

HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO: 2019-139
ADDRESS: 1914 ROGERS AVE
925 E CARSON
1913 ROGERS AVE
1919 ROGERS AVE
919 E CARSON
913 E CARSON
918 QUITMAN ST
808 QUITMAN ST
516 PIERCE
514 PIERCE
512 PIERCE
LEGAL DESCRIPTION: NCB 1257 BLK LOT 30
NCB 1259 BLK LOT 62A
NCB 1259 BLK LOT 60A & 61A
NCB 1259 BLK LOT 63
NCB 1259 BLK LOT E 50 FT OF W 102 FT OF 60, 61 & 62 NCB 1259
BLK LOT 64
NCB 1259 BLK LOT 51, 52, 53 & 54
NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF 35
NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF 36
ZONING: C-2 IDZ, R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
LANDMARK: House
APPLICANT: Ashley Farrimond
OWNER: SA Quad Ventures, LLC
TYPE OF WORK: Construction of multi-story, multi-family residential structures to feature commercial space
APPLICATION RECEIVED: April 06, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will feature 281 residential units and commercial space.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has

been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for

Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale,

transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.

Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will feature 281 residential units and commercial space.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval on April 3, 2019, for the proposed new construction and the relocation of a single family residential structure, previously located at 516 Pierce. Conceptual approval was issued with the following stipulations:
 - i. That windows, such as aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - ii. That all mechanical equipment be screened from view from the public right of way.
 - iii. That a detailed landscaping plan be submitted to the HDRC when returning for final approval.
 - iv. That additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided.

Final approval of the relocation of the structure at 516 Pierce was approved on February 19, 2020.

- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic

examples found on the block. On E Carson, the applicant has proposed setbacks that appear to be greater than those of historic structures on the block. Additionally, on Quitman and Spofford, the proposed site plan notes a setback that is greater than those of historic structures found on these blocks. Staff finds the proposed setbacks to be appropriate.

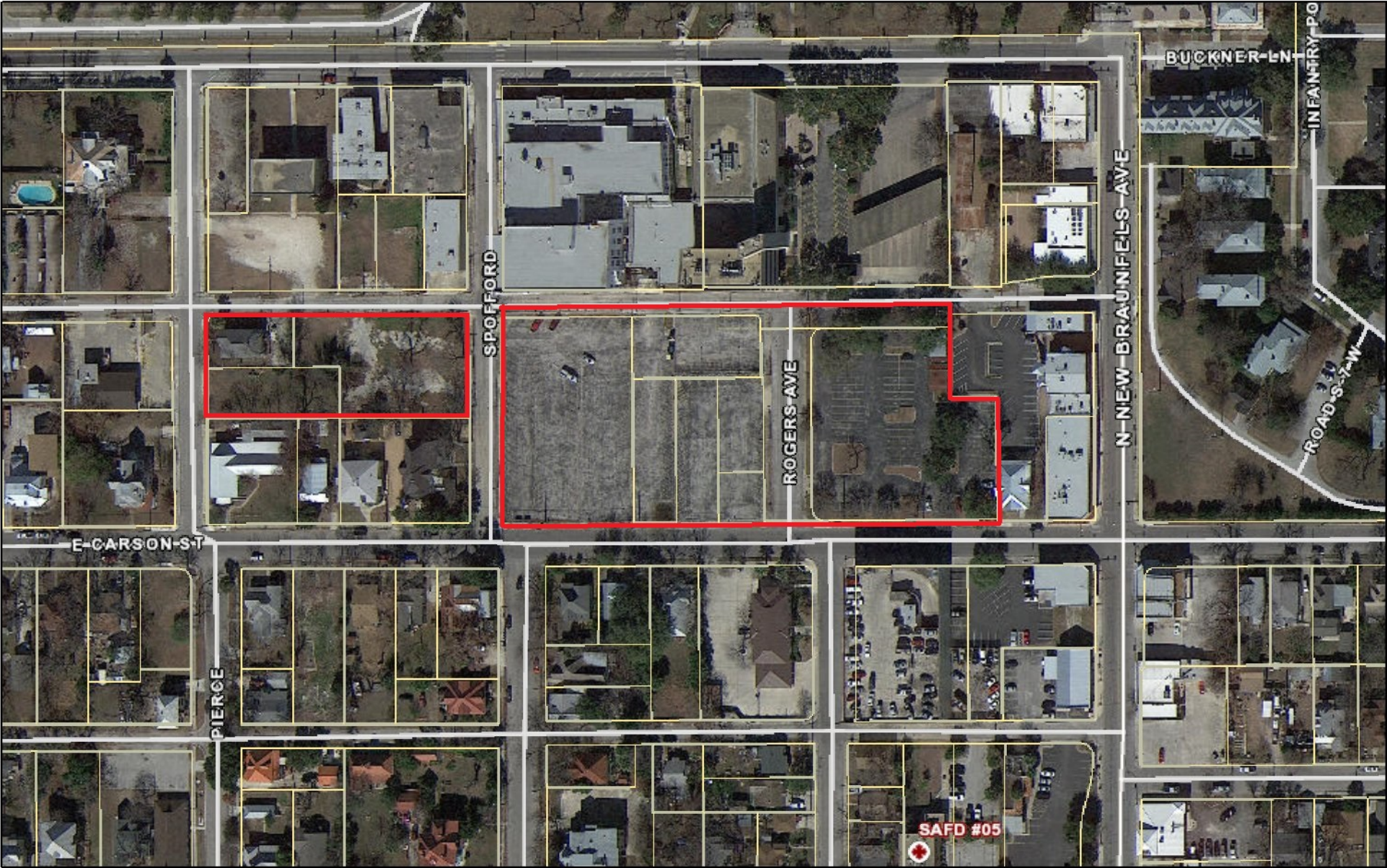
- d. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- e. ENTRANCE MASSING – While the applicant has proposed for the new construction to feature multiple stories in height, the applicant has incorporated entrance massing – include porch-like elements and human scaled openings into the street facades. Staff finds this to be appropriate.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The immediate vicinity features commercial structures that feature between two and five stories in height. While there are one story, single-family residential structures also located in the immediate vicinity, staff finds that the proposed new construction’s primary massing will be located adjacent to existing, multi-story structures. Staff finds the proposed scale and mass to be appropriate.
- g. ROOF FORMS – The applicant has proposed roof forms that primarily consist of flat roofs with parapet walls. These roof forms are found historically throughout the immediate area; specifically on E Carson, E Grayson and N New Braunfels.
- h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, at this location, historic commercial structures occupy much larger percentages of their lot than single-family residential structures. Staff finds the proposed lot coverage to be appropriate.
- i. MATERIALS – The applicant has proposed materials that include various colors of thin brick and metal cladding materials. Staff finds the proposed materials to be appropriate and consistent with the commercial materials found historically throughout the district. Staff finds that the proposed thin brick feature corner pieces that feature a return as a traditional brick profile would feature.
- i. WINDOW MATERIALS – The applicant has noted the installation of vinyl windows. Generally, staff finds that all windows should be consistent with staff’s standard specifications for windows in new construction and be non-manufacturer’s white, be recessed within openings (approximately 2 inches), feature no faux divided lites, and feature equal sash sizes.
- j. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate. On E Carson and Spofford, the applicant has proposed porch and yard elements that relate to those of single-family, historic structures found historically on the block. Additionally, the applicant has incorporated profiles and architectural details that are found on historic commercial structures on N New Braunfels into the design. Staff finds the proposed architectural details to be appropriate.
- k. PARKING – The applicant has noted structured parking to be clad with brick, metal panels and storefront systems at the street level. The applicant has also noted the installation of landscaping elements on the parking structure. Staff finds that all parking should be screened, whether through landscaping elements or building materials, specifically as viewed from E Carson, to the fullest extent possible. Additionally, staff finds that additional screening should be added to the parking garage on the north (Quitman) façade. Where vegetation is proposed, a landscaping detail is to be submitted to staff for review and approval.
- l. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- m. SIGNAGE – Staff finds that the detailed, master signage plan for the proposed development should be submitted at a later date to the Commission. The applicant should design and scale signage appropriately for the historic district.

RECOMMENDATION:

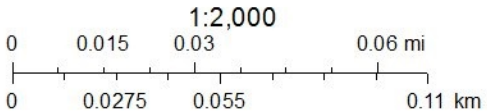
Staff recommends approval based on findings a through m with the following stipulations:

- ii. That all mechanical equipment be screened from view from the public right of way.
- iii. That all parking be screened, whether through landscaping elements or building materials, specifically as viewed from E Carson, to the fullest extent possible. Additionally, staff recommends that additional screening should be added to the parking garage on the north (Quitman) façade. Where vegetation is proposed as a screening element, a landscaping detail is to be submitted to staff for review and approval.
- iv. Windows should be non-manufacturer's white, be recessed within openings (approximately 2 inches), feature no faux divided lites, and feature equal sash sizes.
- v. That the proposed thin brick feature corner pieces that feature a return as a traditional brick profile would feature.

City of San Antonio One Stop



April 16, 2021



Residences at Grayson Heights – HDRC COA Application



April 2021

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Residences at Grayson Heights – HDRC COA Application

Site Photos



West view from Spofford and south of Quitman St.
towards Pierce St.



East view from Pierce St. towards Spoffod



Southeast View from Spofford/Quitman St. towards Carson St.



Southwest View from Rogers Ave. and Quitman St.
towards Spofford



South view - Rogers Ave., street has been approved for closure.



Southwest view from Quitman St. towards Carson St.



Northwest view from Carson St. towards Rogers Ave.

Residences at Grayson Heights – HDRC COA Application

Project Description

Project Description

Grayson Heights

The Grayson Heights development is mixed use project (“Project”) located at 510 Spofford Street and 923 E. Carson Street (collectively, the “Property”). The Property is approximately 4.06 acres fronting on Quitman Street to the north, Spofford Street to the west and E. Carson Street to the south, and generally west of N. New Braunfels, near the entrance to Fort Sam Houston. The Project is an integral part of a larger mixed-use project that includes a 5-story office building at 1422 E. Grayson Street, surface parking, future garage parking within the Project, recently renovated retail space at 1518 E. Grayson, and retail space within the Project.

The Project will consist of approximately 281 multi-family units, structured parking serving the multi-family, as well as nearby office and retail, approximately 1,000 square feet of commercial space, and green space. The project site is 4.06 acres and is currently used as surface parking or is vacant.

The Property has an “IDZ-3” base zoning and is located within the Government Hill Community Plan. The Project is consistent with both the Plan and the current zoning.

The Developer is seeking final approval of the site plan and elevations in order to begin construction of the Project. The Project received conceptual approval from the HDRC on April 3, 2019.

Residences at Grayson Heights – HDRC COA Application

HDRC Approvals Already
Obtained for Project



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

April 3, 2019

HDRC CASE NO: 2019-139

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LEGAL DESCRIPTION: NCB 1257 BLK LOT 30
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NCB 1259 BLK LOT E 50 FT OF W 102 FT OF 60, 61 & 62
NCB 1259 BLK LOT 64
NCB 1259 BLK LOT 51, 52, 53 & 54
NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF 35
NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF 36

HISTORIC DISTRICT: Government Hill

LANDMARK: House

APPLICANT: Ashley Farrimond/Kaufman & Killen, Inc. / The Davies Collaborative - 100 W Houston

OWNER: SA Quad Ventures, LLC - 1422 E Grayson

TYPE OF WORK: New construction, Relocation of Historic Structure

REQUEST:

The applicant is requesting conceptual approval to: 1. Relocate the historic structure located at 516 Pierce. 2. Construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will also feature ground level retail.

FINDINGS:

a. The applicant is requesting conceptual approval to relocate the historic structure located at 516 Pierce Avenue and to construct a five (5) story, multi-family residential structure. b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 22, 2019. At that meeting, committee members noted that the proposed design appropriately addressed the street in regards to fenestration and that much of the historic context of the block had been previously removed. Findings related to request item #1: 1a. The applicant has

proposed to relocate the historic structure located at 516 Pierce. The historic structure at 516 Pierce was constructed circa 1930 and is found on the 1951 Sanborn Map. The structure features Craftsman architectural elements. 1b. RELOCATION – The UDC Section 35-613 notes that the when the historic structure’s character at its current location should be taken into consideration when considering its relocation, as well as whether or not there are definite plans for the area to be vacated, whether the structure can be moved without damage, whether the proposed relocation area is compatible with the historic and architectural character of the structure and the balance of the structure’s contribution to the historic district. Staff finds that not enough sufficient information has been provided by the applicant at this time to review relocation. Findings related to request item #2: 2a. The applicant is requesting conceptual approval to construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will also feature ground level retail. 2b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. On E Carson, the applicant has proposed setbacks that appear to be greater than those of historic structures on the block. Additionally, on Quitman and Spofford, the proposed site plan notes a setback that is greater than those of historic structures found on these blocks. Staff finds the proposed setbacks to be appropriate. 2c. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines. 2d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The immediate vicinity features commercial structures that feature between two and five stories in height. While there are one story, single-family residential structures also located in the immediate vicinity, staff finds that the proposed new construction’s primary massing will be located adjacent to existing, multi-story structures. Staff finds the proposed scale and mass to be appropriate. 2e. ROOF FORM – The applicant has proposed to incorporate gabled roof forms throughout the proposed new construction. Staff finds that the proposed gabled roofs are appropriate and provide a reference to the historic roof forms found throughout the district. 2f. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, at this location, historic commercial structures occupy much larger percentages of their lot than single-family residential structures. Staff finds the proposed lot coverage to be appropriate. 2g. MATERIALS – The applicant has proposed materials that include various colors or brick and metal cladding materials. Staff finds the proposed materials to be appropriate and consistent with the commercial materials found historically throughout the district. 2h. WINDOW MATERIALS – At this time, the applicant has not provided information regarding windows. Staff finds that windows, such as aluminum clad wood windows should be used and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. 2i. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate. On E Carson, the applicant has proposed porch and yard elements that relate to those of single-family, historic structures found historically on the block. Staff finds the proposed architectural details to be appropriate. 2j. PARKING – The applicant has noted structured parking to be clad with brick, metal panels and storefront systems at the street level. The applicant has also noted the installation of landscaping elements on the parking structure. Staff finds additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided. 2k. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way. 2l. LANDSCAPING PLAN – At this time, the applicant has not provided a detailed landscaping plan for the entire site. The applicant should install landscaping elements that are consistent with those found historically on the block. 2m. SIGNAGE – Staff finds that the detailed, master signage plan for the proposed development should be submitted at a later date to the Commission. The applicant should design and scale signage appropriately for the historic district.


RECOMMENDATION:

1. Staff does not recommend approval of item #1, the relocation of the historic structure at 516 Pierce. Staff finds

that not enough sufficient information has been provided by the applicant at this time to review relocation. 2. Staff recommends conceptual approval of item #2 based on findings 2a through 2l with the following stipulations: i. That windows, such as aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. ii. That all mechanical equipment be screened from view from the public right of way. iii. That a detailed landscaping plan be submitted to the HDRC when returning for final approval. iv. That additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided.

COMMISSION ACTION:

Conceptual approval of item #1, relocation of the historic structure at 516 Pierce, with the stipulation that applicant work with OHP staff in regards to the relocation. Conceptual approval of item #2, new construction, with staff's stipulations.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller
Historic Preservation Officer

Residences at Grayson Heights – HDRC COA Application

Site Plan



Rd 32

Staff Post Rd

E Grayson St

1422 E. Grayson
Office Building

1518 E. Grayson
Retail

Grayson St

Donated House

Spotted Ave

Quitman St

Future Multi-Family &
Shared Parking Garage

E Carson

Pierce Ave

Colita St

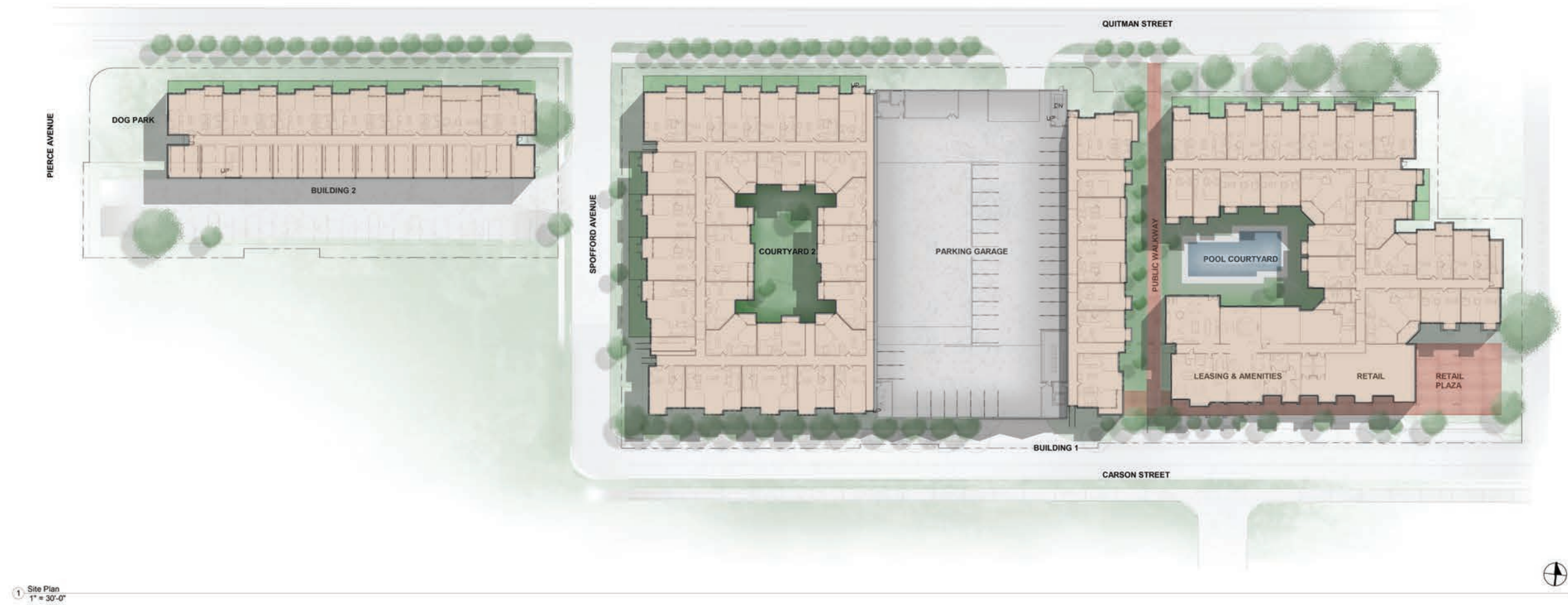
N New Brauntfels Ave

Sandmeyer St

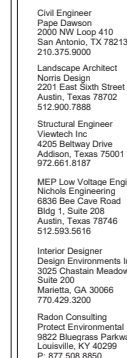
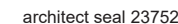
Infinity Post Rd

Rd S-7 S

Rd S-7 W



THC Revision 4 March 30th, 2020

[illegible]

a multifamily project for
**Grayson Heights,
LLC**

The Residences at Grayson Heights

Building 1 - E. Carson Street
Building 2 - 510 Spofford Avenue
San Antonio, Texas 78208

Architectural Reference Site
Plan

Project Number	18035
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Date	March 10, 2021
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Drawn By	GY
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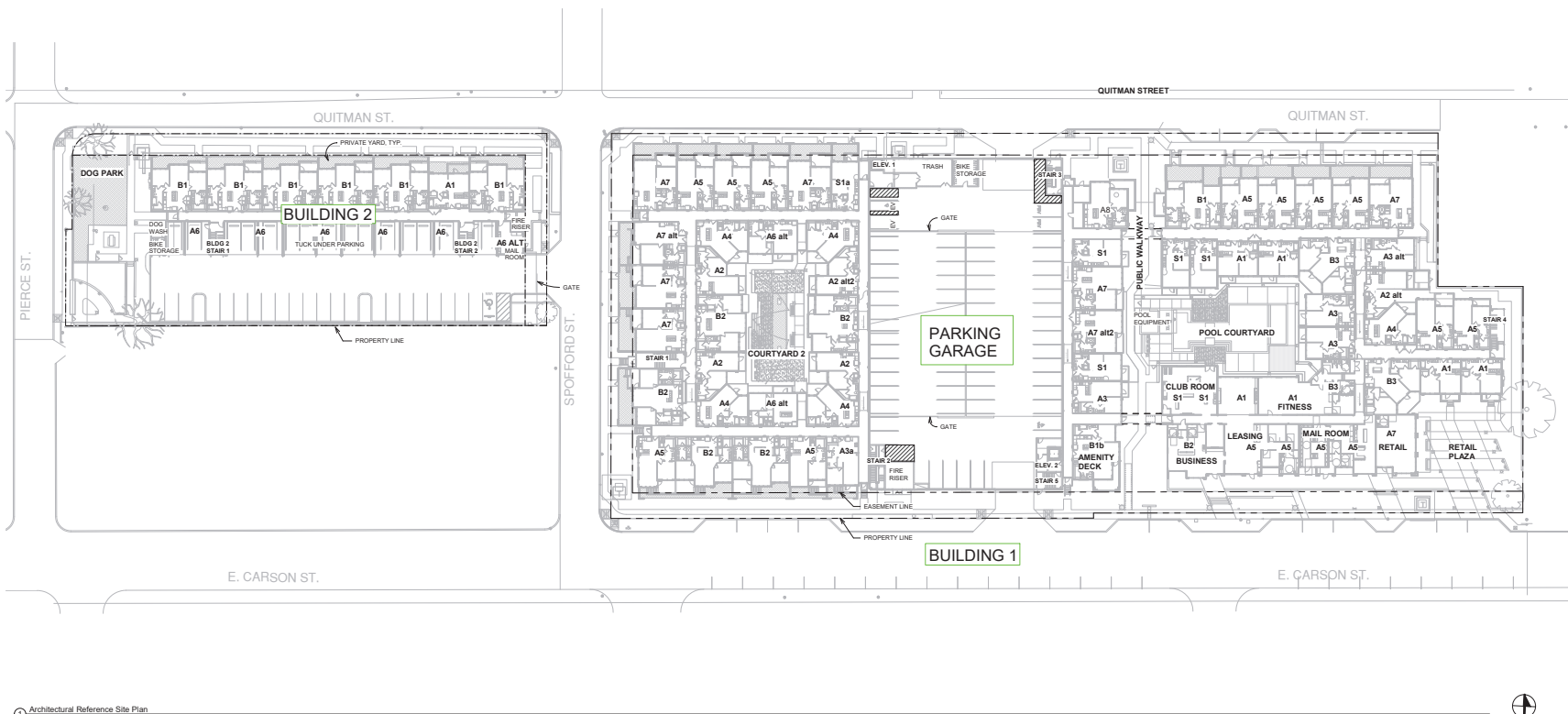
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A100

Scale	As indicated
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SITE PLAN GENERAL NOTE

SITE COORDINATION

1. REFER TO CIVIL ENGINEER FOR PROJECT LIMITS.
2. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDINGS ON SITE. PROVIDE ELECTRONIC FILE FROM SURVEYOR FOR CONFIRMATION.
3. REFER TO CIVIL ENGINEER FOR FIRE HYDRANT AND FD LOCATIONS.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE FEATURES AND AMENITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING

ACCESSIBILITY

1. REFER TO CIVIL ENGINEER DRAWINGS FOR ADDITIONAL INFORMATION ABOUT SIDEWALKS AND ACCESSIBLE ROUTES.
2. ACCESSIBLE ROUTES SHALL BE MAX 1:20 SLOPE AND MAX 2% CROSS-SLOPE
3. ACCESSIBLE PARKING SPACES SHALL BE AS INDICATED ON CIVIL ENGINEER DRAWINGS.

PERIMETER GATES, AUTOMOBILE GATES, AND PRIVATE YARDS

1. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN OF ALL PERIMETER FENCES AND AUTOMOBILE GATES.
2. CONTRACTOR SHALL COORDINATE ALL NECESSARY SLAB LOOPS AND DETECTION EQUIPMENT AS NEEDED FOR GATE OPERATION.
3. CONTRACTOR SHALL COORDINATE ALL NECESSARY VOLTAGE WIRE CONNECTIONS TO GATES.
4. PROVIDE KNX BOX. EXACT LOCATIONS AND KNX BOX FIXTURE TO BE COORDINATED WITH THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
5. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN AND LOCATION OF ALL UNIT PRIVATE YARDS.
6. LEVEL 1 UNITS WITH PRIVATE YARDS SHALL NOT HAVE RAILING AT UNIT PATIO UNLESS DOW TO GRADE.

POOL COURT YARD

1. ALL WINDOWS WITHIN THE POOL ENCLOSURE FENCE AND GATES TO BE FIXED.
2. ALL UNIT BALCONY RAILINGS WITHIN THE POOL ENCLOSURE FENCE TO BE 48" AFF. MIN.

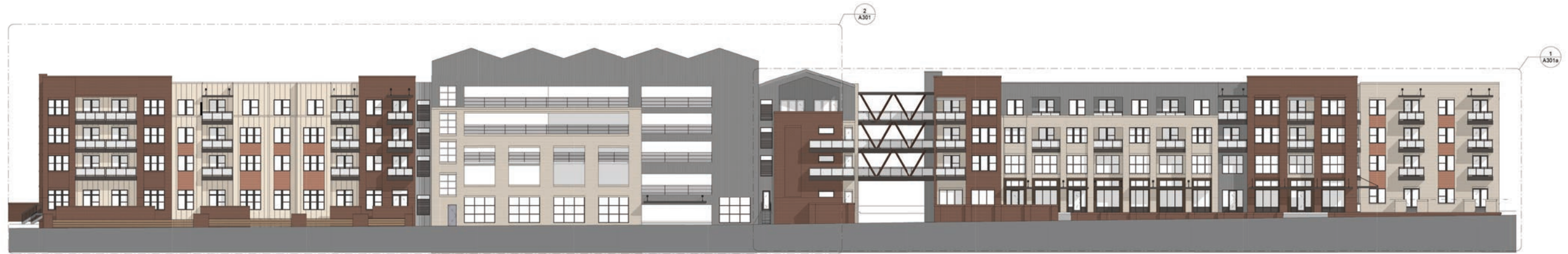
TRANSFORMERS

1. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF TRANSFORMERS.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING, PLANTING, DRAINAGE AROUND GROUND MOUNTED TRANSFORMERS.
3. GROUND MOUNTED TRANSFORMERS SHALL BE SET ON A CONCRETE PAD PER MECHANICAL ENGINEER

PROVIDE KNOX BOX AT ALL BUILDING RISER ROOMS

Residences at Grayson Heights – HDRC
COA Application

Elevations, Floorplans, and
Architectural Drawings



① Building 1 - South Elevation - Carson Street
1/16" = 1'-0"



② Building 1 South Elevation - Callout 1
1/8" = 1'-0"

THC Revision 4 March 30th, 2020



1 Building 1 South Elevation - Callout 2
1/8" = 1'-0"

THC Revision 4 March 30th, 2020



THC Revision 4 March 30th, 2020



THC Revision 4 March 30th, 2020



1 Building 1 North Elevation - Callout 2
1/8" = 1'-0"

THC Revision 4 March 30th, 2020



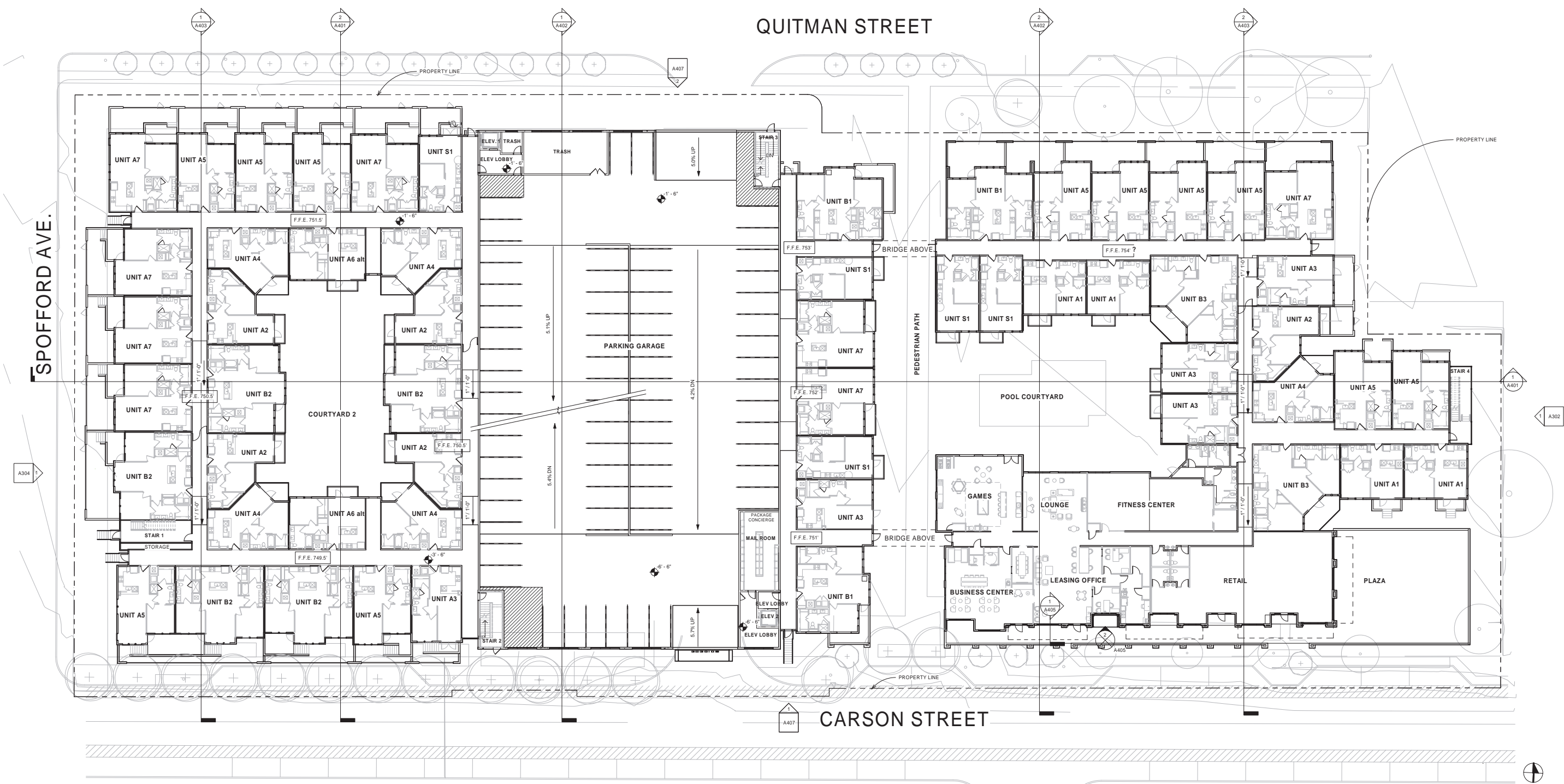
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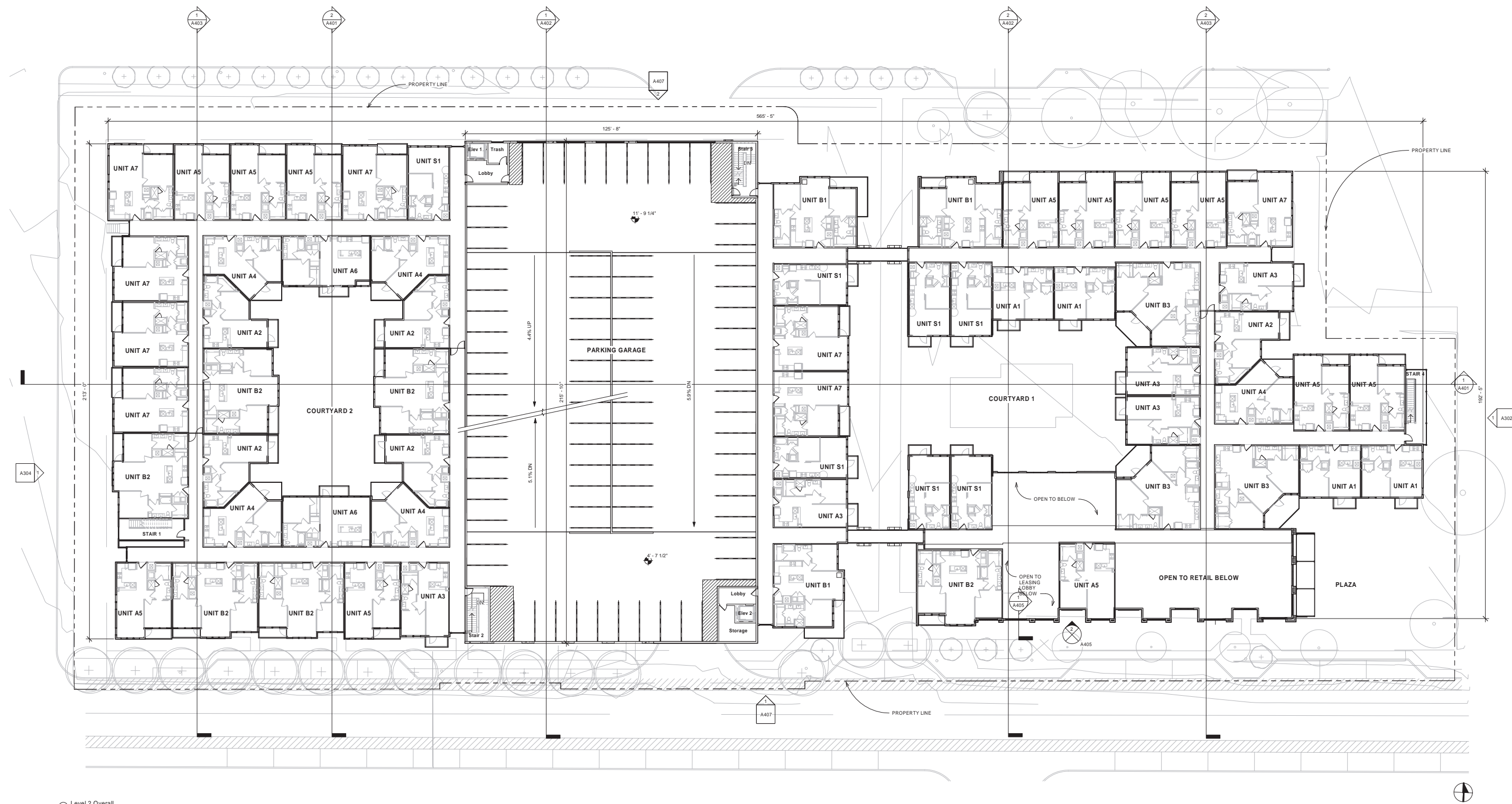


THC Revision 4 March 30th, 2020



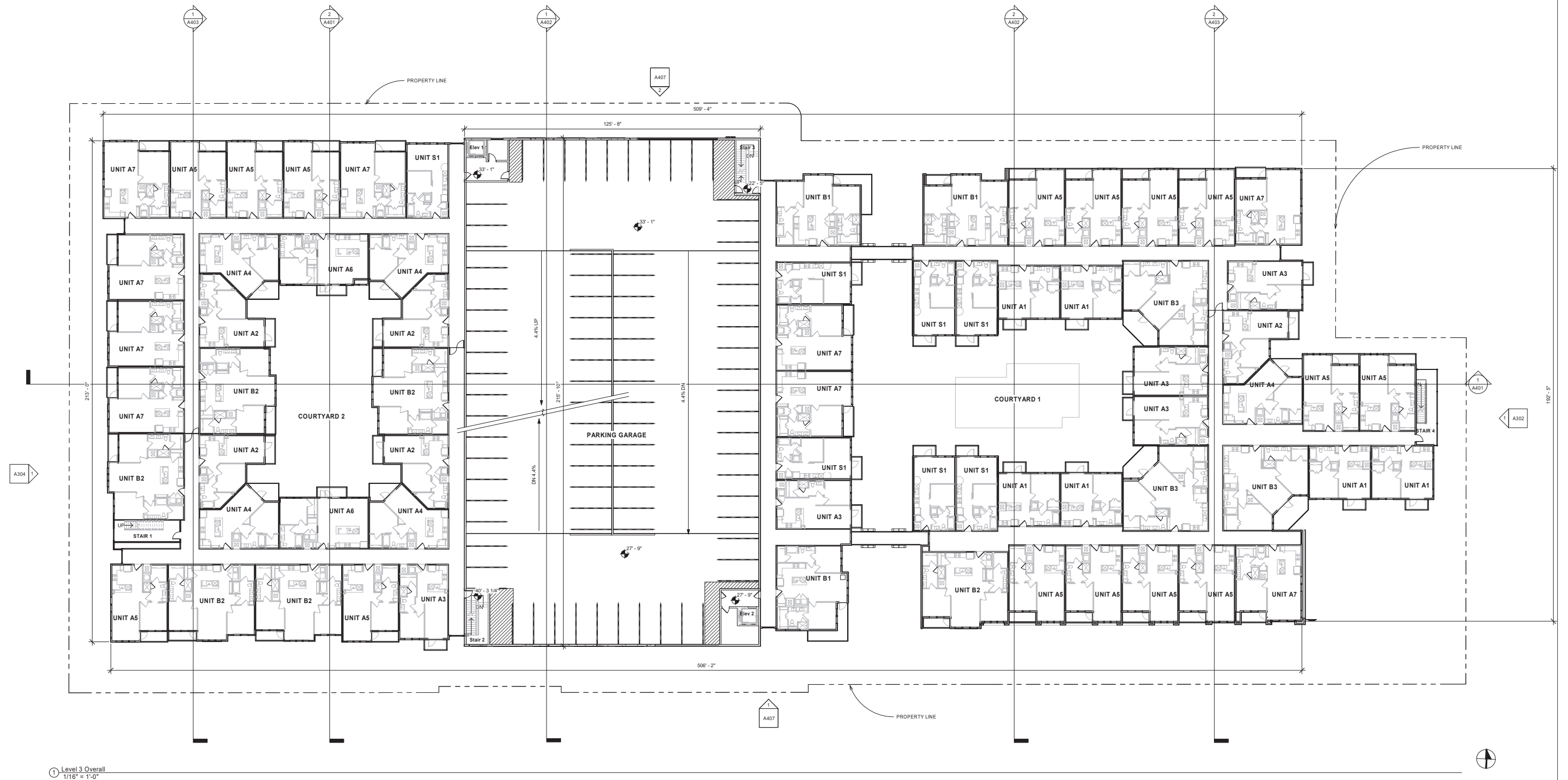
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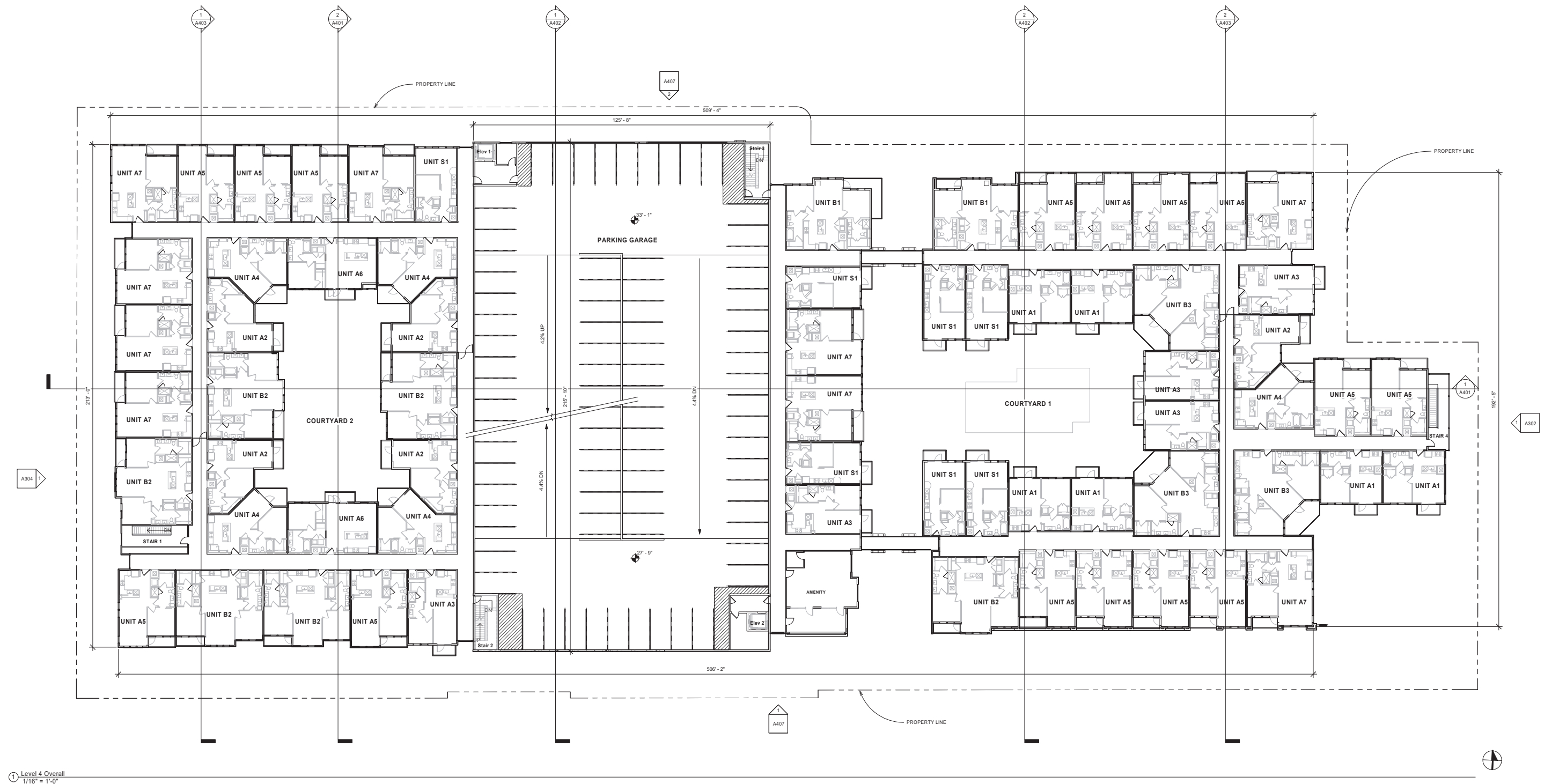


1 Level 2 Overall
1/16" = 1'-0"

THC Revision 4 March 30th, 2020

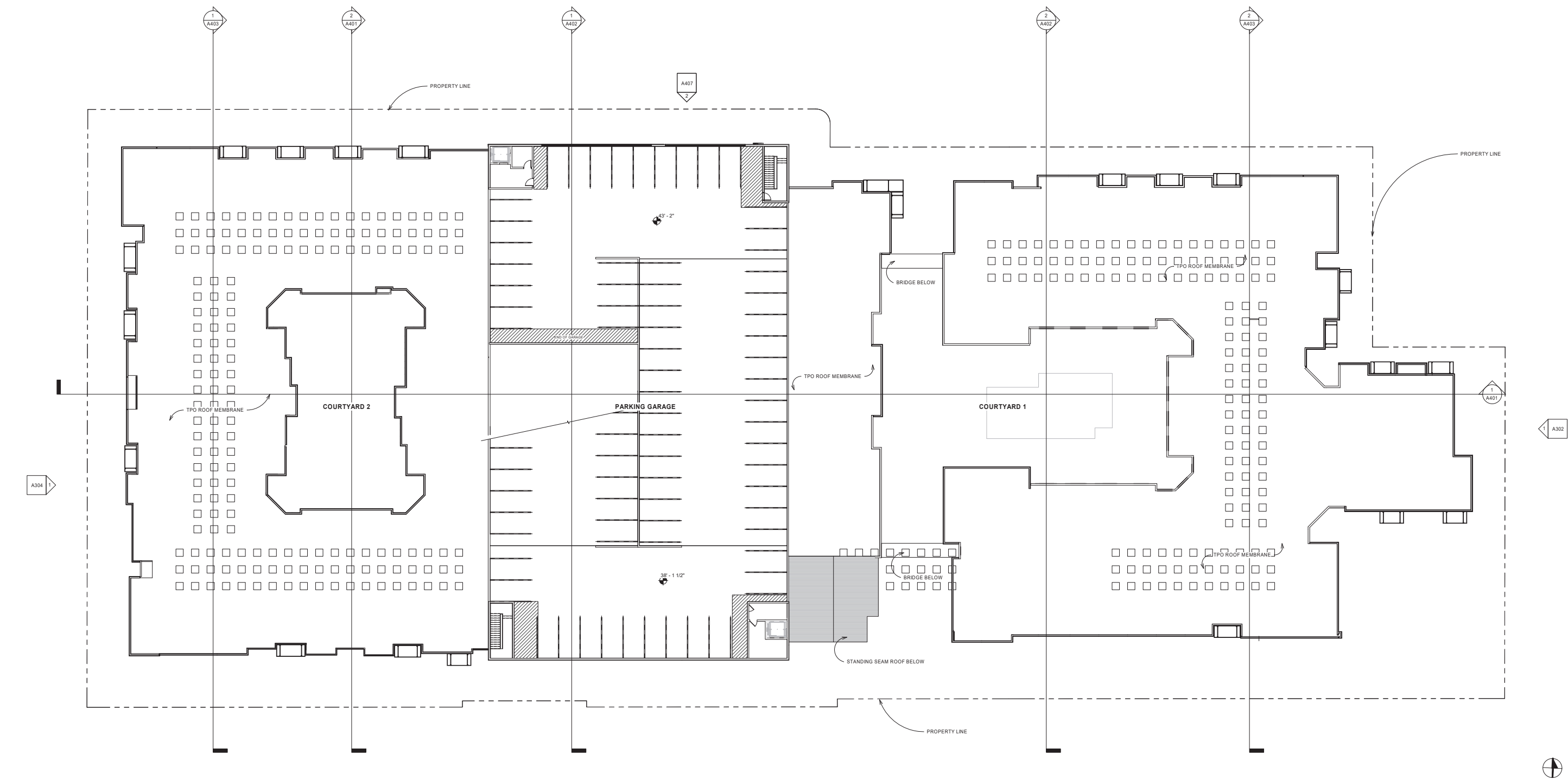


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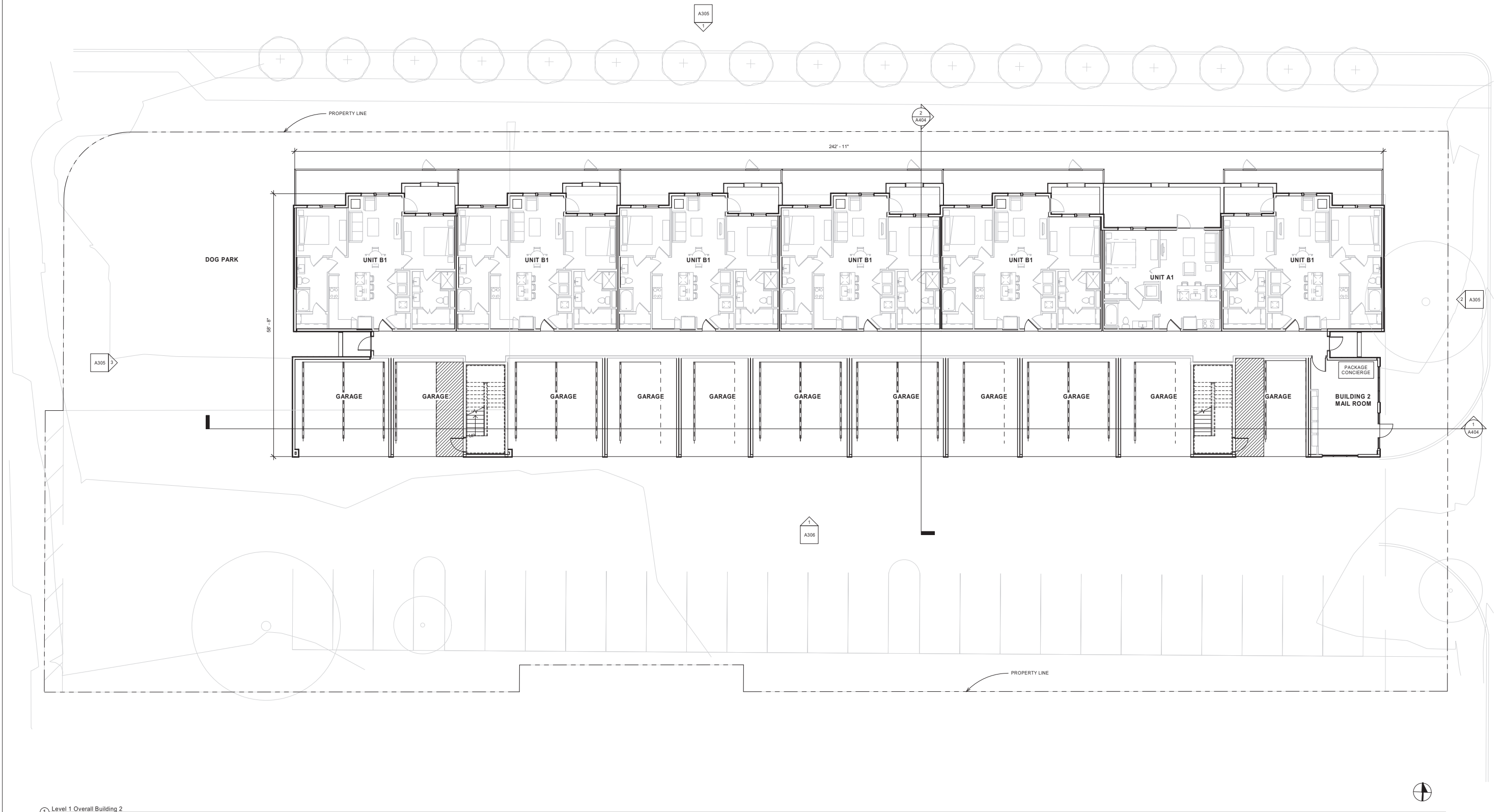
① Level 4 Overall
1/16" = 1'-0"

THC Revision 4 March 30th, 2020



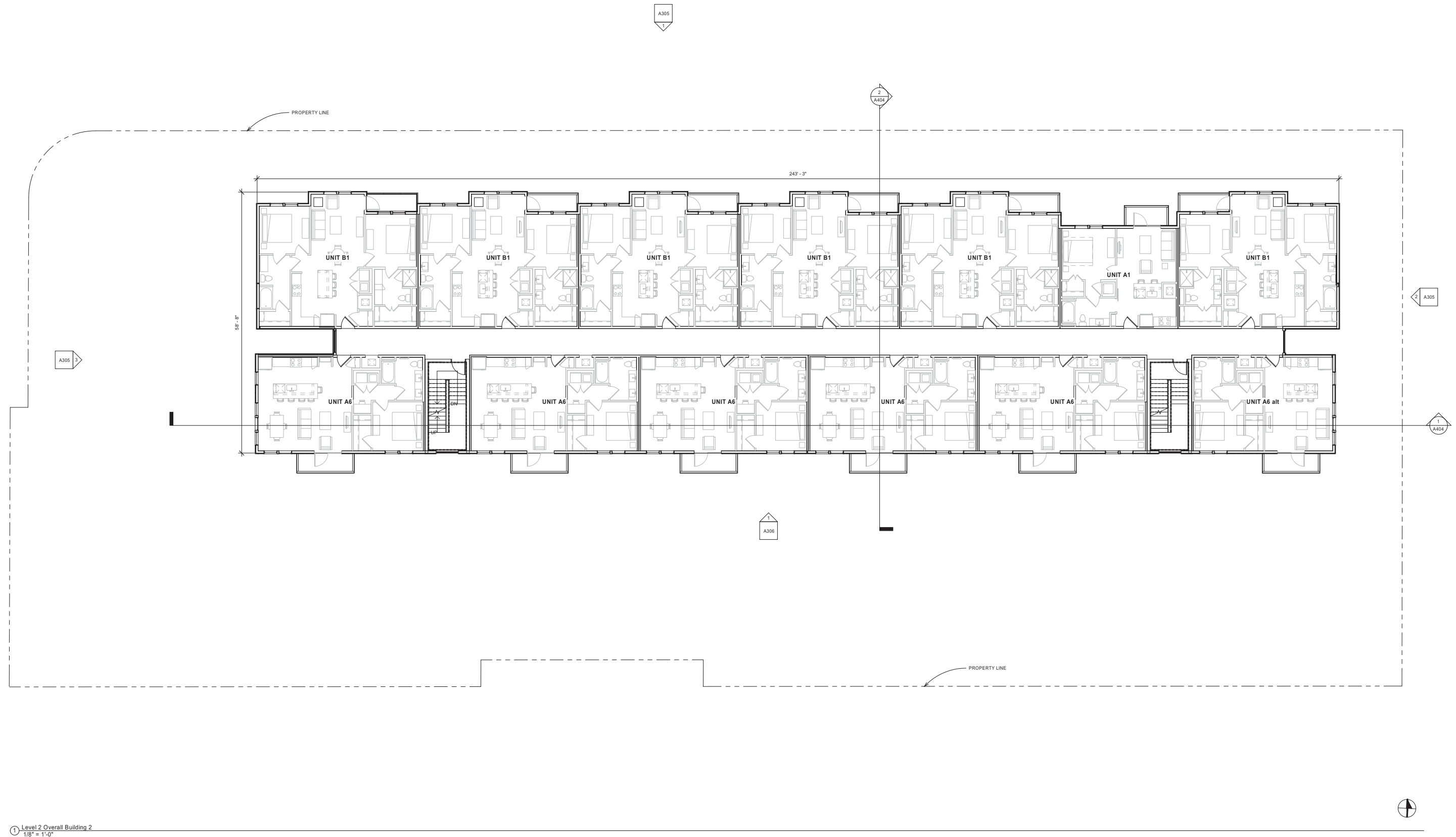
① Roof Plan Overall
1/16" = 1'-0"

THC Revision 4 March 30th, 2020



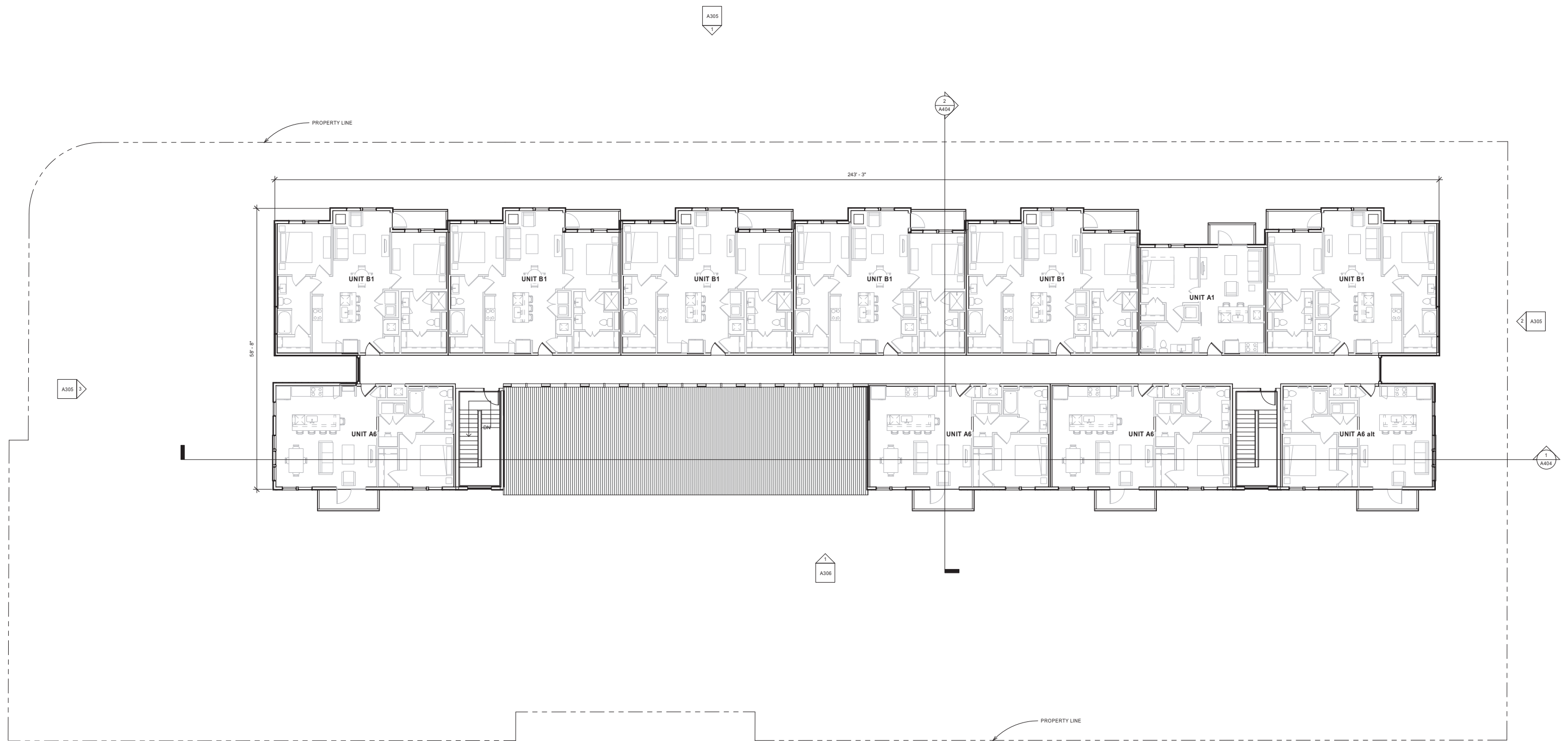
Level 1 Overall Building 2
1/8" = 1'-0"

THC Revision 4 March 30th, 2020



① Level 2 Overall Building 2
1/8" = 1'-0"

THC Revision 4 March 30th, 2020



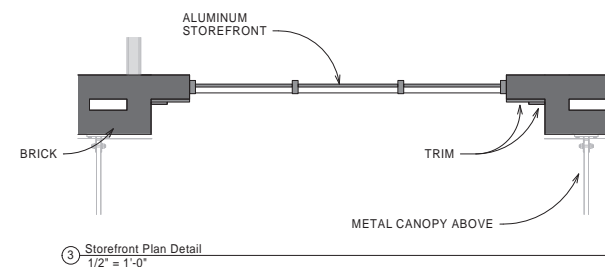
① Level 3 Overall Building 2
1/8" = 1'-0"

THC Revision 4 March 30th, 2020

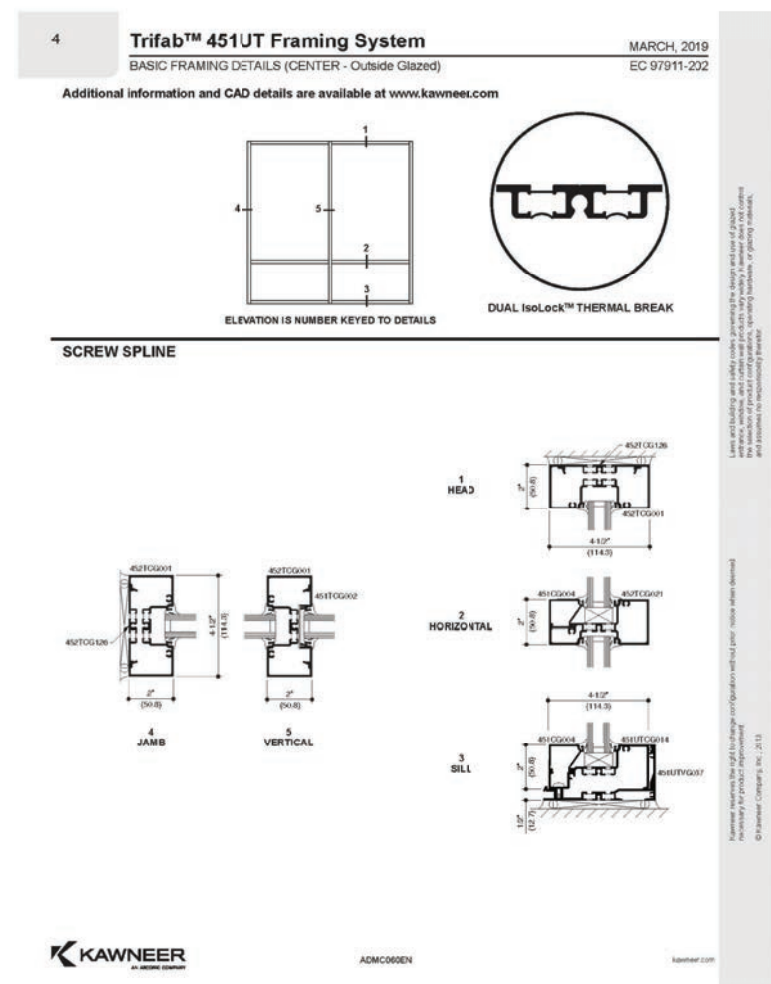
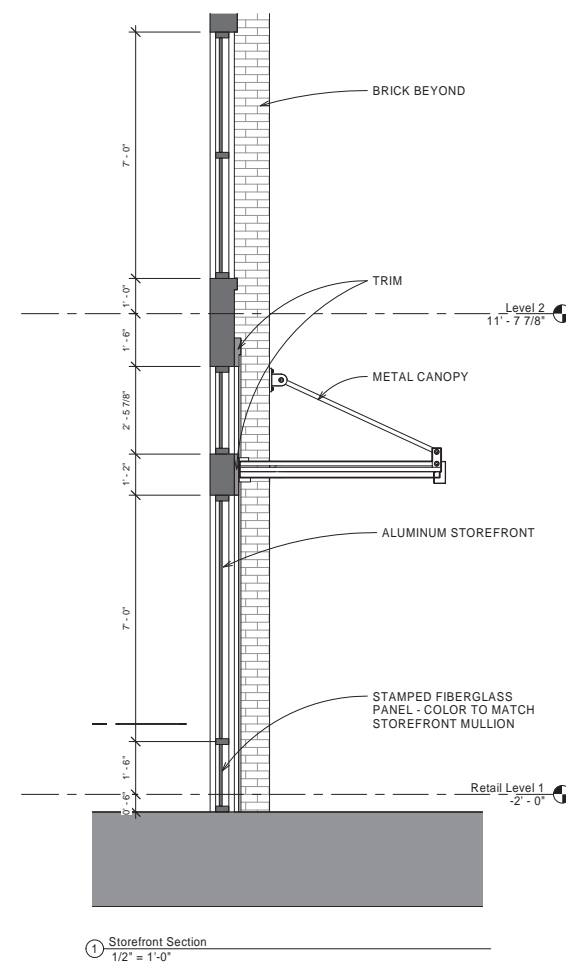


STOREFRONT DESIGN:

- DARK BRONZE ALUMINUM STOREFRONT
- 1" INSULATED CLEAR GLASS (NO TINT)
- STOREFRONT RECESSED AGAINST BRICK VENEER



HISTORIC PRECEDENT



THC Revision 4 March 30th, 2020



SIGNAGE ABOVE METAL CANOPY, NON-ILLUMINATED



SIGNAGE UNDER METAL CANOPY, NON-ILLUMINATED



BRACKET SIGN NEXT TO STORE ENTRANCE; WOOD OR METAL; NON-ILLUMINATED



LETTERING ON STOREFRONT GLASS

Retail Signage Guidelines

Retail signage design intent:

- Signs shall be designed for pedestrian and slow-moving vehicular traffic. Well designed signs include canopy mounted signs, smaller bracket signs, and window signs.
- Signs shall be compatible in material with the primary building façade materials and design.

Retail signage options:

- Signs may include canopy mounted signs, wall mounted bracket signs that comply with applicable ADA/ TAS standards, and window signage.

Sign scale:

- Canopy mounted signage shall have a letter size limitation of 18". Total area of sign shall not exceed 25 square feet.
- Maximum of two canopy signs, one bracket sign, and one window sign allowed for corner retail. Maximum of one canopy sign, one bracket sign, and one window sign allowed for non-corner retail.
- Window signage and decals shall not exceed 10% of the storefront for the space.
- Bracket signs shall be 36" x 24" (or less) in any direction. Bracket signs shall be a minimum of 8'-6" above sidewalk surface.

Signage material:

- Signage material shall be painted wood or metal.
- All permanent signs shall be of a material that is durable and be constructed at a high quality.

Lighting requirements:

- Lighting shall be external, shielded, and focused on the sign only. Light shall not create undue glare for the tenants or neighboring buildings.
- Internal illumination of letter signs is not allowed. Halo or backlit letter signage is allowed.
- Conduits shall not be exposed.
- External lighting may be gooseneck or small reflector.

Temporary signage

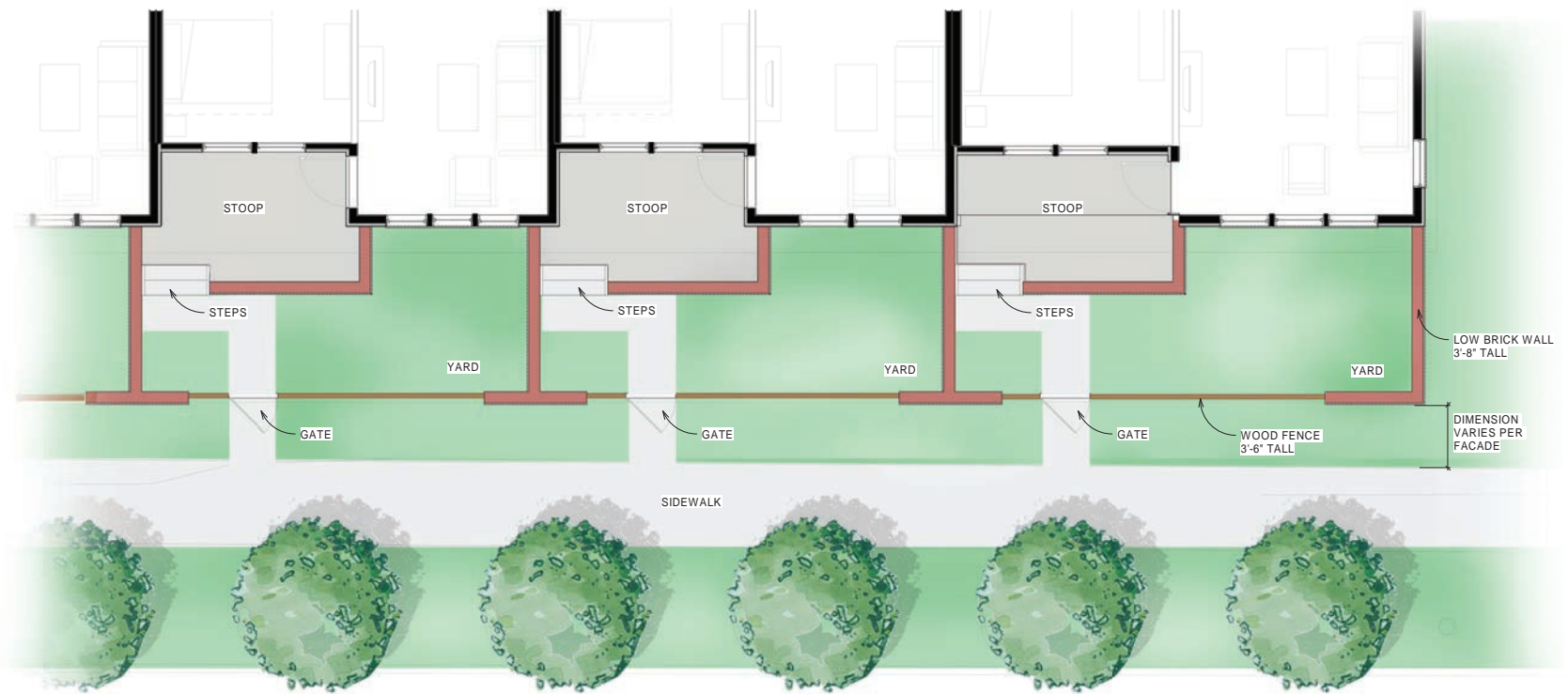
- A-frame signs are allowed during regular business hours and must be sized and located to not obscure pedestrian traffic.

All signs must be reviewed with the building owner.

THC Revision 4 March 30th, 2020



① Building 1 - North Elevation - Private Yards
1/4" = 1'-0"



Private Yards
1/4" = 1'-0"

THC Revision 4 March 30th, 2020

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

True to the tradition of
PERFORMANCE AND BEAUTY.

14

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

HardieTrim®

Length 12 ft boards

RUSTIC GRAIN®



4/4 RUSTIC GRAIN®

Thickness	.75 in
Width	1.65 in 3.5 in 5.5 in 7.25 in 9.25 in 11.25 in
Prime Pcs/Pallet	405 322 184 138 115 92
ColorPlus Pcs/Pallet	— 322 184 138 115 92
STATEMENT COLLECTION™	✓ ✓ ✓
DREAM COLLECTION™	✓ ✓ ✓ ✓ ✓
PRIME	✓ ✓ ✓ ✓ ✓ ✓

5/4 RUSTIC GRAIN®

Thickness	1 in
Width	3.5 in 5.5 in 7.25 in 9.25 in 11.25 in
Prime Pcs/Pallet	238 136 102 85 68
ColorPlus Pcs/Pallet	238 160 120 100 80
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓ ✓ ✓ ✓ ✓
PRIME	✓ ✓ ✓ ✓ ✓

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN®



SMOOTH & RUSTIC GRAIN®

Thickness	.75 in
Length	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437
STATEMENT COLLECTION™	✓
DREAM COLLECTION™	✓
PRIME	✓

SMOOTH

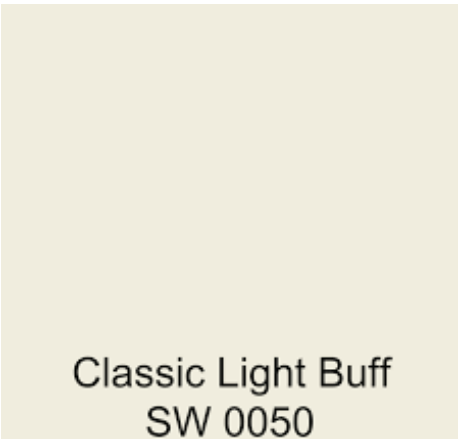


4/4 SMOOTH

Thickness	.75 in
Width	1.65 in 3.5 in 5.5 in 7.25 in 9.25 in 11.25 in
Prime Pcs/Pallet	405 322 184 138 115 92
ColorPlus Pcs/Pallet	— 322 184 138 115 92
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓ ✓ ✓ ✓ ✓
PRIME	✓ ✓ ✓ ✓ ✓

5/4 SMOOTH

Thickness	1 in
Width	3.5 in 5.5 in 7.25 in 9.25 in 11.25 in
Prime Pcs/Pallet	238 136 102 85 68
ColorPlus Pcs/Pallet	238 160 120 100 80
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓ ✓ ✓ ✓ ✓
PRIME	✓ ✓ ✓ ✓ ✓



SHERWIN WILLIAMS
HISTORIC COLORS

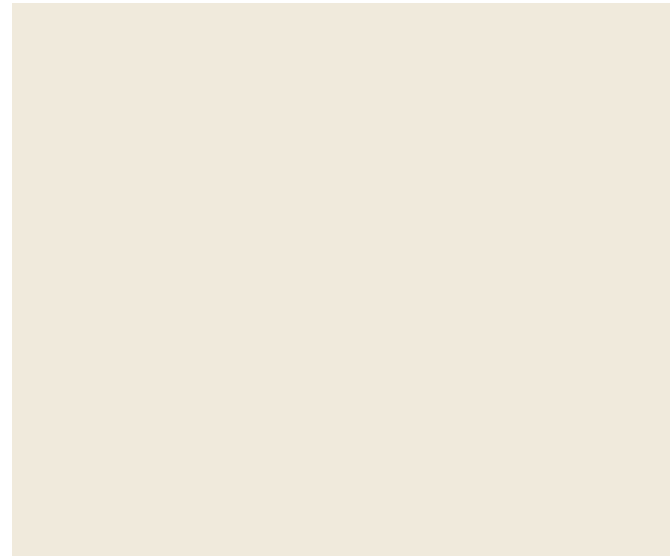
THC Revision 4 March 30th, 2020

Residences at Grayson Heights – HDRC COA Application

Materials to Be Used



BLONDE THIN BRICK
151 COMMONS - METRO BRICK



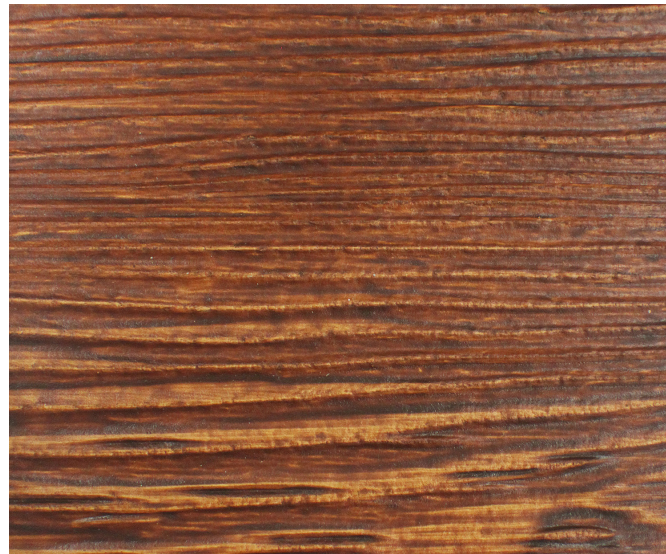
FIBER CEMENT BOARD & BATTEN
SW 0050 CLASSIC LIGHT BUFF



METAL PANEL
BERRIDGE - ZINC GREY



FIBER CEMENT BOARD & BATTEN
SW 7067 CITYSCAPE



LAP SIDING INFILL PANEL
WOODTONE RUSTIC SERIES
OLD CHERRY



RED THIN BRICK
350 - MAIN STREET FLASHED



BALCONY TRIM
SW 7020 BLACK FOX

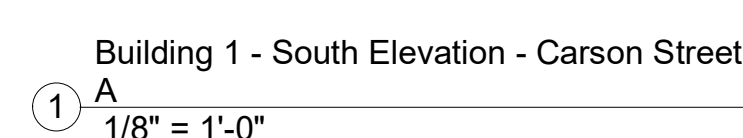
1. Exterior materials, detailing, and colors to wrap outside corner and terminate at inside corner, typical. Material does not wrap at inset balconies, unless noted otherwise. See plan details for material terminations at balcony insets. See elevations.
2. Provide vertical control joints at masonry and stucco veneers where shown on elevations, and at changes in wall height. Minimumers on return wall 2' feet back from face of main veneer, at inside corners of setbacks, at offsets, and aligned with vertical edges of openings. Provide horizontal control joints at all floor levels.
3. Provide corner masonry unit at all masonry veneer outside corner returns.
4. Provide exterior trim between paired windows to match window frame color.

	RED RUNNING BOND THIN BRICK		CREAM RUNNING BOND THIN BRICK
	CREAM FIBER CEMENT BOARD & BATTEN		GRAY FIBER CEMENT BOARD & BATTEN
	GRAY METAL PANEL SYSTEM		
	WOOD SIDING		

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Scale	As indicated
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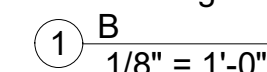


Radon Consulting
Protect Environmental
9822 Bluegrass Parkway
Louisville, KY 40299
P: 877.508.8850

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Garage Level 1
-6' - 6"

② C
1/8" = 1'-0"

② C
1/8" = 1'-0"

ISSUANCES		
1	SCHEMATIC DESIGN	10.03.201
2	DESIGN DEVELOPMENT	01.06.202
3	PERMIT SET	03.10.202

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a multifamily project for
**Grayson Heights,
LLC**

The Residences at Grayson Heights

Elevations - Building 1 East - Color	
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Project Number	1803
Date	March 10, 202
Drawn By	Auth
Checked By	HM

A201

Scale	As indicated
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EXTERIOR ELEVATION NOTES	
1.	Exterior materials, detailing, and colors to wrap outside corner and terminate at inside corner, typical. Material does not extend to inset balconies, unless noted otherwise. See plan details for material terminations at balcony insets. See elevations.
2.	Provide vertical joint/corner joints at masonry and stucco veneers where shown on elevations, and at changes in wall height, new corners on return wall 2 feet back from face of main veneer, at inside corners of setbacks, at offsets, and aligned with vertical edges of openings. Provide horizontal corner joint/corner joints at floor levels.
3.	Provide corner masonry unit at all masonry veneer corner returns.
4.	Provide exterior trim between paired windows to match window frame color.

EXTERIOR FINISH MATERIALS:



Building 1 - East Elevation - New Braunfels Avenue
① $1/8" = 1'-0"$

1. Exterior materials, detailing, and colors to wrap outside corner and terminate at inside corner, typical. Material does not wrap at inset balconies, unless noted otherwise. See plan details for material terminations at balcony insets. See elevations.
2. Provide vertical control joints at masonry and stucco veneer where shown on elevations, and at changes in wall height, near corners on return wall 2 feet back from face of main veneer, at inside corners of setbacks, at offsets, and align with vertical edges of openings. Provide horizontal control joints at all floor levels.
3. Provide corner masonry unit at all masonry veneer outside corner returns.
4. Provide exterior trim between paired windows to match window frame color.

RED RUNNING BOND THIN BRICK

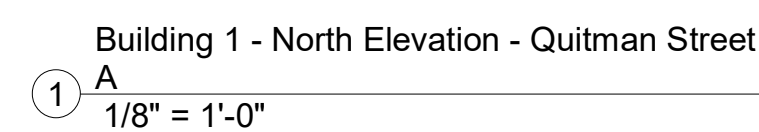
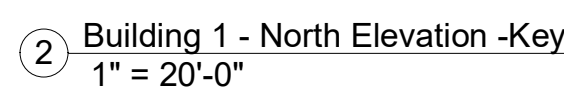
CREAM RUNNING BOND THIN BRICK

CREAM FIBER CEMENT BOARD & BATTEN

GRAY FIBER CEMENT BOARD & BATTEN

GRAY METAL PANEL SYSTEM

WOOD SIDING



Radon Consulting
Protect Environmental
9822 Bluegrass Parkway
Louisville, KY 40299
P: 877.508.8850

[illegible]

Scale	As indicated
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ISSUANCES		
1	SCHEMATIC DESIGN	10.03.2017
2	DESIGN DEVELOPMENT	01.06.2017
3	PERMIT SET	03.10.2017

[illegible]

03.10.2021
architect seal 23752

a multifamily project for
**Grayson Heights,
LLC**
**The Residences at
Grayson Heights**

Building 2 - 510 Spofford Ave
San Antonio, Texas 78208

Elevations - Building 1 North - Color
--

Project Number	1803
Date	March 10, 202
Drawn By	Auth
Checked By	HM

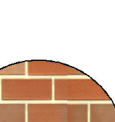

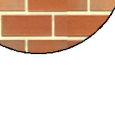

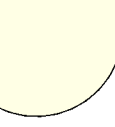
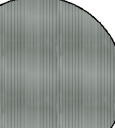
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Scale As indicated

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EXTERIOR FINISH MATERIALS:

	RED RUNNING BOND THIN BRICK		CREAM RUNNING BOND THIN BRICK
	CREAM FIBER CEMENT BOARD & BATTEN		GRAY FIBER CEMENT BOARD & BATTEN
	GRAY METAL PANEL SYSTEM		
	WOOD SIDING		

EXTERIOR ELEVATION NOTES	
1.	Exterior materials, detailing, and colors to vary outside corner and terminate at inside corner. Typical. Material does not wrap at inset balconies, unless noted otherwise. See plan details for material terminations at balcony insets. See elevations.
2.	Provide vertical control joints at masonry and stucco veneers where shown on elevations, and at changes in wall height, near corners on return wall 2 feet back from face of main veneer, at inside corners of setbacks, at offsets, and aligned with vertical edges of openings. Provide horizontal control joints at all floor levels.
3.	Provide corner masonry unit at all masonry veneer outside corner returns.
4.	Provide exterior trim between paired windows to match window frame color.



Building 1 - North Elevation - Quitman Street
C
2 1/8" = 1'-0"



DOUBLE WALL TO CREATE FACADE DEPTH



FACADE UNDULATION TO CREATE FACADE DEPTH

Unnamed

Perspective Sheet 1

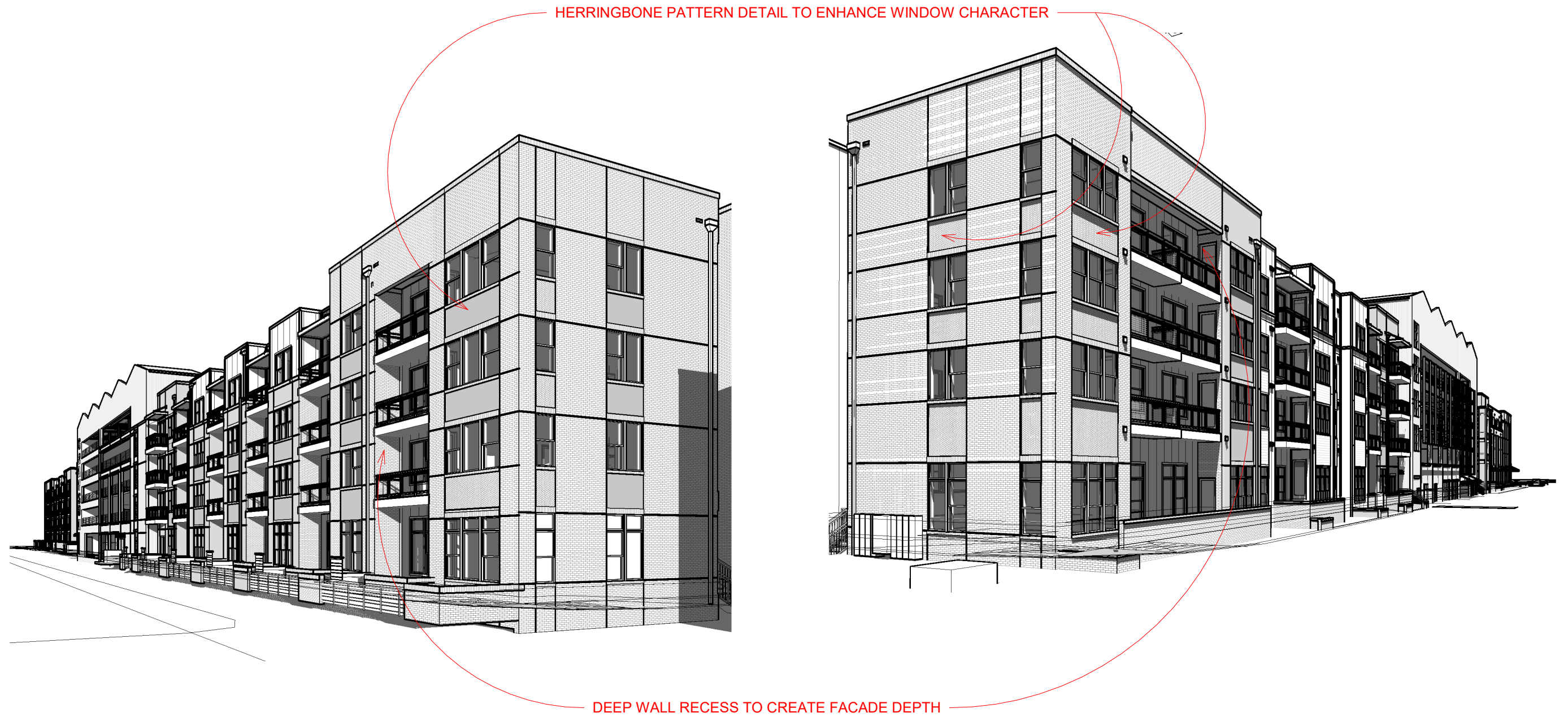
Grayson Heights, LLC

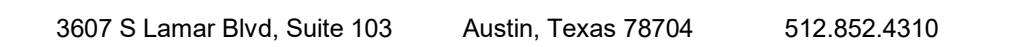
DAVIES
COLLABORATIVE

The Residences at Grayson Heights

18035

April 15, 2021





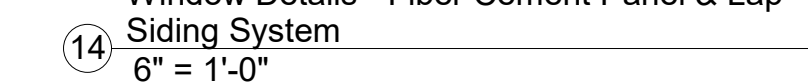
Radon Consulting
Protect Environmental
9822 Bluegrass Parkway
Louisville, KY 40299
P: 877.508.8850

[illegible]

Building 2 - 510 Spofford Ave
San Antonio, Texas 78208

Scale	6" = 1'-0"
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4/16/2021 10:51:15 AM





ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

I N S P I R E S E R I E S



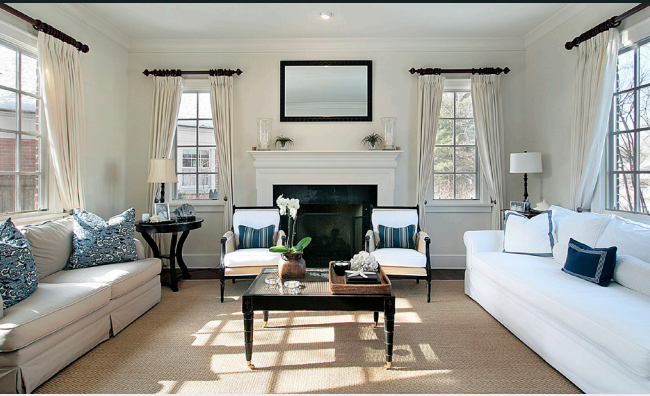
ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES



Options for Every Taste

Styles



Single Hung Picture Eyebrow Arch Casement Slider

Lite Pattern Examples

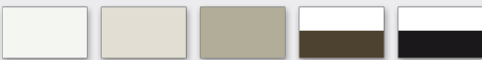


Colonial Prairie Colonial Top Sash Ladder

Frame Options



Color Options



White Khaki Taupe Bronze Exterior White Interior Black Exterior White Interior

Modern design.
Innovative technology.
Contemporary elegance.

Elevate combines the latest technology and contemporary design to make stunning, energy efficient, windows. We offer only the best material and style options, so whether you're looking for replacement or new construction products, our windows will upgrade your home from the inside and out. Every product we produce is designed for style, maximum durability, energy efficiency and ease of installation. Are you ready to elevate your view?

Why Elevate?



Thermal Resistant

All windows come standard with energy efficient Low E glass equipped with Argon gas.



Smooth Operation

Block and tackle balance system minimizes the weight of the sash for effortless opening and closing.



Fusion Welded

Fusion welded corners for guaranteed superior strength and impermeable seal.



Weather Proof

Automated application of construction grade sealant to ensure even distribution.



Page 1 Easy Installation

Pre-punched nail fin to simplify installation.



Metal Reinforced

Metal reinforced frame adds strength and durability.



Enhanced Security

Security enhancing dual sash lock and keeper.



Easy Cleaning

Bottom sash tilts in for easy cleaning.



Tested & Certified

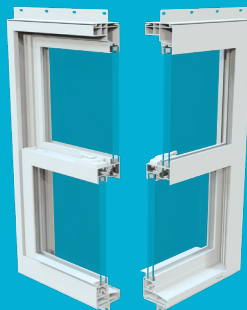
Tested and certified by NFRC and AAMA.

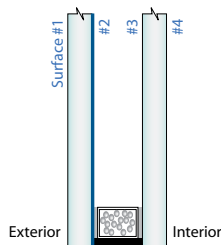
Performance Ratings

	Single Hung		Picture Window		Horizontal Slider	
	3860 Twin 1LT	3860 Twin DL	6060 1LT	6060 DL	6060 1LT	6060 DL
DP Rating	50	50	60	60	35	35
SHGC	.22	.20	.23	.21	.22	.22
U Factor	.30	.30	.28	.28	.29	.29
VT	.44	.39	.46	.41	.44	.40
AL	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3

Commitment to Quality

At Elevate, we're fully committed to superior product quality and customer satisfaction. We do not offer cheaper, inferior product options like other manufacturers. We apply the best in both materials and design, and we stand behind our products 100%.





GUARDIAN® CLIMAGUARD®

Residential Glass Innovation

Let the sun's light in. Keep the heat and glare out.

Natural sunshine adds beauty to any home. But it can also add heat and glare. Closing blinds or drapes can help, but that will eliminate the natural sunshine. And with rising energy costs, cranking up the AC isn't the most economical or eco-friendly thing to do. ClimaGuard 55/27 allows natural light to brighten a home while keeping much of the sun's heat outside. It also minimizes glare and reduces eyestrain without overly darkening rooms.

Save on annual energy costs

When sunlight heats up a home, AC systems have to stay on longer and work harder to maintain a comfortable temperature. But with ClimaGuard 55/27, the interior of a home stays cooler, even on the hottest, sunniest days. In fact, ClimaGuard 55/27 blocks up to 65% more solar heat than ordinary clear glass. The result? Smaller electric bills.

And with U-factors of 0.25 (argon) and 0.29 (air), ClimaGuard 55/27 insulates approximately 50% better than standard double-pane windows. So more heat stays inside rather than escaping through the glass.

Double Glazed	Visible Light			UV Trans	SHGC	U-Factor	
	Trans	Reflect Out	Reflect In			1/2" Gap Argon	Air
55/27	56%	17%	19%	21%	0.28	0.25	0.29
55/27 + IS-20	54%	18%	20%	19%	0.27	0.20	0.24

Double glazed: 3.0mm Clr: Air and 90% Argon/10% Air Filled Units. Primary low-E coating on the #2 surface; ClimaGuard IS coatings are on the #4 surface. Performance data calculated for center-of-glass only (no spacer or framing) using LBNL Window 7, IGDB v.57.0.

ClimaGuard 55/27 at a glance

- Reduces solar heat gain from expansive windows, particularly those facing west and south.
- Minimizes glare and reduces eyestrain without excessively darkening rooms.
- Keeps homeowners comfortable and cooling bills low.
- Attractive appearance with a color-matching heat-treatable product.
- Easy to fabricate and available from all Guardian U.S. coating facilities.



CONSTRUCTION CONSULTING LABORATORY

Client:

ELEVATE WINDOWS & DOORS, LLC.

1850 Westpark Dr.
Grand Prairie, TX 75050

Product Type: PVC Single Hung Tilt Window
Series / Model: Inspire
Specification: AAMA/WDMA/CSA 101/I.S.2/A440
Test Completion: December 5, 2018
Report: CCLI-18-158

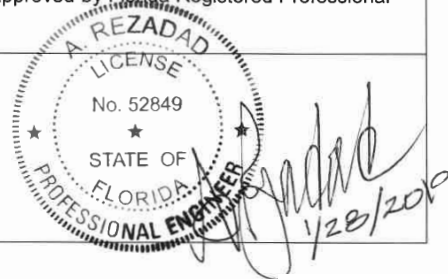
Specimen	Title	Summary of Results
1-Fin	Product Designator	R-PG50 H 1105 x 1816 (43½" x 71½")
	Design Pressure	+/- 2400 Pa (50.13 Psf)
	Air Infiltration	.60 L/s·m² (.12 cfm/ft²)
	Water Penetration Resistance	360 Pa (7.52 Psf)

Attachments: This report is complete only when all attachments listed are included.

Appendix A: Complete drawings packet on file with the program administrator and Construction Consulting Laboratory.

CCLI Report # 18-158
This report pages 1-2 have been reviewed and approved by Florida Registered Professional Engineer

ABDOL REZADAD, P.E.
Florida P.E. #52849, Expiration: 2/28/2021
4341 Lindbergh Street, Suite 200-E
Addison, TX 75001
Phone: 972-960-2223



1. PROJECT DATA

Project: AAMA/WDMA/CSA 101/I.S.2/A440
Tests Completed: December 5, 2018
Tested for: Elevate Windows & Doors

Witnessed by:	All or Partial Viewing	
Elevate Windows & Doors Industries	James Lockaby	James G.
Chelsea Reps	Steve Shean	Scott Cyphert
Construction Consulting Laboratory	Andy Wilson	Edsson Alarcon

2. SUMMARY

Series/Spec	Product Type	Test Size	Positive DP	Negative DP
Inspire	SH Fin	1105 x 1816 (43½" x 71½")	2400Pa (50.13 psf)	2400Pa (50.13 psf)

3. TEST SPECIMEN

Product Type:	PVC Single Hung Tilt Window, Product Drawings, Appendix A		
Series Model:	Inspire		
Spec / Method:	AAMA/WDMA/CSA 101/I.S.2/A440-08		
Rating:	R-PG50 1118 x 1829 (44" x 72")-H	Configuration:	O/X
Frame Size:	1105 x 1816 (43½" x 71½")	Fixed DLO:	984 x 819 (38¾" x 32¼")
Sash Size:	1054 x 889mm (41½" x 35")	Sash DLO:	984 x 819 (38¾" x 32¼")

Weather-strip: One (1) row pile weather-strip with integral plastic fin .187 x .270 thickness; at the exterior and lateral face of sash stiles and full length of the sill interior leg face. One (1) row of pile weather strip with integral plastic fin .187 x .220 thickness at the interior face of fixed interlock and exterior face of sash interlock rail. Amesbury #32690 foam filled bulb gasket at sash bottom rail.

Weep Arrangement: Punched weeps 6.35mm x 3.18mm (¼" x 1/8") under fixed interlock 5/4" from the jambs. Punched weeps 25.4 x 3.18mm (1" x 1/8") at the exterior face of frame sill punched through accessory groove into sash pocket spaced 76.2mm (3") from each end of sill. Two (2) 9.52 x 4.76mm (3/8" x 3/16") glazing pocket weeps at sash bottom rail. Two (2) 3.18 x 31.75mm (1/8" x 1¼") glazing pocket weep at fixed interlock, approximately 146.05mm (5¾") from each end of Interlock.



Glass: Fixed and sash: 19.05mm (3/4") overall thickness sealed insulating glass, interior and exterior lite is 3.17mm (1/8") annealed glass with a 12.7mm (1/2") foam strip airspace.

Glazing: Sash exterior glazed with silicone back bedding at interior glazing leg, full perimeter. Fixed interior glazed with silicone back bedding at exterior glazing leg, full perimeter. Rigid PVC snap-in glazing bead at exterior of sash and interior of fixed lite.

Hardware: Composite PVC cam action locks, one (1) 139.7mm (5 1/2") from each end of sash top rail, attached with two (2), #8 x 19.05mm (3/4") screws with fixed PVC keeper at fixed interlock rail. One (1) block and tackle tilt type balance per jamb. Pivot bar attached by #6 x 12.7mm (1/2") pan head screw at sash bottom rail. Snap-in tilt latch at each end of sash top rail.

Sealant: Narrow joint sealant at fixed interlock to frame jambs, each end, vertical leg, of sill-to-jamb.

Installation: Frame mounting fin was sealed with silicone and mechanically fastened to a #2, nominal 50.8mm x 101.6mm (2" x 4") SPF test buck with #8 x 31.75mm (1 1/4") pan head screws through fin spaced 50.8mm (2") from each end and approximately on 305mm (12") centers, full perimeter.

Reinforcement: Hollow 6063 T6 extruded aluminum part # 9253 inside fixed interlock, full span attached at each keeper with two (2) #6 x 19.05mm (3/4") flat head screws and one (1) #8 x 63.5mm (2 1/2") trough each jamb into the stiffener screw boss. Hollow 6063 T6 extruded aluminum part # 992-4222 inside sash top rail between tilt latches attached with two (2) #6 x 19.05mm (3/4") trough locks into stiffener. Hollow 6063 T6 extruded aluminum part # 992-4215 inside sash stiles full span.

Other Features: Frame and sash are mitered and welded. Fixed interlock attached to frame jambs with two (2) #8 x 25.4mm (1") truss head screw at each end and two (2) screws into each end of the interlock reinforcement clip.

4. PERFORMANCE RESULTS

No.	Title of Test	Test Method	Measured	Allowed
5.3.1.1	Operating Force			
	Force to Initiate Motion		54.7 N (12.3 lbf.)	155 N (34.85 lbf.)
	Force to Maintain Motion		56.7 N (12.75 lbf.)	155 N (34.85 lbf.)
5.3.1.1.3	Latching Devices			
	Lock		47.5 N (10.7 lbf)	100 N (22.5 lbf)
	Unlock		28.4 N (6.4 lbf)	100 N (22.5 lbf)
5.3.2	Air Infiltration	ASTM E 283		
	@ 75 Pa (1.57 psf)		0.60 L/s·m ² (0.12 cfm/ft ²)	1.5 L/s·m ² (.30 cfm/ft ²)
5.3.3	Water resistance	ASTM E 547		
	@ 360 Pa (7.52 psf) without screen		No leakage	No Leakage
	@ 360 Pa (7.52 psf) with screen		No Leakage	No Leakage
5.3.4.2	Deflections @ interlock	ASTM E 330		
	Pos @ 2400 Pa (50.13 psf)		1016 mm (0.40")	Reported
	Neg @ 2400 Pa (50.13 psf)		1067 mm (0.42")	Reported
5.3.4.3	Uniform Load @ interlock	ASTM E 330		
	Pos @ 3600 Pa (75.19 psf)	Perm Set	.508 mm (.02")	4.83mm (0.19")
	Neg @ 3600 Pa (75.19 psf)	Perm Set	.508 mm (.02")	4.83mm (0.19")
5.3.5	Force Entry Resistance	ASTM F 588		
	Grade 10		No Entry	No Entry
	Deglazing Test	ASTM E 987		
	Top Rail @ 311 N (70 lbf)		Pass	90%
	Bottom Rail @ 311 N (70 lbf)		Pass	90%
	Lock Stile @ 222 N (50 lbf)		Pass	90%
	Jamb Stile @ 222 N (50 lbf)		Pass	90%
5.3.6.2	Corner Weld Test		Results: No clean break at weld line.	

Detailed extrusion and assembly drawings indicating measured wall thickness and corner construction are on file and have been compared to the test sample submitted. These records will be retained at CCL for a period of four (4) years.

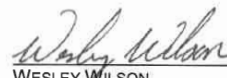
5. DISCLAIMER

The above results were achieved by using the designated test methods and indicate compliance with the above specification. This report does not constitute certification of this product.

Respectfully submitted,

CONSTRUCTION CONSULTING LABORATORY



EDSON ALARCON
Quality Assurance / Senior Technician
Signed Electronically


WESLEY WILSON
Laboratory Manager
Signed Electronically



APPENDIX A

DRAWINGS

DRAWING/DETAIL	PART/DIE #	DATE	STAMPED AS ILLUSTRATED
BOM 9500 SH T500	95010sht500.doc	5/17/18	 <p>CONSTRUCTION CONSULTING LABORATORY, INTERNATIONAL</p> <p>1601 Luna Road Carrollton, Texas 75006</p> <p>Phone (972) 242-0556 Report# 18-158, Date 12-12-18 Reviewed BY _____ EA</p>
Installation	Installation	1/4/19	
The following drawings are on file with the Client, the program administrator, and CCL. Contact Elevate Windows & Doors for a copy.			
SH Head/PW frame	9501	05/17/18	
SH Sill	9502	05/17/18	
SH Jamb/Head	9503	05/18/18	
Fixed Meeting Rail	9507	05/16/18	
Meeting Rail Rebar	992-4222	08/27/18	
Sash Stile	9208	09/29/17	
Lock Rail Stile Sash	9206	02/14/17	
Aluminum Rebar for 2906	9253	09/06/11	
Lift Rail Sash	9205	03/30/15	
9500 Stile Rebar	992-4215	06/18/18	
Sash Glazing Bead	9536	05/18/18	
Frame Glazing Bead	9516	05/18/18	



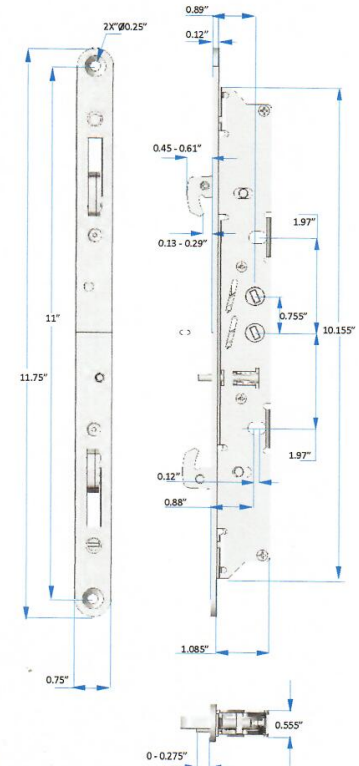
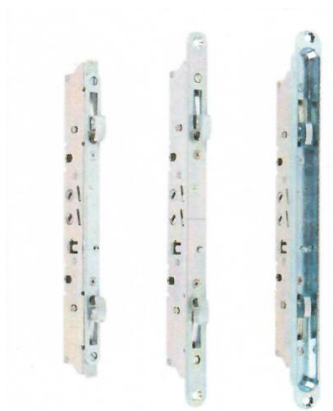
APEX Dual Point Sliding Door Mortise Lock

Surface Mount

Specifications

Dual Adjustable Hook and Keeper
Hook Adjustment: 1/8"
Keeper Adjustment: 1/8"
Anti-Slam Feature
Dual Actuator - Centered and Offset
3 ply Laminated Hooks with anti saw
Hook Thickness: 1/4"
Backset: 0.89", 0.87" & 1.35"
Cross Hole Spacing: 3-15/16"
Material : Heavy Gauge Steel in Trivalent Zinc Plated finish or 300 Series Stainless Steel
Suitable for vinyl, Aluminum Fiberglass , Clad or Wood Doors.
Operation—90 degree turn to lock and unlock
Works with Rockwell Sliding Door Handles in either privacy or keyed entry functions.
Rout: Fits Industry standard routing details

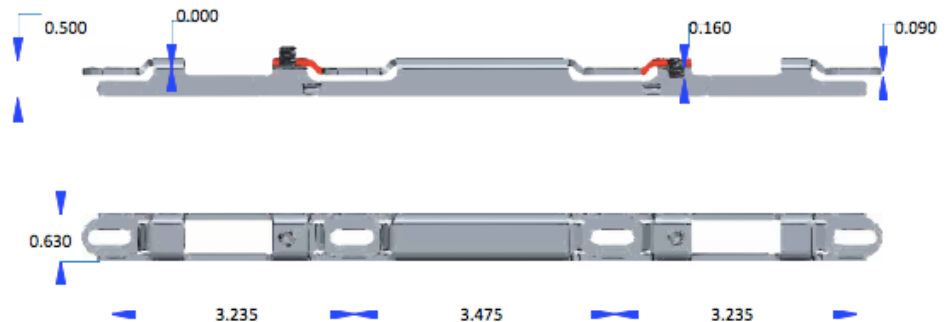
Part No.	Specifications
78010879	Steel
78020878	Stainless Steel



Apex Adjustable Dual Point Lock Keeper

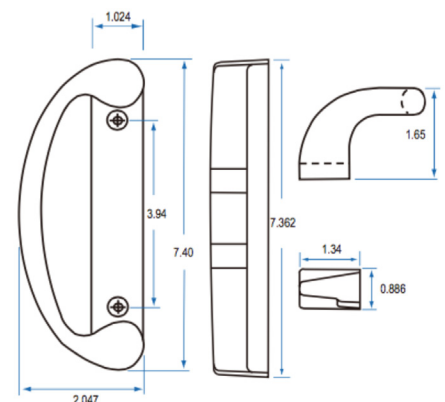
Material: Steel or Stainless Steel
Height: 1/2"
Adjustable set screws

Color	Part Number
Steel	78010099
Stainless Steel	78020887



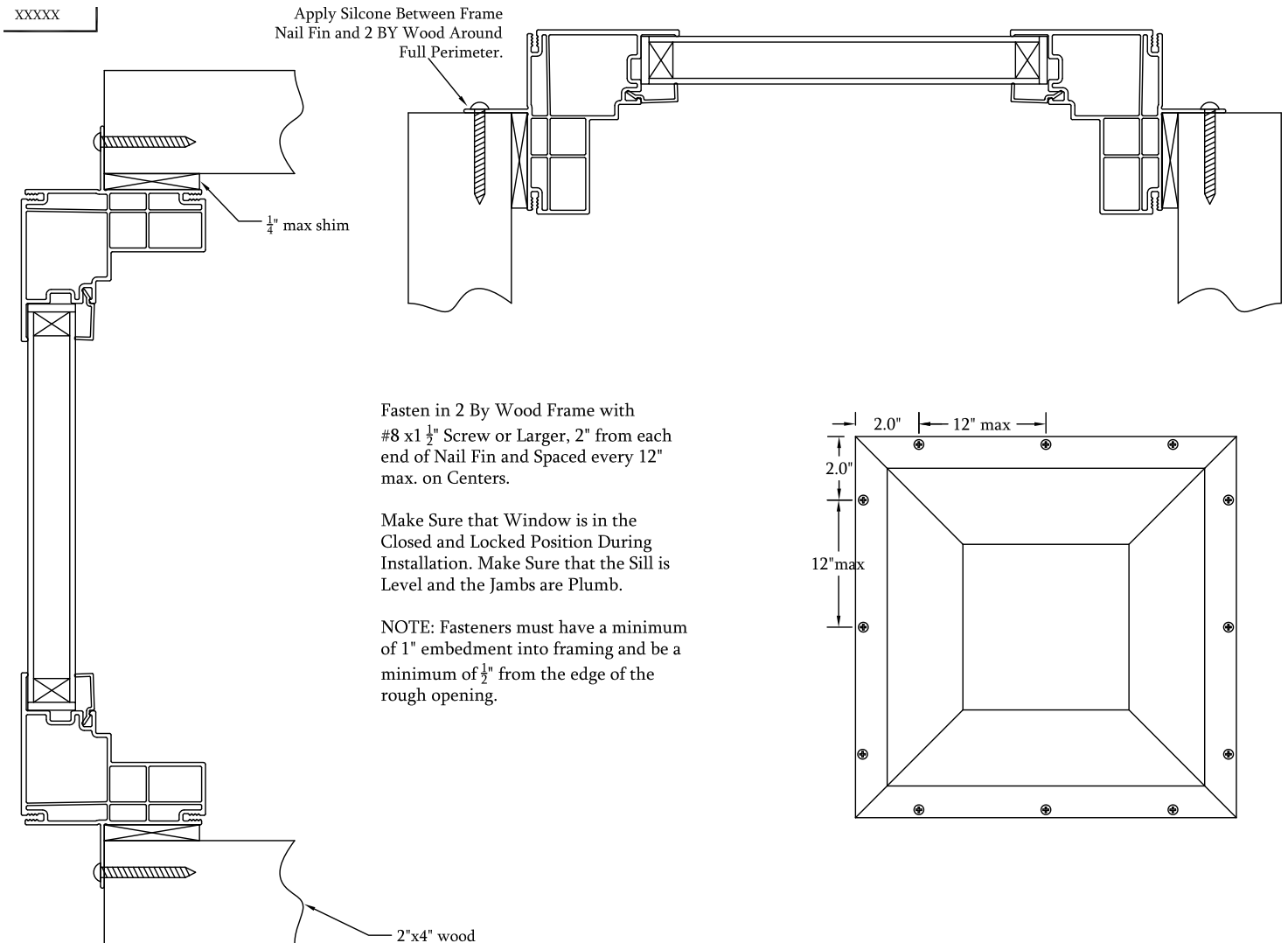
Euro - Sonoma

Specifications:
Construction: Zinc Metal Construction, Aluminum
Handing: Non-Handed fits both Right and Left Hand doors
Door Thickness: 1.5" or 1.75"



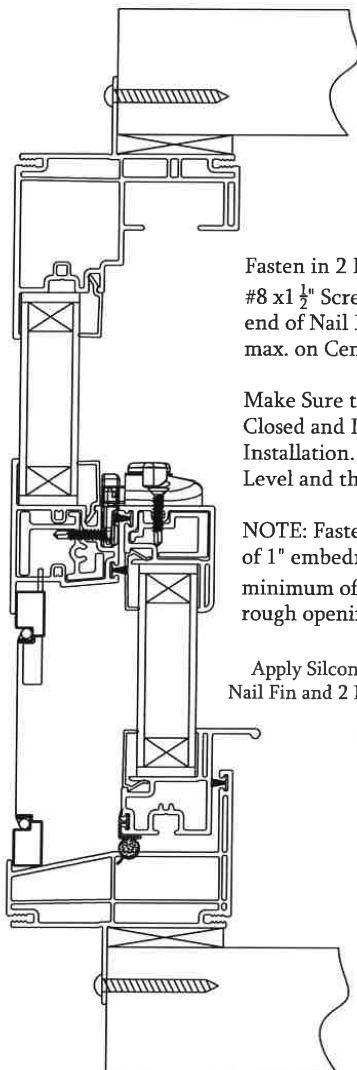


Inspire Picture Window Installation





Inspire Single Hung Installation

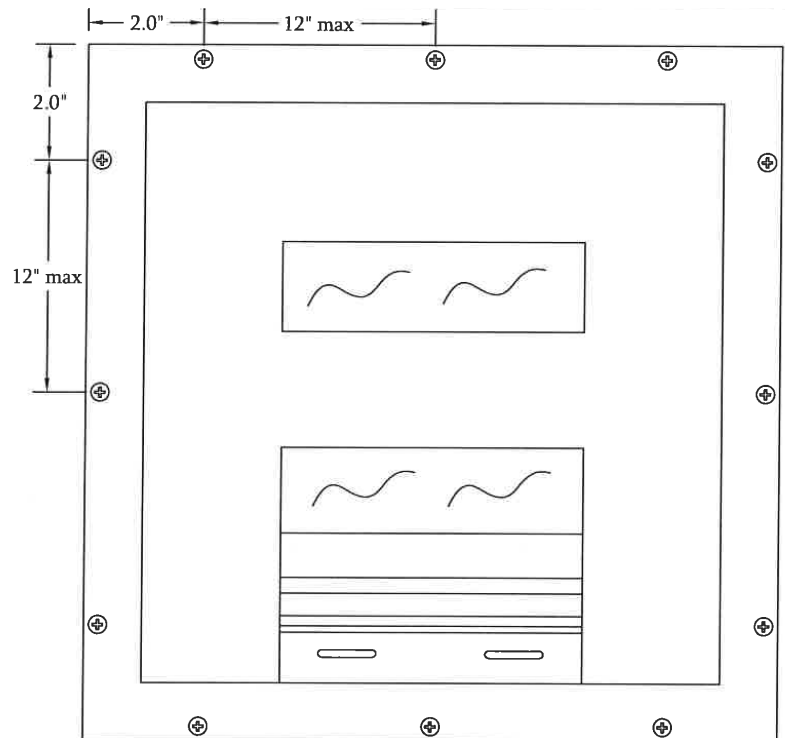
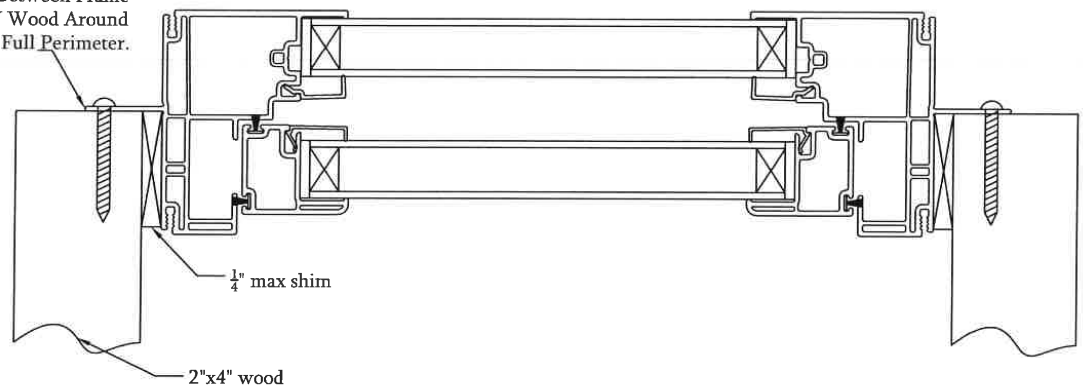


Fasten in 2 By Wood Frame with #8 x 1 1/2" Screw or Larger, 2" from each end of Nail Fin and Spaced every 12" max. on Centers.

Make Sure that Window is in the Closed and Locked Position During Installation. Make Sure that the Sill is Level and the Jamb is Plumb.

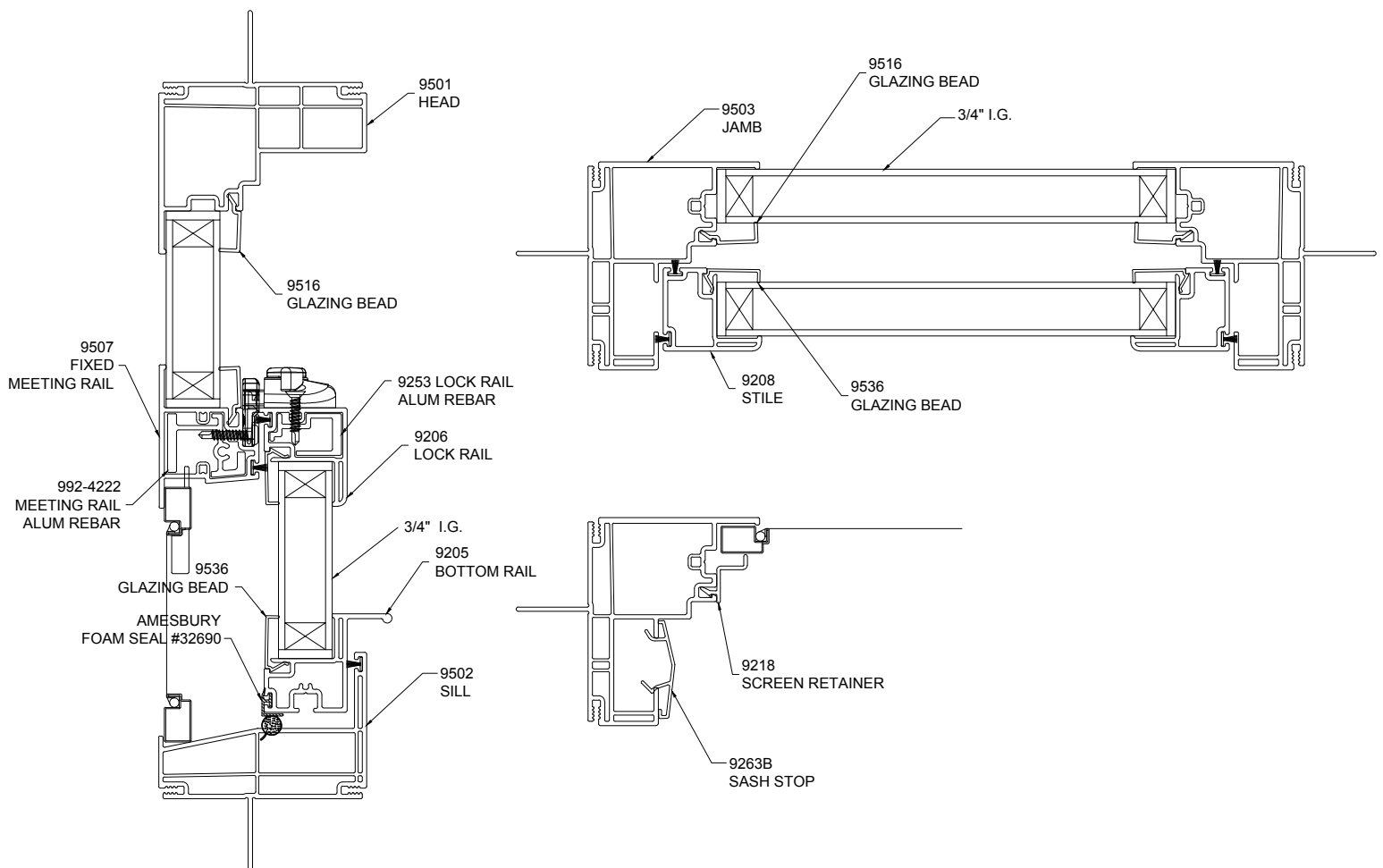
NOTE: Fasteners must have a minimum of 1" embedment into framing and be a minimum of 1/2" from the edge of the rough opening.

Apply Silicone Between Frame Nail Fin and 2 BY Wood Around Full Perimeter.



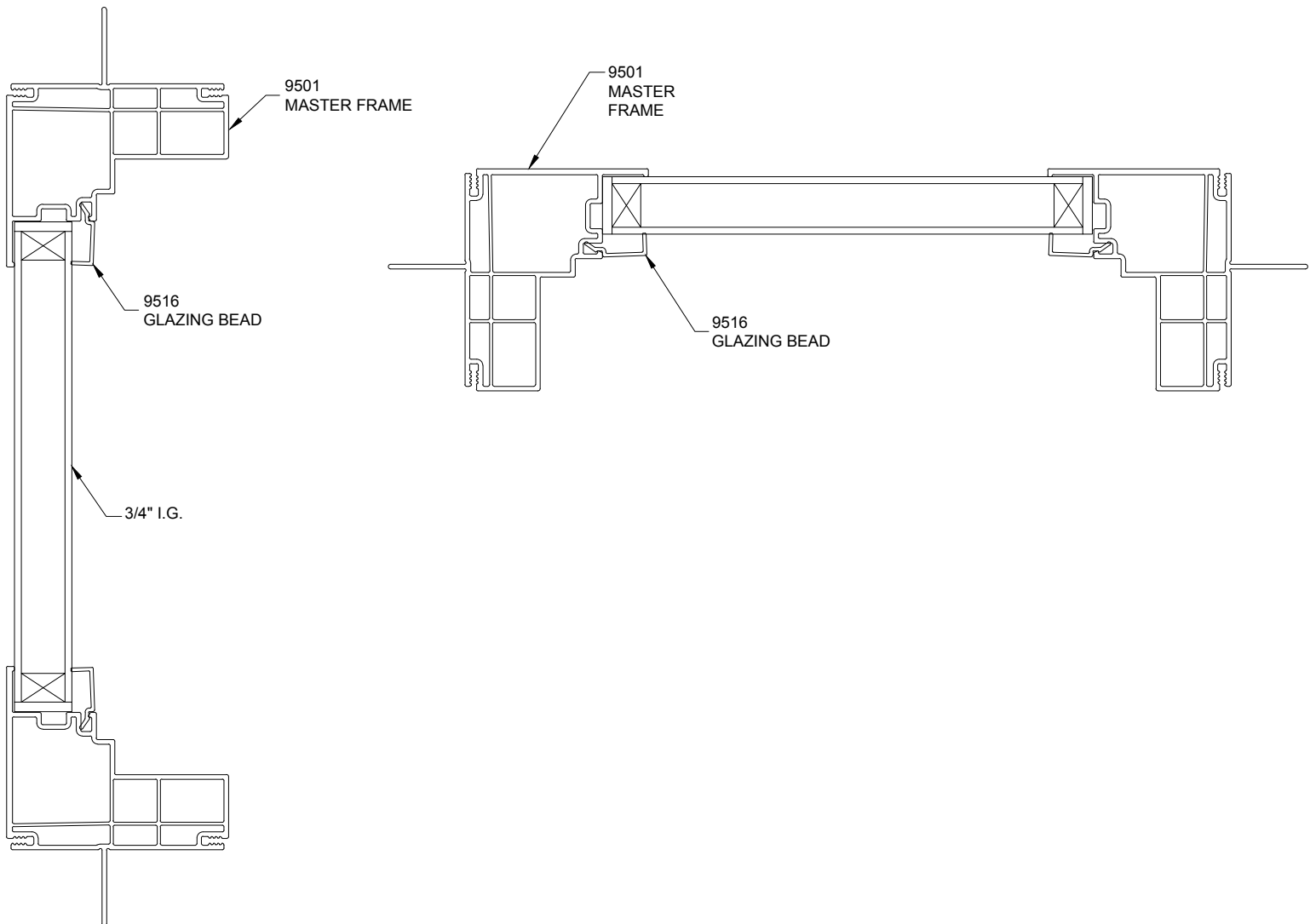


New Construction Single Hung



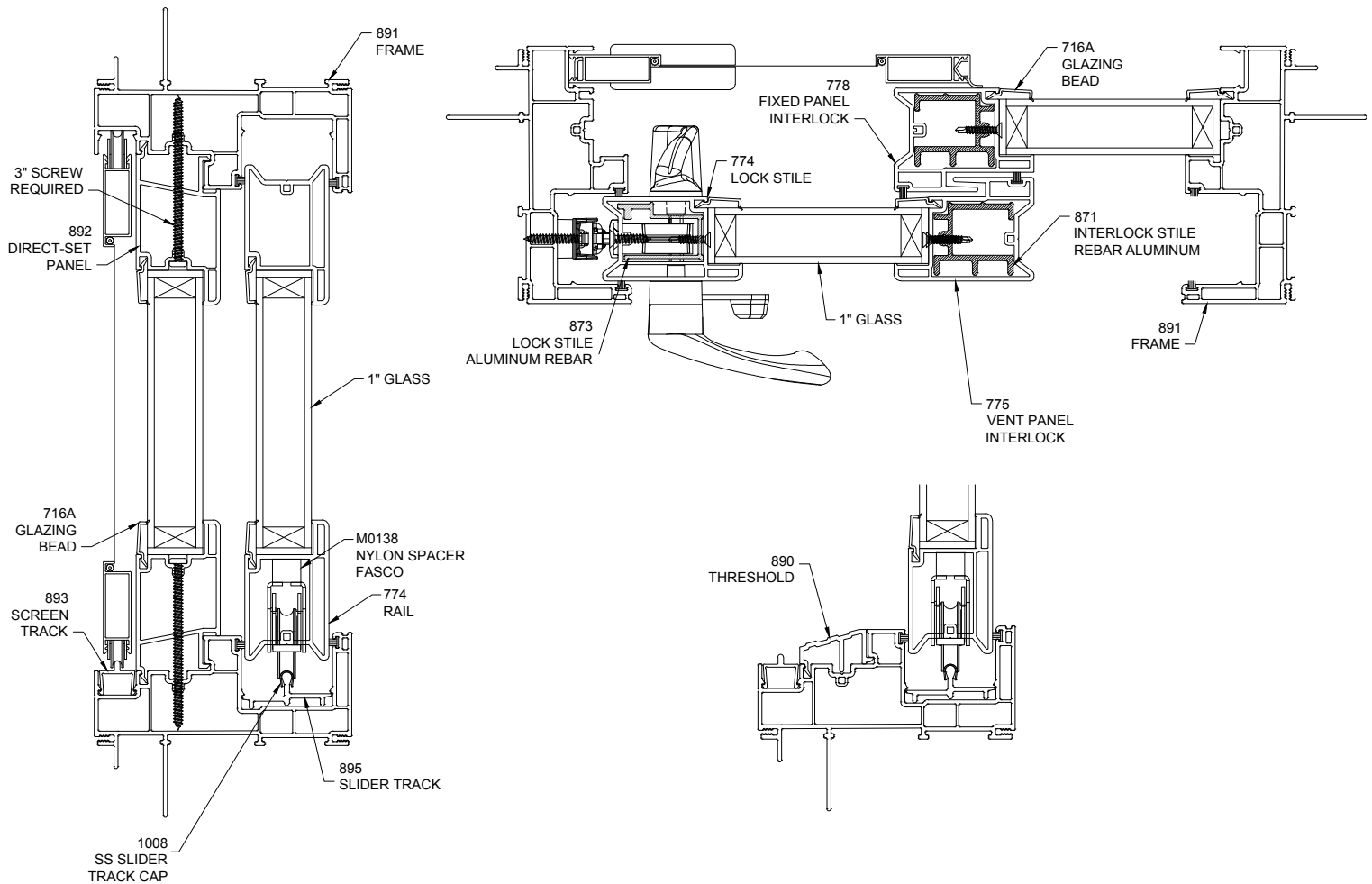


New Construction Picture Window





New Construction XO-OX Patio Door





5 LBS. Lift and Close Test Results for Elevate Windows Single Hung



ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ELEVATE WINDOWS & DOORS SERIES INSPIRE PVC HUNG WINDOW REPORT # CCLI 19-133

September 9, 2019

Page 1 of 2

1. PROJECT DATA

Project: Operational characteristics for a PVC Hung window
Tests Completed: September 6, 2019
Tested for: Elevate Windows & Doors

Witnessed by:		All or Partial Viewing
Elevate Windows & Doors Industries	James Lockaby	Travis Stephens
Construction Consulting Laboratory	Andy Wilson	

2. SUMMARY

Series/Spec	Product Type	Test Size	Open Operating Force	Close Operating Force
Inspire	SH Fin	(47½" x 71½")	229Pa (4.8 Lbs.)	200Pa (4.2 Lbs.)

3. TEST SPECIMEN

Product Type:	PVC Single Hung Tilt Window, Product Drawings, Appendix A
Series Model:	Inspire
Frame Size:	1207 x 1816 (47½" x 71½")
Sash Size:	1156 x 737mm (45 1/8" x 35")

Frame Weather-Strip: Pile weather-strip with integral plastic fin .187 x .270 thickness at the exterior face of the sill interior leg.

Pile weather strip with integral plastic fin .187 x .220 thickness at the interior face of fixed interlock

Sash Weather-Strip: Pile weather-strip with integral plastic fin .187 x .270 thickness; at the exterior and lateral face of sash stiles.

Pile weather strip with integral plastic fin .187 x .220 thickness at the exterior face of sash interlock / top rail. Amesbury #32690 foam filled bulb gasket at sash bottom rail.

Glass: 19.05mm (¾") overall thickness sealed insulating glass, interior and exterior lite is 3.17mm (1/8") annealed glass with a 12.7mm (½") foam strip airspace.

Sash Glazing: Exterior glazed with silicone back bedding at glass interior, full perimeter with rigid PVC snap in glazing bead at glass exterior. Setting blocks inserted at glass edge spaced at DLO ¼-points.

Fixed Glazing: Interior glazed with silicone back bedding at glass exterior, full perimeter with rigid PVC snap-in glazing bead at glass interior. Setting blocks inserted at glass edge spaced at DLO ¼-points

Sash Hardware: Sash cam lock spaced 177.8mm (7") from each end of sash top rail, attached with two (2), #8 x 19.05mm (¾") screws.

Metallic cast pivot bar attached at each end of bottom rail attached with one (1) #6 x 12.7mm (½") pan head screw.

Spring loaded, snap-in tilt latch at each end of sash top rail.

Frame Hardware: Cam lock keeper attached through member into fixed interlock reinforcement with two (2), #8 x 15.88mm (5/8") self-tapping screws.

Tandem coil spring balance rated for 17Lbs at each jamb sash pocket.



ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ELEVATE WINDOWS & DOORS SERIES INSPIRE PVC HUNG WINDOW
REPORT # CCLI 19-133

September 9, 2019

Page 2 of 2

- Sealant / Pads:** Narrow joint sealant at underside of fixed interlock to frame jamb
Single side adhesive backed foam pad adhered to frame jamb at each end of sill interior leg.
- Installation:** The window was installed into a nominal 50.8mm x 101.6mm (2" x 4") SPF support frame and was squared, leveled and fully supported at the frame sill and jambs. The window mounting fin was mechanically fastened to the support frame with #8 x 31.75mm (1 1/4") pan head screws through fin spaced 50.8mm (2") from each end and approximately on 305mm (12") centers, full perimeter. Prior to operation, the sash stiles and jamb sash pocket were sprayed with LPS brand Dry Silicone Film
- Reinforcement:** 6063 T6 extruded aluminum members used at all locations
- Frame:** Solid shape # 992-4222 with extruded screw boss inside fixed interlock, full span. Solid shape # 9253 inside sash top rail, full span between tilt latches.
- Other Features:** Frame and sash member corners are mitered and welded. Fixed interlock attached to frame jambs with one (1), 2 3/4" x 5/16" x 1/8" thick cast flat bar attached to interlock PVC screw boss with two (2) #8 x 25.4mm (1") counter sink screws and to PVC jamb with two (2) #8 x 25.4mm (1") counter sink screws. Fixed interlock reinforcement screw boss attached to frame jambs with one (1) #8 x 63.5mm (2 1/2") counter sink screws.

4. PERFORMANCE RESULTS

Title of Test		First	Second	Third	Average Measured	Allowed
Operating Force						
Force to Initiate Motion						
	Break away Open	1.4	1.4	1.5	1.43 Lbs.	=/ < 5.0 Lbs.
Force to Maintain Motion						
	Full Open	4.8	5.1	4.9	4.93 Lbs.	=/ < 5.0 Lbs.
	Full Close	4.2	4.0	4.0	4.06 Lbs.	=/ < 5.0 Lbs.
Latching Devices		First	Second	Third	Average Measured	Allowed
	Lock	1.0	0.9	1.1	1.0 Lbs.	=/ < 5.0 Lbs.
	Unlock	1.5	1.4	1.5	1.47 Lbs.	=/ < 5.0 Lbs.

Detailed extrusion and assembly drawings indicating measured wall thickness will be retained at CCL for a period of four (4) years.

5. DISCLAIMER

The above results were achieved by using the designated test methods and indicate compliance with the above specification. This report does not constitute certification of this product.

Respectfully submitted,

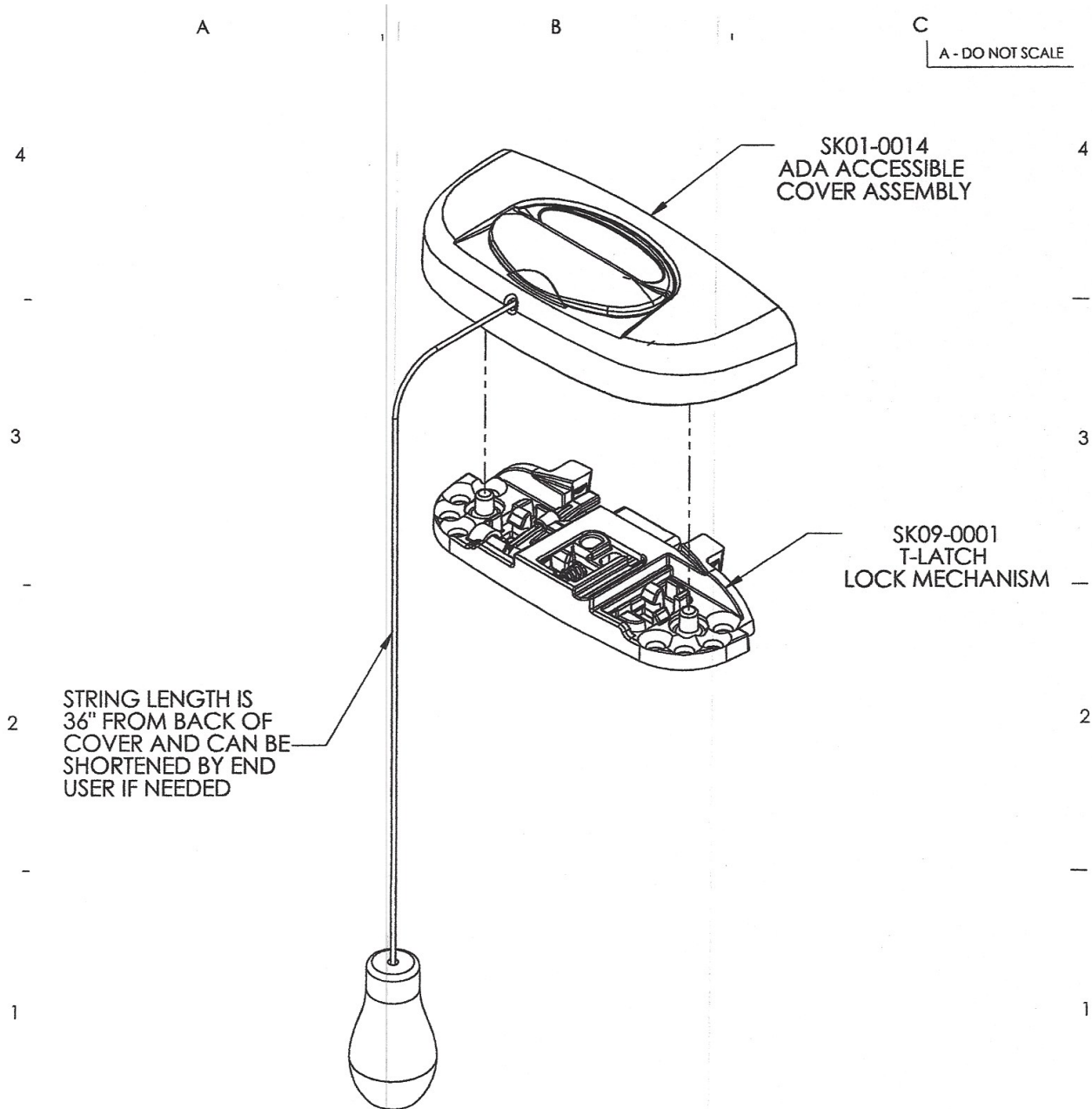
CONSTRUCTION CONSULTING LABORATORY

EDSSON ALARCON
Quality Assurance / Senior Technician
Signed Electronically

WESLEY WILSON
Laboratory Manager
Signed Electronically



TDADS requires ADA Auto Latch with String for HC Accessible units



Projection: 3rd angle

To ANSI

Units: Inch

Tolerances:

(Unless otherwise specified)

Linear:

± 0.000 "

Angular:

$\pm 0.0^\circ$

Design Project:

Drawn By:

MJ

Checked By:

Release App.:

ADA ACCESSIBLE COVER WITH TRU-LATCH MECHANISM

Designer: MJ

09/11/13

Sheet 1 of 1

Scale 1:2

INTERLOCK

ASSA ABLOY

1105 SOUTH ROCK BLVD SUITES 120-123
RENO, NV 89502 USA

Ver.
SIZE

Project
Drawing No.

Leader

Date
Version

A SK01-0014 REF



Fenestration Testing Laboratory, Inc.

Control No. : T15-079
Date : November 12, 2015
Page : 1 of 2

TESTED FOR

Custom Hardware
82 Industrial Way
Buellton, CA 93427

1.0 PURPOSE

The purpose of this report is to present the testing methods employed and test results obtained during the performance testing of four (4) **Tandem Roller Assemblies** as described in paragraph 4.0 of this report.

2.0 TEST REFERENCE

2.1 AAMA 906 - 07 Voluntary Test Method and Specification for Sliding Glass Door Roller Assemblies

Classification = 45.36 kg (100lbs)

3.0 SUMMARY

The test results in paragraph 5.0 indicate that the test samples described in paragraph 4.0 of this report fully complied with performance requirements of the above referenced test method and specification.

4.0 SPECIMEN SUBMITTED

SERIES/MODEL: 1978-PRS-125-ST-63

Refer to the attached cross section drawings for a full description of the configuration, construction, and materials used to fabricate the completed specimens.

5.0 TEST RESULTS

TEST

Load Applied 100 lbs. per bearing. (200 lbs. per Tandem)

	<u>MEASURED</u>	
Initial Clearance Measurements:	1. 0.352"	(to nearest 0.005")
	2. 0.337"	(to nearest 0.005")
	3. 0.375"	(to nearest 0.005")
	4. 0.371"	(to nearest 0.005")

<u>TEST</u>	<u>MEASURED</u>	<u>ALLOWED</u>
Shock/Drop Test #1	No Damage	No Damage
Shock/Drop Test #2	No Damage	No Damage
Initial Operating Force	1.25 lbf/roller	6 lbf/roller
Cycle Test	10,000 cycles	10,000 cycles
Final Operating Force	1.275 lbf/roller	6.0 lbf/roller

Final Clearance Measurements: (Allowed $\pm 0.031"$ of initial)	1. 0.337"	(initial - .031) = Allowed
	2. 0.354"	(0.333 - .031) = 0.306" - PASS
	3. 0.373"	(0.336 - .031) = 0.323" - PASS
	4. 0.362"	(0.479 - .031) = 0.342" - PASS
		(0.406 - .031) = 0.331" - PASS



ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES

Control No. : T15-079

Page : 2 of 2

For a detailed description of the roller, refer to the one page drawing with dimensions attached to this report.

This test report may not be modified in any way without the written consent of Fenestration Testing Laboratory.

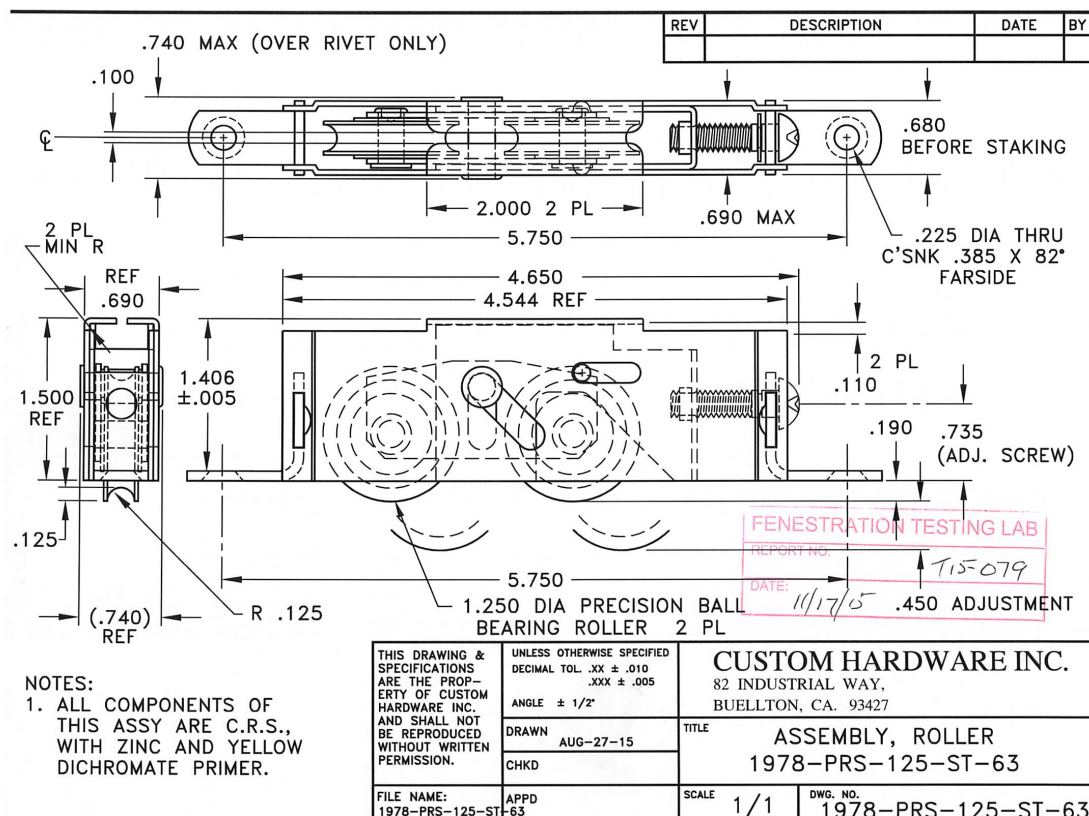
The preceding test results relate only to the tested specimen and were obtained by using the applicable AAMA test methods. This report does not constitute certification of this product. Certification can only be granted by an approved administrator and/or validator.

Testing Completed: November 3, 2015

Report Completed: November 12, 2015


Pete Cruz
Test Engineer


Sean Clevenger
Testing Tec.





ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES

RESIDENTIAL/MULTI-FAMILY LIMITED LIFETIME PRODUCT WARRANTY

Residential Window/Multi-Family Warranty and Transferability

Elevate Windows and Doors, LLC ("Elevate") will repair or replace an Elevate brand window or door ("Product") with a defect in materials or workmanship that seriously impairs the Product operation or performance for the original owner of the residence into which the Product is initially installed for as long as the original owner occupies the residence. A residence is defined as an owner-occupied single-family home, townhome, or condominium unit. If the residence is sold or it becomes occupied by other than the original owner, this warranty will remain in effect for warranty period outlined below. Multi-family is defined as a condominium, rental property, apartments. Product warranty is voided if installed in a commercial application without prior written approval from Elevate. This warranty is for Product purchased on or after January 01, 2019.

Warranty Coverage and Period

Vinyl material in frames and sashes are warranted against corrosion, chipping, pitting, cracking, peeling, and blistering for the lifetime of the window from date of purchase. Vinyl replacement components may vary faintly in color and gloss. Elevate is not responsible or liable for such variance.

Laminated frames are warranted for a period of 10 years from purchase against chipping, pitting, cracking, peeling, blistering, and excessive ultraviolet discoloration. Laminate replacement components may vary faintly in color and gloss. Elevate is not responsible or liable for such variance.

Glass is warranted against imperfections such as stress cracks, scratches, blemishes, and chips for a period of 1 year from the date of purchase. Elevate does not warrant glass that incurs imperfections such as stress cracks, scratches, blemishes, and chips due to improper handling and installation of window. Glass imperfections are not covered unless they exceed allowable levels as defined in ASTM C1036 or ASTM C1048, whichever is applicable.

Insulated Glass Unit ("IGU") is warranted for a period of 20 years from date of purchase against condensation on the inner glass surface due to failure of the IGU seal. Elevate does not warrant IGU failure due to improper handling and installation of window.

Hardware (locks, handle sets, balancers) are warranted for a period of 10 years against failure or breakage under normal usage and proper handling and care. Elevate does not warrant hardware failure due to improper handling and installation of window.

Product and components utilized in multi-family developments are warranted for a period of 10 years only from date of purchase and is solely to the owner of the property at time of installation. The multi-family warranty is non-assignable or transferable. Elevate, at its discretion, may provide skilled labor required for repair or replacement of impacted window component for a period of 1 year from date of purchase. Purchaser/Owner must provide access to the interior and exterior of the Product. If product not accessible with a 15 ft. extension ladder, purchaser/owner is required to provide any lift equipment or safe scaffolding to obtain access to product. Skilled labor does not include any repair, refinishing, refurbishment or materials beyond the affected window component. If repair is not practicable due to location of homesite or safe access to Product is not available, Elevate, at its own discretion, may satisfy its warranty obligation by shipping a replacement component or Product to the original delivery location or by refunding the price of the affected Product.

Elevate reserves the right to discontinue or modify its Product. When that occurs, Elevate will substitute parts or Product of equal value. Substitute Product or parts may not be an aesthetic match to the original.

In the event of repair or replacement of Product, or Product components outlined in this warranty, the warranty applicable to the replacement/repared product or component will extend only for the time remaining under the original warranty.

Excluded Conditions

The Elevate RESIDENTIAL/MULTI-FAMILY LIMITED LIFETIME PRODUCT WARRANTY does not cover, nor does Elevate have the obligation to respond to, a defect caused in whole or in part by:

- Normal wear and tear, aging, weathering (gradual fading, darkening of any colored surface); poor or lack of product maintenance; failure to properly install Product in appropriate opening utilizing AAMA or ASTM installation standards or sound building practices.
- Modifications or alterations of the Product or components including, but not limited to field mulls, reinstallation, caulk, paint finishes, installation of security systems, installation of window coverings, or sources of undue stress, heat, cold, pressure or water.
- Use of harsh chemicals, power washing, Acts of God, or any other condition or cause beyond Elevate's control.
- Fill or retention levels of gases inserted in the inner space of IGU.
- Elevate products are tested in accordance with processes and procedures established by NFRC and AAMA. The NFRC and AAMA tests measure the performance of a sample Product in a laboratory environment. Elevate manufactures the Product using the materials and methods used in the fabrication of the tested Product. Product components and manufacturing processes have an inherent range of tolerances and many external factors can affect product performance, including but not limited to installation, abuse, lack of maintenance, and building movement. For this reason, Elevate does not warrant the test results.
- Gaps at joints or terminations that are designed to accommodate component expansion or resulting from component contraction that do not impact the operation or performance of the Product.
- Where field testing of product occurs by purchaser, or agent of purchaser, together defined as "purchaser," purchaser must provide Elevate prior notice and allow Elevate to participate in identifying appropriate test methods as well as observe Product testing. Without prior notice and ability to participate in developing testing methodology and observe tests of Product, Elevate shall not be required to address testing results nor shall it be required to share the cost of testing.
- Elevate is not responsible for verifying the application of its products for surrounding building components or building wall design.

Notice of Warranty Claim

Warranty claims can be submitted to:

Elevate W&D Warranty Care

1850 Westpark Dr., Suite 100

Grand Prairie, TX 75050

E-mail: warranty@elevatewindows.net

Phone: 469-490-1100

Elevate shall have no obligation under this warranty without prior notice described herein. Purchaser/Owner is required to submit a claim during the coverage period and within 30 days of discovering the Product issue. The notice must include contact information, order number, and description of issue. If possible, submit photographs of issue with claim. Elevate will review, investigate (inspecting the Product issue if it so chooses) and respond in a timely manner per the terms of this warranty.

Notice of Legal Proceedings

Before initiating any legal proceeding against Elevate, a purchaser/owner as defined in this warranty must first give Elevate notice of its intent to file a legal claim through the Notice of Warranty Claim submittal process. The purchaser/owner must wait 45 days after submitting the notice of initiating legal proceedings in order to allow Elevate the opportunity to investigate and offer a resolution for issues claimed.

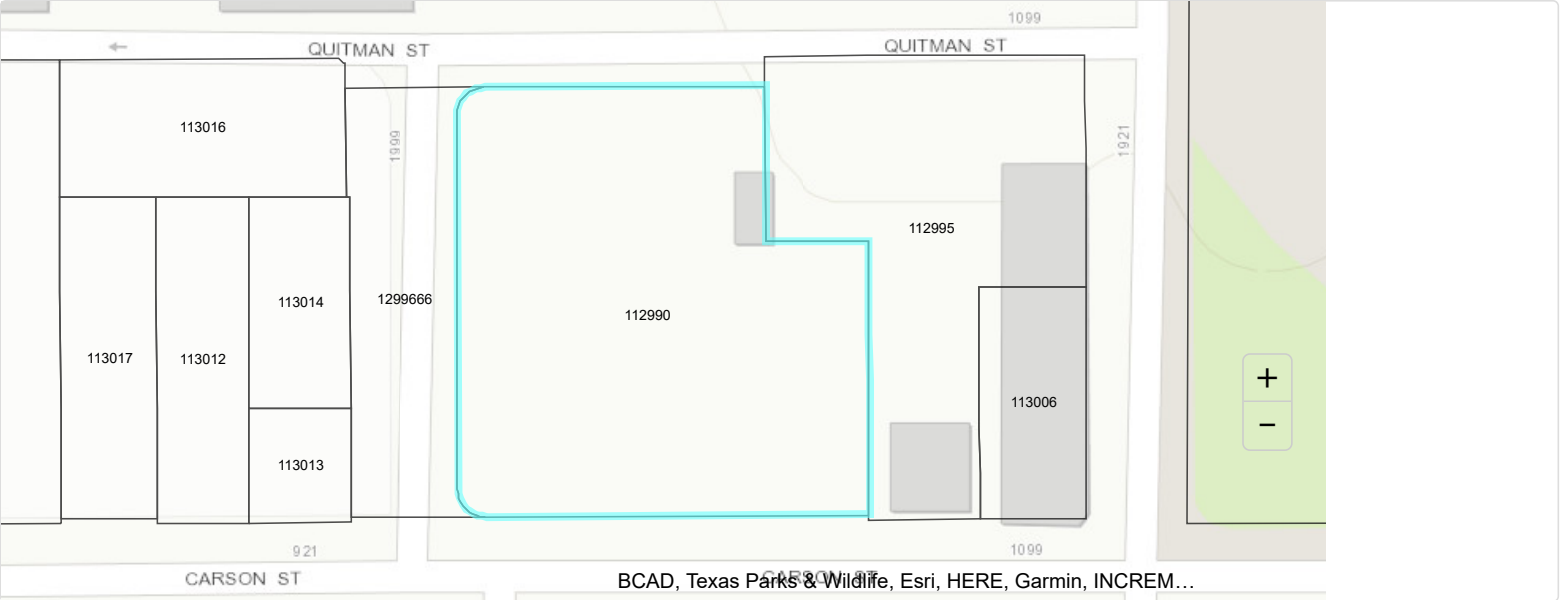
Disclaimers & Limitations of Remedies

Elevate Windows and Doors makes no warrant for products beyond what is contained in this writing. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING A WARRANTY WITH RESPECT TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM THE COURSE OF PERFORMANCE, COURSE OF DEALING, OR USING OF TRADE OR DISCLAIMED. If disclaimer of implied warranties is prohibited by law, they are limited to the applicable duration of this Warranty. The remedies herein shall be the buyer's exclusive remedy regardless of Elevate's negligence. ELEVATE SHALL NOT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, PERSONAL INJURY, LOST PROFITS, LOSS OF USE, DIMINUTION IN VALUE, OR PUNITIVE DAMAGES. In no event shall Elevate's liability exceed the price of the covered product. This warranty gives you specific legal rights and you may also have other rights that vary from state to state.

Residences at Grayson Heights – HDRC COA Application

Other Supporting Documents

Property Identification #: 112990	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01257-000-0300 Situs Address: 1914 ROGERS RD SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal Description: NCB 1257 BLK LOT 30 Abstract: S01257 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 09, 11, 10, 08, 06, CAD, SA011, 57, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: (M) PARKING FOR GRAYSON OFFICE BUILDING-BOA



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 112990 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	112990	Legal Description:	NCB 1257 BLK LOT 30
Geographic ID:	01257-000-0300	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	400		
Property Use Description:	OFFICE		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1914 ROGERS RD SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$277,640	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$277,740	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$277,740	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$277,740	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$277,740

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$277,740	\$277,740	\$65.73	
08	SA RIVER AUTH	0.018580	\$277,740	\$277,740	\$51.60	
09	ALAMO COM COLLEGE	0.149150	\$277,740	\$277,740	\$414.25	
10	UNIV HEALTH SYSTEM	0.276235	\$277,740	\$277,740	\$767.22	
11	BEXAR COUNTY	0.277429	\$277,740	\$277,740	\$770.53	
21	CITY OF SAN ANTONIO	0.558270	\$277,740	\$277,740	\$1,550.54	
57	SAN ANTONIO ISD	1.502300	\$277,740	\$277,740	\$4,172.48	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$277,740	\$277,740	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$277,740	\$277,740	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$7,792.35	
Taxes w/o Exemptions:					\$7,792.35	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$45
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		0	3800.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$15
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
CPT	Detached Carport	* - A		0	551.0	

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$40
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
EQS	Equipment Shed	C - A		0	774.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	1.0381	45218.00	0.00	0.00	\$277,640	\$0

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	\$100	\$277,640	0	277,740	\$0	\$277,740
2019	\$355	\$267,240	0	267,595	\$0	\$267,595
2018	\$355	\$254,580	0	254,935	\$0	\$254,935
2017	\$16,176	\$189,920	0	206,096	\$0	\$206,096

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	0250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

Economic Unit Links

Property ID:

112990

110

110

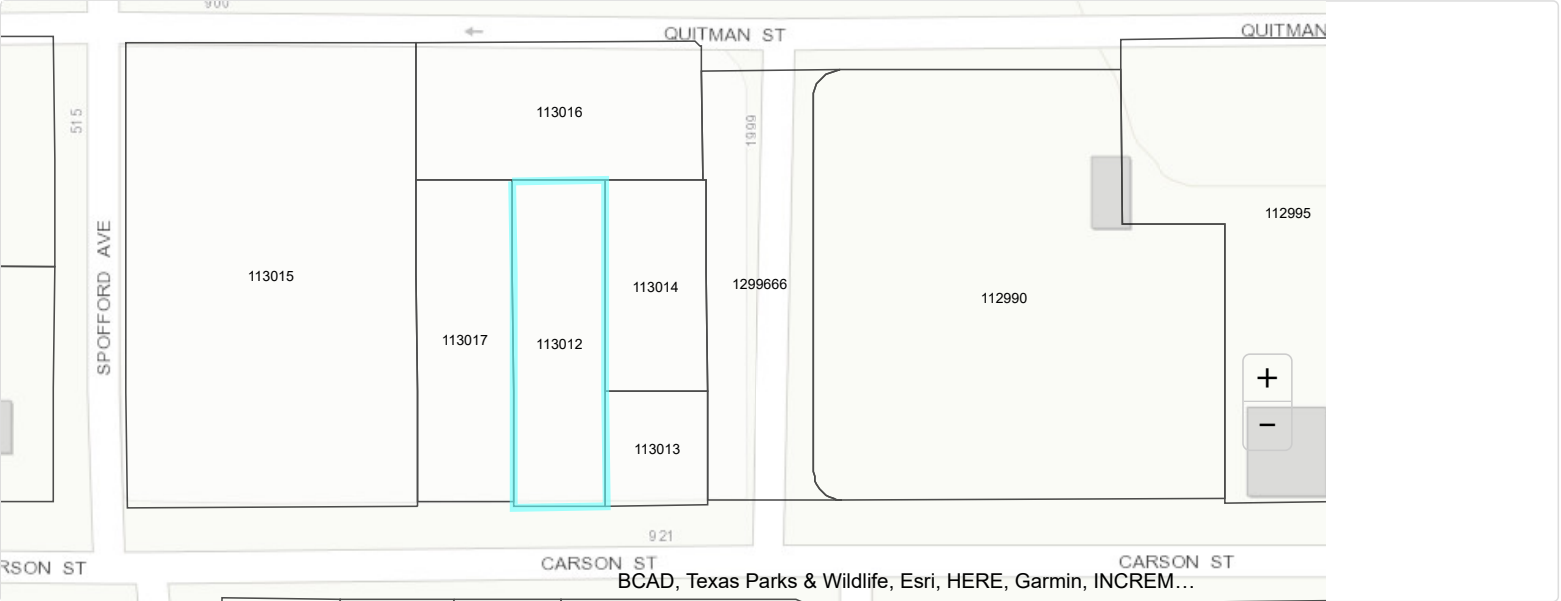
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113012	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01259-000-0020 Situs Address: 919 CARSON ST SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal: NCB 1259 BLK LOT E 50 FT OF W 102 FT OF Description: 60, 61 & 62 Abstract: S01259 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 57, 11, 09, 10, 06, CAD, 08, SA011, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search
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Bexar CAD

Property Search > 113012 SA QUAD VENTURES LLC for Year Tax Year: 2020

Property

Account

Property ID:	113012	Legal Description:	NCB 1259 BLK LOT E 50 FT OF W 102 FT OF 60, 61 & 62
Geographic ID:	01259-000-0020	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	919 CARSON ST SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$110	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$53,730	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$53,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$53,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$53,840	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$53,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$53,840	\$53,840	\$12.74		
08	SA RIVER AUTH	0.018580	\$53,840	\$53,840	\$10.00		
09	ALAMO COM COLLEGE	0.149150	\$53,840	\$53,840	\$80.30		
10	UNIV HEALTH SYSTEM	0.276235	\$53,840	\$53,840	\$148.73		
11	BEXAR COUNTY	0.277429	\$53,840	\$53,840	\$149.37		
21	CITY OF SAN ANTONIO	0.558270	\$53,840	\$53,840	\$300.57		
57	SAN ANTONIO ISD	1.502300	\$53,840	\$53,840	\$808.84		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$53,840	\$53,840	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$53,840	\$53,840	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$1,510.55		
Taxes w/o Exemptions:					\$1,510.55		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$80
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		1980	8750.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$30
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		1980	50.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2009	8750.00	0.00	0.00	\$53,730	\$0

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	\$110	\$53,730	0	53,840	\$0	\$53,840
2019	\$100	\$51,720	0	51,820	\$0	\$51,820
2018	\$1,000	\$78,750	0	79,750	\$0	\$79,750
2017	\$1,000	\$36,750	0	37,750	\$0	\$37,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO	1422 GRAYSON LLC	16388	2200	20130214985

				HFS OWNER LLC				
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

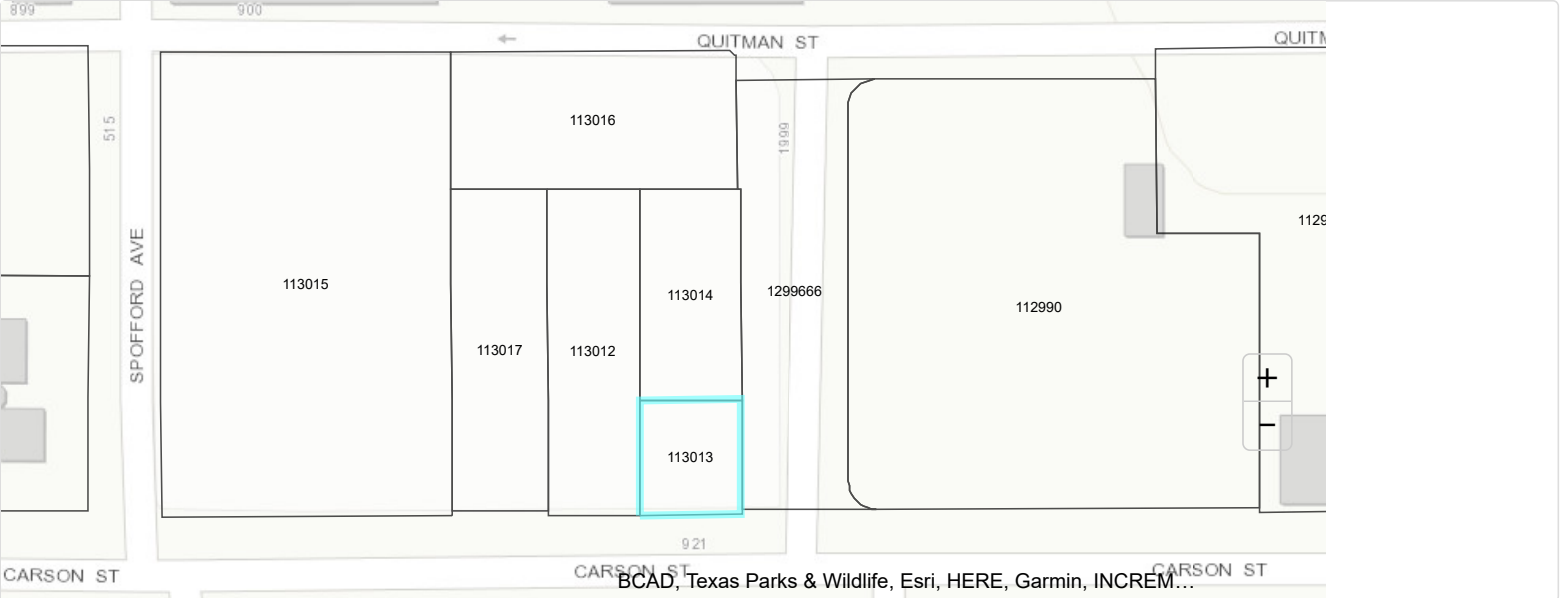
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113013	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01259-000-0030 Situs Address: 925 CARSON ST SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal Description: NCB 1259 BLK LOT 62A Abstract: S01259 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 57, 11, 10, 08, CAD, 06, SA011, 09, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 113013 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	113013	Legal Description:	NCB 1259 BLK LOT 62A
Geographic ID:	01259-000-0030	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	925 CARSON ST SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$21,140	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$21,240	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$21,240	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$21,240	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$21,240

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$21,240	\$21,240	\$5.03		
08	SA RIVER AUTH	0.018580	\$21,240	\$21,240	\$3.95		
09	ALAMO COM COLLEGE	0.149150	\$21,240	\$21,240	\$31.68		
10	UNIV HEALTH SYSTEM	0.276235	\$21,240	\$21,240	\$58.68		
11	BEXAR COUNTY	0.277429	\$21,240	\$21,240	\$58.92		
21	CITY OF SAN ANTONIO	0.558270	\$21,240	\$21,240	\$118.57		
57	SAN ANTONIO ISD	1.502300	\$21,240	\$21,240	\$319.09		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$21,240	\$21,240	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$21,240	\$21,240	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$595.92		
Taxes w/o Exemptions:					\$595.92		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	3400.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.0790	3443.00	0.00	0.00	\$21,140	\$0

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	\$100	\$21,140	0	21,240	\$0	\$21,240
2019	\$100	\$20,340	0	20,440	\$0	\$20,440
2018	\$3,800	\$38,730	0	42,530	\$0	\$42,530
2017	\$3,670	\$14,460	0	18,130	\$0	\$18,130

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

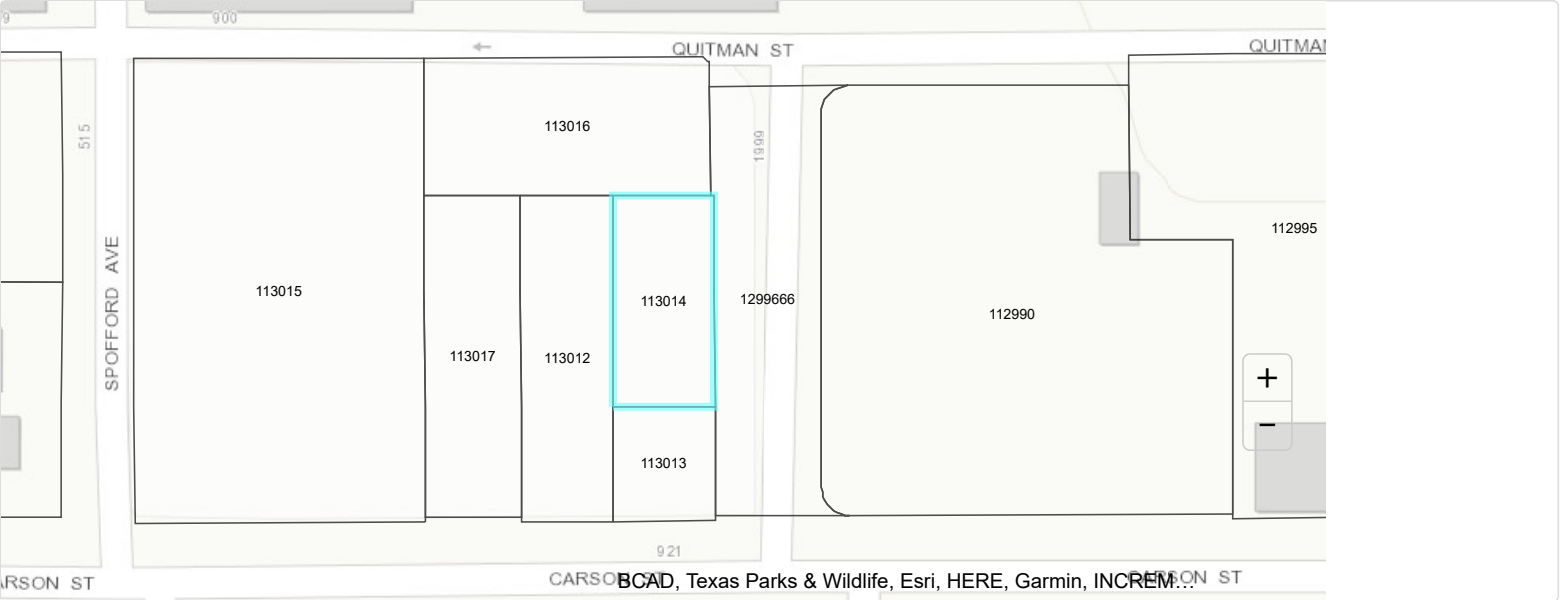
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113014	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01259-000-0040 Situs Address: 1913 ROGERS RD SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal Description: NCB 1259 BLK LOT 60A & 61A Abstract: S01259 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 11, 06, 09, SA011, CAD, 08, 57, 21, 10	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search
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Bexar CAD

Property Search > 113014 SA QUAD VENTURES LLC for Year
2020

Property

Account

Property ID:	113014	Legal Description:	NCB 1259 BLK LOT 60A & 61A
Geographic ID:	01259-000-0040	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1913 ROGERS RD SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$110	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$38,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$38,510	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$38,510	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$38,510	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$38,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$38,510	\$38,510	\$9.11	
08	SA RIVER AUTH	0.018580	\$38,510	\$38,510	\$7.16	
09	ALAMO COM COLLEGE	0.149150	\$38,510	\$38,510	\$57.44	
10	UNIV HEALTH SYSTEM	0.276235	\$38,510	\$38,510	\$106.37	
11	BEXAR COUNTY	0.277429	\$38,510	\$38,510	\$106.84	
21	CITY OF SAN ANTONIO	0.558270	\$38,510	\$38,510	\$214.99	
57	SAN ANTONIO ISD	1.502300	\$38,510	\$38,510	\$578.54	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$38,510	\$38,510	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$38,510	\$38,510	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$1,080.45	
Taxes w/o Exemptions:					\$1,080.45	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$80
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	10488.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$30
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
FEN	Fence	S - A		1980	110.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.1436	6254.00	0.00	0.00	\$38,400	\$0

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	\$110	\$38,400	0	38,510	\$0	\$38,510
2019	\$100	\$36,970	0	37,070	\$0	\$37,070
2018	\$1,000	\$66,860	0	67,860	\$0	\$67,860
2017	\$1,000	\$26,270	0	27,270	\$0	\$27,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985

3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259
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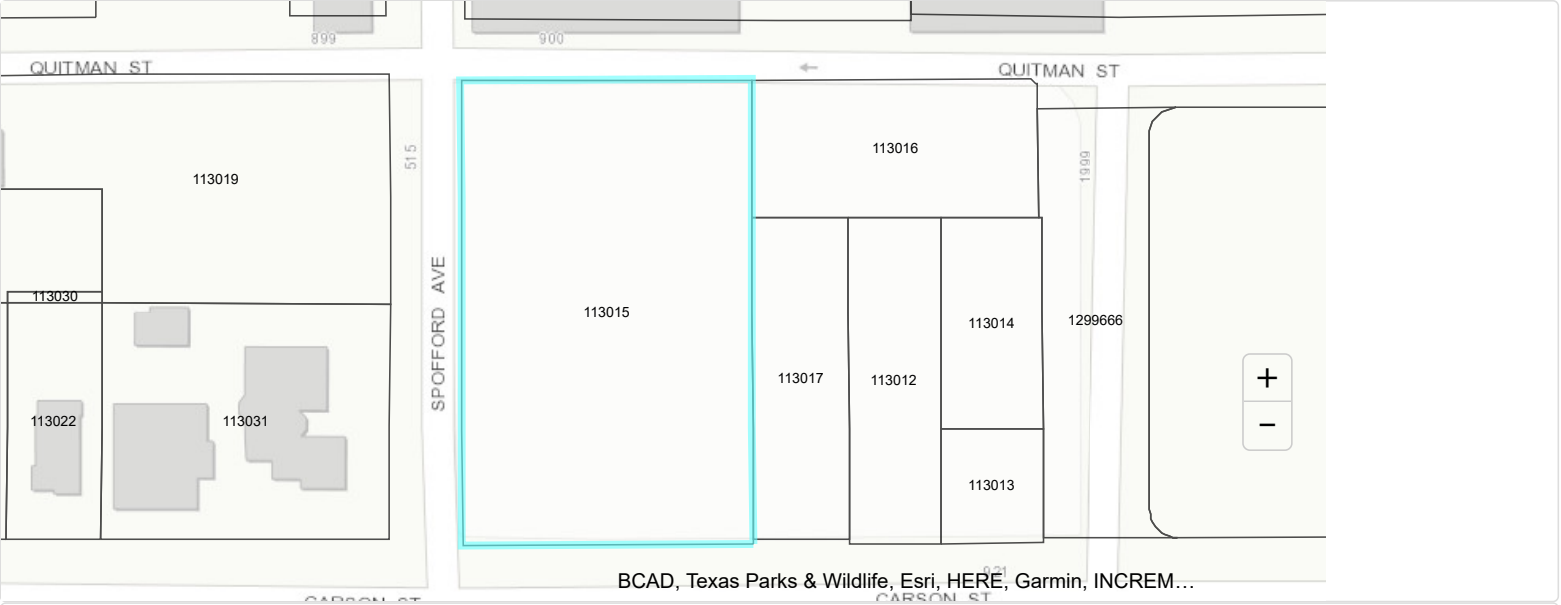
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113015	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01259-000-0511 Situs Address: 918 QUITMAN ST SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal Description: NCB 1259 BLK LOT 51, 52, 53 & 54 Abstract: S01259 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 11, 09, 57, 10, CAD, 06, 08, SA011, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 113015 SA QUAD VENTURES LLC for Year
2020

Property

Account

Property ID:	113015	Legal Description:	NCB 1259 BLK LOT 51, 52, 53 & 54
Geographic ID:	01259-000-0511	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	918 QUITMAN ST SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$241,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$242,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$242,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$242,840	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$242,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$242,840	\$242,840	\$57.48	
08	SA RIVER AUTH	0.018580	\$242,840	\$242,840	\$45.12	
09	ALAMO COM COLLEGE	0.149150	\$242,840	\$242,840	\$362.19	
10	UNIV HEALTH SYSTEM	0.276235	\$242,840	\$242,840	\$670.81	
11	BEXAR COUNTY	0.277429	\$242,840	\$242,840	\$673.71	
21	CITY OF SAN ANTONIO	0.558270	\$242,840	\$242,840	\$1,355.71	
57	SAN ANTONIO ISD	1.502300	\$242,840	\$242,840	\$3,648.19	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$242,840	\$242,840	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$242,840	\$242,840	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$6,813.21	
Taxes w/o Exemptions:					\$6,813.21	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$900
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	27931.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$100
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
FEN	Fence	S - A		1980	300.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.9042	39388.00	0.00	0.00	\$241,840	\$0

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	\$241,840	0	242,840	\$0	\$242,840
2019	\$1,000	\$232,780	0	233,780	\$0	\$233,780
2018	\$1,000	\$221,750	0	222,750	\$0	\$222,750
2017	\$1,000	\$165,430	0	166,430	\$0	\$166,430

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985

3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259
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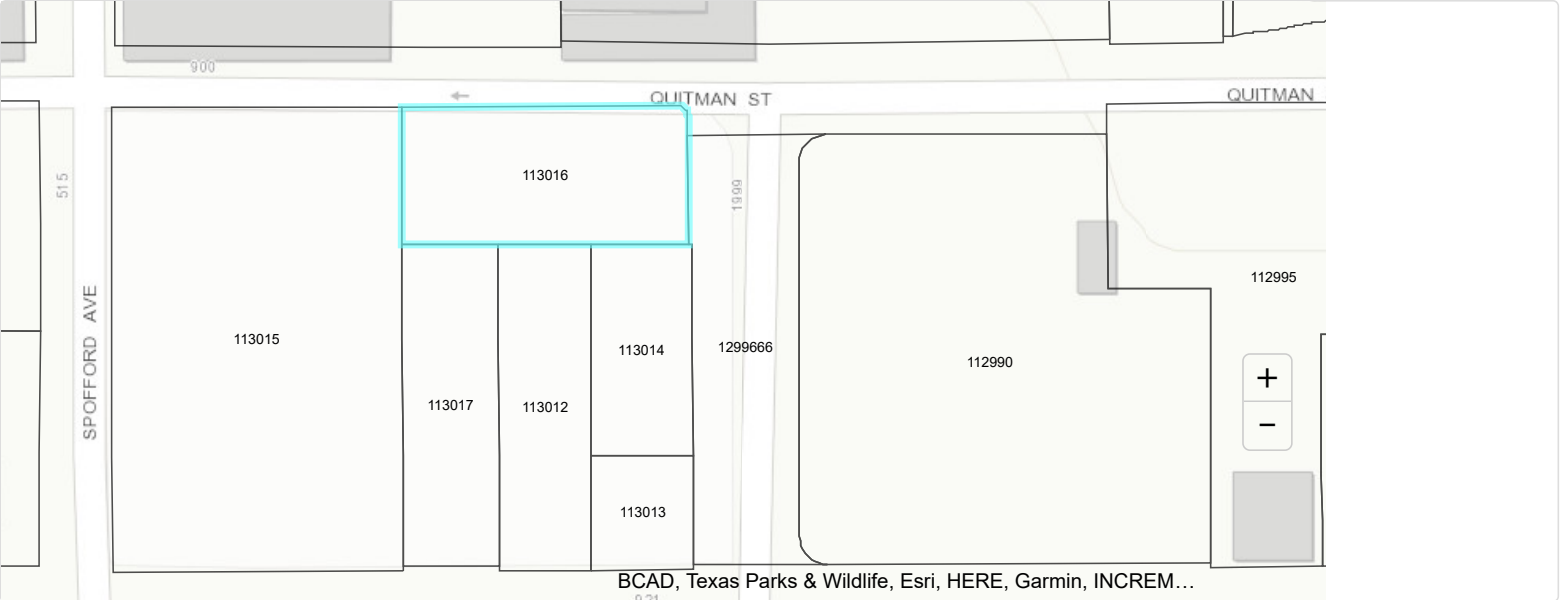
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113016	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01259-000-0630 Situs Address: 1919 ROGERS RD SAN ANTONIO, TX 78251 Property Type: Real State Code: F1	Legal Description: NCB 1259 BLK LOT 63 Abstract: S01259 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 57, 11, 10, 08, 06, CAD, SA011, 09, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: (M) PARKING FOR GRAYSON OFFICE BUILDING-BOA



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Property Search > 113016 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	113016	Legal Description:	NCB 1259 BLK LOT 63
Geographic ID:	01259-000-0630	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	400		
Property Use Description:	OFFICE		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1919 ROGERS RD SAN ANTONIO, TX 78251	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$71,040	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$71,140	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$71,140	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$71,140	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$71,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$71,140	\$71,140	\$16.83	
08	SA RIVER AUTH	0.018580	\$71,140	\$71,140	\$13.22	
09	ALAMO COM COLLEGE	0.149150	\$71,140	\$71,140	\$106.10	
10	UNIV HEALTH SYSTEM	0.276235	\$71,140	\$71,140	\$196.52	
11	BEXAR COUNTY	0.277429	\$71,140	\$71,140	\$197.36	
21	CITY OF SAN ANTONIO	0.558270	\$71,140	\$71,140	\$397.15	
57	SAN ANTONIO ISD	1.502300	\$71,140	\$71,140	\$1,068.73	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$71,140	\$71,140	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$71,140	\$71,140	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$1,995.91	
Taxes w/o Exemptions:					\$1,995.91	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$90
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	10488.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$10
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
FEN	Fence	S - A		1980	400.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2656	11570.00	0.00	0.00	\$71,040	\$0

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	\$100	\$71,040	0	71,140	\$0	\$71,140
2019	\$212	\$95,680	0	95,892	\$0	\$95,892
2018	\$212	\$91,170	0	91,382	\$0	\$91,382
2017	\$1,126	\$69,420	0	70,546	\$0	\$70,546

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	0250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985

3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259
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Economic Unit Links

Property ID:

110

110

113016

2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113017

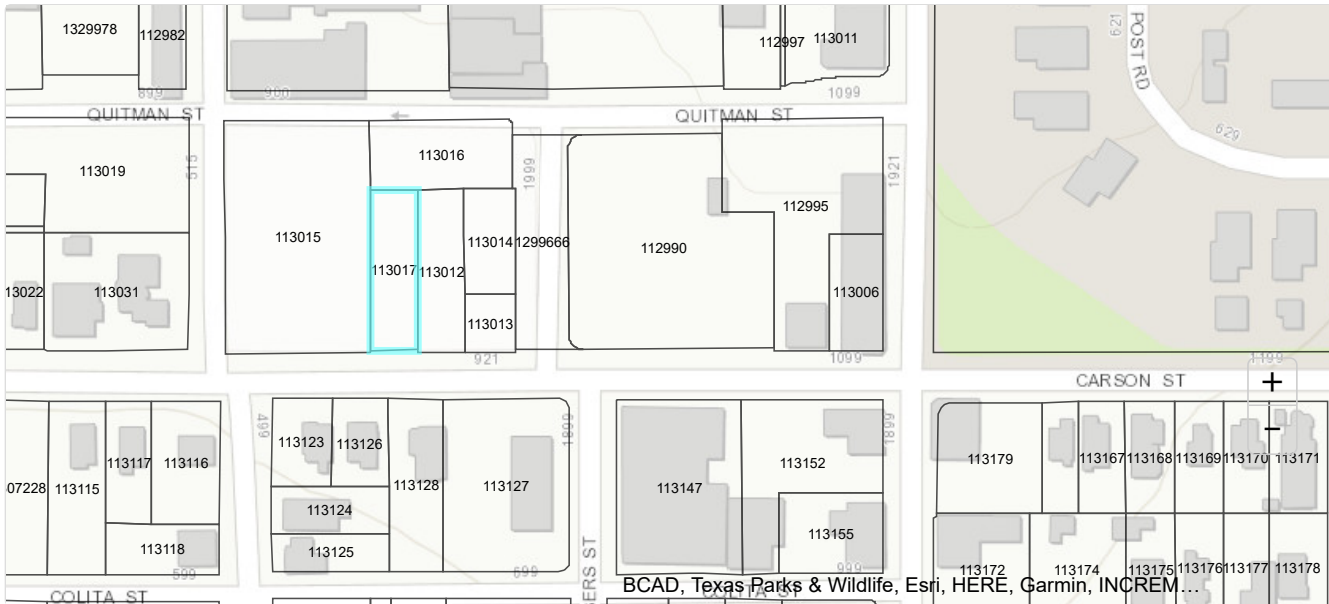
Geo ID: 01259-000-0640
Situs Address: 913 CARSON ST SAN ANTONIO, TX 78208
Property Type: Real
State Code: F1

Property Information: 2021

Legal Description: NCB 1259 BLK LOT 64
Abstract: S01259
Neighborhood: NBHD code11290
Appraised Value: N/A
Jurisdictions: 11, 06, 09, SA011, CAD, 08, 57, 21, 10

Owner Identification #: 3027733

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



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Property Search > 113017 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	113017	Legal Description:	NCB 1259 BLK LOT 64
Geographic ID:	01259-000-0640	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	913 CARSON ST SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$110	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$55,240	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$55,350	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$55,350	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$55,350	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$55,350

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$55,350	\$55,350	\$13.10	
08	SA RIVER AUTH	0.018580	\$55,350	\$55,350	\$10.28	
09	ALAMO COM COLLEGE	0.149150	\$55,350	\$55,350	\$82.56	
10	UNIV HEALTH SYSTEM	0.276235	\$55,350	\$55,350	\$152.89	
11	BEXAR COUNTY	0.277429	\$55,350	\$55,350	\$153.56	
21	CITY OF SAN ANTONIO	0.558270	\$55,350	\$55,350	\$309.01	
57	SAN ANTONIO ISD	1.502300	\$55,350	\$55,350	\$831.52	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$55,350	\$55,350	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$55,350	\$55,350	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$1,552.92	
Taxes w/o Exemptions:					\$1,552.92	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$80
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - A		1980	8996.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$30
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
FEN	Fence	S - F		1980	50.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.2065	8996.00	0.00	0.00	\$55,240	\$0

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	\$110	\$55,240	0	55,350	\$0	\$55,350
2019	\$100	\$53,160	0	53,260	\$0	\$53,260
2018	\$1,000	\$80,960	0	81,960	\$0	\$81,960
2017	\$1,000	\$37,780	0	38,780	\$0	\$38,780

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985

3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259
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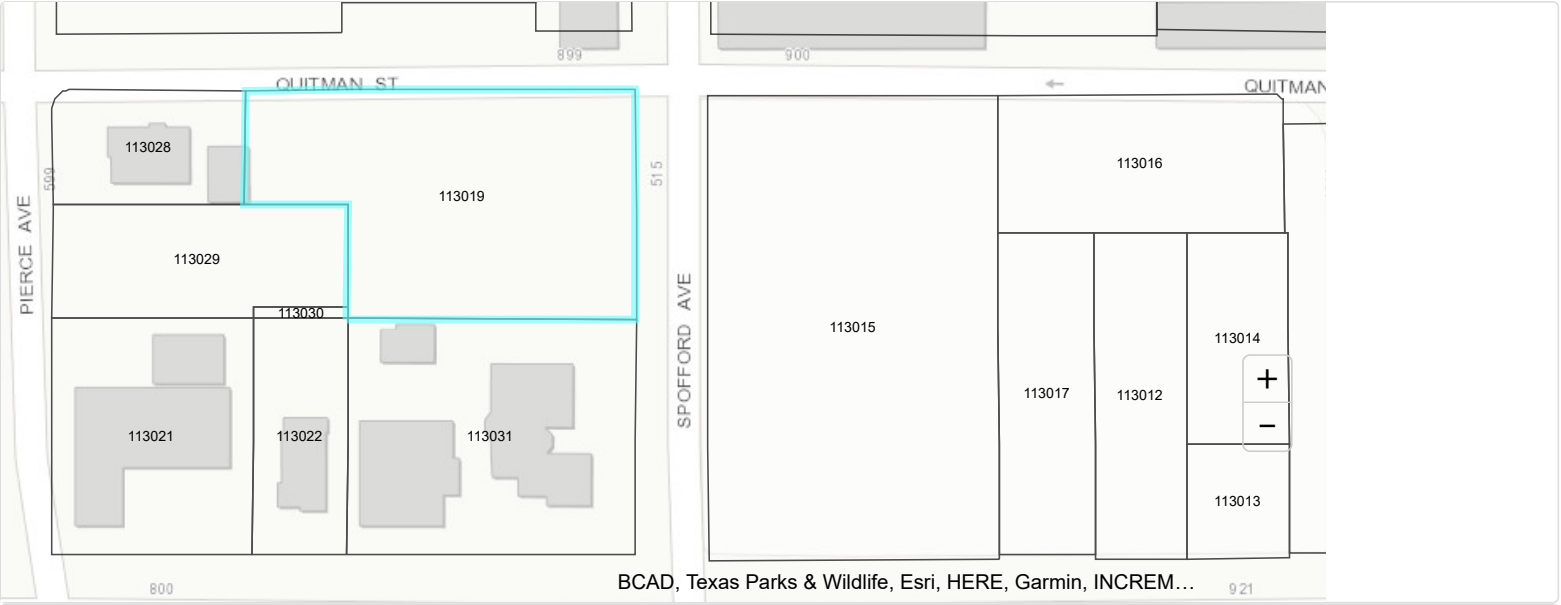
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2020 and prior year data current as of Feb 5 2021 7:24AM

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or email.**

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

Property Identification #: 113019	Property Information: 2021	Owner Identification #: 3083240
Geo ID: 01260-000-0011 Situs Address: 808 QUITMAN ST SAN ANTONIO, TX 78208 Property Type: Real State Code: F1	Legal: NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF Description: 35 Abstract: S01260 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 09, 11, 10, 06, 08, 57, CAD, SA011, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



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Bexar CAD

Property Search > 113019 SA QUAD VENTURES LLC for Year 2020

Property

Account

Property ID:	113019	Legal Description:	NCB 1260 BLK LOT 43 & 44 & E 51.7 FT OF 35
Geographic ID:	01260-000-0011	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	808 QUITMAN ST SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3083240
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$140,480	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$140,580	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$140,580	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$140,580	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.000000000000%
Total Value: \$140,580

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$140,580	\$140,580	\$33.27	
08	SA RIVER AUTH	0.018580	\$140,580	\$140,580	\$26.12	
09	ALAMO COM COLLEGE	0.149150	\$140,580	\$140,580	\$209.68	
10	UNIV HEALTH SYSTEM	0.276235	\$140,580	\$140,580	\$388.33	
11	BEXAR COUNTY	0.277429	\$140,580	\$140,580	\$390.01	
21	CITY OF SAN ANTONIO	0.558270	\$140,580	\$140,580	\$784.82	
57	SAN ANTONIO ISD	1.502300	\$140,580	\$140,580	\$2,111.93	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$140,580	\$140,580	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$140,580	\$140,580	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$3,944.16	
Taxes w/o Exemptions:					\$3,944.16	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$57
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
ASP	Asphalt	* - L		0	6200.0	

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$43
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
FEN	Fence	S - A		0	656.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.5253	22880.00	0.00	0.00	\$140,480	\$0

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	\$100	\$140,480	0	140,580	\$0	\$140,580
2019	\$100	\$135,220	0	135,320	\$0	\$135,320
2018	\$5,160	\$128,810	0	133,970	\$0	\$133,970
2017	\$5,460	\$96,100	0	101,560	\$0	\$101,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985

3	12/6/2012	SWD	Special Warranty Deed	1ST STATES INVESTORS 5000A LLC	GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259
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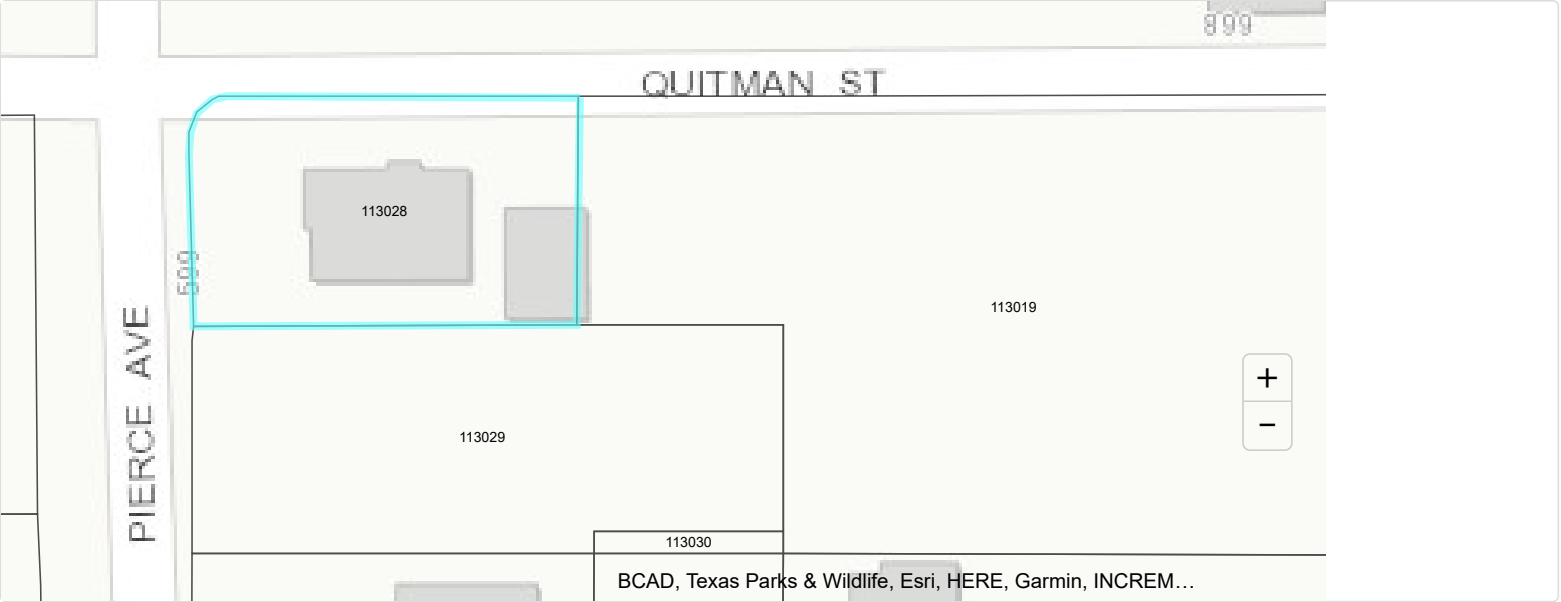
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

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

Property Identification #: 113028	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01260-000-0090 Situs Address: 516 PIERCE AVE SAN ANTONIO, TX 78208 Property Type: Real State Code: C1	Legal Description: NCB 1260 BLK LOT 47 Abstract: S01260 Neighborhood: GOVERNMENT HILL HISTORIC Appraised Value: N/A Jurisdictions: 09, 11, 10, 06, 08, SA011, CAD, 57, 21	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 113028 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	113028	Legal Description:	NCB 1260 BLK LOT 47
Geographic ID:	01260-000-0090	Zoning:	IDZ-3
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	516 PIERCE AVE SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	GOVERNMENT HILL HISTORIC	Map ID:	
Neighborhood CD:	57030		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$208,330	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$81,180	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$289,510	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$289,510	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$289,510	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$289,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$289,510	\$289,510	\$68.52	
08	SA RIVER AUTH	0.018580	\$289,510	\$289,510	\$53.79	
09	ALAMO COM COLLEGE	0.149150	\$289,510	\$289,510	\$431.81	
10	UNIV HEALTH SYSTEM	0.276235	\$289,510	\$289,510	\$799.72	
11	BEXAR COUNTY	0.277429	\$289,510	\$289,510	\$803.19	
21	CITY OF SAN ANTONIO	0.558270	\$289,510	\$289,510	\$1,616.24	
57	SAN ANTONIO ISD	1.502300	\$289,510	\$289,510	\$4,349.31	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$289,510	\$289,510	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$289,510	\$289,510	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$8,122.58	
Taxes w/o Exemptions:					\$8,122.58	

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1228.0 sqft	Value: \$208,330
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1915	1144.0
LA1	Additional Living Area	A - WS		1915	84.0
OP	Attached Open Porch	A - NO		1915	112.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1446	6300.00	63.00	100.00	\$81,180	\$0

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	\$208,330	\$81,180	0	289,510	\$0	\$289,510
2019	\$117,500	\$75,760	0	193,260	\$14,676	\$178,584
2018	\$100,500	\$67,650	0	168,150	\$5,801	\$162,349
2017	\$93,470	\$54,120	0	147,590	\$0	\$147,590

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/15/2019	GWD	General Warranty Deed	MOTA ROBERTO JOSE	SA QUAD VENTURES LLC			20190046513
2	6/3/2016	Deed	Deed	CRJ REAL ESTATE LLC	MOTA ROBERTO JOSE	17902	2108	20160108692
3	8/12/2015	Deed	Deed	CROSS STEVEN M & ALMA P	CRJ REAL ESTATE LLC	17400	1211	20150151400

2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM
For property information, contact (210) 242-2432 or (210) 224-8511
or email.

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

Property Identification #: 113029

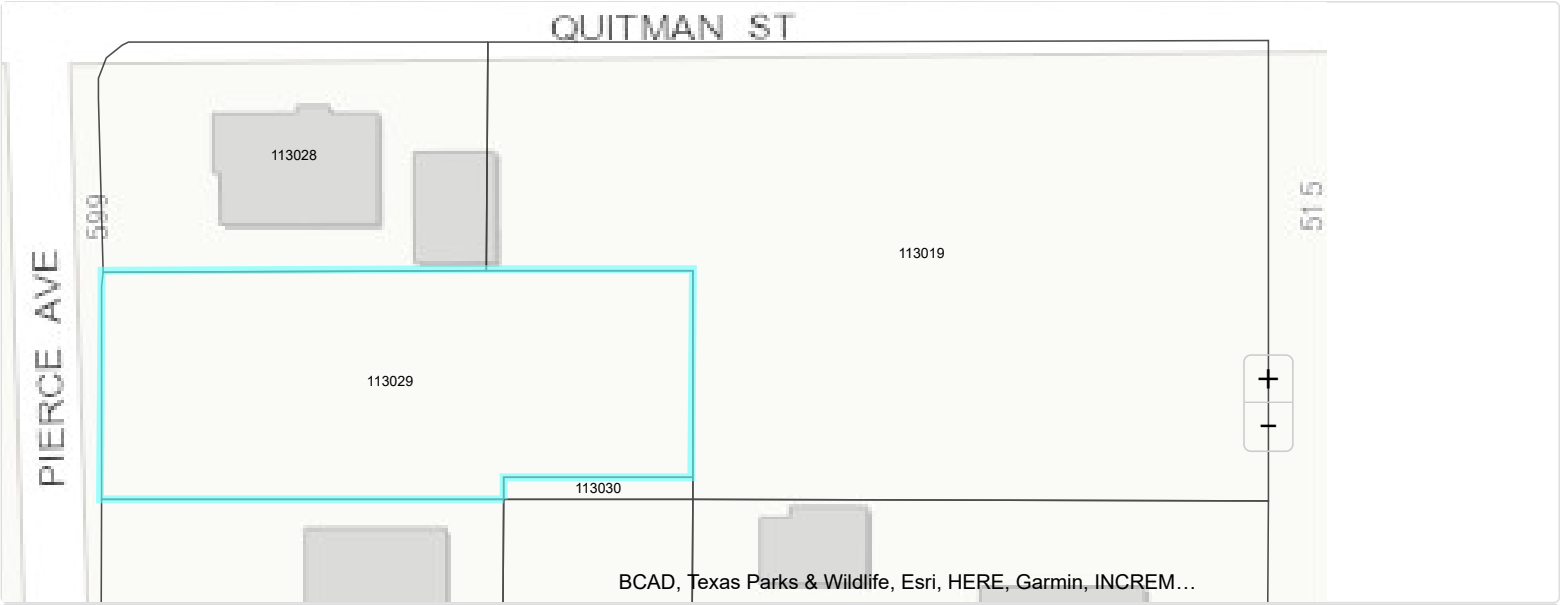
Geo ID: 01260-000-0360
Situs Address: 512 PIERCE AVE SAN ANTONIO, TX 78208
Property Type: Real
State Code: C1

Property Information: 2021

Legal: NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF
Description: 36
Abstract: S01260
Neighborhood: GOVERNMENT HILL HISTORIC
Appraised Value: N/A
Jurisdictions: 11, 09, 10, 06, CAD, 08, 57, SA011, 21

Owner Identification #: 3083240

Name: SA QUAD VENTURES LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 113029 SA QUAD VENTURES LLC for Year 2020

Property

Account

Property ID:	113029	Legal Description:	NCB 1260 BLK LOT 36 EXC. S 6' OF E 50' OF 36
Geographic ID:	01260-000-0360	Zoning:	IDZ-3
Type:	Real	Agent Code:	60001
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	512 PIERCE AVE SAN ANTONIO, TX 78208	Mapsco:	617C2
Neighborhood:	GOVERNMENT HILL HISTORIC	Map ID:	
Neighborhood CD:	57030		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3083240
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$95,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$95,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$95,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$95,000	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$95,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$95,000	\$95,000	\$22.48	
08	SA RIVER AUTH	0.018580	\$95,000	\$95,000	\$17.65	
09	ALAMO COM COLLEGE	0.149150	\$95,000	\$95,000	\$141.69	
10	UNIV HEALTH SYSTEM	0.276235	\$95,000	\$95,000	\$262.43	
11	BEXAR COUNTY	0.277429	\$95,000	\$95,000	\$263.56	
21	CITY OF SAN ANTONIO	0.558270	\$95,000	\$95,000	\$530.36	
57	SAN ANTONIO ISD	1.502300	\$95,000	\$95,000	\$1,427.19	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$95,000	\$95,000	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$95,000	\$95,000	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$2,665.36	
Taxes w/o Exemptions:					\$2,665.36	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.2006	8736.00	56.00	156.00	\$88,550	\$0
2	VLR	Vacant Regular Lot	0.0146	636.00	6.00	106.00	\$6,450	\$0

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	\$0	\$95,000	0	95,000	\$0	\$95,000
2019	\$0	\$70,000	0	70,000	\$0	\$70,000
2018	\$0	\$90,320	0	90,320	\$0	\$90,320
2017	\$0	\$67,950	0	67,950	\$0	\$67,950

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2016	SWD	Special Warranty Deed	1422 GRAYSON LLC	SA QUAD VENTURES LLC	18089	250	20160181944
2	10/11/2013	SWD	Special Warranty Deed	GPT GIG BOA PORTFOLIO HFS OWNER LLC	1422 GRAYSON LLC	16388	2200	20130214985
3	12/6/2012	SWD	Special Warranty Deed		GPT GIG BOA PORTFOLIO HFS OWNER LLC	15840	0383	20120241259

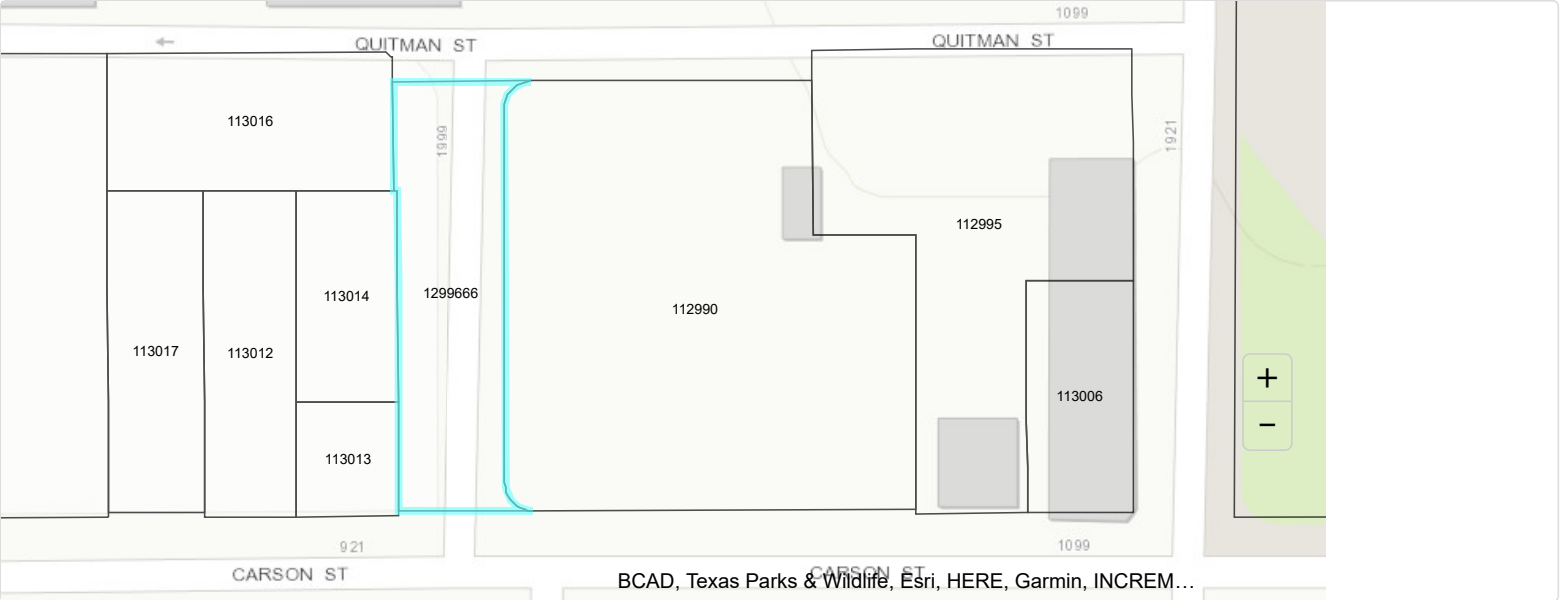
2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

For property information, contact (210) 242-2432 or (210) 224-8511

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

Property Identification #: 1299666	Property Information: 2021	Owner Identification #: 3027733
Geo ID: 01257-000-1000 Situs Address: QUITMAN ST TX Property Type: Real State Code: F1	Legal Description: NCB 1257 P-100 (ROGERS AVE) Abstract: S01257 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: SA011, 10, 06, 21, 08, CAD, 11, 09, 57	Name: SA QUAD VENTURES LLC Exemptions: DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 1299666 SA QUAD VENTURES LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	1299666	Legal Description:	NCB 1257 P-100 (ROGERS AVE)
Geographic ID:	01257-000-1000	Zoning:	C-2 IDZ
Type:	Real	Agent Code:	
Property Use Code:	0995		
Property Use Description:	COMMERCIAL PARKING LOT		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	QUITMAN ST TX	Mapsco:	617C2
Neighborhood:	NBHD code11290	Map ID:	2015 FALL REVAL
Neighborhood CD:	11290		

Owner

Name:	SA QUAD VENTURES LLC	Owner ID:	3027733
Mailing Address:	1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$83,450	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$83,450	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$83,450	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$83,450	

Taxing Jurisdiction

Owner: SA QUAD VENTURES LLC

% Ownership: 100.0000000000%

Total Value: \$83,450

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$83,450	\$83,450	\$19.75	
08	SA RIVER AUTH	0.018580	\$83,450	\$83,450	\$15.51	
09	ALAMO COM COLLEGE	0.149150	\$83,450	\$83,450	\$124.47	
10	UNIV HEALTH SYSTEM	0.276235	\$83,450	\$83,450	\$230.52	
11	BEXAR COUNTY	0.277429	\$83,450	\$83,450	\$231.51	
21	CITY OF SAN ANTONIO	0.558270	\$83,450	\$83,450	\$465.88	
57	SAN ANTONIO ISD	1.502300	\$83,450	\$83,450	\$1,253.67	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$83,450	\$83,450	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$83,450	\$83,450	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$2,341.31	
Taxes w/o Exemptions:					\$2,341.31	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.3120	13590.72	0.00	0.00	\$83,450	\$0

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	\$0	\$83,450	0	83,450	\$0	\$83,450

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/31/2019	ORD	Ordinance	CITY OF SAN ANTONIO	SA QUAD VENTURES LLC			20190020293

2021 data current as of Feb 26 2021 1:18AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

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

15 ITC GF#1905826-AHSA LBS; \$34

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

Date: March 15, 2019

Grantor: ROBERTO JOSE MOTA and spouse, HEATHER MILFORD

Grantor's Mailing Address: 530 S Southern Belle Dr, Killeen, Tx 76548

Grantee: SA QUAD VENTURES, LLC, a Texas limited liability company

**Grantee's Mailing Address,
and after Recording, Return to:** 1422 E. Grayson #500 San Antonio Tx 78208

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 47, New City Block 1260, situated in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 4600, Page 41, Deed and Plat Records, Bexar County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to the following restrictions, encumbrances, easements, covenants and conditions, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Bexar County, Texas, to-wit:

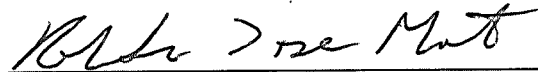
1. Restrictive covenants recorded in Volume 4600, Page 41, Deed and Plat Records, Bexar County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years.
3. Terms, conditions and stipulations of the Historic Designation: Verified Certificate

recorded in Volume 16817, Page 1967, Official Public Records, Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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



ROBERTO JOSE MOTA

HEATHER MILFORD

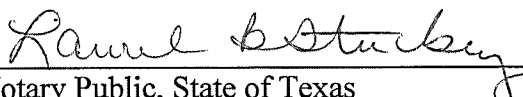
By: 

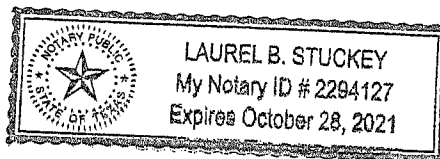
ROBERTO JOSE MOTA, Agent Under that certain Statutory Durable Power of Attorney of HEATHER MILFORD dated March 6, 2019

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on March 15, 2019, by ROBERTO JOSE MOTA, Individually and as Agent under that certain Statutory Durable Power of Attorney of HEATHER MILFORD dated March 6, 2019.


Notary Public, State of Texas



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190046513
Recorded Date: March 15, 2019
Recorded Time: 4:45 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 3/15/2019 4:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

When recorded, please return to:

SA Quad Ventures, LLC
221 Geneseo
San Antonio, TX 78209
Attn: John W. Feik, Sr.

CHICAGO TITLE GF# 1211016220 KS

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 WITH VENDOR'S LIEN

STATE OF TEXAS

COUNTY OF BEXAR

1422 GRAYSON, LLC, a Texas limited liability company (the "Grantor"), as of September 16, 2016, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's certain promissory note (the "Note") of even date herewith, payable to the order of John W. Feik, Trustee of the John and Rita Feik 2010 Irrevocable Trust ("Lender") as therein provided, the payment of which Note is secured by the vendor's lien retained herein and is additionally secured by a Deed of Trust of even date herewith to Michael L. Kreager, TRUSTEE, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto SA QUAD VENTURES, LLC, a Texas limited liability company (the "Grantee") that certain land located in Bexar County, Texas and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements and appurtenances located on such land (such land, improvements and appurtenances being collectively referred to as the "Property").

This conveyance is expressly made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B attached hereto and incorporated herein by reference.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note, and the first and superior vendor's lien against the Property is hereby retained for the benefit of Lender and is hereby transferred to Lender without recourse against Grantor.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right title and interest in and to adjacent streets, alleys and right-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the title to the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the Property, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE AND ACKNOWLEDGMENT ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed With Vendor's Lien on the date set forth in the acknowledgement certificate below, to be effective as of the date first set forth above.

GRANTOR

1422 GRAYSON LLC,
a Texas limited liability company

By: *JHR*
Name: John H. Roberts
Title: President

Address of Grantee:

SA QUAD VENTURES, LLC
221 Geneseo
San Antonio, TX 78209
Attn: John W. Feik, Sr.

State of Texas)
County of Bexar) SS:

On September 15, 2016, before me, CONDE A. BRUCKS, the undersigned Notary Public of the State of Texas, personally appeared John H. Roberts, as President, on behalf of 1422 GRAYSON LLC, a Texas limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity, for the purposes and consideration therein expressed.

WITNESS my hand and official seal.
Conde A. Brucks (Seal)
Signature _____
My Commission Expires: _____

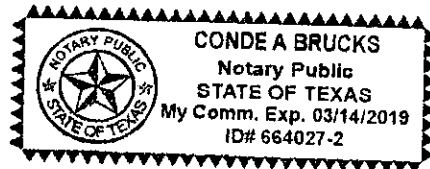


Exhibit A

Legal Description

TRACT 1: LOT 23, NEW CITY BLOCK 1258, N.B.F.S.H. SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9300, PAGE 208, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: LOT 30, NEW CITY BLOCK 1257, N.B.F.S.H. SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6900, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 3: A 1.797 acre tract of land, being out of the San Antonio Town Tract, Abstract 20 and being all of Lot 63, New City Block (NCB) 1259, National Bank Fort Sam Houston No. 2 Subdivision, a plat of record in Volume 8700, Page 60, Lot 64, NCB 1259 of the National Bank Fort Sam Houston No. 3 Subdivision, a plat of record in Volume 9100 Page 83 both of the Deed and Plat Records of Bexar County, Texas, and all of the remaining portions of Lots 51-54, Lot A-53, a 0.202 acre tract also known as Lot A-55 and a 0.222 acre tract also known as Lot A-56, NCB 1259 as conveyed to 1422 Grayson, LLC of record in Volume 16388 Page 2200 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for a curve return at the intersection of the west right-of-way line of Rogers Street, a variable width right-of-way and the south right-of-way line of Quitman Street, a variable width right-of-way, for a northeast corner of Lot 63 and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 80° 33'03" W, a distance of 0.25 feet;

THENCE: Along and with the west right-of-way line of Rogers Street, the east line of Lot 63, the north and east line of the 0.222 acre tract, the following three (3) courses;

1. S 00°13'41"E, a distance of 68.55 feet to a found $\frac{1}{2}$ " iron rod in the north line of the 0.222 acre tract, for the southeast corner of Lot 63 and interior corner of the tract described herein,
2. N 89°43'59"E, a distance of 2.20 feet to a found $\frac{1}{2}$ " iron rod for the northeast corner of the 0.222 acre tract and an exterior corner of the tract described herein, and
3. S 00°38'59"E, a distance of 176.02 feet to a set PK nail with washer stamped "KFW Surveying" at the intersection of the west right-of-way line of Rogers Street and the north right-of-way line of Carson Street, a variable width right-of-way, for the southeast corner of the 0.222 acre tract and the tract described herein;

THENCE: Along and with the north right-of-way line of Carson Street and the south line of the 0.222 acre tract, 0.202 acre tract, Lot 64, Lot A-53 and the remainder of Lot 54, NCB 1259, the following five (5) courses:

1. S 89°36'26" W, a distance of 105.00 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 0.222 acre tract and an exterior corner of the tract described herein,
2. N 00° 23' 34" W, a distance of 2.60 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of Lot 64 and an interior corner of the tract described herein,
3. S 89° 36' 26" W, a distance of 52.00 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of Lot 64 and an interior corner of the tract described herein,
4. S 00° 23' 34" E, a distance of 2.60 feet to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of Lot A-53 and an exterior corner of the tract described herein, and
5. S 89° 36'26"W, a distance of 157.60 feet to a found "X" in concrete at the intersection of the north right-of-way line of Carson Street and the east right-of-way line of Spofford Avenue, a 42 foot right-of-way, for the southwest corner of the remaining portion of Lot 54 and the tract described herein;

THENCE: N 00°11'31" W, along and with the east right-of-way line of Spofford Avenue and the west line of the remainder of Lots 52-54 and Lot 51, NCB 1259, a distance of 250.41 feet to a found 1/2" iron rod with a cap stamped "BAKER" at the intersection of the east right-of-way line of Spofford Avenue and the south right-of-way line of Quitman Street, for the northwest corner of Lot 51 and the tract described herein;

THENCE: N 89°34'31" E, along and with the south right-of-way line of Quitman Street and the north line of Lots 51 and 63, NCB 1259, a distance of 304.93 feet to a found "x" for a curve return of Quitman Street and Rogers Street, a northeast corner of Lot 63 and the tract described herein;

THENCE: Along and with a curve to the right having an arc of 9.45 feet, a radius of 6.00 feet, a delta of 90°11'48" and a chord bears S 45°19'35"E, a distance of 8.50 feet to the POINT OF BEGINNING and containing 1.797 of an acre or 78,277 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

TRACT 4: A 0.7424 acre tract of land, being out of the San Antonio Town Tract, Abstract 20 and comprised of the remaining portion of Lots 35-36 and all of Lots 43-44, New City Block (NCB) 1260 conveyed to 1422 Grayson, LLC of record in Volume 16388 Page 2200 of the Official Public

Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the south right-of-way line of Quitman Street, a variable width right-of-way, for the northeast corner of Lot 47, NCB 1260 of record in Volume 4600 Page 41 of the Deed and Plat Records of Bexar County, Texas, as conveyed to CRJ Real Estate, LLC of record in Volume 17400 Page 1211 of the Official Public Records of Bexar County, Texas, the northwest corner of the remaining portion of Lot 35 and the tract described herein;

THENCE: N 89°34'31" E, along and with the south right-of-way line of Quitman Street and the north line of Lot 35 and 43, NCB 1260, a distance of 209.48 feet to a set PK nail with washer stamped "KFW Surveying" at the intersection of the south right-of-way line of Quitman Street and the west right-of-way line of Spofford Avenue, a 42 foot right-of-way, for the northeast corner of Lot 43 and the tract described herein;

THENCE: S 00°11'31"E, along and with the west right-of-way line of Spofford Avenue and the east line of Lots 43-44, NCB 1260, a distance of 124.86 feet to a found ½" iron rod for the northeast corner of Lot 45, NCB 1260 conveyed to East Carson, LLC of record in Volume 17850 Page 100 of the Official Public Records of Bexar County, Texas, the southeast corner of Lot 44 and the tract described herein;

THENCE: S 89°34'31" W, along and with the common line of Lot 44 and Lot 45, NCB 1260, a distance of 156.90 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the northwest corner of Lot 45, NCB 1260, the southeast corner of a 6' x 50' strip of land as conveyed to Abdur Milon of record in Volume 12909 Page 1158 of the Official Public Records of Bexar County, Texas, for the northeast corner of the remaining portion of Lot 37, NCB 1260 conveyed to Homer Residential Rental Property, LLC of record in Volume 17092 Page 574 of the Official Public Records of Bexar County, Texas, the southwest corner of Lot 44 and an exterior corner tract described herein;

THENCE: N 00°11'31" W, along and with the common line of Lot 44 and said 6' x 50' strip of land, a distance of 6.00 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the northeast corner of said strip of land and an interior corner of the tract described herein;

THENCE: Along and with the common line the remaining portion of Lot 36, NCB 1260 and said strip of land, the following two (2) courses:

1. S 89°34'31" W, a distance of 50.00 feet to a set 1/2" iron rod with Blue Plastic Cap Order No.: 4311029220 Chicago Title Insurance Company T-7 Commitment for Title insurance (01/01/2014) Stamped "KFW Surveying" for the northwest corner of said strip of land and an interior corner of the tract described herein, and

2. S 00°11'31" E, a distance of 6.00 feet to a point (unable to set), for the southwest corner 1. of said strip of land, the northwest corner of the remaining portion of Lot 37, NCB 1260 conveyed to Homer Residential Rental Property, LLC, the remaining portion of Lot 37, NCB 1260, a southeast corner of the remaining portion of Lot 36, NCB 1260 and an exterior corner of the described herein;

THENCE: S 89°34'31" W, along and with the common line of the remaining portion of Lot 37, NCB 1260 and remaining portion of Lot 36, NCB 1260, a distance of 106.00 feet to a set PK nail with washer stamped "KFW Surveying" in the east right-of-way line of Pierce Street, a variable width right-of-way, for the northwest corner of the remaining portion of Lot 37, NCB 1260, the southwest corner of the remaining portion of Lot 36, NCB 1260 and the tract described herein;

THENCE: N 00°11'31" W, along and with the east right-of-way line of Pierce Street and the west line of the remaining portion of Lot 36, NCB 1260, a distance of 62.69 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the remaining portion of Lot 36, NCB 1260 and the tract described herein;

THENCE: N 89°30'27" E, along and with the north line of the remaining portion of Lot 36, NCB 1260 and the south line of Lot 47, a distance of 103.64 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southeast corner of Lot 47, the southwest corner of the remaining portion of Lot 35, NCB 1260 and an interior corner of the tract described herein;

THENCE: N 00°23'34" W, along and with the east line of Lot 47 and the west line of the remaining portion of Lot 35, NCB 1260, a distance of 62.04 feet to the POINT OF BEGINNING and containing 0.7424 of an acre or 32,339 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Exhibit B

Permitted Exceptions

1. Taxes for calendar year 2016 and subsequent years.
2. Lease Agreement as evidenced by Memorandum of Lease executed by and between First States Investors 500A, LLC, as Landlord, and VoiceStream PCS II Corporation, as Tenant, filed May 25, 2004, recorded in Volume 10760, Page 846, Real Property Records, Bexar County, Texas. (Tract 1)
3. Lease Agreement as evidenced by Memorandum of Lease executed by and between GPT GIG BOA Portfolio HFS Owner LLC, as Landlord, and Bank of America, National Association, as Tenant, filed December 11, 2012, recorded in Volume 15840, Page 389, Real Property Records, Bexar County, Texas, except as to the Right of First Refusal and Right of First Offer to purchase the property as described therein. (All Tracts)
4. Right of First Refusal and Right of First Offer to purchase the property as described in instrument filed December 11, 2012, recorded in Volume 15840, Page 389, Real Property Records, Bexar County, Texas, except as to the rights to purchase the property which could have been exercised at the effective date of the conveyance. (All Tracts)
5. 25' Building setback line as shown on plat recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 3)
6. 14' Overhang Easement as shown on plat recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 3)
7. 25' Building setback line as shown on plat recorded in Volume 9100, Page 83, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 3)
8. 15' Building setback line as shown on plat recorded in Volume 9300, Page 208, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 1)

9. 16' Water, Gas and Sewer Easement as shown on plat recorded in Volume 9300, Page 208, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047. (Tract 1)
10. 15' and 25' Building setback line as shown on plat recorded in Volume 6900, Page 136, Deed and Plat Records, Bexar County, Texas, as shown on the Survey prepared by Teresa A. Seidel, RPLS of KFW Surveying dated June 17, 2016, as last revised September 14, 2016 under Job No. 16-047.(Tract 2)
11. Historic Designation Verified Certificate as described in instrument filed August 13, 2014, recorded in Volume 16817, Page 1967, Real Property Records, Bexar County, Texas. This exception is in addition to and not in lieu or limitation of any other exception or exclusion in this policy. (All Tracts)
12. Rights of tenants in possession, as tenants only, under the following unrecorded leases:
 - a. Commercial Lease, dated as of February 19, 2016, between 1422 Grayson, LLC and TCOE Inc.
 - b. Order for Supplies or Services (Lease) between 1422 Grayson, LLC and the United States of America, covering the period from August 1, 2016 to July 31, 2017.
 - c. Lease Agreement dated as of December 6, 2012, between 1422 Grayson, LLC as successor-in-interest and Bank of America, N.A., as amended by the First Amendment to Lease, dated as of May 6, 2014.
 - d. Commercial Lease dated as of November 1, 2015, between 1422 Grayson, LLC and Ridgemont Investment Group, LLC.
 - e. Rooftop Lease with Option, dated as of March 30, 2005, between 1422 Grayson, LLC as successor-in-interest and VoiceStream PCS II Corporation.
 - f. Building Lease dated June 1, 2014 between 1422 Grayson and SA Youth, as amended.
 - g. Master Lease Agreement dated September 14, 2016 between SA Quad Ventures, LLC and CitiMini, LLC.

Doc# 20160181944
Pages 10
09/15/2016 4:21PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$58.00

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.
09/15/2016 4:21PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

VS
01/31/2019
Item No. 11

ORDINANCE 2019-01-31-0102

**AUTHORIZING THE CLOSURE, VACATION, AND
ABANDONMENT OF .312 ACRE OF AN IMPROVED PORTION OF
ROGERS AVENUE PUBLIC RIGHT-OF-WAY BETWEEN QUITMAN
AND EAST CARSON STREET FOR A FEE OF \$45,135.00 IN
COUNCIL DISTRICT 2**

SCANNED

* * * * *

WHEREAS, Petitioner SA Quad Ventures, L.L.C. ("Petitioner") has requested the closure, vacation and abandonment of 0.312 of an acre, an improved portion of public right of way, known as Rogers Avenue located between Quitman and East Carson Streets, adjacent to New City Blocks 1257 and 1259, as depicted in **Attachment II** and **Attachment III** and more accurately described in **Attachment I**, in Council District 2; and

WHEREAS, the above-mentioned area of Rogers Avenue is the only portion of the street that does not align with the remaining blocks of Rogers Avenue, causing traffic and potential safety concerns; and

WHEREAS, Petitioner owns all adjoining parcels to the east, west and north of the subject block and, if approved, Petitioner plans to assemble its abutting properties for future redevelopment; and

WHEREAS, in accordance with the requirements of Chapter 37, Petitioner's request was canvassed throughout all City departments and utilities with standard conditions, which have been reviewed and accepted by the Petitioner, notification signs were posted near the proposed street closure, and letters were sent to property owners within a 500 foot radius, and Government Hill Alliance Neighborhood Association supports the petitioner's request; and

WHEREAS, the City of San Antonio Planning Commission recommended approval of this request at its regular scheduled meeting on November 28, 2018; and

WHEREAS, the original disposition fee established for this request was \$61,200.00, which is the fair market value as determined by an independent appraiser. The disposition fee has been reduced by 25% and the \$815.00 petition fee in accordance with the Inner City Reinvestment/Infill Policy (ICRIP) waiver, approved by Center City Development Office. A credit of \$15,300.00 has been applied. With the administrative recording costs of \$50.00, the established disposition fee totals \$45,135.00. The revenue will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget; **NOW THEREFORE**,

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

SECTION 1. The City Council hereby authorizes for a disposition fee of \$45,135.00 the closure, vacation, and abandonment of 0.312 acre of improved portion of right of way known as Rogers

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Avenue between Quitman and East Carson Street, as requested by SA Quad Ventures, L.L.C. in Council District 2.

SECTION 2. A detailed description of the Right of Way segment is set forth on **Attachment I**. Maps and pictures of the right of way segment are set forth on **Attachment II** and **Attachment III**. All exhibits are incorporated into this Ordinance for all purposes as if they were fully set forth. **Attachment I** controls over any discrepancy between them and **Attachment II** and **Attachment III**.

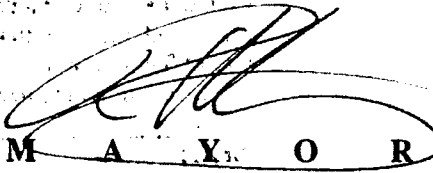
SECTION 3. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 223000000253 and General Ledger 4903101.

SECTION 4. The disposition of surplus property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 6. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

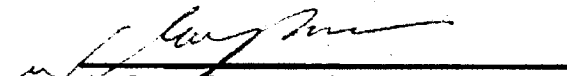
PASSED AND APPROVED this 31st day of January, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

}

SS.

CERTIFIED COPY

The undersigned, the City Clerk of the City of San Antonio in the State and County afore said, does by these presents certify that the attached and foregoing is a true and exemplified copy of a part of the records, papers and books in the Office of the City Clerk; and, that I am the custodian of such papers, books and records as an officer of the City of San Antonio.

Given under my hand and the official seal of the City of San Antonio, this 4th
day of February, A. D. 20 19
(SEAL)

Lucy Adame-Clark
City Clerk, City of San Antonio.



VS

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Attachment I

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Attachment I



RICKMAN LAND SURVEYING

Page 1 of 2

0.312 ACRE TRACT

FIELD NOTES OF A 0.312 ACRE (13,597 SQUARE FEET MORE OR LESS) TRACT OF LAND, BEING ALL OF ROGERS AVENUE, SOUTH OF QUITMAN STREET AND NORTH OF E. CARSON STREET, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
NOTE: (BASIS OF BEARING IS TEXAS CENTRAL ZONE, NAD83.)

BEGINNING: At a 1/2" iron rod found for the south corner of the northeast cut back between Rogers Avenue and E. Carson Street, for the southwest corner of Lot 30, N.C.B. 1257, N.B.F.S.H. Subdivision recorded in Volume 6900, Page 136, Deed and Plat Records, Bexar County, Texas, the southeast corner of This Tract and the POINT OF BEGINNING;

THENCE: S 89°36'24" W, departing the west line of Lot 30, across Rogers Avenue, with the north right of way line of E. Carson Street and the south line of This Tract, a distance of 72.81 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set in the west right of way line of Rogers Avenue and the east line of Lot 62, N.C.B. 1259, from which the southeast corner of Lot 62 bears S 00°16'36" E, a distance of 2.9 feet;

THENCE: With the west right of way line of Rogers Avenue and This Tract, the following calls and distances:

N 00°16'36" W, at a distance of 59.71 feet passing the northeast corner of Lot 62 and the southeast corner of Lot 61, N.C.B. 1259, at a distance of 122.31 feet passing the northeast corner of Lot 61 and the southeast corner of the Remainder of Lot 60, N.C.B. 1259, continuing for a total distance of 172.91 feet to a 1/2" iron rod found for the northeast corner of the Remainder of Lot 60, an angle point in the west right of way line of Rogers Avenue and This Tract;

S 89°36'24" W, with the north line of the Remainder of Lot 60, a distance of 2.22 feet to a 1/2" iron rod found for the southeast corner of Lot 63, N.C.B. 1259 according to National Bank of Fort Sam Houston Subdivision No. 2 recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas;

N 00°16'36" W, with the east line of Lot 63, a distance of 58.49 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set for the northwest corner of This Tract, from which a 1/2" iron rod found at the south corner of the southwest cut back between Quitman Street and Rogers Avenue, bears N 00°16'36" W, a distance of 10.1 feet;

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Page 2 of 2

THENCE: N 89°36'24" E, departing the east line of Lot 63, across Rogers Avenue, with the south line of Quitman Street and the north line of This Tract, a distance of 74.97 feet to a ½" iron rod found for the north corner of the southeast cut back between Quitman Street and Rogers Avenue, the northerly northwest corner of Lot 30 and the northeast corner of This Tract;

THENCE: Departing the south right of way line of Quitman Street, with the west line of Lot 30, the east right of way line of Rogers Avenue and This tract, the following calls and distances:

Southwesterly with the arc of a curve to the left having a radius of 15.00 feet, a delta angle of 89°52'41" and an arc length of 23.53 feet, and a chord that bears S 44°39'45" W, a distance of 21.19 feet to a ½" iron rod found for a point of tangency;

S 00°16'36" E, a distance of 201.40 feet to a ½" iron rod found for the north corner of the northeast cut back between Rogers Avenue and E. Carson Street;

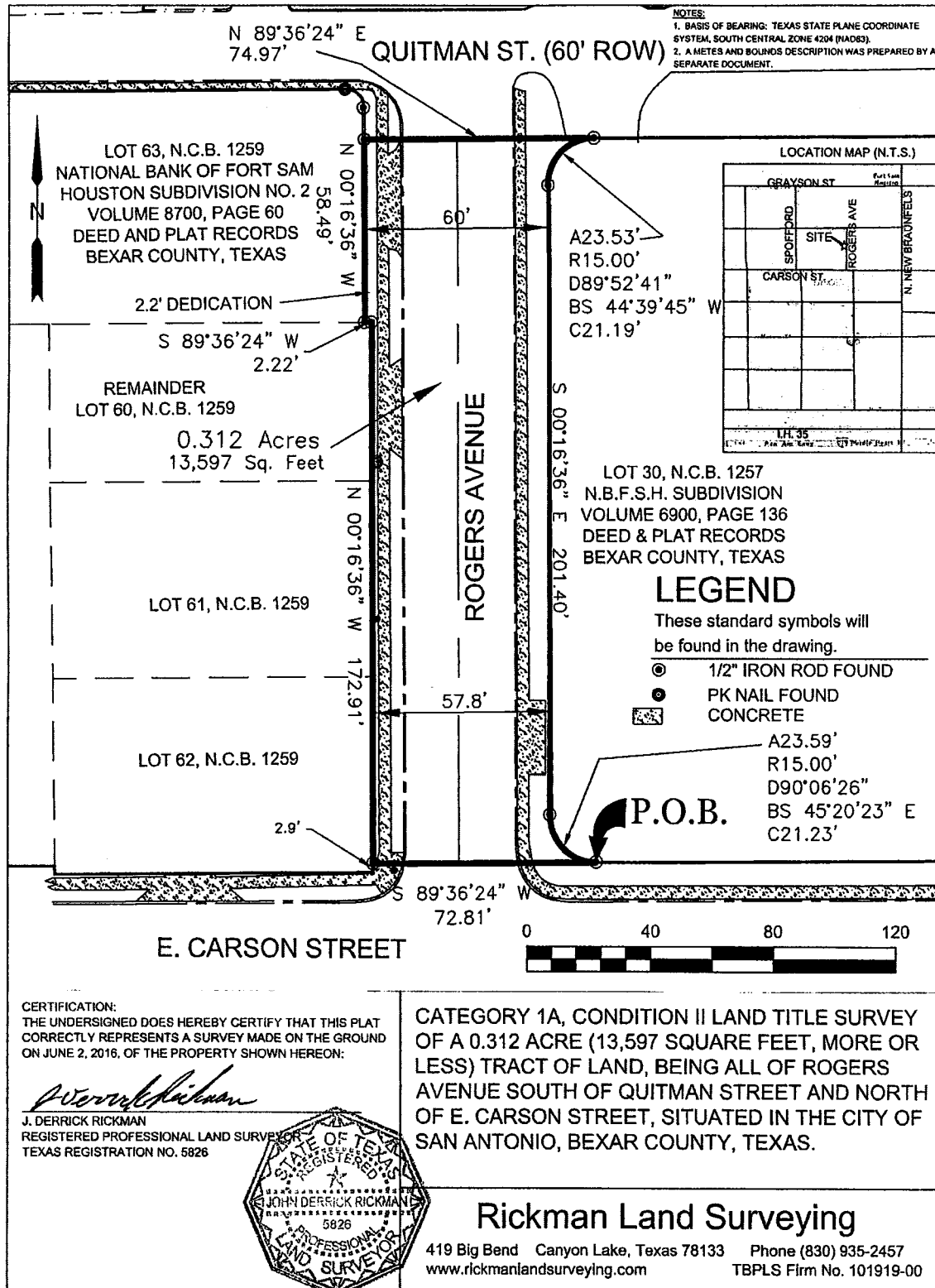
Southeasterly with the arc of a curve to the left having a radius of 15.00 feet, a delta angle of 90°06'26", an arc length of 23.59 feet, and a chord that bears S 45°20'23" E, a distance of 21.23 feet to the POINT OF BEGINNING and containing 0.312 of an acre of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on June 2, 2016 by Rickman Land Surveying.



J. Derrick Rickman
Registered Professional Land Surveyor # 5826



VS
01/31/2019
Item No. 11



VS

01/31/2019

Item No. 11

Attachment II

VS
01/31/2019
Item No. 11

Attachment II



VS

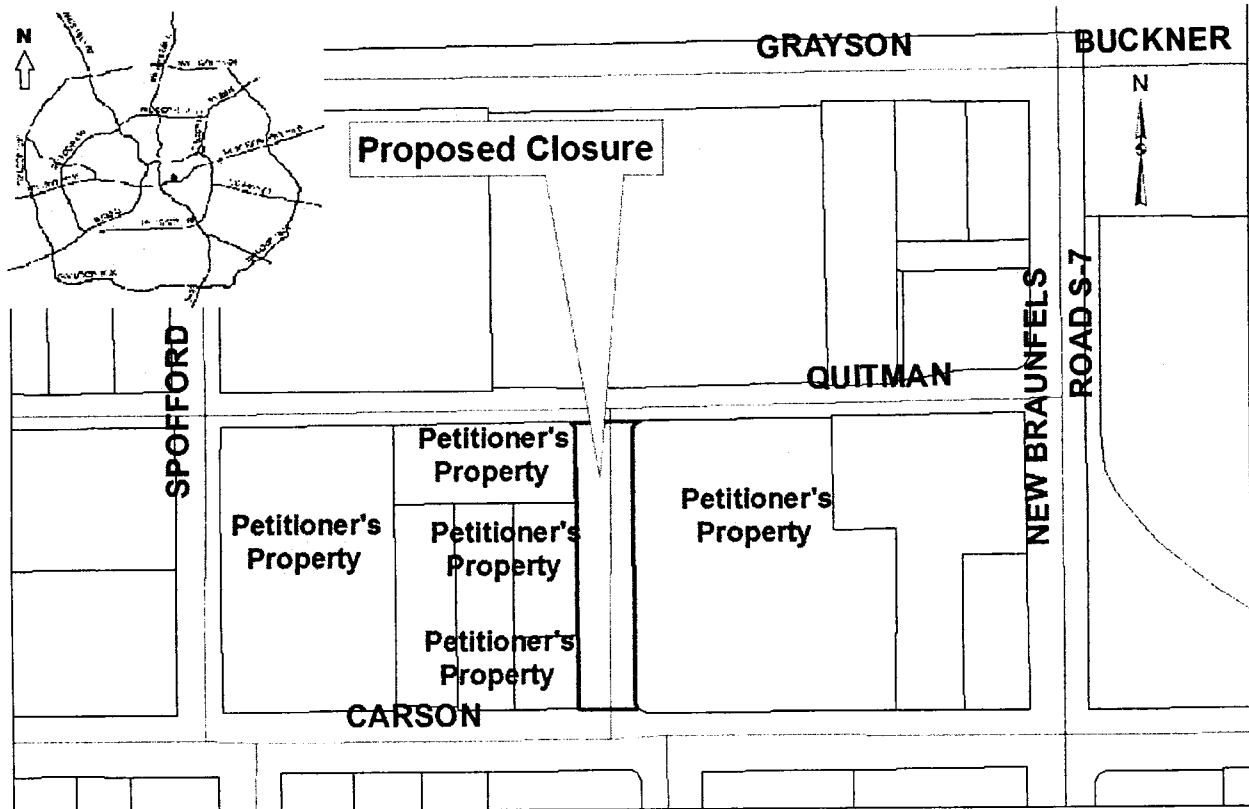
01/31/2019

Item No. 11

Attachment III

VS
01/31/2019
Item No. 11

Attachment III



RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO
COPY, DISCOLORED PAPER ETC.



VG-85-2019-20190020293

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190020293
Recorded Date: February 05, 2019
Recorded Time: 1:32 PM
Total Pages: 12
Total Fees: \$66.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
2/5/2019 1:32 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk