

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-139
ADDRESS: 1914 ROGERS AVE
925 E CARSON
1913 ROGERS AVE
1919 ROGERS AVE
919 E CARSON
913 E CARSON
918 QUITMAN ST
808 QUITMAN ST
514 PIERCE
512 PIERCE
516 PIERCE
LEGAL DESCRIPTION: NCB 1257 BLK LOT 30
NCB 1259 BLK LOT 62A
NCB 1259 BLK LOT 60A & 61A
NCB 1259 BLK LOT 63
NCB 1259 BLK LOT E 50 FT OF W 102 FT OF 60, 61 & 62
NCB 1259 BLK LOT 64
NCB 1259 BLK LOT 51, 52, 53 & 54
NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF 35
NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF 36
ZONING: C-2 IDZ, R-6,HS
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
LANDMARK: House
APPLICANT: Ashley Farrimond/Kaufman & Killen, Inc. / The Davies Collaborative
OWNER: SA Quad Ventures, LLC
TYPE OF WORK: Construction of 5-story, multi-family residential structures, relocation of a historic structure
APPLICATION RECEIVED: March 19, 2019
60-DAY REVIEW: May 18, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Relocate the historic structure located at 516 Pierce.
2. Construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will also feature ground level retail.

APPLICABLE CITATIONS:

Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.

- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.
- (b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.
- (c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found

in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees*—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and

repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting conceptual approval to relocate the historic structure located at 516 Pierce Avenue and to construct a five (5) story, multi-family residential structure.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 22, 2019. At that meeting, committee members noted that the proposed design appropriately addressed the street in regards to fenestration and that much of the historic context of the block had been previously removed.

Findings related to request item #1:

- 1a. The applicant has proposed to relocate the historic structure located at 516 Pierce. The historic structure at 516 Pierce was constructed circa 1930 and is found on the 1951 Sanborn Map. The structure features Craftsman architectural elements.
- 1b. RELOCATION – The UDC Section 35-613 notes that the when the historic structure’s character at its current location should be taken into consideration when considering its relocation, as well as whether or not there are definite plans for the area to be vacated, whether the structure can be moved without damage, whether the proposed relocation area is compatible with the historic and architectural character of the structure and the balance of the structure’s contribution to the historic district. Staff finds that not enough sufficient information has been

provided by the applicant at this time to review relocation.

Findings related to request item #2:

- 2a. The applicant is requesting conceptual approval to construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will also feature ground level retail.
- 2b. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. On E Carson, the applicant has proposed setbacks that appear to be greater than those of historic structures on the block. Additionally, on Quitman and Spofford, the proposed site plan notes a setback that is greater than those of historic structures found on these blocks. Staff finds the proposed setbacks to be appropriate.
- 2c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- 2d. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The immediate vicinity features commercial structures that feature between two and five stories in height. While there are one story, single-family residential structures also located in the immediate vicinity, staff finds that the proposed new construction's primary massing will be located adjacent to existing, multi-story structures. Staff finds the proposed scale and mass to be appropriate.
- 2e. **ROOF FORM** – The applicant has proposed to incorporate gabled roof forms throughout the proposed new construction. Staff finds that the proposed gabled roofs are appropriate and provide a reference to the historic roof forms found throughout the district.
- 2f. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, at this location, historic commercial structures occupy much larger percentages of their lot than single-family residential structures. Staff finds the proposed lot coverage to be appropriate.
- 2g. **MATERIALS** – The applicant has proposed materials that include various colors of brick and metal cladding materials. Staff finds the proposed materials to be appropriate and consistent with the commercial materials found historically throughout the district.
- 2h. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding windows. Staff finds that windows, such as aluminum clad wood windows should be used and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 2i. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate. On E Carson, the applicant has proposed porch and yard elements that relate to those of single-family, historic structures found historically on the block. Staff finds the proposed architectural details to be appropriate.
- 2j. **PARKING** – The applicant has noted structured parking to be clad with brick, metal panels and storefront systems at the street level. The applicant has also noted the installation of landscaping elements on the parking structure. Staff finds additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided.
- 2k. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- 2l. **LANDSCAPING PLAN** – At this time, the applicant has not provided a detailed landscaping plan for the entire site. The applicant should install landscaping elements that are consistent with those found historically on the block.

2m. SIGNAGE – Staff finds that the detailed, master signage plan for the proposed development should be submitted at a later date to the Commission. The applicant should design and scale signage appropriately for the historic district.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the relocation of the historic structure at 516 Pierce. Staff finds that not enough sufficient information has been provided by the applicant at this time to review relocation.
2. Staff recommends conceptual approval of item #2 based on findings 2a through 2l with the following stipulations:
 - i. That windows, such as aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - ii. That all mechanical equipment be screened from view from the public right of way.
 - iii. That a detailed landscaping plan be submitted to the HDRC when returning for final approval.
 - iv. That additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided.

Photos

**HDRC Application - 18035 Carson
SA Quad Ventures, LLC**



West view from Spofford and south of Quitman St.
towards Pierce St.



East view from Pierce St./Quitman St. towards Spofford



Northeast view from Pierce St. towards Quitman St.



East view from Pierce St. towards Spoffod



Southeast View from Spofford/Quitman St. towards Carson St.



Southwest View from Rogers Ave. and Quitman St.
towards Spofford



South view - Rogers Ave., street has been approved for closure.



Southwest view from Quitman St. towards Carson St.



Northwest view from Carson St. towards Rogers Ave.

Project Description

**HDRC Application - 18035 Carson St.
SA Quad Ventures, LLC**

Project Description

18035 Carson St.

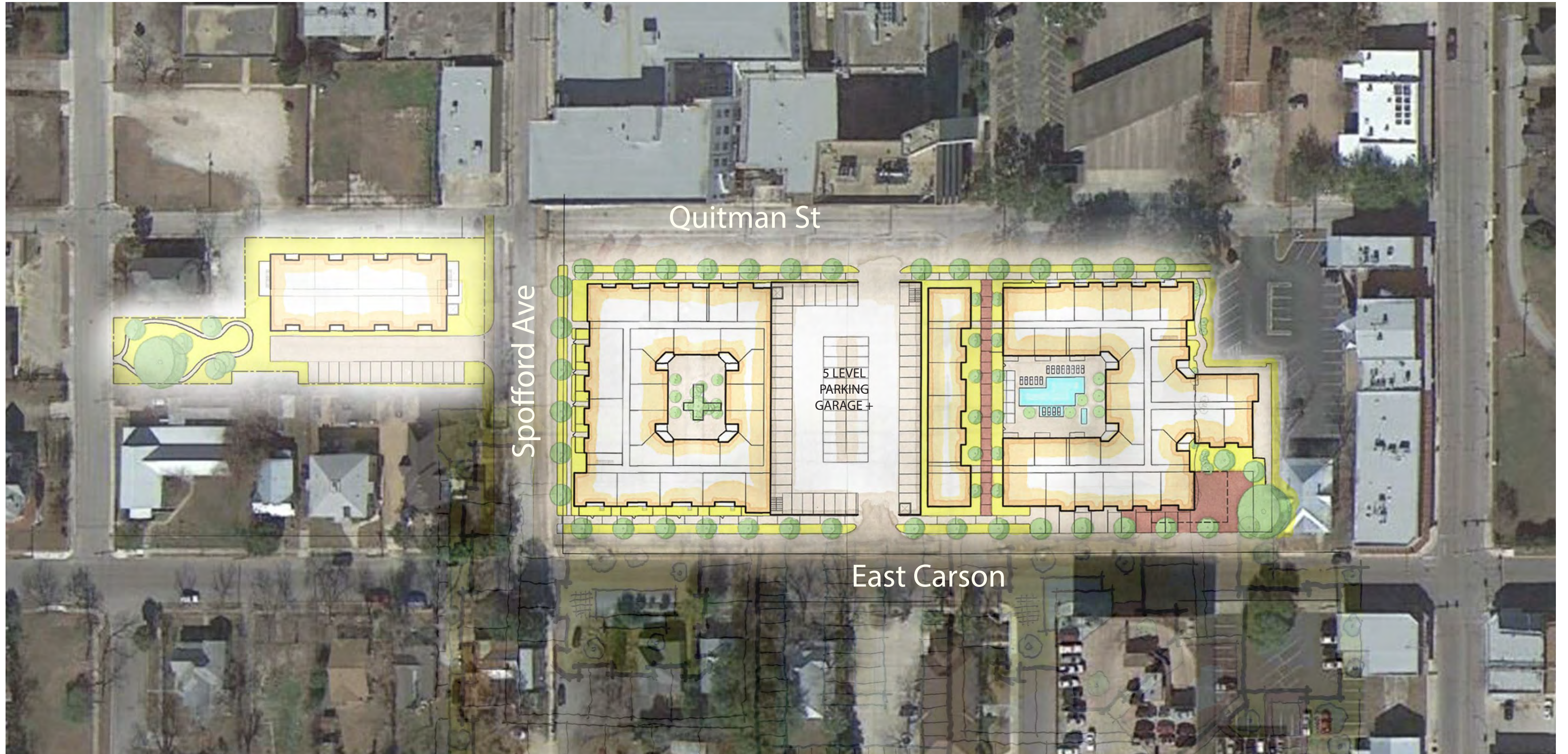
18035 Carson St. is a proposed mixed-use project located between Carson St. and Quitman St., generally west of N New Braunfels Avenue, within the boundaries of the Government Hill Historic District. The project will consist of up to approximately 320 multi-family units, approximately 2,500 square feet of commercial space, and green space. The project site is 4.06 acres and is currently vacant with one house located on the site. The house is at 516 Pierce Street, and will be preserved and moved to another location. This development is part of a larger mixed-use redevelopment of multiple properties along East Grayson Street, including office and commercial.

A zoning application has been filed to change the zoning to “IDZ-3” and is scheduled for Zoning Commission on April 16, 2019. The property is located within the Government Hill Community Plan and has a future land use designation of "Mixed Use". This proposed project is consistent with this land use designation.

The Developer is seeking conceptual approval of the site plan and elevations prior to Zoning Commission on April 16, 2019.

Site Plan

**HDRC Application - 18035 Carson St.
SA Quad Ventures, LLC**

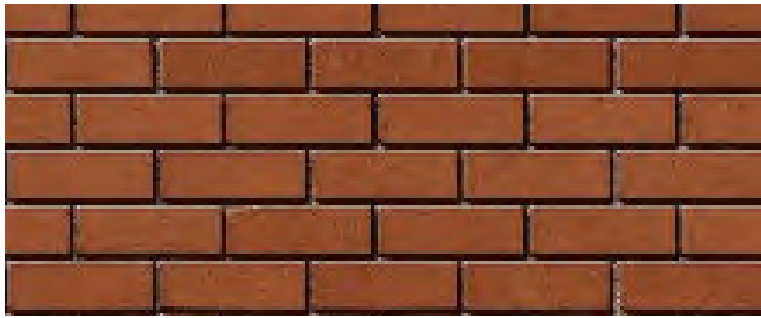




Context Images

Elevations & Materials

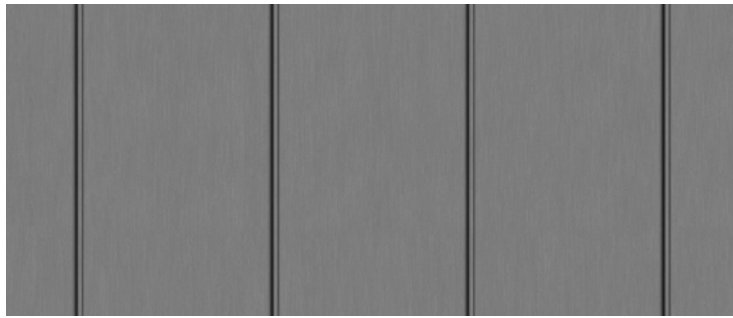
**HDRC Application - 18035 Carson St.
SA Quad Ventures, LLC**



ORANGE RUNNING BOND BRICK

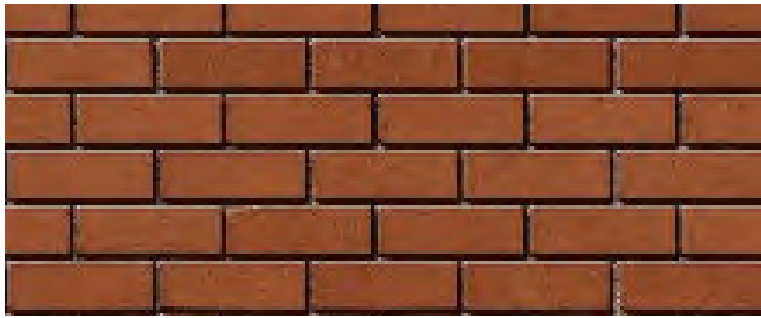


CREAM RUNNING BOND BRICK



GRAY METAL CLADDING

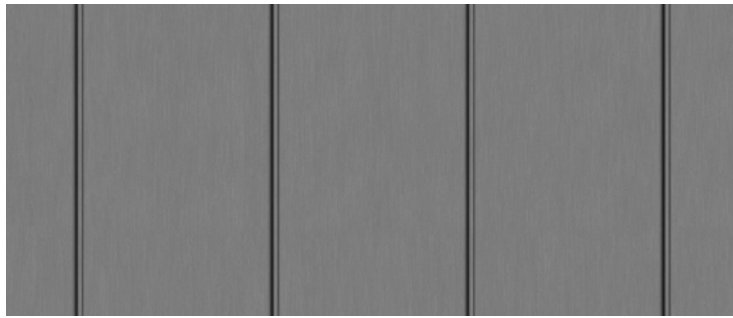




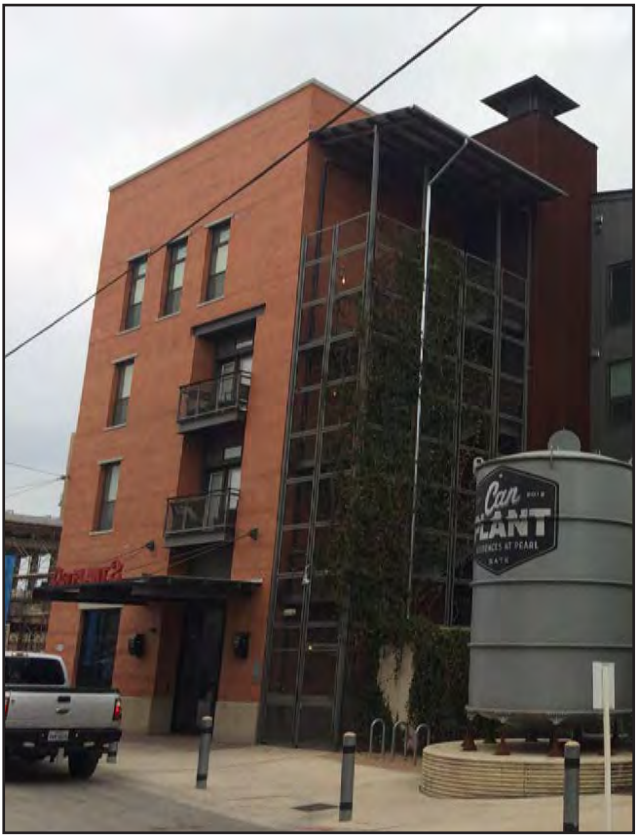
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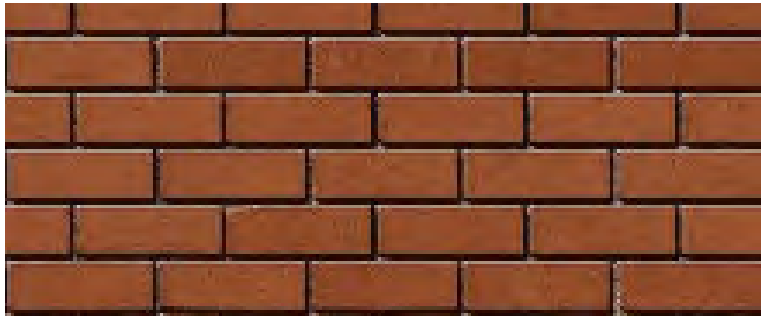


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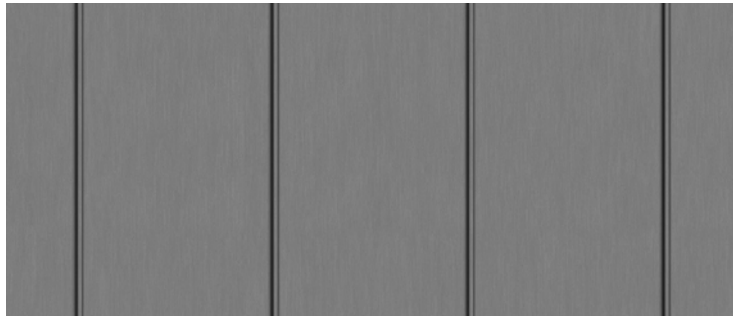




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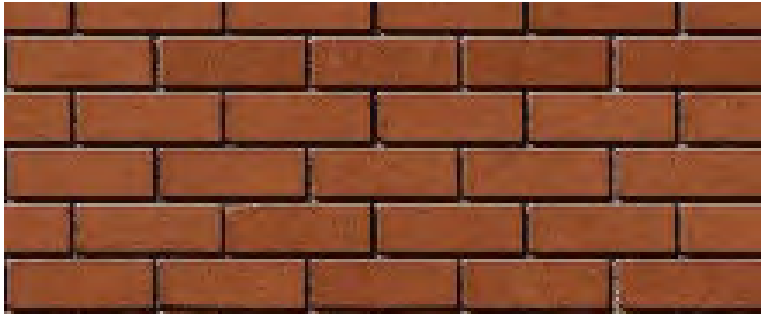


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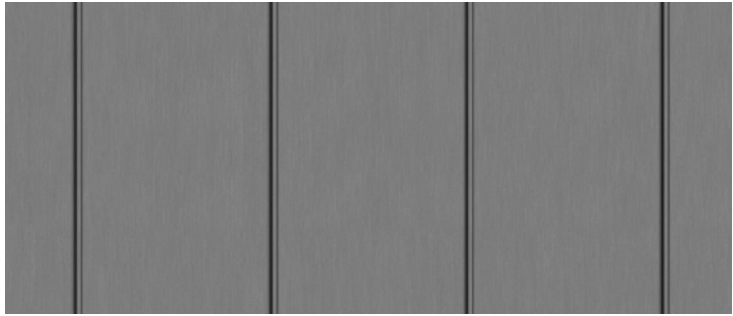




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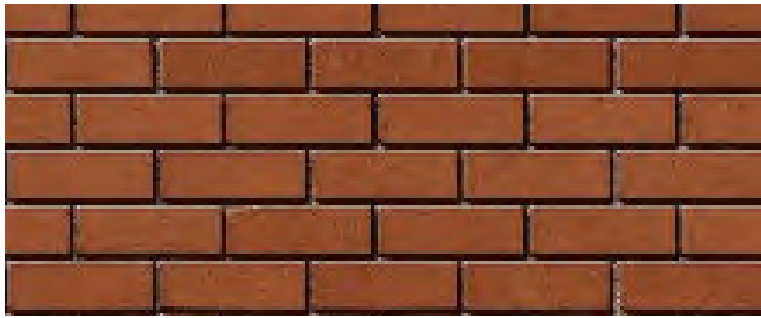


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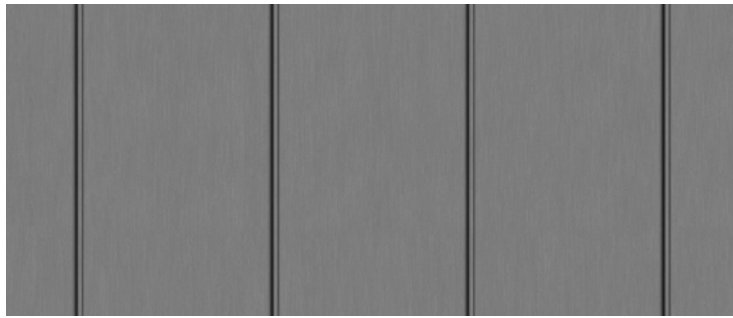




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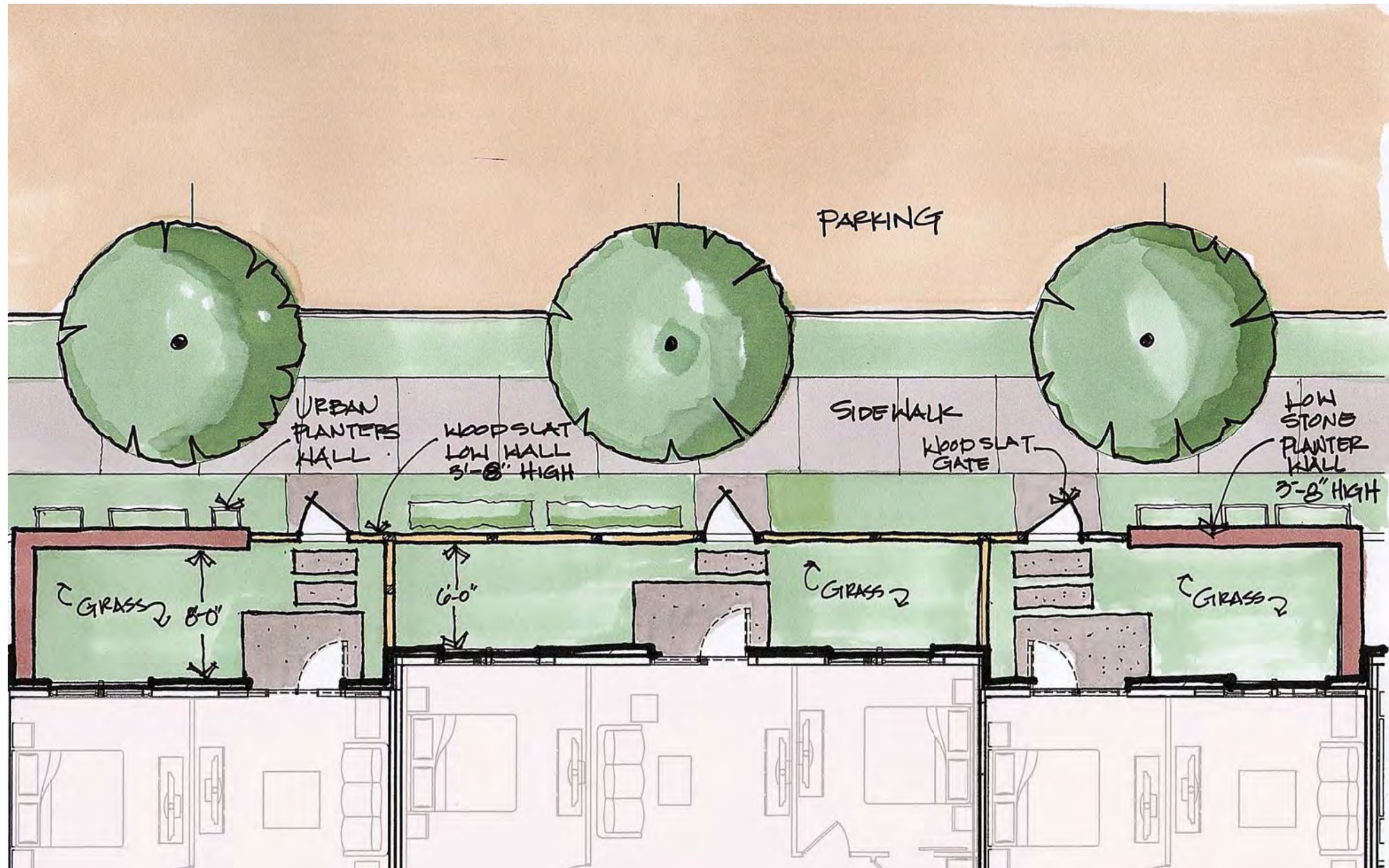


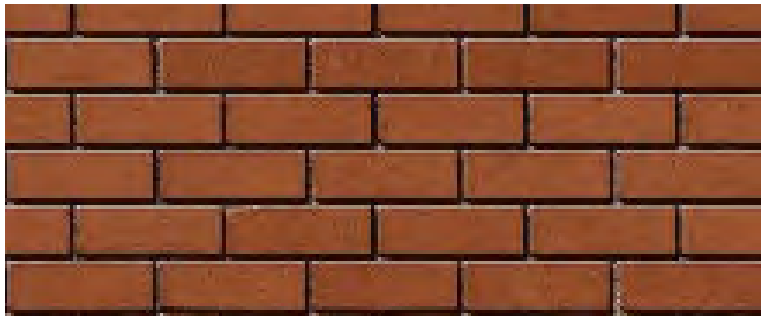
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GRAY METAL CLADDING



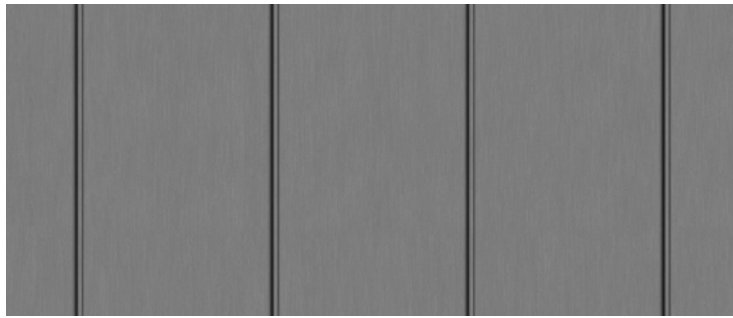




ORANGE RUNNING BOND BRICK



CREAM RUNNING BOND BRICK



GRAY METAL CLADDING



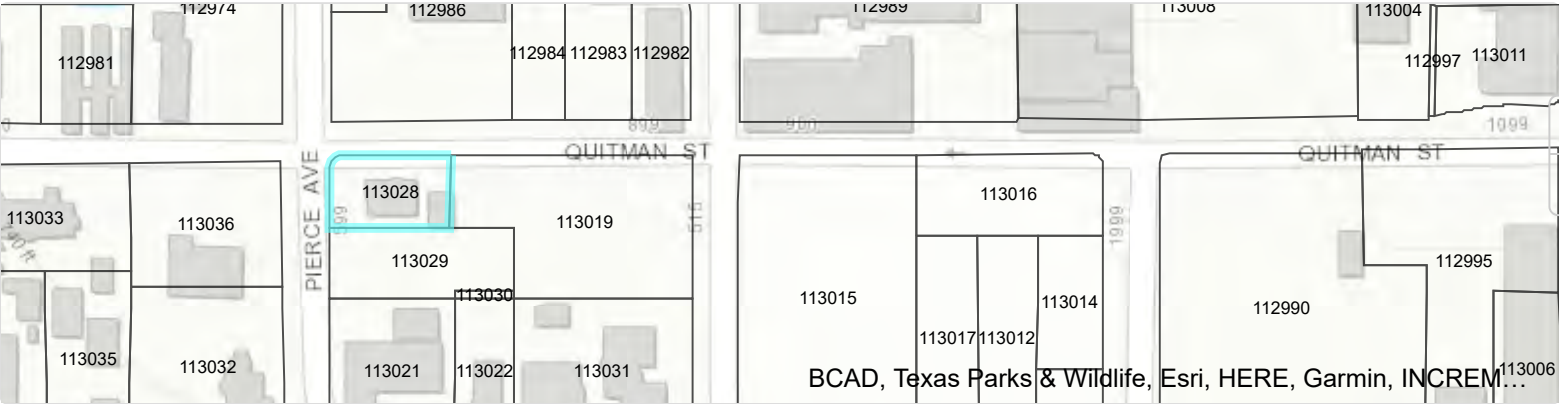




Other Supporting Documents

**HDRC Application - 18035 Carson St.
SA Quad Ventures, LLC**

Property Identification #: 113028	Property Information: 2019	Owner Identification #: 3013020
Geo ID: 01260-000-0090 Situs 516 PIERCE AVE SAN ANTONIO, TX Address: 78208 Property Type: Real State Code: A1	Legal Description: NCB 1260 BLK LOT 47 Abstract: S01260 Neighborhood: GOVERNMENT HILL HISTORIC Appraised Value: N/A Jurisdictions: 57, 10, 21, 06, 08, 11, SA011, CAD, 09	Name: MOTA ROBERTO JOSE Exemptions: HS DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 113028 MOTA ROBERTO JOSE Tax Year: 2018 for Year 2018

Property

Account

Property ID:	113028	Legal Description:	NCB 1260 BLK LOT 47
Geographic ID:	01260-000-0090	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	516 PIERCE AVE SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	GOVERNMENT HILL HISTORIC	Map ID:	
Neighborhood CD:	57030		

Owner

Name:	MOTA ROBERTO JOSE	Owner ID:	3013020
Mailing Address:	516 PIERCE AVE SAN ANTONIO, TX 78208-1422	% Ownership:	100.000000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$100,500	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$67,650	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$168,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$168,150	
(-) HS Cap:	-	\$5,801	
<hr/>			
(=) Assessed Value:	=	\$162,349	

Taxing Jurisdiction

Owner: MOTA ROBERTO JOSE

Bexar CAD

Property Search Results > 113028 MOTA ROBERTO JOSE Tax Year: 2018 for Year 2018

Property

Account

Property ID:	113028	Legal Description:	NCB 1260 BLK LOT 47
Geographic ID:	01260-000-0090	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	516 PIERCE AVE SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	GOVERNMENT HILL HISTORIC	Map ID:	
Neighborhood CD:	57030		

Owner

Name:	MOTA ROBERTO JOSE	Owner ID:	3013020
Mailing Address:	516 PIERCE AVE SAN ANTONIO, TX 78208-1422	% Ownership:	100.000000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$100,500	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$67,650	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$168,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$168,150	
(-) HS Cap:	-	\$5,801	

(=) Assessed Value:	=	\$162,349	

Taxing Jurisdiction

Owner: MOTA ROBERTO JOSE

% Ownership: 100.0000000000%

Total Value: \$168,150

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$168,150	\$159,349	\$37.71	
08	SA RIVER AUTH	0.018580	\$168,150	\$157,349	\$29.24	
09	ALAMO COM COLLEGE	0.149150	\$168,150	\$162,349	\$242.15	
10	UNIV HEALTH SYSTEM	0.276235	\$168,150	\$162,349	\$448.46	
11	BEXAR COUNTY	0.277429	\$168,150	\$162,349	\$450.40	
21	CITY OF SAN ANTONIO	0.558270	\$168,150	\$162,349	\$906.35	
57	SAN ANTONIO ISD	1.562600	\$168,150	\$132,349	\$2,068.08	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$168,150	\$162,349	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$168,150	\$162,349	\$0.00	
Total Tax Rate:		2.865932				
Taxes w/Current Exemptions:					\$4,182.39	
Taxes w/o Exemptions:					\$4,819.06	

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1144.0 sqft Value: \$100,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1915	1144.0
ENC	Enclosure	F - NO		1915	84.0
OP	Attached Open Porch	F - NO		1915	112.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1446	6300.00	63.00	100.00	\$67,650	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$100,500	\$67,650	0	168,150	\$5,801	\$162,349
2017	\$93,470	\$54,120	0	147,590	\$0	\$147,590
2016	\$73,750	\$20,930	0	94,680	\$0	\$94,680
2015	\$21,250	\$20,930	0	42,180	\$0	\$42,180

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/3/2016	Deed	Deed	CRJ REAL ESTATE LLC	MOTA ROBERTO JOSE	17902	2108	20160108692
2	8/12/2015	Deed	Deed	CROSS STEVEN M & ALMA P	CRJ REAL ESTATE LLC	17400	1211	20150151400
3		Deed	Deed		CROSS, STEVEN M & ALMA P	6305	1207	0

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Property Identification #: 113029	Property Information: 2019	Owner Identification #: 3083240
Geo ID: 01260-000-0360 Situs 512 PIERCE AVE SAN Address: ANTONIO, TX 78208 Property Type: Real State Code: C1	Legal NCB 1260 BLK LOT 36 Description: EXC. S 6' OF E 50' OF 36 Abstract: S01260 Neighborhood: GOVERNMENT HILL HISTORIC Appraised Value: N/A Jurisdictions: CAD, 10, 06, 57, 11, 21, 09, SA011, 08	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 113029 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113029	Legal Description:	NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF 36
Geographic ID:	01260-000-0360	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	512 PIERCE AVE SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	GOVERNMENT HILL HISTORIC	Map ID:	
Neighborhood CD:	57030		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3083240
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$90,320	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$90,320	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$90,320	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$90,320	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$90,320

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$90,320	\$90,320	\$21.38		
08	SA RIVER AUTH	0.018580	\$90,320	\$90,320	\$16.78		
09	ALAMO COM COLLEGE	0.149150	\$90,320	\$90,320	\$134.71		
10	UNIV HEALTH SYSTEM	0.276235	\$90,320	\$90,320	\$249.50		
11	BEXAR COUNTY	0.277429	\$90,320	\$90,320	\$250.57		
21	CITY OF SAN ANTONIO	0.558270	\$90,320	\$90,320	\$504.23		
57	SAN ANTONIO ISD	1.562600	\$90,320	\$90,320	\$1,411.34		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$90,320	\$90,320	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$90,320	\$90,320	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exemptions:					\$2,588.51		
Taxes w/o Exemptions:					\$2,588.51		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.2006	8736.00	56.00	156.00	\$84,190	\$0
2	VLR	Vacant Regular Lot	0.0146	636.00	6.00	106.00	\$6,130	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$90,320	0	90,320	\$0	\$90,320
2017	\$0	\$67,950	0	67,950	\$0	\$67,950
2016	\$0	\$23,620	0	23,620	\$0	\$23,620
2015	\$0	\$23,620	0	23,620	\$0	\$23,620

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed		GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Property Identification #: 113019

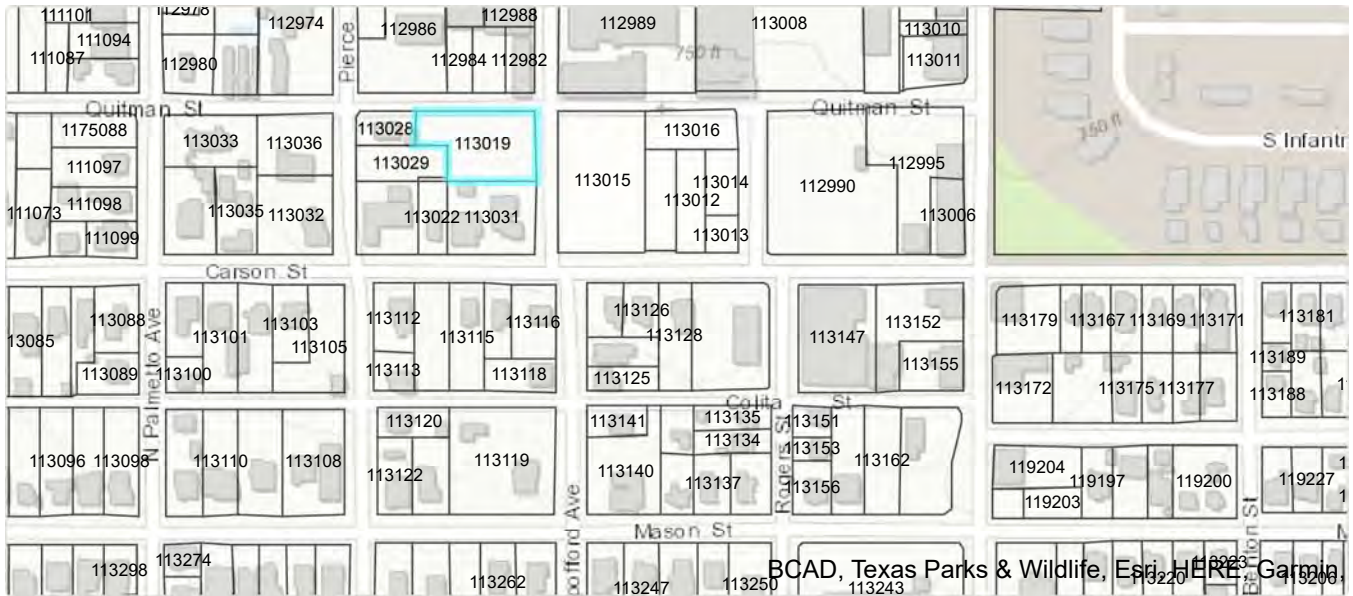
Geo ID: 01260-000-0011
Situss 808 QUITMAN ST SAN
Address: ANTONIO, TX 78208
Property Type: Real
State Code: F1

Property Information: 2019

Legal NCB 1260 BLK LOT 43 &
Description: 44 & E 51.7 FT OF 35
Abstract: S01260
Neighborhood: NBHD code11290
Appraised Value: N/A
Jurisdictions: 57, 09, 11, 10, 08, SA011,
CAD, 21, 06

Owner Identification #: 3083240

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



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Bexar CAD

Property Search Results > 113019 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113019	Legal Description:	NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF 35
Geographic ID:	01260-000-0011	Zoning:	C-2
Type:	Real	Agent Code:	
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	808 QUITMAN ST SAN ANTONIO, TX 78208	Map ID:	617C2
Neighborhood:	NBHD code 11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3083240
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$5,160	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$128,810	Ag / Timber Use Value
(+) Agricultural Market Value:	+	\$0	\$0
(+) Timber Market Value:	+	\$0	\$0

(=) Market Value:	=	\$133,970
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$133,970
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$133,970
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$133,970

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$133,970	\$133,970	\$31.71		
08	SA RIVER AUTH	0.018580	\$133,970	\$133,970	\$24.89		
09	ALAMO COM COLLEGE	0.149150	\$133,970	\$133,970	\$199.82		
10	UNIV HEALTH SYSTEM	0.276235	\$133,970	\$133,970	\$370.07		
11	BEXAR COUNTY	0.277429	\$133,970	\$133,970	\$371.67		
21	CITY OF SAN ANTONIO	0.558270	\$133,970	\$133,970	\$747.92		
57	SAN ANTONIO ISD	1.562600	\$133,970	\$133,970	\$2,093.42		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$133,970	\$133,970	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$133,970	\$133,970	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$3,839.50		
Taxes w/o Exempons:					\$3,839.49		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$2,930
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - L		0	6200.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$2,230
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	656.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.5253	22880.00	0.00	0.00	\$128,810	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$5,160	\$128,810	0	133,970	\$0	\$133,970
2017	\$5,460	\$96,100	0	101,560	\$0	\$101,560
2016	\$4,510	\$96,100	0	100,610	\$0	\$100,610
2015	\$980	\$91,520	0	92,500	\$0	\$92,500

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON	SA QUAD	18089	250	20160181944

				LLC	VENTURES LLC			
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Property Identification #: 113015

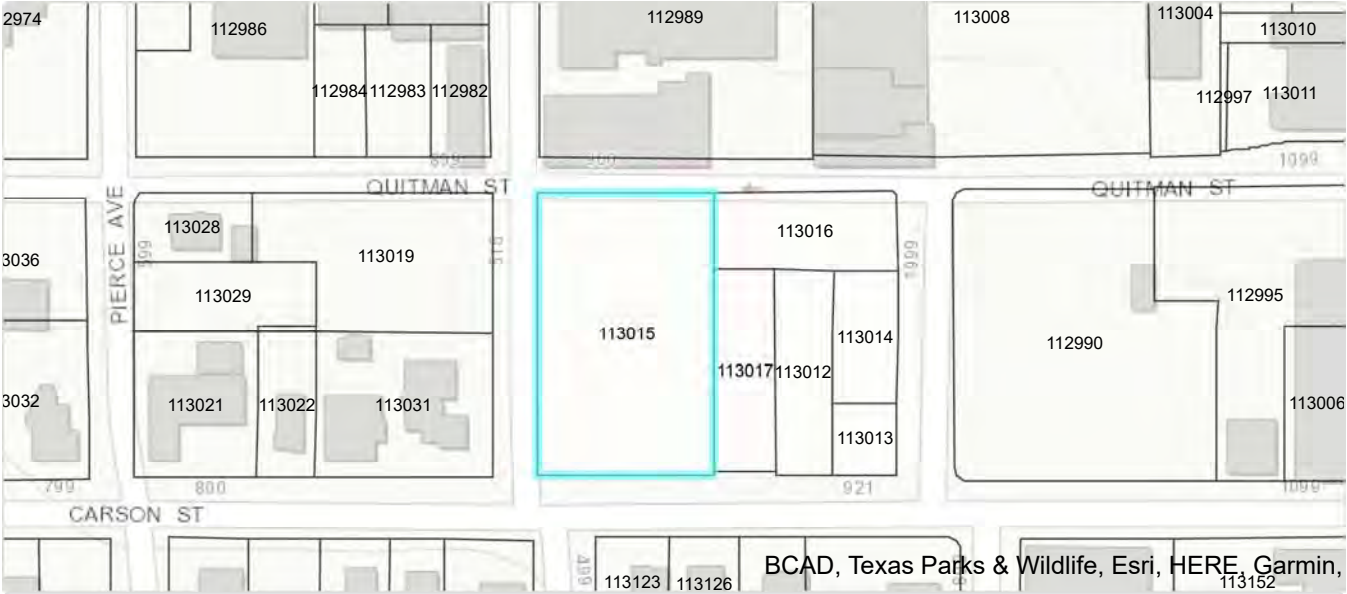
Geo ID: 01259-000-0511
Situation: 918 QUITMAN ST SAN
Address: ANTONIO, TX 78208
Property Type: Real
State Code: F1

Property Information: 2019

Legal Description: NCB 1259 BLK LOT 51,
52, 53 & 54
Abstract: S01259
Neighborhood: NBHD code11290
Appraised Value: N/A
Jurisdictions: 21, 09, 57, 10, 11, CAD,
SA011, 06, 08

Owner Identification #: 3027733

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin,

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Bexar CAD

Property Search Results > 113015 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113015	Legal Description:	NCB 1259 BLK LOT 51, 52, 53 & 54
Geographic ID:	01259-000-0511	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	918 QUITMAN ST SAN ANTONIO, TX 78208	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$221,750	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$222,750
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$222,750
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$222,750
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$222,750

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$222,750	\$222,750	\$52.72		
08	SA RIVER AUTH	0.018580	\$222,750	\$222,750	\$41.39		
09	ALAMO COM COLLEGE	0.149150	\$222,750	\$222,750	\$332.24		
10	UNIV HEALTH SYSTEM	0.276235	\$222,750	\$222,750	\$615.31		
11	BEXAR COUNTY	0.277429	\$222,750	\$222,750	\$617.98		
21	CITY OF SAN ANTONIO	0.558270	\$222,750	\$222,750	\$1,243.55		
57	SAN ANTONIO ISD	1.562600	\$222,750	\$222,750	\$3,480.70		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$222,750	\$222,750	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$222,750	\$222,750	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$6,383.89		
Taxes w/o Exempons:					\$6,383.86		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$900
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	27931.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		1980	300.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.9042	39388.00	0.00	0.00	\$221,750	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,000	\$221,750	0	222,750	\$0	\$222,750
2017	\$1,000	\$165,430	0	166,430	\$0	\$166,430
2016	\$1,000	\$165,430	0	166,430	\$0	\$166,430
2015	\$1,000	\$157,550	0	158,550	\$0	\$158,550

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON	SA QUAD	18089	250	20160181944

				LLC	VENTURES LLC			
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Property Identification #: 113016

Geo ID: 01259-000-0630

Situs 1919 ROGERS RD SAN ANTONIO,

Address: TX 78251

Property Type: Real

State Code: F1

Property Information: 2017

Legal Description: NCB 1259 BLK LOT 63

Abstract: S01259

Neighborhood: NBHD code11290

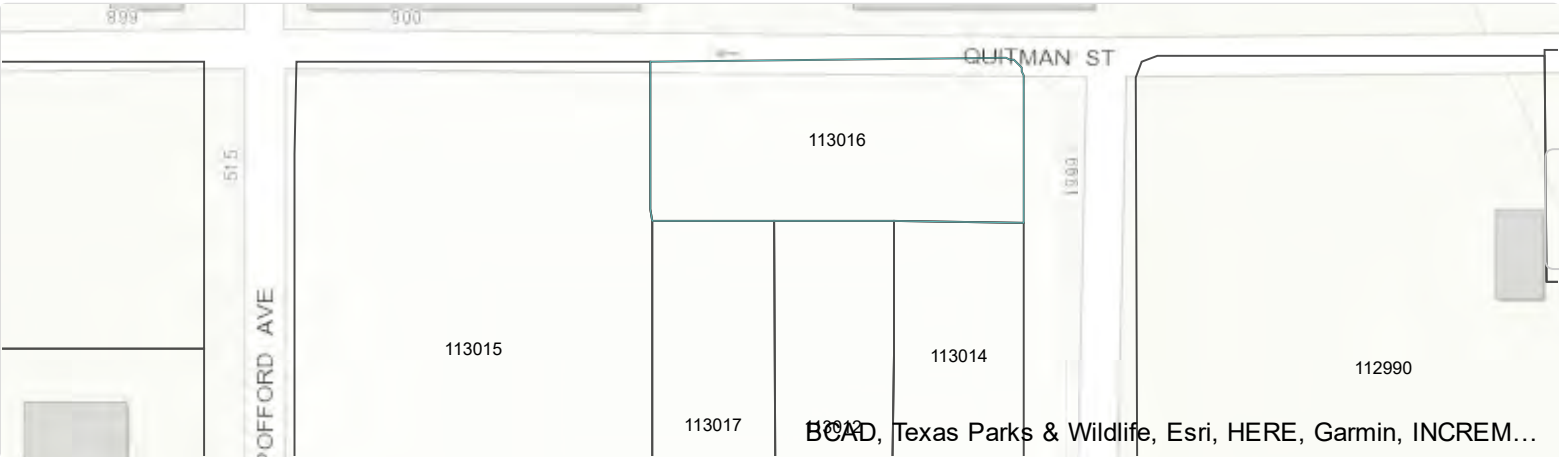
Appraised Value: \$70,546.00

Jurisdictions: 57, CAD, 21, 08, 09, 11, 06, SA011, 10

Owner Identification #: 3027733

Name: SA QUAD VENTURES LL

Exemptions: (M) PARKING FOR GRAYSON OFFICE BUILDING-BOA



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Bexar CAD

Property Search Results > 113016 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113016	Legal Description:	NCB 1259 BLK LOT 63
Geographic ID:	01259-000-0630	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	60001
Property Use Code:	480		
Property Use Description:	BANK		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	1919 ROGERS RD SAN ANTONIO, TX 78251	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$212	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$91,170	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$91,382
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$91,382
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$91,382
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$91,382

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$91,382	\$91,382	\$21.63		
08	SA RIVER AUTH	0.018580	\$91,382	\$91,382	\$16.98		
09	ALAMO COM COLLEGE	0.149150	\$91,382	\$91,382	\$136.29		
10	UNIV HEALTH SYSTEM	0.276235	\$91,382	\$91,382	\$252.43		
11	BEXAR COUNTY	0.277429	\$91,382	\$91,382	\$253.52		
21	CITY OF SAN ANTONIO	0.558270	\$91,382	\$91,382	\$510.16		
57	SAN ANTONIO ISD	1.562600	\$91,382	\$91,382	\$1,427.94		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$91,382	\$91,382	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$91,382	\$91,382	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$2,618.95		
Taxes w/o Exempons:					\$2,618.95		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$191
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	10488.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$21
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		1980	400.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2656	11570.00	0.00	0.00	\$91,170	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$212	\$91,170	0	91,382	\$0	\$91,382
2017	\$1,126	\$69,420	0	70,546	\$0	\$70,546
2016	\$1,000	\$48,590	0	49,590	\$0	\$49,590
2015	\$1,000	\$46,280	0	47,280	\$0	\$47,280

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON	SA QUAD	18089	0250	20160181944

				LLC	VENTURES LLC				
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985	
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259	

Economic Unit Links

Property ID:

112990

113008

113016

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Property Identification #: 113017

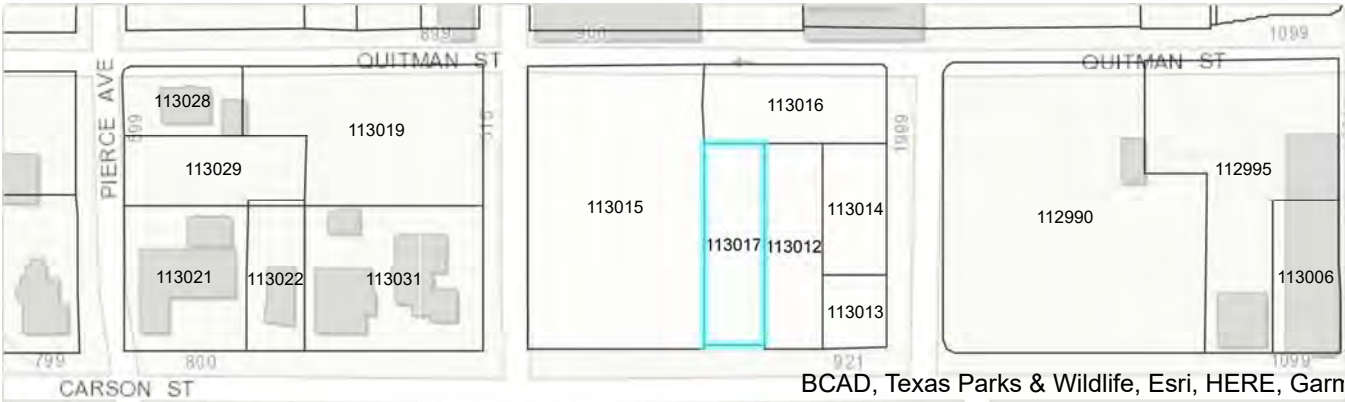
Geo ID: 01259-000-0640
Situs 913 CARSON ST SAN
Address: ANTONIO, TX 78208
Property Type: Real
State Code: F1

Property Information: 2019

Legal Description: NCB 1259 BLK LOT 64
Abstract: S01259
Neighborhood: NBHD code11290
Appraised Value: N/A
Jurisdictions: 21, 11, 10, 09, 57, CAD, SA011, 06, 08

Owner Identification #: 3027733

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search Results > 113017 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113017	Legal Description:	NCB 1259 BLK LOT 64
Geographic ID:	01259-000-0640	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	913 CARSON ST SAN ANTONIO, TX 78208	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$80,960	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$81,960
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$81,960
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$81,960
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$81,960

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$81,960	\$81,960	\$19.40		
08	SA RIVER AUTH	0.018580	\$81,960	\$81,960	\$15.23		
09	ALAMO COM COLLEGE	0.149150	\$81,960	\$81,960	\$122.24		
10	UNIV HEALTH SYSTEM	0.276235	\$81,960	\$81,960	\$226.40		
11	BEXAR COUNTY	0.277429	\$81,960	\$81,960	\$227.38		
21	CITY OF SAN ANTONIO	0.558270	\$81,960	\$81,960	\$457.56		
57	SAN ANTONIO ISD	1.562600	\$81,960	\$81,960	\$1,280.70		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$81,960	\$81,960	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$81,960	\$81,960	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$2,348.91		
Taxes w/o Exempons:					\$2,348.92		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$900
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	8996.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - F		1980	50.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2065	8996.00	0.00	0.00	\$80,960	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,000	\$80,960	0	81,960	\$0	\$81,960
2017	\$1,000	\$37,780	0	38,780	\$0	\$38,780
2016	\$1,000	\$37,780	0	38,780	\$0	\$38,780
2015	\$1,000	\$35,980	0	36,980	\$0	\$36,980

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON	SA QUAD	18089	250	20160181944

				LLC	VENTURES LLC				
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985	
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259	

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Property Identification #: 113012

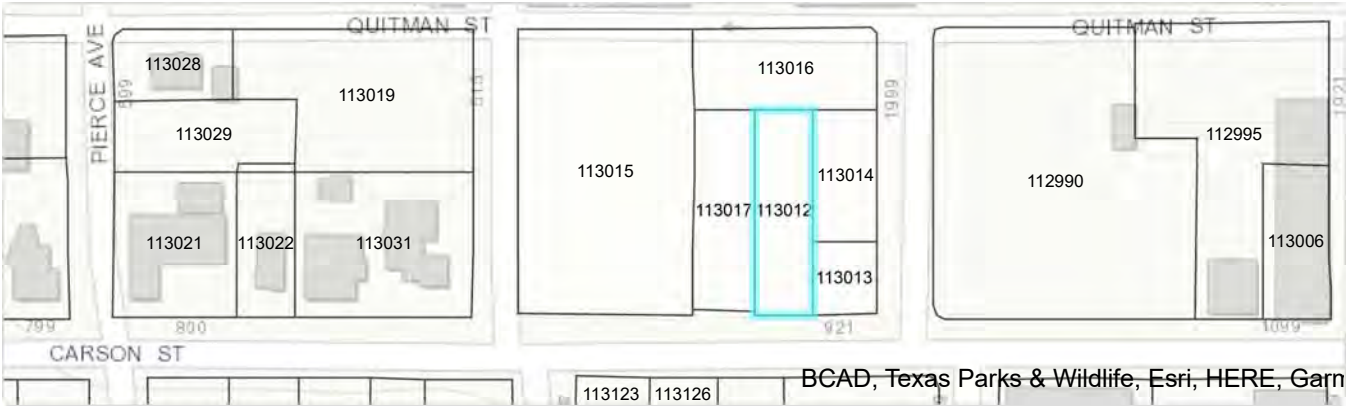
Geo ID: 01259-000-0020
Situs 919 CARSON ST SAN
Address: ANTONIO, TX 78208
Property Type: Real
State Code: F1

Property Information: 2019

Legal NCB 1259 BLK LOT E 50
Description: FT OF W 102 FT OF 60,
61 & 62
Abstract: S01259
Neighborhood: NBHD code11290
Appraised Value: N/A
Jurisdictions: 21, 57, 10, 11, CAD, 09,
08, 06, SA011

Owner Identification #: 3027733

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search Results > 113012 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113012	Legal Description:	NCB 1259 BLK LOT E 50 FT OF W 102 FT OF 60, 61 & 62
Geographic ID:	01259-000-0020	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	919 CARSON ST SAN ANTONIO, TX 78208	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$78,750	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$79,750	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$79,750	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$79,750	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$79,750

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$79,750	\$79,750	\$18.87
08	SA RIVER AUTH	0.018580	\$79,750	\$79,750	\$14.82
09	ALAMO COM COLLEGE	0.149150	\$79,750	\$79,750	\$118.95
10	UNIV HEALTH SYSTEM	0.276235	\$79,750	\$79,750	\$220.30
11	BEXAR COUNTY	0.277429	\$79,750	\$79,750	\$221.25
21	CITY OF SAN ANTONIO	0.558270	\$79,750	\$79,750	\$445.22
57	SAN ANTONIO ISD	1.562600	\$79,750	\$79,750	\$1,246.18
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$79,750	\$79,750	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$79,750	\$79,750	\$0.00
Total Tax Rate:		2.865932			
Taxes w/Current Exemptions:					\$2,285.59
Taxes w/o Exemptions:					\$2,285.58

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$900
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	8750.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		1980	50.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2009	8750.00	0.00	0.00	\$78,750	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,000	\$78,750	0	79,750	\$0	\$79,750
2017	\$1,000	\$36,750	0	37,750	\$0	\$37,750
2016	\$1,000	\$36,750	0	37,750	\$0	\$37,750
2015	\$1,000	\$35,000	0	36,000	\$0	\$36,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



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Bexar CAD

Property Search Results > 113014 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113014	Legal Description:	NCB 1259 BLK LOT 60A & 61A
Geographic ID:	01259-000-0040	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	1913 ROGERS RD SAN ANTONIO, TX 78208	Mapscot:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$66,860	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$67,860	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$67,860	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$67,860	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$67,860

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$67,860	\$67,860	\$16.06		
08	SA RIVER AUTH	0.018580	\$67,860	\$67,860	\$12.61		
09	ALAMO COM COLLEGE	0.149150	\$67,860	\$67,860	\$101.22		
10	UNIV HEALTH SYSTEM	0.276235	\$67,860	\$67,860	\$187.45		
11	BEXAR COUNTY	0.277429	\$67,860	\$67,860	\$188.26		
21	CITY OF SAN ANTONIO	0.558270	\$67,860	\$67,860	\$378.84		
57	SAN ANTONIO ISD	1.562600	\$67,860	\$67,860	\$1,060.38		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$67,860	\$67,860	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$67,860	\$67,860	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$1,944.82		
Taxes w/o Exempons:					\$1,944.82		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$900
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	10488.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		1980	110.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.1436	6254.00	0.00	0.00	\$66,860	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,000	\$66,860	0	67,860	\$0	\$67,860
2017	\$1,000	\$26,270	0	27,270	\$0	\$27,270
2016	\$1,000	\$26,270	0	27,270	\$0	\$27,270
2015	\$1,000	\$25,020	0	26,020	\$0	\$26,020

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON	SA QUAD	18089	250	20160181944

				LLC	VENTURES LLC				
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985	
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259	

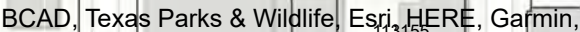
2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



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Property Search Results > 113013 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	113013	Legal Description:	NCB 1259 BLK LOT 62A
Geographic ID:	01259-000-0030	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	925 CARSON ST SAN ANTONIO, TX 78208	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,800	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$38,730	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$42,530
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$42,530
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$42,530
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$42,530

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$42,530	\$42,530	\$10.07		
08	SA RIVER AUTH	0.018580	\$42,530	\$42,530	\$7.90		
09	ALAMO COM COLLEGE	0.149150	\$42,530	\$42,530	\$63.43		
10	UNIV HEALTH SYSTEM	0.276235	\$42,530	\$42,530	\$117.48		
11	BEXAR COUNTY	0.277429	\$42,530	\$42,530	\$117.99		
21	CITY OF SAN ANTONIO	0.558270	\$42,530	\$42,530	\$237.43		
57	SAN ANTONIO ISD	1.562600	\$42,530	\$42,530	\$664.57		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$42,530	\$42,530	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$42,530	\$42,530	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$1,218.87		
Taxes w/o Exempons:					\$1,218.88		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$3,800
Type	Descrip on	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	3400.0	

Land

#	Type	Descrip on	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.0790	3443.00	0.00	0.00	\$38,730	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$3,800	\$38,730	0	42,530	\$0	\$42,530
2017	\$3,670	\$14,460	0	18,130	\$0	\$18,130
2016	\$3,140	\$14,460	0	17,600	\$0	\$17,600
2015	\$1,000	\$13,770	0	14,770	\$0	\$14,770

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Descrip on	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES	GPT GIG BOA	15840	0383	20120241259

INVESTORS
5000A LLC

PORTFOLIO
HFS OWNER
LLC

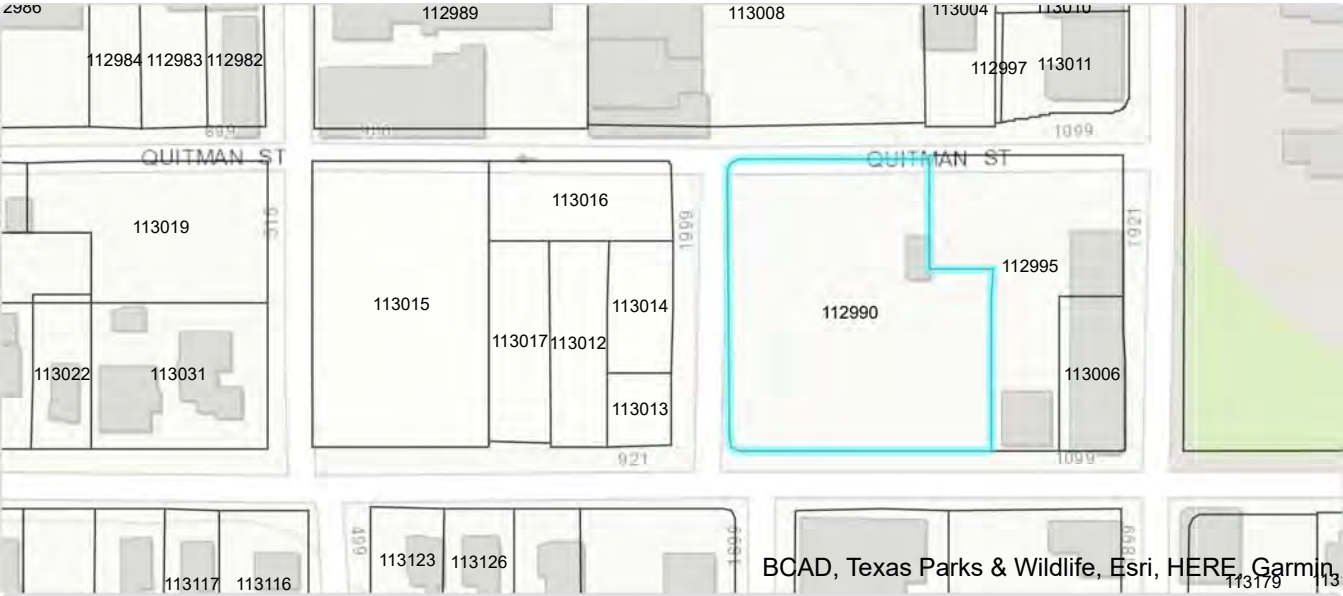
2019 data current as of Mar 8 2019 12:44AM.

2018 and prior year data current as of Feb 1 2019 6:04PM

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

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

Property Identification #: 112990	Property Information: 2019	Owner Identification #: 3027733
Geo ID: 01257-000-0300 Situs 1914 ROGERS RD SAN Address: ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal Description: NCB 1257 BLK LOT 30 Abstract: S01257 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 21, 57, 10, 11, CAD, 09, 06, 08, SA011	Name: SA QUAD VENTURES LLC Exemptions: (M) PARKING FOR DBA: GRAYSON OFFICE BUILDING-BOA



Bexar CAD Map Search

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Bexar CAD

Property Search Results > 112990 SA QUAD VENTURES LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	112990	Legal Description:	NCB 1257 BLK LOT 30
Geographic ID:	01257-000-0300	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	60001
Property Use Code:	480		
Property Use Description:	BANK		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	1914 ROGERS RD SAN ANTONIO, TX 78208	Mapscod:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$355	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$254,580	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$0	\$0
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$254,935	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$254,935	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$254,935	
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Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%

Total Value: \$254,935

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$254,935	\$254,935	\$60.34		
08	SA RIVER AUTH	0.018580	\$254,935	\$254,935	\$47.37		
09	ALAMO COM COLLEGE	0.149150	\$254,935	\$254,935	\$380.24		
10	UNIV HEALTH SYSTEM	0.276235	\$254,935	\$254,935	\$704.22		
11	BEXAR COUNTY	0.277429	\$254,935	\$254,935	\$707.26		
21	CITY OF SAN ANTONIO	0.558270	\$254,935	\$254,935	\$1,423.23		
57	SAN ANTONIO ISD	1.562600	\$254,935	\$254,935	\$3,983.61		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$254,935	\$254,935	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$254,935	\$254,935	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exempons:					\$7,306.27		
Taxes w/o Exempons:					\$7,306.26		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sq.	Value: \$156
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	3800.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$52
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	* - A		0	551.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$147
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	C - A		0	774.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	1.0381	45218.00	0.00	0.00	\$254,580	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$355	\$254,580	0	254,935	\$0	\$254,935
2017	\$16,176	\$189,920	0	206,096	\$0	\$206,096
2016	\$15,760	\$189,920	0	205,680	\$0	\$205,680
2015	\$1,000	\$180,870	0	181,870	\$0	\$181,870

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	0250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

Economic Unit Links**Property ID:**

112990

113008

113016

2019 data current as of Mar 8 2019 12:44AM.**2018 and prior year data current as of Feb 1 2019 6:04PM****For property information, contact (210) 242-2432 or (210) 224-8511 or email.****For website information, contact (210) 242-2500.**

When recorded, please return to:

SA Quad Ventures, LLC
221 Geneseo
San Antonio, TX 78209
Attn: John W. Feik, Sr.

CHICAGO TITLE GF# 1211026220 K5

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

COUNTY OF BEXAR

1422 GRAYSON, LLC, a Texas limited liability company (the "Grantor"), as of September 16, 2016, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's certain promissory note (the "Note") of even date herewith, payable to the order of John W. Feik, Trustee of the John and Rita Feik 2010 Irrevocable Trust ("Lender") as therein provided, the payment of which Note is secured by the vendor's lien retained herein and is additionally secured by a Deed of Trust of even date herewith to Michael L. Kreager, TRUSTEE, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto SA QUAD VENTURES, LLC, a Texas limited liability company (the "Grantee") that certain land located in Bexar County, Texas and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements and appurtenances located on such land (such land, improvements and appurtenances being collectively referred to as the "Property").

This conveyance is expressly made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B attached hereto and incorporated herein by reference.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note, and the first and superior vendor's lien against the Property is hereby retained for the benefit of Lender and is hereby transferred to Lender without recourse against Grantor.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right title and interest in and to adjacent streets, alleys and right-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the title to the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the Property, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE AND ACKNOWLEDGMENT ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed With Vendor's Lien on the date set forth in the acknowledgement certificate below, to be effective as of the date first set forth above.

GRANTOR

1422 GRAYSON LLC,
a Texas limited liability company

By: *JHR*
Name: John H. Roberts
Title: President

Address of Grantee:

SA QUAD VENTURES, LLC
221 Geneseo
San Antonio, TX 78209
Attn: John W. Feik, Sr.

State of Texas)
County of Bexar) SS:

On September 15, 2016, before me, CONDE A. BRUCKS, the undersigned Notary Public of the State of Texas, personally appeared John H. Roberts, as President, on behalf of 1422 GRAYSON LLC, a Texas limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity, for the purposes and consideration therein expressed.

WITNESS my hand and official seal.
Conde A. Brucks (Seal)
Signature _____
My Commission Expires: _____

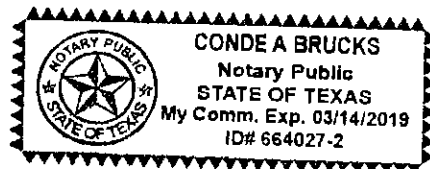


Exhibit A

Legal Description

TRACT 1: LOT 23, NEW CITY BLOCK 1258, N.B.F.S.H. SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9300, PAGE 208, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: LOT 30, NEW CITY BLOCK 1257, N.B.F.S.H. SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6900, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 3: A 1.797 acre tract of land, being out of the San Antonio Town Tract, Abstract 20 and being all of Lot 63, New City Block (NCB) 1259, National Bank Fort Sam Houston No. 2 Subdivision, a plat of record in Volume 8700, Page 60, Lot 64, NCB 1259 of the National Bank Fort Sam Houston No. 3 Subdivision, a plat of record in Volume 9100 Page 83 both of the Deed and Plat Records of Bexar County, Texas, and all of the remaining portions of Lots 51-54, Lot A-53, a 0.202 acre tract also known as Lot A-55 and a 0.222 acre tract also known as Lot A-56, NCB 1259 as conveyed to 1422 Grayson, LLC of record in Volume 16388 Page 2200 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for a curve return at the intersection of the west right-of-way line of Rogers Street, a variable width right-of-way and the south right-of-way line of Quitman Street, a variable width right-of-way, for a northeast corner of Lot 63 and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 80° 33'03" W, a distance of 0.25 feet;

THENCE: Along and with the west right-of-way line of Rogers Street, the east line of Lot 63, the north and east line of the 0.222 acre tract, the following three (3) courses;

1. S 00°13'41"E, a distance of 68.55 feet to a found $\frac{1}{2}$ " iron rod in the north line of the 0.222 acre tract, for the southeast corner of Lot 63 and interior corner of the tract described herein,

2. N 89°43'59"E, a distance of 2.20 feet to a found $\frac{1}{2}$ " iron rod for the northeast corner of the 0.222 acre tract and an exterior corner of the tract described herein, and

3. S 00°38'59"E, a distance of 176.02 feet to a set PK nail with washer stamped "KFW Surveying" at the intersection of the west right-of-way line of Rogers Street and the north right-of-way line of Carson Street, a variable width right-of-way, for the southeast corner of the 0.222 acre tract and the tract described herein;

THENCE: Along and with the north right-of-way line of Carson Street and the south line of the 0.222 acre tract, 0.202 acre tract, Lot 64, Lot A-53 and the remainder of Lot 54, NCB 1259, the following five (5) courses:

1. S 89°36'26" W, a distance of 105.00 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 0.222 acre tract and an exterior corner of the tract described herein,
2. N 00° 23' 34" W, a distance of 2.60 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of Lot 64 and an interior corner of the tract described herein,
3. S 89° 36' 26" W, a distance of 52.00 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of Lot 64 and an interior corner of the tract described herein,
4. S 00° 23' 34" E, a distance of 2.60 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of Lot A-53 and an exterior corner of the tract described herein, and
5. S 89° 36'26"W, a distance of 157.60 feet to a found "X" in concrete at the intersection of the north right-of-way line of Carson Street and the east right-of-way line of Spofford Avenue, a 42 foot right-of-way, for the southwest corner of the remaining portion of Lot 54 and the tract described herein;

THENCE: N 00°11'31" W, along and with the east right-of-way line of Spofford Avenue and the west line of the remainder of Lots 52-54 and Lot 51, NCB 1259, a distance of 250.41 feet to a found 1/2" iron rod with a cap stamped "BAKER" at the intersection of the east right-of-way line of Spofford Avenue and the south right-of-way line of Quitman Street, for the northwest corner of Lot 51 and the tract described herein;

THENCE: N 89°34'31" E, along and with the south right-of-way line of Quitman Street and the north line of Lots 51 and 63, NCB 1259, a distance of 304.93 feet to a found "x" for a curve return of Quitman Street and Rogers Street, a northeast corner of Lot 63 and the tract described herein;

THENCE: Along and with a curve to the right having an arc of 9.45 feet, a radius of 6.00 feet, a delta of 90°11'48" and a chord bears S 45°19'35"E, a distance of 8.50 feet to the POINT OF BEGINNING and containing 1.797 of an acre or 78,277 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

TRACT 4: A 0.7424 acre tract of land, being out of the San Antonio Town Tract, Abstract 20 and comprised of the remaining portion of Lots 35-36 and all of Lots 43-44, New City Block (NCB) 1260 conveyed to 1422 Grayson, LLC of record in Volume 16388 Page 2200 of the Official Public

Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the south right-of-way line of Quitman Street, a variable width right-of-way, for the northeast corner of Lot 47, NCB 1260 of record in Volume 4600 Page 41 of the Deed and Plat Records of Bexar County, Texas, as conveyed to CRJ Real Estate, LLC of record in Volume 17400 Page 1211 of the Official Public Records of Bexar County, Texas, the northwest corner of the remaining portion of Lot 35 and the tract described herein;

THENCE: N 89°34'31" E, along and with the south right-of-way line of Quitman Street and the north line of Lot 35 and 43, NCB 1260, a distance of 209.48 feet to a set PK nail with washer stamped "KFW Surveying" at the intersection of the south right-of-way line of Quitman Street and the west right-of-way line of Spofford Avenue, a 42 foot right-of-way, for the northeast corner of Lot 43 and the tract described herein;

THENCE: S 00°11'31"E, along and with the west right-of-way line of Spofford Avenue and the east line of Lots 43-44, NCB 1260, a distance of 124.86 feet to a found ½" iron rod for the northeast corner of Lot 45, NCB 1260 conveyed to East Carson, LLC of record in Volume 17850 Page 100 of the Official Public Records of Bexar County, Texas, the southeast corner of Lot 44 and the tract described herein;

THENCE: S 89°34'31" W, along and with the common line of Lot 44 and Lot 45, NCB 1260, a distance of 156.90 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the northwest corner of Lot 45, NCB 1260, the southeast corner of a 6' x 50' strip of land as conveyed to Abdur Milon of record in Volume 12909 Page 1158 of the Official Public Records of Bexar County, Texas, for the northeast corner of the remaining portion of Lot 37, NCB 1260 conveyed to Homer Residential Rental Property, LLC of record in Volume 17092 Page 574 of the Official Public Records of Bexar County, Texas, the southwest corner of Lot 44 and an exterior corner tract described herein;

THENCE: N 00°11'31" W, along and with the common line of Lot 44 and said 6' x 50' strip of land, a distance of 6.00 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the northeast corner of said strip of land and an interior corner of the tract described herein;

THENCE: Along and with the common line the remaining portion of Lot 36, NCB 1260 and said strip of land, the following two (2) courses:

1. S 89°34'31" W, a distance of 50.00 feet to a set 1/2" iron rod with Blue Plastic Cap Order No.: 4311029220 Chicago Title Insurance Company T-7 Commitment for Title insurance (01/01/2014) Stamped "KFW Surveying" for the northwest corner of said strip of land and an interior corner of the tract described herein, and

2. S 00°11'31" E, a distance of 6.00 feet to a point (unable to set), for the southwest corner 1. of said strip of land, the northwest corner of the remaining portion of Lot 37, NCB 1260 conveyed to Homer Residential Rental Property, LLC, the remaining portion of Lot 37, NCB 1260, a southeast corner of the remaining portion of Lot 36, NCB 1260 and an exterior corner of the described herein;

THENCE: S 89°34'31" W, along and with the common line of the remaining portion of Lot 37, NCB 1260 and remaining portion of Lot 36, NCB 1260, a distance of 106.00 feet to a set PK nail with washer stamped "KFW Surveying" in the east right-of-way line of Pierce Street, a variable width right-of-way, for the northwest corner of the remaining portion of Lot 37, NCB 1260, the southwest corner of the remaining portion of Lot 36, NCB 1260 and the tract described herein;

THENCE: N 00°11'31" W, along and with the east right-of-way line of Pierce Street and the west line of the remaining portion of Lot 36, NCB 1260, a distance of 62.69 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the remaining portion of Lot 36, NCB 1260 and the tract described herein;

THENCE: N 89°30'27" E, along and with the north line of the remaining portion of Lot 36, NCB 1260 and the south line of Lot 47, a distance of 103.64 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southeast corner of Lot 47, the southwest corner of the remaining portion of Lot 35, NCB 1260 and an interior corner of the tract described herein;

THENCE: N 00°23'34" W, along and with the east line of Lot 47 and the west line of the remaining portion of Lot 35, NCB 1260, a distance of 62.04 feet to the POINT OF BEGINNING and containing 0.7424 of an acre or 32,339 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Exhibit B

Permitted Exceptions

1. Taxes for calendar year 2016 and subsequent years.
2. Lease Agreement as evidenced by Memorandum of Lease executed by and between First States Investors 500A, LLC, as Landlord, and VoiceStream PCS II Corporation, as Tenant, filed May 25, 2004, recorded in Volume 10760, Page 846, Real Property Records, Bexar County, Texas. (Tract 1)
3. Lease Agreement as evidenced by Memorandum of Lease executed by and between GPT GIG BOA Portfolio HFS Owner LLC, as Landlord, and Bank of America, National Association, as Tenant, filed December 11, 2012, recorded in Volume 15840, Page 389, Real Property Records, Bexar County, Texas, except as to the Right of First Refusal and Right of First Offer to purchase the property as described therein. (All Tracts)
4. Right of First Refusal and Right of First Offer to purchase the property as described in instrument filed December 11, 2012, recorded in Volume 15840, Page 389, Real Property Records, Bexar County, Texas, except as to the rights to purchase the property which could have been exercised at the effective date of the conveyance. (All Tracts)
5. 25' Building setback line as shown on plat recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 3)
6. 14' Overhang Easement as shown on plat recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 3)
7. 25' Building setback line as shown on plat recorded in Volume 9100, Page 83, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 3)
8. 15' Building setback line as shown on plat recorded in Volume 9300, Page 208, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 1)

9. 16' Water, Gas and Sewer Easement as shown on plat recorded in Volume 9300, Page 208, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 1)
10. 15' and 25' Building setback line as shown on plat recorded in Volume 6900, Page 136, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 2)
11. Historic Designation Verified Certificate as described in instrument filed August 13, 2014, recorded in Volume 16817, Page 1967, Real Property Records, Bexar County, Texas. This exception is in addition to and not in lieu or limitation of any other exception or exclusion in this policy. (All Tracts)
12. Rights of tenants in possession, as tenants only, under the following unrecorded leases:
 - a. Commercial Lease, dated as of February 19, 2016, between 1422 Grayson, LLC and TCOE Inc.
 - b. Order for Supplies or Services (Lease) between 1422 Grayson, LLC and the United States of America, covering the period from August 1, 2016 to July 31, 2017.
 - c. Lease Agreement dated as of December 6, 2012, between 1422 Grayson, LLC as successor-in-interest and Bank of America, N.A., as amended by the First Amendment to Lease, dated as of May 6, 2014.
 - d. Commercial Lease dated as of November 1, 2015, between 1422 Grayson, LLC and Ridgemont Investment Group, LLC.
 - e. Rooftop Lease with Option, dated as of March 30, 2005, between 1422 Grayson, LLC as successor-in-interest and VoiceStream PCS II Corporation.
 - f. Building Lease dated June 1, 2014 between 1422 Grayson and SA Youth, as amended.
 - g. Master Lease Agreement dated September 14, 2016 between SA Quad Ventures, LLC and CitiMini, LLC.

Doc# 20160181944
Pages 10
09/15/2016 4:21PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$58.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
09/15/2016 4:21PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff