

**AN ORDINANCE 2016-04-07-0256**

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

\* \* \* \* \*

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

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

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.758 acres of land out of NCB 590 from "C-3 H HE AHOD" General Commercial District Dignowity Hill Historic Exceptional Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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

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


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

**SECTION 6.** This ordinance shall become effective April 17, 2016.


SG/mb  
04/07/2016  
# Z-9

CASE NO. Z2016089


PASSED AND APPROVED this 7<sup>th</sup> day of April, 2016.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-9 ( in consent vote: 21, Z-1, Z-2, Z-3, Z-6, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, P-2, Z-16, P-3, Z-18, Z-19, Z-20 )</b>						
<b>Date:</b>	04/07/2016						
<b>Time:</b>	02:08:48 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016089 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H HE AHOD" General Commercial Dignowity Hill Historic Exceptional Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre on 0.758 acres of land out of NCB 590 located at 402 and 406 Center Street, 126 Cherry Street, and 126, 130, 134 and 139 North Swiss Street. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

**Z2016089**

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

**WARRANTY DEED**

**DATE:** October 19,, 2015

**GRANTOR:** Mario B. Cooremans and wife, Dorelia L. Cooremans

**GRANTOR'S MAILING ADDRESS:** 1423 E. Commerce St., San Antonio, TX 78205

**GRANTEES:** K/T TX Holdings, L.L.C., a Texas limited liability company

**GRANTEE'S MAILING ADDRESS:** 3425 Highway 6 South, Suite 110, Sugar Land, TX 77478

**CONSIDERATION:** TEN DOLLARS (\$10.00) and other valuable consideration.

**PROPERTY (including improvements):**

The South 43.45 feet of Lots 18 & 19, ARB A-30, Block 3, New City Block 590, City of San Antonio, Bexar County, Texas.

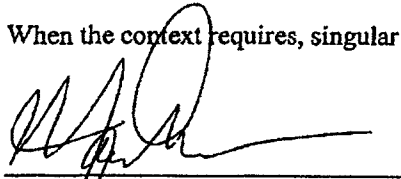
**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

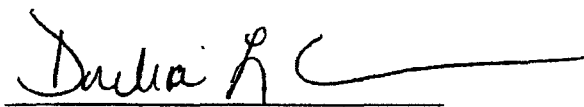
This conveyance is made and accepted subject to conditions, restrictions, easements, etc., if any, affecting the subject property and appearing of record in the Records of Bexar County, Texas.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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 warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

  
Mario B. Cooremans

  
Dorelia L. Cooremans

**EXHIBIT "A"**

Z2016089

THE STATE OF TEXAS

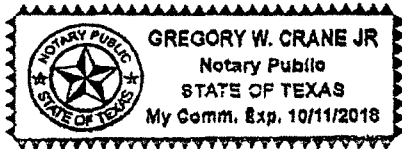
\*

COUNTY OF BEXAR

\*

\*

This instrument was acknowledged before me on the 16<sup>th</sup> day of October, 2015, by Mario B. Cooremans.



NOTARY PUBLIC

THE STATE OF TEXAS

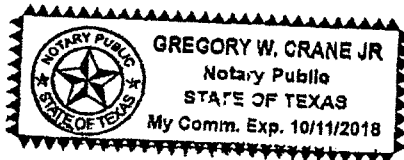
\*

COUNTY OF BEXAR

\*

\*

This instrument was acknowledged before me on the 16<sup>th</sup> day of October, 2015, by Dorelia L. Cooremans.



NOTARY PUBLIC

AFTER RECORDING RETURN TO:

K/T TX Holdings, L.L.C.  
3425 Highway 6 South, Suite 110  
Sugar Land, TX 77478

# LEGEND

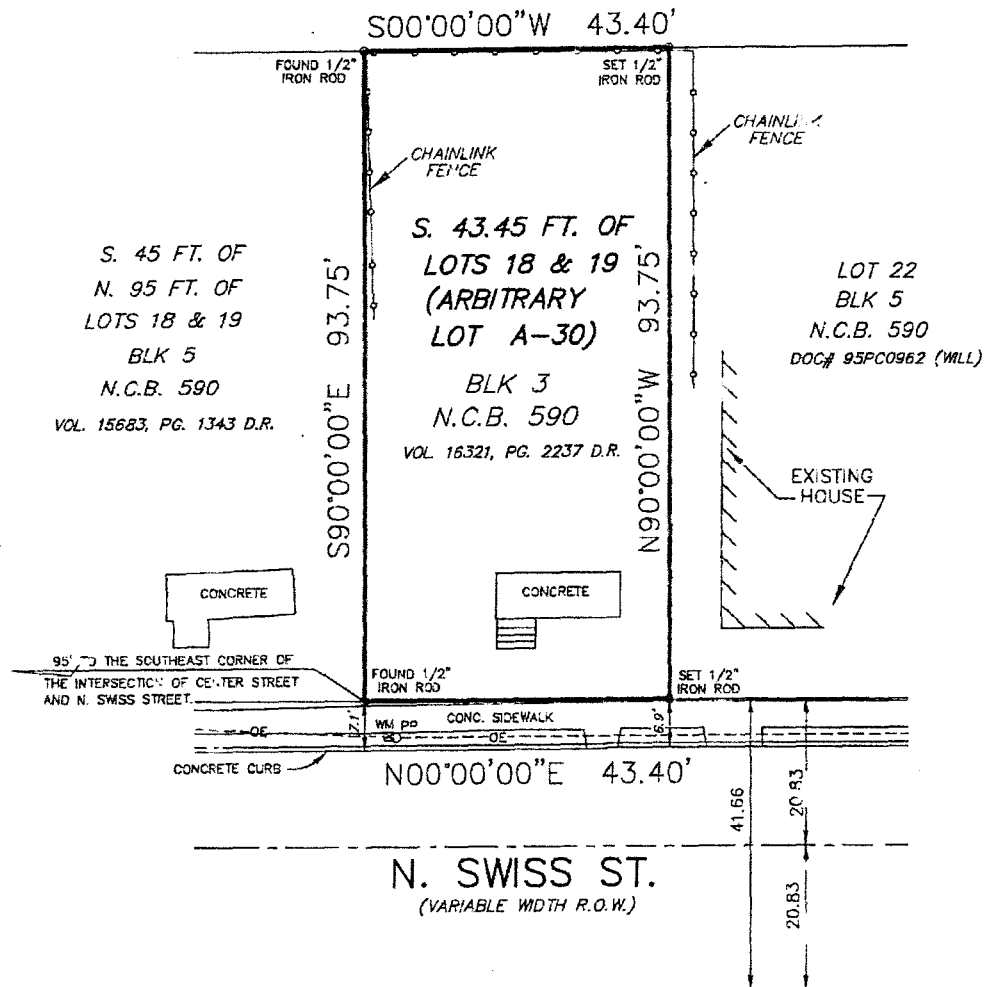
D.R. = DEED RECORDS  
 O.P.R. = OFFICIAL PUBLIC RECORDS  
 VOL., PG. = VOLUME, PAGE  
 OPP = POWER POLE  
 --OE-- = OVERHEAD ELECTRIC  
 WM Ⓜ = WATER METER

S. 65.63 FT. OF  
 LOTS 20 & 21 AND  
 ALL OF LOT C  
 BLK 5, N.C.B. 590  
 VOL. 4453, PG. 718 D.R.

S. 45 FT. OF  
 N. 95 FT. OF  
 LOTS 18 & 19  
 BLK 5  
 N.C.B. 590  
 VOL. 15683, PG. 1343 D.R.

S. 43.45 FT. OF  
 LOTS 18 & 19  
 (ARBITRARY  
 LOT A-30)  
 BLK 3  
 N.C.B. 590  
 VOL. 16321, PG. 2237 D.R.

LOT 22  
 BLK 5  
 N.C.B. 590  
 DOC# 95PC0962 (WILL)



TITLE COMMITMENT: ORDER NO. 4312022489

10d.) HISTORIC DESIGNATION: VERIFIED CERTIFICATION RECORDED IN  
 VOLUME 16817, PAGE 1967, REAL PROPERTY RECORDS, BEXAR  
 COUNTY, TEXAS. (NOT PLOTTABLE)

## SURVEY OF:

BEGIN A PORTION OF LOTS 18 & 19,  
 (ARBITRARY LOT A-30), BLOCK 3,  
 N.C.B. 590, AS RECORDED IN  
 VOLUME 16321, PAGE 2237, DEED RECORDS,  
 BEXAR COUNTY, TEXAS.

PREPARED BY:

**BRIONES**  
 CONSULTING & ENGINEERING LTD.

6118 BROADWAY  
 SAN ANTONIO, TX 78208

(210) 825-1431  
 (210) 825-1432 fax



Z2016089



SCALE: 1" = 20'

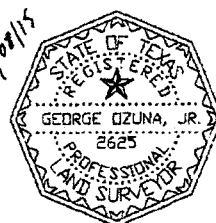
STATE of TEXAS  
 COUNTY of BEXAR

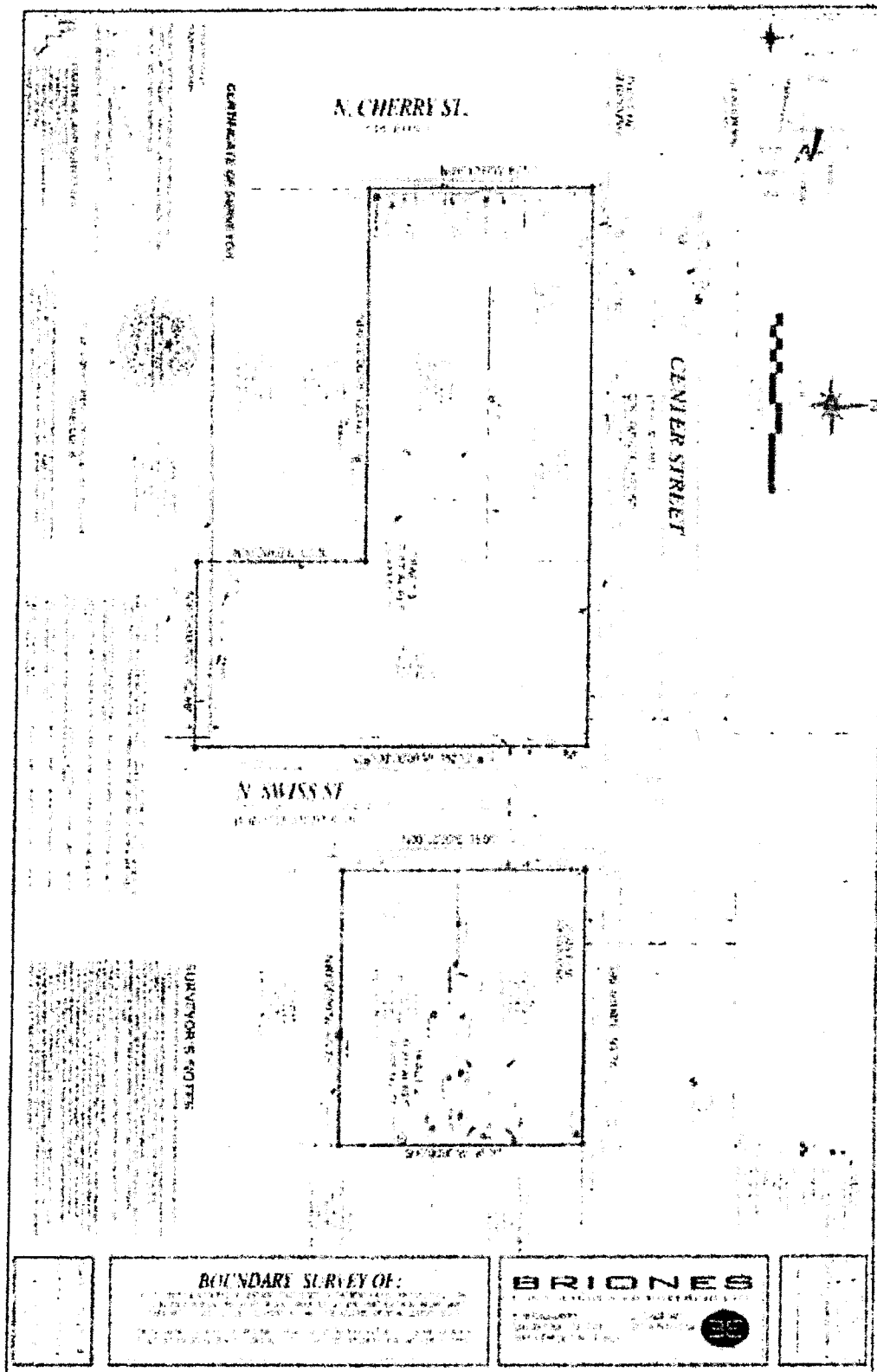
This is to certify that the above plat  
 is true and correct according to an  
 actual survey made on the ground  
 under my supervision.

Dated: October 08, 2015

*George Ozuna, Jr.*  
 George Ozuna, Jr.  
 Registered professional Land Surveyor No. 2625

10/08/15





22016089





22016089

DEED WITHOUT WARRANTY

Date: March 19, 2015

CHICAGO TITLE CFI 4312017441  
68

Grantor: TERRAMARK CONTRACTORS, L.L.C., a Texas limited liability company

Grantor's Mailing Address:

TERRAMARK CONTRACTORS, L.L.C.  
3425 HIGHWAY 6, SUITE 110  
SUGAR LAND, TX 77478

Grantee: K/T TX HOLDINGS, L.L.C., a Texas limited liability company

Grantee's Mailing Address:

K/T TX HOLDINGS, L.L.C.  
3425 HIGHWAY 6, SUITE 110  
SUGAR LAND, TX 77478

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1:

Being a 0.47 acres of land and consisting of the north 87.52 feet of lots 1 and 2 and a portion of lot 3, Block 3 N.C.B. 590 recorded in volume 15683, page 331, volume 15683, page 328, volume 15683 page 340, deed records of Bexar County, Texas, and particularly described as follows;

POINT OF BEGINNING; being the northwest corner of Lot 1, Block 3, N.C.B. 590, and also being the intersection of the south right-of-way of Center street and the east right-of-way of N. Cherry street;

THENCE: along the south right-of-way of Center street S 90°00'00" E, a total distance of 187.50 feet to a point for a corner;

THENCE: along the west right-of-way of N. Swiss street S 00°00'00" W, a total distance of 152.52 feet to a point for a corner;

**Z2016089**

THENCE: N 90°00'00" W, a total distance of 62.50 feet to a point for a corner;

THENCE: N 00°00'00" E, a total distance of 65.00 feet to a point for a corner;

THENCE: N 90°00'00" W, a total distance of 125.00 feet to a point for a corner;

THENCE: along the last right-of-way of N. Cherry street N 00°00'00" W", a total distance of 87.52 feet to the POINT OF BEGINNING and containing 0.47 acres.

**Tract 2:**

Being a 0.20 acres of land and consisting of the N 95 feet of lots 18 and 19, Block 3 N.C.B. 590 recorded in volume 15683, page 337, page 343, deed records of Bexar County, Texas, and particularly described as follows;

POINT OF BEGINNING; being the northwest corner of Lot 18, Block 3, N.C.B. 590, and being the intersection of the south right-of-way of Center street and the east right-of-way of N. Swiss street;

THENCE: along the south right-of-way of Center street S 00°00'00" E, a total distance of 93.75 feet to a point for a corner;

THENCE: S 00°00'00" W, a total distance of 95.00 feet to a point for a corner;

THENCE: N 90°00'00" W, a total distance of 93.75 feet to a point for a corner;

THENCE: along the east right-of-way of N. Swiss street N 00°00'00" E", a total distance of 95.00 feet to the POINT OF BEGINNING and containing 0.20 acres.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, WITHOUT ANY EXPRESS OR IMPLIED WARRANTY WHATSOEVER, INCLUDING BUT NOT LIMITED TO WARRANTIES OF TITLE, CONDITION OR CHARACTER. ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AS WELL AS THE WARRANTIES IN SECTION 5.023 OF THE TEXAS PROPERTY CODE (OR ITS SUCCESSOR) ARE EXCLUDED.

This conveyance is intended to include any property interests obtained by after-acquired title.

GRANTEE IS TAKING THE PROPERTY IN AN "AS IS, WHERE IS" CONDITION AND THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES OF ANY KIND OR CHARACTER.

22010000

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

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

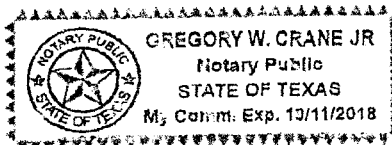
TERRAMARK CONTRACTORS, L.L.C., a Texas  
limited liability company

By: \_\_\_\_\_  
CHARLES H. TURNER, President & Chief  
Executive Officer

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on March 19, 2015, by CHARLES H. TURNER, as the President & Chief Executive Officer of TERRAMARK CONTRACTORS, L.L.C., a Texas limited liability company, on behalf of said limited liability company.



\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

22016088

Doc# 20150050250  
# Pages 4  
03/25/2015 10:15AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

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.  
03/25/2015 10:15AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

22016089

**B R I O N E S**  
CONSULTING & ENGINEERING LTD

February 13, 2015

Field Notes  
0.47 acres out of  
Lots 1, 2, and 3, Block 3, NCB 590  
San Antonio, Bexar County, Texas

Being a 0.47 acres of land and consisting of the north 87.52 feet of lots 1 and 2 and a portion of lot 3, Block 3 N.C.B. 590 recorded in volume 15683, page 331, volume 15683, page 328, volume 15683 page 340, deed records of Bexar County, Texas, and particularly described as follows:

**POINT OF BEGINNING**; being the northwest corner of Lot 1, Block 3, N.C.B. 590, and also being the intersection of the south right-of-way of Center street and the east right-of-way of N. Cherry street;

**THENCE**: along the south right-of-way of Center street S 90°00'00" E, a total distance of 197.50 feet to a point for a corner;

**THENCE**: along the west right-of-way of N. Swiss street S 00°00'00" W, a total distance of 152.52 feet to a point for a corner;

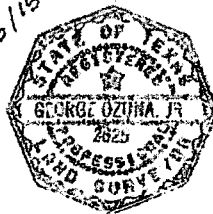
**THENCE**: N 90°00'00" W, a total distance of 62.50 feet to a point for a corner;

**THENCE**: N 00°00'00" E, a total distance of 65.00 feet to a point for a corner;

**THENCE**: N 90°00'00" W, a total distance of 125.00 feet to a point for a corner;

**THENCE**: along the east right-of-way of N. Cherry street N 00°00'00" W, a total distance of 87.52 feet to the **POINT OF BEGINNING** and containing 0.47 acres.

02/13/15



*George Ozuna, Jr.*  
George Ozuna, Jr., R.L.S.  
Registered Professional Land Surveyor

3E

22016089

**BRIONES**  
CONSULTING & ENGINEERING LTD

January 27, 2015

Field Notes  
0.20 acres out of  
Lots 18 and 19, Block 3, NCB 590  
San Antonio, Bexar County, Texas

Being a 0.20 acres of land and consisting of the N 95 feet of lots 18 and 19, Block 3 N.C.B. 590 recorded in volume 15683, page 337, page 343, deed records of Bexar County, Texas, and particularly described as follows.

**POINT OF BEGINNING;** being the northwest corner of Lot 18, Block 3, N.C.B. 590, and being the intersection of the south right-of-way of Center street and the east right-of-way of N. Swiss street;

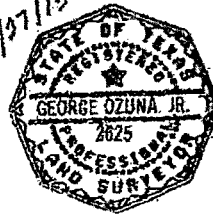
**THENCE:** along the south right-of-way of Center street S 00°00'00" E, a total distance of 93.75 feet to a point for a corner;

**THENCE:** S 00°00'00" W, a total distance of 95.00 feet to a point for a corner;

**THENCE:** N 90°00'00" W, a total distance of 93.75 feet to a point for a corner;

**THENCE:** along the east right-of-way of N. Swiss street N 00°00'00" E, a total distance of 95.00 feet to the **POINT OF BEGINNING** and containing 0.20 acres.

01/27/15



*George Ozuna Jr.*  
George Ozuna, Jr., R.P.L.S.  
Registered Professional Land Surveyor

3E

Z2016089

Doc# 20150050249  
# Pages 8  
03/25/2015 10:15AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$50.00

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.  
03/25/2015 10:15AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

72016089

CHICAGO TITLE CF# 4312017441

60

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas }

County of Bexar }

### **Deed Without Warranty**

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**Authorizing Ordinance:** 2014-06-12-0427

**Statutory Authority:** Local Government Code § 272.001(a)

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attn: City Clerk)

**Grantor's Street Address:** City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

**Grantee:** Terramark Contractors, LLC

Grantee has filed d/b/a Terramark Urban Homes.

**Grantee's Mailing Address:** 3425 Hwy 6, Suite 110 Sugar Land, TX 77478

**Consideration:** \$10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**Property:** All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows:

1. **130 North Swiss:** Lot S 45 Ft of N 95 Ft of 18 and 19 ARB A-29, Block 3, New City Block 590
  2. **134 North Swiss:** Lot N 50 Ft of 18 and 19, Block 3, New City Block 590,
  3. **139 North Swiss:** Lot 3, Block 3, New City Block 590
  4. **126 North Cherry:** Lot S 47.52 Ft of N 87.52 Ft
-



Z2016089

of 1 and 2 ARB A16, Block 3,  
New City Block 590,

5. **402 North Center:** Lot N 40 Ft of 1, Block 3,  
New City Block 590

6. **406 North Center:** Lot N 40 Ft of 2, Block 3,  
New City Block 590

and more particularly described by metes and bounds and  
shown by survey on **Exhibit "A"** attached hereto and  
incorporated herein verbatim for all purposes.

Grantor, for the Consideration, Grants, Bargains, and Conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, To Have and To Hold unto Grantee, Grantee's successors and assigns forever, **Without Any Express Or Implied Warranty Whatsoever, Including But Not Limited to Warranties of Title, Condition, or Character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations, Restrictions, Exceptions, And Conditions To Conveyance:** This conveyance is explicitly subject to the following:

- A. **Reservations:** All reservations affecting the Property.
- B. **Easements:** All recorded and unrecorded easements, whether or not open and obvious.
- C. **Restrictions:** All covenants and restrictions affecting the Property.
- D. **Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. **Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise.**

**As Between Grantor And Grantee, The Risk Of Liability Or Expense For Environmental Problems, Even If Arising From Events Before Closing, Will Be The Sole Responsibility Of Grantee, Regardless Of Whether The Environmental Problems Were Known Or Unknown At Closing.**

Z2016089

**Setting Out The Specific Reservations And Disclaimers Does Not Imply That The Property Is Free Of Other Encumbrances Or Adverse Claims Or Conditions. Grantor Specifically Disclaims Any Such Implication.**

In Witness Whereof, Grantor has caused its representative to set its hand:

Grantor:

City of San Antonio, a Texas municipal corporation

By: [Signature]

Printed Name: Lori Houston

Title: Director

Date: 3/11/2015

Approved As To Form:

By: [Signature]

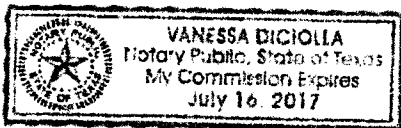
City Attorney

The State of Texas }

County of Bexar }

Before me, the undersigned authority, this instrument was this day acknowledged by Lori Houston, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: 3/11/15



Vanessa Diciolla

Notary Public, State of Texas

My Commission Expires: 7/16/17

After Recording, Return To:

Terramark Urban Homes  
3425 Hwy 6, Suite 110  
Sugar Land, TX 77478

**Z2016089**

**Exhibit A**

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1. **130 North Swiss:** Lot S 45 Ft of N 95 Ft of 18 and 19 ARB A-29, Block 3, New City Block 590
2. **134 North Swiss:** Lot N 50 Ft of 18 and 19, Block 3, New City Block 590
3. **139 North Swiss:** Lot 3, Block 3, New City Block 590
4. **126 North Cherry:** Lot S 47.52 Ft of N 87.52 Ft of 1 and 2 ARB A16, Block 3, New City Block 590
5. **402 North Center:** Lot N 40 Ft of 1, Block 3, New City Block 590
6. **406 North Center:** Lot N 40 Ft of 2, Block 3, New City Block 590

72016089

# City Center Lot

Preliminary Site Plan  
December 20, 2015

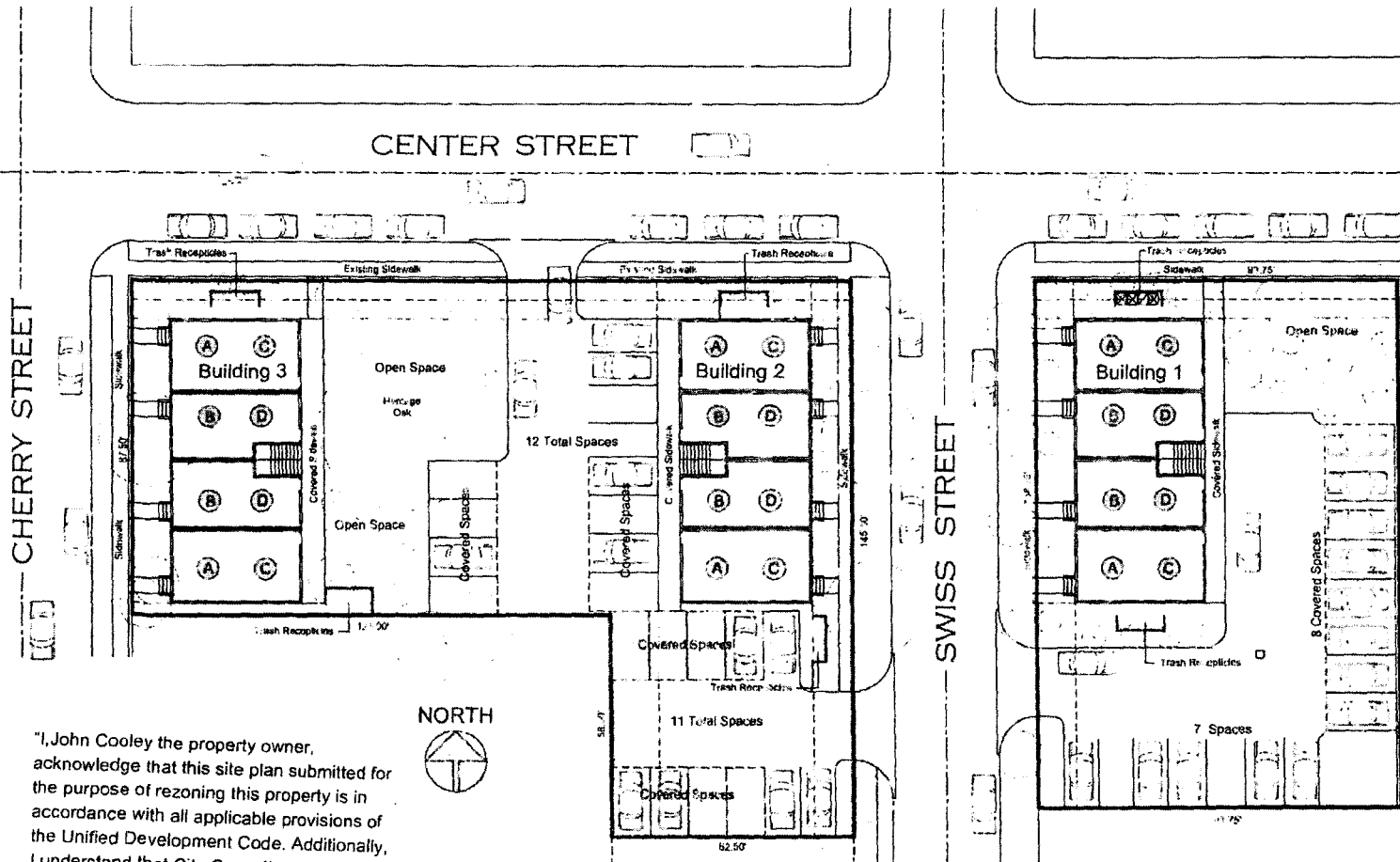
Project Data	
Total Project:	0.758 Ac.
Total Units:	24
Units Per Acre:	31.66
On-Site Parking:	38
Parking per Unit:	1.58
Total Building Area:	18,162 SF

Building 1	
Site:	0.298 Ac.
Total Units:	8
Units Per Acre:	26.8
On-Site Parking:	15
Parking per Unit:	1.9

Buildings 2 & 3	
Site:	0.460 Ac.
Total Units:	16
Units Per Acre:	35.9
On-Site Parking:	23
Parking per Unit:	1.4

Unit Mix			
Unit A	965 SF	6	5,790 SF
Unit B	840 SF	6	5,040 SF
Unit C	652 SF	6	3,912 SF
Unit D	570 SF	6	3,420 SF
Totals		24	18,162 SF

EXHIBIT "B"



"I, John Cooley 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 Cityadopted Codes at the time of plan submittal for building permits."

*John Cooley*

**Terramark** Urban Homes