

AN ORDINANCE 2011-11-03-0922

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

\* \* \* \* \*

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

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

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Parcel 209 (formerly Parcel 23), NCB 18049 and Lot 2, Block 10, NCB 18050, save and except those portions conveyed to the City of San Antonio in Volume 14256, Page 1795-1801 and Volume 14256, Page 1802-1807 of the Official Public Record of Real Property of Bexar County from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

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

**SECTION 3.** 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.

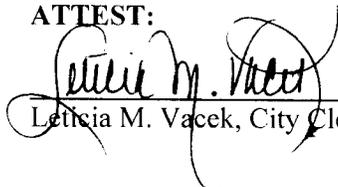
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective November 13, 2011.

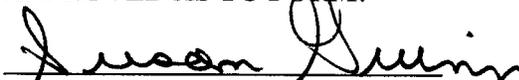
**PASSED AND APPROVED** this 3<sup>rd</sup> day of November 2011.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek, City Clerk

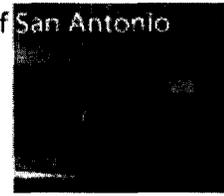
**APPROVED AS TO FORM:**

  
For Michael D. Bernard, City Attorney



Request for  
**COUNCIL**  
ACTION

City of San Antonio



## Agenda Voting Results - Z-7

<b>Name:</b>	P-3, Z-7						
<b>Date:</b>	11/03/2011						
<b>Time:</b>	02:24:18 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2011189 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on Parcel 209 (formerly Parcel 23), NCB 18049 and Lot 2, Block 10, NCB 18050, save and except those portions conveyed to the City of San Antonio in Volume 14256, Page 1795-1801 and Volume 14256, Page 1802-1807, located at 7386 Grissom Road. Staff recommends denial. Zoning Commission recommends approval, pending plan amendment.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10	x					

985046-VN \$15.00

22011189

98- 0230775

**SPECIAL WARRANTY DEED**

**Date:** December 15, 1998.

**Grantor:** Surety Bank, successor by reason of merger with Texstar National Bank, formerly known as Converse National Bank, whose address is 600 Pat Booker Rd., Universal City, Texas, 78148.

**Grantee:** LBT Enterprises, Inc., whose address is:  
7386 Grissom Road, San Antonio, Texas 78251

**Consideration:** Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

**Property:** A parcel of land being all of Lot 2, Block 10, New City Block 18050, Engles Subdivision, recorded in Volume 9519, Page 153, of the Deed and Plat Records of Bexar County, Texas, and Tract A, a 0.534 acre tract, said 0.534 acre tract being more particularly described by metes and bounds description appearing on Exhibit "A" attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance and Warranty:** Restrictive Covenants appearing of record affecting the herein described property as set forth in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 25 foot building setback line over the front of the property, as shown on the plat recorded in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 14 foot gas, electric, telephone and cable TV easement over the front of the property, as set out in Volume 9519, Page 153, Deed and plat Records, Bexar County, Texas. Taxes for the succeeding years, the payment of which Grantee assumes. All of the foregoing are exceptions to conveyance and warranty to the extent of the validity and enforceability thereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any-wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by through and under Grantor only, but not otherwise.

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

Surety Bank

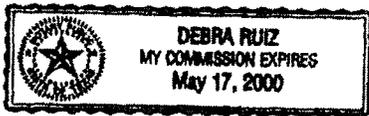
By *Bobbi J. Girardoni*  
Bobbi J. Girardoni, President - South Region

VOL 7768 PG 1487

THE STATE OF TEXAS           §  
  §  
THE COUNTY OF BEXAR         §

This instrument was acknowledged before me, on this the 21<sup>st</sup> day of December 1998, by Bobbi J. Girardeau, President - South Region, of Surety Bank, a national association, on behalf of said national association.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

LBT Enterprises, Inc.  
7386 Grissom Road  
San Antonio, TX 78251

VOL 7768 PG 1488

EXHIBIT "A"  
DESCRIPTION

22011189

A PARCEL OF LAND BEING ALL OF LOT 2, BLOCK 10, NCB 18050, ENGLS SUBDIVISION, RECORDED IN VOLUME 9519, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACT A, A 0.534 ACRE TRACT, SAID 0.534 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Proceeding from a 1/2" iron rod found on the Southeast Right of Way line of Grissom Road also being the Northern most corner of said Lot 2;

THENCE S 24° 30' 34" E 450.88 feet to a point being the most Easterly corner of said Lot 2 and also the Point of Beginning of this Tract;

THENCE S 24° 30' 57" E 169.90 feet to a 1/2" iron rod set;

THENCE S 57° 23' 39" W 254.66 feet to a 1/2" iron rod found;

THENCE N 33° 03' 28" W 74.72 feet to the Southernmost corner of said Lot 2;

THENCE along the Southeast line of Lot 2 N 57° 21' 13" E 185.00 feet to a point;

THENCE along the South line of Lot 2 N 12° 38' 17" E 132.60 feet to the Point of Beginning.

RECORDERS MEMORANDUM

At time of Recording this instrument was found to be inadequate for good photographic reproduction due to: (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

Any provision herein which restricts the sale, rental, 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 the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 29 1998



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Dec 22 1998

At 12:36pm

Receipt #: 187717  
Recording: 7.00  
Doc/Reg: 6.00

Doc/Num : 98- 0230775

Deputy -Suzanne Ybarra

VOL 7768 PG 1489

22011180

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

CHICAGO TITLE OF #20090222972

**WARRANTY DEED**

Date: *November 16, 2009*

Grantor: LBT ENTERPRISES, INC.

Grantor's Mailing Address: 7386 Grissom Rd.  
San Antonio, Bexar County, Texas 78251

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966, San Antonio, Bexar County, Texas, 78283

Consideration: Ten and No/100 Dollars and other valuable consideration

Property:  
Being more particularly described in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty: None, except those of record

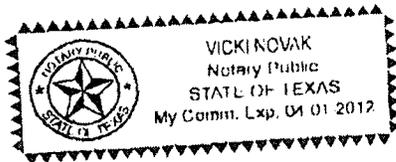
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

GRANTOR  
LBT ENTERPRISES, INC.

*Thomas A. Triesch*  
By: Thomas A. Triesch, President

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 16 day of November, 2009 by Thomas A. Triesch, President of LBT Enterprises, Inc.



*Vicki Novak*  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

City of San Antonio

2201189

Department of Parks and Recreation  
Post Office Box 839966  
San Antonio, Texas 78283-3966

Z201118



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
SAN ANTONIO • LAREDO

### FIELD NOTE DESCRIPTION OF 0.140 OF AN ACRE TRACT

Being 0.140 (6,084 sq. ft.) of an acre tract out of Lot 2, Block 10, N.C.B. 18050, Engles Subdivision, recorded in Volume 9519, Page 153, Deed and Plat Records of Bexar County, Texas, and being out of a 0.534 of an acre tract, conveyed to LBT Enterprises, Inc., as recorded in Volume 7768, Page 1487, Official Public Records of Real Property, Bexar County, Texas, said 0.140 of an acre tract of land being more particularly described as follows:

#### SURVEYOR NOTE:

All bearings and distances are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,750,260.07, E = 2,099,440.89.

**BEGINNING** at a 1/2" iron rod with "CEC" cap found at the southeast corner of said 0.534 of an acre tract, for the southeast corner of the herein described tract;

**THENCE**, S. 57°19'23" W., along the south line of said 0.534 of an acre tract and the south line of the herein described tract, a distance of 183.74 feet to a 1/2" iron rod with "CEC" cap set, for the southwest corner of the herein described tract;

**THENCE**, N. 46°26'51" E., along a chain link fence crossing said 0.534 of an acre tract, a distance of 159.73 feet to a 1/2" iron rod with "CEC" cap set, for a northwest corner of the herein described tract;

**THENCE**, N. 15°13'07" W., continuing along said chain link fence, at 156.46 feet passing a fence post and continuing along a total distance of 191.16 feet, to a 1/2" iron rod with "CEC" cap set on the east line of said Lot 2, for the northeast corner of the herein described tract;

**THENCE**, S. 24°30'59" E., along the east line of said Lot 2 and said 0.534 acre tract, a distance of 214.67 feet to the **POINT OF BEGINNING** and containing 0.140 of an acre of land more or less.

11550 I.H. 10 West, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: 210.641.9999 • FAX: 210.641.6440

WWW.CECTEXAS.COM

9552 McPHERSON RD., SUITE 7  
LAREDO, TEXAS 78045-8541  
TEL: 956.729.7844 • FAX: 956.729.7854

2201163

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 12th day of February, 2009.

Chester A. Varner R.P.L.S.  
Chester A. Varner, RPLS # 4812

1

2/12/09

22011100



GRISSOM ROAD  
120' ~ R.O.W.  
(VOL. 9519, PG. 153, D.P.R.)

14' GAS, ELEC, TELE, & C.A.T.V. ESM'T.  
VOL. 9519, PG. 153, D.P.R.B.C.T.  
25' BUILDING SETBACK  
VOL. 9519, PG. 153, D.P.R.B.C.T.

LOT 2, BLOCK 10,  
N.C.B. 18050,  
ENGELS SUBDIVISION  
(VOL. 9519, PG. 153, D.P.R.B.C.T.)

JESUS M. QUILANTAN  
VOLUME 8817, PAGE 1250  
O.P.R.R.P.B.C.T.

C.A. BERGSTROM  
VOLUME 9813, PG. 521  
O.P.R.R.P.B.C.T.

ACME GRAVEL COMPANY  
VOLUME 3758, PAGE 1547  
O.P.R.R.P.B.C.T.

CHAIN LINK FENCE

LBT ENTERPRISES INC.  
VOLUME 7768, PAGE 1487  
O.P.R.R.P.B.C.T.

1/2" IRON ROD WITH "CEC" CAP FOUND

CHAIN LINK FENCE OUTSIDE SUBJECT PROPERTY 13.6'

13.553 ACRES  
CITY OF SAN ANTONIO  
VOLUME 11853, PAGE 1578  
O.P.R.R.P.B.C.T.

1/2" IRON ROD WITH "CEC" CAP FOUND

1/2" IRON ROD WITH "CEC" CAP FOUND

**NOTE:**

1. A 1/2" IRON ROD WITH "CEC" CAP SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2. THERE IS A 10' ELECTRIC FENCE LOCATED 2' INSIDE CHAIN LINK FENCE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. SURVEYED THIS THE 12TH DAY OF FEBRUARY, 2009.

*Chester A. Varner R.P.L.S. 2/12/09*  
CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4812



CEC  
CONSTRUCTION CONSULTANTS  
FOR SURVEY, INC.  
1000 W. 10TH STREET, SUITE 200  
DALLAS, TEXAS 75203  
PHONE: 214-343-1100  
FAX: 214-343-1101

PLAT SHOWING: 0.140 ON AN ACRE OF LAND OUT OF LOT 2, BLOCK 10, N.C.B. 18050, ENGELS SUBDIVISION, AS RECORDED IN VOLUME 9519, PG. 153, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, AND OUT OF A 0.634 OF AN ACRE TRACT OF LAND, CONVEYED TO LBT ENTERPRISES, INC. AS RECORDED IN VOLUME 7768, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEAR COUNTY, TEXAS.

SHEET  
1 OF 1  
DRAWN BY  
D.L.D.  
DATE:  
2-12-09  
JOB NO.  
S0242730

72011.89

Doc# 20090222972  
# Pages 7  
11/17/2009 08:11:56 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK  
  
Fees 36.00

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.  
11/17/2009 08:11:56 AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard Rickhoff*

72011188

CHICAGO TITLE OF # 2009058169 VN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED**

Date: November 16 2009

**Grantor: LBT ENTERPRISES, INC.**  
7386 Grissom Road  
San Antonio, Bexar County, Texas 78251-4702

**Grantor's Mailing Address:**

**Grantee:** City of San Antonio

**Grantee's Mailing Address:** P.O. Box 839966, San Antonio, Bexar County, Texas, 78283

**Consideration:** GIFT AND DONATION

**Property:**  
As described in Exhibit "A" attached hereto and made a part hereof

**Reservations from and Exceptions to Conveyance and Warranty:** None, except those of record

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

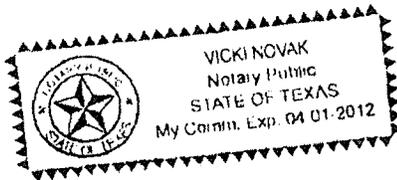
Z2011180

GRANTOR:  
LBT ENTERPRISES, INC.

*Thomas A. Triesch*  
By: THOMAS A. TRIESCH, PRESIDENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the 16 day of November, 2009 by Thomas A. Triesch, President of LBT Enterprises, Inc..



*Vicki Novak*  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Commission Expires: \_\_\_\_\_

AFTER RECORDING, RETURN TO:  
  
City of San Antonio  
Department of Parks and Recreation

22011189

Post Office Box 839966  
San Antonio, Texas 78283-3966

157

22011189



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
SAN ANTONIO • LAREDO

**FIELD NOTE DESCRIPTION OF 0.011 OF AN ACRE TRACT**

Being 0.011 (475 sq. ft.) of an acre tract out of a 0.534 of an acre tract, conveyed to LBT Enterprises, Inc., as recorded in Volume 7768, Page 1487, Official Public Records of Real Property, Bexar County, Texas, said 0.110 of an acre tract of land being more particularly described as follows:

**SURVEYOR NOTE:**

All bearings are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,722,315.81, E = 2,085,170.47.

**COMMENCING** at a 1/2" iron rod with "CEC" cap found at the southwest corner of said 0.534 of an acre tract, N. 57°19'23" E., 70.51 feet to a found 1/2" iron rod with "CEC" cap, thence, N. 46°26'51" E., 69.73 feet to a set 1/2" iron rod with "CEC" cap for the **POINT OF BEGINNING**, said point having a coordinate value of N = 13,722,315.81, E = 2,085,170.47.

**THENCE**, N. 40°08'56" E., 96.28 feet to a set 1/2" iron rod with "CEC" cap, for a corner of the herein described tract;

**THENCE**, S. 15°13'07" E., 12.00 feet to a found 1/2" iron rod with "CEC" cap, for a corner of the herein described tract;

**THENCE**, S. 46°26'51" W., 90.00 feet to the **POINT OF BEGINNING** and containing 0.011 of an acre of land more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 17th day of June, 2009.



*Chester A. Varner, R.P.L.S.*  
Chester A. Varner, RPLS # 4812 6/18/09

11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: 210.641.9999 • FAX: 210.641.6440

WWW.CECTEXAS.COM

9652 MCPHERSON RD., SUITE 7  
LAREDO, TEXAS 78045-6541  
TEL: 956.729.7844 • FAX: 956.729.7854

LOT 2, BLOCK 10,  
N.C.B. 18050,  
ENGELS SUBDIVISION  
(VOL. 9519, PG. 153, D.P.R.B.C.T.)

LBT ENTERPRISES INC.  
VOLUME 778, PAGE 1487  
O.P.R.P.B.C.T.

0.140 ACRE

15.553 ACRES  
CITY OF SAN ANTONIO  
VOLUME 1183, PAGE 1578  
O.P.R.P.B.C.T.

1/2" IRON ROD WITH  
"CEC" CAP SET  
S15307E  
175.00'  
0.011 ACRE  
(475 SQ. FT.)  
88.28'  
90.00'  
1/2" IRON ROD WITH  
"CEC" CAP FOUND

1/2" IRON ROD WITH  
"CEC" CAP FOUND

N. 45°28'51" E  
89.73'  
DUAL LINK FENCE

1/2" IRON ROD WITH  
"CEC" CAP FOUND  
70.51'

N. 57°19'23" E  
1/2" IRON ROD WITH  
"CEC" CAP FOUND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE ENCUMBRANCES, ENCRUMBRANCES OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN SURVEYED THIS THE 17TH DAY OF JUNE, 2009.

*Chester A. Warner*  
CHESTER A. WARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4812



SCALE: 1" = 20'

**CEC** CIVIL ENGINEERING CONSULTANTS  
DON BURDEN, INC.  
1900 L.L. 90 WEST, SUITE 600  
SAN ANTONIO, TEXAS 78208  
P 210.241.0000  
F 210.241.0400  
Email: cec@cecinc.com

PLAT SHOWING 0.011 OF AN ACRE (475 SQ. FT.) TRACT OF LAND, OUT OF A 0.534 OF AN ACRE TRACT, CONVEYED TO LBT ENTERPRISES, INC., AS RECORDED IN VOLUME 778, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

DATE	JUNE 2009
JOB NUMBER	S0242730
SHEET	1
OF	1

2201189

Doc# 20090222973  
# Pages 6  
11/17/2009 08:11:56 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK  
  
Fees 32.00

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.  
11/17/2009 08:11:56 AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard Rickhoff*