

AN ORDINANCE 2018-05-17-0367

**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 110.554 acres out of NCB 10835, NCB 13485, NCB 13486, and NCB 14045 from "MF-33" Multi-Family District, "C-3" General Commercial District, and "R-5" Residential Single-Family District to "MXD" Mixed Use District.

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

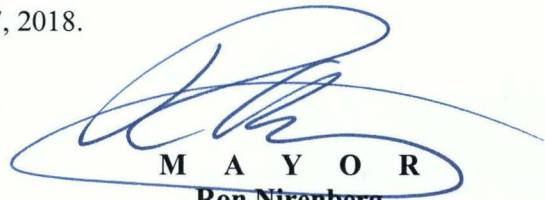
SECTION 3. The City council approves this Mixed Use District so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 May 27, 2018.

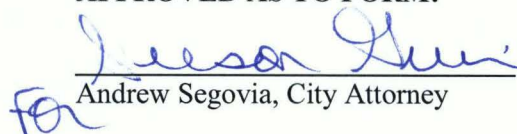
PASSED AND APPROVED this 17th day of May 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-6						
Date:	05/17/2018						
Time:	03:40:23 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018073 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, and "C-3" General Commercial District to "MXD" Mixed Use District on 110.554 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, NCB 14045 and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff and Zoning Commission recommend Approval. (Continued from April 5, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				



Z2018073

**METES AND BOUNDS DESCRIPTION
FOR A
7.296 ACRE TRACT OF LAND**

BEING 7.296 acres of land located in the M.G. De Alaniz Survey No. 20, New City Block 13485, City of San Antonio, Bexar County, Texas and being a portion of a 115.024 acre tract of land as conveyed to Valor Club Partners as recorded in Volume 18667, Page 1115 of the Official Public Records of Bexar County, Texas, and said 7.296 acres of land being more particularly described as follows:

BEGINNING at a point located in the Northerly right of way line of East Southcross Blvd. (Formerly Burkedale Blvd) as shown on Tract 1, Block 1, NCB 13485 as recorded in Volume 4700, Pages 238-240 of the Deed and Plat Records of Bexar County, Texas, and being the Southeasterly corner of a 2.1714 acre tract of land called TRACT THREE in Volume 18304, Page 2341 of the Official Public Records of Bexar County, Texas;

THENCE, departing the Northerly right of way line of East Southcross Blvd. and with the common line between said 2.1714 acres and said remainder of 115.024 acres, the following courses:

N 48° 31' 08" E, a distance of 88.00 feet to a point for the Easterly corner of said 2.1714 acre tract of land;

N 41° 28' 52" W for a distance of 600.06 feet to a point in the Southeasterly line of Homespring Subdivision as recorded in Volume 9674, Page 194 pf the Deed and Plat Records of Bexar County, Texas, and being the most Northerly corner of said 2.1714 acre tract of land;

THENCE departing said 2.1714 acre tract of land, and with the common line between said Homespring Subdivision and said remainder of 115.024 acres, the following courses:

N 45° 12' 11" E for a distance of 401.75 feet to a point

N 70° 51' 20" E for a distance of 169.29 feet to a point

N 21° 38' 41" E passing the Easterly corner of said Homespring Subdivision at a distance of 86.40 feet, and continuing across and through said remainder of 115.024 acre tract of land, a total distance of 157.05 feet to the most Northerly corner of this herein described 7.296 acre tract of land;

Exhibit "A"

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THENCE continuing across said remainder of of 115.024 acre tract of land,

S 41° 45' 59" E for a distance of 110.45 feet to a point

S 29° 28' 29" E for a distance of 11.58 feet to a point

S 11° 10' 22" E for a distance of 54.55 feet to a point

S 01° 56' 27" E for a distance of 26.67 feet to a point

S 13° 04' 44" W for a distance of 146.01 feet to a point

S 06° 15' 02" W for a distance of 48.58 feet to a point

S 32° 44' 56" W for a distance of 131.51 feet to a point for the beginning of a non-tangent curve to the left,

With said non-tangent curve to the left having a radius of 230.00 feet, an arc length of 261.64 feet, a Delta angle of 65° 10' 36", and a chord bearing and distance of S 00° 09' 38" W, 247.76 feet to a point

S 32° 25' 40" E for a distance of 63.65 feet to a point

S 28° 18' 01" E for a distance of 97.66 feet to a point

S 51° 35' 35" E for a distance of 91.79 feet to the beginning of a curve to the left;

Said curve to the left having a radius of 450.50 feet, an arc length of 248.17, a Delta angle of 31° 33' 46", and a chord bearing and distance of S 67° 22' 28" E, a distance of 245.04 feet;

S 83° 09' 21" E for a distance of 18.20 feet to a point

S 74° 08' 05" E for a distance of 65.33 feet to a point

S 35° 27' 54" E for a distance of 72.11 feet to a point

S 64° 09' 22" E for a distance of 54.94 feet to a point

S 73° 54' 13" E for a distance of 138.38 feet to a point

S 50° 34' 11" E a distance of 49.29 feet to a point in the Northerly Right-Of-Way line of East Southcross Blvd.

THENCE with said Northerly Right-Of-Way line of East Southcross Blvd., the following calls:

S 89° 51' 03" W for a distance of 178.08 feet to a point

S 00° 08' 57" E for a distance of 14.72 feet to a point

S 89° 51' 03" W for a distance of 117.24 feet to the beginning of a curve to the right;

With said curve to the right, having a radius of 1027.72 feet, an arc length of 307.52, a Delta angle of 17° 08' 40", and a chord bearing and distance of N 81° 34' 38" W, 306.37 feet to the beginning of a compound curve;

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With said compound curve to the right having a radius of 1297.84 feet, an arc length of 217.61, a Delta angle of $09^{\circ} 36' 25''$, and a chord bearing and distance of N $68^{\circ} 12' 06''$ W, a distance of 217.36 feet to the POINT OF BEGINNING and containing a 7.296 acre tract of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on recorded documents shown above.

Prepared this the 29th day of January 2018.

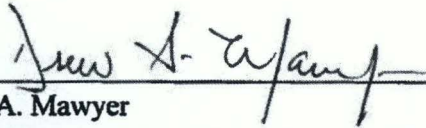

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Tx 78132
Job: BRD188 - VALOR Tract 3 REV-7.296 Ac ZONING



Exhibit "A"



Z2018073

**METES AND BOUNDS DESCRIPTION
FOR A
22.515 ACRE TRACT OF LAND**

BEING 22.515 acres of land located in New City Block 13486, City of San Antonio, Bexar County, Texas and further being out of Tract 1, Block 2, NCB 13486 as recorded in Volume 4700, Pages 238-240 of the Deed and Plat Records of Bexar County, Texas, and being a portion of a 65.3054 acre tract of land called TRACT TWO, and conveyed to Valor Club Partners as recorded in Volume 18667, Page 1115 of the Official Public Records of Bexar County, Texas, and said 22.515 acres of land being more particularly described as follows:

BEGINNING at a point in the Southerly right of way line of Southcross Blvd. (Formerly Burkedale Blvd) as shown on Tract 1, Block 2, NCB 13486 as recorded in Volume 4700, Pages 238-240 of the Deed and Plat Records of Bexar County, Texas, and being a Northwesterly corner of Lot 29, Block 2, NCB 10838, Pecan Valley Skilled Nursing Subdivision as recorded in Volume 9597, Page 216 of the Deed and Plat Records of Bexar County, Texas;

THENCE, departing the southerly right of way line of East Southcross Blvd, and with the Westerly lines of said Pecan Valley Skilled Nursing Subdivision, the following calls:

S 03° 45' 25" E for a distance of 316.54 feet to a point

S 47° 31' 36" W for a distance of 346.03 feet to a point

S 33° 29' 28" W for a distance of 203.69 feet to a point

S 57° 52' 57" E for a distance of 304.05 feet to a point

and S 01° 27' 01" W a distance of 320.07 feet to a point for the Southwesterly corner of said Pecan Valley Skilled Nursing Subdivision, and being in the Northerly line of a 6.672 acre tract of land as recorded in Volume 18319 Page 958 of the Official Public Records of Bexar County, Texas;

THENCE with the Northerly line of said 6.672 acres of land, S 89° 40' 43" W, and continuing with the Northerly line of a 6.0 acre tract of land as recorded in Volume 14148, Page 690 of the Official Public Records of Bexar County, Texas, a total distance of 801.06 feet to a point for the Southwesterly corner of this herein described 22.515 acre tract of land

Exhibit "A"

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THENCE departing said 6.0 acre tract of land, and across and through said remainder of 65.3054 acre tract of land, the following calls:

N 09° 03' 59" E for a distance of 84.25 feet to a point
N 08° 02' 58" W for a distance of 21.48 feet to a point
N 19° 03' 36" W for a distance of 47.51 feet to a point
N 04° 36' 11" W for a distance of 53.44 feet to a point
N 24° 31' 26" E for a distance of 90.75 feet to a point
N 13° 39' 55" E for a distance of 57.68 feet to a point
N 00° 40' 17" E for a distance of 69.18 feet to a point
N 08° 04' 30" W for a distance of 56.87 feet to a point
N 33° 16' 14" W for a distance of 169.95 feet to a point
N 05° 58' 36" W for a distance of 86.46 feet to a point
N 07° 30' 50" E for a distance of 45.84 feet to a point
N 33° 17' 16" W for a distance of 127.71 feet to a point
N 46° 03' 51" W for a distance of 98.86 feet to a point
N 61° 24' 04" W for a distance of 26.45 feet to a point
N 33° 50' 43" W for a distance of 41.52 feet to a point
N 10° 47' 38" W for a distance of 43.65 feet to a point
N 13° 34' 34" E for a distance of 89.50 feet to a point
N 33° 05' 34" W for a distance of 26.38 feet to a point

and N 33° 05' 34" W, a distance of 26.38 feet to a point in the South Right-Of-Way line of said East Southcross Blvd. for the Northwesterly corner of this herein described 22.515 acre tract of land;

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THENCE with said South Right-Of-Way line of said East Southcross Blvd. N 89° 40' 43" E a distance of 1118.74 feet to the POINT OF BEGINNING and containing a 22.515 acre tract of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on recorded documents shown above.

Prepared this the 29th day of January 2018.

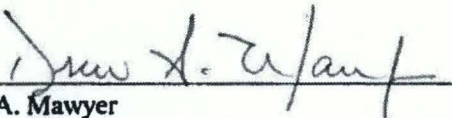

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Tx 78132
Job: BRD188 - VALOR Tract 2-22.515 Ac ZONING REV2



Exhibit "A"



22018073

**METES AND BOUNDS DESCRIPTION
FOR A
57.480 ACRE TRACT OF LAND**

BEING 57.480 acres of land located in the M.G. De Alaniz Survey No. 20, New City Block 10835, 14045 and 13485, City of San Antonio, Bexar County, Texas and further being: Lots 13, 14 and 28, Block 2, New City Block 14045, Pecan Valley Subdivision Unit No. 9, according to the map or plat thereof recorded in Volume 5970, Page 70, Deed and Plat Records of Bexar County, Texas; all of Tract One, called 19.8187 acres, as described in Volume 1403, Page 910, Official Public Records of Real Property, Bexar County, Texas; all of Tract C, called 1.634 acres and a portion Tract B, called 10.083 acres, as described in Volume 12497, Page 1420, Official Public Records of Real Property, Bexar County, Texas; and a portion of a 115.024 acre tract of land as conveyed to Valor Club Partners as recorded in Volume 18667, Page 1115 of the Official Public Records of Bexar County, Texas, and said 57.480 acres being more particularly described as follows:

BEGINNING at a point located in the southerly right of way line of Pecan Grove Blvd. and marking the northeasterly corner of said 19.8187 acre tract; same being the northwesterly corner of that certain Tract One, called 12.5174 acres, as describe in Volume 18304, Page 2341, of the Official Public Records of Bexar County;

THENCE, departing the southerly right of way line of Pecan Grove Blvd. and along the common line between said 19.8187 acres and said 12.5174 acres, the following courses:

Southwesterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of $88^{\circ} 28' 49''$, an arc length of 23.16 feet and a chord bearing and distance of $S 66^{\circ} 19' 27'' W$, 20.93 feet to a point;
South $22^{\circ} 13' 54'' W$, a distance of 385.90 feet, to a point;
North $67^{\circ} 48' 21'' W$, a distance of 38.00 feet, to a point;
South $22^{\circ} 14' 03'' W$, a distance of 245.56 feet to a point for the most westerly corner of the said 12.5174 acres; same being an angle point in the easterly line of that certain called 115.0240 acre tract of land;

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THENCE departing said 19.8187 acre tract of land, and with said 12.5174 acre of land, the following calls:

S 39° 45' 27" E, a distance of 183.66 feet to a point;

S 40° 10' 30" W, a distance of 26.27 feet to a point;

S 63° 37' 12" E, a distance of 17.20 feet to a point;

S 50° 38' 45" E, at a distance of 206.90 passing the Southerly corner of said 12.5174 acres of land, and continuing with the Southwesterly line of Lot 2, NCB 13485, as recorded in Volume 5970, Page 104 of the Deed and Plat Records of Bexar County, Texas, and conveyed in Volume 18335, Page 1324 of the Official Public Records of Bexar County, Texas, and continuing a total distance of 410.09 feet to a point;

THENCE continuing with said Lot 2, S 03° 50' 45" E, a distance of 219.36 feet to the Southwesterly corner of said Lot 2, and in the Northerly Right-Of-Way line of East Southcross Blvd. (Formerly Burkedale Blvd) as shown Tract 1, Block 1, NCB 13485 as recorded in Volume 4700, Pages 238-240 of the Deed and Plat Records of Bexar County, Texas;

THENCE with said Northerly Right-Of-Way of East Southcross Blvd., S 89° 51' 03" W, a distance of 1161.48 feet to a point;

THENCE departing East Southcross Blvd, and across and through said remainder of 115.024 acres of land, the following calls:

N 39° 55' 58" W for a distance of 44.25 feet to a point

N 13° 28' 07" W for a distance of 91.30 feet to a point

N 06° 52' 46" W for a distance of 62.54 feet to a point

N 09° 49' 08" W for a distance of 104.72 feet to a point

N 08° 05' 43" E for a distance of 120.69 feet to a point

N 76° 18' 33" W for a distance of 34.74 feet to a point

S 60° 49' 05" W for a distance of 44.09 feet to a point

S 72° 35' 33" W for a distance of 15.52 feet to the beginning of a curve to the right;

With said curve to the right, having a radius of 36.50, an arc length of 44.19 feet, a Delta angle of 69° 22' 30", and a chord bearing and distance of N 72° 43' 12" W, 41.54 feet to a point

N 38° 01' 58" W for a distance of 19.08 feet to a point

N 34° 01' 18" W for a distance of 31.10 feet to a point

N 37° 31' 31" W for a distance of 15.01 feet to a point

N 41° 01' 08" W for a distance of 25.51 feet to a point

N 36° 44' 37" W for a distance of 68.31 feet to a point

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N 42° 44' 19" W for a distance of 39.74 feet to a point
N 44° 33' 28" W for a distance of 76.73 feet to a point
N 65° 40' 46" W for a distance of 39.90 feet to a point
N 75° 43' 51" W for a distance of 53.05 feet to a point
N 57° 14' 38" W for a distance of 34.39 feet to a point
N 40° 20' 57" W for a distance of 51.97 feet to a point
N 28° 15' 00" W for a distance of 64.12 feet to a point
N 15° 50' 09" W for a distance of 208.91 feet to a point
N 01° 31' 00" W for a distance of 249.00 feet to a point
S 89° 33' 32" E for a distance of 99.38 feet to a point
N 01° 27' 06" E for a distance of 42.65 feet to a point
N 14° 58' 20" W for a distance of 26.87 feet to a point
N 06° 42' 35" W for a distance of 25.68 feet to a point
N 01° 44' 42" W for a distance of 29.82 feet to a point
N 12° 59' 14" W for a distance of 28.60 feet to a point
N 23° 05' 53" W for a distance of 165.03 feet to a point
N 47° 12' 56" W for a distance of 92.64 feet to a point
N 61° 23' 31" W for a distance of 14.17 feet to a point
N 69° 13' 22" W for a distance of 109.43 feet to a point
N 80° 30' 19" W for a distance of 57.14 feet to a point
S 84° 35' 40" W for a distance of 41.80 feet to a point
N 25° 03' 19" W for a distance of 26.92 feet to a point
N 13° 38' 05" W for a distance of 36.55 feet to a point
N 07° 30' 10" W for a distance of 43.10 feet to a point
N 03° 50' 58" W for a distance of 60.04 feet to a point
N 11° 59' 52" W for a distance of 59.76 feet to a point
N 29° 40' 46" E for a distance of 26.53 feet to a point
N 41° 58' 44" E for a distance of 69.44 feet to a point
N 00° 33' 09" E for a distance of 101.92 feet to a point
N 48° 04' 59" E for a distance of 25.82 feet to a point
N 28° 58' 46" W for a distance of 11.71 feet to a point
N 64° 18' 36" W for a distance of 57.99 feet to a point
N 19° 19' 00" W for a distance of 67.99 feet to a point
N 08° 29' 56" E for a distance of 62.40 feet to a point

Exhibit "A"

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N 32° 25' 48" E for a distance of 52.28 feet to a point
N 57° 16' 19" E for a distance of 25.89 feet to a point
N 73° 22' 51" E for a distance of 50.58 feet to a point
N 27° 05' 12" E for a distance of 48.63 feet to a point
N 15° 20' 59" E for a distance of 69.97 feet to a point
N 48° 45' 54" E for a distance of 51.29 feet to a point .
N 45° 50' 35" E for a distance of 57.80 feet to a point in the Westerly line of said Tract B (10.083 acres);

THENCE with the Westerly lines of Tract B, the following calls:

N 03° 29' 13" W, a distance of 131.56 feet to a point
N 21° 20' 13" E for a distance of 336.85 feet to a point
S 89° 24' 12" E for a distance of 75.96 feet to a point
S 05° 52' 33" E for a distance of 480.76 feet to a point
S 11° 09' 15" E for a distance of 115.93 feet to a point located in the westerly right of way line of said Pecan Grove Blvd.;

THENCE S 16° 43' 49" E for a distance of 71.57 feet to the beginning of a non-tangent curve to the left, along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 171° 16' 15", an arc length of 149.46 feet and a chord bearing and distance of: S 10° 22' 58" E, 99.71 feet to a point marking a northerly corner of said Lot 13, Block 2, New City Block 14045, Pecan Valley Subdivision Unit No. 9;

THENCE, along the westerly and southerly right of way lines of Pecan Grove Blvd., the following courses:

along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 42° 50' 23", an arc length of 18.69 feet and a chord bearing and distance of S 74° 36' 48" E, 18.26 feet, to a point;

South 53° 05' 26" E, a distance of 219.72 feet, to a point marking the northeasterly corner of said Lot 14, Block 2, New City Block 14045, Pecan Valley Subdivision Unit No. 9;

THENCE, South 36° 52' 12" W, leaving the southerly right of way line of Pecan Grove Blvd. and along the easterly line of said Lot 14, a distance of 134.93 feet, to a point located in the southerly line of the said Pecan Valley Subdivision Unit 9 and marking the southeasterly corner of said Lot 14;

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THENCE, along the southerly line of said Pecan Valley Subdivision Unit 9, the following courses:

S 53° 07' 40" East, a distance of 1002.04 feet to a point;

Southeasterly, along the arc of a curve to the left having a radius of 565.00 feet, a central angle of 14° 45' 29", an arc length of 145.53 feet and a chord bearing: S 60° 30' 29" E, 145.13 feet, to a point;

S 67° 53' 13" E, a distance of 127.15 feet, to a point marking the southwesterly corner of said Lot 28, Block 2, New City Block 14045, Pecan Valley Subdivision Unit No. 9;

THENCE, N 22° 06' 47" E, along the westerly line of said Lot 28, a distance of 134.92 feet, to a point located in the southerly right of way line of Pecan Grove Blvd. and marking the northwesterly corner of said Lot 28;

THENCE, along the southerly line of Pecan Grove Blvd., the following courses:

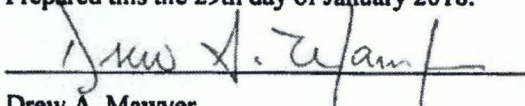
S 67° 54' 14" E, at a distance of 104.77 feet passing the northeasterly corner of said Lot 28, and continuing a total distance of 177.28 feet, to a point;

Southeasterly, along the arc of a curve to the left having a radius of 501.96 feet, a central angle of 01° 55' 53", an arc length of 16.92 feet and a chord bearing and distance of S 68° 27' 43" E, 16.92 feet, to the POINT OF BEGINNING and containing said 57.480 acre tract of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on recorded documents shown above and an unrecorded survey.

Prepared this the 29th day of January 2018.


Drew A. Mawyer

Registered Professional Land Surveyor No. 5348

TBPLS Firm Registration #10191500

5151 W SH 46, New Braunfels, Tx 78132

Job: BRD188 - VALOR Tract 1 57.480 Ac ZONING



Exhibit "A"



Z2018073

**METES AND BOUNDS DESCRIPTION
FOR A
2.401 ACRE TRACT OF LAND**

BEING 2.401 acres of land located in the M.G. De Alaniz Survey No. 20, New City Block 13485, City of San Antonio, Bexar County, Texas and being Lot 8, Block 1, New City Block 13485, Valor Club Commercial Subdivision, according to the map or plat thereof recorded in Volume 9674, Page 194, of the Deed and Plat Records of Bexar County, Texas, and a portion of a 115.024 acre tract of land as conveyed to Valor Club Partners as recorded in Volume 18667, Page 1115 of the Official Public Records of Bexar County, Texas, and said 2.401 acres being more particularly described as follows:

BEGINNING at a point located in the southeasterly Right-Of-Way line of Pecan Valley Drive (110' Right-Of-Way), and being the most Northerly corner of Diamond Shamrock Pecan Valley Subdivision as recorded in Volume 9522, Page 121, of the Deed and Plat Records of Bexar County, Texas;

THENCE with said Southeasterly Right-Of-Way of Pecan Valley Drive, and the most Westerly line of said Lot 8, N 25° 41' 31" E a distance of 40.00 feet to a point for the Southwesterly corner of a portion of Lot 1, Block 3, NCB 13806 as recorded in Volume 4960, Page 89 of the Deed and Plat Records of Bexar County, Texas, and a Northerly corner of said Lot 8;

THENCE departing said Southeasterly Right-Of-Way of Pecan Valley Drive, and with the Southerly lines of said remainder of Lot 1, Block 3, the following calls:

South 64° 18' 29" E, a distance of 197.02 feet to a point;

North 25° 41' 31" E, a distance of 86.80 feet to a point in the Southerly line of Lot 3, Block 3, Pecan Valley Subdivision Unit 1 as recorded in Volume 5700, Page 230 of the Deed and Plat Records of Bexar County, Texas;

Exhibit "A"

Z2018073

THENCE with a Southerly line of said Lot 3, a northerly line of said Lot 8, S 64° 10' 15" E a distance of 164.82 feet to a point for the Southeasterly corner of said Lot 3, a Westerly corner of an 11.925 acre tract of land as described in Volume 17152, Page 326 of the Official Public Records of Bexar County, Texas;

THENCE with said Northerly line of Lot 8, and said 11.925 acre tract of land, S 64° 10' 15" E, a distance of 109.33 feet to a point in the Westerly line of a 0.480 acre tract of land described in Volume 17156, Page 759 of the Official Public Records of Bexar County, Texas;

THENCE with the Easterly line of Lot 8, and the Westerly line of said 0.480 of an acre tract of land, S 22° 37' 34" W, a distance of 203.53 feet to a point for the Southerly corner of said 0.480 of an acre tract of land, and being in the Northwesterly line of Homespring Subdivision as recorded in Volume 9674, page 194 of the Deed and Plat Records of Bexar County, Texas;

THENCE with the common lines of said Lot 7 and Lot 8, the following calls:

S 84° 57' 47" W, a distance of 16.21 feet to a point;

S 66° 35' 32" W, a distance of 48.10 feet to a point;

S 41° 32' 12" W, a distance of 34.01 feet to a point;

S 09° 27' 01" W, a distance of 49.19 feet to a point;

S 47° 52' 30" W, a distance of 80.60 feet to a point in the Northeasterly line of E. Southcross blvd., for the most Southerly corner of this 2.401 acre tract of land;

THENCE with the Northeasterly Right-Of-Way line of East Southcross Blvd. (Formerly Burkedale Blvd) as shown Tract 1, Block 1, NCB 13485 as recorded in Volume 4700, Pages 238-240 of the Deed and Plat Records of Bexar County, Texas, N 43° 40' 28" W a distance of 45.37 feet to a point for a corner, and the beginning of a curve to the left;

Exhibit "A"

Z2018073

THENCE with the Northeasterly Right-Of-Way line of East Southcross Blvd., and said curve to the left having a radius of 1158.15t, a Delta angle of $08^{\circ} 49' 42''$, an arc length of 178.45 feet and a chord bearing and distance of: N $48^{\circ} 05' 30''$ W, 178.27 feet to a point for the Southerly corner of said Lot 4, Diamond Shamrock Pecan Valley Subdivision, for a Westerly corner of said lot 8;

THENCE departing said Northeasterly Right-Of-Way line of East Southcross Blvd., and with the common lines of said Lot 4 and said Lot 8, the following calls:

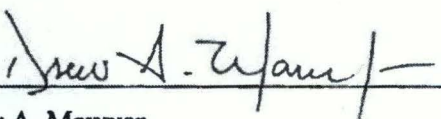
N $25^{\circ} 41' 31''$ E, a distance of 210.54 feet to a corner;

and N $64^{\circ} 18' 29''$ W, a distance of 197.02 feet to the POINT OF BEGINNING and containing said 2.401 acre tract of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on recorded documents shown above.

Prepared this the 13th day of December 2017.


Drew A. Mawyer

Registered Professional Land Surveyor No. 5348

TBPLS Firm Registration #10191500

5151 W SH 46, New Braunfels, Tx 78132

Job: BRD188 - VALOR Tract 4 2.401 Ac ZONING



22018073

LEGAL DESCRIPTION:

BEING a 20.862 acre tract of land situated in the Maria Gertrudis De Alaniz Survey, Abstract Number 22, Bexar County, Texas, and being part of Tract 1, Block 2, New City Block 13486 as recorded in Volume 6023, Page 283 of the Real Property Records of Bexar County, Texas (R.P.R.B.C.T.), and being part of that tract of land described in deed to El Tojoji, Inc., as recorded in Volume 1403, Page 910, R.P.R.B.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the south right-of-way line of East Southcross Boulevard (a variable width public right-of-way as recorded in Volume 4700, Page 238, R.P.R.B.C.T.) the northwest corner of Lot 14, New City Block 10838, Benedict Subdivision, an addition to the City of San Antonio as recorded in Volume 9505, Page 175, R.P.R.B.C.T.;

THENCE South 11 degrees 51 minutes 8 seconds West, departing said south right-of-way line and along the west line of said Lot 14, a distance of 255.54 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 14, said iron being the POINT OF BEGINNING of the herein described tract;

THENCE North 89 degrees 50 minutes 07 seconds East, along the south line of said Lot 14, a distance of 88.45 feet to 1/2-inch iron rod found for the most westerly northwest corner of Lot 10 of East Central School Subdivision, as recorded in Volume 7100, Page 220, R.P.R.B.C.T.;

THENCE South 00 degrees 05 minutes 28 seconds East, along the west line of said Lot 10, a distance of 948.03 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 10;

THENCE South 88 degrees 45 minutes 35 seconds West, a distance of 952.66 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for corner on the east line of Lot 29, New City Block 10838, Pecan Valley Skilled Nursing Addition, an addition to the City of San Antonio, as recorded in Volume 9597, Page 216, R.P.R.B.C.T., from which a 1/2-inch iron rod with cap stamped "Vickrey" found for witness at the apparent southeast corner of said Lot 29, bears South 00 degrees 10 minutes 51 seconds East, a distance of 8.70 feet;

THENCE North 00 degrees 10 minutes 51 seconds West, along the east line of said Lot 29, a distance of 957.93 feet to a 1/2-inch iron rod with cap stamped "Vickrey" for the most easterly northeast corner of said Lot 29;

THENCE North 89 degrees 18 minutes 24 seconds East, over and across said El Tojoji, Inc. tract, a distance of 865.56 feet to the POINT OF BEGINNING AND CONTAINING 908,755 square feet or 20.862 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, South Central Zone (4204).

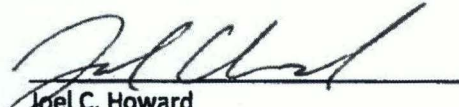
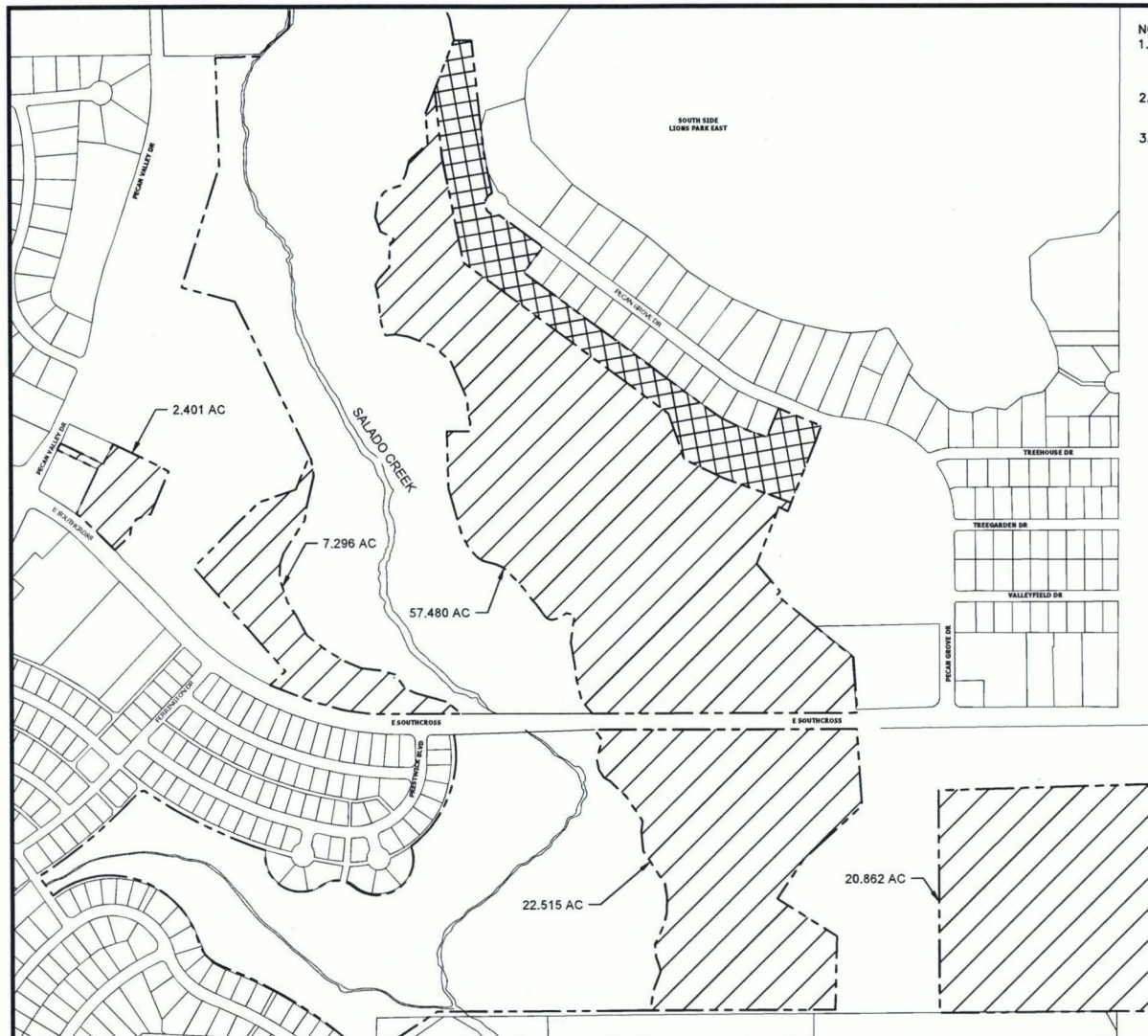

Joel C. Howard
RPLS No. 6267
TBPLS Firm No. 10194205

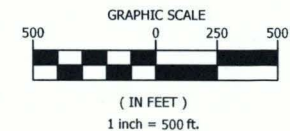


Exhibit "A"

Z2018073



- NOTE:
1. RETIREMENT/"AGING IN PLACE" COMMUNITY WILL BE DEVELOPED WITHIN THE PROJECT AS DICTATED BY THE MARKET.
 2. NO VEHICULAR CONNECTION TO PECAN GROVE DRIVE EXCEPT FOR EMERGENCY PURPOSES.
 3. IN NO EVENT SHALL TOTAL RESIDENTIAL EXCEED 1400 UNITS.



"I, THE VALOR CLUB PARTNERS, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

LEGEND



COMMERCIAL/OFFICE/ MULTIFAMILY/RECREATION/
VETERANS SERVICES/OPEN SPACE/GOLF
99.664 AC



FOR SALE RESIDENTIAL NOT TO EXCEED 2-STORIES
10.890 AC

ZONING TOTAL USAGE

USE	UNITS	DENSITY
MULTIFAMILY	UP TO 1,370 UNITS	14 UNITS/AC
FOR-SALE HOUSING	30-60 UNITS	
COMMERCIAL	516,671.0 SQ. FT.	
RECREATION	338,591.0 SQ. FT.	

LEGAL DESCRIPTION:

A TOTAL OF 110.554 ACRES COMPRISING OF 7.296 ACRES LOCATED IN NCB 13485 AS RECORDED IN VOLUME 18867, PAGE 1115 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 22.515 ACRES BEING OF TRACT 1, BLOCK 2, NCB 13486 AS RECORDED IN VOLUME 4700, PAGES 238-240 AND 2.401 ACRES OF LOT 8, BLOCK 1, NCB 13485 AS RECORDED IN VOLUME 9674, PAGE 194, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 57.480 ACRES OF LAND BEING LOTS 13, 14, AND 28, BLOCK 2, NCB 14045, 10835, 13485 RECORDED IN VOLUME 5970, PAGE 70 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ALL OF TRACT ONE AS DESCRIBED IN VOLUME 1403, PAGE 910; ALL OF TRACT C AND PORTION OF TRACT B AS DESCRIBED IN VOLUME 12497, PAGE 1420 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 20.862 ACRES BEING PART OF TRACT 1, BLOCK 2, NCB 13486 AS RECORDED IN VOLUME 6023, PAGE 283; AND PORTION OF LAND DESCRIBED IN VOLUME 1403, PAGE 910, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SHEET CLIENT: GENSLER ARCHITECTS

EX
ADDRESS: -
CITY, STATE: -
PHONE #: -

SCALE:
1" = 500'

CONTACT: -

VALOR CLUB
SAN ANTONIO, TX 78222

ZONING EXHIBIT

Exhibit "B"

214-307-4767

WWW.BIGREDDOG.COM

