

AN ORDINANCE 2015-12-17-1089

**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 1 NCB 18050, save and except 0.078 Acre conveyed to the State of Texas; Lot 2 Block 10 NCB 18050, and 0.534 acre out of NCB 18049, save and except that portion conveyed to the City of San Antonio, from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and /or Process.

**SECTION 2.** The 0.534 acre parcel out of NCB 18049 is described as Tract A in the Deed at Volume 7768 Page 1487; the 0.078 acre parcel out of Lot 1 conveyed to the State of Texas which is saved and excepted in Section 1 above is described in the Deed at Volume 3718 Page 1723; and that portion of Lot 2 and Tract A conveyed to the City of San Antonio which is also saved and excepted in Section 1 above, is described in the Deed at Volume at 14256 Page 1795, all of the Official Public Records of Bexar County, Texas. All descriptions are included as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City Council finds as follows:

- A.** The specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D.** The specific use will not substantially weaken the general purposes or the regulations as

set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.

E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 4.** The City Council approves this Specific Use Authorization 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 December 27, 2015.


**PASSED AND APPROVED** this 17<sup>th</sup> day of December, 2015.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney  
for

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: 30, Z-1, P-2, Z-8, Z-9, Z-10, P-3, Z-11, Z-12 )</b>
<b>Date:</b>	12/17/2015
<b>Time:</b>	02:07:41 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2015313 S (Council District 6): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and /or Processing on 7.08 acres out of NCB 18049 and NCB 18050 located at 7386 and 7416 Grissom Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15091)
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2015313

985046-VN \$15.00

98- 0230775

**SPECIAL WARRANTY DEED**

**Date:** December 15, 1998.

**Grantor:** Surety Bank, successor by reason of merger with Texstar National Bank, formerly known as Converse National Bank, whose address is 600 Pat Booker Rd., Universal City, Texas, 78148.

**Grantee:** LBT Enterprises, Inc., whose address is:

7386 Grissom Road, San Antonio, Texas 78251

**Consideration:** Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

**Property:** A parcel of land being all of Lot 2, Block 10, New City Block 18050, Engles Subdivision, recorded in Volume 9519, Page 153, of the Deed and Plat Records of Bexar County, Texas, and Tract A, a 0.534 acre tract, said 0.534 acre tract being more particularly described by metes and bounds description appearing on Exhibit "A" attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance and Warranty:** Restrictive Covenants appearing of record affecting the herein described property as set forth in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 25 foot building setback line over the front of the property, as shown on the plat recorded in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 14 foot gas, electric, telephone and cable TV easement over the front of the property, as set out in Volume 9519, Page 153, Deed and plat Records, Bexar County, Texas. Taxes for the succeeding years, the payment of which Grantee assumes. All of the foregoing are exceptions to conveyance and warranty to the extent of the validity and enforceability thereof.

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, by through and under Grantor only, but not otherwise.

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

Surety Bank

By   
Bobbi J. Girardeau, President - South Region

VOL 7768 PG 1487

226 0313

THE STATE OF TEXAS §  
THE COUNTY OF BEXAR §

This instrument was acknowledged before me, on this the 21<sup>st</sup> day of December 1998, by Bobbi J. Girardeau, President - South Region, of Surety Bank, a national association, on behalf of said national association.

Debra Ruiz  
Notary Public, State of Texas



**AFTER RECORDING, RETURN TO:**

LBT Enterprises, Inc.  
7386 Grissom Road  
San Antonio, TX 78251

VOL 7768 PG 1488

EXHIBIT "A"  
DESCRIPTION

Z2015313

A PARCEL OF LAND BEING ALL OF LOT 2, BLOCK 10, NCB 18050, ENGLS SUBDIVISION, RECORDED IN VOLUME 9519, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACT A, A 0.534 ACRE TRACT, SAID 0.534 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Proceeding from a 1/2" iron rod found on the Southeast Right of Way line of Grissom Road also being the Northern most corner of said Lot 2;

THENCE S 24° 30' 34" E 450.88 feet to a point being the most Easterly corner of said Lot 2 and also the Point of Beginning of this Tract;

THENCE S 24° 30' 57" E 169.90 feet to a 1/2" iron rod set;

THENCE S 57° 23' 39" W 254.66 feet to a 1/2" iron rod found;

THENCE N 33° 03' 28" W 74.72 feet to the Southernmost corner of said Lot 2;

THENCE along the Southeast line of Lot 2 N 57° 21' 13" E 185.00 feet to a point;

THENCE along the South line of Lot 2 N 12° 38' 17" E 132.60 feet to the Point of Beginning.

RECORDERS REMARKS

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to: (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

Any provision herein which restricts the title, rental, 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:

DEC 29 1998



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Dec 22 1998

AP 12:36pm

Receipt #: 187717  
Recording: 7.00  
Doc/Regt: 6.00

Doc/Num: 98- 0230775

Deputy -Suzanne Ybarra

VOL 7768 PG 1489

Z2015313

State Department of Highways  
and Public Transportation  
Form D-15-14  
Page 1 of 4  
Rev. 7-75

1170965

*Approved as to form*  
*Alexander Skilled*  
*Assistant Criminal District Attorney*

*no fee*

DEED

THE STATE OF TEXAS                   X  
  X  
COUNTY OF   BEJAR                    X

KNOW ALL MEN BY THESE PRESENTS:

That   N.W.B. FOUNDATION COMPANY, INC.  , acting herein by and through its  
  duly authorized officers  

of the County of   Bejar  , State of Texas, hereinafter referred  
to as Grantors, whether one or more, for and in consideration of the sum of  
  NINETEEN THOUSAND SIX HUNDRED SEVENTY-NINE AND NO/100 - - (\$ 19,679.00)    
Dollars to Grantors in hand paid by the State of Texas, acting by and through the  
State Highway and Public Transportation Commission, receipt of which is hereby  
acknowledged, and for which no lien is retained, either expressed or implied, have  
this day sold, and by these presents do Grant, Bargain, Sell and Convey unto the  
State of Texas, all that certain tract or parcel of land in   Bejar    
County, Texas, and being more particularly described as follows, to wit:

0.078 of one acre of land, more or less, same being out and a part of Lot 1, the  
Kiddie Nelson Subdivision, a subdivision of a portion of the Elizabeth Plunkett  
Survey No. 72, Abstract No. 573, County Block No. 4433 in Bejar County, Texas,  
according to a plat of said subdivision of record in Volume 7600, Page 163, Plat  
Records of Bejar County, Texas, which Lot 1, was conveyed to N. W. B. Foundation  
Company, Inc. by deed dated December 5, 1974 of record in volume 7493, Page 834,  
Deed Records of Bejar County, Texas, which 0.078 of one acre of land, more or less,  
is more particularly described by notes and bounds as follows:

06/12/86 36003 800844                   \$ .00 Y 1                   230

BEGINNING at the point of intersection of the southwest line of said Lot 1 and the  
existing southeast right of way line of F. M. 471;

THENCE North 58 deg 49' 01" East, a distance of 200.01 feet along the existing  
southeast right of way line of F. M. 471 to a point in the northeast line of said  
Lot 1;

THENCE South 32 deg 55' 12" East, a distance of 17.01 feet along the northeast line  
of said Lot 1 to a point for a corner, which point is North 32 deg 55' 12" West, a  
distance of 631.58 feet along said lot line from the east corner of said lot;

THENCE South 58 deg 49' 01" West, a distance of 200.01 feet along the proposed  
southeast right of way line of F. M. 471 to a point for a corner, which point is  
North 32 deg 55' 12" West, a distance of 631.55 feet along the southwest line of  
said Lot 1 from the south corner of said lot;

Jul 31 1986 PAGE 1 723

Z2015313

Form D-15-14  
Page 2 of 4  
Rev. 4-75

THENCE North 32 deg 55' 12" West, a distance of 17.01 feet along the southwest line  
of said lot to the point of BEGINNING.

JUL 37 1972 PAGE 1 724



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Form D-15-14  
Page 3 of 4  
Rev. 4-75

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

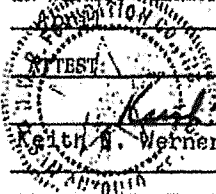
N O N E

Grantors covenant and agree to remove the above described improvements from said land by \_\_\_\_\_, 19\_\_\_\_, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 14th day of \_\_\_\_\_, 19 86.

  
\_\_\_\_\_  
Robert A. Werner  
Secretary

\_\_\_\_\_  
N.W.R. FOUNDATION COMPANY, INC.  
By: Nettie R. Nelson  
Nettie R. Nelson, President

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }  
County of \_\_\_\_\_ }

Before me, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_, a credible witness) to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

NOV 3 1 10 1986 11 17 C

Form D-15-14  
Page 4 of 4  
Rev. 10-61

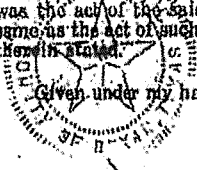
CORPORATION ACKNOWLEDGMENT

STATE OF TEXAS

County of BEXAR

BEFORE ME, the undersigned authority, a notary public in and for Bexar County, Texas, on this day personally appeared Nattie L. Nelson

President of N.W.B. FOUNDATION COMPANY, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said N.W.B. FOUNDATION COMPANY, INC., a corporation and that <sup>she</sup> executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



Given under my hand and seal of office, this the 14 day of April, 1986

NORMAN L. ANDREWS  
Notary Public, Bexar County, Texas

*Norman L. Andrews*

Notary Public in and for the State of Texas, County Bexar

Parcel No. 34  
County Bexar  
Highway No. FM 471 1986 JUN 12 AM 8 43  
Control 0849 Sec. 01 Job. 023  
Account or Federal No. \_\_\_\_\_  
Between FM 1957  
\_\_\_\_\_ and \_\_\_\_\_  
Timberhill Drive

DEED

N.W.B. FOUNDATION COMPANY, INC. Grantors

TO THE STATE OF TEXAS Austin, Texas

Filed for Record

9861 this day of \_\_\_\_\_ 1986  
A. D. 1986

o'clock M.



day of \_\_\_\_\_

in \_\_\_\_\_ County, Texas, Records of Deeds,

Page \_\_\_\_\_ Book \_\_\_\_\_

County Clerk

Deputy

By \_\_\_\_\_

ENDORSEMENTS

THE STATE OF TEXAS,

County of \_\_\_\_\_

I, \_\_\_\_\_, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, dated the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_ with its authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Deed Records of said County, in Volume \_\_\_\_\_ on Page \_\_\_\_\_

Witness my hand and the seal of the County Court of said County, at office in \_\_\_\_\_ Texas, the day and year last above written.

Clerk of Court, \_\_\_\_\_ County, Texas.

By \_\_\_\_\_ Deputy.

PLEASE RETURN TO  
BEXAR COUNTY PUBLIC WORKS DEPT

JUL 3 7 18 PAGE 1 7 26

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

Date: November 16, 2009

Grantor: LBT ENTERPRISES, INC.

Grantor's Mailing Address: 7386 Grissom Rd.  
San Antonio, Bexar County, Texas 78251

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966, San Antonio, Bexar County, Texas, 78283

Consideration: Ten and No/100 Dollars and other valuable consideration

Property:  
Being more particularly described in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty: None, except those of record

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.

CHICAGO TITLE OF #200905869

Z2015313

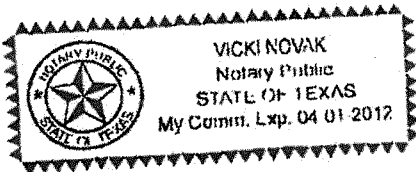
GRANTOR  
LBT ENTERPRISES, INC.

*Thomas A. Triesch*

By: Thomas A. Triesch, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the 16 day of November, 2009 by Thomas A. Triesch, President of LBT Enterprises, Inc.



*Vicki Novak*  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

City of San Antonio

**Z2015313**

Department of Parks and Recreation  
Post Office Box 839966  
San Antonio, Texas 78283-3966



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
SAN ANTONIO • LAREDO

### FIELD NOTE DESCRIPTION OF 0.140 OF AN ACRE TRACT

Being 0.140 (6,084 sq. ft.) of an acre tract out of Lot 2, Block 10, N.C.B. 18050, Engles Subdivision, recorded in Volume 9519, Page 153, Deed and Plat Records of Bexar County, Texas, and being out of a 0.534 of an acre tract, conveyed to LBT Enterprises, Inc., as recorded in Volume 7768, Page 1487, Official Public Records of Real Property, Bexar County, Texas, said 0.140 of an acre tract of land being more particularly described as follows:

#### SURVEYOR NOTE:

All bearings and distances are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,750,260.07, E = 2,099,440.89.

**BEGINNING** at a ½" iron rod with "CEC" cap found at the southeast corner of said 0.534 of an acre tract, for the southeast corner of the herein described tract;

**THENCE**, S. 57°19'23" W., along the south line of said 0.534 of an acre tract and the south line of the herein described tract, a distance of 183.74 feet to a ½" iron rod with "CEC" cap set, for the southwest corner of the herein described tract;

**THENCE**, N. 46°26'51" E., along a chain link fence crossing said 0.534 of an acre tract, a distance of 159.73 feet to a ½" iron rod with "CEC" cap set, for a northwest corner of the herein described tract;

**THENCE**, N. 15°13'07" W., continuing along said chain link fence, at 156.46 feet passing a fence post and continuing along a total distance of 191.16 feet, to a ½" iron rod with "CEC" cap set on the east line of said Lot 2, for the northeast corner of the herein described tract;

**THENCE**, S. 24°30'59" E., along the east line of said Lot 2 and said 0.534 acre tract, a distance of 214.67 feet to the **POINT OF BEGINNING** and containing 0.140 of an acre of land more or less.

Z2015313

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 12th day of February, 2009.

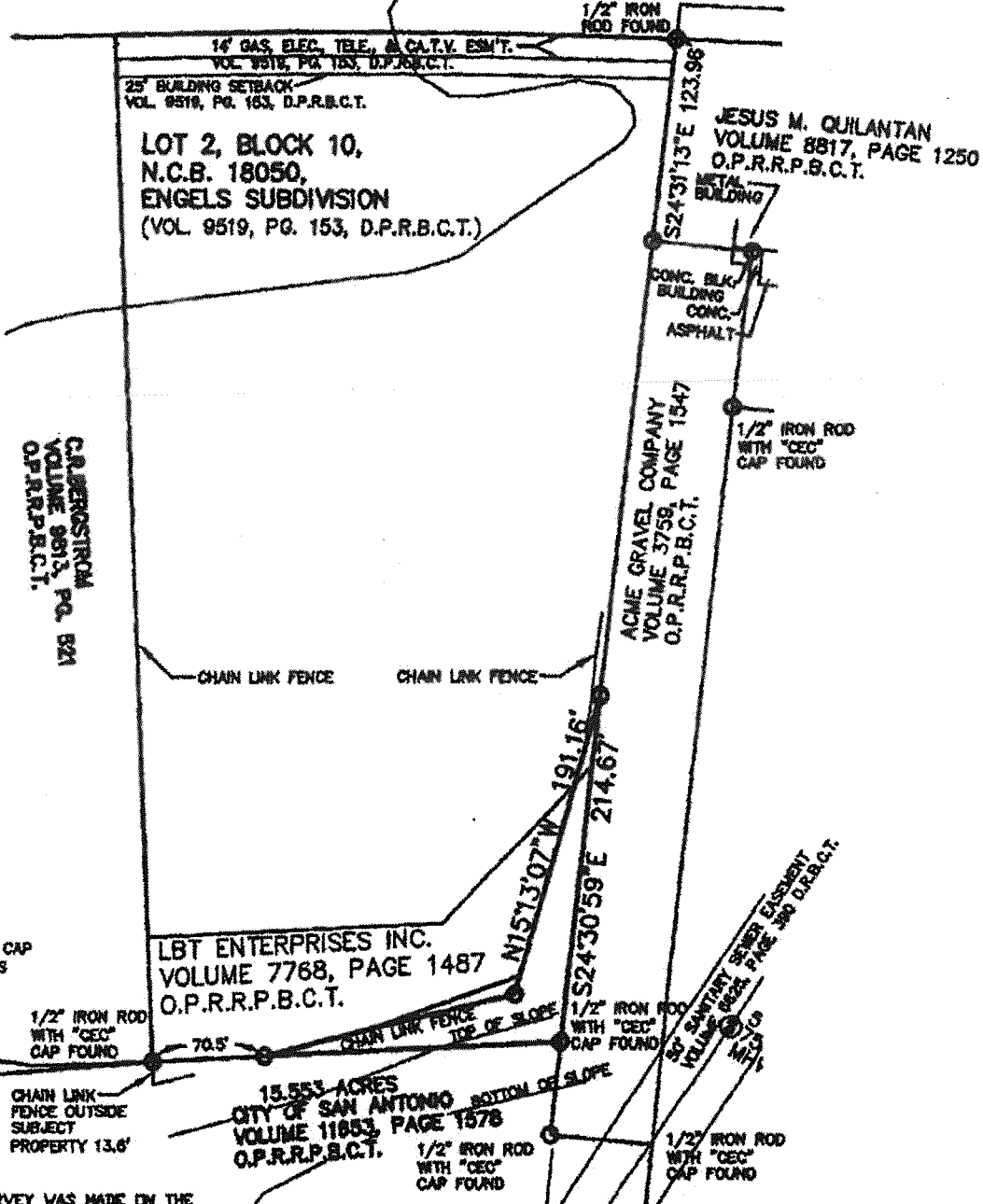
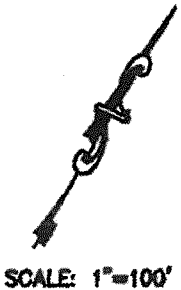
Chester A. Varner RPLS # 4812

Chester A. Varner, RPLS # 4812

1

2/12/09

**GRISSOM ROAD**  
120' ~ R.O.W.  
(VOL. 9519, PG. 153, D.P.R.)



**NOTE:**

- 1. A 1/2" IRON ROD WITH "CEC" CAP SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2. THERE IS A 10' ELECTRIC FENCE LOCATED 2' INSIDE CHAIN LINK FENCE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCRDACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN, SURVEYED THIS THE 12TH DAY OF FEBRUARY, 2009.

*Chester A. Varner P.L.L.C. 2/10/09*  
CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4812

	CEC CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4812	PLAT SHOWING: 0.140 ON AN ACRE OF LAND OUT OF LOT 2, BLOCK 10, N.C.B. 18050, ENGLS SUBDIVISION, AS RECORDED IN VOLUME 9519, PG. 153, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND OUT OF A 0.834 OF AN ACRE TRACT OF LAND, CONVEYED TO LBT ENTERPRISES, INC., AS RECORDED IN VOLUME 7768, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.	SHEET 1 OF 1 DRAWN BY: D.L.D.
		DATE: 2-12-09	JOB NO. S0242730
		OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.	
		(Additional small text or notes)	

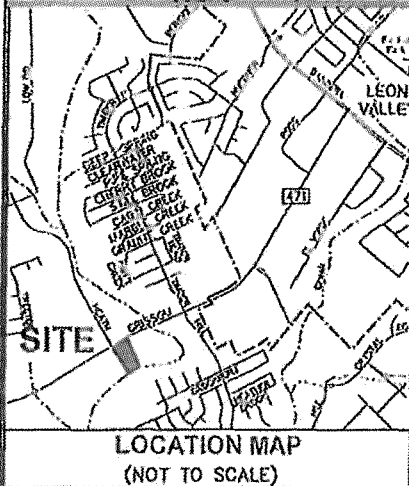


Doc# 20090222972  
# Pages 7  
11/17/2009 08:11:56 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK  
  
Fees 36.00

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.  
11/17/2009 08:11:56 AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



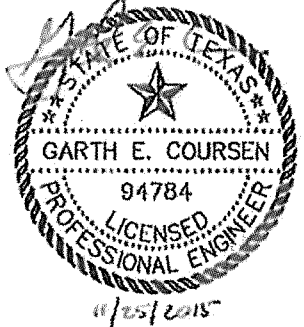
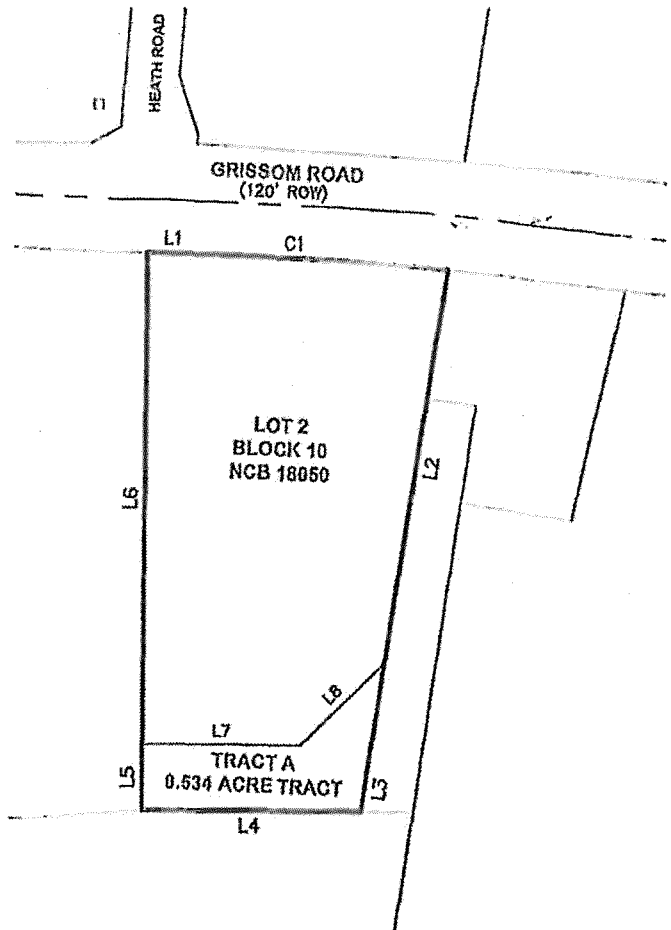
*Gerard Rickhoff*



ZONING EXHIBIT OF:  
 A 4.324 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 10, NEW CITY BLOCK 18050, ENGLS SUBDIVISION RECORDED IN VOLUME 9519, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACT A, 0.534 TRACT OF LAND CONVEYED TO LBT ENTERPRISES, INC., AS RECORDED IN VOLUME 7788, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Line Table		
Line #	Length	Direction
L1	29.93'	N58°40'45"E
L2	450.88'	N24°31'13"W
L3	169.00'	S24°30'57"E
L4	254.66'	S57°23'39"W
L5	74.72'	N33°03'28"W
L6	556.58'	N33°03'28"W
L7	185.00'	N57°21'13"E
L8	132.60'	N12°38'17"E

Curve Table				
Curve #	Radius	Delta	Tangent	Length
C1	5669.58'	3°12'31"	158.79'	317.49'



THIS ZONING EXHIBIT IS AN ENGINEERING SURVEY FOR PLANNING PURPOSES ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. AN ENGINEER SURVEY UNDER TEXAS OCCUPATIONS CODE §1001.003 (a)(2), THE TEXAS ENGINEERING PRACTICE ACT, IS NOT THE SURVEY OF REAL PROPERTY OR OTHER ACTIVITY REGULATED UNDER TEXAS OCCUPATIONS CODE §1071, PROFESSIONAL LAND SURVEYOR PRACTICES ACT.

**COURSEN-KOEHLER**  
 ENGINEERING & ASSOCIATES  
 11002 Warfield, Suite 200 - San Antonio, Texas 78216  
 Tel: 210.697.0030 • Fax: 210.651.5530  
 www.coursen-koehler.com • TBPE Fnnlth. F-10747

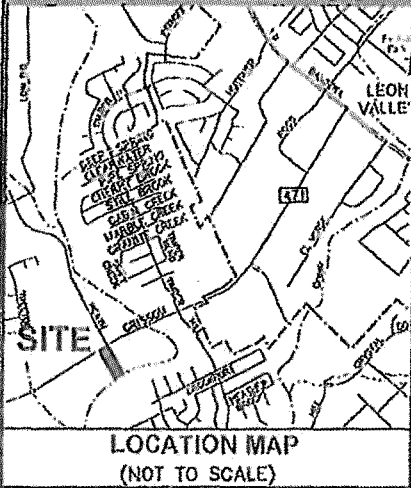
**4.324 ACRE TRACT**

JOB NO.: 15040.00  
 DATE: NOV. 23, 2015  
 DRAWN: BP  
 REVISIONS:

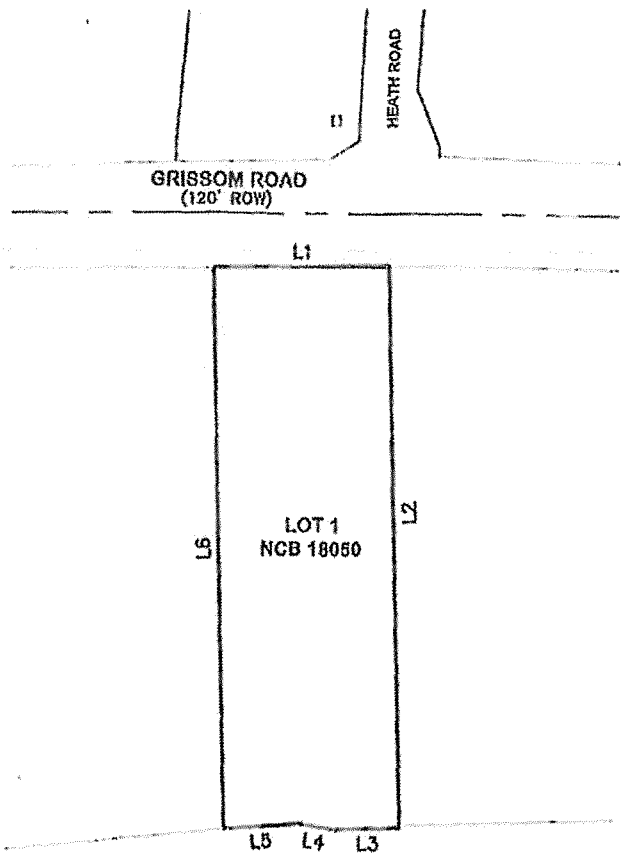
**ZONING EXHIBIT**

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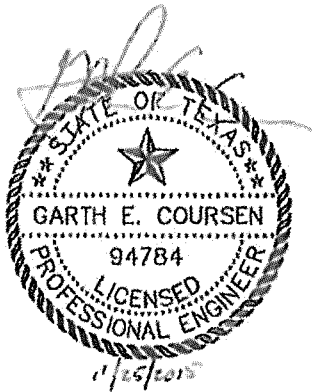


ZONING EXHIBIT OF:  
 A 2.907 ACRE TRACT OF LAND BEING LOT 1, NEW CITY BLOCK 18050, EDDIE NELSON SUBDIVISION RECORDED IN VOLUME 7600, PAGE 163, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 0.078 ACRE PORTION CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 3718, PAGE 1723, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



Line Table		
Line #	Length	Direction
L1	200.08'	N62°30'00"E
L2	634.35'	S29°11'18"E
L3	71.36'	S61°12'43"W
L4	45.38'	S70°50'20"W
L5	83.99'	S59°12'20"W
L6	634.20'	N29°11'18"W

NOTE: REFERENCE THE EDDIE NELSON SUBDIVISION PLAT RECORDED IN VOLUME 7600, PAGE 163, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR ROTATION OF BEARINGS



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 11802 Vitell St, Suite 200 - San Antonio, Texas 78216  
 TEL 210 507 5039 • FAX 210 655 5530  
 www.coursen-koehler.com • TCEP Firm No. P-10747

**2.907 ACRE TRACT**

JOB NO.: 15040.00  
 DATE: NOV. 23, 2015  
 DRAWN: BP  
 REVISIONS:

ZONING EXHIBIT

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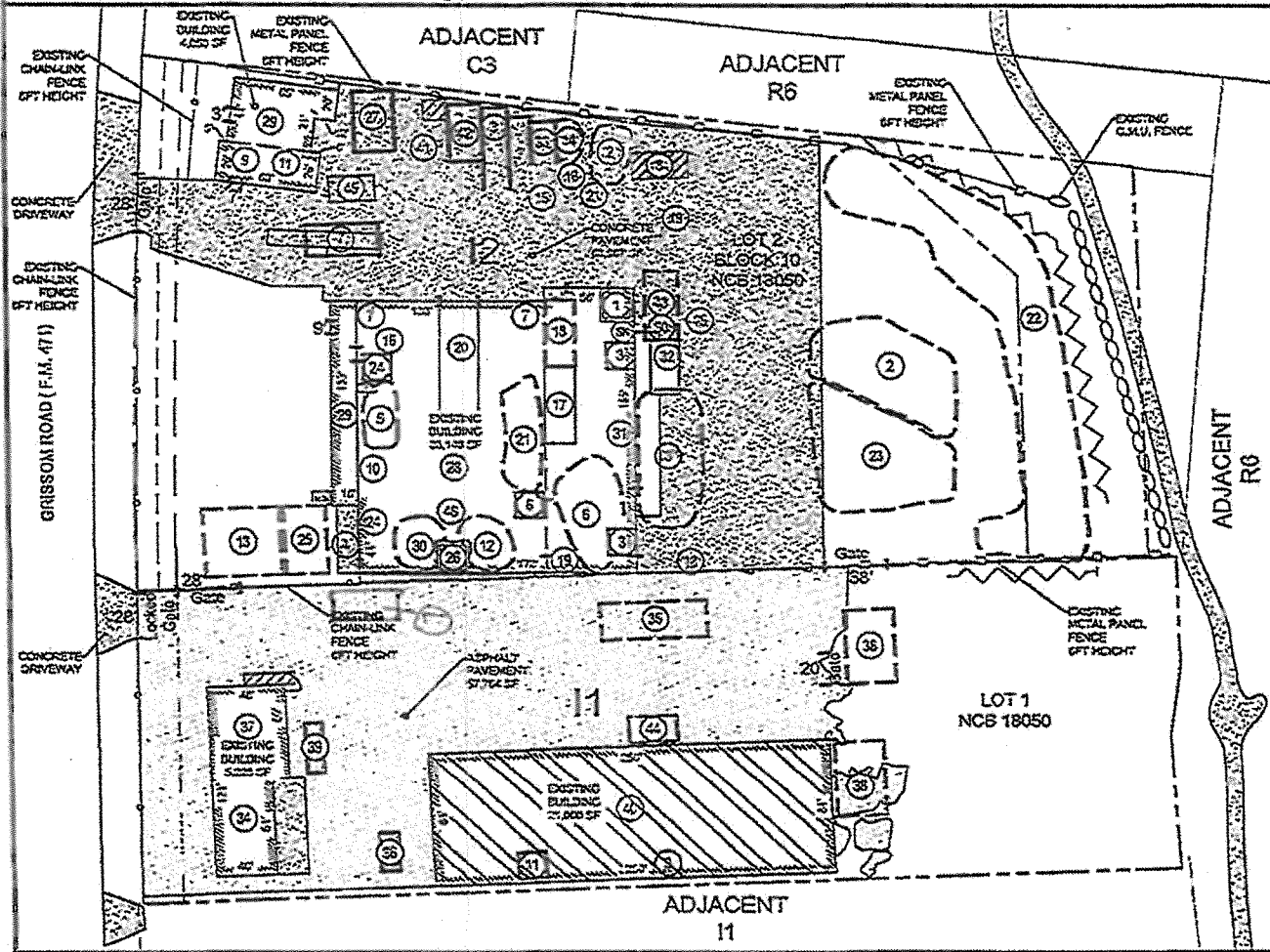
*Tom A. Triesech President of*

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

**REZONING:**  
**I1 AND I2 TO I-2 HEAVY INDUSTRIAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR METAL RECYCLING ENTITY WITH OUTSIDE STORAGE AND/OR PROCESSING**



SCALE: 1" = 100'



- KEY**
- ① 2,000-Gallon Diesel AST
  - ② Ferrous Material
  - ③ Aluminum Storage
  - ④ Copper Storage
  - ⑤ Brass Storage
  - ⑥ Stainless Steel Storage
  - ⑦ Scale
  - ⑧ Compressed Gas Storage
  - ⑨ Fuel Storage
  - ⑩ Lead Storage
  - ⑪ Battery Storage
  - ⑫ Zinc Storage
  - ⑬ Equipment Storage
  - ⑭ Radiant Cooling Core Storage
  - ⑮ Loading/Unloading Area
  - ⑯ Con Doler
  - ⑰ Honda Color (200-Gallon Hydraulic Oil Reservoir)
  - ⑱ Wire Storage
  - ⑲ Washing Station
  - ⑳ Loading Dock
  - ㉑ In-process Material
  - ㉒ Heavy Iron
  - ㉓ Tin/Chromate Material
  - ㉔ Extra Storage
  - ㉕ Equipment Storage Area
  - ㉖ 200-Gallon Used Oil AST
  - ㉗ Chemical Storage
  - ㉘ Material Sorting, Processing, and Storage
  - ㉙ Office Use and Material Storage
  - ㉚ Refrigerant Tank Storage
  - ㉛ Electric Shear
  - ㉜ Parting Maintenance (Conex Box)
  - ㉝ Tumbling Storage (Conex Box)
  - ㉞ Material Sorting, Processing, and Storage
  - ㉟ Empty Relief Storage
  - ⓫ Plastic Storage Roll-off
  - ⓬ Office Use
  - ⓭ Equipment & Vehicle Material Storage
  - ⓮ Old Grease Tubs (Unused)
  - ⓯ Material Sorting, Processing, and Storage
  - ⓰ 200-Gallon Used Oil AST
  - ⓱ Scale
  - ⓲ Compressed Gas (Conex Box)
  - ⓳ Inspection Station Storage (Contains Fresh Recovery Equipment)
  - ⓴ Equipment Maintenance Area
  - ⓵ Sterile System Leak Pail
  - ⓶ Used Discarded Antiseptic Storage
  - ⓷ Spill Kit
  - ⓸ Electric Shutoff
  - ⓹ Eyewash Station
  - ⓺ Secondary Containment
  - ⓻ Concrete Area
  - ⓼ Awning Over Concrete
  - ⓽ Asphalt
  - ⓾ Saddle Open Air Building
  - ⓿ Chain-link Fence
  - ⓿ Metal Panel Fence
  - ⓿ Block Wall
  - ⓿ Area Boundary
  - ⓿ Great Northwest Recycling Site Boundary
  - ⓿ Great Northwest Recycling Site Boundary
  - ⓿ 10-Yard Earthen Berm
  - ⓿ Single Berm
  - ⓿ Enclosed Structure
  - ⓿ 55-Gallon Oil Drum Storage
  - ⓿ 42 Outer Fencing to Meet with Electric Wire Fence
  - ⓿ Outside/Composting Point
  - ⓿ Predicted Somewater Flow
  - ⓿ Stormwater Paving Area
  - ⓿ Erosion Area
  - ⓿ Erosion Road

**CS**  
**GREEN, GRUBB & ASSOCIATES, INC.**  
10000 N. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75241  
 (214) 343-8800

**SITE PLAN**

Company - Great Northwest Recycling/  
 Great Northwest Recycling 2

Address - 7386/7416 Grisson Road

City - San Antonio | State - Texas

County - Bexar | Date -