ESTATE, LLC

**Grantee's Address (including County):**

821 FREDERICKSBURG ROAD, APT. 2  
SAN ANTONIO, TEXAS 78201  
BEXAR COUNTY

**Consideration:** A Note in the amount of **ONE HUNDRED TWENTY-SIX AND SEVEN HUNDRED AND NO/100 DOLLARS (\$126,700.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; and being additionally secured by a Deed of Trust of even date therewith to **STEPHEN P. RAMSEY**, as Trustee;

**Property (including any improvements):**

**BEING 0.086 ACRES OF LAND, MORE OR LESS, AND BEING OUT OF AND A PART OF LOT 1 AND LOT 2, BLOCK 4, NEW CITY BLOCK 1994, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED IN A WARRANTY DEED RECORDED IN VOLUME 15148, PAGE 2096, OFFICIAL PUBLIC RECORDS, AND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 6913, PAGE 223, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID 0.086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FREDERICKSBURG ROAD AND THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY IN BLOCK 4, SAME BEING THE SOUTHEAST CORNER OF THE RAYMOND T. SANCHEZ TRACT (VOLUME 13832, PAGE 2297) AND THE POINT OF COMMENCEMENT;

THENCE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FREDERICKSBURG ROAD, NORTH 46 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 62.15 FEET TO POINT FOR THE NORTH CORNER OF SAID SANCHEZ TRACT, SAME BEING THE EAST CORNER OF THIS 0.086 ACRES AND THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON TO THIS 0.086 ACRES AND SAID SANCHEZ TRACT, SOUTH 52 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEAST EDGE OF A TWO STORY STONE, STUCCO AND CONCRETE BUILDING, A DISTANCE OF 57.36 FEET TO A POINT ON THE EDGE OF SAID BUILDING FOR AN ANGLE CORNER;

THENCE ALONG THE SECOND LINE COMMON TO THIS 0.086 ACRES AND SAID SANCHEZ TRACT, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.15 FEET TO A 1/2 INCH IRON ROD SET SOUTH CORNER OF THIS 0.086 ACRES, SAME BEING THE SOUTHWEST CORNER OF SAID SANCHEZ TRACT AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.77 FEET (CALLED 43.8 FEET) TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 0.086 ACRES, SAME BEING A SOUTHEASTERLY CORNER OF THE RON RAY TRACT (VOLUME 14729, PAGE 1730);

THENCE ALONG THE LINES COMMON TO THIS 0.086 ACRES AND SAID RAY TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.14 FEET (CALLED 25.3 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF THIS 0.086 ACRES, SAME BEING AN INTERIOR CORNER OF SAID RAY TRACT;

NORTH 45 DEGREES 13 MINUTES 57 SECONDS EAST (CALLED NORTH 45 DEGREES 20 MINUTES 00 SECONDS EAST), A DISTANCE OF 74.46 FEET (CALLED 74.37 FEET) TO A POINT FOR THE NORTH CORNER OF THIS 0.086 ACRES, SAME BEING THE EAST CORNER OF SAID RAY TRACT AND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FREDERICKSBURG ROAD;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FREDERICKSBURG ROAD, SOUTH 46 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 50.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.086 ACRES OF LAND, MORE OR LESS.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the property herein conveyed are retained until each note described herein is fully paid according to its terms, at which time this Deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.



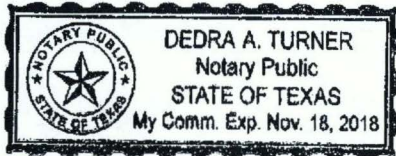
MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Reuban Edward Thier, Jr.  
REUBAN EDWARD THIER, JR.

ACKNOWLEDGMENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF Madaluzpe   §

The foregoing instrument was acknowledged before me on this the 17 day of FEBRUARY, 2015, by REUBAN EDWARD THIER, JR., A SINGLE MAN.



Dedra A Turner  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO:**

SAN ANTONIO CITY REAL ESTATE, LLC  
821 FREDERICKSBURG ROAD, APT. 2  
SAN ANTONIO, TEXAS 78201

**PREPARED IN THE LAW OFFICE OF:**

RAMSEY & FOSTER, P.C.  
5001 HWY 287 SOUTH, STE. 105  
ARLINGTON, TEXAS 76017



Doc# 20150028162  
# Pages 5  
02/19/2015 2:55PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
02/19/2015 2:55PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

Z2018239

CHICAGO TITLE GF# 4300121700671  
LC

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF 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.**

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** July 18, 2017

**Grantor:** RON RAY joined proforma by his wife, MICAH RAY

**Grantor's Mailing Address:** P.O. Box 65251  
San Antonio, Texas 78265

**Grantee:** SAN ANTONIO CITY REAL ESTATE, L C, a Texas limited liability company

**Grantee's Mailing Address:** 821 Fredericksburg Road, Apt. 2  
San Antonio, Texas 78201

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of one certain promissory note of even date herewith in the principal sum of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00), payable to the order of FROST BANK, payable as therein provided and bearing interest as therein specified and providing for acceleration of maturity in the event of default and for attorney's fees; and being secured by Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed and being additionally secured by Deed of Trust thereon of even date herewith to DAN J. GUARINO, Trustee.

**Property (including any improvements):**

Being 0.120 acres of land, more or less, and being out of Lots 1 and 2, Block 4, New City Block 1994, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in the General Warranty Deed recorded in Volume 17044, Page 625, Official Public Records, Bexar County, Texas, said 0.120 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance and Warranty:** None.

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to all conditions, restrictions and easements of record, if in force, recorded in the office of the County Clerk of Bexar County, Texas.

Exhibit "A"

Z2018239

CHICAGO TITLE GF# 4300121700671  
GAL

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF 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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Exhibit "A"



22018239

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

FROST BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FROST BANK and are transferred to FROST BANK, without recourse against Grantor.

Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.

GRANTEE ACCEPTS THE PROPERTY IN ITS AS-IS WHERE IS CONDITION WITH ALL FAULTS KNOWN OR UNKNOWN, AND RELEASES AND HOLDS HARMLESS GRANTOR FROM ANY AND ALL KNOWN OR UNKNOWN FAULTS NOW OR IN THE FUTURE.

When the context requires, singular nouns and pronouns include the plural

*Ron Ray*

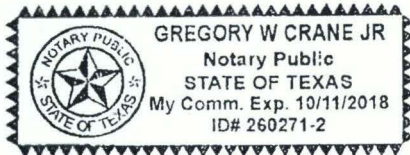
\_\_\_\_\_  
RON RAY

*Micah Ray*

\_\_\_\_\_  
MICAH RAY

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 20<sup>th</sup> day of July, 2017, by ROY RAY and MICAH RAY.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas



Z2018239

**GRANTEE'S ACCEPTANCE OF DEED**

SAN ANTONIO CITY REAL ESTATE, L C, a Texas limited liability company, Grantee, accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

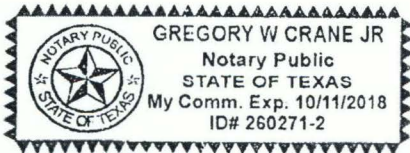
SAN ANTONIO CITY REAL ESTATE, L C,  
a Texas limited liability company

By:

*Max Woodward*  
Printed Name: MAX WOODWARD  
Title: MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 20<sup>th</sup> day of July, 2017, by Maxwell William Woodward, as Managing Member of SAN ANTONIO CITY REAL ESTATE, L C, a Texas limited liability company, on behalf of said company.



*Gregory W Crane Jr*  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

San Antonio City Real Estate, L C  
821 Fredericksburg Road, Apt. 2  
San Antonio, Texas 78201

**PREPARED IN THE LAW OFFICES OF:**

Pazouki & Arambula, LLP  
17115 San Pedro Ave., Ste. 330  
San Antonio, Texas 78232

*(Handwritten initials)*

EXHIBIT "A"

Z2018239

Legal Description

Being 0.120 acres of land, more or less, and being out of Lots 1 and 2, Block 4, New City Block 1994, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in the General Warranty Deed recorded in Volume 17044, Page 625, Official Public Records, Bexar County, Texas, said 0.120 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe found for the North corner of this 0.120 acres, same being the lower northeast corner of Lot 3, Block 4, N.C.B. 1994 and on the southwest Right-of-Way line of Fredericksburg Road, same also being the POINT OF BEGINNING;

THENCE along the southwest Right-of-Way line of said Fredericksburg Road, South 46 degrees 28 minutes 30 seconds East, a distance of 98.33 feet to a Mag nail set for the East corner of this 0.120 acres, same being the North corner of the San Antonio City Real Estate, LLC 0.086 acres (Volume 17094, Page 1081);

THENCE along the lines common to this 0.120 acres and said San Antonio City Real Estate, LLC. 0.086 acres, the following courses and distances:

South 45 degrees 13 minutes 57 seconds West, a distance of 74.46 feet to a Mag nail set for an angle corner of this 0.120 acres, same being the West corner of said San Antonio City Real Estate, LLC 0.086 acres;

South 00 degrees 00 minutes 00 seconds East, a distance of 25.14 feet to a Mag nail set for the southeast corner of this 0.120 acres, same being the southwest corner of said San Antonio City Real Estate, LLC 0.086 acres and on the North line of an alley;

THENCE along the North line of said alley, North 90 degrees 00 minutes 00 seconds West, a distance of 18.53 feet to a Mag nail set for the southwest corner of this 0.120 acres, same being the southeast corner of said Lot 3;

THENCE along the line common to this 0.120 acres and said Lot 3, North 00 degrees 02 minutes 19 seconds East, a distance of 144.45 feet to the POINT OF BEGINNING; and containing 0.120 acres of land, more or less.

Z2018239

Doc# 20170141432  
# Pages 5  
07/20/2017 2:56PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
07/20/2017 2:56PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

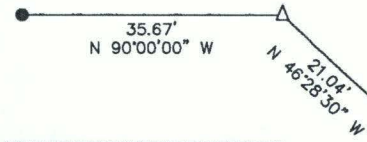
Exhibit "A"

SG/lj  
08/16/2018  
Item No. Z-5

# **EXHIBIT “B”**



# W. CRAIG PLACE



LINE	BEARING	DISTANCE
L1	S 00°00'00\"/>	

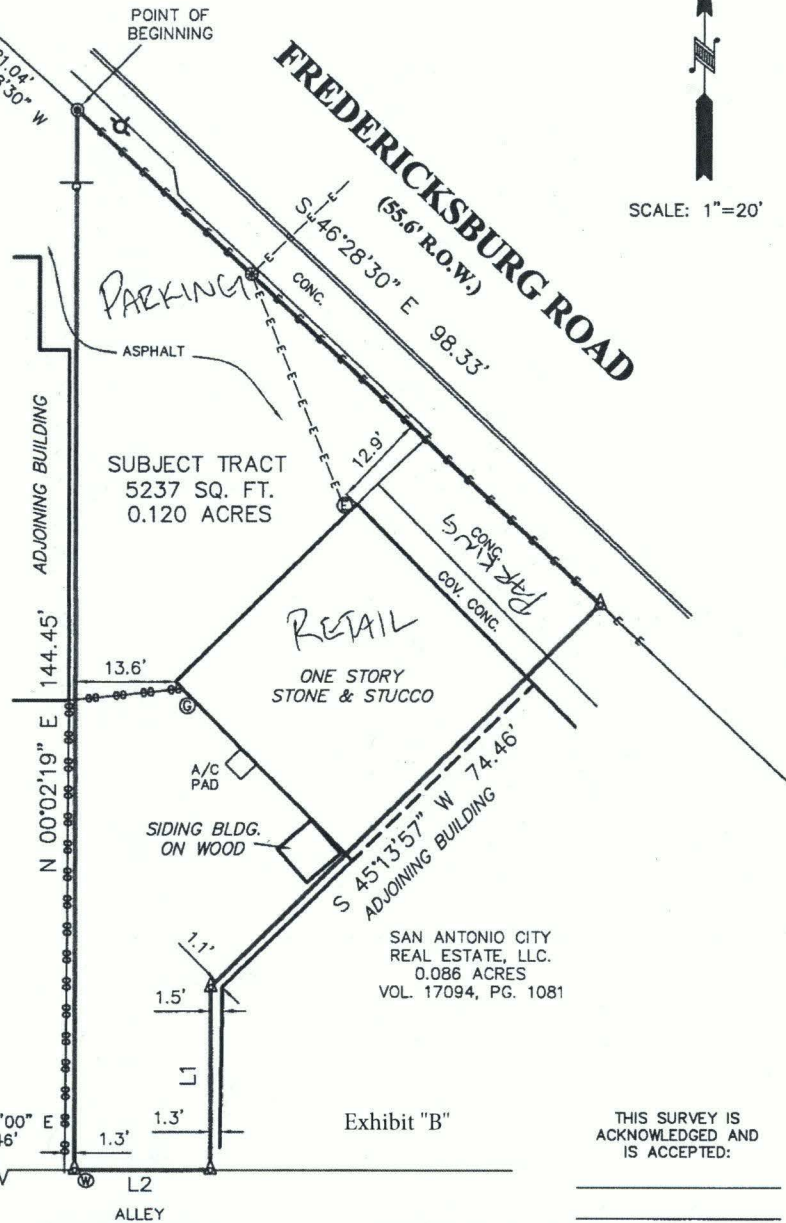
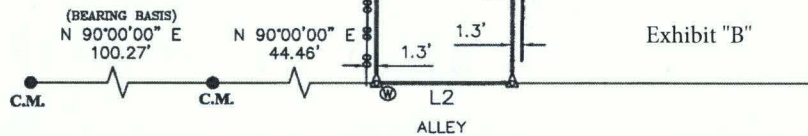
I, San Antonio City Real Estate LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

LOT 3, BLOCK 4  
N.C.B. 1994

Z2018239

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON DEED RECORDED IN VOLUME 17094, PAGE 1081, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



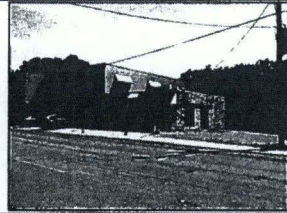
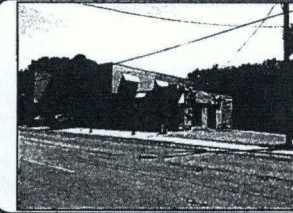
SCALE: 1"=20'

SAN ANTONIO CITY  
REAL ESTATE, LLC.  
0.086 ACRES  
VOL. 17094, PG. 1081

Exhibit "B"

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0385 G, which is Dated 09/29/2010. By scaling from that 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 actions 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/index.shtml>.



**Property Address:**  
829 FREDERICKSBURG ROAD

**Property Description:**  
Being 0.120 acres of land, more or less, and being out of Lots 1 and 2, Block 4, New City Block 1994, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in the General Warranty Deed recorded in Volume 17044, Page 625, Official Public Records, Bexar County, Texas, said 0.120 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
MAXWELL WOODWARD

FIRM REGISTRATION NO.  
1011700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ - CALCULATED POINT
  - ⊠ - FIND 1/2" IRON ROD
  - ⊙ - SET PK NAIL
  - ( ) - RECORD INFORMATION
  - B.S. - BUILDING SETBACK
  - C.M. - CONTROLLING MONUMENT
  - ⊖ - FIND 1" PIPE
  - ⊕ - WATER METER
  - ⊙ - SIGN
  - ⊙ - POWER POLE
  - ⊙ - OVERHEAD ELECTRIC
  - ⊙ - FIRE HYDRANT
  - ⊙ - ELECTRIC METER
  - ⊙ - GAS METER
  - ⊙ - CHAIN LINK FENCE



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