

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-129
ADDRESS: 2511 N FLORES ST
LEGAL DESCRIPTION: NCB 1877 BLK 5 LOT E 7.18 OF S 29 OF 6, S 33 OF 7 & 8 & ARB A16
ZONING: MF-33,NCD-2
CITY COUNCIL DIST.: 1
APPLICANT: Teresa Niño
OWNER: GCM Holdings Inc.
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 2511 N Flores Street for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 2511 N Flores Street for landmark designation.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

(a) **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

(b) Designation of Historic Landmarks.

(1) **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

(3) **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days

of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

(a) **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

(b) **Criteria For Evaluation.**

- (1) Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
- (13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

FINDINGS:

- a. A Request for Review of Historic Significance for 2511 N Flores, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **ARCHITECTURAL DESCRIPTION** -- The structure at 2511 N Flores is a two-story single family residence featuring a rectangular footprint. It has vinyl siding and a hipped roof with a blue standing seam metal roof. There is a centered gabled front dormer with a small vent. The front porch is wood with concrete steps leading up to it. The second story of the front porch has been filled in and is supported by non-original square fluted posts and two original square posts. The existing windows are vinyl and have varying designs, including some six-over-six, primarily on the second story porch and two-over-two on the sides of the house. The second story porch windows have non-functioning shutters with the exception of the middle windows. There are three visible front doors at the first floor entrance, varying in design, each having a transom above it. On the north elevation there is a wooden staircase leading to a door on the second floor. While there are clearly influences of Classical Revival and Prairie styles, the modifications to this structure have diluted any cohesive architectural statement. There is a front walkway made of concrete that leads from the sidewalk to the front porch steps.
- d. **SITE CONTEXT** – The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista's development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located near a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. **EVALUATION** – The applicant proposed a list of four (4) criteria for eligibility. These include: (b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or

cultural motif.

- f. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec.35-607(b)(1) Its value as a visible or archeological reminder of the cultural heritage of the community, or national event -- as a visible reminder of the early development of the Alta Vista neighborhood, and UDC sec.35-607(b)(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif – for its relationship to similar multifamily properties within the neighborhood.
- g. While the structure may not be eligible for landmark designation, it would certainly be a contributing structure to a local historic district. The property is located in the Alta Vista (NCD-2) neighborhood conservation district currently. The district is eligible to become a local historic district.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

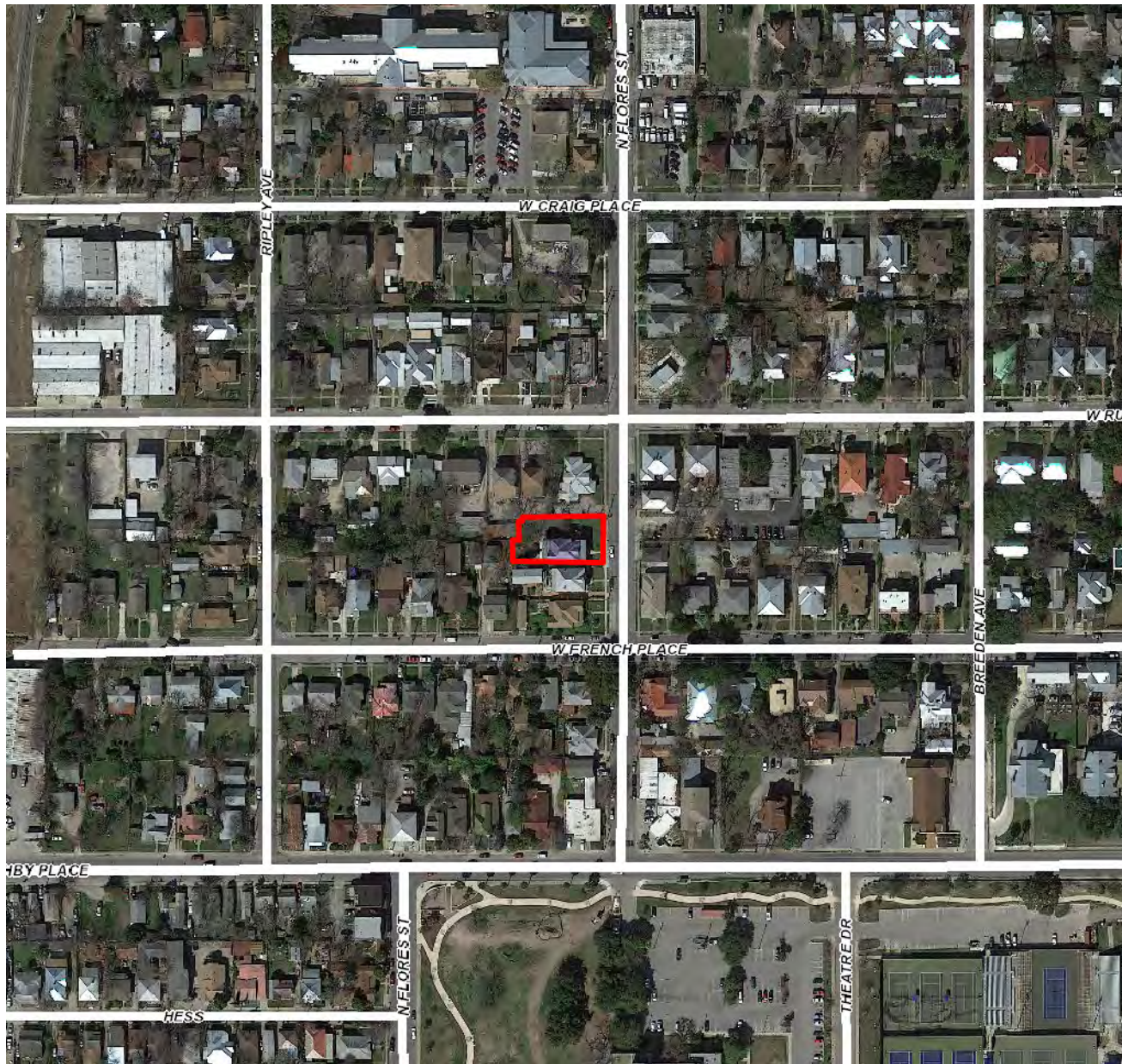
Staff does not recommend approval of the request. Staff finds that the property at 2511 N Flores does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings c through f. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

A demolition application request has not been submitted as of the time of posting.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 22, 2018

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 2511 N Flores

Tier: 2

1. Application Details

Applicant: Teresa Niño

Type: Request for Review of Historic Significance

Date Received: February 5, 2018

2. Findings

The core of the Alta Vista neighborhood was originally called the Laurel Heights Addition, which was subdivided in 1893 by Jay Adams. Development quickened in the early twentieth century, and the large lots filled with single family Craftsman bungalows and Classic Revival homes. The neighborhood grew as surrounding tracts were subdivided, and a streetcar line ran on North Flores through the center of the neighborhood soon after the subject property was built. Some duplexes and fourplexes were built during this time, and after WWII new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. The neighborhood is largely intact today. This property is located near a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.

C.S. Dakin purchased three lots, including this property, at the northwest corner of N Flores and W French Pl in 1906 from developer Jay Adams. Dakin sold the property to DK Furnish, Trustee for local developers Nicholson, Furnish, & Smith, in 1909. The structure at 2511 N Flores was constructed c. 1910, as it appears in the 1910 city directory and rental advertisements in local newspapers (addressed as 2311 N Flores at this time). Staff was unable to identify the builder or architect for this structure.

3. Architectural Description

The structure at 2511 N Flores is a two-story residence featuring a rectangular footprint. It has vinyl siding and a hipped roof with a blue standing seam metal roof. There is a centered gabled front dormer with a small vent. The front porch is wood with concrete steps leading up to it. The second story of the front porch has been filled in and is supported by square fluted posts and two original square posts. The existing windows are vinyl and have varying designs, including some six-over-six, primarily on the second story porch and two-over-two on the sides of the house. The second story porch windows have non-functioning shutters with the exception of the middle windows. There are three visible front doors at the first floor entrance, varying in design, each having a transom above it. On the north elevation there is a wooden staircase leading to a door on the second floor. There is a front walkway made of concrete that leads from the sidewalk to the front porch steps.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The form and massing of the structure embody elements of Classic Revival and Prairie architectural styles, such as the two story porch with column supports, two original square porch columns, wide eaves, and the American Foursquare form with hipped roof and centered gabled dormer. The second story porch is likely a local variation on the style. The modifications to the structure, including the enclosed second story porch and modern porch supports, dilute the architectural statement of the structure.

4. Landmark Criteria

The structure at 2511 N Flores was built during the peak of development in Alta Vista, and its form and orientation reflect the character of the neighborhood. Characteristics of significant Classical Revival style residential stock include two stories, gabled dormers or gabled pediments, full length front porches supported by classical columns, and horizontal wood siding. Characteristics of significant Prairie style residential stock include a four square floor plan, full length one story front porch supported by massive square piers, central dormers, wide eaves, and decorative elements such as decorative upper sashes in windows. This structure has clearly been modified and little original material remains. Its role as an early multifamily rental represents the history and development pattern of the neighborhood, which saw a transition from predominantly single family homes to multifamily infill after WWII. The property meets criteria 1 for is visible reminder of the early development of the Alta Vista neighborhood, and criteria 13 for its relationship to similar multifamily properties within the neighborhood.

5. Staff Recommendation

A property must meet at least three of the sixteen criteria used to evaluate eligibility for landmark designation, and this assessment determined that 2511 N Flores does not meet that threshold. While staff does not recommend 2511 N Flores for individual historic designation, staff notes that this area is eligible as a potential historic district, and this property would be considered a contributing structure within that potential district.



FRONT



FRONT



STREET CONTEXT
2511 N FLORES

800 W RUSSELL







Statement of Significance

2511 N. Flores

The two-story structure at 2511 N. Flores was built prior to 1911 as indicated by its appearance on the 1911 Sanborn map. As such it is one of the oldest structures in the Post's Addition to Upper San Antonio plat. Originally built as a single family residence, the structure was divided into a duplex as early as 1921, appearing in local newspaper ads as lower and upper furnished apartment rentals. A May 14, 1936 San Antonio Light classified ad lists it as located north of San Pedro Park "for particular people of moderate income," a distinction of Alta Vista's character as an affordable neighborhood for the discerning middle and working classes. Two years before, a 1934 listing indicated that a furnished apartment at the address could be rented for \$20. For comparison, a furnished apartment near Ft. Sam Houston could be had for \$30.

The original owner, Ms. Mary Delahay, lived next door at 800 W. Russell and who was somewhat of a San Antonio celebrity because Abraham Lincoln was a family friend. In 1915, Ms. Delahay paid the lion's share of her block for improvements to N. Flores, including street paving and curbing, in association with the street car line that ran along N. Flores. (Criterion 3).

2511 N. Flores is influenced by the Colonial Revival architectural style. It has a two-story front porch facing the street (eastward) with three bays. The pyramidal roof is of moderately steep pitch characteristic of the homes of the 1900s. The front porch roof is covered with a low-sloped shed form. A diminutive, attic gabled dormer faces the front mid-way up the main roof. The building is on a large lot and is sited next to a driveway along the south property line, which places it side by side with another similar 2-story structure (2507 N. Flores St.). The northern side yard is therefore larger and provides space for outdoor activities or a garden. Material modifications are reversible, and include siding, metal roofing. The enclosed upper-level front porch is also reversible. Possible minor additions on the north and west sides of the building similarly could be removed.

It was built by the Campbell-Petty Lumber Company and developed by Robert Schuetze who developed many properties within the City's original 1836 square mile boundary. Developers of the time were keen to introduce eclectic styles that departed from the popular Victorian architecture of the previous century, but which continued to honored historical influences, even in their modernist touch. Care to materials and craftsmanship ensured the building of structures that have endured for over a century. It's location is situated at the gateway to San Pedro Park and reflects a serene residential quality that doesn't over power the approach to San Pedro Park or the neighboring properties. (Criteria 5, 7 and 13)).

2511 N. Flores meets Criteria 3, 5, 7 and 13.

Bexar CAD

Property Search Results > 121949 GCM HOLDINGS INC for Year 2017

Tax Year: 2017

Property

Account

Property ID:	121949	Legal Description:	NCB 1877 BLK 5 LOT E 7.18 OF S 29 OF 6, S 33 OF 7 & 8 & ARB A16
Geographic ID:	01877-005-0061	Zoning:	MF-33, RM-4 NCD-2
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	2511 N FLORES ST SAN ANTONIO, TX 78212	Mapsc0:	616D1
Neighborhood:	ALTA VISTA	Map ID:	
Neighborhood CD:	57024		

Owner

Name:	GCM HOLDINGS INC	Owner ID:	3024245
Mailing Address:	3267 BEE CAVES RD # 107-157 AUSTIN, TX 78746-6700	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$48,500	
(+) Improvement Non-Homesite Value:	+	\$145,500	
(+) Land Homesite Value:	+	\$57,140	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$251,140	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$251,140	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$251,140	

Taxing Jurisdiction

Owner: GCM HOLDINGS INC
 % Ownership: 100.000000000000%
 Total Value: \$251,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012868	\$251,140	\$251,140	\$32.32
08	SA RIVER AUTH	0.017290	\$251,140	\$251,140	\$43.42
09	ALAMO COM COLLEGE	0.149150	\$251,140	\$251,140	\$374.58
10	UNIV HEALTH SYSTEM	0.276235	\$251,140	\$251,140	\$693.73
11	BEXAR COUNTY	0.291229	\$251,140	\$251,140	\$731.39
21	CITY OF SAN ANTONIO	0.558270	\$251,140	\$251,140	\$1,402.04
57	SAN ANTONIO ISD	1.532600	\$251,140	\$251,140	\$3,848.97
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$251,140	\$251,140	\$0.00
Total Tax Rate:		2.837642			
Taxes w/Current Exemptions:					\$7,126.45
Taxes w/o Exemptions:					\$7,126.45

Improvement / Building

Improvement #1: Multi Family 2-4 Units **State Code:** B6 **Living Area:** 3913.0 sqft **Value:** \$194,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1940	1772.0
OP	Attached Open Porch	A - NO		1940	168.0
LA2	Living Area 2nd Level	A - WS		1940	2141.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RQX	R/M Fam not frm QUPLX	0.2470	10761.00	0.00	0.00	\$57,140	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$194,000	\$57,140	0	251,140	\$0	\$251,140
2016	\$190,870	\$41,970	0	232,840	\$0	\$232,840
2015	\$165,840	\$42,610	0	208,450	\$0	\$208,450
2014	\$156,430	\$28,410	0	184,840	\$0	\$184,840
2013	\$139,400	\$28,410	0	167,810	\$0	\$167,810

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/26/2017	Deed	Deed	BIANQUINI VIRGINIA	GCM HOLDINGS INC	18351	160	20170026339
2		Deed	Deed		BIANQUINI, VIRGINIA	6611	1386	0

2018 data current as of Feb 2 2018 12:32AM.

2017 and prior year data current as of Feb 2 2018 9:41AM

Website version: 1.2.2.22

Database last updated on: 2/2/2018 12:32 AM

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For property information, contact (210) 242-2432 or (210) 224-8511 or email.

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

Whereas, said Zula S. Blanks has this day paid to D. W. DeNeene, as guardian aforesaid, being the payee in and legal holder of said note, the full amount of said note both principal and interest to date; Now, Therefore, I, D. W. DeNeene, as Guardian of the Estate of Antonio Ortiz, a minor, in consideration of the premises and the full and final payment of said note, with interest to date, the receipt of which is hereby acknowledged, do hereby release unto the said Geo. M. Bennett and his wife Esther A. Bennett, their heirs and assigns, the property described in said deed of trust forever free from the lien created by the execution and record of said trust deed, and I do hereby declare said note to be fully paid off and satisfied. Witness my hand this 21st day of February 1911.

D. W. DeNeene,

As Guardian of the Estate of Antonio Ortiz, a minor.

The State of Texas,

County of Bexar. Before me, the undersigned authority, on this day personally appeared D. W. DeNeene, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Guardian of the Estate of Antonio Ortiz, a minor, for the purposes and consideration therein expressed. Given under my hand and seal of office, this 21st day of February 1911.

SEAL.

W. W. Walling,

Notary Public in and for Bexar County, Texas.

Filed for Record Feb. 21st., 1911 at 2.00 o'clock P. M.

Recorded Feb. 24th., 1911 at 1.15 o'clock P. M.

Frank R. Newton, County Clerk, Bexar County, Texas. By Aug. E. Ruppertz, Deputy.

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#14396.

ROBERT SCHUETZE.

ASSIGNMENT OF DEED OF TRUST.

CAMPBELL-PETTY-LUMBER CO.

The State of Texas,

County of Bexar. Know all men by these presents, that I, Robert Schuetze, of Bexar county, Texas, for and in consideration of the sum of Six Hundred Dollars (\$600.00) to me in hand paid by Campbell-Petty Lumber Company, a private corporation under the laws of Texas, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto said Campbell-Petty Lumber Co. one certain note executed by Mary E. Delahay, dated December 29, 1910, being for the sum of \$600.00, payable two years after date, payable to the order of Robert Schuetze, in San Antonio, Texas, bearing interest at the rate of 8% per annum from date until maturity, and 10% per annum thereafter until paid, interest payable semi-annually, providing for the usual 10% attorneys fees in certain contingencies, and containing other stipulations not deemed necessary to be herein set out. Said note being secured by a deed of trust lien on the western 37.18 feet off of lot No. 7, and the eastern 42.82 feet off of lot No. 6, in block No. 5, City Block No. 1877, fronting North 80 feet on the South side of Russell Place, in San Antonio, Bexar county, Texas, as shown by deed of trust executed and delivered by said Mary E. Delahay to T. T. VanderHoeven, Trustee, for said Robert Schuetze, conveying the property above described, which said deed of trust is duly recorded in Vol. 347, pp. 584 to 587, deed of trust records of Bexar county, Texas. To Have and to Hold unto the said Campbell-Petty Lumber Company, its successors and assigns, the above described note together with all and singular the deed of trust lien, rights, equities, titles and interest in said land and premises which I have by virtue of said deed of trust and notes. I hereby authorize

the said Campbell-Petty Lumber Company, its successors and assigns, to release the said land and premises from the lien thereon at its or their pleasure. Witness my hand at San Antonio, Texas, this tenth day of February, A. D. 1911.

Robert Schuetze.

The State of Texas,

County of Bexar. Before me _____, a Notary Public within and for the said County of Bexar, on this day personally appeared Robert Schuetze, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office at San Antonio, Texas, this 21st day of February A. D. 1911.

SEAL. 56

A. E. BAUDREAU,

Notary Public, for Bexar County, Texas.

Filed for Record Feb. 21st., 1911 at 2.30 o'clock P. M.

Recorded Feb. 24th., 1911 at 1.40 o'clock P. M.

Frank R. Newton, County Clerk, Bexar County, Texas. By Aug. E. Ruppertz, Deputy.

-----oooOooo-----
PARTIAL RELEASE OF DEED OF TRUST.

HIGHLAND IMPROVEMENT
CO.

#14402.
WEST TEXAS BANK &
TRUST CO. ET AL.

State of Texas,

County of Bexar. Whereas, by deed of trust, dated June 11th, 1907, of record in Vol. 278, page 198, of the deed records of Bexar County, Texas, Charles Peterson, L. P. Peck, and Ben M. Hammond of Bexar County, Texas, conveyed unto S. G. Tayloe, Trustee, for the benefit of the West Texas Bank and Trust Company of San Antonio, Texas, certain tracts and parcels of land, therein particularly described, to secure the payment of a certain promissory note for Fifty Thousand Dollars (\$50,000), payable to the order of the said West Texas Bank and Trust Company, the terms of which are particularly set out in said deed of trust; and, Whereas, said lands, described in and conveyed by said deed of trust, were thereafter, by deed dated September 3rd, 1908, of record in the Deed Records of Bexar County, Texas, sold and conveyed by said Charles Peterson, L. P. Peck and Ben M. Hammond to the Highland Improvement Company, subject to all the terms and conditions of said deed of trust, the West Texas Bank and Trust Company consenting and agreeing thereto; and, Whereas, under the terms of said Deed of Trust, the Highland Improvement Company is entitled to a release of certain portions of the said land therein described, upon making payments therefor, as provided in said deed of trust; and has complied with the condition thereof, entitling them to the release of the lots and parcels of the land herein-after described; Now, Therefore, Know all men by these presents: That the West Texas Bank and Trust Company a corporation, beneficiary under said Deed of Trust, and S. G. Tayloe, Trustee, of the county of Bexar, State of Texas, in Consideration of the premises and the payment to the said West Texas Bank and Trust Company, of the sum of Three hundred and twenty five dollars (\$325.00), receipt whereof is hereby acknowledged, have released, remised, relinquished and by these presents do release, remise, relinquish and quit-claim unto said Highland Improvement Company, its successors and assigns, all those certain tracts, lots and parcels of land, lying and being situated within the corporate limits of the city of San Antonio, in Bexar County, Texas, and known, described and designated as lots Twenty six (26) Twenty seven (27) and Twenty eight (28) in Block Twelve (12), New City Block Thirty two hundred and eighty (3280), Lots Fourteen (14) and Fifteen (15) in Block Seventeen (17) New City Block, Thirty two hundred and eighty five (3285) Lot Thirteen (13) in Block Eighteen (18) New City Block Thirty two hundred and eigh-

No. 79065:-

ORDINANCE, LEVYING SPECIAL ASSESSMENTS

CITY OF SAN ANTONIO:

AND TAXES.

JACOB WOHLFARTH:

THE STATE OF TEXAS::

COUNTY OF BEXAR :

AN ORDINANCE

CITY OF SAN ANTONIO: LEVYING SPECIAL ASSESSMENTS AND TAXES on account of the cost of the improvement of North Flores Street from San Pedro Creek to Woodlawn Avenue and to provide for the issuance of assessment certificates and for other purposes.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:- WHEREAS the City Council heretofore, to wit, on the 16 day of November, A.D. 1914, by resolution ordered the improvement on the special assessment plan of that portion of North Flores Street in said City of San Antonio, between the intersections of said highway with San Pedro Creek and Woodlawn Avenue by grading and paving the same, and constructing or resetting curbs where required and performing other work on said highway so ordered to be improved; and,

WHEREAS, said improvements, and the special assessments and special taxes to be levied therefor, and all proceedings, notices and instruments in connection therewith are governed by certain rules and regulations prescribed by said City Council in a certain ordinance known as the "Procedure Ordinance" passed and approved on December 18, 1913, which, together with all amendments thereto and Chapter Eleven of Title 22, Revised Civil Statutes of Texas for 1911, are made a part of this ordinance; and all such proceedings and other matters requisite to the passage of this ordinance have been regularly had and performed and are hereby ratified and confirmed; and any and all requirements as to what this ordinance shall contain if not herein otherwise complied with, shall be deemed to have been complied with by this reference to said procedure ordinance and the adoption of its provisions herein; and,

WHEREAS, in the course of said proceedings, the bid of O.C. Chapin, for the performance of said work was duly accepted by said City Council and a certain written contract and bond for the construction and completion of said improvements, both bearing date on the 27 day of April, A.D. 1914, were thereupon duly made, and entered into and accepted by and on behalf of the City and said bidder as the Contractor bound to construct and complete said improvements; and said Contractor has begun or is about to begin said work, and it is incumbent on this City Council to provide for the assessment, payment and collection of those portions of the cost of said improvements payable by owners of abutting property, and railroads and street railroads, if any, on said highway; and

WHEREAS, thereupon said City Council by resolution duly passed and approved on the 25 day of February, A.D. 1915, duly approved the plat and statement prepared and filed by the City Engineer for said improvements, and ordered that the required hearing be had in said City Council; and, WHEREAS, thereupon notice of said hearing was duly given by publishing such notice three times in the San Antonio Light, a newspaper, published in said City, viz, on March 1st, 2nd & 3rd, A.D. 1915, and additional and cumulative notice of said hearing was also duly given; and,

WHEREAS, a full and fair hearing was duly held at the time and place mentioned in said resolution and notices, to wit, on the 22 day of March, A.D. 1915 in the Council Chamber of the City Hall of said City at 4 o'clock P.M., and thereupon said hearing was duly adjourned on the same date; and

WHEREAS, at said hearing all persons desiring to contest said proposed assessment or personal liability, or the regularity of the proceedings with reference to

the improvement, or in any manner to be heard concerning benefits of said improvements to their property or any other matter with reference thereto were duly heard and their claims duly considered; and thereupon all errors, mistakes and other matters requiring rectification which were brought to the attention of said City Council, having been by said City Council corrected; and said City Council, having also fully heard, examined and considered the evidence concerning frontage and other considerations, including said plat and statement of the City Engineer and the benefits of said improvements to said property, and being of the opinion that the assessments herein below levied and the personal liabilities hereby declared are just and equitable, and that no such assessment is made herein in any case against any parcel of property in excess of the actual benefit to the owner thereof in the enhanced value of his property by means of such improvements; Now, therefore be it further Ordained:-

SECTION ONE: That the aggregate amount hereinafter shown, being less than two-thirds of the cost of said improvements, excepting curbing or sidewalks if included in said contract, shall be and the same is hereby levied, charged, apportioned and assessed on the "front foot plan" against said abutting property hereinafter described, and each parcel thereof whether one lot or more, and against each of the several owners of said property below named, in the respective itemized amounts, and the total amount including same, set opposite the name or names of each such person or persons and the description of each such parcel or parcels of property.

SECTION TWO. Each such lot or parcel of property so assessed is located in the City of San Antonio, Bexar County, Texas, abutting on said highway, or portion thereof to be improved, and is hereunder described whenever practicable by the New City Block ("N.C.B.") number and by lot numbers in each such block, but each such parcel of property, if any, indicated hereunder in any such block by letters ("A," "B," "C," etc) in lieu of or in connection with the lot numbers is the same property indicated by the corresponding letter in the corresponding block as shown on said plat for said improvement now on file in the offices of the City Clerk and City Engineer, which plat is made a part hereof, and each of said lots and parcels of abutting property and the frontage thereof on said highway as shown hereunder in feet in the column headed "Front Ft.," and said letters, if any, indicating such parcels, and also all intersecting streets are hereunder noted and set forth for each side of said highway, and for each block in the same order down the following list as same are found from South to North in said plat and on the ground; and each such description and assessment shall be held to extend back from said line abutting on said highway and to include the entire depth and area of each such respective parcel, lot or lots, ^{of} abutting property as same may be owned and bounded at this date; and the abbreviations "No" "So" "Ea" and "We" when used hereunder shall be taken to mean respectively the "Northerly," "Southerly," "Easterly," or "Westerly" parts of the lot or block before the number of which any of said abbreviations may be placed and the names of said owners, such description of said property and said amounts respectively assessed against them and it, are as follows, to wit:-

CITY ENGINEER'S STATEMENT AND ESTIMATE
FOR THE IMPROVEMENTS TO BE CONSTRUCTED AND EFFECTED ON
NORTH FLORES ST.
FROM SAN PEDRO CREEK TO WOODLAWN AVENUE
QUANTITATIVE ESTIMATE

Assessed to property owners	8281.97 sq.yds.
Assessed to St. Car Co.	3865.00 sq.yds.
Payable by City	6310.03 sq.yds
Total.....	18457.00 sq.yds

ESTIMATED COST AND PROPOSED ASSESSMENTS

Paving in Street intersections

Assessed to St. Car Co. 501.00 sq.yds @ \$1.81	\$ 906.81
Payable by City 2492.03 sq.yds @ \$1.81	4510.57

Paving between Street Intersections

Assessed to Property Owners 8281.97 sq.yds @ \$1.81	\$14990.36
Assessed to St. Car Co. 3364.00 sq.yds @ \$1.81	6088.84
Payable by City 3818.00 @ \$1.81	6910.58
Cost curbs	3397.18

\$36804.34

Total cost to property owners	\$17720.76
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Total Lineal feet assessed	5733.77 ft
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Cost paving per front foot	\$2.6144
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Cost curb per lineal foot	.44¢
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Cost curb per lineal foot reset	.25¢
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NAMES OF OWNERS	C.B.	LOT NOS.	FRONT FT.	COST PAV.	COST CURB.
Jacob Wohlfarth	1917	6	41.66	108.92	18.33
			39.81	104.08	17.52
John Pest	1917	5	48.51	126.82	21.34
Do	Do	4	48.51	126.82	21.34
Anton Fournier	Do	3	49.10	128.37	21.60
Thos.G.Toepperwein	1917	2	48.80	127.58	21.47
Augusta Weinert (Garcia)	Do	1	53.10	138.82	23.36
The Electric Park Co.	345	4			
Do	Do	5			
Do.	Do.	6	477.4	1248.11	210.05
Do	Do	7			
Do	Do	8			
John D. & Mrs.M.Carrett	Do	9	101.50	265.36	44.66
Luther I.Ellsworth	Do.	10	100.00	261.44	44.00
J.E. & Edwina Robb					
Cunningham	Do	11	101.00	264.05	44.44
To West Myrtle Street)					
City of San Antonio					
(San Pedro Springs Park)		996	All	1475.4	666.78
(To San Pedro Place)					
Beg. at N.E. intersection of					
N.Flores & San Pedro Pl.					
Augustus & Katherine					
McCloskey	1891	9	140.33	366.88	61.74
Wm.Aubrey	Do.	1	140.33	366.88	68.34
(To French Place)					

Wm. Aubrey	1878	9	140.33	366.88	68.34
Do	Do	1	140.33	366.88	72.30
(To Russell Place)					
James Anderson	1865	11	125.00	326.80	65.56
(Alley)					
James Anderson	1865	1	125.00	326.80	61.60
(To Craig Place)					
E.L. Carvey	1856	11	130	339.87	63.80
(Alley)					
J.E. Winters	1856	1	130	339.87	57.20
(To Woodlawn Avenue)					
Jacob Wohlfarth	202	--	140.0	366.02	66.00
(Beg. at North intersection of North Flores & Fredericksburgh Road					
Mary & Edward Pest	1918	1	298.00	779.09	139.92
Do.	Do.	S.3	19.00	49.67	8.36
Mrs. Alice Dickey	1918	N.3	60.00	156.86	30.80
(To Loop Street)					
Miss A.L. Hamilton	6076	I	36.50	95.43	20.46
W.D. Syers	6075	H	41.00	107.19	18.04
W.D. Syers	6076	F	35.07	91.69	15.43
Henry F. & Theresa Renken	6076	E	25.00	65.36	15.40
(To Loop St.)					
Andrew O. Bonnett	6076	B	43.00	112.42	23.32
Jesse Kleck	6076	A	48.00	125.49	21.12
Chas. Gerlach	6076	9	50.20	131.21	22.09
Gail H. Whitcomb	1920	2	85.00	222.22	42.68
(To Park Place)					
John G. Hierman	1920	1	85.00	222.22	42.68
A.B. Longinotti	1920	E.6	100.83	263.61	48.76
(To Longinotti Ave. or Extension of Myrtle St.)					
NAMES OF OWNERS	C.B.	LOT NOS.	FRONT FT.	COST PAV.	COST CURB.
Mrs. A.W. West	1921	1	59.35	155.16	30.51
Do	Do	2	59.35	155.16	26.11
Mrs. A.W. West	Do	3	59.35	155.16	26.11
Mrs. A.W. West	1921	4	59.35	155.16	26.11
Mrs. Ida Shiner					
& W.B. Shiner	Do	A	12.10	31.63	5.32
Mrs. Ida & W.B. Shiner	1922	3	119.44	312.26	52.55
S.A. Academy	1922	2	100.00	261.44	44.00
S.A. Academy	1922	1	100.00	261.44	52.80
(To Hickman Street)					
(Beg. N.W. intersection of N. Flores & Hickman St.)					
W.W. Bondurant	66	A	70.00	183.01	39.60
C.H. Seager	66	B	115.80	302.75	50.95
J.H. Weymouth	6289	23	50	130.72	30.80

(to Weymouth Street)						
J.H.Weymouth	6289	2	50.00	130.72	30.80	
J.H.Weymouth	6289	1	50	130.72	22.00	
David & Emily Monk	66	1 (Blk.6)	50.00	130.72	22.00	
Do.	Do	2 Do	50.00	130.72	29.48	
(To Krempkau Street)						
Katherine Schelcher	66	10 (Blk.5)	111.80	292.29	56.67	
Arnold W. de Salme	66	B ("4)	56.5	147.71	24.86	
E.H.Webster	66	A ("4)	58.00	151.63	32.12	
(To Hess Street)						
Mrs.Augusta Hess	66	E.3	100.00	261.44	50.60	
Wm.Davidson	66	12 (Blk 2)	84.00	219.61	36.96	
(To San Pedro Place)						
(Beg. at Northwest intersection of N.Flores & San Pedro Place)						
Sam & Johnnie Harrison	1892	16	140.33	366.88	61.74	
Alfred Braden	1892	8	140.33	366.88	67.47	
(To French Place)						
Chas.S.Dakin	1877	S.16	150.33	131.58	28.74	
Mrs.Maude McHarry	1877	M.16	45.00	117.65	19.80	
C.B.Stephenson	1877	N.16	45.00	117.65	19.80	
Mary E.Delahay	1877	8	140.33	366.88	72.30	
To Russell Place						
Frank P.Carle	1866	20	125.00	326.80	65.56	
(Alley)						
W.D. & Emma.Druse	1866	S.10	40.00	104.58	17.60	
Chas. & Annie B. Goodman	1866	N.10	85	222.22	44.00	
(To Craig Place)						
S.X. Callahan	1855	20	130.00	339.87	63.80	
Alley						
Emmett A.West	1855	10	130.00	339.87	57.20	
(To Woodlawn Avenue)						

SECTION THREE:- That the several sums above specified, together with interest thereon, payable annually at the rate of eight (8) per cent from the date of the certificate of the City Engineer evidencing the completion of said work and the acceptance thereof by the City and together with the cost of collection of such sums including reasonable attorney's fees if incurred, are hereby declared and ordained to be good and lawful liens upon said respective parcels of property and a personal liability of the respective owners thereof to be paid and collected as provided by said procedure ordinance and amendments thereof; and such assessments and liens shall be superior to all other liens and claims, except State, County and Municipal taxes.

SECTION FOUR:- That assignable assessment certificates evidencing said respective sums payable by said owners of abutting property shall be issued in the name of the City and made payable to O.C. Chapin, Contractor; which assessment certificates shall be in such form as may have been adopted by ordinance and shall contain an adequate description of each parcel of property assessed, together with

designation of the owner's name, if known and all other prescribed terms, recitals and requisites, provided, however, that if in any case said Contractor shall, as permitted by law and said procedure ordinance omit said improvements in front of any abutting property because of same being exempt by law from sale under execution, then this ordinance shall not be held to fix any lien on such property and no assessment certificate shall issue against said property or the owner thereof.

SECTION FIVE:- That for such part or parts of said improvements in the "railroad area" occupying said highway, viz., between or under the rails and tracks of each railroad or street railroad and for two feet on the outside thereof, special taxes in sums hereinafter stated, the same not exceeding the whole cost of such improvements within each such railroad area, shall be and the same are hereby levied upon each such railroad and street railroad, and its roadbed, ties, rails, fixtures, rights, and franchises as situated in said City and against each company owning the same, the name of each such railroad, and street railroad, and the respective amounts of such special taxes being as follows, to-wit: San Antonio Traction Company, paving in Street intersections.....\$ 906.81
San Antonio Traction Company.
Paving between street intersections.....\$6088.84

And said special taxes hereinabove levied shall respectively constitute a lien on said properties superior to any other lien or claim except State, County and Municipal taxes, and shall be and become due and delinquent thirty days from and after the date of the certificate of the City Engineer hereafter to be made to evidence the completion of said improvement and the acceptance thereof by the City and such special taxes if not promptly paid upon maturity shall be collected and said lien foreclosed by suit against each such railroad or street railroad and the owners thereof in any Court of competent jurisdiction; provided, however, that upon a settlement had between the City and such railroad or street railroad company or companies, the cost of any part of said improvement work within said railroad area affected and completed by any of said companies at the instance or upon the order of the Mayor or City Council, and to the satisfaction of the City Engineer, and any sums of money paid with the approval of the Mayor or City Council, by any such street railroad or railroad company or companies direct to any paving contractor for work performed and completed within said railroad area to the satisfaction of the City Engineer, shall, upon production of satisfactory evidence of such matters and upon order of the Mayor be allowed and credited to each such railroad or street railroad company as an offset against said special taxes herein levied; and after making such credits, if any, the balance, if any, remaining due to the City or to any paving contractor shall then be collected as hereinbefore provided; but such railroads or street railroad shall not in any event have any claim against the City for any amount other than as such offset, and in no event for any amount in excess of the amount of said special taxes hereinbefore levied; it being the intention hereof, however, that the whole cost of said improvements in each railroad area shall in any event be payable by the railroad or street railroad chargeable therewith.

SECTION SIX:- That all other matters and proceedings shall be regulated and conducted as provided by said procedure ordinance, and that full correction of any mistake or irregularity in any of said proceedings, and re-assessment, if necessary, shall be made in any case where the City Council may deem the same necessary or proper; the City Council reserving the right to exercise all such powers as provided by the street improvement law and said procedure ordinance.

SECTION SEVEN:- That this ordinance, being passed under suspension of the rules,

shall take effect from and after its passage.

PASSED AND APPROVED this 23 day of September, A.D. 1915.

CLINTON G. BROWN,

Mayor City of San Antonio.

Attest:-

Fred Fries,

City Clerk.

THE STATE OF TEXAS:

COUNTY OF BEXAR : I, Fred Fries, City Clerk of the City of San Antonio, in the State and County aforesaid, do hereby certify that the above and foregoing is a true and correct copy of an ordinance levying special assessment and taxes on account of the cost of the improvement of North Flores Street (from San Pedro Creek to Woodlawn Avenue) and to provide for the issuance of assessment certificates and for other purposes. Adopted at a regular meeting of the Commissioners of said City, held on the 23rd day of September, 1915, and of record in Record Book #4, pages 562 to 568, inclusive. WITNESS my hand and the Seal of the City of San Antonio, this the 29th day of October, A.D. 1915.

Fred Fries,:

(10¢ Rev. Stamp cancelled.)

City Clerk.

Seal.

Filed for record Nov. 5, 1915 at 2:50 o'clock P.M.
Recorded Nov. 16th, 1915 at 10:30 o'clock A.M.
Frank R. Newton, County Clk. Bexar County, Texas.
By A.H. Coates, Deputy.

X X X X X X X X X

No. 79066:-

ORDINANCE LEVYING SPECIAL ASSESSMENTS
AND TAXES.

CITY OF SAN ANTONIO:

AUGUSTA HESS ET AL:

THE STATE OF TEXAS :

COUNTY OF BEXAR : A N O R D I N A N C E,.

CITY OF SAN ANTONIO: LEVYING SPECIAL ASSESSMENTS AND TAXES on account of the cost of the improvement of Hess Street from North Flores Street to I. & G.N. Ry. tracks, and to provide for the issuance of assessment certificates and for other purposes.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:-

WHEREAS, the Commissioners heretofore, to wit, on the 15 day of October, A.D. 1914, by resolution ordered the improvement on the special assessment plan of that portion of Hess Street in said City of San Antonio, between the intersections of said highway with North Flores Street, and I. & G.N. Ry. tracks, by grading and paving the same and constructing or resetting curbs where required and performing other work on said highway so ordered to be improved; and,

WHEREAS said improvements, and the special assessments and special taxes to be levied therefor, and all proceedings, notices and instruments in connection therewith are governed by certain rules and regulations, prescribed in a certain ordinance of this City, known as the "Procedure Ordinance" passed and approved on December 18, 1913, which together with all amendments thereto and Chapter Eleven of Title 22, Revised Civil Statutes of Texas for 1911, are made a part of this ordinance; and all such proceedings and other matters requisite to the passage of this ordinance have been regularly had and performed and are hereby ratified and confirmed; and any and all requirements as to what this ordinance shall contain, if not herein otherwise complied with shall be deemed to have been complied with by this reference to said procedure ordinance and the adoption of its provisions herein; and,

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The State of Texas,

County of Victoria. Before me J. T. Linebaugh a Notary Public in and for Victoria County, Texas, on this day personally appeared Mrs. Mary T. Glass, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 28 day of December A. D. 1910.

SEAL.

J. T. Linebaugh.

Notary Public in and for Victoria County, Texas.

Filed for Record Dec. 29th., 1910 at 3.20 o'clock P. M.

Recorded Dec. 31st., 1910 at 11.30 o'clock A. M.

Frank R. Newton, County Clerk, Bexar County, Texas. By Aug. E. Huppertz, Deputy.

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#12026.

MARY E. DELAHAY.

DEED OF TRUST.

T. T. VANDERHOEVEN.
TRUSTEE.

ROBERT SCHUETZE.
C. Q. T.

The State of Texas,

County of Bexar. Know all men by these presents: That I, Mary E. Delahay, an adult feme sole, of Leavenworth, Kansas, temporarily in the County of Bexar and State of Texas party of the first part, in consideration of the sum of Ten Dollars, to me in hand paid by T. T. VanderHoeven, of the County of Bexar and State of Texas, the receipt whereof is hereby acknowledged, and of the further consideration, uses, purposes and trusts herein set forth and declared, have Granted, Bargained, and Sold and by these presents do Grant, Bargain, ^{Alien} Sell, Convey and Confirm, unto the said T. T. VanderHoeven, party of the second part, and also the Substitute Trustee, as herein provided, all of the following described real estate, lying and being situated in the County of Bexar, State of Texas and within the corporate limits of the City of San Antonio, and being, to wit: The western 37.18 feet off of Lot No. seven (7) and the eastern 42.82 feet off of lot No. six (6), in Block No. five (5), City Block No. one thousand, eight hundred and seventy-seven (1877), fronting North eighty (80) feet on the South side of Russell Place, and more particularly described as follows, to wit: Beginning at a stake set 85.64 feet west from the Southern intersection of Russell Place by the Western intersection of North Flores street, for the northeast corner of the premises hereby conveyed. Thence Westwardly, with the Southern line of said Russell Place a distance of eighty (80) feet to a stake set in the North line of said lot No. 6, for the Northwest corner of these said premises. Thence southwardly, parallel with Hill avenue, a distance of one hundred and forty and 33/100 (140.33) feet to a stake set in the Northern line of lot 14, in said City Block No. 1877, for the Southwest corner of the premises hereby conveyed. Thence Eastwardly, parallel with French Place, along the North line of lots 14 and 15, a distance of eighty (80) feet to a stake set in the Northern line of lot 15, same block, for the Southeast corner of these said premises. Thence Northwardly, parallel with said North Flores street, a distance of one hundred and forty and 33/100 (140.33) feet, to the place of beginning. Together with all improvements thereon, or hereafter to be placed thereon, and all and singular, the rights and appurtenances to the same belonging or in anywise incident or appertaining: To Have and to Hold unto him, the said party of the second part, and to his successors and their assigns forever. I hereby covenanting and agreeing to Forever Warrant and Defend the premises aforesaid, and every part thereof unto the said T. T. VanderHoeven and to his Substitute Trustee and to the assigns of any Trustee hereunder, against all persons whomsoever lawfully claiming or to claim the same, for and upon the following trust, terms and conditions,

to-wit: That whereas I, the said Mary E. Delahay, the said party of the first part am justly indebted to Robert Schuetze, of Bexar county, Texas, in the principal sum of \$600.00, together with accruing interest thereon at the rate of 8% per annum, the said Robert Schuetze being the party of the third part herein, as evidenced by one certain promissory note executed by the said party of the first part, and payable to the order of the said party of the third part, as follows, to wit: One certain promissory note for the sum of \$600.00 dated December 29, 1910, payable to the order of Robert Schuetze, at the law-offices of Shook & VanderHoeven, in San Antonio, Texas, two years after date, bearing interest at the rate of 8% per annum, payable semi-annually, from date until maturity, and 10% per annum thereafter payable annually until paid providing for the usual 10% attorneys fees in certain contingencies, and that all past-due interest on said note shall bear interest from maturity thereof until paid at the rate of 10% per annum; and further providing that failure to pay said note, or any installment of interest thereon when due, shall, at the election of the holder thereof mature said note. Said note being duly signed and delivered by said Mary E. Delahay to said Robert Schuetze; said note also providing that the same may be paid off on December 29, 1911. And, whereas, it is contemplated that said Mary E. Delahay, the said party of the first part; may hereafter become indebted unto said party of the third part in further sum or sums, which said indebtedness now accrued or to accrue in future it is agreed shall all be payable at San Antonio, Texas, and bear interest at the rate of 8 per cent per annum from date of accrual until paid, by whatever means the same shall accrue, and this conveyance is made for the security and enforcement of the payment of said present and future indebtedness. Now, should the said party of the first part make prompt payment of said indebtedness, both principal and interest as the same shall become due and payable, and strictly comply with all the conditions and requirements herein provided, then this conveyance shall become null and of no further force or effect, and shall be released at the cost and expense of the said party of the first part. But should the said Mary E. Delahay, the said party of the first part, make default in the punctual payment of said indebtedness, or any part thereof, principal or interest, as the same shall become due and payable, or should said party of the first part in any respect fail to keep and perform any one or more of the conditions herein provided to be kept and performed by said party of the first part, then, and in any such case, the whole amount of said indebtedness ^{unpaid} remaining shall, at the option of the party of the third part, or other holder thereof, immediately mature and become payable, and it shall thereupon, or at any time thereafter, the same, or any part thereof remaining unpaid, be the duty of the said party of the second part herein, and of his successor or substitute, as hereinafter provided, on the request of the said party of the third part, or other holder thereof (which request is hereby presumed) to enforce this Trust; and after advertising the time, place and terms of the sale of all the above conveyed and described property for at least twenty days successively next before the day of sale, by posting up written or printed notices thereof at three public places in Bexar County where said real estate is situated, one of which shall be at the Court House door of such County, to sell the same, in accordance with such advertisement, at public auction, in front of the door of the Court House of Bexar County, in the State of Texas, on the first Tuesday in any month, between the hours of 10 o'clock A. M. and 4 o'clock P. M., to the highest bidder for cash-selling all the property above conveyed as an entirety or in parcels, as the

Trustee acting may elect and make due conveyance to the purchaser or purchasers, with general warranty, binding the said party of the first part herein, and her heirs and assigns. And, out of the money arising from such sale, the Trustee acting shall pay, first, all the expenses of advertising, sale and conveyance, including a commission of 10 per cent to himself; and then to the said party of the third part, or any other holder thereof, the full amount of principal and interest due and unpaid on said indebtedness as hereinbefore set forth, rendering the balance of the purchase money, if any, to the said party of the first part her heirs and assigns. And said sale shall forever be a perpetual bar against the said party of the first part her heirs and assigns and all other persons claiming under any of them. It is expressly agreed that the recitals in the conveyance to the purchaser shall be full evidence of the truth of the matters therein stated, and all prerequisites to said sale shall be presumed to have been performed. In case of the absence, death, inability, refusal or failure of the Trustee herein named to act, a successor and substitute may be named, constituted and appointed by the said party of the third part herein, or other holder of said indebtedness without other formality than an appointment and designation in writing, and this conveyance shall vest in him, as Trustee, the estate and title in all said premises, and he shall thereupon hold, possess and execute all the title, rights, powers and duties herein conferred on said Trustee named, and his conveyance to the purchaser shall be equally valid and effective; and such right to appoint a successor or substitute Trustee shall exist as often and whenever from any of said causes, any Trustee, original or substitute, cannot or will not act. The party of the third part, or other holder under them, shall have equal rights to become the purchasers at such sale, being the highest bidders. It is agreed and stipulated that the party of the first part herein shall and will, at her own proper cost and expense, keep the property and premises herein described, and upon which a lien is hereby given and created, in good repair and condition, and pay and discharge as they are or may become payable, all and every the taxes and assessments that are or may become payable thereon under any law, ordinance or regulation, whether made by Federal, State or Municipal authority, and shall keep said property fully insured in some company or companies approved by the party of the third part, to whom the loss, if any, shall be payable, and by whom the policies shall be kept. And in case of default made by the party of the first part in performance of any of the foregoing stipulations the same may be performed by the party of the third part herein, for account and at the expense of the party of the first part, and any and all expenses incurred and paid in so doing shall be payable by the party of the first part to the party of the third part, with interest at the rate of 10 per cent per annum from the date when the same was so incurred or paid, and shall stand secured and payable by and under this deed in like manner with the other indebtedness herein mentioned, and the amount and nature of such expenses and time when paid shall be held fully established by the affidavit of the party of the third part, or of his agent, or by the certificate of any Trustee acting hereunder. It is further agreed and stipulated that the security herein and hereby provided shall not affect, nor be affected by any other or further security taken or to be taken for the same indebtedness, or any part thereof; and the said party of the first part hereby declares that the property hereinbefore mentioned and conveyed to said party of the second part forms no part of any property by her owned, used or claimed, as exempted from forced sale under the laws of the State of Texas, and disclaims and renounces all and every claim thereto under any such law or

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laws and hereby declares that the property and premises hereby conveyed are the same and identical premises upon which the said Robert Schuetze, the party of the third part herein, is to erect and construct two certain two-story six room houses, and that the note hereinabove described and hereby secured is given for the purpose of paying the balance of the contract price for said two dwelling-houses; and the said Mary E. Delahay hereby gives and grants unto the said Robert Schuetze an express mechanics and builders lien upon and against said premises in addition to this deed of trust lien for the purpose of better securing the promissory note hereinabove described. In Testimony Whereof, the said party of the first part have hereunto signed my name at San Antonio, Texas this 29th day of December, A. D. 1910.

Mary E. Delahay.

Witnesses at Request of Grantor:

B. A. Greathouse.

Farwick V. Harris.

The State of Texas,

County of Bexar. Before me, B. A. Greathouse, a Notary Public within and for said County of Bexar, on this day personally appeared Mary E. Delahay, an adult feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office at San Antonio, Texas this 29th day of December, A. D. 1910.

SEAL. No. 864.

B. A. Greathouse,

Notary Public, Bexar county, Texas.

Filed for Record Dec. 29th., 1910 at 4.40 o'clock P. M.

Recorded Dec. 31st., 1910 at 2.05 o'clock P. M.

Frank R. Newton, County Clerk, Bexar County, Texas. By Aug. E. Huppertz, Deputy.

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#12028.

JNO. C. WEST.

RELEASE OF DEED OF TRUST.

HERMAN HARMS ETUX.

State of Texas,

County of Bexar. Whereas, Emma Harms joined by her husband Herman Harms, both of the County of Bexar, State of Texas, did on the 2nd day of April 1907, by deed of trust of that date, duly recorded in the Deed Records of Bexar County in Vol. 257, p. 606, Grant, Sell and Convey unto J. D. Guinn, trustee for Jno. C. West, beneficiary, the following described property, to-wit:- all that certain tract or parcel of land lying and being situated in the State of Texas, County of Bexar, about Twelve (12) miles East of the city of San Antonio, same being a portion of Francisco Longaville Survey No. 4, Section No. 3, containing One Hundred (100) acres of land more or less. Said Deed of Trust and conveyance being made for the purpose of securing the payment of one certain promissory note for the sum of Fifteen Hundred (\$1500.00) Dollars, of even date with said deed, executed by the said Emma Harms and Herman Harms, payable to the order of Jno. C. West, together with Eight (8) per cent interest; and Whereas, said note has been paid in full to me the said Jno. C. West, the legal and equitable owner and holder of said note at the date of its payment; Now therefore know all men by these presents that I, Jno. C. West, the present legal and equitable owner and holder of said note above mentioned, do hereby release, discharge and quit claim unto the said Emma Harms and Herman Harms, their heirs and assigns, all the right, title, interest and estate, in and to the property above described, which I have or

BANKERS LOOT POLICE GUN DISPLAY

Officials Quit CWA as Army Men Given Charge

PROTESTS ON MILITARY REGIME

Investigations Hinted as One Reason for New Move.

WASHINGTON, D. C., Jan. 27.—Army engineers were lined up today to take over partial direction of the national civil works program following an administration decision to assume control with a touch of military discipline.

Resigning more obnoxious and a few resignations even as he noted, Administration Henry L. Hopkins withdrew his resignation from the position of assistant director of the civil works program. He was replaced by a military engineer, who took charge in Cook county, Illinois, there came a blanket resignation from civilian directors of state and county civil works.

PROTEST WIDEN

Robert J. Dunham, in charge of the civil works program in the Middle West, has been told that the military men would be "not only looking in ability and integrity but also in the proper sense of obligation."

Hopkins had no immediate comment. He said that he would be glad to see the military men in charge of the civil works program, but he would not be in a position to resign. He said that he would be glad to see the military men in charge of the civil works program, but he would not be in a position to resign.

AIRPORT CHIEFS

Fulcher Armstrong (left) of Wichita Falls, and V. H. Ramsey, manager of Winburn field, who are active in the convention of the Texas Association of Airport Managers, now in session at Plaza. Armstrong is secretary treasurer and Ramsey vice president of body.

BANKERS SET DOLLAR AT 60 CENTS

Bank of England, Morgan Co. Said to Have Agreed With F.D.R. Regime.

WASHINGTON, D. C., Jan. 27.—It is understood in reference to pressure from international bankers, led by J. P. Morgan and company and by representatives of the Bank of England and other foreign bankers, an agreement to fix the value of the dollar at 60 cents has been entered into by the administration.

Indications of this are seen in the drop of the dollar pound during the past few days.

It was said here that the international banking group headed by the Morgan company in return for the first stabilization of the dollar have pledged themselves to underwrite between five and six billion dollars of financing which the government must undertake before the end of the fiscal year.

The British government, it was declared, has agreed to stabilize the pound sterling if President Roosevelt limits dollar devaluation to 60 per cent of its former gold content.

WASHINGTON, D. C., Jan. 27.—Delivery of the administration's money bill to President Roosevelt by next Tuesday because the goal of the dollar's value today as they cleared its credit pathway for final speech-making and a time-limited dispute over inflation by the silver crowd.

A final senate vote is expected by next Tuesday. House conference is expected in quick order in March. The administration trust may be able to inaugurate its devalued dollar two weeks after suggesting it to Congress.

The only consequential change in the bill as it appears today is toward the silver crowd. It has been changed to the operations of the \$200,000,000 stabilization fund and the chief speechmaker now is to revalue the dollar.

HAS A D. H. APPROVAL

The bill, according to the president, allows two years for these operations, and a third, if the chief executive vetoes.

Unless unforeseen changes are made the bill will allow Mr. Roosevelt to devalue the gold dollar to 60 per cent of its full value, and shift this content at will between the 50 and 60 per cent level. By a 24-16 vote yesterday the senate treasury to purchase silver until it reached a ratio of 16 to 1 with gold, or until a higher amount had been bought.

The senate today was called into session an hour earlier than usual to allow time for final floor-budgetary formalities.

There was an agreement in tone on the silver amendment by 2 to 1 and to sharply limit debate after a 10-10 vote. The bill had not been passed by that time.

DEFEAT SEEN

Sen. Stephen Wheeler (Republican, Missouri), author of the silver amendment, predicted it would draw the support of less than 20 or possibly 35 senators. The amendment would require the treasury to purchase silver until it reached a ratio of 16 to 1 with gold, or until a higher amount had been bought.

The only question about the final vote was when it would come. Republican leaders gave as an optimistic prediction of the day against it.

Further speculation about the bill was expected during the day, however.

Both, Idaho Republican, yesterday announced support of the measure. He said he was in the right direction in the right direction. He said he was in the right direction in the right direction.

Another Republican, yesterday announced support of the measure. He said he was in the right direction in the right direction. He said he was in the right direction in the right direction.

Europe Seeks to Involve U. S. In Its Disputes Under Guise Of 'Co-operation' With League

This is the sixth of six articles by William Hillman, London representative and chief of staff of the European correspondents of the Hearst papers.

Mr. Hillman's articles, obtained from state documents or confidential sources of foreign government officials, probably will give America a clearer insight into the attitude and objectives of the Washington administration than can be obtained from news sources here at home.

By WILLIAM HILLMAN

President Roosevelt, in a recent address, declared that the "danger to world peace lies not in the world population but in the political leaders of the population."

Political leaders, he might have added, are often precipitated into dangerous commitments by the indiscretions of inept or dangerous representatives.

Discretion is the business of the few. But it is not the prerogative of these few to commit the United States to any action or policy which is not sanctioned by those empowered to decide the fundamental foreign policy of the country.

Nor is diplomacy a game for amateurs to throw out unauthorized suggestions and proposals without full consideration of the consequences.

European eyes have scrutinized carefully every proposal and suggestion made by the United States during the last decade and a half—with one thought and one purpose only:

They have sought to measure to what extent AMERICAN RESOURCES could be used to back up the machinery of the League of Nations, which is based on the idea of sanctions and coercion.

They have sought to involve the United States—by one formula or another—in the concept and framework of the league, which the United States acutely rejected.

European statesmen profess to see a slow evolution at Washington "back to Wilsonianism."

Allied statesmen are not entirely satisfied with the speed of this trend back for the peace arena too slow.

But evidence, conveyed to them by agents of the administration and through utterances of the administration, convince them that THE TREND OF THE UNITED STATES IS DEFINITELY BACK TO GENEVA.

The declaration of Mr. Norman Davis that the United States is prepared under a disarmament agreement to bind itself in a consultative pact with Europe, to agree to supervision of arms, and abandon neutrality and freedom of the seas, is regarded by leading European statesmen as the surrender by the United States of the "traditional rights of neutrals" which the United States has been so stubbornly attached.

It means economic and financial sanctions including blockade and embargo will be unhampered by the claim of freedom of the seas.

One allied statesman declared to me that the "Democratic administration in fact proposed to change the traditional American attitude toward the whole question of neutrality."

And Ambassador Bingham has sought to emphasize this impression. Addressing the Pilgrims' society at a Memorial day dinner in London last year, and referring to the statement made by Mr. Davis at Geneva, he declared:

"That marked the definite departure from certain principles maintained by the United States since the nation was founded."

Commenting upon Europe's view that the president is not empowered to commit the United States in any policy without the assent of congress, the American ambassador to the court of St. James said:

"It is necessary to realize President Roosevelt has loyal enthusiastic support in congress and among the people to a degree unequalled in our history since George Washington."

George Washington declared that "Europe has a set of primary interests which in no way have or very remote relation to those of the United States. In frequent controversies, the causes of which are ESSENTIALLY FOREIGN TO OUR CONCERN."

Even President Roosevelt, while governor of New York state, addressing the New York State senate at Albany in February, 1932, declared:

"In common with millions of my fellow countrymen, I worked and spoke in 1820 in behalf of American participation in a League of Nations, conceived in the highest spirit of world friendship for the great object of preventing a return of world war. For that course I have no apology to make."

"If today I believed that the same or even similar

GANG FLEES WITH LOAD OF STATE WEAPONS

Machine Gun, Gas Bombs Stolen as Watchmen Held at Bay.

BOSTON, Jan. 27.—Three gunmen looted the Massachusetts state police exhibit at the Boston state show early today and escaped with a machine gun, four shotguns and several bombs.

The robbery apparently had been carefully planned. The gunmen, who had been hiding in a truck, carried the weapons and ammunition to a waiting car near the building's rear entrance of Mechanics' buildings, where the show is being held.

They held two watchmen at pistol point as the pair made their way out of that section of the show in which the police exhibit was quarantined.

CUSTOMER LEISURELY

The watchmen—Lucas Hixson and George Mason—said the gunmen took their time about breaking open machine boxes and ripping open the rear door of a state police sedan car in their search for weapons.

They said one of the gunmen looked into the gasoline tank of the police portable radio station and removed it, he turned away from the truck. "We had that too, it had one gas in the tank."

The exhibition floor was dimly lit, the watchmen said, and they were unable to give any accurate description of the three robbers.

MOST MODERN WEAPONS

A basic catalog of the exhibit revealed the following weapons and ammunition machine:

One Thompson machine gun (heavy type), four shotguns (one 12-gauge, one 16-gauge, one 20-gauge, one 28-gauge), six gas shells (one in a metal and four in a metal shell).

The exhibit had on display all the most modern types of weapons used by police in combating crime.

More Showers to Precede Clearing of Skies Sunday

Spasmodic rains which have been falling since Saturday night, and which will continue Sunday, will precede clearing of the skies.

Another trouble spot occurred in Los Angeles, Calif., Monday morning. A fire broke out in a building in the city, and a fire engine was sent to the scene. The fire was quickly extinguished, and no one was injured.

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High Friday, 57; low Saturday morning, 44; high for Saturday, about 60 degrees.

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Misrepresented in These Columns.

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Over \$6,000 DAILY and
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Published January 2, 1935.
Contains the San Antonio Light and
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General advertising manager at
the office in San Antonio, Texas,
under the name of the San Antonio
Light and Herald.
Published by the San Antonio Light
and Herald Company, Inc., 1115
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Texas.
Subscription Office: 1115 South Main
Street, San Antonio, Texas.
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Street, San Antonio, Texas.
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441 MAIN AVE. F-7201

Porter Lodging
FURNERAL HOME
126 JEFFERSON ST.

SHELLEY
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91

82

BREEDEN

AV.

1878

1891

86

N. FLORES

W. RUSSELL

W. FRENCH

W. SAN PEDRO

1877

1892

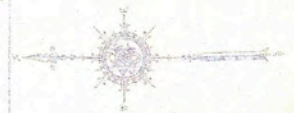
Scale of Feet

HILL

AV.

92

S A N P E D R O S P A R K



N. FLORES

1878

1891