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 SOUARE 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 28th day of August, 2019

	Christopher Garcia, Chairman
	San Antonio Planning Commission
Attest:	
Executive Secretary	

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

SAN ANTONIO, TEXAS PHONE 734-7492 DRAWN BY, ERNEST ZAVALA SHEET: 2 OF 2 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STEETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION BEXAR COUNTY, TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON, SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO

ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF PERSUARY

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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× 5		LANDSCAPED POUR TO GO TO	
8 5 1	. >>		ISTANCE
HOUSTON ST	/	CENTER ST. 0 0 1 -2 N 26° 32′ 51.72 "E 8 2 -3 N 26° 32′ 51.72 "E 10	32.07
j β houston st	1	9 N 578037 N 578037	03,10'
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CROCKETT ST.	No.	C 15 664 14 crive # 5-77 66 514 4 20 W 25	5.05' 2.75'
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		8" / 300 1 1 300 34 34 34 34 34 34 3	4.17'
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			4.94
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	No. "/	16 — 12 N75° 38' W 34.	1.72
	W 577785 E 165883	E. COMMERCE 20 5 75° 38' E 33	3 14'
\ 	00883		7.30 3.20'
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Scale. None	M.C.B.	20 - 21 5 750 38 5 750	
	1.004 / .6 /	10587 21 — 22 S 14° 4'20" W 67	7 30'
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	J429 ac.	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	7.70'
LOCATION MAD	1 8/12	ZA: 62.7 12' UGS 62-74 161 93 45.	
LOCATION MAP	12'UGE 06	26 23 \$75° 38 E 37. 25 22 N 75° 38 W 35.	7.70'
	3 55		
	NO.	679 1 A 10 0526	
	N.C.B. 67	29 — 30 N 14°4' 20 E 701	
LEGEND	0.6111 ac.	30 — 27 S 75° 38'E 32.	.7d
لبنيا	AIN 2007		
EXISTING BUILDING TO REMA		32 — 33 S 75° 38'E 41.4 33 — 33 S 75° 38'E 41.4 33 — 34 S 14° 2' W 70.4	
661 EXISTING CONTOURS		HEIMAN ST. 1748 35 S14°2'W 70.4 34 — 35 S14°2'W 61.7 35 — 31 N 75°38'W	
EXISTING CONTOUNS		35 — 31 N 75° 38' W 41.4	
U.G.E. UNDERGROUND PRIMARY EL	LECTRICAL EASEMENT (NEW)	34 - 37 S75°38'F 30	
	;	N5772 CCALE: 11 1001 37 - 36 S 6° 24' 40'W 52 4	
U.G.S.E. UNDERGROUND SECONDARY	(ELECTRICAL EASEMENT (NEW)	VHIGHWAYS & PUBLIC TRANSPORTA- / / 106090	
· U.G.G. UNDERGROUND GAS EASEM	AENT (NEW)	TION ROW. LINE / / 30.0	
0.0.0. ONDERGROUND GAS EASEM	IENT (NEW)	DEDICATED TO THE CITY OF	
SOUTHERN PACIFIC RAIL RO	OVD TBVCKS	I I SAN ANTONIO	
TRACKS SOUTHERN FACIFIC RAILER	and allinoite	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
PROPERTY CORNER NUMBE	R	41 — 42 S 76°5' 37"E 95.5	
INOTENTI CONNER NOMBE		42 — 43 S14° 22 W 11.2	
26 LOT NUMBER &		43 — 44 S14° 22 W 59.9	
		43 46 S 75° 38' E 90.0	
RO.W. RIGHT-OF-WAY	•	46 — 45 SI4° 22 W 59.9	
02 CURVE PT. AND P.C. OF CURVE ARE	2 & 3	45 — 44 N75°38'W 90.0 46 — 47 S75°38'E 10.0	
\(\sigma_3\)		47 — 48 N14° 22'E 6.4	_
		48 — 49 S 75°38' E 16,0	
N 770570 TEVAS STATE DI ANE COORD	WHATE CYCTEM	49 50 SI4°22 W 6.4	10'
N 1778570 TEXAS STATE PLANE COORDI E 416550 COORDINATES AT CORNER OF		GENERAL NOTES: 50 51 S 75° 38 E 10 65	55'
. COOKDINATES AT CORNER OF	LOT	L COR NERS # 3, 4, 9, 10,14,45, 20,45,44,40, 35,21, 6,24 HAVE 51 - 52 \$14°22 W 59.9	
		BEEN IDENTIFIED BY A CHISLED X ON EXISTING SIDE- 53 5 75 38 E 62.8	
		WALK AND WILL BE REPLACED BY AN IRON PIN WHEN NEW 40 — 44 \$75° 38' E 78.20 SIDEWALKS ARE CONSTRUCTED. 45 — 52 \$75° 38' E 36.6	
4-7		2 IRON PINS HAVE BEEN SET AT ALL OTHER PROJECT 51 - 57 N 14°22'E 31.8°	
UNDERGROUND ELECTRIC OF	R GAS EASEMENT	LOT CORNERS.	
5		3. ALL BEARINGS ARE TRUE NORTH BEARINGS. 56 55 S 89° 43'31.08"E 74 00	0'
		- 56 58 N89° 43' 31.08"W 91.5	
		58 — 59 S 0° 29' 18.81"W 92.01	
		59 — 60 N89° 33'II.88"W 95,4 60 — 61 N 0° 35'E 91,8	
CURTIS NEAL & ASSOCIATES	8	58 — 61 N 8 9° 43'31.08"W 95.32	
CONTIS IVEAL & ASSUCIATES	,	61 — 62 N 89°43'31.08"W 78.74	
CONSULTING ENGINEERS	S DATE: 1-20-78		
•		·	
		· ·	
SAN ANTONIO TEXAS PHONE 734-7492	2 DRAWN BY FRNEST ZAVAL	ALA .	

POINT TO POINT 62 -- 63 N 75°38' W 63 — 32 S 14º2'W 69 -- 70 N 0°3'2873"W 54 -- 68 S 17°51'42.12"W 65 — 66 S 75°38E 64 — 55 N 89° 43′ 31.08″ W 15.13′ 64 — 65 S 4° 32′ 25 22″ W 259.58′

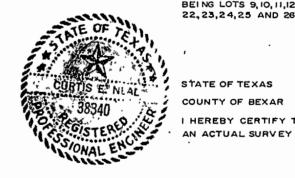
CURVE	RADIUS	Δ	TANGENT	LENGTH
ı	12.00'	89.67°	11.93	18,78
2	180.00	14.42 ^b	22 78	45.32
3	12,00	93.49 ^b	2.75	19,58
4	230.00	17.92°	36 26	71.94
5	12.00	90.33°	12.07	18.92

	UNI	DER	ROUND ELECT	RIC AND GA	AS EASEMENT	
LOCATION	POI	NT	€ EASFMEN	IT DATA	DESCRIPTION	1
N C.B.	FROM	M TO	BEARING	DISTANCE	TYPE OF EASEMENT	WIDT
588	Α	В	S 0° 3' 28 73" E	10 0.00	U.G.E & GAS	15.00
	В	, D	N 89° 33' 11.88"W	35,00	UGE. & GAS	15.00
11	С	A 17	N 75° - 38'W	50,00	UGE & GAS	12.00
- 11	A 14	J	S 0°26'48.12'W	18.50	GAS	10 00
11	D	G	S 0º 26' 48.12"W	36,00'	U.G S.E	15 00
11	G	A 14	S 75°38'E	2850	U G S.E	15 00
11	A 14	ĸ	S 75°38'E	41.00'	UGSE & GAS	15,00
- "	К	L	S 14°22' W	13.50	UG.SE & GAS	15 00
"	G	Н	S 0° 26'48 12" W	19,00	U.G S E	12.00
` "	D	Ε	N 89° 33' 1 1.88"W	8,00'	U.G E. & GAS	15.00
"	Ε	F	N 0º 26' 48.12"E	27.00	U,G S E.	12 00
"	E	М	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
н	М	N	S 0° 26' 48,12" W	24.00	UGSE	12 0
u	Р	0	N 79°33'11 88" W	37 50	U.G E.,U.G.S.E , & GAS	15 00
4	٩	R	N 79°33'11.88" W	10,50	U.G.E & GAS	15 00
H	Q	s	S 10° 26' 48.12" W	11.00	U G.S.E.	12.00
11	Р	Т	S 14°22' W	78,00	U.G.E. & GAS	15.00
"	U	Υ.	N14º22'E	42,50	GAS	10.00
588	A 15	A 16	N 54° 15' II.88" W	26,50	U.G.S E.	12.00
679	W	×	S 75° 38' E	94.50'	U.G E	fı.
"	Х	Υ	N 14º 22'E	14.00	U G.E. & U.G.S.E.	"
	Υ	Z	N 13º 23'W	33,00'	UGSE	"
"	Υ	AI	N 50° 4'E	37,00	U G.S E.	11
- 11	AI	A 2	N 15° 7' E	30.00	UG S.E	,
ıı	X.	43	\$ 75° 38' E	40 00'	U.G E	"
	A 3	4 5	N 79° 2' E	28.50	U.G E	"
11	A 5	A 6	N 36°52'E	62.00	U.G.S E	
	A 5	A 7	N 36° 52'E	4.50	"	11
	A 7	A 13	N 75° 38' E	28,50'		•
	A 13		S 14° 22' W	6.20'	U.G.S.E.	
			S 4°52'W	52.80	U.G.E	1,
	A 8		N 14°22'E	21 50	U,G E	
	A 9	A IO	N 26 4 30 E	25 00'	UGSE	"
			S 75° 38'E	14.50		"
679	A IO		N : C°30'E	7600	"	
ა88	2		N 14º 2' E	72.00	U G S.Ł	12.00
			NOº 26' 48.12"E	11.00'	U,G S.E. & U.G E.	2 2.00
588	AI9	Р	N 89°33'11.88"W	6.00'	U.G.E,UGS.E & GAS	15.00

RESUBDIVISION PLAT

ST. PAUL SQUARE PROJECT C.D.B.G. NO. 2035 SUBDIVISION UNIT-1

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.



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

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

ATE OF TEXAS
UNTY OF BEXAR
COUNTY CLERK OF SAID COUNTY, DO HEREBY
RTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THEDAY OF
DATM. AND DULY RECORDED THEDAY OF
DATM. IN THE RECORDS OF
SAID COUNTY IN BOOK VOLUMEON PAGE
TEST MONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

EASEMENT NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS -OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND GERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," GAS EASEMENT, "ANCHOR EASEMENT," SERVICE EASEMENT, "OVERHANG EASEMENT," UTILITY EASEMENT, AND TRANS-FORMER EASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES. HANGING OR BURYING WIRES CABLES, CONDUITS PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT - OF - WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS HICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERTO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, FENCES OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS, OVER GRANTOR'S ADJACENT LAND. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED

WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 2. 12' C.P.S.B. UNDERGROUND ELECTRIC EASEMENT

4. 10' C.P.S.B. UNDERGROUND GAS EASEMENT

County Clerk, Bexar County, Texas

THIS PLAT OF ST. PAUL SQUARE SUBDIVISION

SUBMITTED TO AND CONSIDERED BY, THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HERE BY APPROVED BY SUCH COMMISSION THE PLANNING COMMISSION OF THE CITY OF SAN ANTONO, TEXA