#### HISTORIC AND DESIGN REVIEW COMMISSION November 6, 2019

**HDRC CASE NO:** 2019-611

**ADDRESS:** 2914 PLEASANTON RD **LEGAL DESCRIPTION:** NCB 9483 BLK LOT 45

**ZONING:** C-2 CITY COUNCIL DIST.: 3

APPLICANT: Rene Ruiz/Law Office of Rene D Ruiz, PC
OWNER: John A Davis/JRE HOLDINGS LLC
TYPE OF WORK: Removal of Historic Landmark Designation

#### **REQUEST:**

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 2914 Pleasanton Rd.

#### **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.* 

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
  - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
  - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
  - 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

#### **FINDINGS:**

- a. The property at 2914 Pleasanton Rd was designated an historic landmark at a previous owner's request by Ordinance 95311 on February 14, 2002. The owner simultaneously applied for and received ad valorem tax exemption for the property.
- b. The current property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The evidence provided by the applicant does not meet the threshold for designation removal; the structure found on the site at the time of designation remains.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. In 2002, the main structure was eligible for designation based on its architectural and cultural significance. If the property were evaluated today according to the UDC, it would remain eligible under the following criteria under UDC 35-607(b):
  - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; as home of Leroy Barbee founded Barbee Hatchery, the first chick hatchery in Bexar County, founded in 1924.

- 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a Spanish Revival residence.
- 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the residence is directly north of the Barbee's Hatchery buildings, which remain intact and on site as Hernandez Tire Shop.

#### **RECOMMENDATION:**

Staff finds there is no new and compelling evidence for removal of designation for the property based on findings b and c. Staff recommends denial of the request for removal of historic landmark designation.

**CASE MANAGER:** Jessica Anderson

### City of San Antonio One Stop



October 30, 2019

drawGraphics\_poly

User drawn polygons

CoSA Addresses

BCAD Parcels

1:1,000

0 0.0075 0.015 0.03 mi
0 0.0125 0.025

0 0.0125 0.025

CoSA

Recorded Plats



### **Statement of Significance**

**Property Address:** 2914 Pleasanton Rd

### 1. Application Details

Applicant: Rene Ruiz, Law Office of Rene D. Ruiz, PC

Type: Request for Removal of Historic Landmark Designation

Date Received: 11 October 2019

#### 2. Findings

The property at 2914 Pleasanton Rd is a two-story Spanish Revival residence built in 1939 for Leroy Barbee. JRE Holdings LLC currently owns the property.

Homer Rogers replatted the land that includes the subject structure in 1923 as the Harlandale Acre Tracts. Rogers sold lot 45 to Leroy Barbee in 1924; there, Barbee and his wife Ruby Mae built their home as well as Barbee's Hatchery, the first chick hatchery in Bexar County. Barbee's Hatchery had locations in San Antonio, Yorktown, Nixon, Karnes City, and Floresville. Leroy was grandson of early Texas settler John Gaston Barbee who was one of the founders of Hico, Texas. Ruby Mae passed in June 1926; Leroy married Eliza Mae Etta, known as Mae, in October 1926. The property was initially addressed 2414 Pleasanton Rd and included both the residence and the hatchery; it was readdressed as 2414 for the residence and 2416 for the hatchery c. 1936. The address was changed once again to 2914 and 2916 c. 1951.

By 1935, Barbee's Hatchery grew to include not only its plant and main office on Pleasanton, but also a branch store on Fredericksburg Rd and an "uptown location" at Solo Serve. In 1939, Leroy and Mae built the two-story Spanish Revival home found on site today. Staff was unable to locate information about the previous home on site, other than a Building and Mechanics Lien to Travis Lumber Co. in 1925, allowing staff to presume the lien corresponds to the build date of the first residence.

Leroy left San Antonio for Cuero, Texas, in 1957, though he remained married to Mae. In Cuero, he operated a motel. In 1962, Leroy died after being hit by a car in Cuero. Barbee's Hatchery operated through c. 1960;<sup>12</sup> by 1963, the hatchery building at 2916 Pleasanton is listed as vacant.<sup>13</sup> Mae died in 1969.<sup>14</sup> The property at

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

<sup>&</sup>lt;sup>1</sup> Bexar County Clerk (web site). Harlandale Acre Tracts. Plat book, vol. 642, p. 114-5.

<sup>&</sup>lt;sup>2</sup> Bexar County Clerk (web site). Warranty Deed with V/L: Homer Rogers to Leroy Barbee. Deed book, vol. 792, p. 34.

<sup>&</sup>lt;sup>3</sup> "Barbee plant has unusual stock." San Antonio *Light*, Saturday, 11 January 1936, p. 6-B.

<sup>&</sup>lt;sup>4</sup> Advocate News Service. "Funeral Set For Victim of Auto Mishap." Victoria *Advocate*, Tuesday, 10 July 1962, p. 1 and 10.

<sup>&</sup>lt;sup>5</sup> Carson, Mark. "The Saga of the Carson Family of Brazos County, Texas" (web site). Chapter 16: The Barbee Family. Accessed 28 October 2019. MarkCarson.com.

<sup>&</sup>lt;sup>6</sup> San Antonio City Directories, 1924-1932, Pleasanton Rd, various pages.

<sup>&</sup>lt;sup>7</sup> San Antonio City Directory, 1936-37, p. 1397.

<sup>&</sup>lt;sup>8</sup> San Antonio City Directory, 1951, p. 1718.

<sup>&</sup>lt;sup>9</sup> "Barbee Plant Among Finest." San Antonio *Light*, Saturday, 20 April 1935, p. 6-B.

<sup>&</sup>lt;sup>10</sup> "Damage \$2500 as Fire Rakes Home." San Antonio *Light*, Thursday, 16 November 1939, p. 8-A.

<sup>&</sup>lt;sup>11</sup> Bexar County Clerk (web site). B & M Lien: Leroy Barbee et al. to Travis Lumber Co. M LN, vol. 87, p. 74.

<sup>&</sup>lt;sup>12</sup> San Antonio City Directory, 1960, p. 508.

<sup>&</sup>lt;sup>13</sup> San Antonio City Directory, 1963, p. 528.

<sup>&</sup>lt;sup>14</sup> "Mrs. Mae Barbee Glasscock" (obituary). San Antonio *Light*, Thursday, 27 November 1969, p. 73.



2914 Pleasanton Rd was owned by the Barbee family until 1994, when the estate of Ella Mae Barbee Bruening sold it to Diana Morales Sandoval. Sandoval sold to Capistrano Enterprises in 1999; Capistrano Enterprises applied for historic designation of the property in 2001 and received it in February 2002.

Maria De Lourdes Pizana, on behalf of Capistrano Enterprises, simultaneously applied for ad valorem tax exemption for historically significant properties with a scope of proposed work that included foundation leveling, asbestos removal, various interior and exterior repairs and replacement, a new parking area, and business signage. Photos submitted with the application show the primary elevation of the house in the same configuration and condition as it currently appears. <sup>18</sup> The current owner purchased the property from Capistrano Enterprises in 2007. <sup>19</sup>

The residence sits directly north of a pair of joined commercial buildings. Historic aerial photography shows that the two buildings were part of the Barbee property and represent the hatchery addressed, in later years, 2416 and then 2916 Pleasanton Rd. In 1955, the joined building appears as two distinct structures; by 1963, they are joined in their present configuration.<sup>20</sup> The hatchery buildings are now Hernandez Tire Shop.

#### 3. Architectural Description

The property at 2914 Pleasanton Rd is a two-story Spanish Revival residence built in 1939. It is located on the east side of Pleasanton Rd on a large block bordered to the west by Pleasanton Rd, the north by W Harding Blvd, the east by Harlandale Creek and S Flores St, and the south by Ware Blvd. Pleasanton Rd is largely a commercial strip, with buildings and business such as tire or auto supply shops, an animal hospital, a church, and an elementary school. East and west of this commercial strip are largely residential blocks. The lot is bordered by old-growth trees and has a large asphalt surface parking lot on the north side of the structure. The property has both six-foot metal fencing and a shorter chain-and-bollard fence. A red sidewalk leads from the driveway to the front door, intersecting a rounded stair and landing. The structure is stucco clad with a hipped, barrel-tile roof and a stucco-clad chimney centered on the north elevation.

There is a northern single-story mass with a roof deck that looks like an infilled garage. It has a recessed door with decorative surround below a second-floor porch with turned columns. The first floor of the primary (west) elevation has metal casement windows with half-round transoms as well as a metal casement window without transom; the second floor has metal casement windows without transoms. Windows on the infilled garage are metal casement with half-round transoms.

The north side of the garage infill has no fenestration, but the top floor has two windows obscured by dark sunscreens. There is a west of center between the two windows. The rear (east) elevation has two additions: a small shed-roof addition on the east side of the garage, and an end-gabled addition intersecting the east side

Holdings, LLC. Deed book, vol. 13093, p. 2302.

<sup>&</sup>lt;sup>15</sup> Bexar County Clerk (web site). Warranty Deed with Vendor's Lien: Ella Mae Barbee Bruening to Diana Sandoval Morales, Deed book, vol. 6065, p. 975.

<sup>&</sup>lt;sup>16</sup> Bexar County Clerk (web site). Warranty Deed with Vendor's Lien: Diana Sandoval Morales Caballero and Alfonso P. Caballero to Capistrano Enterprises Incorporated, Deed book, vol. 8177, p. 1821.

<sup>&</sup>lt;sup>17</sup> City of San Antonio Ordinance #95311, adopted 14 February 2002.

 <sup>&</sup>lt;sup>18</sup> City of San Antonio Department of Planning, Land Development Services Division. Application for Ad Valorem Tax Exemption for Historically Significant Property in Need of Tax Relief: Certification Form. Received 18 July 2001.
 <sup>19</sup> Bexar County Clerk (web site). Warranty Deed with Vendor's Lien: Capistrano Enterprises, Incorporated to JRE

<sup>&</sup>lt;sup>20</sup> Historic Aerials (web site). 2914 Pleasanton, San Antonio, Texas, 1955 and 1963. Accessed 29 October 2019.

of the historic core. The shed-roof addition has two large windows obscured by dark sunscreens with a door at center. The north side of the larger addition has a single metal casement window with another door and stoop to the west. The east end of the larger addition has a protruding gable with a window at center and two windows to the north of the protrusion. Second floor windows on the rear elevation are obscured by dark sunscreens. Staff was unable to view the south elevation.

Character-defining features of 2914 Pleasanton Rd are:

- Stucco cladding
- Barrel tile roof
- Recessed primary entrance with second-floor porch above
- Rounded stairs and landing at primary entrance
- Casement windows with half-round transoms where present
- Adjacency to the remaining Barbee's Hatchery buildings, now Hernandez Tire Shop

#### 4. Landmark Criteria

The property meets the following criteria under UDC 35-607(b):

- 3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; as home of Leroy Barbee founded Barbee Hatchery, the first chick hatchery in Bexar County, founded in 1924.
- 5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a Spanish Revival residence.
- 13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the residence is directly north of the Barbee's Hatchery buildings, which remain intact and on site as Hernandez Tire Shop.

#### 5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 2914 Pleasanton Rd meets this threshold. Therefore, staff recommends retaining historic designation for the property at 2914 Pleasanton Rd. Further research may reveal additional significance associated with this structure.





Primary (west) elevation. Photo provided by applicant.



Rear (east) elevation. Photo provided by applicant.





North and west elevations. Photo provided by applicant.

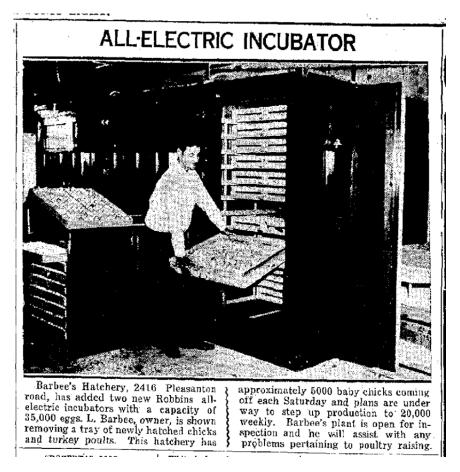
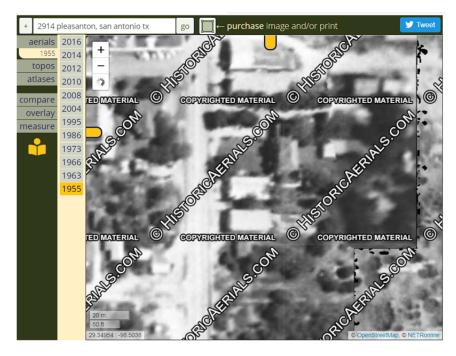


Photo of Leroy Barbee, San Antonio Light, Saturday, 11 January 1936, p. 6-B.





HistoricAerials.com, address in 1955.



Google satellite accessed 29 October 2019.



APRIL 20, 1935.

## CHICK HATCHERY



In the hatchery business for many years, Barbee's Hatchery, 2414 Pleasanton road, is widely known for healthy chicks and fine quality poultry supplies.

Image of the front of one Barbee's Hatchery. San Antonio Light, Saturday, 20 April 1935, p. 6-B.

### Bexar CAD

### Property Search Results > 440276 JRE HOLDINGS LLC Tax Year: 2019 for Year 2019

### - A

Account				
Property ID:	440276	Legal Description:	NCB 9483 BLK LOT 45	· · · · · · · · · · · · · · · · · · ·
Geographic ID:	09483-000-0540	Zoning:	C-2	
Туре:	Real	Agent Code:		
Property Use Code:	400			
Property Use Description:	OFFICE			
Protest				
Protest Status:				
Informal Date:				
Formal Date:				
Location				
Address:	2914 PLEASANTON RD SAN ANTONIO, TX 78221	Mapsco:	650D8	
Neighborhood:	NBHD code12950	Map ID:		
Neighborhood CD:	12950			
Owner				
Name:	JRE HOLDINGS LLC	Owner ID:	2585351	eferancement was a statement blanker, and driver is an equal, and and
Mailing Address:	2914 PLEASANTON RD SAN ANTONIO, TX 78221-2148	% Ownership:	100.0000000000%	
	•	Exemptions:		

(+) Improvement Homesite Value:	+	\$0		
(+) Improvement Non-Homesite Value	<b>:</b> +	\$493,340		
(+) Land Homesite Value:	+	\$0		
(+) Land Non-Homesite Value:	+	\$106,660	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	· \$0	\$0	
(+) Timber Market Valuation:	+	\$0	\$0	
	-			
(=) Market Value:	=	\$600,000		
(–) Ag or Timber Use Value Reduction	: -	\$0		
	-	0. AN 100 AN		
(=) Appraised Value:	=	\$600,000		
() HS Cap:	_	\$0		
	_			
(=) Assessed Value:	=	\$600,000		

### Taxing Jurisdiction

Owner:

JRE HOLDINGS LLC

% Ownership: 100.000000000%

Total Value:

\$600,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$600,000	\$600,000	\$142.01
08	SA RIVER AUTH	0.018580	\$600,000	\$600,000	\$111.48
09	ALAMO COM COLLEGE	0.149150	\$600,000	\$600,000	\$894.90
10	UNIV HEALTH SYSTEM	0.276235	\$600,000	\$600,000	\$1,657.41
11	BEXAR COUNTY	0.277429	\$600,000	\$600,000	\$1,664.57
21	CITY OF SAN ANTONIO	0.558270	<u>;</u> \$600,000	\$600,000	\$3,349.62
53	HARLANDALE ISD	1.498900	\$600,000	\$600,000	\$8,993.40
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$600,000	\$600,000	\$0.00
	Total Tax Rate:	2.802232		THE CONTROL THE THE THE PERSON WAS A STORY IT LIGHTLY AND BY THE PERSON WAS A 19 THE COMPANIES A LIGHT TO THE	Mittel A T-A Michigan and Mittel A T-Annie Ann Annie A V-Allebaur and a colon development and development and a
				Taxes w/Current Exemptions:	\$16,813.39
				Taxes w/o Exemptions:	\$16,813.39

### Improvement / Building

Improve #1:	ment	Commercial	State Code:	F1	Living Area:	5014.0	) sqft <b>Va</b> l	l <b>ue:</b> \$469	,538
Тур	e De	escription			Class CD	Exterior Wall	Year Built	SQFT	
400	OF	FICE			D - G	MA	1950	552.0	
400	OF	FICE			D - G	MA	1950	982.0	
400	OF	FICE			D - G	MA	1950	2320.0	
401	OF	FICE BSMT/ST	ORAGE	USABLE	D - A	MA	1950	1160.0	
Improve #2:	ment	Commercial	State Code:	F1	Living Area:		Value:	\$2,256	
	Туре	Description	on	Class CD	Exte	erior Wall	Year Built	SQFT	
	FEN	Fence		D - A			1985	400.0	
Improve #3:	ment	Commercial	State Code:	F1	Living Area:		Value:	\$1,882	
	Type	Descriptio	'n	Class CD	Exte	rior Wall	Year Built	SQFT	'
	ASP	Asphalt		* ~ A			1985	2000.0	
Improve #4:	ment	Commercial	State Code:		Livinį Area:		t Value	: \$762	
	Туре	Description	on	Class CD	Exte	rior Wall	Year Built	SQFT	•
	CON	Concrete		* - A			1985	500.0	
Improve #5:	ment	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$18,902	
	Туре	Descriptio	n	Class CD	Exte	rior Wall	Year Built	SQFT	

### Bexar CAD

Property Search Results > 440276 JRE HOLDINGS LLC Tax Year: 2019 for Year 2019

### 

Account			
Property ID:	440276	Legal Description:	NCB 9483 BLK LOT 45
Geographic ID:	09483-000-0540	Zoning:	C-2
Type:	Real	Agent Code:	
Property Use Code:	400		
Property Use Description:	OFFICE		
Protest			
Protest Status:	MARKET AND THE CONTRACT CONTRACT AND THE CONTRACT CONTRAC		
Informal Date:			
Formal Date:			•
Location			
Address:	2914 PLEASANTON RD SAN ANTONIO, TX 78221	Mapsco:	650D8
Neighborhood:	NBHD code12950	Map ID:	
Neighborhood CD:	12950		
Owner			
Name:	JRE HOLDINGS LLC	Owner ID:	2585351
Mailing Address:	2914 PLEASANTON RD SAN ANTONIO, TX 78221-2148	% Ownership:	100.000000000%
1		Exemptions:	
lues			

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$493,340	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$106,660	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$600,000	
(–) Ag or Timber Use Value Reduction:	_	\$0	
(=) Appraised Value:	=	\$600,000	
(–) HS Cap:	-	\$0	
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
(=) Assessed Value:	=	\$600,000	

### Taxing Jurisdiction

Owner:

JRE HOLDINGS LLC

% Ownership: 100.0000000000%

Total Value:

\$600,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$600,000	\$600,000	\$142.01
08	SA RIVER AUTH	0.018580	\$600,000	\$600,000	\$111.48
09	ALAMO COM COLLEGE	0.149150	\$600,000	\$600,000	\$894.90
10	UNIV HEALTH SYSTEM	0.276235	\$600,000	\$600,000	\$1,657.41
11	BEXAR COUNTY	0.277429	\$600,000	\$600,000	\$1,664.57
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	Total Tax Rate:	2.802232			
	er sommer sommer och en som for a state for 17 to 17 t			Taxes w/Current Exemptions:	\$16,813.39
	and the second of the second o	***************************************	normal concentration of the contration of the co	Taxes w/o Exemptions:	\$16,813.39

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lmprover #1:	ment	Commercial	State Code:	F1	Living Area:	5014.0	sqft <b>Va</b>	lue: \$469	,538
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	Туре	Descriptio	n	Class CD	Exte	erior Wall	Year Built	SQFT	-
	FĘN	Fence		D - A			1985	400.0	
improver #3:	nent	Commercial	State Code:		Living Area:		Value:	\$1,882	
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	ASP	Asphalt		* - A			1985	2000.0	
improver #4:	ment	Commercial	State Code:		Livin; Area		. Value	<b>:</b> \$762	
	Туре	Description	n	Class CD	Exte	erior Wall	Year Built	SQFT	
	CON	Concrete		* - A			1985	500.0	
Improver #5:	ment	Commercial	State Code:	F1	Living Area:		Value:	\$18,902	
	Туре	Description	on	Class CD	Exte	erior Wall	Year Built	SQFT	

#### Land

# Type Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1 CSS Commercial Store Site	0.8357	36403.00	0.00	0.00	\$106,660	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$493,340	\$106,660	0	600,000	\$0	\$600,000
2018	\$456,610	\$103,390	0	560,000	\$0	\$560,000
2017	\$417,280	\$51,690	0	468,970	\$0	\$468,970
2016	\$382,310	\$51,690	0	434,000	\$0	\$434,000

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

#	Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/29/2007	WD	Warranty Deed	CAPISTRANO ENTERPRISES INC	JRE HOLDINGS LLC	13093	2302	20070209281
2	10/15/1999	Deed	Deed		CAPISTRANO ENTERPRISES INC	8177	1821	0
3		Deed	Deed		MORALES, DIANA SANDOVAL	6065	0975	0

2020 data current as of Oct 8 2019 1:32AM.
2019 and prior year data current as of Oct 4 2019 6:16PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1,2,2,28

Database last updated on: 10/8/2019 1:32 AM

© N. Harris Computer Corporation

### Bexar CAD

# Property Search Results > 440276 JRE HOLDINGS LLC Tax Year: 2019 for Year 2019

### Property

Account				
Property ID:	440276	Legal Description:	NCB 9483 BLK LOT 45	h. la la
Geographic ID:	09483-000-0540	Zoning:	C-2	
Type:	. Real	Agent Code:		
Property Use Code:	400			
Property Use Description:	OFFICE			
Protest				
Protest Status:	Tarrier Tarrie	menta de seland ( e la coccoca communidad de selando de la comunidad communidad e parte articular de sela que de La Colonia de Coccocación		
Informal Date:				
Formal Date:				
Location				
Address:	2914 PLEASANTON RD SAN ANTONIO, TX 78221	Mapsco:	650D8	
Neighborhood:	NBHD code12950	Map ID:		
Neighborhood CD:	12950			
Owner		•		
Name:	JRE HOLDINGS LLC	Owner ID:	2585351	
Mailing Address:	2914 PLEASANTON RD	% Ownership:	100.000000000%	

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0		
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			·	
(=) Market Value:	=	\$600,000		
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•				
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(–) HS Cap:	_	\$0		
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SAN ANTONIO, TX 78221-2148

### Taxing Jurisdiction

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JRE HOLDINGS LLC

% Ownership: 100.000000000%

Total Value:

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09	ALAMO COM COLLEGE	0.149150	\$600,000	\$600,000	\$894.90
10	UNIV HEALTH SYSTEM	0.276235	\$600,000	\$600,000	\$1,657.41
11	BEXAR COUNTY	0.277429	\$600,000	\$600,000	\$1,664.57
21	CITY OF SAN ANTONIO	0.558270	\$600,000	\$600,000	\$3,349.62
53	HARLANDALE ISD	1.498900	\$600,000	\$600,000	\$8,993.40
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$600,000	\$600,000	\$0.00
	Total Tax Rate:	2.802232		1981 (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986)	,
			-	Taxes w/Current Exemptions:	\$16,813.39
				Taxes w/o Exemptions:	\$16,813.39

### Improvement / Building

Improveme #1:	ent	Commercial	State Code:	F1	Living Area:	5014.0	) sqft <b>Va</b>	<b>lue:</b> \$469	,538
Туре	De	escription			Class CD	Exterior Wall	Year Built	SQFT	
400	OF	FICE			D - G	MA	1950	552.0	
400	OF	FICE			D - G	MA	1950	982.0	
400	OF	FICE			D - G	MA	1950	2320.0	
401	OF	FICE BSMT/ST	ORAGE	USABLE	D - A	MA	1950	1160.0	
Improveme #2:	≥nt	Commercial	State Code:	F1	Living Area:		Value:	\$2,256	
Ty	ype	Descriptio	on	Class CD	Exte	rior Wall	Year Built	SQFT	
FE	IN	Fence		D-A			1985	400.0	
Improveme #3:	ent	Commercial	State Code:		Living Area:		Value:	\$1,882	
Ту	/pe	Descriptio	n	Class CD	Exte	rior Wall	Year Built	SQFT	
AS	SP	Asphalt		* - A			1985	2000.0	
Improveme #4:	ent	Commercial	State Code:	F1	Living Area:	sqft	: Value	÷ \$762	
Ty	ype	Descriptio	on.	Class CD	Exte	rior Wall	Year Built	SQFT	
CC	NC	Concrete		* - A			1985	500.0	
Improveme #5:	ent	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$18,902	
Ty	ype	Descriptio	n	Class CD	Exte	rior Wall	Year Built	SQFT	

#### Land

	named and the contract of the	i	Eff Depth	THAIRCE TUICE	Prod. Value
1 CSS Commercia	 	0.00	0.00	\$106,660	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$493,340	\$106,660	0	600,000	\$0	\$600,000
2018	\$456,610	\$103,390	0	560,000	\$0	\$560,000
2017	\$417,280	\$51,690	0	468,970	\$0	\$468,970
2016	\$382,310	\$51,690	0	434,000	\$0	\$434,000

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/29/2007	WD	Warranty Deed	CAPISTRANO ENTERPRISES INC	JRE HOLDINGS LLC	13093	2302	20070209281
2	10/15/1999	Deed	Deed		CAPISTRANO ENTERPRISES INC	8177	1821	0
3		Deed	Deed		MORALES, DIANA SANDOVAL	6065	0975	0

2020 data current as of Oct 11 2019 1:27AM.
2019 and prior year data current as of Oct 4 2019 6:16PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2,28

Database last updated on: 10/11/2019 1:27 AM

© N. Harris Computer Corporation













### **CITY OF SAN ANTONIO**

# APPLICATION FOR AD VALOREM TAX EXEMPTION FOR HISTORICALLY SIGNIFICANT PROPERTY IN NEED OF VED TAX RELIEF

01 JUL 18 PM 4:17

### **CERTIFICATION FORM**

DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

To be completed by the applicant, signed and filed with the City of San Antonio Historic Preservation Officer prior to hearing by the Historic and Design Review Commission.

DATE: July 18	<del>19</del> <u>2</u> 00	<u>) </u>
DATE: July 18 NAME OF APPLICANT:	Capistrano Ente	rorises. Inc
MAILING ADDRESS		,
BUSINESS TELEPHONE:		
NAME (S) OF PROPERTY	OWNERS: Maria J	De Lourdes Pizaña
EVA CELLEC AT DESCRIPTION		
EXACT LEGAL DESCRIP	TION OF PROPERTY AS	S CONTAINED IN DEED
NCB 9483 BL	OCK NUMBER	
LOT(S) NUMBER 45	O CONTRACTOR OF THE CONTRACTOR	ZONING
ADDRESS OF PROPERTY	UMBER (AS PER BAD)	TON TO PEOPLE
ADDRESS OF PROPERTY	FOR WHICH EXEMPT	ION IS REQUESTED:
Street Number and Name	or) vd	
Sueet Number and Name		Zip Code
Latest Value of Property as	Accessed by the Payar A	Ammoriant Districts
Year: 2000	Assessed by the bexal A	Appraisal District:
Year: <u>2000</u>	34 100	loo ooo
Year: <u>2000</u> 25,900	34,100	60,000
Year: <u>2000</u> 25,900	34,100 Improvements	60,000
Year: <u>2000</u> <u>25,900</u> Land Value	34,100 Improvements	LO,OOO Total
Year: 2000 25,900 Land Value	34,100 Improvements on Officer, City of San Ar	Total
Year: 2000 25,900 Land Value  To the Historic Preservatio The property identified ab	Improvements on Officer, City of San Ar	Total  Itonio, Texas:  ef as set forth in City of
Year: 2000 25,900 Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The	Total  Itonio, Texas:  of as set forth in City of historic significance of
Year: 2000 Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No said property is certified by	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The y signature below, togeth	Total  Itonio, Texas: ef as set forth in City of historic significance of the month
Year: 2000  25,900  Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No said property is certified by covering the proposed rest	Improvements on Officer, City of San Arrove is in need of tax relies o. 52281 and 52282. The y signature below, togethoration or rehabilitation:	Total  ntonio, Texas: ef as set forth in City of historic significance of her with other documents
Year: 2000 Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No said property is certified by covering the proposed rest  1. One set of complete pla	Improvements on Officer, City of San Arrove is in need of tax relies o. 52281 and 52282. The y signature below, togeth oration or rehabilitation: uns for restoration or reha	Total  ntonio, Texas: ef as set forth in City of historic significance of her with other documents
Year: 2000 Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No said property is certified by covering the proposed rest 1. One set of complete pla 2. Statement of expected c	Improvements on Officer, City of San Arrove is in need of tax relies o. 52281 and 52282. The y signature below, togeth oration or rehabilitation: uns for restoration or reha- costs of improvements	Total  ntonio, Texas: ef as set forth in City of historic significance of her with other documents abilitation
Year: 2000 Land Value  To the Historic Preservation The property identified ab San Antonio Ordinance Not said property is certified by covering the proposed restoration.  One set of complete plants. Statement of expected construction. The projected time scheme.	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The y signature below, togeth oration or rehabilitation: uns for restoration or rehabilitations costs of improvements edule for restoration/reha	Total  ntonio, Texas: ef as set forth in City of historic significance of her with other documents abilitation
Year: 2000 Land Value  To the Historic Preservatio The property identified ab San Antonio Ordinance No said property is certified by covering the proposed rest 1. One set of complete pla 2. Statement of expected c 3. The projected time sche 4. Proposed use: (X) comp	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The ry signature below, together or attion or rehabilitation: ons for restoration or rehabilitation: osts of improvements edule for restoration/rehamercial () residential	Total  Itonio, Texas:  of as set forth in City of historic significance of her with other documents obilitation.  bilitation
Year: 2000 Land Value  To the Historic Preservation The property identified ab San Antonio Ordinance Not said property is certified by covering the proposed restoration.  One set of complete plants. Statement of expected construction. The projected time scheme.	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The ry signature below, together or attion or rehabilitation: ons for restoration or rehabilitation: osts of improvements edule for restoration/rehamercial () residential	Total  Itonio, Texas:  of as set forth in City of historic significance of her with other documents obilitation.  bilitation
Year: 2000 Land Value  To the Historic Preservation The property identified ab San Antonio Ordinance No said property is certified by covering the proposed rest of the set of complete plants.  Statement of expected construction.  The projected time schematical expected construction.	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The ry signature below, together or attion or rehabilitation: ons for restoration or rehabilitation: osts of improvements edule for restoration/rehamercial () residential	Total  Itonio, Texas:  of as set forth in City of historic significance of her with other documents obilitation.  bilitation
Year: 2000 Land Value  To the Historic Preservation The property identified ab San Antonio Ordinance No said property is certified by covering the proposed restoration. One set of complete place. Statement of expected constant of the projected time scheet. Proposed use: (x) communications. Signature below to allow	Improvements on Officer, City of San Areove is in need of tax relies o. 52281 and 52282. The ry signature below, together or attion or rehabilitation: ons for restoration or rehabilitation: osts of improvements edule for restoration/rehamercial () residential	Total  Itonio, Texas:  of as set forth in City of historic significance of her with other documents obilitation.  bilitation

FILING FEE OF \$40.00 IS REQUIRED UPON SUBMITTAL OF THIS

### Estimated Expenses Pleasanton Rd.

Foundation Work	
Leveling	\$9,800.00
Environmental Work	
Asbestos Removal	\$4,660.00
Structural Work	
Roofing	\$7,500.00
Walls (Exterior)	\$10,000.00
Doors, Stairs & Railings	\$6,000.00
Windows	\$2,000.00
Porches, Decks	\$3,500.00
Interior Structural Work	\$20,000.00
Electrical Work	
Electrical rewiring	\$5,000.00
Air Conditioning Work	
Air Conditioning Work	\$10,571.75
Pavement Work	
Parking area	\$13,442.00
Buisness Signage	
Sign work	\$4,854.38
	, ,,
Total Estimate Expenses	\$97,328.13

Expecting to be completed by end of August, 2001 We are looking into redoing the front fencing to be more in character with house.

### HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2001

Agenda Item No: 7

HDRC CASE NO:

2001-178

ADDRESS:

2914 Pleasanton Road

**LEGAL DESCRIPTION:** 

NCB 9483, Lot 45

APPLICANT:

Maria De Lourdes Pizana

OWNER:

SAME

TYPE OF WORK:

Finding of Significance/Historic Tax Certification

### REQUEST:

The applicant is requesting a finding of historic significance and historic tax certification for the property. The accompanying cost estimates, scope of work, and photographs provide supporting documentation of eligibility.

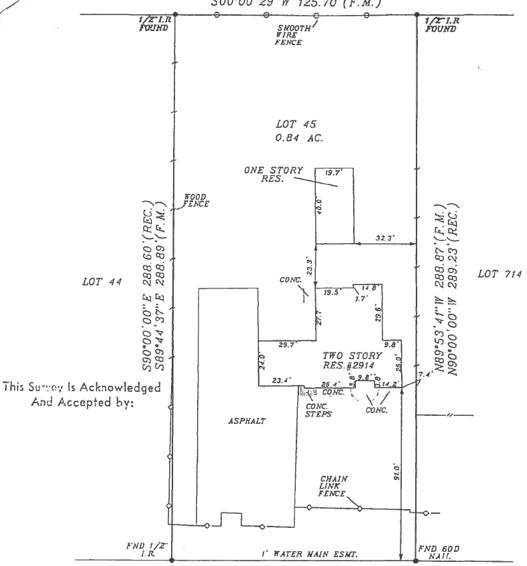
#### RECOMMENDATION:

During the August 1, 2001, commission meeting, the staff recommended approval for a finding of historic significance and for historic tax certification for the property. The commission was unable to approve the request because the plans submitted by the applicant could not be located, so the case was postponed until this time. The plans are now available, and the staff continues to recommend approval for a finding of historic significance and for historic tax certification for the property. The property meets the designation criteria for historic districts and landmarks, per Section 35-607(b)(5) of the Historic Preservation and Design Section of the Unified Development Code of San Antonio, as revised in 2001.

#### CASE COMMENTS:

This case was first considered by the commission on August 1, 2001, at which time the commission was unable to grant approval due to the fact that applicant's plans could not be located. The plans are now available and the applicant returns at this time for reconsideration of the original request.

LOT 47 S00°00'00"W 125.39'(REC.) S00°00'29"W 125.70'(F.M.)



NOO°00'00"W 126.46'(F.M.) NOO°00'00"W 126.39'(REC.) (BASIS OF BEARINGS)

### DIFACANTONI DOAD

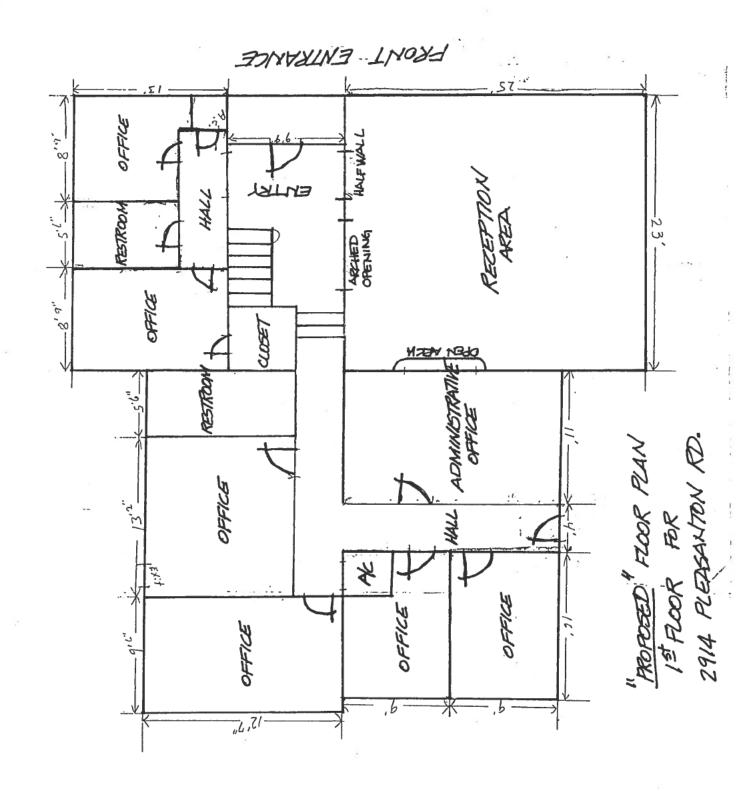
I DEADANION ROAD	
1' WATER MAIN ESMT. PER VOL. 792, PC. 34 ALL OTHER SETBACKS AND EASEMENTS ARE PER PLAT	
OT NO. 45 BLOCK NO. ~ N.C.B. 9483 ADDITION OR SUBDIMISION HARLANDALE ACRE TRACTS NO. ONE	_
JNIT ~ PHASE ~ VOLUME 642 PAGE 114 DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS	
REFERENCE NAME LOURDES PIZANA STREET ADDRESS 2914 PLEASANTON ROAD	
CITY SAN ANTONIO COUNTY BEXAR STATE OF TEXAS	-
TO THE LIENHOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO	-
ALAMO TITLE	
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE CROUND UNDER MY SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THERE ARE NO VISIBLE PROTRUSIONS OR EASEMENTS UNLESS SHOWN.	

RECOSTEMED PROFESSIONAL LAND SURVEYOR REVISION DATE 3 NO.: 9-224-99 LANDATA

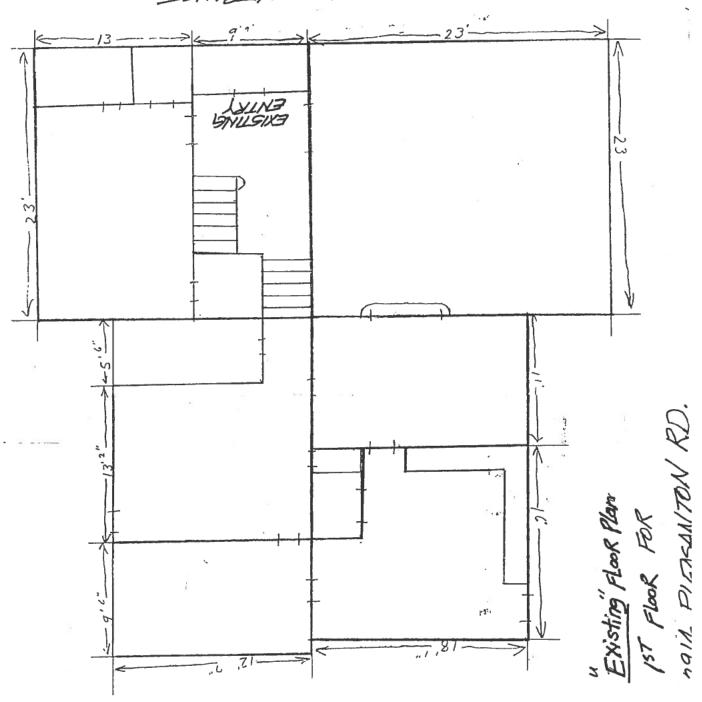
ONLY THOSE PRINTS CONTAINING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER. THIS DOCUMENT IS PREPARED SPECIFICALLY FOR THE PARTIES DESIGNATED HEREON, MODIFICATION, DUPULCATION, OR USE WITHOUT THE PRIOR CONSENT OF LANDATA FIELD SERVICES IS PROMBITED FIELD SERVICES SAN ANTONIO DIVISION

5730 NORTHWEST PARKWAY, SUITE 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 877-1446 FAX: (210) 877-1012

SCALE: 1"=40" DATE: 9/28/99 SURVEYED BY: RB DRAWN BY: EM GF #: 99-20000219

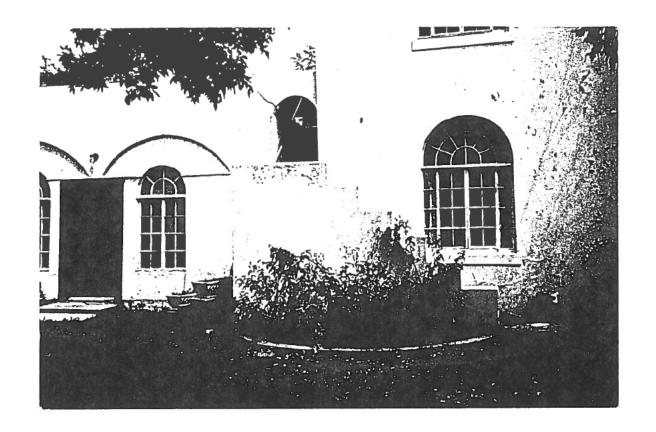


FRONT ENTRANCE











### CITY OF SAN ANTONIO

### APPLICATION FOR AD VALOREM TAX EXEMPTION FOR HISTORICALLY SIGNIFICANT PROPERTY IN NERE OF IVED OI JUL 18 PH 4:17 TAX RELIEF

### **CERTIFICATION FORM**

DEPT. OF PLANKING LAND DEVELOPMENT SERVICES DIVISION

To be completed by the applicant, signed and filed with the City of San Antonio Historic Preservation Officer prior to hearing by the Historic and Design Review Commission.

DITT - 1. 15	<del>19</del> 2001
DATE: July 18	trano Enterprises, Inc
NAME OF APPLICANT COURS	
MAILING ADDRESS:	
BUSINESS TELEPHONE:	re maria De Lourdes Pizaña
NAME (S) OF PROPERTY OWNER	ers: maria De Lourdes Pizaña
	PROPERTY AS CONTAINED IN DEED
EXACT LEGAL DESCRIPTION C	OF PROPERTY AS CONTAINED IN DEED
NCB 9483 BLOCK N	ZONING
LOT(S) NUMBER 45	ZOMING
COMMON ACCOUNT NUMBER	ZONING ZONING  R (AS PER BAD) WHICH EXEMPTION IS REQUESTED:  78224
ADDRESS OF PROPERTY FOR	WHICH EXEMPTION IS REQUESTED.
2919 11603011101111	78224 Zip Code
Street Number and Name	Zip Code
	A District
Latest Value of Property as Asses	sed by the Bexar Appraisal District:
Year: 2000	1 0 0
	$1 \sim 1 \sim$
25900	34,100
25,900 Land Value	nprovements Total
	34,100 - 60,000 Total
Offi	cer City of San Antonio, Texas:
To the Historic Preservation Offi	cer, City of San Antonio, Texas:
To the Historic Preservation Offi The property identified above is	cer, City of San Antonio, Texas: in need of tax relief as set forth in City of
To the Historic Preservation Offi The property identified above is San Antonio Ordinance No. 5228	cer, City of San Antonio, Texas: in need of tax relief as set forth in City of 31 and 52282. The historic significance of ature below, together with other documents
To the Historic Preservation Office The property identified above is San Antonio Ordinance No. 5228 said property is certified by sign.	cer, City of San Antonio, Texas: in need of tax relief as set forth in City of 31 and 52282. The historic significance of ature below, together with other documents
To the Historic Preservation Office The property identified above is San Antonio Ordinance No. 5228 said property is certified by sign covering the proposed restoration.	cer, City of San Antonio, Texas: in need of tax relief as set forth in City of 31 and 52282. The historic significance of ature below, together with other documents a or rehabilitation: restoration or rehabilitation.
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To the Historic Preservation Office The property identified above is San Antonio Ordinance No. 5228 said property is certified by sign covering the proposed restoration. One set of complete plans for 2. Statement of expected costs of 3. The projected time schedule 4. Proposed use: (X) commercians. Signature below to allow descriptions.	cer, City of San Antonio, Texas: in need of tax relief as set forth in City of 31 and 52282. The historic significance of ature below, together with other documents a or rehabilitation: restoration or rehabilitation f improvements for restoration/rehabilitation
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FILING FEE OF \$40.00-IS REQUIRED UPON SUBMITTAL OF THIS

## Estimated Expenses Pleasanton Rd.

Foundation Work Leveling	
Environmental Work Asbestos Removal	\$9,800.00
Structural Work Roofing	\$4,660.00
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Electrical Work	\$20,000.00
Electrical rewiring Air Conditioning Work	\$5,000.00
Pavement Work	\$10,571.75
Parking area Buisness Signage Sign work	\$13,442.00
· ·	\$4,854.38
Total Estimate Expenses	\$97,328.13

Expecting to be completed by end of August, 2001
We are looking into redoing the front fencing to be more in character with house.

### Proposed Work To Be Done

### \*Entry way /Hallway :Remove , replace , and repair 2 sheets of sheetrock :Repair cracks :Enclose opening to make a reception window :Make arch opening for guest entry :Ceramic tile 10'6" x 8' 7'x9' 3'x3' :Remove wall and create hallway opening \*Reception office area :Build bar wall 4ft high 12'x12' ;needing 8 sheets of sheetrock \*Administrative offices (existing dining room) :Close door opening needing 2 sheets of sheetrock \*Hallway :Remove utility closet :needing 1 sheet of sheetrock \*Kitchen :Remove 2 existing walls :Remove all kitchen counters ,cabinets and venthood :Remove tile on kitchen wall over sink :Remove gasline and all pluming :Form wall for hallway :Remove furrdowns, ponywall :Fix windowsill (rotted wood) :Install 2 or 3 doors :Floors ???? SMHILO :needing 25 sheets of sheetrock 1' Fait to the Eight More Dock \*Bedroom #1 and bathroom #1 :Take tub, toilet, sink out including cabinets / overhead cabinets :Demolish existing wall :Remove piping if necessary :Remove electrical wiring :Repair bathroom floor 8' x 5' :Build 3 walls :Patchwork in 6 areas :Install 2 doors :Remove door (entry); replace w/ open archway :needing 20 sheets of sheetrock \*Bedroom #2 :Build wall (to form hallway) :Repair hole in wall (stucco) :Remove and enclose closet door opening :Make opening for hallway ;needing 11 sheets of sheetrock

#### \*Bedroom #3

- :Make wall for hallway
- :Remove door
- :Remove closet
- :Make 2 door openings
- :Enclose existing doorway
- ;needing 10 sheets of sheetrock

#### \*Bathroom #2

- :Remove tub, toilet, sink, and tile on bathroom wall
- :Repair floor
- :Remove wallpaper
- :Tile floor 9'6" x 5'6"
- ;needing 2 sheet of sheetrock

#### \*Entry to 2nd Floor

:Remove wall and shelf in hallway

#### \*Bathroom #3

- :New medicine cabinet, toilet, and sink
- :Refinish floor (small piece)
- :Enclose doorway

#### \*Bedroom #5

- :Remove sink
- :Enclose door
- :Patchwork in 3 areas
- ; needing 1 sheet of sheetrock

#### \*Bedroom #6

- :Frame wall
- :Install door
- :Enclose closet\_door
- ;needing 7 sheets of sheetrock

#### \*Bedroom #7

- :Opening for hallway
- :Frame 3 walls
- :Install 2 doors
- Demolish 2 existing walls
- :Repair & match ceiling w/texture
- needing 20 sheets of sheetrock

total sheets of sheetrock 110

## ARCHITECTURAL SHOTS

- I) CODE SETESBUCE SHEET, HOTES, SYNBOLS AND INDEX OF DRAWINGS.
- 2) EXISTING SITE PLAN. Ďχ
- Æ. 3) HOW SITE PLAN, + PARKING.
- 4) ADA SITE ACCESSIBLE PLEMENTS AND SIGNAGE. 0
- 5) EXIST. AND DEMONITION FIRST TROOR PLAN. E
- 6) EXIST AND DEHOLITION SECOND FLOOR PLAN. €
- 7) HEW DINERSSIONED FIRST PO FLOOR PHAN.
- 4 8) HEW DIMENSSIONED SECOND FLOOR ? LAN.
- 9) ADA CLEAR FLOOR SPACES (DIMENSSIONED) FIRST FLOOR PLAN.
- W) LOA CLER FLOOR SPACES (DIMENSSOURD) SECOND FLOOR PLAN.
- 11) POOR FINISHES, BORS AND WINDLE SCHEDULE.
- of 12) ENHARGED ADA TOILETS (GLEAR PLACES)
- & 13) FLEVATIONS FOR ADA TOWNS.
- & IL) ENLARGED STAIR PLAN AND SECTION. (CODE CONPLIANT).
- 15) EHLARGET ELBYANDE PLAN AND SECTION. 180000E

## ELECTRICAL SHEETS.

- # +) FIRST FLOOR PLAN. ??

## PLUMBING SHEETS.

- 1) FIRST FLOR PHAN ( ?
- 2) SECOND FLOOR PLAN.
- Mochanical (HYAC) WALL SECTIONS.

INVOICE#:

001386

Air Conditioning & Heating
7506 Frenchton Lice.# TACLBO17663E

San Antonio, TX. 78251

Phone #: (210)681-5006 Fax #: (210)681-5011

Customer Name Lourdes P	. ^ 1	Date	Model #:				
Address 2914 Pleasant	ren Pel		-	#:		. 7	
Phone # S.A. + 18231		12/06/00	Q	Part No.	Descript		A.mount
Work Done At install 3 20	n chos co	unit 3ten		3ton	Condusor		
each installed on			390	De 04784/	3900 004	777	
install 3 airhundl					3900004	793	
install of out		(0/5-/	(3)	arhand	ler +12000	- 53707	
			47	= 6453709	14200953	712	
			3	44	ermosteut		
			3	Co	nsor bars		
	17		21	air	out let	-	
				mechnic	al plane.		
			Misc	ellaneous Mate	rial		<b>33</b> .
				To	tal Material		
				r Items ial Equipment	or Rental	-	
			Macl		Parts an La		9800
				Pail	) 5279.00	posal Fee	
Customer P.O.#	Authorizatio	n .	9		EPA Reco	overy Fee ,	
			ρα	ed .	Service	Call Fee	
Serviceman's Signature	-fofe		ED B	2646.38	payment And	Tax	771.75
I hereby authorize the above work,			Done	2646.38	Total Amo	ount Due	10,571.7
materials and other expenses listed.			METHOD OF PAYMENT				
UNT	200	>	• Ca				
X Signed by option customer		• Credit (Visa • Mastercard • Discover • Amex.) Card Number: ck co demons 2646.38					
PARTS & LABOR	ODAY WAR	RANTY		Date:		200.00	plon
It is our intent to furnish services of	f the highest q	uality.	1 .	ature:		2846.38	
Should our work not be satisfactor. Your calling or writing our office	y in all respect	is, we shall appreciate	TERM	MS ARE NET AN	D PAYABLE	Authori	zation No.
			ON I	RECEIPT OF TH	IS INVOICE		



September 14, 1999

Lourdes Pizana

Asbestos Removal Work @ 2914 Pleasanton Re:

Scope of work: Bexar Environmental shall provide all labor and materials for the removal and disposal of the following:

Removal of 265 SF of sheetrock with asbestos joint compound in five different locations throughout the house and 3 SF of floor tile in the second floor restroom. \$2,342.00

Removal of 286 SF of floor tile and mastic in the rear building

\$464,00

Provide initial assessments on plaster removal, interior paint on plaster and exterior paint on \$1,663.00 plaster.

Chemically strip the front door frame

\$191.00

4660

Please add sales tax if applicable. If additional information is required please contact me at (210) 432-7900, Thank you.

Vice President

An authorized representative must sign for acceptance of this proposal. No work shall commence until Client has executed and returned this agreement. This proposal is based upon Bexar Environmental, Inc. receiving full payment within 30 days of work completion. There will be a 1% charge for payments received after 45 days from invoice date.

Signature

Date

Print Name & Title

## FRONTIER PAVEMENT SPECIALISTS, INC.

An Affiliate of Crafco Texas, Inc.
105 Tower Drive
San Antonio, Texas 78232

(210) 403-3201 FAX: (210) 496-2732

Proposal Submitted to:	NO. 1 DATE: Tuesday, July 10, 2001 Work Performed at:			
NAME: Rosa Verde Health Group STREET: 2914 Pleasanton Rd. CITY: SA STATE/ZIP: TX 78221 PHONE: FAX:	NAME: same STREET: Same CITY: SA STATE TX PROJECT NO: ATTN: Sylvia			

We hereby propose to furnish the materials and perform the labor necessary for the completion of ASPHALT PARKING LOT REPAIR

#### Asphalt area

Scope of work: Survey area. Saw cut and remove areas of severe vegetation and haul off spoils. Recompact subgrade before installing 6 inches of compacted A-2 base. Prime new base with MC-30 prime oil. Apply tack oil to existing asphalt to be overlaid. Install 1 ½ inches of Type D hot mix asphalt and roll to proper compaction. Stripe as per request of customer.

Approx. 5,000 sq/ft

#### Proposed base area

Scope of work: Excavate down approx. 7.5 inches and haul off spoils. Work subgrade to proper compaction. Install 6 inches of compacted A-2 base.

Approx. 3,000 sq/ft

Total: \$13,442.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum:

DOLLARS (\$13,442.00)

with payments to be made as follows: Due Upon Receipt of Invoice + Tax

Respectably submitted FIONTIER PAVEMENT SPECIALISTS, INC.

RYON BUTLER

NOTE: This proposal may be withdrawn by us if not accepted within 10 days.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will be come an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's compensation and Public Liability insurance on above work to be taken out by:

ACCEPTANCE OF PROPOSAL
------------------------

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date:		Signature:	
	* Please sign and return a copy	y. Keep a copy for your records.	k

## PROPOSAL



Access & Perimeter Control P.O. Box 691584 San Antonio TX, 78269

Phones: (210) 698-6444 Fax: (210) 698-6999

contingent upon strikes, accidents, or

delays beyond our control.

Name _	ROSA_	Verde	FAMILY	Health
Add				-
				<u> </u>
Job Lo	cation	2914	Pleaso	N YON 18
		SA	Tx	
			Fax	
Phone				

Date 7-12-01 Description of work to be done Item to WALL OUT SIDE 2-4: PAILS 4. Match inside Stair Will BE Similar to Balcony Railing HAVING tubing Frame on Gate, 142 For top of Harid Be 4-58 the 1-twisted

Total cost of the above described job will be \$ \_5730 and balance due upon completion. Respectfully submitted by Any alterations or deviation from above Specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements

Note: This proposal may be withdrawn by us if not Accepted within 30 days.

with 50% due upon start of job

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. Where applicable, sales tax will be applied to the above quoted price. Signature \_\_\_\_\_ Date \_\_\_\_ Name

## An Incorporated Sign Company



## 1139 Basse Rd San Antonio, Texas 78212 210-735-7446

NEONSENSE INC

1139 BASSE RD SAN ANTONIO, TX 78212 **Estimate** 

DATE | ESTIMATE#

7/11/2001

27

PROJECT

NAME / ADDRESS ROSA VERDEFAMILY HEALTH GROUP

DESCRIPTION QTY RATE TOTAL

4'X7' DOUBLE FACED INTERNALLY ILLUMINATED LEXAN
FACEDWITH SPECIAL SHEETMETAL CLADDING AS PER
ARTWORK.
BILLED AT COST PLUS \$100. AT TIME OF FINAL BILLING
SALES TAX

DESCRIPTION

1 4,500.00 4,500.00T

0.00 0.00
7,875% 354.38

1/2 DEPOSIT DENOTES ACCEPTANCE OF THIS PROPOSAL.

TOTAL

\$4,854.38

## **RACKLEY CONSTRUCTION**

22031 SOUTH 281 SAN ANTONIO TEXAS

Phone 210-626-2195 Fax 830-27604452 Email POTEETTEXAS@AOL.COM

June 14, 2000

JOB ADDRESSS: 2914 PLEASANTON ROAD
OWNER:LORDES PIZANA
DISCRIPTION:TWO STORY CLINIC
SCOPE OF WORK:TO BUILD PITITION WALLS AND DEMO
AND MAKE READY ON FIRST FLOOR ADA RESTROOMS
REPAIR AND PATCH TEXTURE WALLS NO PAINT NO FLOORS
NO ELECTRIC
OWNER WILL FURNISH TILE FOR ENTRY AND RESTROOMS
THERE IS NO ALLOWANCE ON JOB

1)REINFORCE KICTHEN FLOOR
2)TILE BATHROOM IN FRONT OF SOUTHWEST CONER OF HOUSE AND INSTALL ADA FIXTURES
3)MIDLLE RESTROOM ADA FIXTURES AND TEAR OUT TUB RECOAT SINK
4)FIX ROTTED WOOD ON PORCH
5)INSTALL KICTHEN CABENITS AND COUNTER THAT OWNER SUPPLYS

ALL OTHER WORK ON LAST TWO PAGES

Time of confletion 6 weeks

TOTAL COST OF JOB 20,000.00 DOLLORS TO BE PAID AS FOLLOWES ONE THIRD DOWN TO COVER MATIERLS WITH WEEKLY DRAWS

RICHARD RACKLEY

LORDES PIZANA



September 21, 1999

Lourdes Pizana, Ph.D.

Rosa Verde Family Health Group Re: Leveling of the structure located at 2914 Pleasanton, San Antonio, Bexar County, Texas. Dear Dr. Pizana: We are pleased to submit a proposal for the leveling of the above property. We propose activities as follows: 1. Level the structure by installing 45 concrete piers. The work shall be subject to the applicable sections of the attached General Conditions and is estimated to be completed in 10-14 working days (Monday - Friday) from commencement, weather permitting. The work shall be warranted for 5 years against future settlement. Thank you for the opportunity to provide you with this bid. If you have any questions or need clarification, please call me. Sincerely Yours. Ernie G. Arredondo, P.E. Accepted by: President Print Name: \_\_\_\_\_ EGA:cla Date:\_\_\_\_

C.\MyFiles\WPDOCS\PROPOS99\PROPOS99.052 wpd

8407 Bandera Road, Suite 133-112 San Antonio, Texas 78250-2511 (210)645-6811 FAX: (210)645-6875

Attachment

"ENGINEERS AND CONSTRUCTORS"



## CITY OF SAN ANTONIO

DESIGNATION AS A HISTORIC LANDMARK

01 JUL 18 PM 4: 17

				OBSIC
Property Address 2914 Pleas Proposed Landmark Name (Common Na	anton	Rd	DEPT. OF PLAN	MENT
Proposed Landmark Name (Common Na	me)		SERVICES DIV	13.01
[X] Private Property [ ] On River Walk [ ]				
Parcel Identification: NCB 9483 Block				
Name of Property Owner Capistra				_
Mailing Addres				
Business Phone/Fax	No.	H	ome Phone	
(If different from Owner)				
Name of Applicant Maria De L	ourdes	Pizaña	_	
Address				_
Business Phone/Fax No.	Home P	hone_		
E-mail address		-		_
The Historic Preservation Office designate and cultural significance. In 2001, the Cit Code and published it at the Planning Dep 35-607: Designation Criteria for Historic Design, details some of the criteria that multiple Please explain briefly how you feel the criteria that property:  Acchitectural Criteria	y of San Ant partment's w Districts and take a building iteria that the	onio revised the eb site: www.c Landmarks, in ag eligible for de Unified Devel	e Unified Developr i.sat.tx.us/planning Article VI: Histori esignation as a land opment Code has o	nent g. Section ic dmark.
				_ _
				_
Required Items: Photographs of all four a description, architectural description, histoproperty.	sides of the bory of the pro	uilding, relevar operty, people a	nt historic items, lessociated with the	gal
Please submit this form along with othe Historic Preservation Office Planning Department		items to: Telephone: 210	)- 207-7900	

San Antonio, TX 78283-3966

# CITY OF SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION

APPLICATION FORM

RECEIVED
Property Location (Street Address) 2914 Pleasanton Rd  DEPT. OF PLANNING
SERVICES UTVISION
[ ] Landmark Name
[ ] River Walk Property [ ] Public Property Other Private
Parcel Identification: NCB 9483 Block Lot 45 Zoned
Name of Property Owner: Capistrano Enterorises Too
Mailing Address:
Business/Home Telephone:
(If different from Owner)
Name of Applicant: Maria De Lourdes Pizaño
Address:
Business/
Owner/Applicant is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests, an additional sheet may be used).
1. Designate as Landmark
2. Tay Certification
3
Required Items: Plot plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, CLEAR photographs of structures and/or sites where construction will take place. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED IN THE PLANNING DEPARTMENT. (See check lists on pages 3 - 6.)
An application fee is due with an initial application to the Historic and Design Review Commission except in the case of a "Residential property." (Residential properties that are either single-family or duplex are exempt from the application fee.) Checks should be made payable to the City of San Antonio at time of application. (See Application Fee Schedule.)
APPROVAL BY THE COMMISSION DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. PERMITS MUST BE OBTAINED FROM THE CITY OF SAN ANTONIO, DEPARTMENT OF BUILDING INSPECTIONS, 114 W. COMMERCE (9TH FLOOR), AFTER COMMISSION CLEARANCE.
Board of Adjustment Variances Required: YesNo Platting Required: YesNo
page 1

### CITY OF SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION

## LETTER OF AUTHORIZATION

DATE: July 18,2001

Applicant understands the following:

- 1. If the Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, the applicant will have five (5) days in which to inform the Historic Preservation Officer as to whether the applicant agrees to the recommended changes.
- 2. Following each meeting, the Director of the Building Inspections is notified of the Commission's action. Within ten (10) days from receipt of the recommendation, the Director shall notify the applicant as to whether his request has been approved, conditionally approved or denied.
- 3. If the applicant does not concur in the Commission's recommendations made, appeal to the City Council may be made within thirty (30) days after receipt of notification.

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COMMISSION, A LETTER OR SIGNATURE OF AUTHORIZATION MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER OR THE CASE WILL NOT BE HEARD.

I hereby authorize	Sylvia Witkowski Name of representative)	of Capistrano Enterprises Inc (Company or agency)
		to represent me in matters pertaining to this case.
Owner's Signatur	e: Million	
Address:	P. O. Box 12088	
City/State	San Antonio, Tx zip C	ode 78212

## HISTORIC AND DESIGN REVIEW COMMISSION

## SPECIFIC MATERIALS CHECK FORM

All background materials needed to support the applicant's request must be submitted to the Historic Preservation officer **PRIOR** to scheduling the case before the Commission. **NO CASE** will be placed on the agenda if **ALL** materials are not on file by the deadline date. Any last minute changes must be shown on revised plans. These are to be submitted and placed in file prior to meeting.

I.	Check Where Applicable:
	[ ] Preliminary Concept Review [ ] Conceptual Approval [ ] Final Approval (Previous HDRC Case NO. (if known))
Π.	Check Where Applicable:
	[X] Restoration to Existing Structure total [ ] partial [ ] [ ] New Construction
Π.	Check Where Applicable:
	<ul> <li>[ ] Residence and/or Duplex (No application fee required)</li> <li>[ ] Apartments and/or Commercial (see Application Fee Schedule)</li> <li>[ ] Tax Abatement (\$40.00Application Fee ± HDRC Application Fee)</li> </ul>
IV.	PROJECT TO INCLUDE (check where applicable):
	A. [ ] NEW CONSTRUCTION B. [ ] ADDITION C. [ ] DEMOLITION D. [ ] SIGN REQUIREMENTS E. [ ] FENCING F. [ ] DRIVEWAY - SIDEWALKS & PARKING LOTS G. [ ] REPAINTING (color change) H. [ ] REROOFING ( materials/color change) I. [ ] LANDSCAPING J. [ ] SWIMMING POOLS - FISH PONDS & FOUNTAINS K. [ ] GAZEBOS - BATH HOUSE & DECKING L. [ ] TENNIS COURTS & PLAYGROUNDS M. [ ] DUMPSTERS, AIR CONDITIONING, WATER COOLERS & MECHANICAL SYSTEMS N. [ ] TAX ABATEMENT PROJECT O. [ ] PUBLIC ART P. [ ] OTHER
<b>A</b> .	<u>NEW CONSTRUCTION</u>
	<ul> <li>Preliminary plans with building elevations</li> <li>Working scale drawings/specifications</li> <li>Drawings 8½" x 11" reproducible sheets</li> <li>Scale site plan</li> <li>Photographs of building site for new construction</li> <li>Paint samples with brand name and number</li> <li>Roofing material sample</li> <li>Siding sample</li> <li>Letter of permission from property owner (if applicant is NOT owner)</li> <li>page 3</li> </ul>

D.	ADDITION
	<ul> <li>Preliminary plans with building elevations</li> <li>Scale drawing of addition in relation to structure</li> <li>Working scale drawings/specifications</li> <li>Scale site plan</li> <li>Drawings 8½" x 11" reproducible sheets</li> <li>Photographs of structure showing current appearance</li> <li>Photographs of all exterior sides (include all four sides of building)</li> <li>Colors (sample)</li> <li>Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
C.	<u>DEMOLITION</u>
	<ul> <li>Photographs of structure</li> <li>Scale site plan</li> <li>Proposed use after demolition (conceptual plan)</li> <li>Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
D.	<u>SIGNAGE</u>
	<ul> <li>[ ] Working scale drawings/specifications</li> <li>[ ] Scale drawing of sign in relation to structure</li> <li>[ ] Scale site plan</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Photograph of location of proposed signage on structure/property</li> <li>[ ] Photographs of structure and all exterior sides affected by proposed work</li> <li>[ ] Type of materials to be used for sign</li> <li>[ ] Colors (samples) as applied to sign</li> <li>[ ] Size/Style of lettering</li> <li>[ ] Illumination plan</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
E.	<u>FENCING</u>
	<ul> <li>[ ] Type/design of fence</li> <li>[ ] Scale of drawing of members with specifications</li> <li>[ ] Scale site plan</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Photographs of structure and all exterior sides affected by proposed work</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
F.	DRIVEWAYS - SIDEWALKS & PARKING LOTS
	<ul> <li>[ ] Type/design of driveway/sidewalk</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Scale site plan</li> <li>[ ] Photographs of structure, location and all exterior sides affected by proposed work</li> <li>[ ] Landscaping plans (if any)</li> <li>[ ] Colors (sample)</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>

	<ul> <li>[ ] Type of material</li> <li>[ ] Colors (sample)</li> <li>[ ] Description of design</li> <li>[ ] Photographs of structure and all exterior sides affected by proposed work</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
H.	REROOFING (material/color change)
	<ul> <li>[ ] Type of material (sample or cut sheet)</li> <li>[ ] Colors (sample)</li> <li>[ ] Description of design</li> <li>[ ] Photographs of structure and all exterior sides affected by proposed work</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
I.	<u>LANDSCAPING</u>
	<ul> <li>Working scale drawings/specifications</li> <li>Scale site plan</li> <li>Drawings 8½" x 11" reproducible sheets</li> <li>List of plants or trees</li> <li>Photographs of structure and area to be landscaped</li> <li>Location of lighting, walkways, decking, pools, fountains, gazebos, or pool/equipment houses</li> <li>Letter of permission from property owner (if applicant is NOT owner)</li> <li>Sprinkler system (if any)</li> </ul>
J.	SWIMMING POOLS - FISH PONDS & FOUNTAINS
	<ul> <li>[ ] Working scale drawings/specifications</li> <li>[ ] Scale drawing in relation to structure</li> <li>[ ] Scale site plan</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Type/design of swimming pool, fish pond and/or fountain</li> <li>[ ] Photographs of structure (all exterior sides) and area affected by proposed work</li> <li>[ ] Colors (sample)</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
K.	GAZEBOS - BATH HOUSE & DECKING
	<ul> <li>[ ] Working scale drawings/specifications</li> <li>[ ] Scale drawing in relation to structure</li> <li>[ ] Scale site plan</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Photographs of structure (all exterior sides) and area affected by proposed work</li> <li>[ ] Colors (sample)</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>
L.	TENNIS COURTS & PLAYGROUNDS
	<ul> <li>[ ] Working scale drawings/specifications</li> <li>[ ] Scale drawing in relation to structure</li> <li>[ ] Scale site plan</li> <li>[ ] Drawings 8½" x 11" reproducible sheets</li> <li>[ ] Photographs of structure (all exterior sides) and area affected by proposed work</li> <li>[ ] Colors (sample)</li> <li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li> </ul>

M.	<b>DUMPSTERS, AIR CONDITIONING, WATER COOLERS, AND OTHER</b>	MECHANICAL SYSTEMS
	[ ] Scale site plan	
	[ ] Scale drawing of screening plan	
	[ ] Photographs of structure and installation sites	
	[ ] Location of condensers, transformers, or other systems in relation to building	ng(s) and adjacent properties
	<ul><li>[ ] Underground utility plan</li><li>[ ] Letter of permission from property owner (if applicant is NOT owner)</li></ul>	
	[ ] Detect of permission from property owner (if approant is 1401 owner)	
N.	TAX ABATEMENT PROJECT	
	1. Commercial [ ] Residential	
	2. [ ] Certification [ ] Verification [ ] Project to be sent to State for II	RS Certification
	3. [ ] Attach completed Certification Form or Verification From	
Ο.	<u>PUBLIC ART</u>	
	[ ] Working scale drawings/specifications	
	Drawings 8½" x 11" reproducible sheets	
	[ ] Scale site plan	
	[ ] Photographs of site [ ] Color rendering	
	Description of project (theme, history ,etc.)	
	[ ] Materials and media	
	[ ] Letter of permission from property owner (if applicant is NOT owner)	
P.	OTHER PROJECTS	
	[ ] Preliminary plans with building elevations	
	[ ] Working scale drawings/specifications	
	Drawings 8½" x 11" reproducible sheets	
	<ul><li>[ ] Scale site plan</li><li>[ ] Photographs of building site for new construction</li></ul>	
	[ ] Paint samples with brand name and number	
	[ ] Roofing material sample	
	[ ] Siding sample	
	[ ] Letter of permission from property owner (if applicant is NOT owner)	
	E: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE PLANNING	
BY TO	O VIDEO TAPE YOUR PROPERTY FOR THE HISTORIC AND DESIGN REVIE	W COMMISSION MEETING.
PLEAS	SE BE ADVISED THAT THE COMMISSION HAS A POLICY OF ONLY H	TEARING A CASE WHEN TH
OWNE	ER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE	CASE.
VK	if I want	
AP	PLÍCANT SIGNATURE	DATE

### CITY OF SAN ANTONIO.)

RECEIVED

OI JUL 18 PM 4: 17

CEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

#### ATTACHMENT TO HISTORIC ASSESSMENT APPLICATION FOR 2914 PLEASANTON ROAD, SAN ANTONIO, TEXAS 78221 APPLICANT JRE HOLDINGS, LLC

#### **Reason for Request:**

JRE Holdings, LLC (the "Applicant") seeks removal of historic designation status for the property located at 2914 Pleasanton Road, San Antonio, Texas (the "Property"), as authorized by Section 35-606(g) of the City of San Antonio Unified Development Code (the "UDC"). Applicant's request is <u>not</u> made for the purpose of altering or demolishing the structure on the Property, but so the full commercial use and enjoyment of the Property (and the tract behind the Property) may be realized.

#### Background:

The Property obtained historic significance status in 2001 at the request of the then-owner. The Property is not in a historic district and there are no other historic properties in the vicinity. The 2001 request for historical significance status was made so the then-owner could obtain an ad valorem tax exemption for the Property in connection with certain improvements to be made to the Property. The Property was found to qualify for historical significance status under Section 35-607(b)(5) of the UDC. Section 35-607 states, "Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials." The documentation granting historic status does not identify exactly what about the Property is of "distinguishing characteristics of an architectural style" or if such is exemplary of a period, type, method of construction, or use of indigenous materials. No information was submitted with the 2001 application to suggest the Property is of any cultural, architectural or social value.

The Property has been the site of a full-service law firm since 2008 and even after being there for over 11 years, many customers state they have lived in the neighborhood for years and had no idea the law firm was there. J.A. Davis and Associates offers invaluable legal services to the residents of the South Side of San Antonio, but the community does not know the services are there. There are very few full-service law firms dedicated to serving the South Side and removal of the historic designation would allow the owner to more fully make the community aware of the vital services it provides.

#### **Authority for Removal of Historical Status:**

Section 35-606 of the UDC provides, "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."

#### **New and Compelling Evidence:**

1. The requirements have changed, and the property would not qualify for historical significance designation today.

- a. At the time the designation was granted, the Property had to satisfy only one of the criteria listed in § 35-607(b); today the Property must meet at least three of the listed criteria, which it cannot do.
- b. The sole criteria cited by HDRC in granting the designation was § 35-607(b)(5) ("Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials").
  - i. The approval documents do not indicate exactly what part of the property meets the criteria of § 35-607(b)(5). Looking at the Property today there are no discernable "distinguishing characteristics of an architectural style."
- c. The Property does not meet any of the other criteria listed in § 35-607(b).
- d. There is no evidence of any social, historical, or cultural value associated with the Property.
- 2. The setting or environment around the Property has changed so that whatever historical significance the Property may have had in 2001 has been lost, due to no fault or negligence of the owner.
  - a. A high-voltage electric transmission steel monopole has been placed in front of the Property concealing the structure.
  - b. Tire shop next door is one big neon yellow sign that obscures and detracts from the Property.
  - c. Due to the number and size of the non-historical commercial establishments that have cropped up around the Property, the Property is now the *least* visible structure on this very busy corridor.
  - d. Owner supports the business growth on Pleasanton Road and would like to be able to advertise his services like all the other businesses next to the Property and along Pleasanton Road.
- 3. The 2001 Ordinance, like the current version, requires the designation of property as historic to be recorded in the Official Property Records of Real Property of Bexar County, the tax records of COSA and BCAD; none of these things were done and thus the owner had no notice of the designation at the time the Property was acquired in 2007 and did not find out until his application to erect a sign was denied in 2018.
- 4. When owner acquired the Property in 2007, he also acquired for future development the 1.45-acre tract immediately behind the Property, which is zoned C-2NA. *See* BCAD Property No. 991325. To develop the 1.45-acre tract for its intended commercial use there must be signage in front of the Property to advertise the location and existence of the business. Unless the historic designation is

removed, this will not be possible, and the 1.45-acre tract would be underutilized and could not be put to its highest and best use.

- 5. Owner did not receive any of the tax benefits associated with the 2001 historic designation because they terminated when the owner acquired the Property in 2007 in accordance with the then-existing ordinance.
- 6. In 2001 the property had a BCAD total market value of \$60,000; today the BCAD total market value of the Property is \$600,000; so the City and other taxing entities on the South Side have benefitted and the removal of the historic designation won't change this; but the owner is put at a competitive disadvantage because he cannot make full use of the commercial zoning status, such as installing a pole sign like all the other commercial establishments adjacent to the Property and along Pleasanton Road. This in turn leads to a lack of awareness in the community of the important legal services that are available.

be held within forty-five (45) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within forty-five (45) days of council's receipt of such recommendation.

#### (4) Criteria

Designations of exceptional and significant historic landmarks shall be made considering criteria enumerated in § 35-607 of this division.



#### (5) Recordation

Upon designation of a building, object, site, structure, or cluster as an exceptional or significant 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 Building Inspections, and on the City of San Antonio's official zoning maps. Still further, for purposes of clarity in the zoning designation of property, all zoning maps shall reflect exceptional and significant historic landmarks or property in historic districts by inclusion of the words "historic, exceptional" (HE) or "historic, significant" (HS) as a prefix to its use designation as specified in accordance with the general zoning ordinance of the City of San Antonio.

#### (c) Resources not designated by initial ordinance.

#### (1) Previously inventoried resources.

Resources previously inventoried by the Historic and Design Review Commission but not rated due to age, shall be reviewed upon reaching twenty-five (25) years of age by the commission applying criteria set forth in § 35-607 to determine significance if any. When a resource is found to meet criteria for an exceptional or significant rating, the Historic and Design Review Commission at that time shall recommend through the zoning commission to city council the designation of such resources following the procedures set forth in subsection (a) of this Section. Resources listed on federal, state or city inventories, but unrated by the Historic and Design Review Commission shall be identified in city records.

#### (2) Uninventoried resources.

As required under the Certified Local Government (CLG) program of the National Park Service and the Texas Historical Commission, the Historic and Design Review Commission on an ongoing basis shall conduct an inventory of buildings, objects, sites, structures and clusters throughout the city to determine cultural, architectural, historical, or archaeological significance, applying the criteria of § 35-607. For such inventories, the commission shall rate the resources as exceptional, significant, not significant or not rated. Those buildings, objects, sites or structures found by the board to meet the criteria for exceptional or significant landmarks shall be recommended for designation following the procedures in subsection (a) of this Section.

#### (3) Other resources.

If any building, object, site, structure or cluster is thought to be of historical, architectural, or cultural significance, the Historic Preservation Officer, following an initial investigation of the resource, shall refer the matter to the Historic and Design Review Commission for a detailed study, review, and official

## 35-607 Designation Criteria for Historic Districts and Landmarks

- (a) Process and criteria for considering designation of historic districts and landmarks.
- (1) The first step in the designation process is to apply the criteria which follow standards set forth by federal, state, and city regulations for evaluating cultural properties. These criteria are to assure that resources are preserved through restoration and adaptive use and to provide that conservation and development interests can consider resources early in the planning process.
- (2) The criteria applied to evaluate properties for inclusion in the National Register Designation Guidelines shall be followed as a guide for evaluating cultural resource properties.
- (3) The criteria applied to evaluate properties for inclusion in the National Register Designation Guidelines shall be applied for evaluating the designation of historic districts and historic landmarks, substituting the importance of the resource to San Antonio and Texas rather than the importance to the nation as a whole. As with federal regulation, these criteria are intentionally worded to provide for the diversity of historic resources within the city.
- (b) Initial Evaluation

To qualify for *initial evaluation* of an historic district or landmark, at least one of the following criteria shall be met:

- (1) Its value as a visible reminder of the cultural heritage of the community, or national event;
- (2) Its location as a site of a significant local, county, state, or national event;
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
- (4) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;
- (5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (6) Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
- (7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
- (9) Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development; and

(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development.

#### (c) Final Evaluation

When one or more of the above criteria is met, the second step in the designation process shall consider the following criteria:

- (1) For architectural and historic resources:
- Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event;
- Properties which are determined to contribute to a San Antonio historic district;
- Buildings, objects or structures which constitute a particular or unique example of an architectural type or historic period;
- D. Architectural curiosities, one-of-a-kind buildings and notable examples of architectural styles and periods or methods of construction, particularly local or regional types and buildings by or internationally known architects or master builders and important works by minor ones; and
- E. Resources associated with family persons important to the history of San Antonio.
- (2) For cultural resources:
- Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years;
- B. Parks, plazas, bridges, streets, walkways, acequias, vistas and objects that have special cultural, historic or architectural significance, including studios of artists, writers or musicians during years of significant activity;
- C. Institutions that provide evidence of the cultural history of San Antonio (churches, universities, art centers, theaters and entertainment halls) as well as stores, businesses and other properties that provide a physical record of the experience of particular ethnic groups;
- D. Markets and commercial structures or blocks which are important to the cultural life of San Antonio and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period; and
- E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, battlefields or shrines.

(b) After emergency measures are undertaken, the city Historic Preservation OfficerHistoric Preservation Officer shall meet with the municipal officials wishing to issue the order for demolition to review the condition of the structure and the development of plans for its rehabilitation. If after one (1) month no feasible scheme for the further protection of the structure has been developed, the Historic and Design Review Commission shall make a recommendation for an order for demolition. When applicable, a recommendation about the feasibility of rehabilitation shall be made by the Historic and Design Review Commission based upon a report from the city Historic Preservation OfficerHistoric Preservation Officer and after consultation with the city attorney's office.

#### 35-618 Tax Exemption Qualifications.

#### (a) Assessed Valuation

In accordance with the provisions of this article, a building, site, or structure which meets the definition of an historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the Historic and Design Review Commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows:

- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (2) A commercial property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

#### (b) Applicability

This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided:

- (1) The building shall comply with the applicable zoning regulations for its use and location; and
- (2) The deed, grant, sale, bequest, devise or otherwise transfer of ownership in the property, except the donation of an historic easement on an exempt structure which donation shall qualify as a charitable contribution under Section 170(f)(3) of the Internal Revenue Code and its regulations as now exist or as they may hereafter be amended, shall cause the exemption provided herein to terminate on the last day of the tax year on which such transfer occurs.
- (c) Application.

Application for an historic structure preservation tax exemption pursuant to this division is to be filed with the Historic and Design Review Commission. The Historic and Design Review Commission shall be the agent of the city for the purposes of administering this division. Each application shall be signed and sworn to by the owner of the property and shall:



#### 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.

Book 16817 Page 1967 238pgs

### **VERIFICATION**

STATE OF TEXAS §
COUNTY OF BEXAR §
KNOW ALL PERSONS BY THESE PRESENTS
BEFORE ME, the undersigned authority, personally appeared Shanon Sheamiller and
being by me duly sworn on his/her oath states:
<ol> <li>that he/she is the <u>Directar of the Office of Historic Preservation</u>, or their authorized designee);</li> <li>that he/she is over 21 years of age and fully competent to make this statement;</li> <li>that he/she is duly authorized to make this verification;</li> <li>that the matters contained in the foregoing attachments are based on information collected and maintained by the <u>Office of Historic Preservation</u> 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.</li> </ol>
Shanon Shea Miller Municipal Official Name
Title Title
SUBSCRIBED AND SWORN to before me on this the day of, 20/\(\frac{1}{2}\).  NOTARY PUBLIC STATE OF TEXAS  ACKNOWLEDGEMENT
STATE OF TEXAS §  COUNTY OF BEXAR §
This instrument was acknowledged before me on \( \sum_{\lambda} \), 20 \( \lambda \), by
Shanon Shea Miller as Director  Name Title
Me Commission Expires on: 4 2018

City of San Antonio Designated Local Historic Landmarks

		0000	Sall Alifollio Designated Local Historic Landmarks	Istoric Landmarks	
Street No.		Common Name	Owner Name	Legal Description	Historic District
10	10th St	Brewmeister's House	VFW Post 76, Fort Sam Houston Post	NCB 456 Block 34 Lot 9 (vfw Post No 76 Subd)	
418	10th St	McGinley, Edward - House	Ecro Ltd	NCB 460 Block 38 Lot E Irr 76.5 ft of 1 & E Irr 64.1 ft of 2 Arb A2	
212	3rd Street	Commercial Building	Rote Gerard T Jr & Margaret	NCB 429 BLK 19 LOT 1 & SW 25 FT OF 2	
219	4th St.	House	First Baptist Church of San Antonio	NCB 430 BLK 8 LOT 2	
411	6th St	Thiele House	411-415 6th St Ltd	NCB 436 Block 12 Lot 6 orth 63	
415	6th St	Engleman / Muench House	411-415 6th St Ltd	436 Block 12	
421	6th St E	Commercial Building	Cate, Pamela M & Laurence A	436 Block 12	
407	8th St	Wurzbach, Charles - House	Tobin Foundation for Theatre Arts	4	
416	8th St	Bavarian Inn	821-829 N Alamo Ltd	NCB 452 Block 30 Lot 9 & S 22.6' of W 154.5' of 11	
501	8th St	Altman, Anton - House	Noy, Leon & Karen Family Tr etal	NCB 524 Block 25 W Irr 24.68 of 5A, W Irr 20 of 3D & 4A W Irr 30 of 1 & 2, (Mbl Repr.)	
502	8th St	House	Moreno Florencio III & Norma	NCB 452 BLK 30 LOT SW IRR 77.5 FT OF	
142	9th St	Commercial Building	L	NCB 456 Block 34 Lot SE 62' of	
111	Adams St	Schmitt House	111 Adams Street LLC, c/o Eric Speilhagen	NCB 931 Block 1 Lot 19	King William
112	Adams St	Wagner / Flower Shop	P & Concha B	932 Block 1 W	King William
119	Adams St	Koehler House	Pfannstiel, Bonnie J & Curtis A	Block	King William
120	Adams St	Braunschweig House	S A Teachers Council	NCB 932 Block W Pt 1 Lot 10 & 11	King William
124	Adams St	Wagner House #3	Scott, James Carroll & Malcolm Leon Bridges	NCB 032 Block 4 W 450 - 540	
125	Adams St	Byrnes House	s A & Donna L	931	King William
128	Adams St	Wagner House #1	Σ	932 Block 1 W	King William
135	Adams St	Snell House	Hoagland-fuchs, William W & Nancy L	NCB 931 Block 1 Lot 14	King William
201	Adams St	Lyons House	Hoog, Thomas P	Block	King William
202	Adams St	Eads, Homer - House	Nino, Carlos R & Teresa A	NCB 943 Block 1 Lot 9 Exc SW Tri & NE Tri of 10	King William
206	Adams St	Roemer House	Hundere, Eric & Nan	NCB 943 Block 1 Lot 10 Exc NE Tri & SW Tri of 9	King William

100	Plaza de Armas	City Holl		NCB 86	5 BLK LOT	NCB 865 BLK LOT P-100 ARB CITY	
105	Plaza de Armas	Spanish Governor's Dalace	City of San Antonio	.1			Main/Military Plaza
111	Diaza do Armao	Marian Soverior S raidce	City of San Antonio	NCB	117 Block	k Lot A6 or 4	Main / Military Plaza
	riaza de Alilias	Vogel Belt Building	City of San Antonio	NCB 1	17 BLK LOT	NCB 117 BLK LOT A2 THRU A5	Main/Military Plaza
115	Plaza de Armas	Fashion Theater	City of San Antonio	NCB	117 Block	k Lot A2 thru A5	Main / Military Plaza
117	Plaza de Armas	Basse Building	City of San Antonio	NCB	117 Block	k Lot A2 thru A5	Main / Military Plaza
121	Plaza de Armas	Vogel Belt Complex	City of San Antonio	NCB	117 Block	k Lot A2 thru A5	Main / Military Plaza
2914	Pleasanton Rd	House	JRE Holdings LLC		9483 Block		
406	Polaris St S	Commercial Building	Jacobs Chapel United Methodist Church	1	1	4	
44005				NCB to: 1815	18157 Bi	ausma	
11023	Formona Fark Ur	Peace Community Church	Peace Community Church	Annexation			
11025	Pomona Park Dr	Francisco Cadena House	or spribled learney	NCB 18 18157-0	NCB 18157 BLK 18157-000-0020) "H	NCB 18157 BLK LOT P-2 (REFER TO: 18157-000-0020) "HAUSMAN/PRUE RD"	
			Sill gall loid liga line	31		,	
209	Poplar St W	House	Valdez-209 W Poplar St LLC	11 & W	NCB 3/2 Block 11 & W 36.04' of 12	K 10 Lot E 13' of	
Č				NCB 83' of 9	372 Block & E 14.74' of	NCB 372 Block 10 Lot E25' of S 83' of 9 & E 14.74' of S 83' of 10 & W 35' of	
177	Poplar St W	House	U U Housing Assistance Corp				
721	Poplar St W	House	Wagner, Tim	NCB (73' of 1.	680 Block 2 & 3 At 721	NCB 680 Block Lot W 39.3' of E 73' of 1, 2 & 3 At 721 Poplar St W	
				NCB 10	41 BLK 4 LC	NCB 1041 BLK 4 LOT 20 NE TRI 21 FT OF	
1619	Poplar W	Former Keyhole Club	La Sociedada Fraternal	18 & E I POPLAF	18 & E IRR 20.47 F' POPLAR ST W	18 & E IRR 20.47 FT OF 19 AT 1619 POPLAR ST W	
	Poteet			CB 4	1297 P-2 AE	CB 4297 P-2 ABS 13 (Southside Study	
14902	Jourdanton Fwy	Archaeological Site	Mitchell, Bret D & Billy T Mitchell	101605	101605 / Add TU21		
1340	Potomac St	Hebrew Cemetery	City of San Antonio	NCB HEBRE	NCB 1375 BIOCK HEBREW CEMETERY	Block Tract 1 IERY	Dignowity Hill
	Poyomac St	Dignowity Cemetery	City of San Antonio	NCB DIGNOV	NCB 1375 Block DIGNOWITY CEMETARY	Block Tract 1 METARY	Dignowity Hill
1				NCB 29 FT OF N	78 BLK 3	NCB 2978 BLK 3 LOT C6 & S IRR 66.98 FT OF N 189.66 FT OF E IRR 242 FT OF	
3203	Presa S	Fire Station No. 13	City of San Antonio	A6			
110	Presa St N	Presa Street Bridge					
205	Presa St N	Baetz House	Cargo Partnership, c/o Henry B Gonzales, Jr	NCB	156 Block	k lot S.34 1' of 11	
207	Presa St N	Texas Banner Building	t Condominium	CB 1 (commo	156 Lot Son Element) (	Irr 43	

175

COUNTY CLERK BEXAL COUNT

Any provision herein which restricts the sale, or use of the described feel property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COURTY OF BEXAR .

I hereby Certify that this instrument was FILED in File Number Sequence of the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Baxar County, fexas on the Official Public Record of Real Property of Baxar County, fexas on

8	ი	& Recorded in t	/13/:	40138390 Fe
" COUNTY CLERK	<del>ک</del> ۵	the Of	Pages 23	ees: \$3351.00

NCB 2003 BLK LOT ALL OF BLK WOODLAWN LAKE PARK	CH T OF SAN AN IONIO	- INCOME INCOME IN	
NCB 180 BLK LOT S IRRG 170.62 OF MID 100.01 OF 10	SOUTHWEST SCHOOL OF ART	>	Woodlawn Lake and Park
	OCCUMENT CENTER	١	Ursuline
NCB 180 BLK LOT NE IRR 347.5 FT OF 19	SOLITIMES SCHOOL OF AKI		Ursuline
rac	SOLITHWISE SCHOOL OF AST	300 AUGUSTA TX	Ursuline
NCB 180 BLK LOT NE IRR 78.87 FT OF SW IRRG 233.87 FT OF 19 ARB	SOUTHWEST SCHOOL OF ART	300 AUGUSTA TX	Ursuline
ı	SOUTHWEST SCHOOL OF ART	300 AUGUSTA TX	Ciacina
180 BLK L	SOUTHWEST SCHOOL OF ART	П	Orschile
NCB 400 BLK 2 LOT SW TRI OF 1 & N IRR PTS OF 2 3 4 & 5	CITY OF SAN ANTONIO	203 CONVENT	Ursuline
100 000 001 27 501 125 01 NCB 17 17 BEN B LOT W 7.67 FT OF 13 & 14			Ursuline
NCB 300 BLK 37 OT 135 8 NCB 1717 BLK BLOT W 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	MOSSOM JERRIE D SHOCKLEY	717 E EVERGREEN CT	Tobin Hill
NCB 1717 BIK BIOT FIDE 40 20 FT OF 22	WOLLER DAVID LLOYD	714 E EVERGREEN CT	lobin Hill
399 RI K 27 I	VALDES CARLOS DORANTES &	711 E EVERGREEN CT	TOBIN HIII
1717 BLK 2	PRADO PAUL	710 E EVERGREEN CT	TODIN HILL
淌	CORDOBA ALEJANDRO PUENTE	709 E EVERGREEN CT	TOBIN HIII
1717 BIK B	TREVINO FREDRICO III	706 E EVERGREEN CT	Tobin Hill
ᆌ	MARTINEZ JUAN JOSE JR	705 E EVERGREEN CT	OBIN HIII
1717 BLK	TEXAS PN INVESTMENTS LP	702 E EVERGREEN CT	Tobin Hill
NCB 399 BI K 27 LOT 124	GONZALES EMMA NUDING	701 E EVERGREEN ST	Tobin Hill
NCB 1754 BLK 310T 18	RUSLER BRIAN	645 E PARK AVE TX	l obin Hill
NCB 1754 RIK 310T 15	MALDONADO ROSA Y L/E	641 E PARK AVE TX	obin Hill
NCB 399 BLK 27 LOT 15 & E 30 FT OF 14 & NCB 1717 BLK B LOT SW TRI 10 FT OF A-16	KCK JOINT VENTURE	638 E PARK AVE TX	Tobin Hill
	VALADEZ ERNEST F & ADDIE B	OST E PARK AVE TX	
NCB 1754 BLK 3 LOT 13	OBALLE ROSALINDA		Tohin Hill
NCB 1754 BLK 3 LOT NW. IRR 49.3 FT OF 8	DESPAIN MIA	-	Tohin Hill
112 FT OF 9	CRONK NATASSIA		Tobin Hill
NCB 1743 BI V 46 LOT F 40 0 OF WOOD OF THE TO SELECT			

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

#### COMMITMENT FOR TITLE INSURANCE

GF# 200703764

**ISSUED BY** 

## CHICAGO TITLE INSURANCE COMPANY

We, Chicago Title Insurance Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued by: CHICAGO TITLE INSURANCE COMPANY 270 N. Loop 1604, E. #100, San

Antonio, Texas 78232

(210) 482-3700

CHICAGO TITLE INSURANCE COMPANY

Policy Amount: Proposed Insured:

	SCHEDU	JLE A		
GF#200703764 - Commitment No. 44-905-80-	200703764	Issued	08/30/07	8:00 AM
Commitment Effective Date:	July 30, 2007		'	0.00 An
The policy or policies to be is	<del>=</del>		•	
(a) Form T-1: OWNER POLIC Policy Amount: Service Proposed Insured: JRE HOLDINGS, LLC, and By: John A. Davis, Me	Y OF TITLE INSURAN	CE (Not ap reside	oplicable for improved intial real estate)	one-to-four family
(b) Form T-1R: TEXAS RESIDE Policy Amount: Proposed Insured:	PENTIAL OWNER POLI	ICY OF TITI	E INSURANCE ONE-	TO-FOUR FAMILY RESIDENCES
(c) Form T-2: MORTGAGEE I Policy Amount: \$200 Proposed Insured: THE FROST NATIONAL BA Proposed Borrower: JRE HOLDINGS, LLC, and By: John A. Davis, Me	nk	JRANCE		
(d) Form T-2R TEXAS SHOR Policy Amount: Proposed Insured:	FORM RESIDENTIAL	MORTGAG	GEE POLICY OF TITLE	: INSURANCE
Proposed Borrower:				
(e) Form T-13 MORTGAGEE Binder Amount: Proposed Insured:	TITLE POLICY BINDE	R ON INTER	RIM CONSTRUCTION	LOAN
Proposed Borrower.				
(f) OTHER				

## SCHEDULE A, CONTINUED

GF#200703764 -Commitment No. 44-905-80-

200703764

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

Capistrano Enterprises, Incorporated

#### 4. Legal description of the land:

#### Tract 1:

Lot 45, New City Block 9483, Harlandale Acre Tract No. One, in the City of San Antonio, Bexar County, Texas according to the plat thereof in volume 642, Page 114, Deed and Plat Reocrds of Bexar County, Texas.

#### Tract 2

A Portion of Lots 47 and 48, New City Block 9483, Harlandale Acre Tract No. One, in the City of San Antonio, Bexar County, Texas according to the plat thereof in Volume 642, Page 114, Deed and Plat Records of Bexar County, Texas, said portion being that certain 2.312 acre tract of land more particularly described by metes and bounds on Exhibit "A" attached hereto, save and except Lot 44, N.C.B. 9483, Harlandale Acre Tract No. One, as recorded in Vol. 642, Page 115 of the Plat Records of Bexar County, Texas.

#### SCHEDULE B

#### **EXCEPTIONS FROM COVERAGE**

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

 The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception.):

Volume 792, Page 34, Deed Records, Bexar County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements.
- H 3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner Policy only.)
- 4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

- 5. Standby fee, taxes and assessments by any taxing authority for the year 2007, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgagee Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2007 and subsequent years.")
- 6. The terms and conditions of the documents creating your interest in the
- 7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to

GF# 200703764 Commitment No. 44-905-80-200703764

Page 1

### SCHEDULE B (continued)

the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before binder is issued.)

- Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.)
- 9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy (T-2R).
- w 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- AK 11. Rights of parties in possession.
- BD 12. Any and all unrecorded leases.
- 25 13. Visible and apparent easements and/or rights-of-way on or over the subject property which may not appear of record.

# REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, HELD IN THE COUNCIL CHAMBERS, MUNICIPAL PLAZA BUILDING, THURSDAY, FEBRUARY 14, 2002.

\* \* \* \*

2002-06 The City Council convened in an informal "B" Session at 10:00 A.M., Municipal Plaza Building "B" Room, to consider the following items(s):

A.) Staff presentation on the City of San Antonio's Redistricting Process. Presented by Staff's Redistricting Group.

The Council members present were: AYES: Perez, Sanders, Moorhouse, Martin, Barrera, Castro, Conner, Schubert, Carpenter, Garza. ABSENT: Garcia.

The "B" Session adjourned at 11:45 A.M.

2002-06 The regular meeting was called to order at 1:00 P.M. by the Presiding Officer, Mayor Ed Garza, with the following members present: AYES: Perez, Sanders, Moorhouse, Martin, Barrera, Castro, Conner, Schubert, Carpenter, Garza. ABSENT: Garcia.

2002-06 Invocation by Rev. Kathy Moore, Northwest Assembly Church of God.

## 2002-06 PRESENTATION OF PROCLAMATION FOR SAN ANTONIO CINEFESTIVAL DAYS

Mayor Garza spoke of the San Antonio Cinefestival to take place on February 19-24, 2002. He noted that this year marked the Silver Anniversary edition of this annual event, which had a long and important history of showcasing the very finest work of Chicano, Latino and Native American filmmakers and video artists. He then read a Proclamation in observance of San Antonio Cinefestival Days and presented it to Ms. Maria Elena Torralva-Alonso, Executive Director, of the Guadalupe Cultural Arts Center.

4B.) CASE NUMBER #Z2002010 - The request of National Convenience Stores, Inc., Applicant, for Gaumnitz, Inc., Owner(s), for a change in zoning from Temporary "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 100, NCB 15894, 7125 Gibbs Sprawl (FM 1976). Staff's recommendation was for approval.

Zoning Commission has recommended approval. (Council District 2)

Mr. Ray Lozano, Land Development Services, explained the proposed rezoning case.

Mr. Sanders made a motion to approve the proposed rezoning. Mr. Schubert seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Sanders, Moorhouse, Martin, Barrera, Castro, Schubert, Carpenter. NAYS: None. ABSENT: Garcia, Conner, Garza.

#### AN ORDINANCE 95310

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 100, NCB 15894, 7125 GIBBS SPRAWL (FM 1976), FROM "R-6" RESIDENTIAL SINGLE FAMILY DISTRICT TO "C-2" COMMERCIAL DISTRICT.

— — — — — — — — (At this point, Mayor Garza was obliged to leave the meeting. Councilman, Mayor Pro-Tem Martin presided.)

4C.) CASE NUMBER #Z2002002 - The request of City of San Antonio - HPO (Ann Benson McGlone), Applicant, for Capistrano Enterprises Inc., Owner(s), for a change in zoning to designate Historic Significant (Currently zoned "MF-33" Multi

Family District, and "I-1" General Industrial District) on Lot 45, NCB 9483, 2914 Pleasanton Road. Staff's recommendation was for approval.

Zoning Commission has recommended approval. (Council District 3)

Mr. Ray Lozano, Land Development Services, explained the proposed rezoning case.

Ms. Moorhouse made a motion to approve the proposed rezoning. Mr. Castro seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Sanders, Moorhouse, Martin, Barrera, Castro, Schubert, Carpenter. NAYS: None. ABSENT: Garcia, Conner, Garza.

#### **AN ORDINANCE 95311**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 45, NCB 9483, 2914 PLEASANTON ROAD, TO DESIGNATE HISTORIC SIGNIFICANT (CURRENTLY ZONED "MF-33" MULTI FAMILY DISTRICT, AND "I-1" GENERAL INDUSTRIAL DISTRICT).

\* \* \* \*

4D.) CASE NUMBER #Z2001239 - The request of Jay Khadem, Applicant, for Jay Khadem, Owner(s), for a change in zoning from "C-2 NA" Commercial Non-Alcoholic Sales District to "C-2 NA C" Commercial, Non-Alcoholic Sales District with Conditional Zoning for auto and vehicle sales - new and used with a screen fence to be provided adjacent to the western edge of Lot 549, NCB 7883, I.H. 35 South. Staff's recommendation was for denial.

Zoning Commission has recommended denial. (Council District 4)

Mr. Ray Lozano, Land Development Services, explained the proposed rezoning case.

Mr. Perez made a motion to approve the proposed rezoning. Mr. Carpenter seconded the motion.

2002-06 February 14, 2002 yl/vaj



# CITY OF SAN ANTONIO

January 25, 2002

Maria de Lourdes Pizana P.O. Box 12088 San Antonio, Texas 78212

RE: Ad Valorem Tax Relief for Property Located at 2914 Pleasanton Road (NCB 9483, Lot 45) HDRC Case No. 2001-178

Dear Ms. Pizana:

Please be advised that your commercial property located at 2914 Pleasanton Road (NCB 9483, Lot 45) has been verified by the Historic and Design Review Commission as having had all work completed in compliance with guidelines set forth by the City of San Antonio for the Ad Valorem Tax Abatement Program for commercial historic properties in need of substantial restoration/rehabilitation. This action was taken on December 19, 2001 as HDRC Case No. 2001-178.

On August 15, 2001, the Historic and Design Review Commission certified the property as eligible for commercial tax abatement as the initial step in the process toward verification. Your tax abatement will commence in 2002 and will continue for a period of ten years if you retain ownership of this property.

This information about verification will be forwarded to the City for San Antonio Tax Assessor-Collector and to the Bexar Appraisal District this year. Each year thereafter during the ten year period, the Bexar Appraisal District will require you to complete a form affirming that you are renewing the application.

If we may be of further assistance, please do not hesitate to call me at 207-7925.

Sincerely, Awylw R. Garly

Imogen R. Cooper, AICP

Senior Planner

Historic Preservation and Design Division

cc: Mike Martinez, Property Tax Supervisor, City of San Antonio Rebecca Lull, Tax Exemption Specialist, Bexar Appraisal District



### HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS DECEMBER 19, 2001

# CITY OF SAN ANTONIO

HDRC CASE NO:

ADDRESS:

2914 Pleasanton Road

LEGAL DESCRIPTION:

NCB 9483, Lot 45

APPLICANT:

Maria de Lourdes Pizana, P. O. Box 12088, SAT 78212

OWNER:

SAME

TYPE OF WORK:

Historic Tax Verification

#### REQUEST:

The applicant is requesting Tax Verification for a city ad valorem tax exemption for her commercial property. The property was certified as an eligible property by the HDRC on August 15, 2001. Since then the applicant has invested \$114,000 in the property for new plumbing, wiring, foundation work, roof, paint and major interior restoration.

#### RECOMMENDATION:

The staff recommends approval of the applicant's request. The applicant has met the requirements for substantial rehabilitation of the property as specified in the ordinance.

### COMMISSION ACTION:

Approved as submitted.

Ann Benson McGlone

Historic Preservation Officer

Imogen R. Goper

## CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

## Interdepartmental Correspondence Sheet

TO:

Raymond Lozano, Senior Planner, Department of Development Services

FROM:

Ann Benson McGlone, Historic Preservation Officer, Department of Planning

COPIES TO: File

SUBJECT:

Submitting 2 COSA Formal Applications for Change of Zoning

DATE: November 26, 2001

The attached are 2 COSA Formal Applications for Change of Zoning on the properties located at 2914 Pleasanton Road and 723 Donaldson Avenue. Each file has a copy of the following information: Bexar Appraisal District Account Information, Certificate of Appropriateness and the HDRC Formal Application.

The HDRC at the regularly scheduled meeting of August 15, 2001 recommended a finding of Historic Significant for the property located at 2914 Pleasanton Road and on September 5, 2001 they also recommended a finding of Historic Exceptional Interior Landmark status for the property located at 723 Donaldson Avenue.

Therefore, I am requesting that these properties be schedule for the next available Zoning Commission Public Hearing and follow by City Council for final approval. If you have any questions and/or need additional information you may contract one of my staff members.

Thank You,

Ann Benson McGlone

Historic Preservation Officer

Department of Planning



### HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATNESS **AUGUST 1, 2001**

### OF SAN ANTONIO CITY

HDRC CASE NO:

2001-178

ADDRESS:

2914 Pleasanton Road

LEGAL DESCRIPTION:

NCB 9483, Lot 45

APPLICANT:

Maria De Lourdes Pizana, P. O. Box 12088, SAT 78212

OWNER:

SAME

TYPE OF WORK:

Finding of Significance/Historic Tax

Certification

#### REQUEST:

The applicant is requesting a finding of historic significance and historic tax certification for the property. The accompanying cost estimates, scope of work, and photographs provide supporting documentation of eligibility.

#### RECOMMENDATION:

The staff recommends approval of the request for a finding of historic significance and historic tax certification for the property. The property meets the designation criteria for historic districts and landmarks, per Section 35-607(b)(5) of the Historic Preservation and Design Section of the Unified Development Code of San Antonio, as revised in 2001.

#### COMMISSION ACTION:

Postponed until the next HDRC meeting, August 15, 2001.

Ann Benson McGlone

Historic Preservation Officer

## CITY OF SAN ANTONIO

## REHABILITATION/RESTORATION OF CERTIFIED SIGNIFICANT HISTORIC PROPERTY IN NEED OF AD-VALOREM TAX RELIEF **VERIFICATION FORM**

HDRC CASE NO. 2001-178 DATE: 13-5-2001
CERTIFICATION DATE: August 15, 2001
LOT NO. 45 BLK NCB 9483
ZONING DISTRICT
ADDRESS OF PROPERTY OWNER OF RECORD: 2914 Pleasanton
MAILING ADDRESS: P. O. Box 12088 78212 Street No. and Name Zip Code
TELEPHONE: Business Home
1. Documentation - Itemized list of Cost # 114,000
Final Building Inspection Clearance
APPLICANT NAME: Lordes Pizana
ADDRESS:
In accordance with City of San AntonioOrdinances No. 52281 and/or 52282, I hereby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.
I hereby authorize duly constituted representatives of the City of San Aptonio to make an investigation of the property to certify that the property is in compliance with requirements.
Signed Property Owner Date 1 > 5 - 0



### HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATNESS **AUGUST 15, 2001**

#### SAN ANTONIO OF

HDRC CASE NO:

2001-178

ADDRESS:

2914 Pleasanton Road

LEGAL DESCRIPTION:

NCB 9483, Lot 45

APPLICANT:

Maria De Lourdes Pizana, P. O. Box 12088, SAT 78212

OWNER:

SAME

TYPE OF WORK:

Finding of Significance/Historic Tax

Certification

#### REQUEST:

The applicant is requesting a finding of historic significance and historic tax certification for the property. The accompanying cost estimates, scope of work, and photographs provide supporting documentation of eligibility.

#### RECOMMENDATION:

During the August 1, 2001, commission meeting, the staff recommended approval for a finding of historic significance and for historic tax certification for the property. The commission was unable to approve the request because the plans submitted by the applicant could not be located, so the case was postponed until this time. The plans are now available, and the staff continues to recommend approval for a finding of historic significance and for historic tax certification for the property. The property meets the designation criteria for historic districts and landmarks, per Section 35-607(b)(5) of the Historic Preservation and Design Section of the Unified Development Code of San Antonio, as revised in 2001.

#### COMMISSION ACTION:

Approved as presented.

Ann Benson McGlone

Historic Preservation Officer

#### Proposed Work To Be Done

```
*Entry way /Hallway
      :Remove , replace , and repair 2 sheets of sheetrock
      :Repair cracks
      :Enclose opening to make a reception window
      :Make arch opening for guest entry
      :Ceramic tile 10'6" x 8' 7'x9' 3'x3'
      :Remove wall and create hallway opening
*Reception office area
     :Build bar wall 4ft high 12'x12'
     needing 8 sheets of sheetrock
*Administrative offices (existing dining room)
      :Close door opening
      ;needing 2 sheets of sheetrock
 *Hallway
    :Remove utility closet
    :needing 1sheet of sheetrock
 *Kitchen
      :Remove 2 existing walls
      :Remove all kitchen counters ,cabinets and venthood
      :Remove tile on kitchen wall over sink
      :Remove gasline and all pluming
      :Form wall for hallway
      :Remove furrdowns ponywall
     :Fix windowsill (rotted wood)
     :Install 2 or 3 doors
     :Floors ???? SMILO
     :needing 25 sheets of sheetrock
                            1' Fait to the light
      More
                Doc 12
  *Bedroom #1 and bathroom #1
     :Take tub, toilet, sink out including cabinets / overhead cabinets
     :Demolish existing wall
     :Remove piping if necessary
     :Remove electrical wiring
     :Repair bathroom floor 8' x 5'
     :Build 3 walls
     :Patchwork in 6 areas
     :Install 2 doors
     :Remove door (entry); replace w/ open archway
     :needing 20 sheets of sheetrock
 *Bedroom #2
       :Build wall (to form hallway)
       :Repair hole in wall (stucco)
       :Remove and enclose closet door opening
       :Make opening for hallway
       ;needing 11 sheets of sheetrock
```

#### \*Bedroom #3

- :Make wall for hallway
- :Remove door
- :Remove closet
- :Make 2 door openings
- :Enclose existing doorway
- ;needing 10 sheets of sheetrock

#### \*Bathroom #2

- :Remove tub, toilet, sink, and tile on bathroom wall
- :Repair floor
- :Remove wallpaper
- :Tile floor 9'6" x 5'6"
- ;needing 2 sheet of sheetrock

### \*Entry to 2nd Floor

:Remove wall and shelf in hallway

#### \*Bathroom #3

- :New medicine cabinet, toilet, and sink
- :Refinish floor (small piece)
- :Enclose doorway

#### \*Bedroom #5

- :Remove sink
- :Enclose door
- :Patchwork in 3 areas
- ; needing 1 sheet of sheetrock

#### \*Bedroom #6

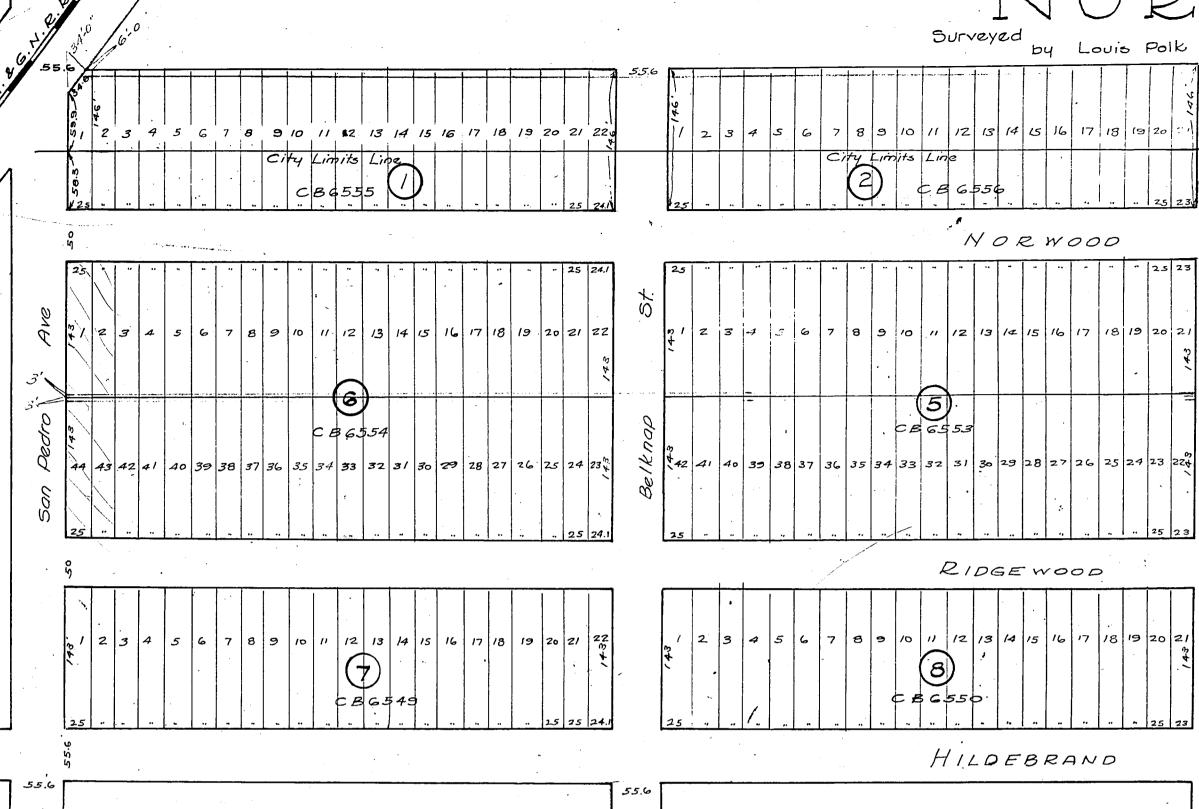
- :Frame wall
- :Install door
- :Enclose closet\_door
- ;needing 7 sheets of sheetrock

#### \*Bedroom #7

- :Opening for hallway
- :Frame 3 walls
- Install 2 doors
- :Demolish 2 existing walls
- :Repair & match ceiling w/texture
- needing 20 sheets of sheetrock

: total sheets of sheetrock 110

61620



**REPLAT IN: VOL.9521, PG.24** 

MARLANI

#67991

Manuel Leal Survey No. 30 Beyar County 3087 36 :32 n *33* :31 30 028 6 27 75 23 ,20 128 37 14 1A 1A 1A 1A 1A 35 055Ac 39 128' 128 177 HARDING 165.8 125.23 125.23 40 41 46 059ALN 42 43 59 62 *5*7. 58 60 61 52 54 *55* 56 53 50 51 48 49 ∫5A 15A / 5 A 15A 15A 15A 15A 1.5A 1.5 A 1.5 A 1.5 A 1.5 A 1 5 H 154 15A. 44 0.83 Ac 45 0,83 Ac

> I hereby certify that the foregoing subdivision was made by me and that the same is true and correct County Surveyor

State of Texas County of Bexar ] 1, B.G. Irish being the owner of the property covered thereby do hereby adopt the hereto attached plat as my subdivision of all that certain tract or parcel of land lying and being within the County of Bexar and State of Texas and particularly described as follows:—36.14 acres of land being the Southern portion of Out Lot 31 Range 3 Districts bounded on 36.14 acres of land being the Southern portion of Out Lot 31 Range 3 Districts bounded on the west by San Pedro Ave. South by Hildebrand StreEast by McCollough Ave and North by a 10 acre tract out of Said Outlot conveyed by Francis Smith to W.D. Meadows.

Beginning at the Northwest intersection of McCullough and Hildebrand street in the City of San Antonio same being the southeast corner of said Outlot 31.

Thence west 2 3306 feet along the North Line of Hildebrand Street to its intersection with the East Line of San Pedro Ave

Thence 0°-13½ E G51.5 feet along the East Line of San Pedro Ave to its intersection with the East Line of the right of way of the I.4G.N.R.R.

ThenceN.31° 56 E 28 4/0 feet along said right of way to the southwest corner of the W.D. Meadows 10 acres that

W.D. Meadows 10 acre tract.

Thence East 2315. Italiano south line of said Madows tract to the West Line of McCull-

ough Ave
Thence 5 0 = 13 1 W along the west line of said McCullough. Ave at 87 % feet City Limit
Line 675.6 feet to the place of beginning.

Executed this 20th day of August 1923

State of Texas County of Bexard

Before me the undersigned authority on this day personally appeared B.G. Irish known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 20th day of August 1923 Hugo Astein Notary Public Bexar County Texas.

State of Texas
County of Bexar? Know all men by these presents:

County of Bexar? That I Homer Robers of the State and County aforesaid do hereby desinate as Harlandale Acre tracts the area on the atlached plat out of the Manuel Leal Survey No
30 and lying between South Flores Street formerly known as Corpus Christi Road and the Pleasanton
Road about two miles south of the city limits of San Antonio Bexar County Texas more properly
described as follows:

A tract or parcel of land situated in Bexar County Texas and better described as being a tract out of the 5156 acres formerly owned by the Estate of T.J. Denne out of the M. Leal Survey Ho. 30 described by metes and bounds as follows:

Beginning: at a point on the west line of said 515.6 acretract 355.8 varas South of the Horthwest corner of said tract on the east side of the Pleasanton Road.

Thence: East 1651.5 varas to the west side of the Corpus Christi Road

Thence: South 20 deg. East 351.1 varas with the west side of said Corpus Christi Road to a stake for corner

Thence: West 1771.5 varas to a stake on the aast side of the Pleasanton Road
Thence: North with the East side of said Pleasanton Road 329.3 varas to the place of
beginning containing one hundred (100) acres more or less save and except 1.76/00 acres
described as follows:

Beginning at the Southeast Corner of the Loowood Tract on the west side of the Corpus Christi

Reginning at the Southeast Coiner of the Loowood Tract on the west side of the Corpus Christi Road.

Thence: North 89 dep 50' west 244.8 fact along south line of said tract.

Thence: North 519.8 feet to Fifth Street.

Thence East Fifty (50) feet to the Corpus Christi Road.

Thence East Fifty (50) feet to the Corpus Christi Road.

Thence South 20 deg. 32' East 555.6 feet to the starting point there being a total of the light and 2400 (38.24/0) acres of land hereby conveyed being part of the property conveyed to the City National Bank by the State National Bank by deed dated March 29th 1923 (excorded in vol. 723 pages 357 to 350 Died Records of Besar County Texas.

And I do hereby dedicate the street designated as thereing Boulevard in said plat within said boundaries to the use of the polic except as may be limited hereafter, the width of said Street being shown on said plat and I do bind myself to be governed thereby in the said Street being shown on said plat and I do bind myself to be governed thereby in the sale of all property in said addition reserving however unto myself the fee in the street for the purpose of laying water sewer and gas propes and mains electric light telephone and talcorapt, poles and wires and the right to build trolley lines though said property or to give other persons companies or corporations the right to do the same and ownership of all sigh improvements placed in or on said street.

If further reserve into myself the right to restrict theuse of said street against trafic by sutomobiles for hire without my written permission and I do further reserve to myself the right of normal soutomobiles or other vehicles of more than one in weight.

Witness my hand at San Antonio Texas this 23rd day of August 1923.

in weight.
Witness my hand at San Antonio Texas this 23rd day of August 1923.
Homer Rogers

to of Taxos Before me the undersioned authority on this day personally appeared Homer is known to me to be the person whose name is subscribed to the foregoins instrument chrowledged to me that he executed the same for the purposes and consideration there-

ren under my hand and seal of office this the 23rd day of August 1923 Douglas H Lawley #394 Motory Public Bexar County Texas

**Bexar County Plat Book 642 Page 114** 

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289.25

Scale 100'= linch 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 39 35 36 37 38 39 40 41 42 43 (3) COURT (4) CB 6552 COURT 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 (9) AYE.

#67991

ACRE TRACTS 223.5 94.2 2.5 294.2 223.5 2 11 BOULEVARD 125.23 50 81:10 76 78 7:5 73 74 71 70 69 67 1.5/1 6/1 1.54) 15A 15A 1.5/7 1.5A 1.5 A 1.51 1.5 H 1.5 A 1.5 F) 15/)-125,23 127.8 Sworn to and subscribed before me this the 13th day of August 1923 F. R. Faille

(Seal)

State of Texas

County of Bexar? This is to certify that I Louis Polk CE of Bexar County Texas prepared the plat of Northridge Subdivision which is hereto attached, from an accurate survey made by me upon the ground on January 10th 1923 and that the land so covered by the said plat is the same and identical land which is described in a deed of conveyance to BG Irish from Bolton Smith, Grace C. Smith Frances Sweaver Van J Weaver Ethel Smith Druy and Arthur L Druy and as surveyed by me on May 24 1922 as follows:

36.14 acres of land being the Southern pointion of Out Lot 31 Range 3 Districts bounded on the west by San Pedro Ave South Lift Hildebrand Street East by McCullough Are and North by a 10 acre tract out of said Out Lot 30 Reamons of the ND Meadows.

Beaining at the northwest intersection of McCullough and Hildebrand Streets in the City of San Antonio same being the southeast corner of said out Lot 31.

Thence West 2330.6 feet along the north line of this idebrand Street to its intersection with the East Line of San Podro Ave.

Thence No.0° 13½ E GSIs feet along the East Line of San Pedro Ave to its intersection with the East Line of the right of way of the It GN. IR

Thence N 31° -56 E 28 % feet along said right of way to the southwest corner of the WD. Meadows acre tract:

Thence East 231S, I feet along the south line of said Meadows tract to the West line of McCullough Ave at 87% feet

City Limit Line 675.6 feet to place of beginning.

Louis Folk

Subscribed and sworn to before me this 20th day of August 1923. Hugo A. Stein Notary Public Bexar County Texas

Filed for Record Aug 20 4.50 PM 1923
Recorded and Indexed Aug 23 5.00 PM1923
Jack R. Burke
County Clerk Bexar County Texas
Thy Chas Grossmann Deputy.

triled for Record Avoust 25th 9.52 AM 1923 Recorded and Indexed August 27th 500 PM 1923.

Jack R. Burke

County Clerk Bexar County Texas By Chas. Grossmann Deputy.

Notary Public Bexar County Texas.

August 15th, 1924. Executed this 16th day of September; 1924.

Homer Rogers.

State of Texas,

County of Bexar:

Before me, the undersigned authority, on this day personally appeared Homer Rogers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this 16th day of

September, 1924.

Louise Renchan. Notary Public, Bexar County, Texas.

Seal.

Filed for Record September 27th, 1924 at 12:17 o'clock P. M. Recorded October 6th 1924 at 1:15 o'clock P. M. Jack R. Burke, County Clerk, Bexar County, Texas.

By Chas. Grossmann. Deputy.

No. 100353. Homer Rogers

Warranty Deed with V/L

Leroy Barbee

State of Texas, County of Bexar:

Know all men by these presents: That I, Homer Rogers, of Bexar Co County, Texas, for and in consideration of the sum of One Hundred Fifty (\$150.00) Dollars cash to me in hand paid by Lercy Barbee, the receipt of which is hereby acknowledged and confessed; And the further consideration of the execution and delivery by the said Leroy Barbee of two certain promissory notes, of even date herewith, payable to the order of Homer Rogers, at San Antonio, Texas, being in amounts and payable as follows, to-wit: one note in the sum of Eight Hundred, Fifty(\$850.00) Dollars due five years after date, hearing interest at the rate of eight per cent per annum from date until paid, interest payable semi-annually; and one note in the sum of Seven Hundred fifty (\$750.00) Dollars, payable in installments of One Hundred, Thirty-two (\$132.00) Dollars per year, the first installment being due one year from date of said note and one each succeeding year thereafter, until fully paid, provided any amount not paid on August 15, 1929, shall become due and payable at once; Said note for \$850.00 being a first and superior lien to the note for \$750.00 above described and in case of foreclosure under either note, the proceeds of sale collected to be first applied to the payment of the first lien note in full before any part of money collected from such sale is to be applied to the payment of the second lien note; have granted, sold and conveyed and by these presents do grant sell and convey unto the said Leroy Barbee, all that certain tract or parcel of land as follows: Tract No. Forty-five (45), in Harlandale Acre Tracts No. 1, according to the map or plat thereof duly recorded in the Records of Maps and Plats of Bexar County, Texas, said property located in 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 Leroy Barbee, his heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Leroy Barbee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim, the same or any part thereof. But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid, according to their face, tenor and effect, when this deed shall become absolute. The said Leroy Barbee his heirs and assigns, hereby covenant and agree with the said Homer Rogers and this conveyance is executed upon the express condition that the following covenants and restrictions as to the use of the above described property will be strictly adhered to and observed, and that any violation thereof shall give the said Homer Rogers the right to restrain such violation and to recover any damages caused thereby; such covenants and restrictions being that said property shall not be used for any of the following purposes, towit: (a) Keeping or treating for profit persons afflicted with tuberculosis, or diseases contagious or

infectious. (b) Erecting tent or open air structure, such as used by consumptives, or the erection of store buildings without the written permission of the grantor herein. (c) Sale or lease to Negroes or Mexicans. (An easement for the purpose of laying a water main is reserved on the West 1 foot of this tract) (d) The erection of any stables, sheds chicken houses or other objectionalbe houses or buildings so as to front or abut on any street.

(e) That no building shall be erected on said premises to cost less than Fifteen Hundred Dollars without the consent of the grantor; that no houses shall receive less than two costs of good paint immediately applied after erection and shall not be built within eighten feet of the front property line. These conditions and restrictions are covenants written with the express understanding that in the event of any violation thereof all title of the then owner and occupant of said property and all improvements thereon shall be surrendered to the seller. And all covenants and agreements herein contained shall extend and inure to and be obligatory upon the heirs, administrators and assigns of the parties hereto. Witness my hand at San Antonio, Texas, this the 15th day of August, A. D. 1924.

\$2.00 Rev. Stamps Cancelled.

Homer Rogers.

State of Texas,
County of Bexar:

Before me, the undersigned authority, on this day personally
appeared Homer Rogers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and
consideration therein expressed. Given under my hand and seal of office on this the 19th
day of August, A. D. 1924.

Seal.

Louise Renehan, Notary Public, Bexar County, Tex.

Filed for Record September 27th, 1924 at 12:17 o'clock P.M. Recorded October 6th, 1924 at 2:10 o'clock P.M. Jack R. Burke, County Clerk, Bexar County, Texas. By Chas. Grossmann, Deputy.

No.100354.

Home Builders Finance Company.

Resolution

To the Public.

State of Texas. County of Bexar: Be it remembered that on the 15th day of August A.D.1924, at a meeting duly and regularly called for that purpose, due notice thereof having been given as required by the by-laws, the following resolution was adopted by the Board of Directors of the Home Builders Finance Company, to-wit: "Be it resolved that the president, or vicepresident, of this company is hereby authorized to borrow money on behalf of the company, for the purpose of erecting houses or other improvements upon property belonging to the company, or such other purposes as may be deemed necessary, and to that end to execute, on behalf of the company, such promissory notes as may be deemed necessary, and to secure same by deed of trust lien, builders' and mechanics' lien, or other form of lien, and to execute such liens for and on behalf of the company covering any real estate owned by the company, and to receive and receipt for such money or moneys as may be secured thereby; and that the president or vice-president be further authorized to transfer, sell or dispose of in any manner as may be necessary any note, sales contract or other evidence of indebtedness for and on behalf of the company." I hereby certify that the above and foregoing is a true and correct copy of a Resolution of the Board of Directors of the Home Builders Finance Company passed at said meeting aforesaid, as shown by the Minutes of said meeting.

State of Texas,
County of Bexar:

Before me, the undersigned authority, on this day personally appeared Grady Barrett, Secretary of the Home Builders Finance Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation. Given under my hand and seal

and having the same fully explained to her by me, she the said George W. Wolfgang, acknowledged such instrument to be her act and deed, and 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 seel of office, this 22 day of August, A. D., 1925.

Seal.

A. H. Lumpkin Notary Public, Bexar County, Texas.

THE STATE OF TEXAS,

Before me, the undersigned, a Notary Public, in and for the State COUNTY OF BEXAR. and County aforesaid, on this day personally appeared J. T. Wilson, President of the West End Lumber Company, known to me to be the person 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. Given under my hand and seal of office, this 24 day of August, A. D., 1925.

Seal. WBS:LPJ 8-22-25. A. H. Lumpkin Notary Public. Bexar County, Texas.

Filed for record Aug. 25, 1925 at 4:03 O'clock P.M. Recorded Sept, 2, 1925 at 8:45 O'clock A.M. Jack R. Burke, County Clerk, Bexer County, Texas. By Chas. Grossmann. Deputy. 111111111

No. 133088 Uvalde Rock Asphalt Co.

RELEASE MECH. LIEN

Mrs. Avs W. Suggs.

THE STATE OF TEXAS. COUNTY OF BEXAR.

KNOW ALL MEN BY THESE PRESENTS: That, whereas on the 27th day of

August A. D., 1924, Ava W. Suggs executed to the Uvalde Rock Asphalt Company a certain Mechanics! Lien Note in the sum of \$137.50 (One Hundred Thirty Seven and 50/100ths Dollars) covering the pro rata part of cost of paving Arlington Court Street, in the City of San Antonio. Texas, in front of her property located thereon, and being known as Lot 5, Block 3061, Frontage 55. feet. Said Mechanics' Lien Note being recorded in Volume, 81 Pages 87-9 of Mechanics Lien Records of Bexar County, Texas. Whereas the said Mrs. Ava W. Suggs has , > paid in full to the Uvalde Rock Asphalt Company the amount of the principal and interest due on said Mechania' Lien Note, NOW, THEREFORE, THE UVALDE ROCK ASPHALT COMPANY, holder and owner of the said note for and in consideration of the full payment of it, does hereby release and discharge unto the said Ava W. Suggs, all its right, title and interest in and to said lien upon the above described property. IN WITNESS WHEREOF the name of the UVALDE ROCK ASPHALT COMPANY is hereunto subscribed by its Vice-President, Glenn H. Alvey this, the 18th day of July, A. D., 1925.

Seal. ATTEST: H. G. Pattee Assistant Secretary. UVALDE ROCK ASPHALT COMPANY. By Glenn H. Alvey Vice-President.

THE STATE OF TEXAS, COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared Glenn H. Alvey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the UVALDE ROCK ASPHALT COMPANY, and as the Vice President thereof, and for the purposes and consideration therein expressed. Given under my hand and seal of office this, the 18th day of July A. D., 1925.

M. Perle Morgan Notary Public. in and for Bexar County, Texas.

Seal.

Filed for record Aug. 25, 1925 at 4:26 O'clock P.M. Recorded Sept. 2, 1925 at 9:15 O'clock A.M. Jack R. Burke, County Clerk, Bexer County, Texas. By Chas. Grossmann, Deputy.

No. 133094 Leroy Barbee et al.

B & M. LIEN

Travis Lumber Co.

THE STATE OF TEXAS. COUNTY OF BEXAR.

This Contract made and entered into by and between Leroy Barbee

and his wife Ruby Mae Barbee, parties of the first part, and Travis Lumber Company, whose post-

office address is San Antonic, Texas, party of the second part, all of Bexar County, Texas, WITNESSETH: Party of the second part agrees to furnish Lumber, Material and Labor to the extent of Two Hundred Ten, No/100 Dollers, to be used in the construction and erection of certain improvements for parties of the first part to be situated upon the following described premises, which premises parties of the first part here state that they own in fee simple free and clear of all liens and incumbrances, recorded or unrecorded, except as herein provided, same being in Bexar County, Texas, to-wit: Tract No. Forty-five (45) in Harlandale Acre Tracts No. One, in Bexar County, Texas, as shown by map or plat thereof duly recorded in the Records of Deeds and Plats of Bexar County, Texas. In consideration of the foregoing, perties of the first part have paid in cash the sum of Ten (\$10.00) Dollars, and agree and obligate themselves to pay to party of the second part the sum of Two Hundred, No/100 Dollars, together with interest thereon from date until maturity at the rate of eight per cent per annum, payable at maturity, unpaid matured principal and interest to bear 10 per cent interest per annum from maturity until paid, and which indebtedness is evidenced by note, of even date herewith, providing for the usual ten per cent attorney's fee, said note executed by Leroy Barbee and wife Ruby Mae Barbee, payable to the order of party of the second part, in the City of San Antonio, Bexar County, Texas, as follows, to-wit: Principal and interest are payable on March 1st, 1926. It is expressly agreed and provided that in event of default in the punctual payment of said indebtedness, or any part thereof, principal or interest, as the same shall become due and psyable, or in event the above described property, or any part thereof, should be conveyed without the purchaser assuming payment of this indebtedness, or upon the failure to keep all taxes paid on said property, or in event of said improvements remaining vacant for a period of more than thirty days, or upon failure to keep the improvements on said property-insured against fire and tornado in good responsible insurance companies, to be selected by the holder of said indebtedness if he so desires and to be in favor of said holder, in sums equal to the total amount unpaid of said indebtedness, or upon failure to furnish such policies or certificates into the possession of said holder, then, and inany such case, the whole amount of said indebtedness remaining unpaid shall, at the option of the party of the second part, or other holder hereof, immediately mature and become payable. Upon failure of parties of the first part to pay taxes and insurance as above provided, such holder shall have the privilege of paying any such taxes and insurance, and the sums so paid shall become a charge upon the above described property, shall bear inerest at the rate of 10 per cent per annum from date of payment until repaid an secured by the lien herein created and the party paying such taxes shall also be subrogated to the lien thereof; but the exercise of such privilege shell in no manner effect the right of said holder to mature said indebtedness as otherwise herein provided. All insurance now upon or that may hereafter be placed upon said property shall be payable to and collectible by the holder of this indebtedness, whether so specified in the policies or not. in event any improvements now on, or hereafter to be placed upon above described premises, shall be damaged or destroyed either by fire or tornado, the amount collected from the Insurance Company or Companies shall be immediately paid to the holder of the indebtedness hereby secured, even though no portion of said indebtedness be then due, and said holder shall retain therefrom the full amount to which he may be entitled. To secure the prompt payment of the aforementioned indebtedness, a Builder's, Mechanic's, Materialman's and Laborer's Lien is created and retained, and Deedsof Trustois of seven date therewith executed by parties of the first part in favor of Grady Barrett, Trustee, for party of the second part, upon the above described premises and all improvements, additions, fixtures and

appurtenances now thereon or to be hereafter placed thereon, which Deed of Trust is referred to, made a part hereof and shall be of the same effect as if fully embodied herein. It is especially agreed that the entering by parties of the first part into possession of said improvements, or the acknowledgment by them of completion of this contract, as well as any other sufficient proof, shall be conclusive evidence that all duties and obligations of party of the second part have been fully and completely performed. This contract is executed and delivered before any labor or material for the erection and construction of said improvements has been furnished. EXECUTED this 20th day of August, A. D., 1925.

Leroy Barbee,
Ruby Mae Barbee
TRAVIS LUMBER COMPANY,
By-A. R. Thomas, President.

STATE OF TEXAS,
COUNTY OF BEXAR. Before me, the undersigned authority, on this day personally appeared Leroy Berbee and wife Ruby Mae Barbee, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Ruby Mae Barbee, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Ruby Mae Barbee, acknowledged such instrument to be her act and deed, and 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, this 20th day of August, A. D., 1925.

L. A. Jackson Notary Public, in and for Bexar County, Texas.

STATE OF TEXAS, COUNTY OF BEXAR.

Seal.

Before me, the undersigned authority, on this day personally appeared A. R. Thomas, President of the Travis Lumber Company, known to me to be the person 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. Given under my hand and seal of office, this 20th day of August 1925.

L. A. Jackson Notary Public, Seal. Bexar County, Texas.

Filed for record Aug. 25, 1925 at 4:45 O'clock P.M. Recorded Sept. 2, 1925 at 9:30 O'clock A.M. Jack R. Burke, County Clerk, Bexar County, Texas. By Chas. Grossmann, Deputy.

No. 133095 Hubert Conrad, et al.

B. & M. LIEN

Travis Lumber Có.

THE STATE OF TEXAS. This contract made and entered into by and between Hubert Conrad and COUNTY OF BEXAR his wife Carolina Conrad parties of the first part, and TRAVIS LUMBER COMPANY, whose postoffice address is San Antonio, Texas, party of the second part, all of Bexar County, Texas, WITNESSETH: Party of the second part agrees to furnish Lumber, Material and Labor to the ex# tent of SIX HUNDRED TEN (\$610.00) Dollars, to be used in the construction and erection of certain improvements for parties of the first part to be situated upon the following described premises, which premises parties of the first part here state that they own in fee simple free and clear of all liens and incumbrances, recorded or unrecorded, except as herein provided, same being in the City of San Antonio, Bexar County, Texas, to-wit: Acre Lot No. Seventy (70) in Melrose Garden, said acre lot facing North on Stonewell Street, 111-53/100 feet, and extending back between parallel lines, a distance of 390-54/100 feet, as per plat of said addition, recorded in Bexar County, Texas. In consideration of the foregoing, parties of the first part have paid in cash the sum of Ten (\$10.00) Dollars, and agree and obligate themselves to pay to party of the second part the sum of SIX HUNDRED (\$600.00) Dollars, together with interest thereon from date until maturity at the rate of eight per cent per annum, payable at maturity of note, unpaid matured principal and interest to bear 10 per cent interest per annum from maturity until paid

## WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Bexar

S

That ELIA MAE BARBEE BRUENING, hereinafter called Grantor (whether one or more), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by DIANA SANDOVAL MORALES, hereinafter called Grantee (whether one or more), whose mailing address is 2914 Pleasanton Rd., San Antonio, Texas 78221, the receipt of which is hereby acknowledged, and for the further consideration of the sum of \$49,500.00, to Grantor in hand paid by CHANNELVIEW BANK, which amount is advanced at the special instance and request of the Grantee herein, and as evidence thereof, the Grantee has executed and delivered one certain promissory note of even date herewith for the sum of Forty Nine Thousand Five Hundred and no/100 Dollars (\$49,500.00), payable to the order of CHANNELVIEW BANK, whose mailing address is: 3570 S.W. Military Dr., P.O. Box 3459, San Antonio, Texas 78211-3459, bearing interest and payable as in said note provided, said note containing the usual provisions for 10% attorney's fees and acceleration of maturity in case of default, and being secured by Vendor's Lien herein and hereby expressly retained in favor of the holder thereof, on the property hereinafter described, and as further security for the payment of said note, the SUPERIOR TITLE AND VENDOR'S LIEN to said property are hereby transferred and conveyed to CHANNELVIEW BANK, said note being also secured by Deed of Trust of even date herewith to MARK D. WILSON, Trustee; has GRANTED, SOLD AND CONVEYED, and by these presents Grantor does GRANT, SELL AND CONVEY unto the Grantee above named, all that certain property situated in Bexar County, Texas, described as follows, to-wit:

Lot 714 New City Block 9484, HARLANDALE ACRE TRACTS NO. 7, in the City of San Antonio, Berar County, Texas, according to plat thereof recorded in Volume 642, Page 286, Deed and Plat Records of Berar County, Texas; and Lot 45, New City Block 9483, HARLANDALE ACRE TRACTS NO. ONE, in the City of San Antonio, Berar County, Texas, according to plat thereof recorded in Volume 642, Page 114, Deed and Plat Records of Berar County, Texas.

TO HAVE AND TO HOLD the said premises, together with the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee above named, Grantee's heirs and assigns forever. And Grantor does hereby bind Grantor's heirs, successors and assigns to WARRANT AND FOREVER DEFEND the title to said property unto the said Grantee above named, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Grantee assumes taxes for the current year on the property hereby conveyed.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions, reservations, terms and provisions of record affecting the property herein conveyed.

EXECUTED this fifth day of May, 1994.

	(ACK	NOWLEDGMENT)	
State of Texas	s `	,	
County of Bexar	\$	/	
This instrument by ELLA MAE BARBI	was acknowledged be EE BRUENING .	fore me on the day of May	19 <u>9</u>
•			
The same	ANIE SANDERS	( Och i A	

AFTER RECORDING RETURN TO:

Diana Sandoval Morales 2914 Pleasanton San Antonio, Texas 78221 PREPARED IN THE OFFICE OF: WEST & WEST ATTORNEYS, P.C. 8000 Vantage, Building A San Antonio, Texas 78230 CAT PROVISION HEREIN WHICH RESTRICTS THE SALE, MENTAL, OR USE OF THE DESCRIBED REAL PROPERTY SECAUSE OF RACE IS INVALID AND UNEMPORCAGLE UNDER FEDERAL LAW.

I HEREOT FIXAS, COUNTY OF BEXAR PRINCIPLE OF SETTING THAT THIS INSTRUMENT WAS FILED IN FILE PROPERTY THAT THIS INSTRUMENT WAS FILED IN FILE STAMPED IN THE STAMPED OF SETTING AND AT THE TIME STAMPED I ECORDS OF SEAL PROPERTY OF SETTING COUNTY, TEXAS ON:

MAY 10 1994

Ralent D. Gree.

Filed for Record in: BEXAR COUNTY, TX RUBERT D. GREEN/COUNTY CLERK

On May 09 1994

At 4:04pm

Receipt #: Recording: Doc/Mgml : 42268 3.00 6.00

Doc/Num : 94- 0084522

Deputy -Jamie Sanchez

FILED BY ALANO TENE

20 000 219

## WARRANTY DEED WITH VENDOR'S I

STATE OF TEXAS

S S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

THAT, DIANA SANDOVAL MORALES CABALLERO, joined pro forma by her husband, ALFONSO P. CABALLERO, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by CAPIS'TRANO ENTERPRISES INCORPORATED, hereinafter called Grantee (whether one or more), whose malling address is as hereinafter set forth, the receipt of which is hereby acknowledged, and for the further consideration of the sum of \$69,600.00, to Grantor in hand paid by INTERNATIONAL BANK OF COMMERCE, which amount is advanced at the special instance and request of the Grantee herein, and as evidence thereof, the Grantee has executed and delivered one certain promissory note of even date herewith for the sum of SIXTY NINE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$69,600.00), payable to the order of INTERNATIONAL BANK OF COMMERCE, whose mailing address is set forth in said note, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees an I acceleration of maturity in case of default, and being secured by Vendor's Lien herein and hereby expressly retained in favor of the holder thereof, on the property hereinafter described, and as further security for the payment of said note, the SUPERIOR TITLE and VENDOR'S LIEN to said property are hereby transferred and conveyed to INTERNATIONAL BANK OF COMMERCE, said note being also secured by Deed of Trust of even date herewith to TODD RASCO, Trustee; Grantor has GRANTED, SOLD and CONVEYED, and by these presents hereby does GRANT, SELL and CONVEY, unto the Grantee herein, the following described real property together with all improvements thereon situated in BEXAR County, Texas, described as follows, to-wit:

Lot 45, New City Block 9483, HARLANDALE ACRE TRACTS NO. ONE, in the City of San Antonio, Bezar County, Texas, according to plat thereof recorded in Volume 642, Page 114, Deed and Plat Records of Bezar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee herein, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee herein, Grantee's heirs, successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, casements, setback lines, covenants, conditions and reservations of record affecting the property herein conveyed.

Stave Sandoral Ma		who !		
DIANA SANDOVAL MORA	LES CABALLERO	ALPONSO P. CA	BALLERO	
STATE OF TEXAS COUNTY OF BEXAR	S S			
This instrument was a 19_9, by DIANA SANDOVA	ACKNOWLEDGED befo L MORALES CABALL	ore me, on this the	15 day of _	October.
	IA L. REYES Nota:	Ty Public, State of Tex	us las	
STATE OF MY CO	ommission expires April 8, 2002			
This instrument was A 19_9, by AL BONSO & GARA	ACKNOWLEDGED befo	re me, on this the	5 day of	October
NAME OF THE PARTY	FIMI DEVES X /	$O$ . $\Box$		

lotary Public, State of Texas

\*\*\*\*\*\*\*\*\*\*\*\*\*\* GRANTEE'S MAILING ADDRESS: AFITER RECORDING RETURN TO GRANTEE AT: Lourdes Pizana 1207 Brooklyn San Antonio, Texas

EXECUTED ON October

Notary Public, State of Texas My Commission expires

April 8, 2002

78212

PREPARED IN THE OFFICE OF: WEST & WEST ATTORNEYS, P.C. 2929 MOSSROCK, SUITE 204 SAN ANTONIO, TEXAS 78230

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M18177 M1822

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on.

OCT 2 2 1999

Jeny Ruffoff COUNTY CLERK BEXAR COUNTY, TEXAS Filed for Record in: BEXAR COUNTY, TX GERRY RICKHOFF, COUNTY CLERK

On Oct 21 1999

At 8:20am

Receipt #: 274187 Recording: 3.00 Doc/Mgmt: 6.00

Doc/Mgmt: 6.00 Doc/Num : 99- 0198130

Deputy -Michelle Garcia

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## WARRANTY DEED WITH VENDOR'S LIEN

Date: August 23, 2007

Grantor: CAPISTRANO ENTERPRISES, INCORPORATED, a Texas corporation

Grantor's Mailing Address (including county): 222 Farme Castle

San Antonio, Texas 78249

Grantee: JRE HOLDINGS, LLC

Grantee's Mailing Address (including county): 1313 SE Military Dr., San Antonio, Bexar County, Texas 78214

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of its one certain promissory note of even date herewith in the principal sum of THREE HUNDRED FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$352,000.00), payable to the order of THE FROST NATIONAL BANK, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by deed of trust of even date herewith to JIMMY R. LOCKE, Trustee.

#### Property (including any improvements):

#### Tract 1:

Lot 45, New City Block 9483, Harlandale Acre Tract No. One, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 642, Page 114, Deed and Plat Records of Bexar County, Texas.

#### Tract 2:

A portion of Lots 47 and 48, New City Block 9483, Harlandale Acre Tract No. One, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 642, Page 114, Deed and Plat Records of Bexar County, Texas, said portion being that certain 2.312 acre tract of land more particularly described by metes and bounds on Exhibit "A" attached hereto, SAVE AND EXCEPT Lot 44, N.C.B. 9483, Harlandale Acre Tract No. One, as recorded in Vol. 642, Page 115 of the Plat Records of Bexar County, Texas.

### Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and 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.

THE FROST NATIONAL BANK, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said

property, is retained herein for the benefit of Grantor and the same are hereby TRANSFERRED and ASSIGNED to THE FROST NATIONAL BANK, without recourse.

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

CAPISTRANO ENTERPRISES, INCORPORATED, a Texas corporation

RY

(acknowledgment)

STATE OF TEXAS COUNTY OF BEXAR

this instrument was acknowledged before me on the 29 day of 2007 by Maria Deloudes Hana, of CAPISTRANCENTERPRISES, INCORPORATED a TEXAS corporation, on behalf of said corporation.

LORA L. DAVIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-07-2011

Notary Public, State of Texas Notary's name (printed): Notary's commission expires:

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

A metes and bounds description of a 2.312 acre (100,719.6 sq. ft.) tract of land situated in San Antonio, Bexar County, Texas, being Lot 44, a portion of Lot 47 and Lot 48, N.C.B. 9483, Harlandale Acre Tracts as recorded in Volume 642, Page 115, of the Bexar County Plat Records:

BEGINNING at an iron pin found for the northwest corner of the herein described tract, said iron pin also being the southwest corner of Hi-Lo Addition Unit 5, as recorded in Volume 9544, Page 134, Bexar County Plat Records, and being a point on the east right-of-way line of Pleasanton Road;

THENCE N 89°56'24" E, 539.19 feet, along the north line of the herein described tract to a fence corner found for the northeast corner of the herein described tract;

THENCE S D1°13'30" E, 253.07 feet, along the east line of the herein described tract to an iron pin found for the southeast corner of the herein described tract;

THENCE S 89°53'09" W, 254.81 feet, along a south line of the herein described tract to an iron pin found for a corner of the herein described tract;

THENCE N 00°09'34" W. 125.80 feet, along a line of the herein described tract to an iron pin found for a reentrant corner of the herein described tract;

THENCY 5 89°58'40" W, 288.96 feet, along a south line of the herein described tract to an iron pin found for a southwest corner of the herein described tract, said pin also being a point on the east right-of-way line of Pleasanton Road;

THENCE N 00°12'53" W, 127.27 feet, along the west line of the herein described tract and along the east right-of-way of Pleasanton Road to the POINT OF REGINNING and containing 2.312 acres (100,719.6 sq. ft.) of land according to a survey performed on the ground by Baker Surveying on 24 January 2001.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under federal law STATE OF TEXAS, COUNTY OF BEXAY. Thereby cortify that this instrument was FR.ED in File Number Sequence on the date and at the time stamped hereon by me and was 60 y RECORDED in the Official Public Record of Real Property of Becar County, Texas on

FEB 0 8 2002

Sem Ruddeff COUNTY CLERK BEXAR COUNTY, TEXAS

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Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKNOFF
COUNTY CLERK
Fees \$13.00

Doc# 20070209281 # Pages 4 08/31/2007 15:39:29 PM e-Filed & e-Recorded in the Official Public Records of BEXAR COUNTY GERARD RICKHOFF COUNTY CLERK

Fees 24.00

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.
08/31/2007 15:39:29 PM
COUNTY CLERK, BEXAR COUNTY TEXAS

