

HISTORIC AND DESIGN REVIEW COMMISSION

December 2, 2020

HDRC CASE NO: 2020-516
ADDRESS: 6439 DE ZAVALA
LEGAL DESCRIPTION: NCB 14861 PT OF P-39,P-39B (.42 AC), P-41 ABS 574, P-41B (4.251 AC) (NON ADJ REMS), P-41 & P-160 (NON ADJ REMS)
ZONING: C-2
CITY COUNCIL DIST.: 8
APPLICANT: Stephanie Dwyer
OWNER: De Zavala Ventures Ltd.
TYPE OF WORK: Request for review of historic significance
180-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 6439 De Zavala for landmark designation.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed

in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;**
 11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**

FINDINGS:

- a. On September 30, 2020, the property owner submitted a demolition application for all structures located at 6439 De Zavala, located in District 8.
- b. On October 28, 2020, Stephanie Dwyer submitted a request for review of historic significance for this property.
- c. DEMOLITION AND DESIGNATIONS COMMITTEE: OHP staff visited the site on October 29, 2020. The Demolition & Designation Committee (DDC) held a virtual site visit on November 24, 2020. Feedback was received from Commissioner Fetzer supporting eligibility.
- d. HISTORIC CONTEXT: 6439 De Zavala Rd represents a small portion of the former Bacon-Steubing Farm, which once consisted of several hundred acres carved out of the Anselmo Prue Land Grant No. 20, Abstract 574 in northwest Bexar County. The barn structures, built c. 1954, were originally part of a much larger dairy farm complex owned by the Bacon and Steubing families. The dairy farm was operated through the 1980s. The majority of the structures associated with the farm were demolished in 2014; the three barn structures are all that remain.
- e. SITE CONTEXT: 6439 De Zavala is located on an irregularly shaped parcel bound by JV Bacon Parkway to the east and an apartment complex to the west. Located near Leon Creek, this area remained rural with mostly agricultural uses, including a horse race track just to the southeast, until the late 1980s, when suburban residential development began to alter the landscape.
- f. ARCHITECTURAL DESCRIPTION: The property at 6349 De Zavala includes three single-story end-gabled structures built c. 1954: a barn, feed room, and milk house. This diamond-shaped piece of land at 6439 De Zavala Road is bounded on northeast by J.V. Bacon Parkway and on the southeast by De Zavala Road. An unnamed road leading past the Overlook Exchange Apartments provides the northwest and southwest boundaries. There is a circle drive near the center of the property, accessed by a driveway that cuts across the east edge of the property from De Zavala to JV Bacon Pkwy.

The structures are end-gabled and constructed of masonry with wood-framed gables and rafters with visible rafter tails. Roofs are metal, and the triangle of each gable is clad in wood with vents centered below the peaks. The large central building is flanked by the two smaller buildings. The southern smaller building is connected to the central building by a breezeway. Where present, windows are boarded with plywood or are open.

- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria:
1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** These farm buildings, which lie further west of the preserved Voelcker Farmstead on Buttermilk Hill, are valuable as a visible reminder of the cultural heritage of the dairy farming that once predominated in northwestern Bexar County, and which author Gayle Brennan Spencer describes as, “a part of San Antonio’s heritage almost erased. According to the National Register nomination for the Historic Farms and Ranches of Bexar County, the local dairy industry flourished between 1880 and 1950 due to rising demand, innovations like modern refrigeration and dairy equipment, the establishment of processing plants and distribution centers, and improvements in roads and vehicles. The Bacon-Steubing farm took advantage of these developments and expanded operations between 1917 and 1954. The improved barn and outbuildings coincided with the post WWII period of growth in the Texas dairy industry and milk production.
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** This site is associated with both the Joseph V. Bacon and the Raymond Steubing families. Raymond Steubing’s grandfather and father had helped to settle and advance the Helotes/Leon Valley community. Due to the rigorous, 24-7 demands of dairy farming, the Bacons and the Raymond Steubing family had less time to become involved in civic and social activities. Nevertheless, the two families contributed through their labor to making Bexar County a “major player in the Texas dairy industry” in the years between 1920 and 1950.
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** Of the remaining three buildings, the long, low masonry building is recognizable as a cattle barn, similar in basic form to the Voelcker dairy barn preserved at Phil Hardberger Park. Located at the northern end of a diamond shaped piece of land bounded on the east by J.V. Bacon Parkway and on the west by an unnamed road, these buildings are an established visual feature that can be seen from both roads, and by more people, as development continues to increase. J.V. Bacon Parkway, named for Garnet Steubing’s maternal grandfather, serves as an important traffic connector between Hausman and De Zavala Roads, linking the growing residential and commercial development that exists to the north and south of the remaining buildings. The unnamed road that passes by the buildings on the west leads past the 304-unit Overlook Exchange Apartment complex.
 11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** The surviving barn, feed room, and milk house are of distinctive interest and value for exemplifying dairy farming as a part of San Antonio’s economic and historical heritage. The barn still retains distinctive interior features like built-in cattle troughs. Together, the buildings represent the midtwentieth century phase of the Bacon-Steubing dairy farm’s evolution, exemplifying the expansion of operations made possible by product demand and innovations in technology and transportation. These improvements increased production and opened up markets at greater distances for the dairy farmers operating in northwestern Bexar County. The farm also helped build the success of Metzger’s dairies, whose “story of progress and achievement” in San Antonio was touted as contributing to “a business that comes close to being the very life blood of a city.”

Staff evaluated the property against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** the farm buildings are a valuable visible reminder of the cultural heritage of dairy farming that once dominated northwest Bexar County.
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** this site is associated with both the Bacon and Steubing families, who made significant contributions to the region’s prominent dairy industry.
7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** these structures create a distinct visual statement that reflect this area’s rural, agricultural history and can be seen clearly from the roadway. Feedback from more than 40 individuals supporting the preservation of these structures reflects their significance to the community.

The historic context of this dairy farm was negatively affected by the removal of several older structures associated with the complex. Staff did not find that the evidence submitted was sufficient to support criteria 11.

- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- i. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff agrees with the applicant that the property is eligible for local historic landmark designation and recommends that the Historic and Design Review Commission issue a Finding of Historic Significance for 6439 De Zavala and recommend that City Council initiate the rezoning process based on findings a through g.

City of San Antonio One Stop



November 20, 2020

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



Pre-K Sites



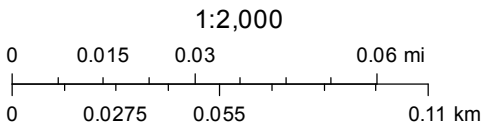
CoSA Parcels

BCAD Parcels



CoSA City Limit Boundary

CoSA





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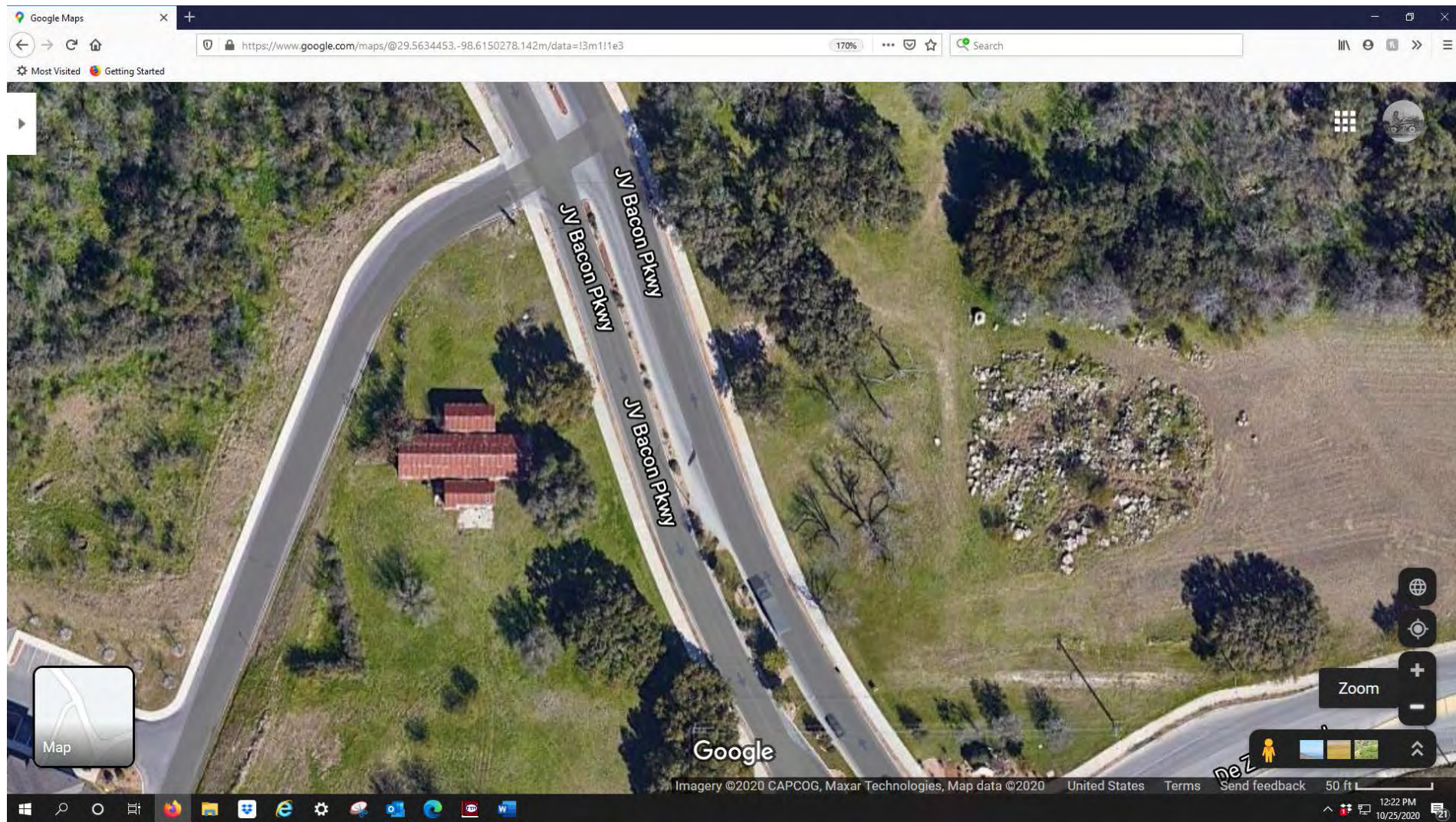


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Materials Submitted by Applicant



Aerial view of remaining buildings on Bacon-Staubing Farm, Oct. 25, 2020. These are oriented on an east-west axis and consist of a feed room (top/north) and milk house (bottom/south) that flank the cattle barn (center).

Bacon-Steubing Farm – Request for Review of Historic Significance



1990s photo showing all structures on site, extant barn and milk house (behind carport) on the far left, also shown in the insert on the bottom far left. Courtesy of Garnet Steubing. Photo by Rick Hernandez, Oct. 26, 2020.



Inset photo showing east facades of extant buildings and a carport, c. 1990s. Extant buildings are (L to R): Milk house, cattle barn, feed room. Courtesy of Garnet Steubing. Photo by Rick Hernandez, Oct. 26, 2020.



Partial view of the south façade, facing northwest. Milk house (left) and cattle barn (right). Photo Oct. 21, 2020.



Partial view of the east façade, looking west from J.V. Bacon Pkwy. Milk house (left) and cattle barn (right). Photo Oct. 19, 2020.



Partial view of the north façade, facing south. Cattle barn behind feed room (left) and feed room (right). October 26, 2020.



Partial view of west façade, facing northeast. Cattle barn (left) and milk house (right). Photo Oct. 21, 2020.

Bacon- Steubing Farm Statement of Significance

This diamond-shaped piece of land at 6439 De Zavala Road is bounded on northeast by J.V. Bacon Parkway and on the southeast by De Zavala Road. An unnamed road leading past the Overlook Exchange Apartments provides the northwest and southwest boundaries. This site represents a small portion of the former Bacon-Steubing Farm, which once consisted of several hundred acres carved out of the Anselmo Prue Land Grant No. 20, Abstract 574 in northwest Bexar County.

The farm originally belonged to the Bacon family through purchases made by Joseph Vinson Bacon, for whom J.V. Bacon Parkway is named, between 1917 and 1947.¹ Joseph married Teo Ora Burgess in Kansas in 1916. Their one daughter, Bernice Bacon, was born in San Antonio in February of 1917.² She united the Bacon and Steubing families by marrying Raymond Oscar Steubing, the son of Henry Steubing, in 1938.³

The Steubings' ties to the Leon Valley area can be traced back to Raymond's grandfather, Heinrich Steubing, Sr. A German immigrant, the eldest Steubing moved his family from New Braunfels in 1855 to what was Helotes, but is now considered Leon Valley. He established one of the area's first farms on Bandera Road at Leon Creek, next to FM 1517 (Eckert Road). In 1904, Heinrich became a charter member of the Zion Lutheran Church in Helotes.⁴

Heinrich Steubing's son, Henry, eventually married and purchased his father's farm, which included a sugar cane press and molasses cooking vat that many area families used. As a carpenter, Henry helped construct the first Zion Lutheran church building in 1906 and several local homes. He became a prominent citizen, helping to establish several area schools, including the private Evers School and the 1924 Leon Valley Public School. The Northside Independent School District's Henry Steubing Elementary School on Hausman Road in San Antonio is named for him.⁵

The Bacon-Steubing family, with the help of two hired hands, engaged in dairy farming on this site for three generations until the mid-1980s.⁶ Both the J.V. Bacon and the Raymond Steubing homes, where the farm children had once waited for the school bus, have been demolished. The three remaining structures consist of a dairy barn, feed room, and milk house, where milk was held until it could be transported to the dairy.⁷ According to Joseph Vinson's grandson, Garnet Steubing, the farm supplied milk to Metzger Dairies. Producing at high volume, the farm put its milk in ten-gallon cans, then combined it in 600-gallon tanks, before pumping it into a tank truck for transport.⁸

Established in Dallas, Texas in the late 19th century, the flourishing Metzger Dairies opened a San Antonio plant in 1929 on N. Flores Street. The new facility was described as, "one of a large chain being

¹ Bexar County Land Records. Deeds: 1917, v. 509, p. 535; 1922, v.670, p. 389; 1940, v. 1741, p. 155; 1947, v. 2363, p. 390.

² "Birth Records," *San Antonio Light* (San Antonio, TX), February 9, 1917.

³ "Miss Bernice Bacon Weds Raymond Steubing," *San Antonio Express* (San Antonio, TX), July 24, 1938.

⁴ "Members of Our Early Congregation: The Steubing Family," Zion Lutheran Church Archives.

(<http://www.zionheloteshistory.org/historical/part3.html#Steubing>; accessed October 27,2020).

⁵ Zion Lutheran Church Archives.

⁶ Steubing, Garnet. Phone conversation with Pat Ezell of The Conservation Society of San Antonio, Historic Farm and Ranch Committee, October 24, 2020.

⁷ Ibid.

⁸ Steubing, Garnet. Conversation with Pat Ezell of The Conservation Society of San Antonio, Historic Farm and Ranch Committee, October 26, 2020.

Bacon- Steubing Farm Statement of Significance

established throughout the state.⁹ Metzger's continued to make significant improvements to its plant, products, and delivery between 1935 and 1954¹⁰ and was one of the larger dairy enterprises that helped Bexar County become a "major player in the Texas dairy industry" between 1920 and WWII.¹¹ The combination of a "growing San Antonio market and the introduction of modern refrigerating and dairy processing equipment" helped drive industry growth.¹² The U.S. Department of Commerce noted in 1942 that, "the majority of milk sold in the county came from the 15 percent of dairy farms that had larger operations with between 10 and 49 cows and the 5 dairy farms in the county that had 50 or more cows."¹³

J.V. Bacon's construction of a barn capable of accommodating 40 cows at a time in the late 1940s to early 1950s¹⁴ indicated the substantive output of the family's dairy farm. The new barn not only replaced a smaller one, but allowed a stanchion milking system to replace hand milking.¹⁵ Mechanics liens for construction of a \$12,000 improvement in and for a \$4,000 improvement in 1954¹⁶ may relate to the barn and its outbuildings: a feed room for grain on the north side and a milk house for storage on the south side.¹⁷

In 1967, the Bacons conveyed quarter interests in the land to their daughter, son-in-law, and their two grandchildren, (Garnet and Bonnie Steubing).¹⁸ After Mrs. Bacon died in 1969, Raymond Steubing brought his dairy cattle over from a separate farm he owned off Prue and Babcock Roads (also demolished)¹⁹. He died in 1995. The remaining family kept the Bacon-Steubing farm operating until 2012. By this time, the steady incursion of urban development made farming too difficult and they sold the land under the name Steubing Farm Ltd.²⁰

The barn, feed room, and milk house are the last farm structures left to form a visible connection between the historic and economic contributions of the Bacon-Steubing dairy farm and the greater Bexar County community it served. Although the remaining structures stand within an altered setting, they satisfy the following criteria for historic significance:

Criteria 1: These farm buildings, which lie further west of the preserved Voelcker Farmstead on Buttermilk Hill, are valuable as a visible reminder of the cultural heritage of the dairy farming that once predominated

⁹ "Dairy Plant Under Way on Flores," *San Antonio Light* (San Antonio, TX), February 17, 1929.

¹⁰ "Metzger Gets Mechanical Fleet," *San Antonio Light* (San Antonio, TX), November 11, 1935 and "Metzger Dairy Completes New Expansion Program," *San Antonio Express and News* (San Antonio, TX), July 4, 1954.

¹¹ Prewitt and Associates, Inc. "Historic Farms and Ranches of Bexar County, Texas," National Register of Historic Places Multiple Property Documentation Form, 2010, p. 12.

(https://www.thc.texas.gov/public/upload/preserve/national_register/final/Bexar%20County,%20Historic%20Farms%20and%20Ranches%20of%20Bexar%20County%20MPS.pdf: accessed October 26, 2020).

¹² Ibid.

¹³ Prewitt, p. 16.

¹⁴ Steubing, October 24, 2020.

¹⁵ Ibid.

¹⁶ Bexar County Land Records. Mechanics Liens: 1948, v. 276, p. 466; 1954, v. 399, p. 465.

¹⁷ Steubing, Garnet. Phone conversation with Pat Ezell of The Conservation Society of San Antonio, Historic Farm and Ranch Committee, October 27, 2020.

¹⁸ Bexar County Land Records. Deeds: 1967, v. 5731, p. 633.

¹⁹ Steubing, October 24, 2020.

²⁰ Bexar County Land Records. Deeds: 2012, v. 15746, p. 719.

Bacon- Steubing Farm Statement of Significance

in northwestern Bexar County, and which author Gayle Brennan Spencer describes as, “a part of San Antonio’s heritage almost erased.”²¹

According to the National Register nomination for the Historic Farms and Ranches of Bexar County, the local dairy industry flourished between 1880 and 1950 due to rising demand, innovations like modern refrigeration and dairy equipment, the establishment of processing plants and distribution centers, and improvements in roads and vehicles.²² The Bacon-Steubing farm took advantage of these developments and expanded operations between 1917 and 1954. The improved barn and outbuildings coincided with the post WWII period of growth in the Texas dairy industry and milk production.²³

Criteria 3: This site is associated with both the Joseph V. Bacon and the Raymond Steubing families. Raymond Steubing’s grandfather and father had helped to settle and advance the Helotes/Leon Valley community. Due to the rigorous, 24-7 demands of dairy farming, the Bacons and the Raymond Steubing family had less time to become involved in civic and social activities. Nevertheless, the two families contributed through their labor to making Bexar County a “major player in the Texas dairy industry” in the years between 1920 and 1950.²⁴

Criteria 7: Of the remaining three buildings, the long, low masonry building is recognizable as a cattle barn, similar in basic form to the Voelcker dairy barn preserved at Phil Hardberger Park. Located at the northern end of a diamond shaped piece of land bounded on the east by J.V. Bacon Parkway and on the west by an unnamed road, these buildings are an established visual feature that can be seen from both roads, and by more people, as development continues to increase. J.V. Bacon Parkway, named for Garnet Steubing’s maternal grandfather, serves as an important traffic connector between Hausman and De Zavala Roads, linking the growing residential and commercial development that exists to the north and south of the remaining buildings. The unnamed road that passes by the buildings on the west leads past the 304-unit Overlook Exchange Apartment complex.

Criteria 11: The surviving barn, feed room, and milk house are of distinctive interest and value for exemplifying dairy farming as a part of San Antonio’s economic and historical heritage. The barn still retains distinctive interior features like built-in cattle troughs. Together, the buildings represent the mid-twentieth century phase of the Bacon-Steubing dairy farm’s evolution, exemplifying the expansion of operations made possible by product demand and innovations in technology and transportation. These improvements increased production and opened up markets at greater distances for the dairy farmers operating in northwestern Bexar County. The farm also helped build the success of Metzger’s dairies, whose “story of progress and achievement” in San Antonio was touted as contributing to “a business that comes close to being the very life blood of a city.”²⁵

Until the 1950s, Bexar, Harris, Dallas, and Tarrant counties led the state in milk production,²⁶ but little evidence of the local dairy farms that contributed to that effort remains visible in the built environment.

²¹ Spencer, Gayle Brennan. *Last Farm Standing on Buttermilk Hill: Voelcker Roots Run Deep in Hardberger Park*. San Antonio, Tex.: LBJ CommuniCo for the Max and Minnie Tomerlin Voelcker Fund, 2010, p. x.

²² Prewitt, p. 12, 16.

²³ Prewitt, p. 19.

²⁴ Prewitt, p. 16, 19.

²⁵ “Metzger Gets Mechanical Fleet.”

²⁶ Prewitt, p. 19

Bacon- Steubing Farm Statement of Significance

As one article about the Metzger dairies noted in 1935, "There is food for thought in the fact that every cent spent for fresh milk aids in the upbuilding of San Antonio. From the dairymen that produce it to the 93 employees of the Metzger plant it is strictly a home industry."²⁷ After 1950, local milk production declined as market conditions changed and, eventually, the urban counties could no longer compete.²⁸ The Bacon-Steubing buildings provide a vital link to the last major period of prosperity and the first dawning days of decline for dairy farmers in Bexar County.

²⁷ "Metzger Gets Mechanical Fleet."

²⁸ Prewitt, p. 19.

Bibliography

Bexar County Land Records. Deeds: 1917, v. 509, p. 535; 1922, v.670, p. 389; 1940, v. 1741, p. 155; 1947, v. 2363, p. 390; 1967, v. 5731, p. 633; 2012, v. 15746, p. 719.

Bexar County Land Records. Mechanics Liens: 1948, v. 276, p. 466; 1954, v. 399, p. 465.

"Birth Records," *San Antonio Light* (San Antonio, TX), February 9, 1917.

"Dairy Plant Under Way on Flores," *San Antonio Light* (San Antonio, TX), February 17, 1929.

"Members of Our Early Congregation: The Steubing Family," Zion Lutheran Church Archives.
(<http://www.zionheloteshistory.org/historical/part3.html#Steubing>: accessed October 27, 2020).

"Metzger Dairy Completes New Expansion Program," *San Antonio Express and News* (San Antonio, TX), July 4, 1954.

"Metzger Gets Mechanical Fleet," *San Antonio Light* (San Antonio, TX), November 11, 1935.

"Miss Bernice Bacon Weds Raymond Steubing," *San Antonio Express* (San Antonio, TX), July 24, 1938.

Prewitt and Associates, Inc. "Historic Farms and Ranches of Bexar County, Texas," National Register of Historic Places Multiple Property Documentation Form, 2010
(https://www.thc.texas.gov/public/upload/preserve/national_register/final/Bexar%20County,%20Historic%20Farms%20and%20Ranches%20of%20Bexar%20County%20MPS.pdf: accessed October 26, 2020).

Spencer, Gayle Brennan. *Last Farm Standing on Buttermilk Hill: Voelcker Roots Run Deep in Hardberger Park*. San Antonio, Tex.: LBJ CommuniCo for the Max and Minnie Tomerlin Voelcker Fund, 2010.

Steubing, Garnet. Phone conversation with Pat Ezell of The Conservation Society of San Antonio, Historic Farm and Ranch Committee, October 24, 2020.

Steubing, Garnet. Conversation with Pat Ezell of The Conservation Society of San Antonio, Historic Farm and Ranch Committee, October 26, 2020.

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Bexar CAD

Property Search > 1225312 DEZAVALA VENTURES LTD Tax Year: 2020
for Year 2020

Property

Account

Property ID:	1225312	Legal Description:	NCB 14861 PT OF P-39,P-39B (.42 AC), P-41 ABS 574, P-41B (4.251 AC) (NON ADJ REMS), P-41 & P-160 (NON ADJ REMS)
Geographic ID:	14861-000-0404	Zoning:	C-2 R-6
Type:	Real	Agent Code:	2954723
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	DE ZAVALA RD SAN ANTONIO, TX 78249	Mapsco:	548A1
Neighborhood:	NBHD code13760	Map ID:	13760
Neighborhood CD:	13760		

Owner

Name:	DEZAVALA VENTURES LTD	Owner ID:	3089219
Mailing Address:	200 E BASSE RD SAN ANTONIO, TX 78209-4489	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$1,000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,145,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$3,146,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$3,146,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$3,146,000	

Taxing Jurisdiction

Owner: DEZAVALA VENTURES LTD
 % Ownership: 100.000000000000%
 Total Value: \$3,146,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,146,000	\$3,146,000	\$744.60
08	SA RIVER AUTH	0.018580	\$3,146,000	\$3,146,000	\$584.53
09	ALAMO COM COLLEGE	0.149150	\$3,146,000	\$3,146,000	\$4,692.26
10	UNIV HEALTH SYSTEM	0.276235	\$3,146,000	\$3,146,000	\$8,690.35
11	BEXAR COUNTY	0.277429	\$3,146,000	\$3,146,000	\$8,727.92
21	CITY OF SAN ANTONIO	0.558270	\$3,146,000	\$3,146,000	\$17,563.17
56	NORTHSIDE ISD	1.285700	\$3,146,000	\$3,146,000	\$40,448.12
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,146,000	\$3,146,000	\$0.00
Total Tax Rate:		2.589032			
Taxes w/Current Exemptions:					\$81,450.95
Taxes w/o Exemptions:					\$81,450.95

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 1752.0 sqft **Value:** \$500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - MA		1949	1752.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	A - MA		0	608.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	CSS	Commercial Store Site	12.6410	550641.96	0.00	0.00	\$3,145,000	\$0
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Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$1,000	\$3,145,000	0	3,146,000	\$0	\$3,146,000
2019	\$1,948	\$3,128,052	0	3,130,000	\$0	\$3,130,000
2018	\$2,000	\$3,116,630	0	3,118,630	\$0	\$3,118,630
2017	\$0	\$1,154,460	0	1,154,460	\$0	\$1,154,460

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/3/2017	SWD	Special Warranty Deed	SLF IV/LEGACY NWSA LP	DEZAVALA VENTURES LTD	18776	2159	20170196845
2	10/12/2012	SWD	Special Warranty Deed	STEUBING FARM LTD	SLF IV/LEGACY NWSA LP	15746	0719	20120202898

2021 data current as of Oct 20 2020 1:37AM.
2020 and prior year data current as of Oct 9 2020 7:21AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

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

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
 COUNTY OF BEXAR §

SLF IV/ LEGACY NWSA, L.P., a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by DEZAVALA VENTURES, LTD., a Texas limited partnership ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, and the execution by Grantee of that certain Promissory Note ("**Note**") of even date herewith, in the original principal sum of Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000.00) payable to BHA FINANCIAL, L.P., a Texas limited partnership, the proceeds of which shall be used, in whole or in part, to acquire the Property (as defined herein) and the payment of the Note shall be secured by a Vendor's Lien ("**Vendor's Lien**") hereinafter reserved and retained and additionally secured by a Deed of Trust, Security Agreement and Financing Statement (the "**Deed of Trust**") of even date herewith to Sidney Swearingen, Trustee, subject to the exceptions, liens, encumbrances, restrictions, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of land situated in Bexar County, Texas, described on **Exhibit A** attached hereto and incorporated herein by reference (the "**Land**").

TOGETHER WITH, all and singular, (i) to the extent owned by Grantor and not by an existing lessee, easement holder or other third party (as applicable), any improvements and fixtures situated on the Land, (ii) all rights, title and interest of Grantor in and to 100 EDUs of water and wastewater treatment capacity pursuant to the Utility Services Agreement with San Antonio Water System, to serve or which will serve the Land, and (iii) all rights and appurtenances pertaining to the Land to the extent the same pertain to and run with the Land, less and except and expressly excluding, however, the Mineral Estate (except with respect to the rights of Grantor in and to the same as the owner of other land) (said Land, improvements, fixtures, rights and appurtenances being hereinafter referred to as the "**Property**").

Grantor does hereby reserve and retain unto Grantor, and Grantor's successors and assigns, forever, all right, title and interest in and to the entire mineral estate (the "**Mineral Estate**") located in and under or that may be produced from the Land, including without limitation, all oil, gas, lignite, coal and other hydrocarbon substances and minerals (collectively, the "**Minerals**") located in or under the Land or that may be produced from the Land, and all proceeds and royalties payable from production of the Minerals and Mineral Estate, including production from any existing oil and gas leases, and all rights to sell, assign, lease or otherwise convey all or any portion of the

11-GF# 201602997 LT
 RETURN TO: HERITAGE TITLE
 401 CONGRESS, SUITE 1500
 AUSTIN, TEXAS 78701

Minerals and Mineral Estate and any proceeds or royalties payable therefrom, together with all rights, privileges and appurtenances pertaining to the Minerals and the Mineral Estate, and all rights to sell, assign, lease or otherwise convey all or any portion of the Minerals and Mineral Estate, any proceeds or royalties payable therefrom, and any rights, privileges and appurtenances pertaining thereto. The foregoing is referred to herein as the "Mineral Reservation" which is subject to the surface waiver set forth below. Grantor, however, on behalf of Grantor and Grantor's successors and assigns (including, without limitation, any future owners or lessees of the Mineral Estate or any portion thereof, all of whom shall be subject to this paragraph), hereby forever WAIVES AND RELINQUISHES any rights of ingress and egress upon or use of the surface of the Land for or in connection with the Mineral Estate including, but not limited to, exploration, development, production, extraction, removal and/or transporting of such Minerals, including the placement and use of any structures, improvements, facilities, equipment or pipelines upon or across the surface of the Land for such purposes. Nothing herein, however, restricts or prohibits subterranean underground directional, horizontal or "slant-well" drilling activities (or any other sub-surface activities related to the exploration, development, production, extraction, removal and/or transporting of the Minerals and Mineral Estate) under the surface of the Land that begin upon or are conducted from the surface of property other than the Land; provided that, unless otherwise approved by Grantee in writing, all such operations under the Land shall be at a depth of at least 750 feet below the surface of the Land.

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Land and abutting or immediately adjacent properties not owned by Grantor or any party comprising Grantor, and (ii) any land lying in or under the bed of any street, road, alley or right-of-way abutting or immediately adjacent to the Land to the extent the same are appurtenant to the Land, except with respect to the rights of Grantor in and to same as the owner of adjacent land.

This conveyance is made subject and subordinate to the easements, encumbrances, and other exceptions (together, the "Permitted Exceptions") described on Exhibit B attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Except for Grantor's warranty of title set forth herein, Grantor has not made and is not making and hereby specifically disclaims, and Grantee by its acceptance of this Deed specifically waives, any warranties, representations or guarantees of any kind or character, express or implied (or arising by operation of law), oral or written, past, present or future, with respect to or in any way related to or concerning the Property or its suitability for any particular purpose or use, including, but not limited to, warranties or representations as to matters of title, zoning, tax consequences, physical or environmental conditions, availability

of access or utilities, ingress or egress, drainage, operating history or projections, valuation, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Property, including, without limitation, the following: (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and environmental condition of the Property, and the suitability thereof, and of the Property, for any and all activities and uses which Grantee may elect to conduct thereon or any improvements Grantee may elect to construct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner or quality of construction (or of any materials incorporated into) and condition and state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained herein, the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iv) the compliance of the Property or the operation of the Property with any laws, rules, codes, ordinances or regulations of any government or other body; (v) the value, condition, merchantability, marketability, profitability, suitability, habitability, or fitness for a particular use or purpose of the Property; and/or (vi) the manner or quality of the Property; and GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY RELEASES GRANTOR FROM ANY LIABILITY WITH RESPECT TO ANY AND ALL SUCH MATTERS. Grantee, by its acceptance of this deed, acknowledges that it is generally familiar with the Property and is a sophisticated purchaser of real estate, and that it is relying upon its own expertise and that of its consultants in purchasing the Property and that it has conducted such inspections and investigations as it deemed necessary including, but not limited to, the physical and environmental conditions thereof and shall rely upon the same. Grantor hereby sells and conveys the Property to Grantee, and Grantee hereby accepts the Property, "AS IS, WHERE IS, AND WITH ALL FAULTS".

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2017 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

The Vendor's Lien in the amount noted above advanced to Grantee in connection with the Property, as well as superior title to the Property, is reserved and retained against the Property until the Note and all obligations of Grantee under the Deed of Trust are fully paid and performed in accordance with the terms and provisions thereof at which time this Special Warranty Deed will become absolute. The Vendor's Lien and superior title to the Property are reserved and retained for the benefit of the payee under the Note, and are transferred to that party without warranty or recourse on Grantor or Grantor's successors.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT PAGE FOLLOWS]


EXECUTED to be effective as of October 3, 2017.

GRANTOR:

SLF IV/ LEGACY NWSA, L.P.,
a Texas limited partnership


By: Legacy Capital Partners II Ltd.,
a Texas limited partnership
D/B/A Legacy Capital Partners, Ltd.,
its general partner

By: Legacy Capital Company II,
a Texas corporation,
d/b/a Legacy Capital Company,
its general partner

By: 
Steven D. Saxon, President

STATE OF TEXAS §
 § ss.
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me this 26th day of September, 2017 by Steven D. Saxon, President of Legacy Capital Company II, a Texas corporation, the general partner of Legacy Capital Partners II Ltd., a Texas limited liability company, the general partner of SLF IV/Legacy NWSA, L.P., a Texas limited partnership, on behalf of said limited partnership.


Notary Public

[Notary Seal]

My commission expires: 3-15-2018

GRANTEE'S ADDRESS FOR TAX NOTICES:
c/o DeZavala Ventures GP, LLC
Attn: Darren B. Casey
200 East Basse Road
San Antonio, TX 78209

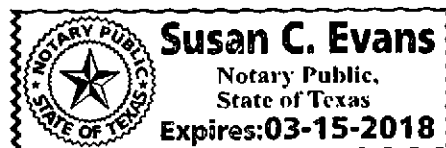


Exhibit A

Legal Description of the Land

A 12.641 ACRE TRACT (550,639 SQUARE FOOT), SITUATED IN THE PRU ANSELMO SURVEY, ABSTRACT 574, SECTION 20, BEXAR COUNTY, TEXAS; BEING ALL OF A 1.039 ACRE TRACT CREATED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16465, PAGE 1729, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING A PORTION OF A 173.017 ACRE TRACT, CREATED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 15746, PAGE 719, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PD" FOUND ON THE WESTERLY RIGHT OF WAY LINE OF DE ZAVALA ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE SOUTHEASTERLY CORNER OF LOT 901, BLOCK 1, NEW CITY BLOCK 14861, ANSLEY AT OVERLOOK, ACCORDING TO PLAT RECORDED IN VOLUME 9690, PAGE 200-202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DE ZAVALA ROAD, THE FOLLOWING CALLS:

N 00° 31' 58" W A DISTANCE OF 291.94 FEET TO A POINT;

S 89° 28' 02" W A DISTANCE OF 9.25 FEET TO A POINT;

N 00° 31' 58" W A DISTANCE OF 25.99 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET, MARKING AN EASTERLY CORNER OF LOT 7, BLOCK 1, NEW CITY BLOCK 14861, ANSLEY AT OVERLOOK, ACCORDING TO PLAT RECORDED IN VOLUME 9690, PAGE 200-202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID DE ZAVALA ROAD, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 7, BLOCK 1, THE FOLLOWING CALLS;

S 89° 28' 02" W A DISTANCE OF 10.26 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 100.00 FEET, ARC LENGTH = 63.96 FEET, CHORD BEARING = N 72° 12' 28" W AND A CHORD DISTANCE = 62.88 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET;

N 53° 52' 59" W A DISTANCE OF 495.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 22° 07' 01" E A DISTANCE OF 476.42 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET;

N 67° 52' 59" W A DISTANCE OF 532.73 FEET TO A 1/2-INCH IRON ROD FOUND, MARKING THE MOST NORTHERLY CORNER OF SAID LOT 7, BLOCK 1, AND BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF A 20.793 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED, CREATED BY DOCUMENT RECORDED IN VOLUME 17618, PAGE 1635, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE DEPARTING THE BOUNDARY LINE OF SAID LOT 7, BLOCK 1, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 20.793 ACRE TRACT, THE FOLLOWING CALLS;

N 28° 33' 37" E A DISTANCE OF 47.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 41° 31' 29" E A DISTANCE OF 109.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 56° 13' 00" E A DISTANCE OF 46.98 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 71° 12' 33" E A DISTANCE OF 31.27 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 40° 31' 01" E A DISTANCE OF 19.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 00° 23' 17" E A DISTANCE OF 23.83 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 50° 36' 10" E A DISTANCE OF 187.46 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 46° 01' 34" E A DISTANCE OF 98.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 78° 07' 03" E A DISTANCE OF 36.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 48° 09' 48" E A DISTANCE OF 27.98 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF JV BACON PKWY, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, MARKING THE

MOST EASTERLY CORNER OF SAID 20.793 ACRE TRACT AND BEING S 41° 06' 50" E, A DISTANCE OF 378.40 FEET, FROM A 1/2-INCH IRON ROD WITH CAP STAMPED "PD", MARKING THE MOST NORTHERLY CORNER OF LOT 902, BLOCK 37, NEW CITY BLOCK 14861, STEUBING FARM-JV BACON PKWY, ACCORDING TO PLAT RECORDED IN VOLUME 9675, PAGE 202-204, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE DEPARTING SAID 20.793 ACRE TRACT BOUNDARY LINE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID JB BACON PKWY, THE FOLLOWING CALLS;

S 41° 06' 50" E A DISTANCE OF 194.34 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 655.00 FEET, ARC LENGTH = 251.76 FEET, CHORD BEARING = S 30° 06' 10" E AND A CHORD DISTANCE = 250.21 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET;

S 19° 05' 29" E A DISTANCE OF 161.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS = 795.00 FEET, ARC LENGTH = 156.70 FEET, CHORD BEARING = S 24° 44' 18" E AND A CHORD DISTANCE = 156.45 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 588.00 FEET, ARC LENGTH = 222.70 FEET, CHORD BEARING = S 19° 32' 07" E AND A CHORD DISTANCE = 221.37 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET AT THE SOUTHWEST INTERSECTION OF SAID DE ZAVALA ROAD, AND SAID JV BACON PKWY, AND BEING A POINT OF CURVE TO THE LEFT;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DE ZAVALA ROAD, WITH SAID CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS = 619.42 FEET, ARC LENGTH = 281.38 FEET, CHORD BEARING = S 20° 34' 25" W AND A CHORD DISTANCE = 278.96 FEET TO A MAG NAIL WITH SHINER MARKED "MBC ENGINEERS" SET;

THENCE S 89° 32' 45" W A DISTANCE OF 15.38 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DE ZAVALA ROAD TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS"

THENCE S 00° 31' 58" E A DISTANCE OF 238.15 FEET CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DE ZAVALA ROAD TO THE POINT OF

BEGINNING AND CONTAINING 12.641 ACRES MORE OR LESS AS SURVEYED BY
MACINA, BOSE, COPELAND, AND ASSOCIATES.

.

Exhibit B

Permitted Exceptions

1. Declaration of Restrictive Covenants dated April 8, 2010, recorded in Book 14523, Page 1052, Official Public Records of Bexar County, Texas.
2. Steubing Farm Master Covenant dated June 18, 2013, recorded in Book 16175, Page 1627, Official Public Records of Bexar County, Texas.
3. Steubing Farm Community Manual dated July 2, 2013, recorded in Book 16206, Page 1060, Official Public Records of Bexar County, Texas.
4. Restrictive Covenant Agreement dated as of January 15, 2016, recorded in Book 17650, Page 2449, Official Public Records of Bexar County, Texas.
5. Restricted Uses set forth in Exhibit C of Special Warranty Deed dated June 17, 2013, recorded in Book 16182, Page 208, Official Public Records of Bexar County, Texas.
6. Easements and other matters shown on Plat recorded in Book 9690, Page 199, Deed and Plat Records of Bexar County, Texas.
7. Easements and other matters shown on Plat recorded in Book 9675, Page 202, Deed and Plat Records of Bexar County, Texas.
8. Utility Service Agreement dated December 7, 2007, recorded in Book 14211, Page 2075, Official Public Records of Bexar County, Texas.
9. Utility Service Agreement dated August 25, 2011, recorded in Book 15149, Page 2042, Official Public Records of Bexar County, Texas.
10. Deed Recordation Affidavit Contributing Zone Plan approved August 18, 2010, recorded in Book 14903, Page 760, Official Public Records of Bexar County, Texas.
11. Steubing Farm Management Certificate dated July 2, 2013, recorded in Book 16206, Page 1055, Official Public Records of Bexar County, Texas.
12. Master Easement Agreement dated February 20, 2015, recorded in Book 17097, Page 2116, as amended by Amendment to Master Easement Agreement dated March 9, 2017, recorded in Book 18401, Page 26, Official Public Records of Bexar County, Texas.
13. Portion of overhead utility lines outside dedicated easements in the easternmost portion of the Property, as shown on survey dated March 28, 2017, prepared by Joel Christian Johnson, RPLS No. 5578.
14. The following documents pertaining to Steubing Farm, dated as of the date hereof and recorded in the Official Public Records of Bexar County, Texas:

- a. Notice of Applicability;
- b. Development Area Declaration; and
- c. Signage Easement and Designation of Common Area.

Doc# 20170196845
Pages 11
10/03/2017 3:47PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$62.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
10/03/2017 3:47PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Jessica L. Anderson (OHP)

From: Debbie Walton <debdebelc@gmail.com>
Sent: Friday, October 23, 2020 9:49 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Save Steubing Barn

Ms. Anderson,

I do not support the demolition permit of the barn set for Oct 28, located at 6439 Dezavala road. It has rich agricultural history and the family has rich ties and contributions to the city.

Best,
Debbie Walton
210-865-3937

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Jessica L. Anderson (OHP)

From: Josh Sheehan <joshsheehan416@gmail.com>
Sent: Friday, October 23, 2020 9:31 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Dairy Farm Barn

Hi,

I am a San Antonio resident and I do NOT support the demolition of the Steubing barn at 6439 De Zavala Rd.

This location has significant agricultural history and the family was well involved with the city having deep-rooted contributions. I request you do not allow the permit for demolition to occur on Oct. 28th as this location may qualify for a historical landmark. It's important we preserve some of the found San Antonio agricultural history. Please pass this email opposition on to anyone else in the conservation society that may have a say in the permit.

Thanks.

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Jessica L. Anderson (OHP)

From: nychik1021@aol.com
Sent: Friday, October 23, 2020 9:33 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Barn Demolition Opposition

I am a San Antonio resident and I do NOT support the demolition of the Steubing barn at 6439 De Zavala Rd.

This location has significant agricultural history and the family was well-involved with the city having deep rooted contributions. I request you do not allow the permit for demolition to occur on Oct. 28th as this location may qualify for a historical landmark. It's important we preserve some of the foundational San Antonio agricultural history. Please pass this email opposition on to anyone else in the conservation society that may have a say in the permit. Thanks.

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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Jessica L. Anderson (OHP)

From: Gertrude Hinkelheimer <ghink46@yahoo.com>
Sent: Saturday, October 24, 2020 6:05 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Preserve Steubing barn

Let it remain a historical building.

Claudine Loyd

Sent from my iPad

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Jessica L. Anderson (OHP)

From: Ester Flores <esterfloresphd@yahoo.com>
Sent: Saturday, October 24, 2020 7:50 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] SAVE OUR BARN

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.

Sent from my iPhone

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Jessica L. Anderson (OHP)

From: Eurielle Pineda <eurielle13@gmail.com>
Sent: Saturday, October 24, 2020 10:43 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] AGAINST DEMOLITION OF BARN AT 6439 DEZAVALA RD

Hello Jessica,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. I want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it. Leaving this here will be great for the community.

Thank you.

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Jessica L. Anderson (OHP)

From: Glen Godwin <gjjgodwin@aol.com>
Sent: Saturday, October 24, 2020 10:40 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition of Steubing Dairy Farm Barn at Babcock & JV Bacon Parkway

Ms. Anderson,

I am a resident of District 8 in San Antonio and I DO NOT support the demolition of the barn located at 6439 De Zavala road.

This structure is part of the rich agricultural history of the Steubing /Bacon families and of the City of San Antonio. It is the only structure left on the former dairy farm and quite visible within our community and to passers-by.

Its demolition would send another piece of our history to the scrap heap.

I ask that you make every effort to preserve it.

Thank you,

Glen J. Godwin

Babcock North Subdivision

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Jessica L. Anderson (OHP)

From: Jennifer Woodin <jennifer4485@yahoo.com>
Sent: Saturday, October 24, 2020 1:06 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing farm barn

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)

Sent from my iPhone

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Jessica L. Anderson (OHP)

From: kathyelizondo24 <kathyelizondo24@gmail.com>
Sent: Saturday, October 24, 2020 9:47 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re:I do not support the demolition

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. I want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Please preserve this important part of history

Thank you
Kathy Elizondo

Sent from my Sprint Samsung Galaxy S8+.

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Jessica L. Anderson (OHP)

From: Ken Crouch <kecone2@gmail.com>
Sent: Saturday, October 24, 2020 10:15 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Bacon farm

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)

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Jessica L. Anderson (OHP)

From: linda.culver <linda.culver@sbcglobal.net>
Sent: Saturday, October 24, 2020 5:54 PM
To: Jessica L. Anderson (OHP)
Cc: Sweets
Subject: [EXTERNAL] Steubing dairy barn

I am a San Antonio resident as well as a tax payer. I DO NOT support the demolition of the barn located at 6439 De Zavala road. I want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and is visible to our community.

Please don't demolish something with this history. It's our obligation to protect this property.

Sincerely,
Mrs. Culver
2108870570

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Jessica L. Anderson (OHP)

From: Lisa J <lmhjohns@gmail.com>
Sent: Saturday, October 24, 2020 3:57 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition of Historical Barn

Hello,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. I want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.

Agriculture, farming, and ranching are a huge part of the San Antonio and Texas culture. This structure should be preserved in effort to share and enrich the history of our area.

Thank you,
Lisa Johns

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Jessica L. Anderson (OHP)

From: mark <mark.kuttner12@gmail.com>
Sent: Saturday, October 24, 2020 1:43 PM
To: Jessica L. Anderson (OHP)
Cc: sdwyer2222@gmail.com; luara.garza@sanantonio.gov
Subject: [EXTERNAL] Old Steubing Barn, 6439 De Zavala

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.

Please honor the original agreement with members of the community to repurpose the barn structure into a restaurant or other commercial use.

Respectfully,
Mark

Mark Kuttner
6317 Robinsnest
San Antonio, TX 78249
PH: 210-414-0142
Email: mark.kuttner12@gmail.com

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Jessica L. Anderson (OHP)

From: Marlin Hillrichs <mdh57@sbcglobal.net>
Sent: Saturday, October 24, 2020 1:55 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL]

Please do not allow changing of the zoning from commercial to residential in the area of the old barn in order to build more apartments, because there is too much traffic in the area now. Marlin and Pearl Hillrichs 6333 Robinsnest. San Antonio, Tx. 78249

Sent from my iPad

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Jessica L. Anderson (OHP)

From: Pat Larkin <patlarkin@live.com>
Sent: Saturday, October 24, 2020 1:19 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Farm Barn

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)
Sent from [Mail](#) for Windows 10

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Jessica L. Anderson (OHP)

From: Ramona Davila <mona_ozuna@yahoo.com>
Sent: Saturday, October 24, 2020 4:46 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Do not demolish the barn

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it. Preserving history is a great way to remember and reflect on our past.

Ramona Davila
mona_ozuna@yahoo.com

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Jessica L. Anderson (OHP)

From: Bill Allen <sanfordallen@att.net>
Sent: Saturday, October 24, 2020 2:36 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Preservation of the old dairy barn at 6439 De Zavala Road

Ms. Anderson,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala Road. I have lived in the neighborhood across the road from this property for more than 22 years and this barn and the rich agricultural history of the Steubing/Bacon families must be preserved. This is the only structure left on the farm and is very visible to our community. Hart ranch subdivision was able to preserve a ranch structure when the subdivision was developed and the residents there use it. There is no reason that the same could be done with the Steubing/Bacon structure, if the surrounding property must, in fact, be developed. It is vitally important that we cease allowing our rich history to be plowed under by opportunistic developers with absolutely NO concern for our heritage. This is especially true in light of the ongoing and unwelcome trend of simply packing in as many cheap apartments as they can fit, with the city's complicity, driving up traffic levels and driving down existing property values for those who consciously invested years ago in their homes in this area, specifically so they would NOT have to be in a higher density location. It is clear to me that the city has completely abdicated its role in protecting its citizens and their property, under the influence of big and frequently unscrupulous developers whose only interest is in making an extra few bucks. Enough. Please prove me wrong.

Thank you.

Sanford Allen

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Jessica L. Anderson (OHP)

From: TONY MARTINEZ <tamartinez21@gmail.com>
Sent: Saturday, October 24, 2020 12:07 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Farm Barn at JVBacon/De Zavala

Hello Jessica,

I have lived in the area for over and in San Antonio for over 23 years! I have been in the real estate business since 2004. I am also a certified historic preservation agent through the city of San Antonio historic preservation dept.

Please do not allow the steubing barn to be torn down to make way for more apartments in the area. There are already several. Let's make this a reason to celebrate our history, not destroy it!

I encourage you to deny the permit to destroy the barn.

Thank you

[PLEASE OPEN LINK TO INFORMATION ABOUT BROKER SERVICES](#)

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Jessica L. Anderson (OHP)

From: Vanessa . <vanessa_188@hotmail.com>
Sent: Saturday, October 24, 2020 10:03 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Farm Barn at JVBacon/De Zavala

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.) **THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

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Jessica L. Anderson (OHP)

From: Vonda Baker <rvcv@hotmail.com>
Sent: Saturday, October 24, 2020 10:23 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing-Bacon Barn

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it. The diary and ranching history should be preserved in this growing city, that has no interest in history, just multi-unit housing interest.

Thank you
Vonda Baker
Tanglewood Neighborhood

Sent from my iPhone

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Jessica L. Anderson (OHP)

From: Yesenia M. <yesran.ym@gmail.com>
Sent: Saturday, October 24, 2020 12:21 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Barn 6439 De Zavala

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.

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Jessica L. Anderson (OHP)

From: c scogin <scoginc@hotmail.com>
Sent: Tuesday, October 27, 2020 2:59 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] barn demolition permit request, 6439 De Zavala road

Ms. Anderson, I am a resident of District 8 in San Antonio and I support preserving the barn located at 6439 De Zavala road.

This structure is part of the rich agricultural history of the Steubing /Bacon families and of the City of San Antonio. It is the only structure left on the former dairy farm and quite visible within our community and to passers-by. I understand you've recently received more about the history. Neighbors were led to believe at selling of the farm that owners would ensure it would be preserved in some way such as a business or meeting area. The current owners purchased as c2 zoning and possibly weren't aware of history. Their rep initially denied a permit request was filed. Demolition would send another piece of our history to the scrap heap. I ask that you make every effort to preserve it and to deny the demolition permit request neighbors discovered during the yellow sign rezoning research. Initially, our contact for the company, as I mentioned, said she was unaware of the permit request.

Respectfully,
Cynthia Scogin
6046 Spring Time
San Antonio, TX. 78249

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Jessica L. Anderson (OHP)

From: Deborah Dowell <d.w.dowell7@gmail.com>
Sent: Tuesday, October 27, 2020 12:38 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Save the Barn!

Ms. Anderson,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You should want to preserve this barn and the rich agricultural history of the Steubing /Bacon families. This is the only structure left on the farm and very visible to our community. Hart Ranch Subdivision preserved a ranch structure and the residents use it. Please preserve this last remnant of the dairy and our area's rich ranching history.

We thank you for advocating for the future by preserving the past.

Tad and Debbie Dowell

Oakland Estates

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Jessica L. Anderson (OHP)

From: eric <am_eric_a@hotmail.com>
Sent: Tuesday, October 27, 2020 3:11 PM
To: c scogin; Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: barn demolition permit request, 6439 De Zavala road

Ms Anderson,

Please add me to the list of people that would like to preserve this barn.

Can you share with us the current status of the application to demolish?

thansk

eric
><>

From: c scogin <scoginc@hotmail.com>
Sent: Tuesday, October 27, 2020 12:59 PM
To: Jessica.Anderson@sanantonio.gov <Jessica.Anderson@sanantonio.gov>
Subject: barn demolition permit request, 6439 De Zavala road

Ms. Anderson, I am a resident of District 8 in San Antonio and I support preserving the barn located at 6439 De Zavala road.

This structure is part of the rich agricultural history of the Steubing /Bacon families and of the City of San Antonio. It is the only structure left on the former dairy farm and quite visible within our community and to passers-by. I understand you've recently received more about the history. Neighbors were led to believe at selling of the farm that owners would ensure it would be preserved in some way such as a business or meeting area. The current owners purchased as c2 zoning and possibly weren't aware of history. Their rep initially denied a permit request was filed. Demolition would send another piece of our history to the scrap heap. I ask that you make every effort to preserve it and to deny the demolition permit request neighbors discovered during the yellow sign rezoning research. Initially, our contact for the company, as I mentioned, said she was unaware of the permit request.

Respectfully,
Cynthia Scogin
6046 Spring Time
San Antonio, TX. 78249

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Jessica L. Anderson (OHP)

From: Eva Shain <eva.shain@yahoo.com>
Sent: Tuesday, October 27, 2020 2:35 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Historic Structure

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it. I have lived in this neighborhood for over 15 years and every time I pass by there I've always dreamed of making that structure a flower/nursery shop with my mom. Just a dream. 😊

Eva Shain
13127 Regency Trail
San Antonio, TX. 78249

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Jessica L. Anderson (OHP)

From: Leticia Rodriguez <letirod2@gmail.com>
Sent: Tuesday, October 27, 2020 12:32 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing/Bacon Barn

Jessica:

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families.

This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)

Thank you for saving this historic building.

Leticia C. Rodriguez
The Park @University Hills (off Houseman Rd)
5847 Armstrong Well, San Antonio, TX 78249

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Jessica L. Anderson (OHP)

From: Mercedes Bidault <mnbidault07@yahoo.com>
Sent: Tuesday, October 27, 2020 12:49 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL]

Hello,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)

Thanks,
Mercedes B.

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Jessica L. Anderson (OHP)

From: Pierce Fly <piercefly11@gmail.com>
Sent: Tuesday, October 27, 2020 3:33 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Zoning Change, JV Bacon Barn

Ms. Anderson,

It has been brought to my attention by members of the neighborhood that the city is planning to change the zoning on the lot from commercial to residential. Including destroying a local landmark in the old barn on JV Bacon.

I would like to start by saying that would significantly impact traffic for the residents currently living here. I also don't see it making a drastic financial contribution either. Atleast enough to justify such a change.

Please leave the zoning as is currently!!!

Thanks,

Pierce Fly
(210)8859488

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Steubing Farm Barn at JVBacon/De Zavala Public Comment



I am requesting OHP's help with saving the last known structure of the Steubing Dairy Farm. The barn is located at 6439 DeZavala. The current land developer has put a permit in to have it demolished.

Legacy Capitol wanted to repurpose the dairy barn structure into a restaurant or something to keep the legacy of the farm alive and honor the Steubing and Bacon's contribution to the area.

Now another developer bought the property. They have requested to demolish the barn in an effort to rezone the property from commercial to MF 18 residential apartments.

Many of us that have lived in the area are familiar with the Steubing family and their ties to San Antonio. J.V. Bacon Parkway was named after Bernice's Steubing's father, Joseph V. Bacon.

This is a part of the rich dairy and ranching history as the barn is at least 70-90 years old. The Steubing family made a significant impact in our community. Raymond Steubing's father, Henry Steubing Jr. has a school named after him, Steubing Elementary located in NISD. His farm/ranch was located near Bandera road. Raymond Steubing married Bernice Bacon, another prominent dairy farming and ranching family. This barn represents the iconic history that our city was built upon. Without the building to remind us our history will lose this memorial. Many residents around the farm and those traveling from De Zavala to Hausman see the barn because as it is located so close to the JVBacon road. I am not aware of another barn structure anywhere around this area.

I live in Ridgehaven. The dairy farm had many dairy cows grazing on the farm. Ridgehaven residents could hear the dairy cow bells ring when the wind blew from west to east. Many of the Ridgehaven residents have expressed to me personally a very LOUD AND CLEAR message, SAVE THE BARN!!

PRESERVE HISTORY

I want to preserve the barn and the old agricultural history of these hard working land owners.

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families. This is the only structure left on the farm and very visible to our community. Hart Ranch subdivision developer preserved the ranch structure for the residents.



October 28, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: **Bacon- Steubing Farm Statement of Significance**

The Conservation Society of San Antonio supports a finding of historic significance for the remaining structures at 6439 DeZavala. The barn, feed room, and milk house are the last structures left to form a visible connection between the historic and economic contributions of the Bacon-Steubing dairy farm and the greater Bexar County community it served. Although the remaining structures stand within an altered setting, they satisfy the following criteria for historic significance:

Criteria 1: These farm buildings, which lie further west of the preserved Voelcker Farmstead on Buttermilk Hill, are valuable as a visible reminder of the cultural heritage of the dairy farming that once predominated in northwestern Bexar County, and which author Gayle Brennan Spencer describes as, “a part of San Antonio’s heritage almost erased”. The Bacon-Steubing farm took advantage of early 20th century developments in roads, vehicles, refrigeration and dairy equipment and expanded operations between 1917 and 1954. The improved barn and outbuildings coincided with the post WWII period of growth in the Texas dairy industry.

Criteria 3: This site is associated with both the Joseph V. Bacon and the Raymond Steubing families. The Steubing family helped to settle and advance the Helotes/Leon Valley community, including the establishment of one of the area’s first farms near Eckert Road, several area schools, and construction of the first Zion Lutheran Church Building in 1906. Due to the rigorous demands of dairy farming, the Bacons and the Raymond Steubing family had less time to become involved in civic and social activities. Nevertheless, the two families contributed through their labor to making Bexar County a “major player in the Texas dairy industry” in the years between 1920 and 1950.

Criteria 7: Of the remaining three buildings, the long, low masonry building is recognizable as a cattle barn, similar in basic form to the Voelcker dairy barn preserved at Phil Hardberger Park. Located at the northern end of a diamond shaped piece of land bounded on the east by J.V. Bacon Parkway and on the west by an unnamed road, these buildings are an established visual feature that can be seen from both roads, and by more people, as development increases in this area.

Criteria 11: The surviving barn, feed room, and milk house are of distinctive interest and value for exemplifying dairy farming as an important part of San Antonio’s economic and historical heritage. The barn retains distinctive interior features like built-in cattle troughs. Together, the buildings represent the mid-twentieth century phase of the Bacon-Steubing dairy farm’s evolution, exemplifying the expansion of operations made possible by product demand and innovations in technology and transportation. These improvements increased production and opened markets at greater distances for the dairy farmers operating in northwestern Bexar County.



Until the 1950s, Bexar, Harris, Dallas, and Tarrant counties led the state in milk production, but little evidence of the local dairy farms that contributed to that effort remains visible in the built environment. The extant buildings at 6439 DeZavala provide a vital link to the last major period of prosperity and the first dawning days of decline for dairy farmers in Bexar County. We find they meet the criteria for historic significance and are worthy of retaining in any future development on the site.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President

Jessica L. Anderson (OHP)

From: Kathy Laurila <klaurila13@gmail.com>
Sent: Wednesday, October 28, 2020 12:01 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Steubing Barn

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. I want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.

My husband and I have lived in the Ridgehaven subdivision since 1996 and fondly remember and miss the sounds of the cows and their bells. Not only do we disagree with demolishing the barn, but we also disagree with the rezoning of the land. Why does San Antonio government have to agree to destroy all the history and greenspace in this city to build more unnecessary buildings. They just built that HUGE apartment complex at the corner. Tell us that that is 100% rented?! Also, there is never any reasonable consideration to how much more traffic will increase on DeZavala, which it cannot handle. Why doesn't the city do something about the street racing that is occurring down DeZavala every night, which only started after the building of that huge apartment complex. Our whole neighborhood hears the cars racing every night. Why do the police not do anything about that! Not to mention, building another apartment complex will just mean more racing and crime in our neighborhoods.

Here is a suggestion. Why doesn't the city buy the property and turn it into a park for the residents and wildlife around here to enjoy. We do not have anything like that close to our neighborhood, and all the city talks about is having San Antonio residents get healthier. It could have a playground for kids or a dog park, or both.

Sincerely,

Kathy and Mark Laurila

Ridgehaven residents

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Jessica L. Anderson (OHP)

From: Brigitte Lorio <scc732@my.utsa.edu>
Sent: Friday, October 30, 2020 6:56 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] STEUBING Farm Barn

Good Afternoon,

I am a San Antonio resident and I DO NOT support the demolition of the barn located at 6439 De Zavala road. You want to preserve this barn and the rich agricultural history of the Steubing /Bacon families .This is the only structure left on the farm and and very visible to our community. Hart ranch subdivision preserved a ranch structure and the residents use it.(include any personal reasons if you know the family ,history of farming , or simply to preserve the diary and ranching history.)

Thank you,

Brigitte Lorio

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