

## **RESOLUTION NO.**

**RECOMMENDING THE REMOVAL OF A TRACT OF LAND LOCATED AT 4526 S. LOOP 1604 CONSISTING OF APPROXIMATELY 150.26 ACRES FROM THE SOUTH SAN ANTONIO AREA 4 LIMITED PURPOSE ANNEXATION AREA, AND THE APPROVAL OF AN INDUSTRIAL DISTRICT NON-ANNEXATION AGREEMENT AND ASSOCIATED FIRE SERVICES AGREEMENT FOR A TERM OF TEN YEARS.**

**WHEREAS**, the City of San Antonio annexed for Limited Purposes a tract of land located at 4526 S. Loop 1604, effective January 19, 2014; and

**WHEREAS**, the adopted land use for the property is Specialized Center and the zoning district is I-2 Heavy Industrial; and

**WHEREAS**, the owner requests to enter into an Industrial District Non-Annexation Agreement with the City of San Antonio and consents to annexation at the end of the 10 year term; and

**WHEREAS**, the subject property is depicted in the map as Exhibit A and by field notes as Exhibit B, attached and incorporated herein for all purposes; and

**WHEREAS**, Section 123A of the Charter of the City of San Antonio requires that the Planning Commission shall make a recommendation to City Council on annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 26, 2016 regarding the removal of approximately 150.26 acres of land from the South San Antonio Area 4 Limited Purpose Annexation Area and recommending the approval of an Industrial District Non-Annexation Agreement for the property; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be consistent with City policies, plans and regulations; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1:** The San Antonio Planning Commission recommends to City Council approval of a resolution recommending the removal of approximately 150.26 acres of land located at 4526 S. Loop 1604 from the South San Antonio Area 4 Limited Purpose Annexation Area and recommending the approval of an Industrial District Non-Annexation Agreement for the property.

**PASSED AND APPROVED ON THIS 26th DAY OF October 2016.**

Attest:

Approved:

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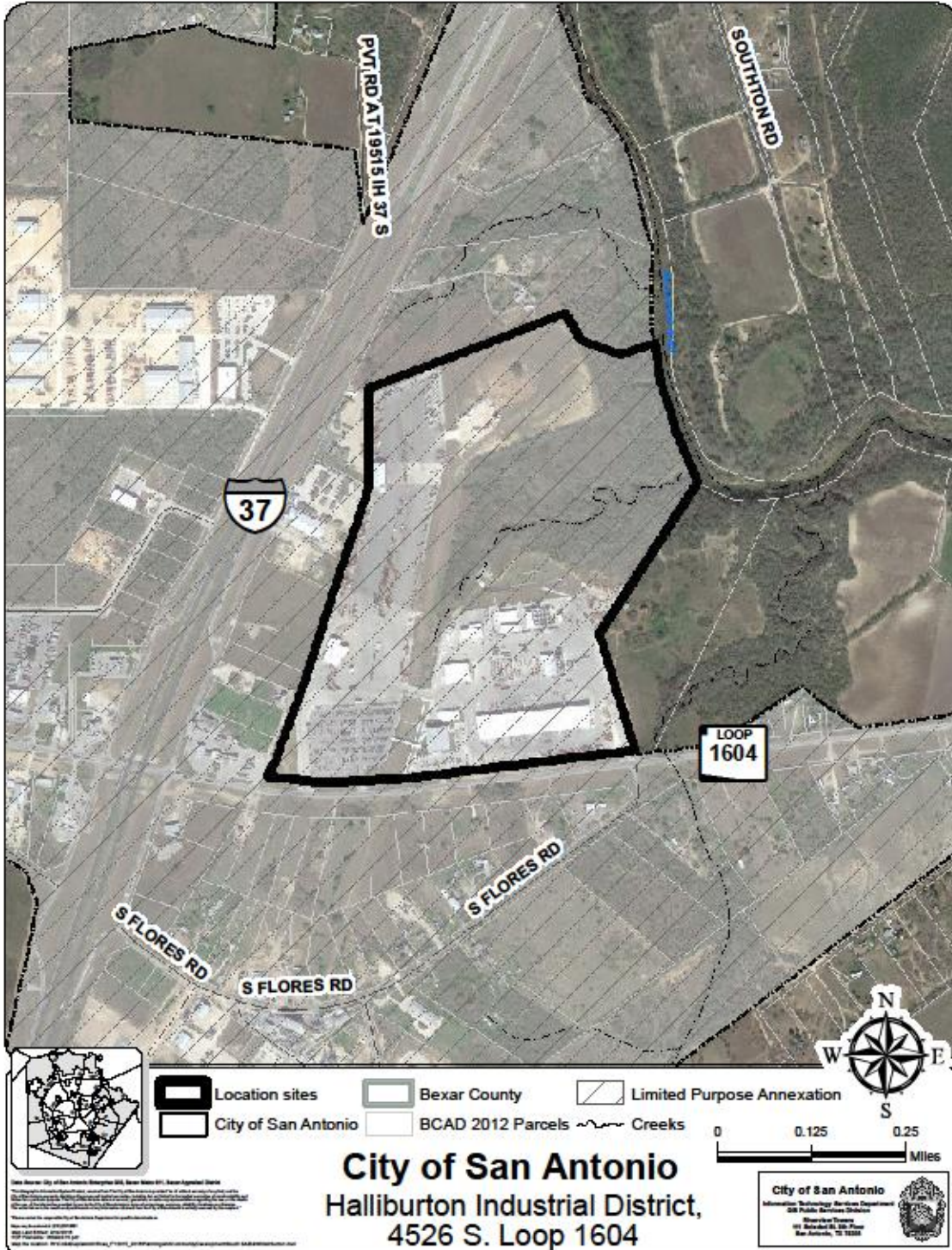
Executive Secretary  
San Antonio Planning Commission  
Commission

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Marcello Diego Martinez, Chair  
San Antonio Planning

# Exhibit A

## Map of Property



## Exhibit B

### FIELD NOTES

April 9, 2009

BEING 150.260 acres of land, more or less, being approximately 42.300 acres out of the Francisco Farias Survey No. 15, Abstract 2, County Block 4010; approximately 6.607 acres out of the Edward Froeboese Survey No. 34 ½, Abstract 1044, County Block 4135; and approximately 101.353 acres out of the Dolores Casanova Survey No. 34, Abstract 129, County Block 4136, Bexar County, Texas and being comprised of a tract of land described as 86.342 acres in Volume 11791, Page 676 of the Real Property Records of Bexar County, Texas and a tract of land described as 63.22 acres in Volume 13328, Page 1808 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing north R.O.W. line of S. Loop 1604 East for the southwest corner of this tract and the southwest corner of the above referenced 86.342 acre tract, said point also being the southeast corner of the Southmost No. 2 Subdivision as recorded in Volume 9531, Page 22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, N 31°48'19" E, 162.42 feet along the common line with said subdivision to an iron rod found for an angle point of this tract and an angle point of said subdivision;

THENCE, N 19°06'24" E, 349.39 feet along the common line with said subdivision to an iron rod found for an angle point of this tract and the northeast corner of said subdivision;

THENCE, N 18°56'56" E, 1673.24 feet along the common line with the James H. Wells Subdivision as recorded in Volume 9522, Page 72 of the Deed and Plat Records of Bexar County, Texas; the common line with a 2.006 acre tract described in Volume 9275, Page 2116 of the Real Property Records of Bexar County, Texas; the common line with an 8.055 acre tract described in Volume 9108, Page 1740 Real Property Records of Bexar County, Texas; and the common line with a 12.7778 acre tract described in Volume 8053, Page 2038 of the Real Property Records of Bexar County, Texas to an iron rod found for an angle point of this tract and an angle point of said 12.7778 acre tract;

THENCE, N 00°02'35" W, 681.16 feet along the common line with said 12.7778 acre tract to an iron rod found for the northwest corner of this tract and the northeast corner of said 12.7778 acre tract;

THENCE, N 70°00'19" E, 1473.56 feet generally along an existing fence line with the common line of a 32.38 acre tract described in Volume 4524, Page 1298 of the Real Property Records of Bexar County, Texas to an iron rod found for the most northerly corner of this tract and a corner of said 32.38 acre tract;

Page 2 (150.260 acres)

THENCE, generally along an existing fence and the common line with said 32.38 acre tract as follows:

S 28°41'45" E, 222.36 feet to an iron rod found for an angle point,  
S 71°29'46" E, 263.17 feet to an iron rod found for an angle point, and  
N 72°22'10" E, passing an iron rod found at 216.52 feet on the high bank of the San Antonio River and continuing a total distance of 347.81 feet to a point in the centerline of same for the most northeasterly corner of this tract;

THENCE, S 12°19'50" E, 481.87 feet and S 24°46'01" E, 458.32 feet along the meanders of the San Antonio River to a point in same for the most easterly corner of this tract;

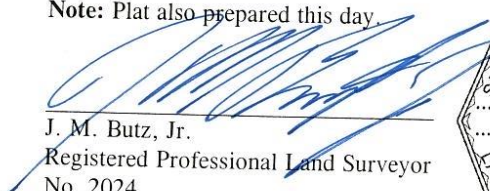
THENCE, S 32°57'29" W, passing an iron rod found at 128.74 feet on the high bank of said river and continuing generally along an existing fence with the common line of a 28.32 acre tract described in Volume 5549, Page 41 of the Real Property Records of Bexar County, Texas a total distance of 1380.58 feet to an iron rod found for an angle point of this tract;

THENCE, S 16°54'43" E, 884.92 feet generally along an existing fence line with the common line of said 28.32 acre tract to an iron rod found in the existing north R.O.W. line of S. Loop 1604 East for the southeast corner of this tract and the southeast corner of said 63.22 acre tract;

THENCE, along said north R.O.W line as follows:

S 83°19'40" W, (Ref. Brg.) 1660.80 feet to a R.O.W. disk found for an angle point,  
S 86°41'35" W, 11.16 feet to a R.O.W. disk found for an angle point and the common corner of said 63.22 acre tract and 86.342 acre tract;  
S 87°36'33" W, 240.15 feet to a R.O.W. disk found for an angle point,  
S 87°52'50" W, 320.34 feet to a R.O.W. disk found for an angle point, and  
N 83°31'38" W, 398.40 feet to the POINT OF BEGINNING and containing 150.260 acres of land, more or less.

Note: Plat also prepared this day.

  
J. M. Butz, Jr.  
Registered Professional Land Surveyor  
No. 2024



FN09-116