

ORDINANCE 2019-08-22-0683

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17 and, Lot 18, Block 2, NCB 2440 from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking.

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

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

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
08/22/2019
Z-16


CASE NO. Z-2019-10700050

SECTION 6. This ordinance shall become effective September 1, 2019.

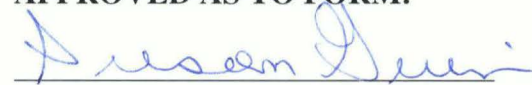
PASSED AND APPROVED this 22nd day of August, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

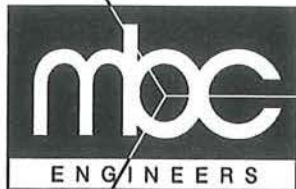
APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-16 (in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23)						
Date:	08/22/2019						
Time:	03:57:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700050 (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking Lot on 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, and Lot 18, Block 2, NCB 2440, located at 1013, 1014, 1015, 1018, 1019, 1021, 1022, 1023, 1101, 1102, 1107, 1114, 1121, 1201 El Paso Street, 210, 214, 316, 318, and 322 Torreon Street, and 803 South Colorado Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6				x		
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj
08/22/2019
Z-16

EXHIBIT “A”



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.026 OF AN ACRE (1,144 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS; AND BEING THE NORTHEAST PART OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GIFT DEED RECORDED IN VOLUME 15404, PAGE 1109, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.026 OF AN ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1304, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of Torreon Street, a variable width public right of way and marking the Northeasterly corner of said Lot 5, Block 7;

THENCE S 05° 48' 45" W a distance of 52.00 feet, departing the Southerly right of way line of said Torreon Street along the Easterly boundary line of said Lot 5, Block 7, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 84° 11' 15" W a distance of 22.00 feet, departing the Easterly boundary line of said Lot 5, Block 7 across said Lot 5, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 05° 48' 45" E a distance of 52.00 feet, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of said Torreon Street;

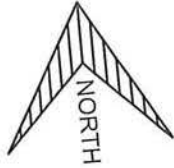
THENCE S 84° 11' 15" E a distance of 22.00 feet, along the Southerly right of way line of said Torreon Street, to the **POINT OF BEGINNING** and containing 0.026 of an acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270



SCALE: 1" = 30'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

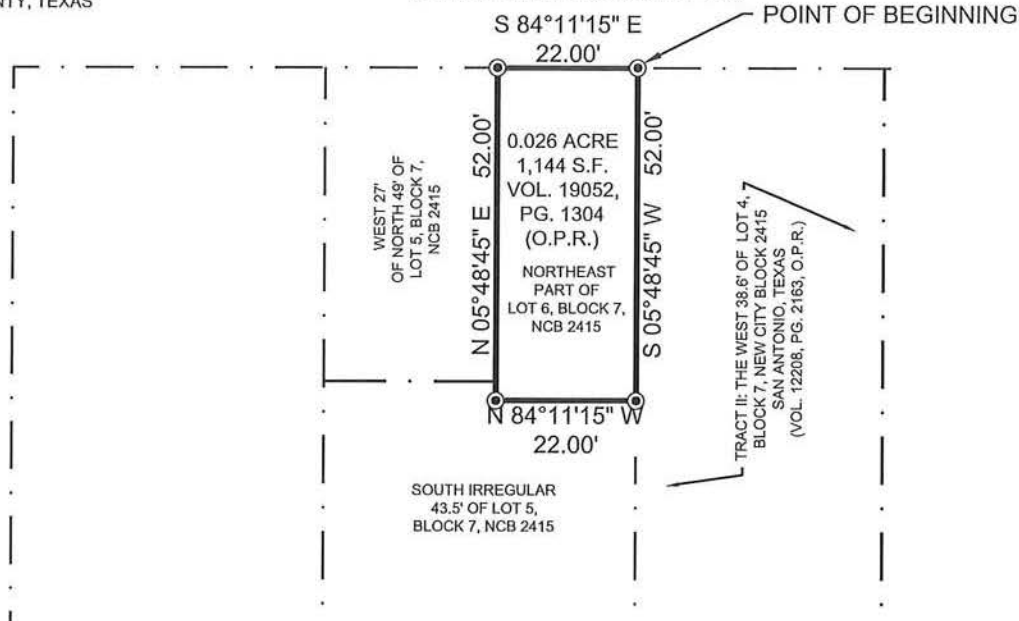
SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

TORREON ST.

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

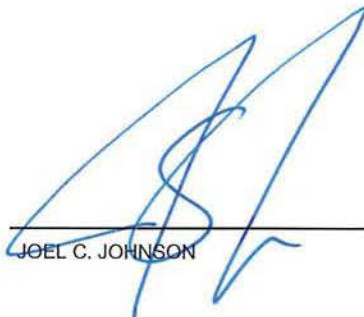
COLORADO ST.
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



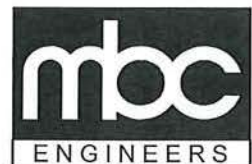
ZONING EXHIBIT:

A 0.026 OF AN ACRE (1,144 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, AND BEING THE NORTHEAST PART OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GIFT DEED RECORDED IN VOLUME 15404, PAGE 1109, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.026 OF AN ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1304, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



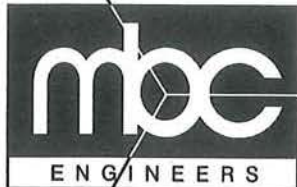

JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.104 OF AN ACRE (4,533 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS; AND BEING ALL OF LOT 6, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 18707, PAGE 935, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.104 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 765, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch Iron Rod found on the Northerly right of way line of El Paso Street, a Variable width public right of way, and marking Southeasterly corner of said Lot 6, Block 7;

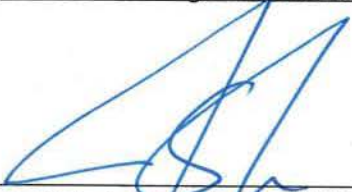
THENCE N 84° 11' 15" W a distance of 49.00 feet, along the Northerly right of way line of said El Paso Street to a Spindle found at the intersection of the Northerly right of way line of said El Paso Street and the Easterly right of way line of Colorado Street, a variable width public right of way and being the Southwesterly corner of said Lot 6;

THENCE N 05° 48' 45" E a distance of 92.50 feet, along the Easterly right of way line of said Colorado Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Easterly right of way line of said Colorado Street, and the Southerly intersection of Torreon Street, and being the Northwesterly corner of said Lot 6;

THENCE S 84° 11' 15" E a distance of 49.00 feet, along the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set being the Northeasterly corner of said Lot 6;

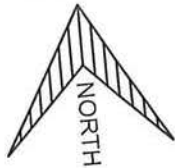
THENCE S 05° 48' 45" W a distance of 92.50 feet, departing the Southerly right of way line of said Torreon Street, to the **POINT OF BEGINNING** and containing 0.104 of an acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270



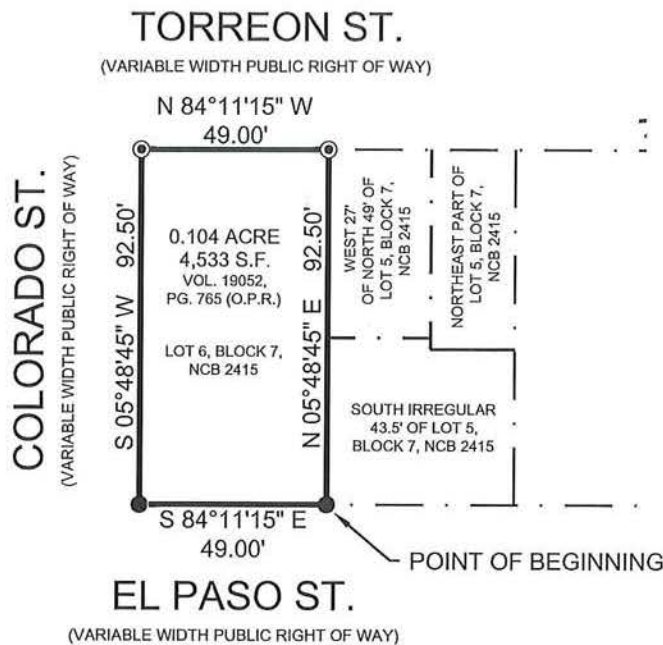
SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



ZONING EXHIBIT:

A 0.104 OF AN ACRE (4,533 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS; AND BEING ALL OF LOT 6, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 18707, PAGE 935, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.104 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 765, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



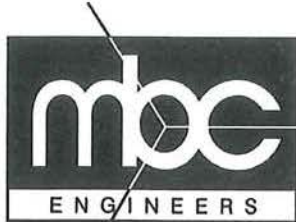
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.191 OF AN ACRE (8,325 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, AND BEING ALL OF LOT 1, BLOCK 5, NEW CITY BLOCK 2417 DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 622, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE EAST 36.04 FEET OF LOT 2, BLOCK 5, NEW CITY BLOCK 2417, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 624, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.191 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Northerly right of way line of El Paso Street, a variable width public right of way, and the Westerly right of way line of South Smith Street, a variable width public right of way, and marking the Southeasterly corner of said Lot 1, Block 5;

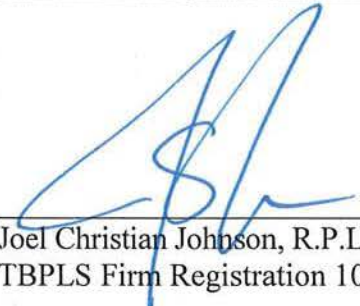
THENCE N 84° 11' 05" W a distance of 90.00 feet along the Northerly right of way line of said El Paso Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 05° 48' 55" E a distance of 92.50 feet, departing the Northerly right of way line of said El Paso Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of said Torreon Street, a variable width public right of way;

THENCE S 84° 11' 05" E a distance of 90.00 feet, along the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Southerly right of way line of said Torreon Street and the Westerly right of way line of said South Smith Street, and marking the North easterly corner of said Lot 1, Block 5;

THENCE S 05° 48' 55" W a distance of 92.50, along the Westerly right of way line of said South Smith Street to the **POINT OF BEGINNING** and containing 0.191 of an acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270

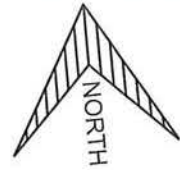
SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.

3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

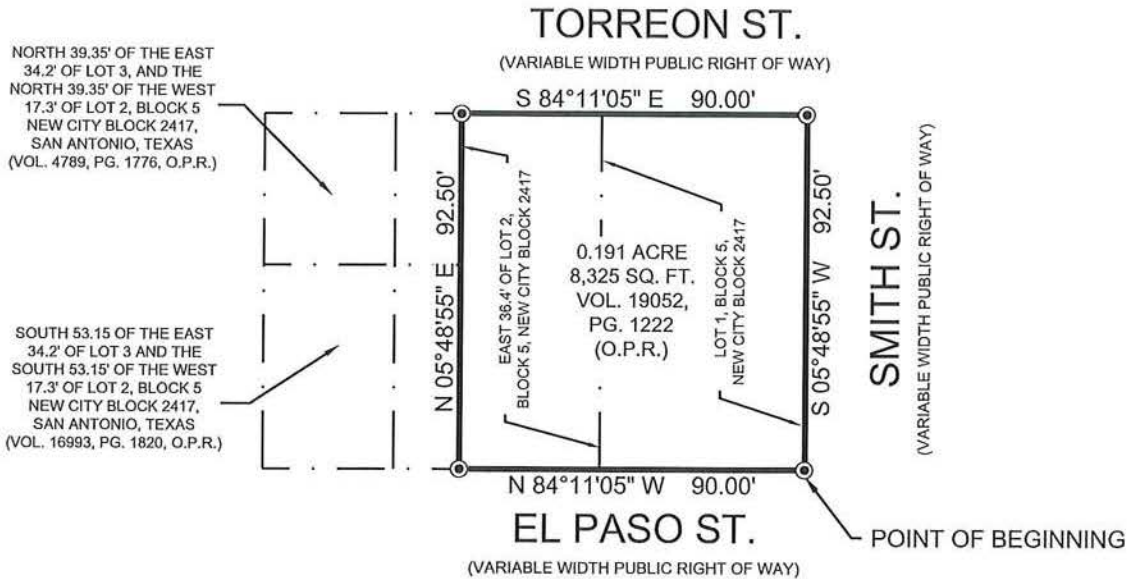
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



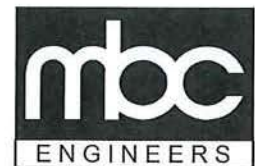
ZONING EXHIBIT:

A 0.191 OF AN ACRE (8,325 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, AND BEING ALL OF LOT 1, BLOCK 5, NEW CITY BLOCK 2417 DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 622, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE EAST 36.04 FEET OF LOT 2, BLOCK 5, NEW CITY BLOCK 2417, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 624, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.191 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



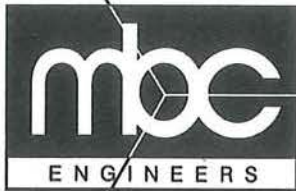
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

A 0.680 OF AN ACRE (29,600 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 13146, PAGE 478, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 2 AND THE EAST 45.7 FEET OF LOT 3, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 616, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 3 AND THE EAST 45.7 FEET OF LOT 4, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 618, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 9 FEET OF LOT 4, ALL OF LOT 5 AND ALL OF LOT 6, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 626, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.680 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Northerly right of way line of El Paso Street, a variable width public right of way, and the Westerly right of way line of Colorado Street, a variable width public right of way, and marking the Southeasterly corner of said Lot 1;

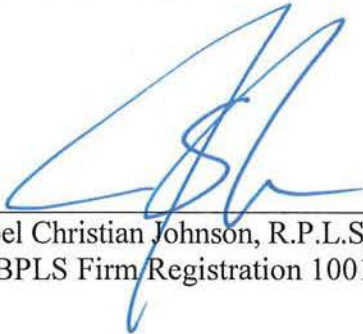
THENCE N 84° 11' 05" W a distance of 320.06 feet, along the Northerly right of way line of El Paso Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Northerly right of way line of said El Paso Street and the Easterly of South Smith Street, a variable width public right of way, and marking the Southwesterly corner of said Lot 6;

THENCE N 05° 48' 55" E a distance of 92.50 feet along the Easterly right of way line of said South Smith Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Easterly right of way line of said South Smith Street, and the Southerly right of way line of said Torreon Street, a variable width public right of way and marking the Northwesterly corner of said Lot 6;

THENCE S 84° 11' 05" E a distance of 319.95 feet, along the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the intersection of the Southerly right of way line of said Torreon Street and the Westerly right of way line of said Colorado Street, and marking the Northeasterly corner of said Lot 1;

THENCE S 05° 44' 51" W a distance of 92.50 feet, along the Westerly right of way line of said Colorado Street, to the **POINT OF BEGINNING** and containing 0.680 of an acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.

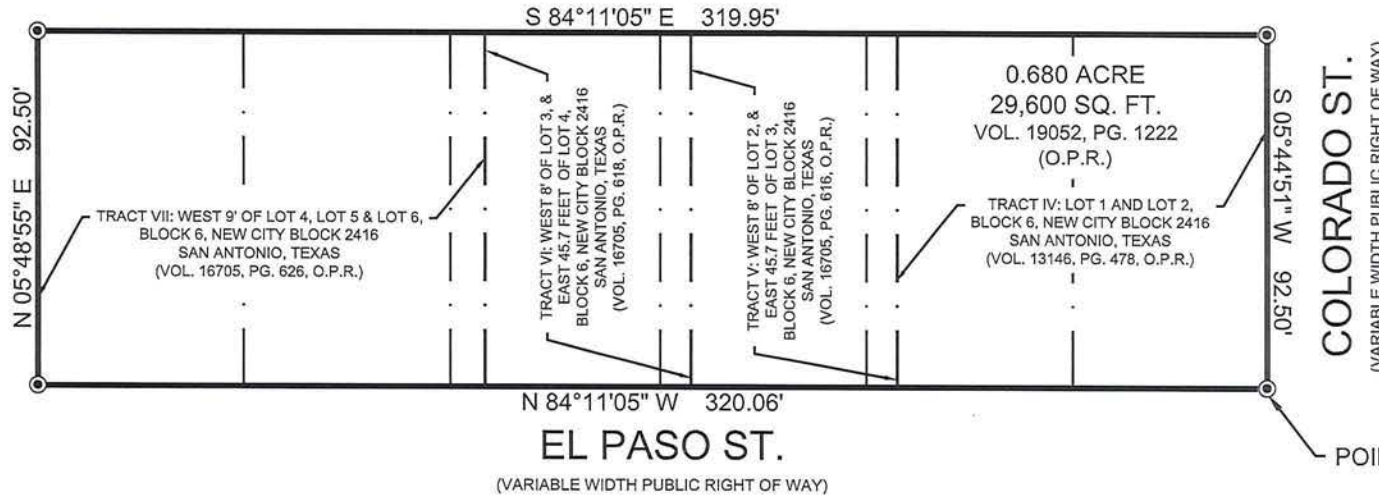

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270

SMITH ST.

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

POINT OF BEGINNING

ZONING EXHIBIT:

A 0.680 OF AN ACRE (29,600 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 13146, PAGE 478, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 2 AND THE EAST 45.7 FEET OF LOT 3, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 616, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 3 AND THE EAST 45.7 FEET OF LOT 4, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 618, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 9 FEET OF LOT 4, ALL OF LOT 5 AND ALL OF LOT 6, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 626, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.680 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SURVEYORS NOTES:

- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
- METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



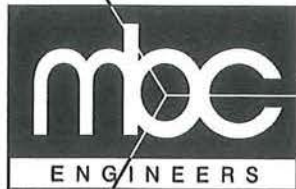
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

A 0.225 OF AN ACRE (9,799 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING THE WEST 20.3 FEET OF LOT 3 AND THE EAST 10.4 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1013 EL PASO STREET, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 610, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 38.6 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 12208, PAGE 2163, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE SOUTH IRREGULAR 43.5 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1019 EL PASO STREET, SAN ANTONIO, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15642, PAGE 1662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 27 FEET, OF THE NORTH 49 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, WITHIN THE CITY OF SAN ANTONIO, DESCRIBED IN GRANT DEED TO CONVEY REAL PROPERTY, RECORDED IN VOLUME 15541, PAGE 1126, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.225 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch Iron Rod found on the Northerly right of way line of El Paso Street, a Variable width public right of way, marking the Southwesterly corner of said Lot 5, Block 7 and being the Southeasterly corner of Lot 6, Block 7, New City Block 2415, in the city of san Antonio, Bexar County, Texas, described in General Warranty Deed, recorded in Volume 18707, Page 935, Official Public Records, Bexar County, Texas;

THENCE N 05° 48' 45" E a distance of 92.50, along the Easterly boundary line of said Lot 6, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of Torreon Street, a variable width public right of way, and marking the Northeasterly corner of said Lot 6;

THENCE S 84° 11' 15" E a distance of 27.00 feet, along the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 05° 48' 45" W a distance of 52.00 feet, departing the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 84° 11' 15" E a distance of 22.00 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;


THENCE N 05° 48' 45" E a distance of 52.00 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of said Torreon Street;

THENCE S 84° 11' 15" E a distance of 69.30 feet along the Southerly right of way line of said Torreon Street, to a 5/8-inch Iron Rod Found;

THENCE S 05° 48' 45" W a distance of 92.50 feet, departing the Southerly right of way line of said Torreon Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Northerly right of way line of said El Paso Street;

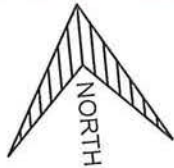
THENCE N 84° 11' 15" W a distance of 118.30 feet, along the Northerly right of way line of said El Paso Street, to the **POINT OF BEGINNING** and containing 0.225 of an acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700

Date: February 26, 2019

Job No: 32300-1270



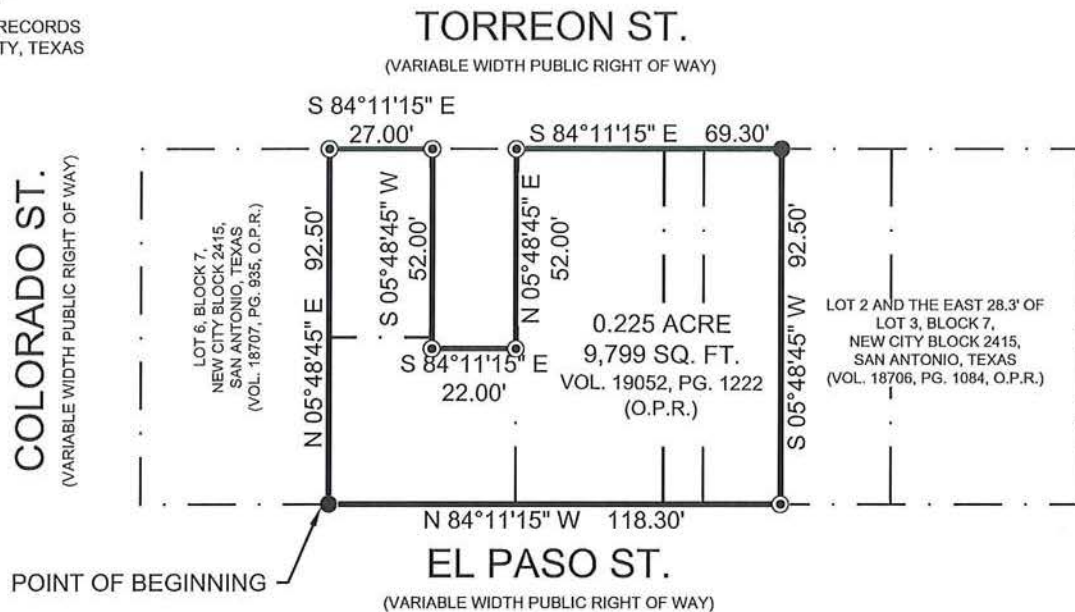
SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
 - ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



ZONING EXHIBIT:

BEING A 0.225 OF AN ACRE (9,799 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING THE WEST 20.3 FEET OF LOT 3 AND THE EAST 10.4 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1013 EL PASO STREET, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 610, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 38.6 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 12208, PAGE 2163, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE SOUTH IRREGULAR 43.5 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1019 EL PASO STREET, SAN ANTONIO, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15642, PAGE 1662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 27 FEET, OF THE NORTH 49 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, WITHIN THE CITY OF SAN ANTONIO, DESCRIBED IN GRANT DEED TO CONVEY REAL PROPERTY, RECORDED IN VOLUME 15541, PAGE 1126, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.225 OF AN ACRE TRACT ALSO BEING TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



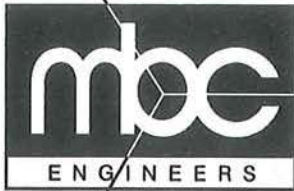
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.879 OF AN ACRE (38,277 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOTS 2, 3, 4, 5, AND 6 BLOCK 3, NEW CITY BLOCK 2439, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.879 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "C&W 5787" Found on the Westerly right of way line of Colorado Street, a variable width public right of way, and marking the Northwestern corner of said Lot 2;

THENCE S 06° 17' 31" W a distance of 237.65 feet, along the Westerly right of way line of said Colorado Street, to a Point being the Southeasterly corner of said Lot 6;

THENCE N 84° 11' 15" W a distance of 161.00 feet, along the Southerly boundary line of said Lot 6, to a Point being the Southwesterly corner of said Lot 6;

THENCE N 06° 17' 31" E a distance of 237.86 feet to a 1/2-inch Iron Rod with cap stamped "C&W" Found, marking the Northwestern corner of said Lot 2;

THENCE S 84° 06' 38" E a distance of 161.00 feet, along the Northerly boundary line of said Lot 2 to the **POINT OF BEGINNING** and containing 0.879 of an Acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

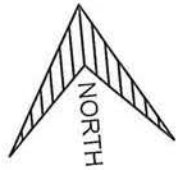
Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



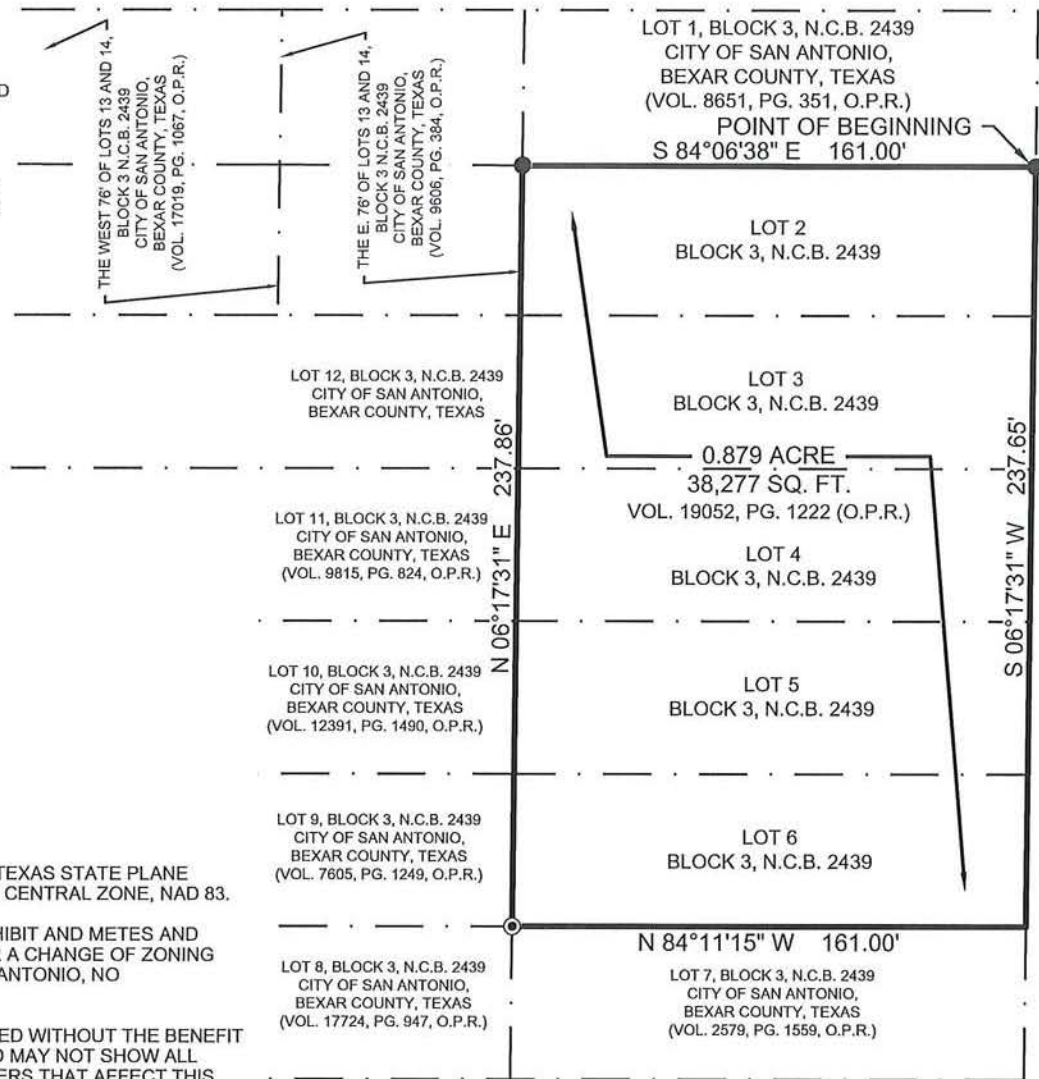
Date: February 26, 2019
Job No: 32300-1270



SCALE: 1" = 60'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS



SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.

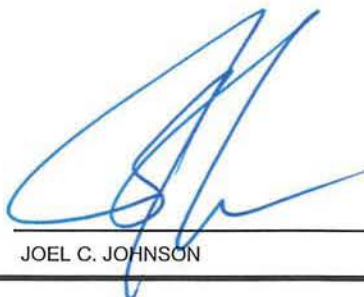
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

ZONING EXHIBIT:

A 0.879 OF AN ACRE (38,277 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOTS 2, 3, 4, 5, AND 6 BLOCK 3, NEW CITY BLOCK 2439, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

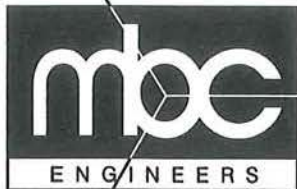



JOEL C. JOHNSON
R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
JOB NO. 32300-1270
SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.347 OF AN ACRE (15, 096 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 1, BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 8651, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS; AND BEING THE EAST 76 FEET OF LOTS 13 AND 14 BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED, RECORDED IN VOLUME 9606, PAGE 384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.347 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "C&W 5787" Found on the Westerly right of way line of Colorado Street, a variable width public right of way, and marking the Southeasterly corner of said Lot 1;

THENCE N 84° 06' 38" W a distance of 161.00 feet, along the Southerly boundary line of said Lot 1, to a 1/2-inch Iron Rod with cap stamped C&W 5787 found, marking the Southwesterly corner of said Lot 1 and marking the Northeasterly corner of said Lot 13;

THENCE S 06° 17' 31" W a distance of 46.86 feet, along the Easterly boundary line of said Lot 13, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the Southeasterly corner of said Lot 13;

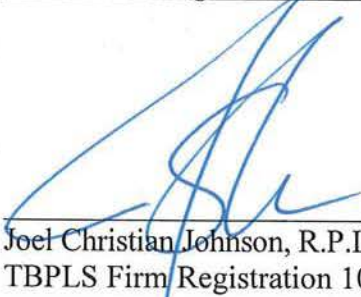
THENCE N 84° 11' 15" W a distance of 76.00 feet, along the Southerly boundary line of said Lot 13 to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 06° 17' 31" E a distance of 95.46 feet, across said Lot 13 and said Lot 14, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of El Paso Street, a variable width public right of way;

THENCE S 84° 11' 15" E a distance of 237.00 feet, along Southerly right of way line of said El Paso Street, To a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the intersection of the Southerly right of way line of said El Paso Street and the Westerly right of way line of said Colorado Street and being the Northeasterly corner of said Lot 1;

THENCE S 06° 17' 31" W a distance of 48.8 feet, along the Westerly right of way line of said Colorado Street, to the **POINT OF BEGINNING** and containing 0.347 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

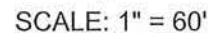
Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700

Date: February 26, 2019
Job No: 32300-1270



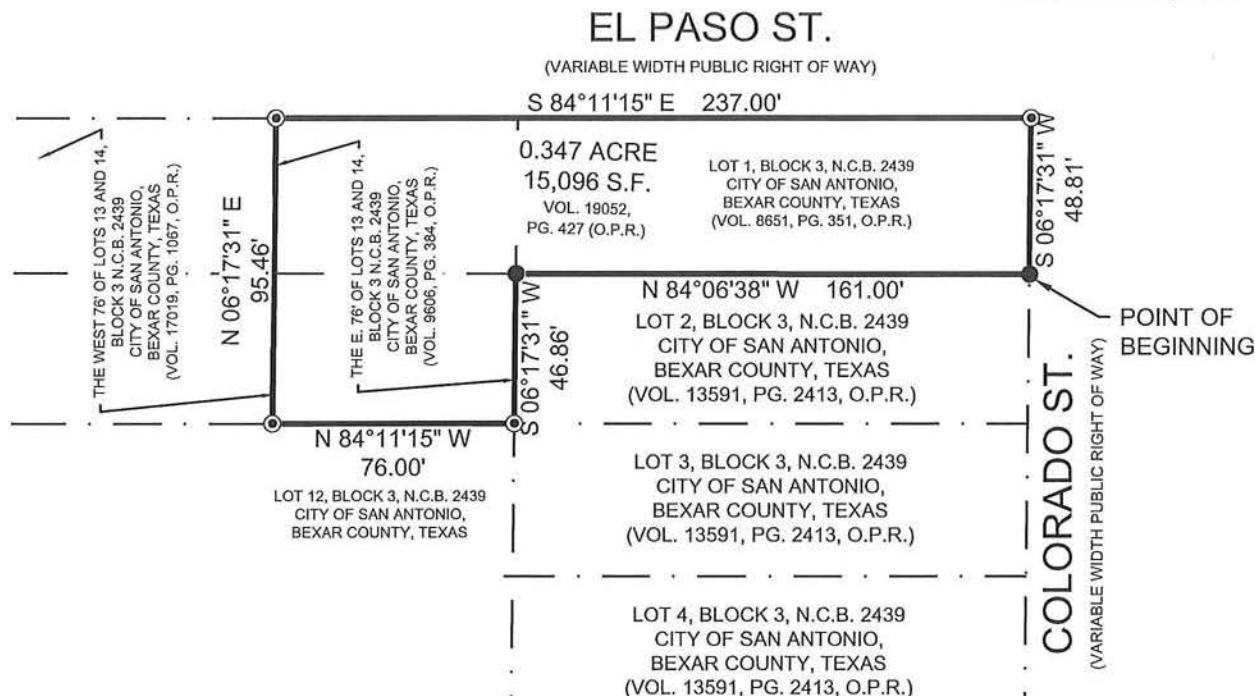
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED


1/2" IRON ROD W/CAP
"MBC" SET/FOUND

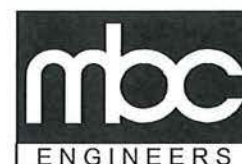
D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS



A 0.347 OF AN ACRE (15, 096 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 1, BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 8651, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS, AND BEING THE EAST 76 FEET OF LOTS 13 AND 14 BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED, RECORDED IN VOLUME 9606, PAGE 384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.347 ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

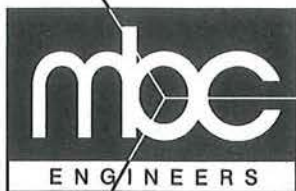



JOEL C. JOHNSON



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/25/2019
JOB NO. 32300-1270
SHEET 1 OF 1



METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

A 0.406 OF AN ACRE (17,696 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 16, 17 AND 18, BLOCK 2, NEW CITY BLOCK 2440, AVENIDA GUADALUPE EL PASO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.406 OF AN ACRE TRACT ALSO BEING KNOWN AS TRACT 1 IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with Found on the South Right-of-Way line of El Paso Street and marking the Northeast end of a curve return of the East Right-of-Way line of Colorado Street and of said Lot 16;

THENCE S 83° 53' 47" E a distance of 121.90 feet, along and with the South Right-of-Way line of said El Paso Street to a 1/2-Inch Iron Rod with cap 'MBC' Found on the West line of Arbitrary Lot 1, New City Block 2440 (deed reference: Volume 14281, Page 1588) and marking the Northeast corner of said Lot 18;

THENCE S 06° 16' 09" W a distance of 129.78 feet, along the East boundary line of said Lot 18, to a 1/2-inch Iron Rod Found and marking the Northeast corner of the South 8.7 feet of Lot 15, Block 2, New City Block 2440, (Deed Reference: Volume 10561, Page 504, of the official public records of Bexar County, Texas), and marking Southeast corner of said Lot 18;

THENCE N 83° 46' 50" W a distance of 136.90 feet, along the North line of said South 8.7 feet of lot 15, to a 1/2-Inch Iron Rod Found on the East Right-of-Way line of Colorado Street and marking the Southwest corner of said Lot 16;

THENCE N 06° 17' 31" E a distance of 114.55 feet, along and with the East Right-of-Way line of said Colorado Street to a 1/2-Inch Iron Rod Found at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 15.00 feet, Arc Length = 23.51 feet, Chord Bearing = N 51° 11' 52" E a distance of 21.18 feet to the **POINT OF BEGINNING** and containing 0.406 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

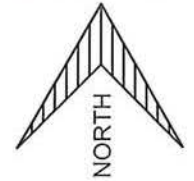
Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270

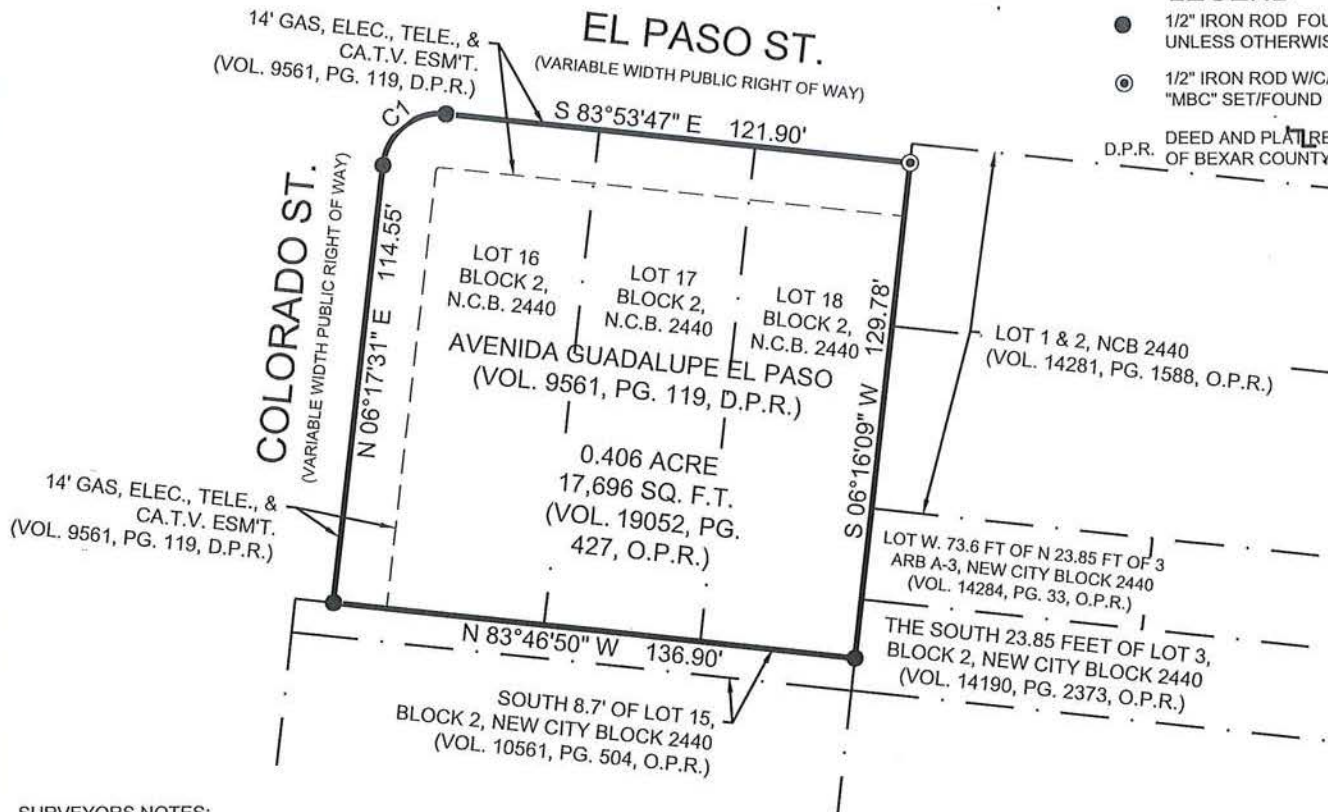
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.51'	15.00'	89°48'42"	N 51°11'52" E	21.18'



SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

ZONING EXHIBIT:

A 0.406 OF AN ACRE (17,696 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 16, 17 AND 18, BLOCK 2, NEW CITY BLOCK 2440, AVENIDA GUADALUPE EL PASO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.406 OF AN ACRE TRACT ALSO BEING KNOWN AS TRACT 1 IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/25/2019
JOB NO. 32300-1270
SHEET 1 OF 1

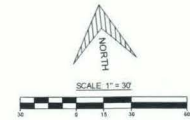
SG/lj
08/22/2019
Z-16

EXHIBIT “B”



Z-2019-10700050

- NOTES:**
1. TOTAL ACREAGE: 2.857 ACRES OUT OF LOTS 2B15, 2B16, 2B17, 2B18 AND 2B40
 2. CURRENT ZONING: "MF-33 RES-2D SUB 2 AND D"
 3. PROPOSED LOTTING: "10.2-3 BLDG-2 MR-3 JARED" WITH MULTIFAMILY USES NOT TO EXCEED 95 TOTAL UNITS AND NON-COMMERCIAL PARKING.
 4. GROSS DENSITY IS BASED OFF OF THE GROSS OVERALL AREA (2.857 ACRES) AT THE TIME OF THIS SITE PLAN.
 5. GROSS DENSITY FOR THIS DEVELOPMENT IS 33 UNITS/ACRE.
 6. ANY PARCEL MAY HAVE A NON-COMMERCIAL PARKING LOT AS A PRIMARY USE TO SERVE THE DEVELOPMENT.

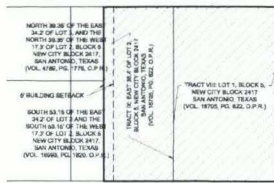


LEGEND

 AREA TO BE RE-ZONED

TORREON STREET

(Variable with Public Right of Way)

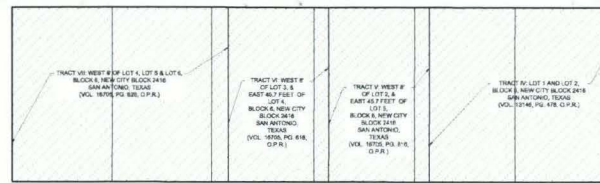


EL PASO STREET

(VARIAN E. WORTH PUBL. CO. RIGHT OF WAY)

TORREON STREET

(SAMPLE WITH PUBLIC RIGHT OF WAY)

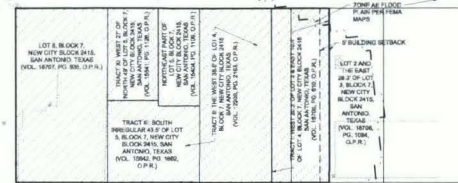


EL PASO STREET

(JOURNALS WITH PUBLIC RIGHT OF WAY)

TORREON STREET

(VARIABLE SET: EMPLOYMENT OF PAY)



EL PASO STREET

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

COLORADO ST.

S. COLORADO STREET

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



ALAZAN LOFTS
SAN ANTONIO, TEXAS
SITE PLAN EXHIBIT

[illegible]

PLAYED	
AGE	
CLUB	RWG
DRAWN	GM
CHECKED	
DATE	02-09-18
ACR NO	
AGE	1 OF 1

PRELIMINARY - NOT FOR
CONSTRUCTION

Exhibit "B"