

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO

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COUNTY OF BEXAR

STATE OF TEXAS

TO THE HONORABLE BOARD OF ADJUSTMENT:

Property description (Attach field notes if necessary):

Lot no. 18

Block No. 3

NCB 2878 Property Address: 534 MISSION STREET

Per Section 35-481 of the Unified Development Code (UDC), the Zoning Board of Adjustment is empowered to consider appeals of a decision made by an administration official.

The Applicant, CURTIS MULLER of BEXAR County, alleges that

the following administrative official SHANON SHEA MILLER, in his/her capacity as

HISTORICAL PRESERVATION OFFICER

(Name of Official)

, made an incorrect decision, or interpretation regarding Section 35-

(Title of Official)

of the UDC. This incorrect decision or interpretation was (List the section(s) of the UDC that was applied incorrectly. Provide details why the decision was incorrect or misinterpreted.): THE REQUEST WAS DENIED DUE TO REASONS OF AESTHETICS AND NOT IN THE

CONSIDERATION OF THE CUSTOMER'S BEST INTEREST OR INVESTMENT. THE PROPOSED LOCATION OVER THE GARAGE SUFFERS FROM EXTREME SHADING

DUE TO A LARGE TREE THAT EXTENDS OVER IT. THIS WILL GREATLY REDUCE THE FUNCTIONALITY OF THE SOLAR SYSTEM; AND IT IS NEVER IN THE BEST

INTEREST OF ANY CUSTOMER TO INSTALL SOLAR PANELS ON THE NORTH FACING ROOF (PLEASE SEE LETTER ATTACHED FOR WHY). OUR ORIGINAL DESIGN

TOOK ALL THESE FACTORS INTO CONSIDERATION BY INSTALLING SOLAR PANELS ON THE MOST SOUTHERN END OF THE GARAGE/ HOUSE TO MAXIMIZE

PRODUCTION FOR OUR CUSTOMER. OUR DESIGN IS ALSO CONSISTENT WITH ALL H.D. GUIDELINES AND FEDERAL, STATE, AND LOCAL LAW.

The correct decision or interpretation should be as follows (List the section(s) of the UDC that should be applied in this decision. Provide details how the decision should be made.):

ALLOWING US TO INSTALL THE SOLAR PANELS AS PER OUR ORIGINAL DESIGN

*Note: Local Government Code § 211.010 (b) and San Antonio City Code § 35-481 (b)(1) require that the applicant give notice of the specific grounds for the appeal. Failure to state the reasons for the alleged error and applicable code sections will result in the return of your application. Please attach additional pages if necessary.

Respectfully submitted:

Applicant's name: CURTIS MULLER

Status: Owner () Agent ☒

Mailing address: 4242 WOODCOCK DRIVE ste 256, SAN ANTONIO TX 78228

Telephone: 210-816-2559 Alternate: 404-556-5652

Email: CURTISMULLER2015@GMAIL.COM


Applicant's Signature

8-14-19

Date

Property Owner: JOSHUA THOMAS

Mailing address: 534 MISSION STREET

Telephone: (415) 3619760 Alternate: N/A

Email: joshuathomas588@gmail.com

I, JOSHUA THOMAS the owner of the subject property, authorize
CURTIS MULLER to submit this application and represent me in this
appeal before the Board of Adjustment.

Please include the following items with this appeal

- ☐ Documentation from City of San Antonio representing the decision you are appealing and proof that you are within the mandatory 30 day time limit to file the appeal.
- ☐ Sections of the UDC from which the decision was based, including all support sections which potentially reinforce your assertion that an error was made.
- ☐ Property Ownership documentation, including a copy of the warranty deed and Bexar County Appraisal District.
- ☐ Filing Fee of \$600.

To Historical District of San Antonio and King Williams district,

The Historical District requested that we redesigned our solar panel layout by putting all the panels onto the northeast and southwest facing roofs of the garage or on the Northside of the main house at 534 Mission Street. While we respect and understand your assessment of the solar panel design, it is in the best interest of our customer to continue the project as originally designed. The reasoning for this can be found below:

1. The proposed location over the garage suffers from extreme shading due to a large tree that has branches that extend over the garage space. As you may or may not be aware, this shading would greatly reduce the functionality of the solar system.
2. It is never in the best interest of the customer to install solar panels on the north facing roof of a house. This is because we live in the northern hemisphere and the sun appears to be south of us causing a shadow over the north roof face.
 - a. Further evidence to support this is using the National Renewable Energy Laboratory's PV watt calculator to determine the production value of each roof face. If we were to install on the south facing roof- we can produce 5,916 kwh/yr, while the north facing roof only produces 4,603 kwh/yr. That is a 22% difference in production value.

Our original design took these factors into consideration. The design places the panels on the garage to keep away from the shaded area and the remainder of the panels on the southern facing roof.

We also believe the restriction of our original design is unlawful. Please see House Bill 362, Texas Property Code Section 202.010. The property owners' association is allowed to designate the location of solar panels *"unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the property owner' association"*. As noted in 2(a) of this letter, the difference between our proposed roof face and HDC proposed roof face is 22%.

Within our own case number, 2019-381, the findings states that the "staff finds the proposal consistent with the [historical and design] guidelines", but was still denied without any evidence of UDC violations.

In conclusion, our design is consistent with all historical district guidelines and federal, state, and local law. Please note that as a company we do everything in our power to install systems that are both functional and aesthetically appealing as to not disrupt the local communities we install in. We understand that preserving the look and appeal of the historical district is your upmost concern so it is our intent to work with you and our customer to balance those interest.

Curtis Muller



Veteran Solar
210-303-0678
curtismuller2015@gmail.com

✦ Why we don't install solar panels on the north facing roofs:

In answer to your question: there are several reasons why we don't like putting panels facing north of the line from 270° to 90°, but they all come back to production. Solar panels produce best when the panel is perpendicular to the rays of sunlight. This is the reason you see a bell curve when you look at a daily production chart. When the sun rises, the sunlight is hitting the panels at an angle and they begin to produce electricity, but do so at low levels. As the sun rises, the angle decreases and production increases until the sun is overhead and the sun's rays are hitting the panels at the best possible angle. As the sun begins to descend, the angle of incidence begins to increase and the production gradually decreases until sunset.

Because we live in the northern hemisphere, the sun appears to be south of us. This is the reason that shadows point north at noon. Because the Earth's axis is on a tilt, the sun appears to be more south during the winter and more overhead (but still south) during the summer. Since most rooftops are not facing due south, we have to consider what happens if they're facing east/west. For an east-facing array (90°), as the sun rises in the east it quickly attains the ideal angle and the panels quickly begin producing. They produce very well until about 11 am or noon when the sun passes over them, changing the angle at which sunlight arrives, and their production begins to taper off. As the afternoon wears on, more and more of the sun's rays are striking at the back of the panels and are not causing them to produce electricity (or are striking the roof and not even reaching the panels). The opposite is true for a west-facing array. If you look at a daily production graph for east/west-facing panels, you will still see a bell curve, but it will be shifted toward the morning or the afternoon. The further you move from south (180°), the more pronounced this is – and the lower the overall production will be.

In areas that receive snow, north-facing panels produce even less. You may have noticed that snow tends to linger on the north side of the roof long after it has melted on the south side. If the panels are covered by a blanket of snow, they do not receive any sunlight and so they will not produce any electricity. Unfortunately, it is impossible to quantify this effect because we cannot predict how much snow we will get and how long it will stay in any given winter. A northward-facing solar array may work okay (somewhat) one year, if it is warm with light snow, and be terrible the next year because of cold temperatures and heavy snowfall.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 17, 2019

HDRC CASE NO: 2019-381
ADDRESS: 534 MISSION ST
LEGAL DESCRIPTION: NCB 2878 BLK 3 LOT 18
HISTORIC DISTRICT: King William
APPLICANT: Curtis Muller - 4242 Woodcock Dr
OWNER: THOMAS JOSHUA & JERNIGAN MEGAN H - 534 MISSION ST
TYPE OF WORK: Solar installation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Install sixteen (16) solar panels on the primary structure. 2. Install ten (10) solar panels on the rear accessory structure.

FINDINGS:

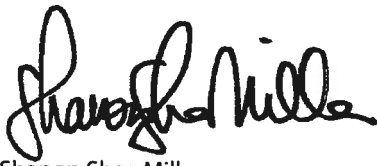
a. The primary structure located at 534 Mission St is a 1-story single family home constructed circa 1928 in the Craftsman Bungalow style. The home features a primary side gable roof with a front dormer, a prominent full-width front porch, multi-lite wood windows, and battered columns. The structure is contributing to the King William Historic District. b. LOCATION – The applicant is requesting approval to install 16 solar panels on the east (rear) and south portions of the roof of the primary structure and 10 solar panels on the rear accessory structure. No panels will be located on the front façade of the primary structure. According to the Historic Design Guidelines for Additions 6.C.i, solar collectors should be located on a side or rear roof pitch to the maximum extent possible to minimize the visibility from the public right-of-way. While the panels on the primary structure will be visible from Barbe St, staff finds the proposed location appropriate given their placement behind the front side gable and the site-specific restrictions regarding efficient placement for maximum sun exposure. c. PITCH – The panels will be installed flush with the roof pitch. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations: i. That the solar panels maintain at least 18" of separation from the roof eaves.

COMMISSION ACTION:

Denied.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

AN ACT

relating to the regulation by a property owners' association of the installation of solar energy devices and certain roofing materials on property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 202, Property Code, is amended by adding Sections 202.010 and 202.011 to read as follows:

Sec. 202.010. REGULATION OF SOLAR ENERGY DEVICES. (a) In this section:

(1) "Development period" means a period stated in a declaration during which a declarant reserves:

(A) a right to facilitate the development, construction, and marketing of the subdivision; and

(B) a right to direct the size, shape, and composition of the subdivision.

(2) "Solar energy device" has the meaning assigned by Section 171.107, Tax Code.

(b) Except as otherwise provided by Subsection (d), a property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy device.

(c) A provision that violates Subsection (b) is void.

(d) A property owners' association may include or enforce a provision in a dedicatory instrument that prohibits a solar energy device that:

(1) as adjudicated by a court:

(A) threatens the public health or safety; or

(B) violates a law;

(2) is located on property owned or maintained by the property owners' association;

(3) is located on property owned in common by the members of the property owners' association;

(4) is located in an area on the property owner's property other than:

(A) on the roof of the home or of another structure allowed under a dedicatory instrument; or

(B) in a fenced yard or patio owned and maintained by the property owner;

(5) if mounted on the roof of the home:

(A) extends higher than or beyond the roofline;

(B) is located in an area other than an area designated by the property owners' association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the property owners' association;

(C) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or

(D) has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;

(6) if located in a fenced yard or patio, is taller than the fence line;

(7) as installed, voids material warranties; or

(8) was installed without prior approval by the property owners' association or by a committee created in a

dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.

(e) A property owners' association or the association's architectural review committee may not withhold approval for installation of a solar energy device if the provisions of the dedicatory instruments to the extent authorized by Subsection (d) are met or exceeded, unless the association or committee, as applicable, determines in writing that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For purposes of making a determination under this subsection, the written approval of the proposed placement of the device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

(f) During the development period, the declarant may prohibit or restrict a property owner from installing a solar energy device.

Sec. 202.011. REGULATION OF CERTAIN ROOFING MATERIALS. A property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner who is otherwise authorized to install shingles on the roof of the owner's property from installing shingles that:

(1) are designed primarily to:

(A) be wind and hail resistant;

(B) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or

(C) provide solar generation capabilities; and

(2) when installed:

(A) resemble the shingles used or otherwise authorized for use on property in the subdivision;

(B) are more durable than and are of equal or superior quality to the shingles described by Paragraph (A); and

(C) match the aesthetics of the property surrounding the owner's property.

SECTION 2. Sections 202.010 and 202.011, Property Code, as added by this Act, apply to a dedicatory instrument without regard to whether the dedicatory instrument takes effect or is renewed before, on, or after the effective date of this Act.

SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2011.

President of the Senate

Speaker of the House

I certify that H.B. No. 362 was passed by the House on April 11, 2011, by the following vote: Yeas 143, Nays 3, 1 present, not voting; that the House refused to concur in Senate amendments to H.B. No. 362 on May 27, 2011, and requested the appointment of a conference committee to consider the differences between the two houses; and that the House adopted the conference committee report on H.B. No. 362 on May 29, 2011, by the following vote: Yeas 143, Nays 1, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 362 was passed by the Senate, with amendments, on May 25, 2011, by the following vote: Yeas 31, Nays

0; at the request of the House, the Senate appointed a conference committee to consider the differences between the two houses; and that the Senate adopted the conference committee report on H.B. No. 362 on May 29, 2011, by the following vote: Yeas 31, Nays 0

APPROVED:

Date

Governor

Secretary of the Senate

PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide

any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE "AS IS" AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	4.04	393	36
February	4.86	424	39
March	5.21	490	45
April	5.74	509	47
May	6.05	548	51
June	6.56	568	52
July	6.78	598	55
August	6.68	587	54
September	5.99	520	48
October	5.49	501	46
November	4.24	399	37
December	3.87	380	35
Annual	5.46	5,917	\$ 545

Location and Station Identification

Requested Location	534 mission street 78210
Weather Data Source	Lat, Lon: 29.41, -98.5 0.7 mi
Latitude	29.41° N
Longitude	98.5° W

PV System Specifications (Residential)

DC System Size	4 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	20°
Array Azimuth	158°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.092 \$/kWh
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Performance Metrics

Capacity Factor	16.9%
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RESULTS

North

4,603 kWh/Year*

PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

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The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide

any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE "AS IS" AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Global Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	2.06	188	17
February	2.96	250	23
March	3.88	364	34
April	5.11	457	42
May	6.04	551	51
June	6.82	594	55
July	6.70	596	55
August	6.00	533	49
September	4.64	405	37
October	3.44	309	29
November	2.13	189	17
December	1.83	167	15
Annual	4.30	4,603	\$ 424

Location and Station Identification

Requested Location	534 mission street 78210
Weather Data Source	Lat, Lon: 29.41, -98.5 0.7 mi
Latitude	29.41° N
Longitude	98.5° W

PV System Specifications (Residential)

DC System Size	4 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	20°
Array Azimuth	338°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.092 \$/kWh
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Performance Metrics

Capacity Factor	13.1%
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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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 14, 2018

Grantor: Erin Flaherty, a single woman

Grantor's Mailing Address: 122 Roy Smith St., No. 2204
San Antonio, Texas 78215

Grantee: Joshua Thomas and wife, Megan H. Jernigan

Grantee's Mailing Address: 534 Mission Street
San Antonio, Texas 78210-1242

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of **Three Hundred Forty-two Thousand Three Hundred and 00/100 Dollars (\$342,300.00)** advanced to Grantee by Bank of America, N.A. ("Lender"), whose address is 101 South Tryon Street, Charlotte, North Carolina 28255, which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note ("Note") of even date herewith in the stated principal sum of \$342,300.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") dated of even date herewith from Grantee to First American Title Insurance Company, Trustee.

Property (including any improvements):

LOT 18, BLOCK 3, NEW CITY BLOCK 2878, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Reservations from Conveyance and Warranty: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this General Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE

The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

AUG 15 2019



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

Keri Day

CHICAGO TITLE GFF# 4300151800140 VER

subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2018 have been prorated between Grantor and Grantee as of the date of this General Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:


Erin Flaherty

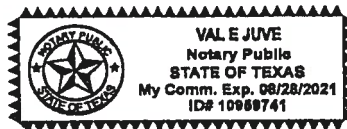
THE STATE OF TEXAS

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§
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COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on this the 14th day of June, 2018 by Erin Flaherty, in her individual capacity.


Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Chicago Title of Texas, LLC
Attn: Val Juvé
755 E. Mulberry Ave., Ste. 125
San Antonio, Texas 78212

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

AUG 15 2019



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: 
DEPUTY

File Information

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GERARD C. RICKHOFF, BEXAR COUNTY CLERK

Document Number: 20180114722
Recorded Date: June 15, 2018
Recorded Time: 8:37 AM
Total Pages: 3
Total Fees: \$30.00


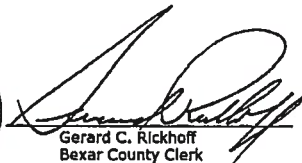
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/15/2018 8:37 AM

 
Gerard C. Rickhoff
Bexar County Clerk

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

AUG 15 2019



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY



Lucy Adame-Clark

COUNTY CLERK



BEXAR COUNTY

BEXAR COUNTY COURTHOUSE
100 DOLOROSA, SUITE 104
SAN ANTONIO, TEXAS 78205

CERTIFICATE

STATE OF TEXAS §

COUNTY OF BEXAR §

I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, NOW IN MY LAWFUL CUSTODY AND POSSESSION AS SAME APPEARS OF RECORD FILED IN:

DOCUMENT NUMBER 20180114722 VOLUME N/A PAGE N/A

THIS COPY MAY HAVE BEEN ALTERED TO REDACT CONFIDENTIAL PERSONAL INFORMATION AS REQUIRED BY TEXAS GOVERNMENT CODE 552.147.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE GIVEN IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ON THIS

16TH DAY OF AUGUST A. D. , 2019 .

LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: *Keri De*
Deputy County Clerk

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Bexar CAD

Property Search Results > 136531 THOMAS JOSHUA & JERNIGAN MEGAN H for Year 2019

Tax Year: 2019

Property

Account

Property ID:	136531	Legal Description:	NCB 2878 BLK 3 LOT 18
Geographic ID:	02878-003-0180	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	534 MISSION ST SAN ANTONIO, TX 78210	Mapsco:	616F7
Neighborhood:	ACEQUIA MADRE NAT/LOC HIST (SA)	Map ID:	
Neighborhood CD:	57300	E-File Eligible	

Owner

Name:	THOMAS JOSHUA & JERNIGAN MEGAN H	Owner ID:	3126419
Mailing Address:	534 MISSION ST SAN ANTONIO, TX 78210-1242	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$297,120	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$160,030	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$457,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$457,150	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$457,150	

Taxing Jurisdiction

Owner: THOMAS JOSHUA & JERNIGAN MEGAN H

% Ownership: 100.0000000000%

Total Value: \$457,150

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$457,150	\$457,150	\$108.19
08	SA RIVER AUTH	0.018580	\$457,150	\$457,150	\$84.94
09	ALAMO COM COLLEGE	0.149150	\$457,150	\$457,150	\$681.83
10	UNIV HEALTH SYSTEM	0.276235	\$457,150	\$457,150	\$1,262.81
11	BEXAR COUNTY	0.277429	\$457,150	\$457,150	\$1,268.27
21	CITY OF SAN ANTONIO	0.558270	\$457,150	\$457,150	\$2,552.13
57	SAN ANTONIO ISD	1.562600	\$457,150	\$457,150	\$7,143.43
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$457,150	\$457,150	\$0.00
Total Tax Rate:		2.865932			

Taxes w/Current Exemptions: \$13,101.60

Taxes w/o Exemptions: \$13,101.61

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1642.0 sqft Value: \$227,150

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - AL		1920	1447.0
OP	Attached Open Porch	G - NO		1920	300.0
LA1	Additional Living Area	G - AL		1920	75.0
LA1	Additional Living Area	G - AL		1920	120.0

Improvement #2: Residential State Code: A1 Living Area: sqft Value: \$65,770

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	V - NO		1980	570.0

Improvement #3: Residential State Code: A1 Living Area: sqft Value: \$4,200

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	V - NO		1980	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1435	6250.00	50.00	125.00	\$160,030	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$297,120	\$160,030	0	457,150	\$0	\$457,150
2018	\$324,500	\$112,680	0	437,180	\$0	\$437,180
2017	\$317,740	\$112,680	0	430,420	\$0	\$430,420
2016	\$244,910	\$77,810	0	322,720	\$0	\$322,720
2015	\$226,350	\$77,850	0	304,200	\$0	\$304,200

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2018	Deed	Deed	FLAHERTY ERIN	THOMAS JOSHUA & JERNIGAN MEGAN H			20180114722
2	12/21/2016	GWD	General Warranty Deed	LOTTS ALAMO CITY PROPERTIES INC	FLAHERTY ERIN	18272	373	20160251670
3	5/29/2015	Deed	Deed	MARTINEZ JUAN G & MINNIE	LOTTS ALAMO CITY PROPERTIES INC	17265	402	20150096344

Protest status and date information current as of Aug 16 2019
1:27AM.

2019 and prior year appraisal data current as of Aug 2 2019 5:52PM
For property information, contact (210) 242-2432 or (210) 224-8511
or email.

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