

**AN ORDINANCE 2008 - 01 - 17 - 0044**

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

\* \* \* \* \*

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

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

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 35.368 acres out of NCB 14862 and NCB 17504 from "R-6" Single-Family Residential District to "C-2NA" Commercial, Nonalcoholic Sales District on 29.738 acres out of NCB 14862 and NCB 17504 and "O-1" Office District on 5.630 acres out of NCB 14862.

**SECTION 2.** In accordance with Section 35-514(c)(2) of the Unified Development Code, the City Council authorizes a fence erected or altered up to a height of eight (8) feet along the west and south property lines.

**SECTION 3.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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

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

**SECTION 6.** This ordinance shall become effective on January 27, 2008.

**PASSED AND APPROVED** this 17th day of January, 2008.

SG: 01-17-08  
Item No. Z-11. Amended.

CASE NO. Z2007279



M A Y O R  
PHIL HARDBERGER

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
For City Attorney

<b>Agenda Item:</b>	Z-11						
<b>Date:</b>	01/17/2008						
<b>Time:</b>	04:07:32 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2007279 (District 8). An Ordinance changing the zoning district boundary on 35.368 acres out of NCB 14862 and NCB 17504 from "R-6" Residential Single Family District to "C-2 NA" Commercial Nonalcoholic Sales District on 29.738 acres and "O-1" Office District on 5.630 acres, 12302 and 12303 Silicon Drive, 5405 Prue Road, and 12000 Block Network Blvd. as requested by R. L. Worth & Associates, Ltd., Applicants for 4040 Broadway, LTD, George W. Judson, George and Millard W. Judson, James M. and Gay J. Judson, George E. Judson, Jr. and Ruth B. Judson, George E. Judson, Jr. and Millard W. Judson, and Rosemary J. Janney, et. al. Owners. Staff recommends Approval. Zoning Commission pending January 15, 2008 public hearing.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2	x					
District 3	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
District 9	District 9		x				
John G. Clamp	District 10		x				x

ZONING PARCEL 1-C2NA  
METES AND BOUNDS DESCRIPTION  
OF A 3.458 ACRE TRACT OF LAND  
OUT OF ANSELMO PRU SURVEY NO. 20  
ABSTRACT 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS

Being 3.458 acres (150,627 square feet), more or less, out of the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, being all of Lot 4, Block 2, New City Block 17504, Bethel Acres Subdivision, recorded in Volume 9531, Page 141 of the Deed and Plat Records of Bexar County, Texas, said 3.458 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to said Bethel Acres Subdivision;

Beginning at a found 1/2" rod with cap stamped "Vickrey Prop. Cor." on the South line of Lot 8, Block 2, New City Block 17504, University Park, Unit 3, recorded in Volume 9548, Page 144 of the Deed and Plat Records of Bexar County, Texas; being the Northeast corner of a 3.257 acre tract, as recorded in Volume 4203, Page 1246 in the Official Public Records of Real Property of Bexar County, Texas and also being the Northwest corner of the herein described tract;

Thence North 89°37'39" East, along the common line with said Lot 8 and the herein described tract, a distance of 334.14 feet, to a found 1/2" iron rod with cap stamped "Vickrey Prop. Cor." on the South cul-de-sac right-of-way (R.O.W.) line of Silicon Drive (50 - foot radius R.O.W.) and the beginning of a non-tangent curve to the left, being a Northeast corner of the herein described tract;

Thence along said curve to the left, having a chord bearing of South 66°14'19" East, a chord distance of 47.46 feet, a radius of 50.00 feet, a central angle of 56°40'23" and an arc length of 49.46 feet, to a found 1/2" iron rod with cap, being a Northwest corner of Lot 2, Block 2, New City Block 17504, of said Bethel Acres Subdivision, also being a Northeast corner of the herein described tract;

Thence leaving said R.O.W. line of Silicon Drive, along a common line that divides Zoning Parcel 1 (C2NA) and Zoning Parcel 2 (C2NA), the following three (3) courses and distances:

South 04°48'24" East, along the common line with said Lot 2 and the herein described tract, a distance of 366.94 feet, to a found 1/2" iron rod with a cap marked "Baker" on the North line of a 12.87 acre tract, as recorded in Volume 4973, Page 587 of the Official Public Records of Real Property of Bexar County, Texas to the Southeast corner of the herein described tract;

South 89°16'06" West, along the common line of said 12.87 acre tract and the herein described tract, a distance of 406.44 feet to a found "PK" nail to the Southwest corner of the herein described tract;

North 00°17'02" West, along the common line of said 3.257 acre tract and the herein described tract, a distance of 387.80 feet to the Point of Beginning, containing 3.458 acres (150,627 square feet) of land, more or less.;

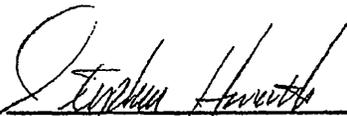


Metes and Bounds Description  
Zoning Parcel 1 - 3.458 acres  
Page 2 of 2

NOTE: "This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

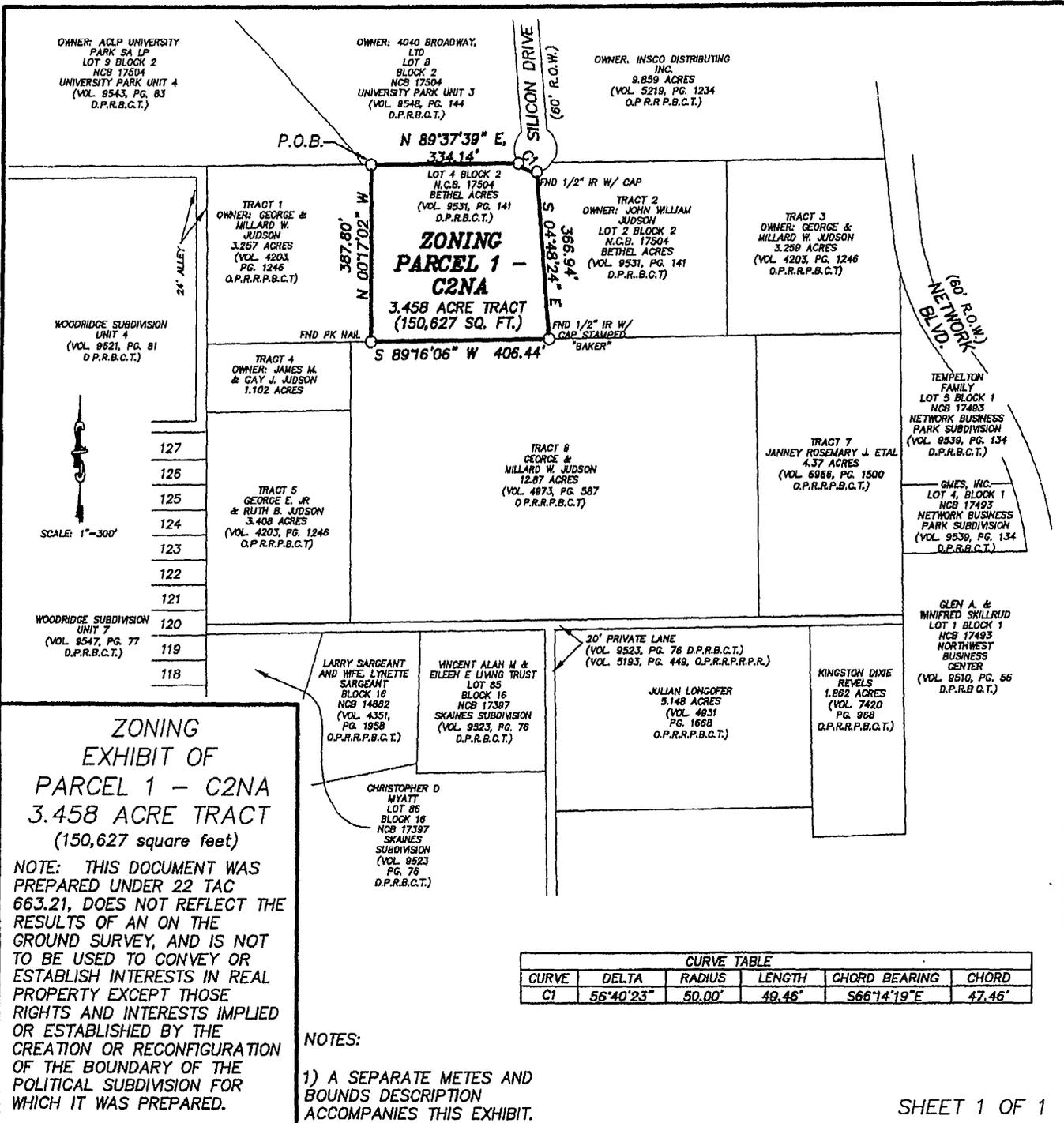
V&A Job No. 0253-101-052  
SH/RA/gm M&B 3.458ac-Zoning Parcel 1-C2NA  
July 6, 2007

An Exhibit of even date accompanies this metes and bounds description

 7/9/07

Stephen Horvath  
Registered Professional Land Surveyor  
Texas Registration Number 2811  
Vickrey & Associates, Inc.





**ZONING EXHIBIT OF PARCEL 1 - C2NA 3.458 ACRE TRACT (150,627 square feet)**

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTES:  
1) A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EXHIBIT.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°40'23"	50.00'	49.46'	S66°14'19"E	47.46'



*Stephen Horvath*  
7/9/07

- LEGEND**
- CORNER POINT
  - FOUND 1/2 INCH IRON ROD W/ CAP STAMPED VICKREY PROP. COR. (UNLESS OTHERWISE NOTED)
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - SQFT SQUARE FEET

**VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271

DATE: 07/06/2007

Z2007279

**VICKREY & ASSOCIATES, Inc.**

CONSULTING ENGINEERS

ZONING PARCEL 3 - O-1  
METES AND BOUNDS DESCRIPTION  
OF A 5.630 ACRE TRACT OF LAND  
OUT OF ANSELMO PRU SURVEY NO. 20  
ABSTRACT 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS

Being 5.630 acres (245,258 square feet), more or less, out of the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, being a part of a 12.87 acre tract recorded in Volume 4973, Page 587, a 4.37 acre tract recorded in Volume 6966, Page 1500, a 3.408 acre tract recorded in Volume 4203, Page 1246, a 3.257 acre tract of land recorded in Volume 4203, Page 1246, and a 1.102 acre tract recorded in Volume 4203, Page 1246 all in the Official Public Records of Real Property of Bexar County, Texas, said 5.630 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the West line of Lot 4, Block 2, New City Block 17504, Bethel Acres Subdivision, recorded in Volume 9531, Page 141, Deed and Plat Records of Bexar County, Texas.

Beginning at a found 3/4" pipe on the South line of Lot 9, Block 2, New City Block 17504, University Park, Unit 4, as recorded in Volume 9543, Page 83 of the Deed and Plat Records of Bexar County, Texas, being the Northeast corner of Woodridge Subdivision, Unit 4, recorded in Volume 9521, Page 81 of the Deed and Plat Records of Bexar County, Texas, also being the Northwest corner of said 3.257 acre tract and the herein described tract;

Thence North 89°23'20" East, along the common line with said Lot 9 and said 3.257 acre tract, a distance of 100.00 feet, to a point for corner of the herein described tract;

Thence leaving said common line and along a common line between Zoning Parcel 3 (O-1) and Zoning Parcel 2 (C2NA), said line being parallel to and 100.00 feet East of the West property line of said 3.257 acre, 1.102 acre, and 3.408 acre tracts, the following three (3) courses and distances:

South 00°20'21" East, a distance of 390.87 feet, to a point on the south line of said 3.257 acre tract and the north line of said 1.102 acre tract;

South 00°18'38" East, a distance of 150.08 feet, to a point on the south line of said 1.102 acre tract and the north line of said 3.408 acre tract, for a corner of the herein described tract;

South 00°21'30" East, a distance of 363.23 feet, to a point for a corner of the herein described tract;

Thence continuing along said common zoning line and now parallel to and 100.00 feet north of the South line of said 3.408 acre, 12.87 acre, and 4.37 acre tracts, North 89°12'50" East, a distance of 1,448.06 feet crossing said tracts to a point on the west line of Lot 1, Block 1, New City Block 17493, Northwest Business Center, recorded in Volume 9510, Page 56 of the Deed and Plat Records of Bexar County, Texas, being an exterior corner of the herein described tract;

Thence leaving said common zoning line, South 00°34'48" East, and along the West line with said Lot 1 and the East line of the herein described tract, a distance of 100.00 feet, to a found 1/2" iron rod with cap marked "Baker" being the Southeast corner of said 4.37 acre tract; being the Northeast corner of a 1.28 acre private road, recorded in Volume 5193, Page 449 of the Official Public Records of Real Property of Bexar County, Texas and being the Southeast corner of the herein described tract;



I:\WP51\0253101.052\m8b 5.630 acres Zoning Parcel 3 -0-1070607rev092507.doc

Z2007279

Metes and Bounds Description  
Zoning Parcel 3 – 5.630 acres  
Page 2 of 2

Thence South 89°12'50" West, along the North line of said 1.28 acre private road and the South line of the herein described tract, a distance of 1,548.45 feet, to a found 1 inch pinched pipe on the East line of Woodridge Subdivision, Unit 7, recorded in Volume 9547, Page 77 of the Deed and Plat Records of Bexar County, Texas; being the Southwest corner of said 3.408 acre tract and the herein described tract;

Thence North 00°21'30" West, a distance of 464.02 feet partially along said Woodridge Unit 7, and then a 24-foot wide alley in said Woodridge Unit 4, to a found 1/2" iron rod, being the Northwest corner of said 3.408 acre tract and also being the Southwest corner of the said 1.102 acre tract;

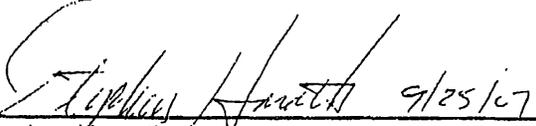
Thence North 00°18'38" West, along the East line with said Unit 4 and the West line of the herein described tract, a distance of 150.09 feet to a found 1 inch pinched pipe, being the Northwest corner of said 1.102 acre tract and also being the Southwest corner of said 3.257 acre tract;

Thence North 00°20'21" West, along the West line of said 3.257 acre tract and said Unit 4 line, a distance of 390.37 feet to the POINT OF BEGINNING containing 5.630 acres (245,258 square feet) of land, more or less.

NOTE: "This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

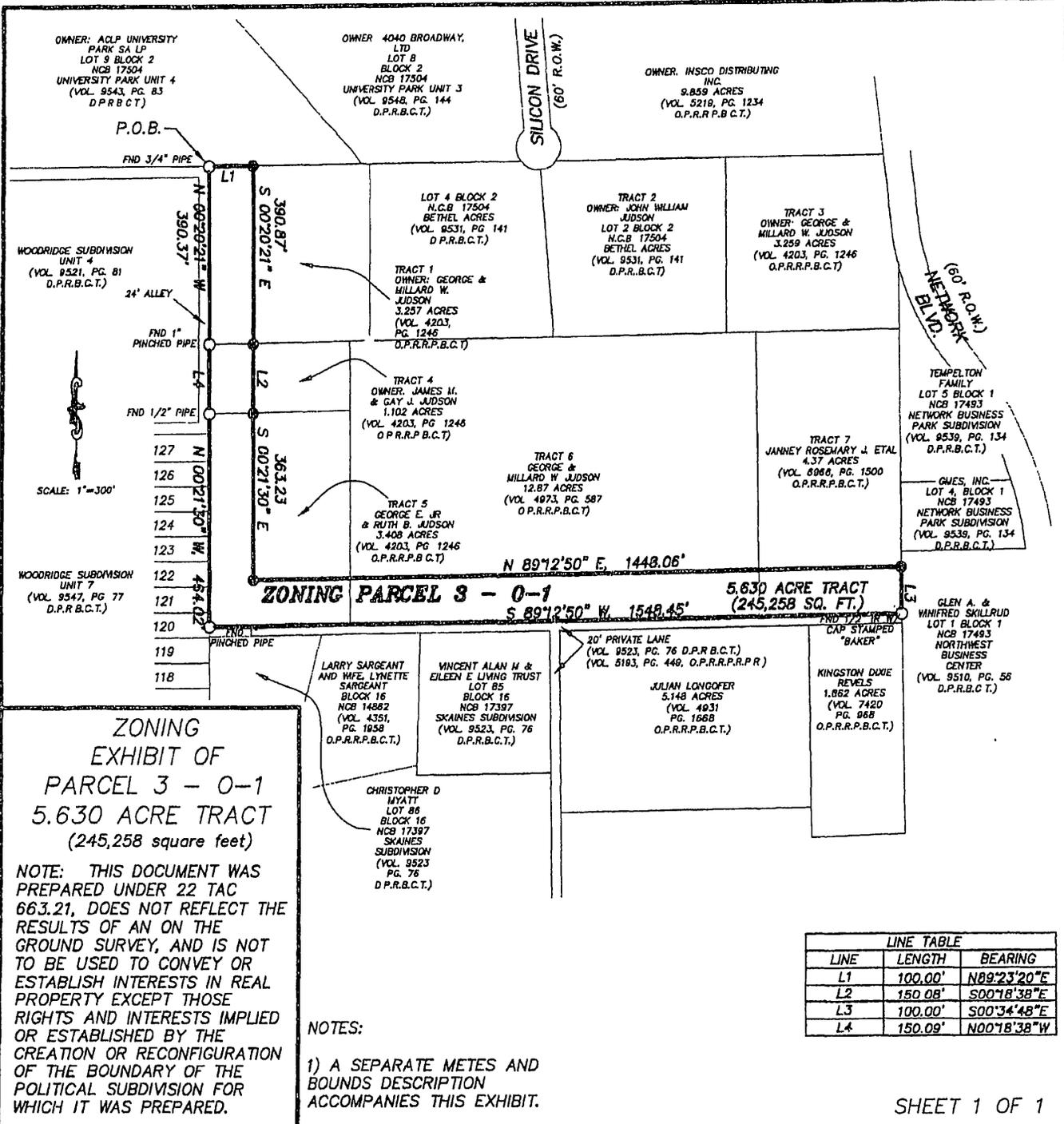
V&A Job No. 0253-101-052  
SH/RA/gm M&B 5.630ac-Zoning Parcel 3 O-1  
July 6, 2007  
Revised September 25, 2007

An Exhibit of even date accompanies this metes and bounds description.

  
Stephen Horvath

Registered Professional Land Surveyor  
Texas Registration Number 2811  
Vickrey & Associates, Inc.





**ZONING EXHIBIT OF PARCEL 3 - 0-1 5.630 ACRE TRACT (245,258 square feet)**

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 66.3.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTES:  
1) A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EXHIBIT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	N89°23'20"E
L2	150.08'	S00°18'38"E
L3	100.00'	S00°34'48"E
L4	150.09'	N00°18'38"W



*Stephen Horvath*  
9/25/07

**LEGEND**  
 ● CORNER POINT  
 ○ FOUND 1/2 INCH IRON ROD W/ CAP STAMPED VICKREY PROP. COR. (UNLESS OTHERWISE NOTED)  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING  
 SQFT SQUARE FEET

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12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271

REV: ZONING LABEL 09/25/2007  
DATE: 07/06/2007

Z2007279

**VICKREY & ASSOCIATES, Inc.**

CONSULTING ENGINEERS

ZONING PARCEL 2-C2NA  
METES AND BOUNDS DESCRIPTION  
OF A 26.28 ACRE TRACT OF LAND  
OUT OF ANSELMO PRU SURVEY NO. 20  
ABSTRACT 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS

Being 26.28 acres (1,144,520 square feet), more or less, out of the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, and being a part of a 12.87 acre tract, recorded in Volume 4973, Page 587, a 4.37 acre tract recorded in Volume 6966, Page 1500, a 3.408 acre tract recorded in Volume 4203, Page 1246, a 3.257 acre tract of land recorded in Volume 4203, Page 1246, and a 1.102 acre tract recorded in Volume 4203, Page 1246 all in the Official Public Records of Real Property of Bexar County, Texas, also being all of a 3.259 acre tract recorded in Volume 4203, Page 1246 of the Official Public Records of Real Property of Bexar County, Texas, and being all of Lot 2, Block 2, New City Block 17504, Bethel Acres Subdivision, recorded in Volume 9531, Page 141 Deed and Plat Records of Bexar County, Texas, said 26.28 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the West line of Lot 4, Block 2, New City Block 17504, said Bethel Acres Subdivision;

COMMENCING at a found 3/4" pipe on the South line of Lot 9, Block 2, New City Block 17504, University Park, Unit 4, recorded in Volume 9543, Page 83 of the Deed and Plat Records of Bexar County, Texas being the Northeast corner of Woodridge Subdivision, Unit 4, as recorded in Volume 9521, Page 81 of the Deed and Plat Records of Bexar County, Texas and also being the Northwest corner of said 3.257 acre tract. Thence, North 89°23'20" East, along the common line of said Lot 9, and said 3.257 acre tract, a distance of 100.00 feet to a point for corner and being the POINT OF BEGINNING;

Thence partially along said common line and Lot 8, Block 2, New City Block 17504, University Park, Unit 3, as recorded in Volume 9548, Page 144 of the Deed and Plat Records of Bexar County, Texas and said 3.257 Acres the following three (3) courses and distances:

North 89°23'20" East, a distance of 62.32 feet, to a found 3/4" pipe;

North 89°38'32" East, a distance of 108.59 feet, to a found 1/2" iron rod with cap stamped "Vickrey Prop. Cor.", for corner of the herein described tract;

North 89°33'44" East, a distance of 94.46 feet, to a found 1/2" iron rod with cap stamped "Vickrey Prop. Cor." on the South line of said Lot 8, being the Northwest corner of said Lot 4, Block 2; being the Northeast corner of said 3.257 acre tract and also being an exterior corner of the herein described tract;

Thence leaving said common line and along the line that divides Zoning Parcel 2 (C2NA) and Zoning Parcel 1 (C2NA) and the herein described tract, the following three (3) courses and distances;

South 00°17'02" East, along the West line of said Lot 4 and also being the East line of said 3.257 acre tract, a distance of 387.80 feet, to a found "PK" nail, being an interior corner of the herein described tract;



North 89°16'06" East, along the South line of said Lot 4 and also being the North line of said 12.87 acre tract, a distance of 406.44 feet, to a found 1/2" iron rod with cap marked "Baker";

North 04°48'24" West, along the East line of said Lot 4 and also being the West line of said Lot 2, a distance of 366.94 feet, to a found 1/2" iron rod with cap on the South cul-de-sac right-of-way (R.O.W.) line of Silicon Drive (50 – foot radius R.O.W.) and the beginning of a non-tangent curve to the left along Silicon Drive, being a northeast corner of said Lot 4;

Thence along said curve to the left, having a chord bearing of North 61°15'03" East, a chord distance of 40.95 feet, a radius of 50.00 feet, a central angle of 48°20'52" and an arc length of 42.19 feet, to a found 1/2" iron rod with cap, being the Southwest corner of a 9.859 acre tract of land, as recorded in Volume 5219, Page 1234 of the Official Public Records of Real Property of Bexar County, Texas and also being a Northwest corner of said Lot 2;

Thence North 89°33'14" East, departing said R.O.W. line of Silicon Drive and along the common line with said 9.859 acre tract and the herein described tract, a distance of 382.38 feet, to a found 1/2" iron rod, being the Northeast corner of said Lot 2 and also being the Northwest corner of said 3.259 acre tract of land;

Thence North 89°44'22" East, continuing along said common line a distance of 352.07 feet, to a found 1/2" iron rod on the West R.O.W. line of Network Blvd. (60 – foot R.O.W.), Entex Industrial Park, as recorded in Volume 9507, Page 184 of the Deed and Plat Records of Bexar County, Texas, being the Southeast corner of said 9.859 acre tract of land and the Northeast corner of the herein described tract;

Thence South 06°10'25" East, along said West R.O.W. line, a distance of 171.94 feet, to a found 1/2" iron rod with cap marked "Baker" and the beginning of a curve to the left;

Thence continuing along said West R.O.W. line and a curve to the left, having a chord bearing of South 11°40'00" East, a chord distance of 74.02 feet, a radius of 361.92 feet, a central angle of 11°44'20" and an arc distance of 74.15 feet, to a found 1/2" iron rod with cap marked "Castella", being the most Northern corner of Lot 5, Block 1, New City Block 17493, Network Business Park Subdivision, recorded in Volume 9539, Page 134 of the Deed and Plat Records of Bexar County, Texas;

Thence South 00°34'48" East, a distance of 650.27 feet along the common line with the herein described tract, and said Lot 5, Lot 4 said Network Business Park Subdivision and Lot 1, Block 1, New City Block 17493, Northwest Business Center, recorded in Volume 9510, Page 56, Deed and Plat Records of Bexar County, Texas, to a point for the southeast corner of the herein described tract;



Metes and Bounds Description  
 Zoning Parcel 2 – 26.28 acres  
 Page 3 of 3

Thence leaving said common line and along a common line between Zoning Parcel 2 (C2NA) and Zoning Parcel 3 (O-2), said line being parallel to and 100.00 feet north of the south property lines of aforementioned said 4.37 acre, 12.87 acre, and 3.408 acre tracts, South 89° 12' 50" West, a distance of 1448.06 feet, crossing said 4.37 acre and 12.87 acre tracts and into said 3.408 acre tract, to a point for the Southwest corner of herein described tract;

Thence continuing along said common zoning line and now being parallel to and 100.00 feet East of the West property lines of said 3.408 acre, 1.102 acre, and 3.257 acre tracts, the following three (3) courses and distances:

North 00°21'30" West, a distance of 363.23 feet, to a point on the north line of said 3.408 acre tract and being on the south line of said 1.102 acre tract;

North 00°18'38" West, a distance of 150.08 feet, to a point on the north line of said 1.102 acre tract also being on the south line of said 3.257 acre tract.;

North 00°20'21" West, a distance of 390.87 feet, to the POINT OF BEGINNING, containing 26.28 acres (1,144,520 square feet) of land, more or less.

NOTE: "This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

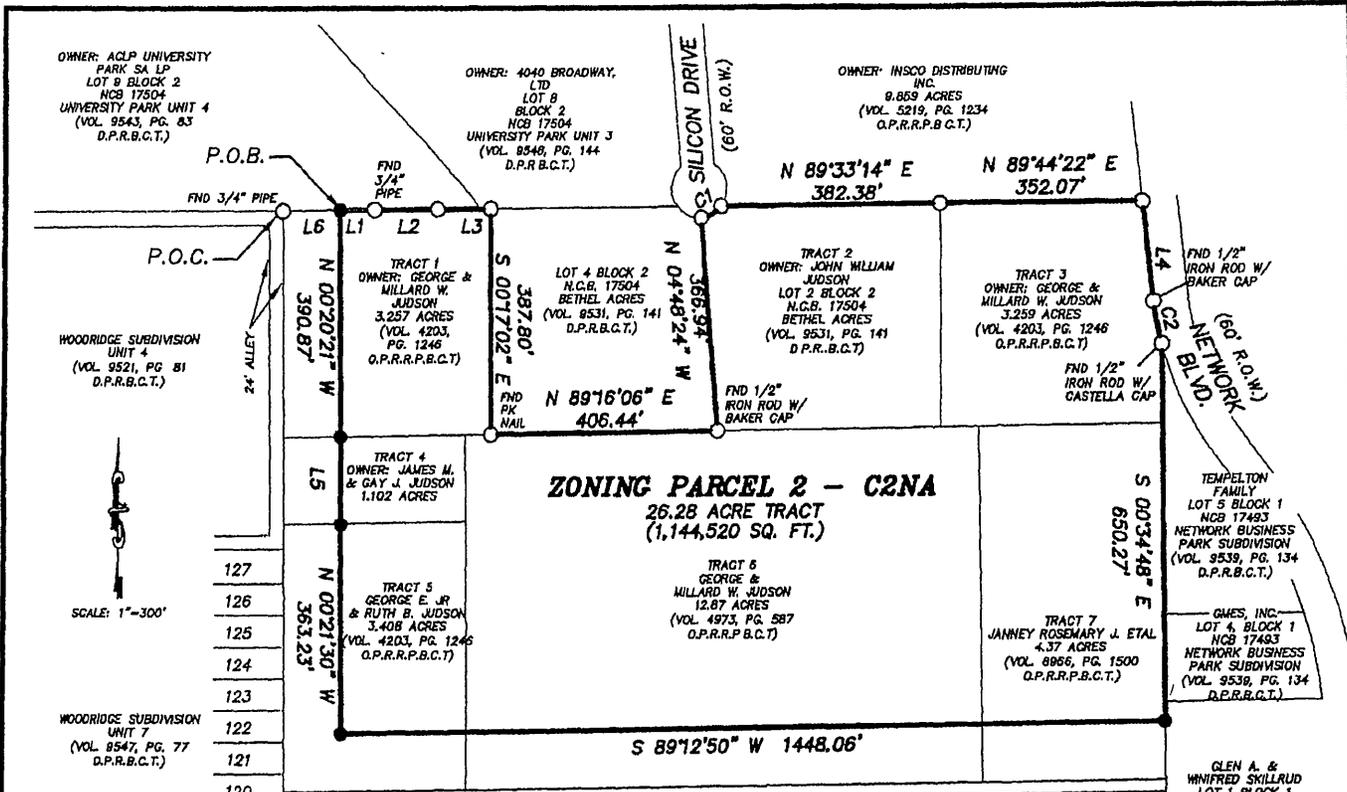
V&A Job No. 0253-101-052  
 SH/RA/gm M&B 26.28ac-Zoning Parcel 2-C2NA  
 July 6, 2007

An Exhibit of even date accompanies this metes and bounds description.

*Stephen Horvath* 7/9/07  
 Stephen Horvath

Registered Professional Land Surveyor  
 Texas Registration Number 2811  
 Vickrey & Associates, Inc.





SCALE: 1"=300'

**ZONING EXHIBIT OF PARCEL 2 - C2NA 26.28 ACRE TRACT (1,144,520 square feet)**

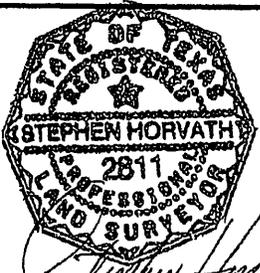
NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTES:  
1) A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EXHIBIT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.32'	N89°23'20"E
L2	108.59'	N89°38'32"E
L3	94.46'	N89°33'44"E
L4	171.94'	S06°10'25"E
L5	150.08'	N00°18'38"W
L6	100.00'	N89°23'20"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°20'52"	50.00'	42.19'	N81°16'03"E	40.95'
C2	11°44'20"	361.92'	74.15'	S11°40'00"E	74.02'

SHEET 1 OF 1



*Stephen Horvath*  
7/9/07

- LEGEND**
- CORNER POINT
  - FOUND 1/2 INCH IRON ROD W/ CAP STAMPED VICKREY PROP. COR. (UNLESS OTHERWISE NOTED)
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - SQFT SQUARE FEET

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271

DATE: 07/06/2007

Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE  
2008-01-17-0044

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 35 368 acres out of NCB 14862 and NCB 17504 TO WIT: From "R-6" Single-Family Residential District to "C-2NA" Commercial, Nonalcoholic Sales District on 29 738 acres out of NCB 14862 and NCB 17504 and "O-1" Office District on 5 630 acres out of NCB 14862. THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000 00.  
1/23

STATE OF TEXAS  
COUNTY OF BEXAR  
S.A. - CITY CLERK

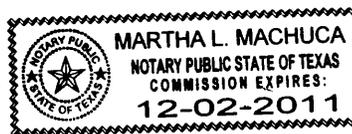
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-01-17-0044 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/23/2008.

*Helen I. Lutz*

Sworn to and subscribed before me this 23rd day of of January, 2008.

*Martha L. Machuca*





**Zoning Case Notification Plan**

**Case Z-2007-279**

Council District 8  
 Scale: 1" approx. = 300'  
 Subject Property Legal Description(s): Lots P-82C, P-82D, P-83A, P-83B, P-85 and Pt of P-83 - NCB 14862 - Block 000  
 Lots 2 and 4 - NCB 17504 - Block 002 (Bethel Acres Subd)



**Legend**

- Subject Property - - - - -
- 200' Notification Buffer —————
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain