

AN ORDINANCE 2016-02-18-0142

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

* * * * *

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

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

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 118, Block E, NCB 11545, save and except 0.0470 acre parcel and a 12,560.74 square-foot parcel both conveyed to the City of San Antonio, from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop.

SECTION 2. A description of the 0.0470 acre tract of land out of Lot 118, recorded in Volume 10820 Page 0871 the Official Public Record of Real Property of Bexar County, Texas, and a description of the 12,560.74 square-foot parcel out of Lot 118 described in City of San Antonio Ordinance Number 77344, approved February 11, 1993, both of which are saved and excepted in Section 1 above, are attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.
- F.** No outside storage.

G. Solid screen fencing along the perimeter of the rear yard.

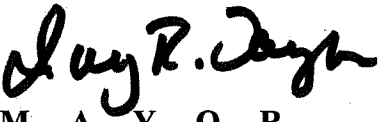
SECTION 4. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.


SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.

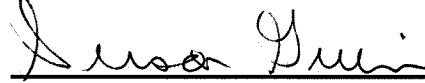

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-21						
Date:	02/18/2016						
Time:	03:31:01 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Continued from January 28, 2016)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

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

Col/6/17/04:ord#98852
Dated 2/19/04

Parcel: 16329
Project Callaghan Rd. - W. Horseshoe Bend to Ingram

WARRANTY DEED

STATE OF TEXAS }
 } **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR }

THAT, JEANETTE POPHAM, a.k.a., JEANETTE M. POPHAM, hereinafter referred to as "GRANTOR", of the County of Bexar, State of Texas, for and in consideration of the sum of FIFTEEN THOUSAND TWO HUNDRED AND NO/100 (\$15,200.00) DOLLARS, to her in hand paid by the "GRANTEE", the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the CITY OF SAN ANTONIO, hereinafter referred to as "GRANTEE", a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;

It is further understood and agreed that the consideration received by the GRANTOR is also in full payment for all damages to the remaining property, if any, of the GRANTOR.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind herself, her legal representatives, successors and/or assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 24th day of June, A.D., 2004.

Jeanette Popham

JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM

10110820 P00871

Z2016010

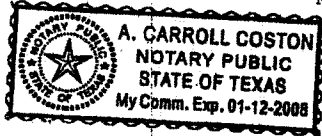
WARRANTY DEED - PARCEL 16329 - PAGE 2 of 2

STATE OF TEXAS }

COUNTY OF Brewster }

This instrument was acknowledged before me on this the 24th day of June,
2004 by JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM.

A. Carroll Coston
NOTARY PUBLIC SIGNATURE



AFTER RECORDING
PLEASE RETURN TO:
Real Estate Section/9th Floor
City of San Antonio
P. O. Box 83996
San Antonio, TX. 78283-3966

VOL 10820 P00872

342913-V



FIELD NOTES
FOR
FEE SIMPLE PARCEL NO. 16329

Z2016010

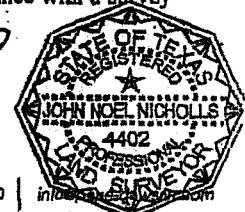
A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING:** At a set iron rod with yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of Callaghan Road, right-of-way varies 60-foot minimum, and the east right-of-way line of Woodside Drive, a 60-foot right-of-way dedicated in said Woodlawn Hills Subdivision, said 1/2" iron rod also being the northwest corner of said Lot 118 and the northwest corner of the herein described tract;
- THENCE:** N 73°40'45" E, along and with the said south right-of-way line of Callaghan Road, a distance of 146.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of a variable width drainage right-of-way described in Volume 8, Pages 931-936 in matters probated on September 21, 1978, the northeast corner of the herein described tract;
- THENCE:** S 33°41'31" E along and with the west line of the said drainage right-of-way, a distance of 14.08 feet to a set 1/2" iron rod with yellow cap marked Pape-Dawson for the southeast corner of the herein described tract;
- THENCE:** S 73°41'13" W departing said drainage right-of-way, a distance of 135.84 feet to a set 1/2" iron rod with yellow cap marked Pape-Dawson to a point of curvature;
- THENCE:** Southerly, with a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'28", a chord bearing and distance of S 28°40'59" W, 21.21 feet, for an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on said east right-of-way line of Woodside Drive for the southwest corner of the herein described tract;
- THENCE:** N 16°19'15" W along and with said east right-of-way line of Woodside Drive, a distance of 28.42 feet to the POINT OF BEGINNING and containing 0.0470 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

10820 00973

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 3994-62
Date: August 3, 1999, Revised: May 12, 2003
Id No.: K:\3994\62\survey\new\30\Wood\field notes\990803s7.doc
PAPE-DAWSON ENGINEERS, INC.

[Handwritten Signature]
6-5-2003



555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Exhibit A

Z2016010

VOL 10820 P0874

2010310 131815

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 herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 2 4 2004



Sergio R. Rios
COUNTY CLERK BEXAR COUNTY, TEXAS

Incl 20040143224
Pages 4
06/24/2004 02:30:59 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
BERRY RICHIEFF
COUNTY CLERK
Fees \$28.00

Z2016010

ITEM NO. 11

DATE: FEB 11 1993

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: _____

SECONDED BY: _____

ORD. NO. 77344

ZONING CASE _____

RESOL. _____

PETITION _____

	ROLL CALL	AYE	NAV
ROGER PEREZ DISTRICT 1			
FRANK PIERCE DISTRICT 2			
LYNDA BILLEN BURKE DISTRICT 3			
REYNALDO NIETO DISTRICT 4			
JUAN F. SOLIS LEYVA DISTRICT 5			
HELEN AYALA DISTRICT 6			
YOLANDA VERA DISTRICT 7			
BILL THORNTON DISTRICT 8			
WEIN LABATT DISTRICT 9			
LYLE LARSON DISTRICT 10			
NELSON WOLFF MAYOR			

93-06

CONSENT AGENDA

ARTS & CULTURAL AFFAIRS
AVIATION
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT (REGINA)
REAL ESTATE (PASSNIDGE)
REAL ESTATE (WOOD)
REAL ESTATE (HUBBARD)
TRIAL SECTION
CITY MANAGER
TRAVIS BISHOP, ASST. TO CITY MGR.
CODE COMPLIANCE
INTERGOVERNMENTAL RELATIONS
INTERNATIONAL RELATIONS
YOUTH INITIATIVES
CITY PUBLIC SERVICE-GENERAL MANAGER
CITY PUBLIC SERVICE-MAPS & RECORDS
COMMUNITY DEVELOPMENT
COMMUNITY INITIATIVES
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOMESTIC DEVELOPMENT OFFICE
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
GRANTS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HOUSING TRUST
INFORMATION SERVICES
INTERNAL REVIEW
LIBRARY
MANAGEMENT SERVICES (BUDGET)
MANAGEMENT SERVICES (PERSONNEL)
MARKET SCORE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PLANNING
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
POLICE DEPARTMENT-GROUND TRANSPORTATION
PUBLIC INFORMATION OFFICE
PUBLIC UTILITIES
PUBLIC WORKS
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE (BILL TUDCOZE)
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM (SAWS)

AN ORDINANCE **77344**

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF FEE SIMPLE TITLE TO A PORTION OF LOT 118, BLOCK E, NEW CITY BLOCK 11545 AND A TEMPORARY EASEMENT OVER ADJACENT PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS FOR A PUBLIC PURPOSE, TO WIT: THE LOCATION, CONSTRUCTION, OPERATION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF THE SCIENCE PARK DRAINAGE PROJECT.

* * * * *

WHEREAS, the public health and best interest of the City and its citizens require the construction of street and drainage improvements in the vicinity of 4802 Callaghan Road; and,

WHEREAS, it is necessary to construct a portion of the project upon property that is privately owned; and,

WHEREAS, representatives of the city have been unable to enter an agreement with the owner to purchase the property on suitable terms; NOW THEREFORE,

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

SECTION 1. A public necessity is hereby declared for the City of San Antonio to acquire fee title to and a temporary easement over, across and upon certain privately owned real property for surface drainage in New City Block 11545, Bexar County, Texas. The necessary property is described by metes and bounds as:

Fee Simple title to the following property:

BEING 12,560.74 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at iron pin set in the south right-of-way (R.O.W.) line of Callaghan Road, said point also being 155.51 feet east of east R.O.W. line of Woodside Drive for the northeast corner of this tract, for the POINT OF BEGINNING;

THENCE S 57° 07' 21" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage easement located in Block E, N.C.B. 11545, a distance of 263.90 feet to an iron pin set in the northeast corner of Lot 119, Block E, N.C.B. 11545, for the southeast corner of this tract;

THENCE S 73° 41' 45" W, along the southerly boundary line of this

tract, and north boundary line of said Lot 119, a distance of 117.81 feet to an iron pin set for the southwest corner of this tract;

THENCE N 33° 43' 31" W, along the westerly boundary line of this tract, a distance of 209.31 feet to an iron pin set in to the south R.O.W. line of Callaghan Road, for the northwest corner of this tract;

THENCE N 73° 38' 27" E, along the northerly boundary line of this tract and the south R.O.W. line of Callaghan Road, a distance of 7.98 feet to the POINT OF BEGINNING.

A temporary construction easement over, under and across the following property for a period of four years;

BEING 3,139.52 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way (R.O.W.) line of Callaghan Road and 147.53 feet east of the northwest corner of Lot 118, Block E, N.C.B. 11545, said point also being 7.98 feet west of the northeast corner of said Lot 118, for the POINT OF BEGINNING;

THENCE S 33° 43' 31" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage channel, a distance of 209.31 feet to an iron pin set in the southerly boundary line of said Lot 118, for the southeast corner of this tract;

THENCE S 73° 41' 45" W, along the southerly boundary line of this tract, a distance of 15.72 feet to a point in the southerly boundary line of said Lot 118, for the southwest corner of this tract;

THENCE N 33° 43' 31" W, along the westerly boundary line of this tract, a distance of 209.29 feet to a point in the northerly boundary line of said Lot 118, for the northwest corner of this tract;

THENCE N 78° 38' 27" E, along the northerly boundary line of this tract and the southerly R.O.W. line of Callaghan Road, a distance of 15.72 feet to the POINT OF BEGINNING.

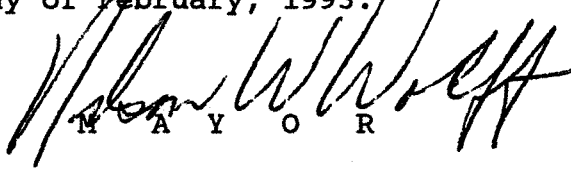
SECTION 2. The City Manager, through the City Attorney, is hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn such property as the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. The prior actions and efforts of city officials to negotiate the purchase of the necessary rights and the steps taken

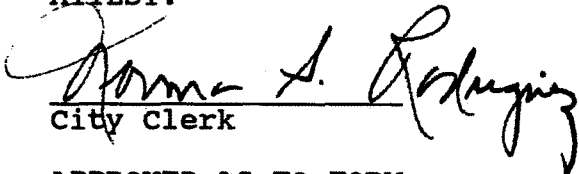
Z2016010

to initiate and prosecute condemnation of the property are hereby ratified and affirmed.

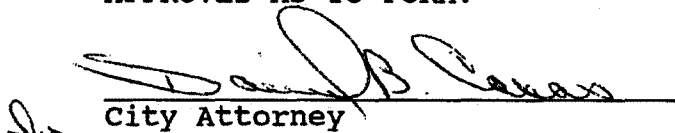
PASSED AND APPROVED this 11th day of February, 1993.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

93-06

CONSENT AGENDA

ITEM NO. 19

CITY OF SAN ANTONIO

OFFICE OF THE CITY ATTORNEY

INTERDEPARTMENTAL CORRESPONDENCE SHEET Z2016010

TO: City Council, through Alexander E. Briseño, City Manager

FROM: William E. Wood, Assistant City Attorney ext. 8961

COPIES TO: Lloyd Garza, City Attorney; Wm. Toudouze, Public Works.

SUBJECT: Proposed ordinance declaring a public necessity and use for the acquisition of real property located at: Lot 118, Block E, NCB 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. This property is needed as part of the Science Park Drainage Project. The property is owned by Jeanette Popham and is located at 4802 Callaghan Rd.

DATE: January 27, 1993

Summary & Recommendations:

The proposed ordinance establishes a public necessity as a prerequisite to condemnation of fee title and a temporary easement over a portion of the property described below as part of the Science Park Drainage project. It would also ratify steps taken to date which include negotiations and an offer to purchase the property at the appraised value of \$11,052. The landowner has rejected the offer.

The parcels are out of Lot 118, Block E, New City Block 11545, Bexar County, Texas, and contain approximately 12,560.74 square feet in fee simple and approximately 3,139.52 square feet for a temporary construction easement. The street address is: 4802 Callaghan Road. The property is owned by: JEANETTE POPHAM

Passage of the proposed Ordinance is recommended. It is necessary that the council determine that a public necessity exists prior to the use of the city's powers of eminent domain. The city engineering staff is of the opinion this property must be obtained to construct the project in the most appropriate manner and location.

Policy Analysis:


The construction of the proposed drainage improvements is in the best interest of the public health and safety and the proposed location is appropriate.

Financial Impact:

This ordinance should not have a direct financial impact. Subsequent ordinances will appropriate necessary funds for the

purchase price as set by the court together with necessary litigation expenses.


Respectfully submitted,



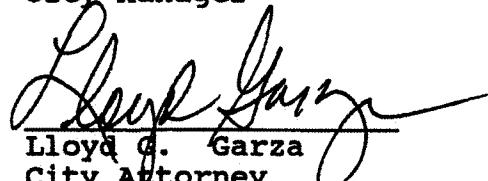
William E. Wood

Recommend Approval:

Z2016010

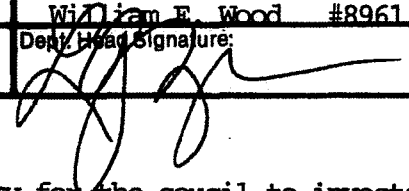


Alexander E. Briseño
City Manager



Lloyd G. Garza
City Attorney

	<p>CITY OF SAN ANTONIO</p> <p>Request For Ordinance/Resolution</p>	<p style="text-align: center;">For OMD use only</p> <p>Date Considered _____</p> <p>Consent <input type="checkbox"/> Individual <input type="checkbox"/></p> <p>Item No. <u>20</u></p> <p>Ord. No. _____</p>
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Date: Jan. 27, 1993	Department: City Attorney	Contact Person/Phone # William E. Wood #8961
Date Council Consideration Requested: Feb. 11, 1993	Deadline for Action: Feb. 18, 1993	Deputy Head Signature: 

SUMMARY OF ORDINANCE.

Prior to condemning a tract of real estate it is necessary for the council to investigate and make a finding that a public necessity or use requires the exercise of the city's power of eminent domain. This ordinance makes that finding for the condemnation of a portion of Lot 118, Block E, New City Block 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. The property is necessary for the Science Park Drainage. The property is owned by: JEANETTE POPHAM. The taking consists of approximately 12,560.74 square feet in fee simple and a temporary construction easement over approximately 3,139.52 feet.

The property is located at: 4802 Callaghan.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
Public Works Dept/Real Estate Section

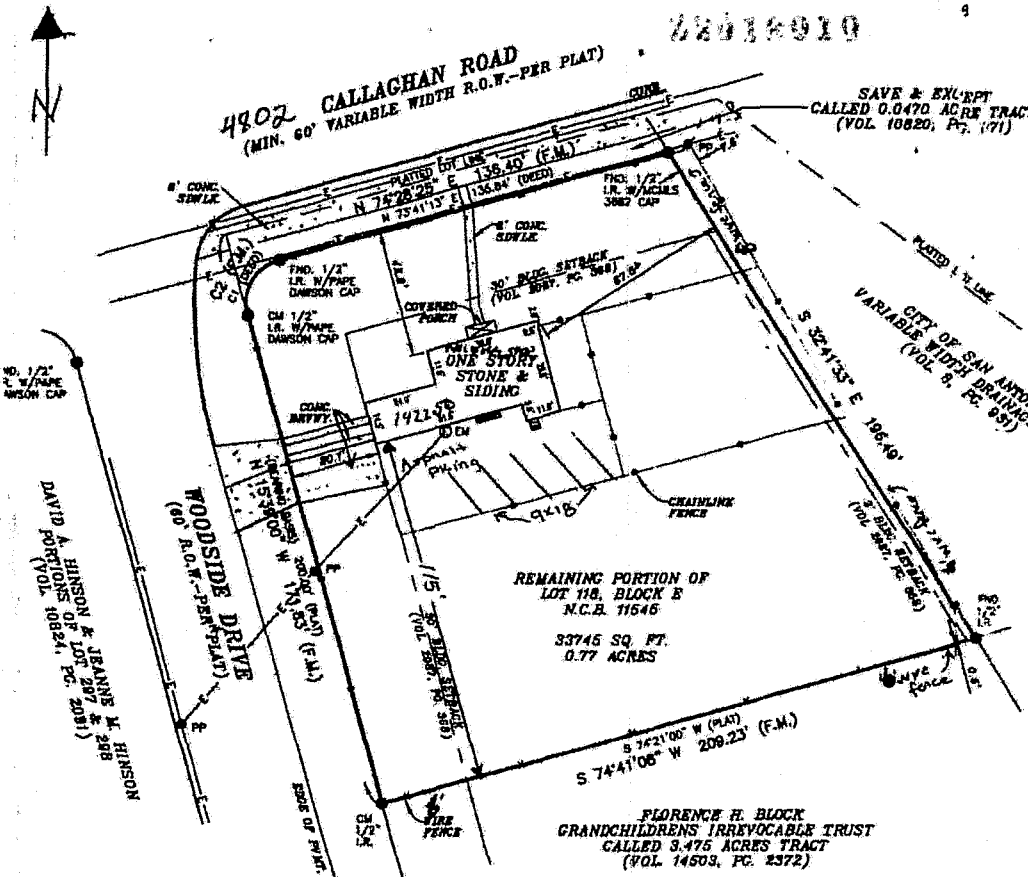
Contract signed by other party
N/A Yes No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized _____
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no. _____ _____ _____
Comments: 	

Coordinator — White
Legal — Green
Budget — Canary
Finance — Pink
Originator — Gold

22018010

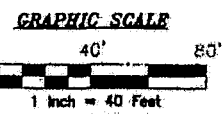
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 28°40'59" E	90°00'28"
C2	15.00'	23.90'	21.45'	N 28°37'18" E	91°18'33"



Survey of:
 LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 800, PAGE(S) 188-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,048 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

AND SAVE & EXCEPT A VARIABLE WIDTH DRAINAGE-RIGHT-OF-WAY DESCRIBED IN VOLUME 8, PAGES 931-938 IN MATTERS PROBATED ON SEPTEMBER 21, 1878.

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - WIRE FENCE
 - (O) (N/A) ELECTRIC
 - PLATTED LOT LINE
 - ⊙ SET IRON ROD
 - ⊙ FOUND IRON ROD
 - ⊙ ELECTRIC METER
 - ⊙ POWER POLE
 - ⊙ CONCRETE MONUMENT
 - (PLAT) RECORDED ON PLAT
 - (DEED) RECORDED ON DEED
 - (F.M.) FIELD MEASURED



The survey is hereby executed with the designations, contents, or omissions in case of boundary lines, monuments, structures, or contents of instruments shown.

Jose Torres 2275

I, **ROY JOHN ROHNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to:
PLATE AMERICAN TITLE COMPANY
 and that the above map is the best correct according to an actual field survey, made by me on the ground at or near the boundaries of the property whose limits are depicted by said plat accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown herein and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no unrecorded encroachments or setbacks in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the accuracy standards established by the Texas Board of Professional Land Surveying (Public Act 88-116).
 Signature/Name: **JOSE TORRES**
 Address: **4802 CALLAGHAN ROAD** GF No. **2052288-5450**
 Legal Description of the Land:
 SEE BELOW...

FINAL "AS-BUILT" SURVEY

JOB NO.:	150703339	NO.:	REVISED:	DATE:
DATE:	03/31/18			
CREATED BY:	MR/SA			
APPROVED BY:	RJR			

SUBJECT TO RESPECTIVE COVENANTS AND/OR EASEMENTS INCORPORATED IN VOLUME AND PAGE(S) 188-190, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, VOLUME 1463, PAGE 388, DEED RECORDS, BEXAR COUNTY, TEXAS, VOLUME 2027, PAGE 358, DEED RECORDS, BEXAR COUNTY, TEXAS.



AMERISURVEYORS, L.L.C.
 2875 Stone Park Parkway Suite 1100 San Antonio, Texas 78201
 Phone 210-349-8420 Fax 210-349-8420

ROY JOHN ROHNFELDT, P.L.S.
 Registered Professional Land Surveyor
 Registration No. 3520

Legal Description of the Land:
 LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 800, PAGE(S) 188-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,048 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTE:
 BASED ON RECORDS RECORDED PLAT UNLESS OTHERWISE NOTED.
 At date of this survey, the property is in FEMA designated Zone X-SE as shown by FEMA 05-28-2015. Exact determinations can only be determined by a Licensed Professional Engineer. This information is subject to the current result of future FEMA map revisions and/or

"I Jose Torres, the property owner, acknowledge that this site plan submitted for the purpose of receiving this property is in accordance with all appropriate provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a recording case does not relieve me from adherence to any/all City adopted Codes at the time of plan submission for building permits."

Attachment B

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

Ce/6/17/04:ord#98852
Dated 2/19/04

Parcel: 16329
Project: Callaghan Rd. - W. Horseshoe Bend to Ingram

WARRANTY DEED

STATE OF TEXAS }
 { **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR }

THAT, JEANETTE POPHAM, a.k.a., JEANETTE M. POPHAM, hereinafter referred to as "GRANTOR", of the County of Bexar, State of Texas, for and in consideration of the sum of FIFTEEN THOUSAND TWO HUNDRED AND NO/100 (\$15,200.00) DOLLARS, to her in hand paid by the "GRANTEE", the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the CITY OF SAN ANTONIO, hereinafter referred to as "GRANTEE", a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;

It is further understood and agreed that the consideration received by the GRANTOR is also in full payment for all damages to the remaining property, if any, of the GRANTOR.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind herself, her legal representatives, successors and/or assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 24th day of June, A.D., 2004.

Jeanette Popham

JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM

NOV 10 8 20 AM '04

Z2016010

WARRANTY DEED - PARCEL 16329 - PAGE 2 of 2

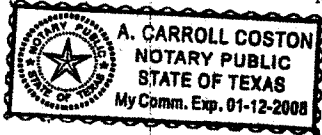
STATE OF TEXAS }

COUNTY OF Brewster }

This instrument was acknowledged before me on this the 24th day of June,
2004 by JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM.

A. Carroll Coston

NOTARY PUBLIC SIGNATURE



AFTER RECORDING
PLEASE RETURN TO:
Real Estate Section/9th Floor
City of San Antonio
P. O. Box 83996
San Antonio, TX. 78283-3966

VOL 10820 P00872

342913-V



FIELD NOTES
FOR
FEE SIMPLE PARCEL NO. 16329

Z2016010

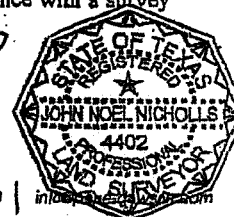
A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING:** At a set iron rod with yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of Callaghan Road, right-of-way varies 60-foot minimum, and the east right-of-way line of Woodside Drive, a 60-foot right-of-way dedicated in said Woodlawn Hills Subdivision, said 1/2" iron rod also being the northwest corner of said Lot 118 and the northwest corner of the herein described tract;
- THENCE:** N 73°40'45" E, along and with the said south right-of-way line of Callaghan Road, a distance of 146.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of a variable width drainage right-of-way described in Volume 8, Pages 931-936 in matters probated on September 21, 1978, the northeast corner of the herein described tract;
- THENCE:** S 33°41'31" E along and with the west line of the said drainage right-of-way, a distance of 14.08 feet to a set 1/2" iron rod with yellow cap marked Pape-Dawson for the southeast corner of the herein described tract;
- THENCE:** S 73°41'13" W departing said drainage right-of-way, a distance of 135.84 feet to a set 1/2" iron rod with yellow cap marked Pape-Dawson to a point of curvature;
- THENCE:** Southerly, with a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'28", a chord bearing and distance of S 28°40'59" W, 21.21 feet, for an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on said east right-of-way line of Woodside Drive for the southwest corner of the herein described tract;
- THENCE:** N 16°19'15" W along and with said east right-of-way line of Woodside Drive, a distance of 28.42 feet to the POINT OF BEGINNING and containing 0.0470 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Vol 10820 Pg 872

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 3994-62
Date: August 3, 1999, Revised: May 12, 2003
Id No.: KA399462survey\vol\30\West\field Notes\990303s7.doc
PAPE-DAWSON ENGINEERS, INC.

[Handwritten signature]
6-5-2003



555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Exhibit A

Z2016010

VOL 10820 PAGE 874

2004 JUN 24 10 30 AM

Any provision herein which restricts the sale, or use of the described real property because of race is hereby 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 specified herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 24 2004



Berry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 2004B143224
Pages 4
6/24/2004 02:36:59 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
BERRY RICKHOFF
COUNTY CLERK
Fees \$20.00

ARTS & CULTURAL AFFAIRS
AVIATION
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT (REGINA)
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
REAL ESTATE (HUBBARD)
TRIAL SECTION
CITY MANAGER
TRAVIS BISHOP, ASST. TO CITY MGR.
CODE COMPLIANCE
INTERGOVERNMENTAL RELATIONS
INTERNATIONAL RELATIONS
YOUTH INITIATIVES
CITY PUBLIC SERVICE-GENERAL MANAGER
CITY PUBLIC SERVICE-MAPS & RECORDS
COMMUNITY DEVELOPMENT
COMMUNITY INITIATIVES
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOME DEVELOPMENT OFFICE
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
GRANTS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HOUSING TRUST
INFORMATION SERVICES
INTERNAL REVIEW
LIBRARY
MANAGEMENT SERVICES (BUDGET)
MANAGEMENT SERVICES (PERSONNEL)
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PLANNING
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
POLICE DEPARTMENT-GROUND TRANSPORTATION
PUBLIC INFORMATION OFFICE
PUBLIC UTILITIES
PUBLIC WORKS
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE (BILL TOLDOZE)
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM (SAWS)

Z2016010

ITEM NO. 12

DATE: FEB 11 1993

MEETING OF THE CITY COUNCIL

NOTION BY: _____ SECONDED BY: _____

ORD. NO. 77344 ZONING CASE _____

RESOL. _____ PETITION _____

	ROLL CALL	AYE	NAY
ROGER PEREZ DISTRICT 1			
FRANK PIERCE DISTRICT 2			
LYNDA BILLA-BURKE DISTRICT 3			
REYNALDO NIETO DISTRICT 4			
JUAN F. SOLIS III DISTRICT 5			
HELEN AYALA DISTRICT 6			
YOLANDA VERA DISTRICT 7			
BILL THORNTON DISTRICT 8			
WEIR LABATT DISTRICT 9			
LYLE LARSON DISTRICT 10			
NELSON WOLFF MAYOR			

93-06

CONSENT AGENDA

AN ORDINANCE **77344**

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF FEE SIMPLE TITLE TO A PORTION OF LOT 118, BLOCK E, NEW CITY BLOCK 11545 AND A TEMPORARY EASEMENT OVER ADJACENT PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS FOR A PUBLIC PURPOSE, TO WIT: THE LOCATION, CONSTRUCTION, OPERATION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF THE SCIENCE PARK DRAINAGE PROJECT.

* * * * *

WHEREAS, the public health and best interest of the City and its citizens require the construction of street and drainage improvements in the vicinity of 4802 Callaghan Road; and,

WHEREAS, it is necessary to construct a portion of the project upon property that is privately owned; and,

WHEREAS, representatives of the city have been unable to enter an agreement with the owner to purchase the property on suitable terms; NOW THEREFORE,

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

SECTION 1. A public necessity is hereby declared for the City of San Antonio to acquire fee title to and a temporary easement over, across and upon certain privately owned real property for surface drainage in New City Block 11545, Bexar County, Texas. The necessary property is described by metes and bounds as:

Fee Simple title to the following property:

BEING 12,560.74 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at iron pin set in the south right-of-way (R.O.W.) line of Callaghan Road, said point also being 155.51 feet east of east R.O.W. line of Woodside Drive for the northeast corner of this tract, for the POINT OF BEGINNING;

THENCE S 57° 07' 21" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage easement located in Block E, N.C.B. 11545, a distance of 263.90 feet to an iron pin set in the northeast corner of Lot 119, Block E, N.C.B. 11545, for the southeast corner of this tract;

THENCE S 73° 41' 45" W, along the southerly boundary line of this

tract, and north boundary line of said Lot 119, a distance of 117.81 feet to an iron pin set for the southwest corner of this tract;

THENCE N 33° 43' 31" W, along the westerly boundary line of this tract, a distance of 209.31 feet to an iron pin set in to the south R.O.W. line of Callaghan Road, for the northwest corner of this tract;

THENCE N 73° 38' 27" E, along the northerly boundary line of this tract and the south R.O.W. line of Callaghan Road, a distance of 7.98 feet to the POINT OF BEGINNING.

A temporary construction easement over, under and across the following property for a period of four years;

BEING 3,139.52 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way (R.O.W.) line of Callaghan Road and 147.53 feet east of the northwest corner of Lot 118, Block E, N.C.B. 11545, said point also being 7.98 feet west of the northeast corner of said Lot 118, for the POINT OF BEGINNING;

THENCE S 33° 43' 31" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage channel, a distance of 209.31 feet to an iron pin set in the southerly boundary line of said Lot 118, for the southeast corner of this tract;

THENCE S 73° 41' 45" W, along the southerly boundary line of this tract, a distance of 15.72 feet to a point in the southerly boundary line of said Lot 118, for the southwest corner of this tract;

THENCE N 33° 43' 31" W, along the westerly boundary line of this tract, a distance of 209.29 feet to a point in the northerly boundary line of said Lot 118, for the northwest corner of this tract;

THENCE N 78° 38' 27" E, along the northerly boundary line of this tract and the southerly R.O.W. line of Callaghan Road, a distance of 15.72 feet to the POINT OF BEGINNING.

SECTION 2. The City Manager, through the City Attorney, is hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn such property as the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. The prior actions and efforts of city officials to negotiate the purchase of the necessary rights and the steps taken

to initiate and prosecute condemnation of the property are hereby ratified and affirmed.

PASSED AND APPROVED this 11th day of February, 1993.

Robert W. Wolf
MAYOR

ATTEST:

Thomas A. Rodriguez

City Clerk

APPROVED AS TO FORM:

David B. Lewis

City Attorney

[Handwritten mark]

93-06

CONSENT AGENDA

ITEM NO. 19

CITY OF SAN ANTONIO

OFFICE OF THE CITY ATTORNEY

INTERDEPARTMENTAL CORRESPONDENCE SHEET Z2016010

TO: City Council, through Alexander E. Briseño, City Manager

FROM: William E. Wood, Assistant City Attorney ext. 8961

COPIES TO: Lloyd Garza, City Attorney; Wm. Toudouze, Public Works.

SUBJECT: Proposed ordinance declaring a public necessity and use for the acquisition of real property located at: Lot 118, Block E, NCB 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. This property is needed as part of the Science Park Drainage Project. The property is owned by Jeanette Popham and is located at 4802 Callaghan Rd.

DATE: January 27, 1993

Summary & Recommendations:

The proposed ordinance establishes a public necessity as a prerequisite to condemnation of fee title and a temporary easement over a portion of the property described below as part of the Science Park Drainage project. It would also ratify steps taken to date which include negotiations and an offer to purchase the property at the appraised value of \$11,052. The landowner has rejected the offer.

The parcels are out of Lot 118, Block E, New City Block 11545, Bexar County, Texas, and contain approximately 12,560.74 square feet in fee simple and approximately 3,139.52 square feet for a temporary construction easement. The street address is: 4802 Callaghan Road. The property is owned by: JEANETTE POPHAM

Passage of the proposed Ordinance is recommended. It is necessary that the council determine that a public necessity exists prior to the use of the city's powers of eminent domain. The city engineering staff is of the opinion this property must be obtained to construct the project in the most appropriate manner and location.

Policy Analysis:

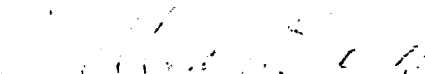
The construction of the proposed drainage improvements is in the best interest of the public health and safety and the proposed location is appropriate.

Financial Impact:

This ordinance should not have a direct financial impact. Subsequent ordinances will appropriate necessary funds for the

purchase price as set by the court together with necessary litigation expenses.

Respectfully submitted,



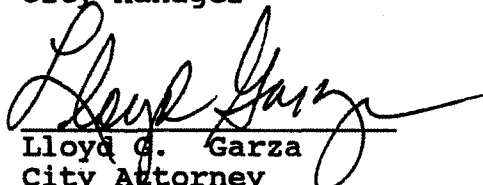
William E. Wood

Recommend Approval:

Z2016010

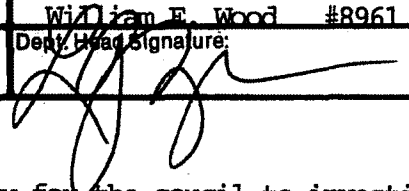


Alexander E. Briseño
City Manager



Lloyd G. Garza
City Attorney

	<p>CITY OF SAN ANTONIO</p> <p>Request For Ordinance/Resolution</p>	<p>For OMD use only</p> <p>Date Considered _____</p> <p>Consent <input type="checkbox"/> Individual <input type="checkbox"/></p> <p>Item No. <u>20</u></p> <p>Ord. No. _____</p>
--	--	--

Date: Jan. 27, 1993	Department: City Attorney	Contact Person/Phone # William E. Wood #8961
Date Council Consideration Requested: Feb. 11, 1993	Deadline for Action: Feb. 18, 1993	Deputy Head Signature: 

SUMMARY OF ORDINANCE.

Prior to condemning a tract of real estate it is necessary for the council to investigate and make a finding that a public necessity or use requires the exercise of the city's power of eminent domain. This ordinance makes that finding for the condemnation of a portion of Lot 118, Block E, New City Block 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. The property is necessary for the Science Park Drainage. The property is owned by: JEANETTE POPHAM. The taking consists of approximately 12,560.74 square feet in fee simple and a temporary construction easement over approximately 3,139.52 feet.

The property is located at: 4802 Callaghan.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
Public Works Dept/Real Estate Section

Contract signed by other party
N/A Yes No

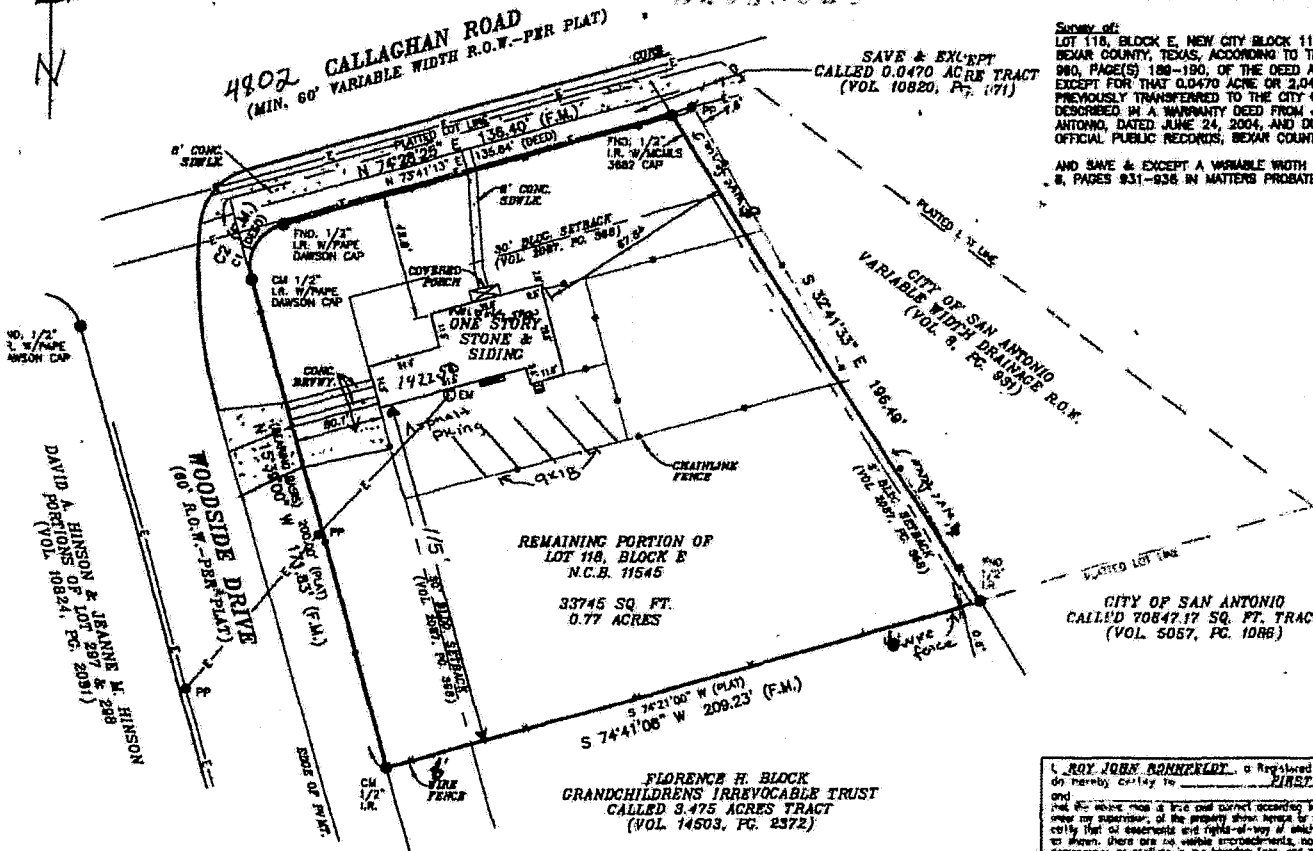
FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no.

Comments:

Coordinator — White
 Legal — Green
 Budget — Canary
 Finance — Pink
 Originator — Gold

Z2018010

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 28°40'59" E	90°00'28"
C2	15.00'	23.90'	21.45'	N 28°37'16" E	91°18'33"



Survey of:
 LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 960, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,048 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

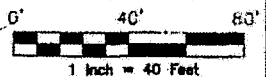
AND SAVE & EXCEPT A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY DESCRIBED IN VOLUME 8, PAGES 831-836 IN MATTERS PROBATED ON SEPTEMBER 21, 1978.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - BUILDING SETBACK LINE
- - - CHAINLINK FENCE
- - - WIRE FENCE
- - - OVERHEAD ELECTRIC
- - - PLATTED LOT LINE
- ⊙ SET IRON ROD
- ⊙ FOUND IRON ROD
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- CM CONCRETE MONUMENT
- (1/4") RECORDING ON PLAT
- (DSD) RECORDING ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



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

Legal Description of the Land:
 LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,048 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTE:

DATE OF BEARING RECORDED PLAT UNLESS OTHERWISE NOTED:
 At date of this survey, the property is in FEMA designated ZONE N/A as verified by FEMA on 02/24/11. Exact designations can only be determined by a Floodplain Certificate. This information is subject to the result of future FEMA map revisions and/or

I, **ROY JOHN ROHNFELD**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to:
FINAL AMERICAN TITLE COMPANY
 and that the above map is a true and correct according to an actual field survey, made by me on the ground of the property shown hereon or checked by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except to whom there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 82.01).
 Signature/Name: **JOSE TORRES**
 Address: **4802 CALLAGHAN ROAD** C/P No. **200708A-S450**
 Legal Description of the Land:
 SEE BELOW...

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 108, PAGE(S) 189-190, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, VOLUME 2087, PAGE 308, DEED RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY			
JOB NO.:	1507030339	NO.:	REVISED: DATE:
DATE:	07/31/18		
DRAWING BY:	RYJ/SJM		
APPROVED BY:	RLR		



Roy John Rohnfeld
 Roy John Rohnfeld, P.L.S.
 Registered Professional Land Surveyor
 Registration No. 3520