

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION APPROVING DECLARATION OF SURPLUS PROPERTY, AS WELL AS, THE SALE AND CONVEYANCE OF FIVE REAL PROPERTIES OWNED BY THE CITY OF SAN ANTONIO TO EAST COMMERCE REALTY LLC OR AFFILIATED ENTITY, COMMONLY KNOWN AS 123 HEIMAN ST., 121 HEIMAN ST., 1154 E. COMMERCE ST., 1164 E. COMMERCE ST., AND 1172 E. COMMERCE ST., DESCRIBED AS LOTS 30, 32, 33, 34, AND 35, BLOCK 1, NEW CITY BLOCK 679, ST. PAUL'S SQUARE, C.D.B.G. NO. 2035 SUBDIVISION, UNIT 1, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS SHOWN BY PLAT IN ATTACHMENT A TO FURTHER INVESTMENT WITHIN THE HISTORIC ST. PAUL'S SQUARE IN COUNCIL DISTRICT 2**

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WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of land use to public hearing and approval by act of City Council; and

WHEREAS, the City of San Antonio's Center City Development and Operations and East Commerce Realty, LLC have requested a Resolution approving a declaration of surplus property as well as the sale and conveyance of five real properties owned by the City of San Antonio to East Commerce Realty, LLC or affiliated entity, commonly known as 123 Heiman St., 121 Heiman St., 1154 E. Commerce St., 1164 E. Commerce St., and 1172 E. Commerce St., described as Lots 30, 32, 33, 34, and 35, Block 1, New City Block 679, St. Paul's Square, C.D.B.G. No. 2035 Subdivision, Unit 1, City of San Antonio, Bexar County, Texas as shown by Plat in **Attachment A** within the Historic St. Paul's Square in Council District 2; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Planning Commission approves the aforementioned as consistent with the Master Plan and elects to recommend hearing and approval by City Council.

**SIGNED this 28<sup>th</sup> day of August, 2019**

\_\_\_\_\_  
**Christopher Garcia, Chairman**  
San Antonio Planning Commission

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

# **Attachment A**

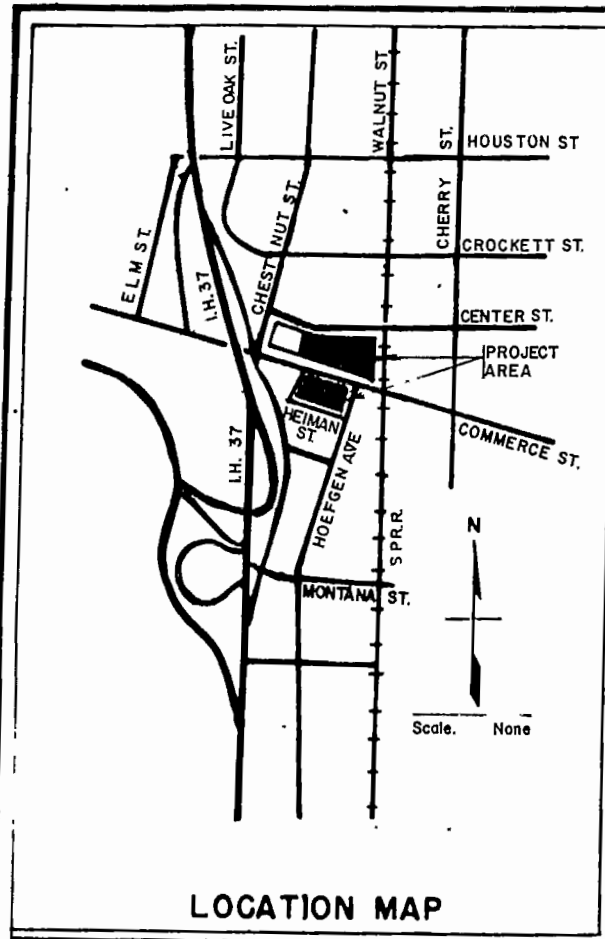
St. Paul Square Property Sale

Map and Plat

# Map

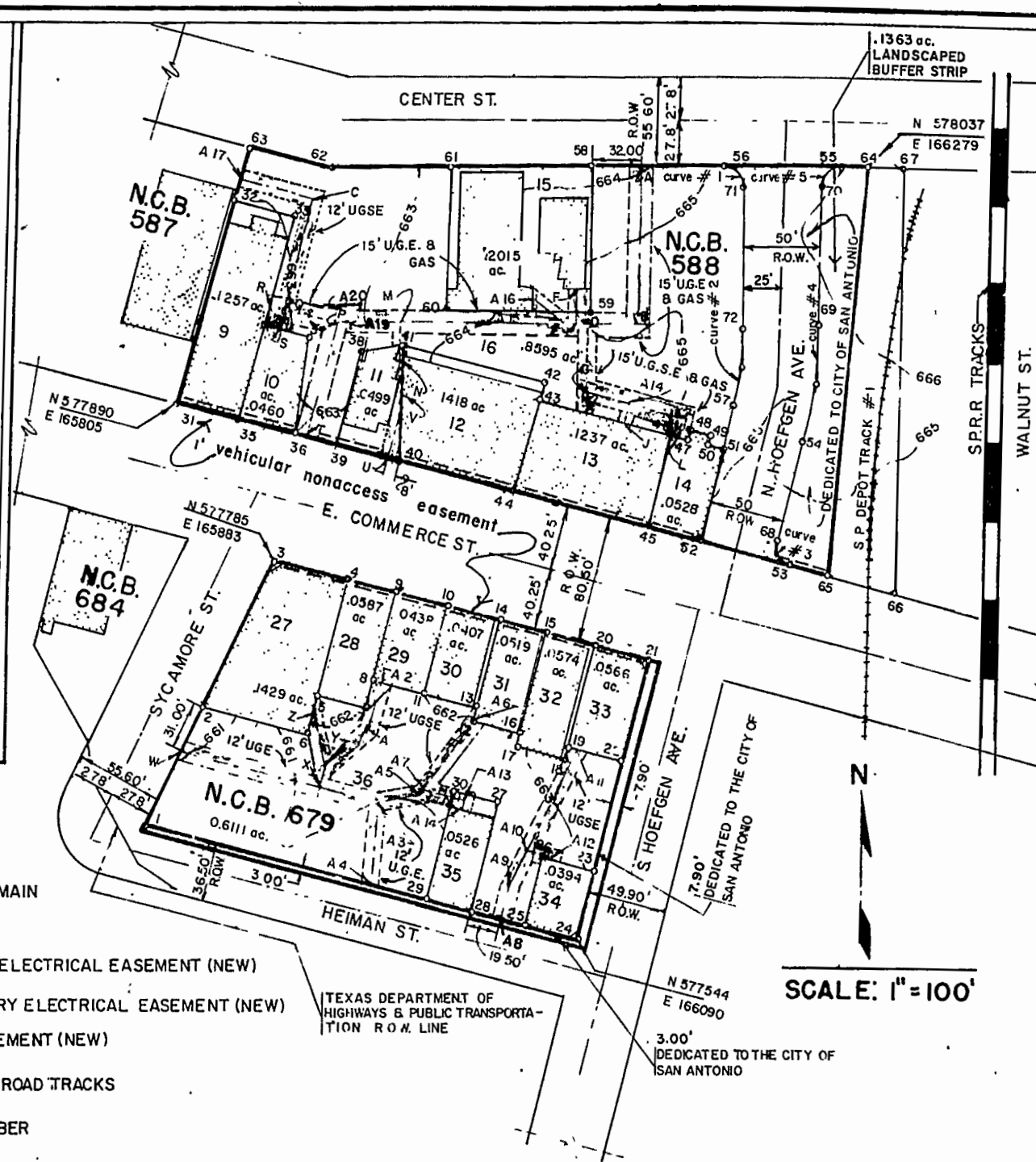


- A. 1154 E. Commerce St. – Parcel ID 107938
- B. 1164 E. Commerce St. – Parcel ID 107941
- C. 1172 E. Commerce St. – Parcel ID 107943
- D. 121 Heiman St. – Parcel ID 107947
- E. 123 Heiman St. – Parcel ID 107945



# LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING CONTOURS
- U.G.E. UNDERGROUND PRIMARY ELECTRICAL EASEMENT (NEW)
- U.G.S.E. UNDERGROUND SECONDARY ELECTRICAL EASEMENT (NEW)
- U.G.G. UNDERGROUND GAS EASEMENT (NEW)
- S.P.R.R. TRACKS SOUTHERN PACIFIC RAILROAD TRACKS
- PROPERTY CORNER NUMBER
- LOT NUMBER &
- RIGHT-OF-WAY
- PT. AND PC. OF CURVE ARE 2 & 3
- TEXAS STATE PLANE COORDINATE SYSTEM COORDINATES AT CORNER OF LOT
- UNDERGROUND ELECTRIC OR GAS EASEMENT



SCALE: 1" = 100'

## GENERAL NOTES:

- CORNERS #3, 4, 9, 10, 14, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 HAVE BEEN IDENTIFIED BY A CHISELED X ON EXISTING SIDEWALK AND WILL BE REPLACED BY AN IRON PIN WHEN NEW SIDEWALKS ARE CONSTRUCTED.
- IRON PINS HAVE BEEN SET AT ALL OTHER PROPERTY CORNERS.
- ALL BEARINGS ARE TRUE NORTH BEARINGS.

POINT TO POINT	BEARING	DISTANCE
1 - 2	N 26° 32' 51.72" E	82.07'
2 - 3	N 26° 32' 51.72" E	103.40'
3 - 4	S 75° 38' E	50.40'
4 - 5	S 14° 4' 20" W	74.89'
5 - 6	S 14° 4' 20" W	25.05'
6 - 7	N 76° 30' 52.20" W	72.75'
7 - 8	S 75° 38' E	34.17'
8 - 9	S 14° 4' 20" W	54.94'
9 - 10	S 14° 4' 20" W	19.95'
10 - 11	S 75° 38' E	34.17'
11 - 12	S 14° 4' 20" W	34.72'
12 - 13	S 14° 4' 20" W	54.94'
13 - 14	S 14° 4' 20" W	10.14'
14 - 15	N 75° 38' W	34.72'
15 - 16	S 75° 38' E	34.72'
16 - 17	S 14° 4' 20" W	10.42'
17 - 18	N 75° 38' W	34.72'
18 - 19	S 75° 38' E	33.14'
19 - 20	S 14° 4' 20" W	67.30'
20 - 21	S 14° 4' 20" W	8.20'
21 - 22	N 75° 38' W	33.14'
22 - 23	S 75° 38' E	36.65'
23 - 24	S 14° 4' 20" W	67.30'
24 - 25	N 75° 38' W	37.70'
25 - 26	N 14° 4' 20" E	45.50'
26 - 27	S 75° 38' E	37.70'
27 - 28	N 75° 38' W	33.58'
28 - 29	S 14° 4' 20" W	32.70'
29 - 30	S 14° 4' 20" W	70.10'
30 - 31	S 75° 38' E	70.10'
31 - 32	S 75° 38' E	32.70'
32 - 33	N 75° 38' W	192.56'
33 - 34	S 14° 4' 20" W	132.10'
34 - 35	S 75° 38' E	41.16'
35 - 36	S 14° 4' 20" W	70.40'
36 - 37	S 75° 38' E	61.70'
37 - 38	N 75° 38' W	41.16'
38 - 39	S 75° 38' E	30.47'
39 - 40	S 14° 4' 20" W	62.40'
40 - 41	N 75° 38' W	38.75'
41 - 42	S 75° 38' E	30.00'
42 - 43	N 14° 4' 20" E	60.20'
43 - 44	N 81° 21' 18.36" W	26.07'
44 - 45	S 0° 35' W	72.50'
45 - 46	N 75° 38' W	41.30'
46 - 47	S 75° 38' E	95.50'
47 - 48	S 14° 4' 20" W	11.23'
48 - 49	S 14° 4' 20" W	59.80'
49 - 50	S 75° 38' E	90.00'
50 - 51	S 14° 4' 20" W	59.90'
51 - 52	S 75° 38' E	90.00'
52 - 53	S 14° 4' 20" W	59.90'
53 - 54	S 75° 38' E	90.00'
54 - 55	S 14° 4' 20" W	59.90'
55 - 56	S 75° 38' E	90.00'
56 - 57	S 14° 4' 20" W	59.90'
57 - 58	S 75° 38' E	90.00'
58 - 59	S 14° 4' 20" W	59.90'
59 - 60	S 75° 38' E	90.00'
60 - 61	S 14° 4' 20" W	59.90'
61 - 62	S 75° 38' E	90.00'

POINT TO POINT	BEARING	DISTANCE
62 - 63	N 75° 38' W	56.70'
63 - 64	S 14° 4' 20" W	37.30'
64 - 65	N 0° 3' 28.73" W	109.33'
65 - 66	S 17° 51' 42.12" W	48.55'
66 - 67	S 75° 38' E	24.87'
67 - 68	S 75° 38' E	47.01'
68 - 69	N 0° 3' 28.73" W	270.30'
69 - 70	N 89° 43' 31.08" W	25.00'
70 - 71	N 89° 43' 31.08" W	15.13'
71 - 72	S 4° 32' 25.22" W	259.58'

CURVE NO.	RADIUS	Δ	TANGENT	LENGTH
1	12.00'	89.67°	11.93'	18.78'
2	180.00'	14.42°	2.27'	45.32'
3	12.00'	89.49°	1.75'	19.58'
4	230.00'	17.92°	36.25'	71.84'
5	12.00'	90.33°	12.07'	18.92'

UNDERGROUND ELECTRIC AND GAS EASEMENT					
LOCATION	POINT	BEARING	DISTANCE	TYPE OF EASEMENT	WIDTH
588	A	S 0° 3' 28.73" E	100.00'	U.G.E. & GAS	15.00'
"	B	N 89° 33' 11.88" W	35.00'	U.G.E. & GAS	15.00'
"	C	A 17 N 75° 38' W	50.00'	U.G.E. & GAS	12.00'
"	A 14	J S 0° 26' 48.12" W	16.50'	GAS	10.00'
"	D	G S 0° 26' 48.12" W	36.00'	U.G.S.E.	15.00'
"	G	A 14 S 75° 38' E	28.50'	U.G.S.E.	15.00'
"	A 14	K S 75° 38' E	41.00'	U.G.S.E. & GAS	15.00'
"	K	L S 14° 22' W	13.50'	U.G.S.E. & GAS	15.00'
"	G	H S 0° 26' 48.12" W	19.00'	U.G.S.E.	12.00'
"	D	E N 89° 33' 11.88" W	8.00'	U.G.E. & GAS	15.00'
"	E	F N 0° 26' 48.12" W	27.00'	U.G.S.E.	12.00'
"	F	M N 89° 33' 11.88" W	112.20'	U.G.E. & GAS	15.00'
"	M	P N 89° 33' 11.88" W	43.50'	U.G.E., U.G.S.E. & GAS	15.00'
"	M	N S 0° 26' 48.12" W	24.00'	U.G.S.E.	12.00'
"	P	Q N 75° 38' 11.88" W	37.50'	U.G.E., U.G.S.E. & GAS	15.00'
"	Q	R N 75° 38' 11.88" W	10.50'	U.G.E. & GAS	15.00'
"	Q	S S 0° 26' 48.12" W	11.00'	U.G.S.E.	12.00'
"	P	T S 14° 22' W	78.00'	U.G.E. & GAS	15.00'
"	U	V N 14° 22' E	42.50'	GAS	10.00'
588	A 15	A 16 N 54° 45' 11.88" W	26.50'	U.G.S.E.	12.00'
679	W	X S 75° 38' E	94.50'	U.G.E.	"
"	X	Y N 14° 22' E	14.00'	U.G.E. & U.G.S.E.	"
"	Y	Z N 13° 32' W	33.00'	U.G.S.E.	"
"	Y	A 1 N 50° 4' E	37.00'	U.G.S.E.	"
"	A 1	A 2 N 15° 7' E	30.00'	U.G.S.E.	"
"	X	A 3 S 75° 38' E	40.00'	U.G.E.	"
"	A 3	A 5 N 75° 38' E	28.50'	U.G.E.	"
"	A 5	A 6 N 36° 52' E	62.00'	U.G.S.E.	"
"	A 5	A 7 N 36° 52' E	4.50'	"	"
"	A 7	A 13 N 75° 38' E	28.50'	"	"
"	A 13	A 14 S 14° 22' W	6.20'	U.G.S.E.	"
"	A 3	A 4 S 4° 45' W	22.80'	U.G.S.E.	"
"	A 8	A 9 N 14° 22' E	21.50'	U.G.E.	"
"	A 9	A 10 N 26° 30' E	25.00'	U.G.S.E.	"
"	A 10	A 12 S 75° 38' E	14.50'	"	"
679	A 10	A 11 N 0° 30' E	76.00'	"	"
588	Q	C N 14° 2' E	73.00'	U.G.S.E.	12.00'
588	A 19	A 20 N 0° 26' 48.12" E	11.00'	U.G.S.E. & U.G.E.	22.00'
588	A 19	P N 89° 33' 11.88" W	6.00'	U.G.E., U.G.S.E. & GAS	15.00'

## RESUBDIVISION PLAT OF ST. PAUL SQUARE PROJECT C.D.B.G. NO. 2035 SUBDIVISION UNIT - I

BEING LOTS 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 1, N.C.B. 588; AND LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 1, N.C.B. 679.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

*Curtis E. Neal Jr.*  
REGISTERED PROFESSIONAL ENGINEER

OR  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF January  
A.D. 1978

*John S. Bower*  
NOTARY PUBLIC

BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_  
OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

889262

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