SG/cla
04/16/2015
Z-10. Amended.

CASE NO. Z2015113 CD

AN ORDINANCE 2015-04-16-0328

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 16.61 acres out of NCB 18336 and NCB 35733 from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District to "C-2 CD GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District with a Conditional Use for Motor Vehicular Sales (Full Service).

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. The City Council finds as follows:

A. The conditional use will not be contrary to the public interest.
B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

A. The front façade and other exterior walls that are visible from IH-10 shall collectively consist of a minimum of thirty percent (30%) of masonry materials and shall not conflict with the Hill Country Gateway Corridor Overlay Standards.
B. Plant Materials shall be a minimum of five (5) gallons in size at the time of planting for the parking lot screening on the IH-10 frontage.
C. All on-site pole signage shall not exceed twenty-five feet (25ft) in height and shall be internally illuminated.
D. No animated, moving, flashing, or other digital signs may be erected on the property.
E. Final tree canopy coverage for the property, as defined by Section 35-523 of the Unified Development Code, shall be a minimum of thirty-five percent (35%).
F. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
G. No light pole shall exceed twenty-five feet (25ft) in height.
H. The Property owner agrees to use only Texas native plant species, as designated in Appendix E of the Unified Development Code.

SECTION 5. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 6 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 7. 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 8. This ordinance shall become effective April 26, 2015.

PASSED AND APPROVED this 16th day of April, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-10**
Date:	04/16/2015
Time:	02:25:56 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2015113 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District to "C-3 CD GC-1 MLOD MSAO-1" General Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 16.61 acres out of NCB 18336 and NCB 35733. 20985 and 21105 West Interstate Highway 10. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2015113
PI2-20120243504-7
SCANNED

SPECIAL WARRANTY DEED

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

That, ENRIQUE G. SERNA and MARIA DEL CARMEN SERNA, ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Clarence J Kahlig II ("Grantee"), whose mailing address is 9702 San Pedro, Avenue, San Antonio, Texas 78216, that certain real property situated in Bexar County, Texas being 2.967 acres of land, more or less, out of Tract 10, New City Block 18336, TRAYLOR RESUBDIVISION, situated in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 238, Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all intents and purposes (the "Land"), together with Grantors' rights, titles, and interests in all buildings, improvements, fixtures, easements, minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, licenses and permits related to the Land, and appurtenances thereunto belonging or appertaining to said Land, (all of the above-described properties are hereinafter collectively referred to as the **"Property"**).

This conveyance is made and accepted subject and subordinate to (a) municipal utility district, zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (b) the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (all of the items described in (a) and (b) above are hereinafter collectively referred to as the "**Permitted Exceptions**") to the extent in full force and effect.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in any way belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantors do hereby bind themselves and their heirs, executors, administrators, personal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantors, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTORS SELL AND CONVEY TO GRANTEE AND GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS," EXCEPT TO THE EXTENT EXPRESSLY PROVIDED OTHERWISE IN THE PURCHASE AND SALE AGREEMENT DATED EFFECTIVE THE 17th DAY OF SEPTEMBER, 2012. GRANTEE ACKNOWLEDGES THAT IT HAS BEEN AFFORDED AN OPPORTUNITY TO FULLY INSPECT THE PROPERTY. GRANTEE EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRANTOR, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE WITH RESPECT TO THE PROPERTY), ENVIRONMENTAL COMPLIANCE, HABITABILITY, SUITABILITY,

Attachment A

MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, OR THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

IN WITNESS WHEREOF, this instrument has been executed effective December 13, 2012.

GRANTORS:

Z2015113

Enrique G. Serna

Maria Del Carmen Serna

[Notary Acknowledgments on the following page]

22015113

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 13th day of December, 2012, by Enrique G. Serna.

MELANIE ANN FEY
Notary Public
State of Texas
My Comm. Exp. 02-14-2016

Name: _____
Notary Public in and for the State of Texas
My commission expires: _____

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 13th day of December, 2012, by Maria De. Carmen Serna.

MELANIE ANN FEY
Notary Public
State of Texas
My Comm. Exp. 02-14-2016

Name: _____
Notary Public in and for the State of Texas
My commission expires: _____

After recording this document should be returned to:

Richard L. Kerr
Kerr & Jaeckle, PC
750 E. Mulberry, Suite 510
San Antonio, Texas 78212

R:\18091/0002/SWD.docx

Z2015119

EXHIBIT A
LEGAL DESCRIPTION

Z2015113

Being a 2.967 acres out of Tract 10, Taylor Resubdivision, according to the plat thereof recorded in Volume 980, page 238, Deed and Plat Records of Bexar County, Texas; said 2.967 acres located partially in New City Block 18336, City of San Antonio, and partially in County Block 5733, Bexar County, Texas; and being that same and identical tract conveyed to Maria Del Carmen Serna & Enrique G. Serna, by deed recorded in Volume 12019, Page 626 Deed Records of Bexar County, Texas, said 2.967 acre tract being more particularly described as follows:

BEGINNING: At a fence post found on the north right-of-way line of Heuerman Road (60 feet R.O.W.) for the southwest corner of the herein described tract and the southeast corner of a 4.761 acre tract being out of the west portion of said Tract 10, conveyed to Cypress No. 1, L.P. according to the deed recorded in Volume 8413, Page 1300, Real Property Records of Bexar County, Texas; said post also being the northwest corner of a 10.00 foot strip of land out of said Tract 10, dedicated to Bexar County for Heuerman Road right-of-way, according to the deed thereof recorded in Volume 7591, Page 785, Deed Records of Bexar County, Texas;

THENCE: departing said right-of-way line along the east line of said 4.761 acre tract and the west line of the herein described tract, N. 00° 22' 27" E., a distance of 324.85 feet (called N. 00° 13' 43" E. a distance of 324.79 feet) to a ½" iron rod set for the northwest corner of the herein described tract, said rod being the northeast corner of said 4.761 acre tract and also being in the south line of a 8.885 acre tract conveyed to Cypress No. 1, L.P. by Deed recorded in Volume 9739, Page 2241, Deed Records of Bexar County, Texas;

THENCE: with the north line of the herein described tract and the south line of said 8.885 acres N. 89° 48' 45" E. a distance of 311.30 feet (called N. 89° 56' 43" E. a distance of 311.45 feet) to a ½" iron rod set in the westerly right-of-way line of I.H. 10 West (315 feet R.O.W.) for the northeast corner of the herein described tract; and said rod also being the southeast corner of said 8.885 acre tract;

THENCE: with said right-of-way line of I.H. 10 West S. 30° 36' 47" E. a distance of 287.75 feet (called S. 30° 42' 30" E. a distance of 287.70 feet) to a concrete monument found for the cutback line into the above mentioned right-of-way line of Heuerman Road;

THENCE: with said cutback line S. 29° 44' 21" W. a distance of 89.36 feet (also being the basis of bearing for this herein described tract) (called S. 29° 44' 21" W. a distance of 89.37 feet) to a found concrete monument on the north right-of-way line of said Heuerman Road; said monument being the northeast corner of the aforementioned 10.00 foot right-of-way dedication;

THENCE: with said right-of-way of Heuerman Road S. 89° 54' 46" W., a distance of 415.62 feet (called S. 89° 59' 01" W. a distance of 415.36 feet) to the POINT OF BEGINNING and containing 2.967 acres or 129,332 square feet of land, more or less;

The bearings are based on Deed Records Volume 12019, Page 626 Deed Records of Bexar County, Texas; dated March 17, 2006.

CHICAGO TITLE GF#20110069-DB

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.

22015113

SPECIAL WARRANTY DEED

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR §

THAT, CYPRESS NO. 1, L.P., a Texas limited partnership (herein called "Grantor") of the County of Bexar and State of Texas, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto KAHLIG MOTOR COMPANY, a Texas corporation (herein called "Grantee") of the County of Bexar and State of Texas, all of the following described real property in Bexar County, Texas:

> a tract of 8.873 acres of land, more or less, situated in Bexar County, Texas, and being part of the L. Colquhoun Survey No. 24, Abstract 133, County Block 5733, near the northwest corner of the intersection of Interstate Highway 10 and Heuermann Road on the northwest side of the City of San Antonio, all as more fully described in Exhibit "A" attached hereto.

This conveyance is made and accepted subject only to the following exceptions, to the extent they are still operative to affect the land conveyed:

(a) provisions as to easements and restrictions in deed dated June 1, 1931, from Winn Traylor and wife Lena Mae Traylor to Martha Jane Heath, recorded in Volume 1257, page 279, of the Deed Records of Bexar County, Texas;

(b) provisions as to easements and restrictions in deed dated June 15, 1931, from Winn Traylor and wife Lena Mae Traylor to Edward W. White and wife Gladys C. White, recorded in Volume 1259, page 483, of the Deed Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor, and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

Grantee's address is 9207 San Pedro, San Antonio, Texas 78216.

DATED the 15th day of April, 2011.

GRANTOR:

CYPRESS NO. 1, L.P.
By: Cypress Interests, L.C.
General Partner

By: _____
Danny R. Pendley,
Member

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15th day of April, 2011, by Danny R. Pendley, Member in Cypress Interests, L.C., the General Partner in CYPRESS NO. 1, L.P., to certify which witness my signature and seal of office.

_____
Notary Public, State of Texas

My Commission Expires:_

AFTER RECORDING, RETURN TO:

DOUGLAS W. BECKER
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-28-2015

Z2015113

FIELD NOTES
FOR
8.873 ACRES

BEING 8.873 acres of land out of the L. Colquhoun Survey No. 24, Abstract 133, County Block 5733, New City Block 18336 in the City of San Antonio, Bexar County, Texas and consisting of the South part of Lot 8 and all of Lot 9, Traylor Resubdivision as shown on plat recorded in Volume 980, Page 238 of the Deed and Plat Records of Bexar County, Texas and being all of a called 8.885 acre tract described in Volume 5949, Page 547, of the Real Property Records of Bexar County, Texas, said 8.873 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" iron rod on the west right-of-way of Interstate Highway 10, a 315 foot wide right-of-way recorded in Volume 5221, Page 127 of the Deed Records of Bexar County, Texas for the southeast corner of this tract and the northeast corner of a called 2.967 acre tract recorded in Volume 12019, Page 626 of the Real Property Records of Bexar County, Texas;

THENCE South 89° 43' 23" West (bearings based on NAD83(96) Texas South Central Zone), departing said right-of-way line, with the south line of this tract and the north line of said 2.967 acres, at a distance of 312.19 feet passing a 6" pine fence post for the northwest corner of said 2.967 acres, the northeast corner of a 4.770 acre tract also surveyed this day and continuing for a total distance of 1053.25 feet to a found ½" iron rod in concrete for the southeast corner of this tract and the northwest corner of said 4.770 acres and being an angle point in the east line of a called 3.935 acre tract recorded in Volume 14642, Page 950 of the Real Property Records of Bexar County, Texas;

THENCE North 00° 31' 45" West, with the west line of this tract, at a distance of 233.06 feet passing a found ½" iron rod for the northeast corner of said 3.935 acres, also being the southeast corner of a 3.28 acre tract recorded in Volume 12980, Page 882 of the Real Property Records of Bexar County, Texas and continuing for a total distance of 415.89 feet to a found 5/8" iron rod for the northwest corner of this tract, also being the southwest corner of a called 1 acre tract recorded in Volume 6869, Page 976 of the Real Property Records of Bexar County, Texas;

THENCE North 89° 54' 28" East a distance of 456.51 feet with the north line of this tract and the south line of said 1 acre, then the south line of a 1 acre tract recorded in Volume 3695, Page 73 of the Deed Records Bexar County, Texas, to a found ½" rod for the southeast corner of said 1 acre and the southwest corner of a called 1.989 acre tract recorded in Volume 9959, Page 514 of the Real Property Records of Bexar County, Texas;

THENCE North 89° 28' 00" East a distance of 351.75 feet, with the north line of this tract and south line of said 1.989 acres to a set ½" iron rod with "ACES" cap on said west right-of-way of Interstate Highway 10, for the southeast corner of said 1.989 acres and the northeast corner of this tract;

THENCE South 30° 57' 36" East a distance of 483.71 feet with said west right-of-way line of Interstate Highway 10 to the **POINT OF BEGINNING** and containing 8.873 acres of land, more or less, in the City of San Antonio, Bexar County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

Kevin Conroy, R.P.L.S. 4198
January 21, 2011
Job # 12738.06

Z2015113

Doc# 20110065887
Pages 4
04/19/2011 08:02:49 AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 24.00

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.
04/19/2011 08:02:49 AM
COUNTY CLERK, BEXAR COUNTY TEXAS

22015113

CHICAGO TITLE GF#431006878-DB (3)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

SPECIAL WARRANTY DEED

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

THAT, THE BANKRUPTCY ESTATE OF CYPRESS NO. 1, L.P., a Texas limited partnership ("Grantor") acting herein by and through Jose C. Rodriguez as Trustee in the Chapter 7 bankruptcy case number 12-51996-LMC, pending in the United States Bankruptcy Court for the Western District of Texas, San Antonio Division (the "Bankruptcy Court"), for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto KAHLIG MOTOR COMPANY, a Texas corporation ("Grantee") of the County of Bexar and State of Texas, all of the following described real property in the City of San Antonio, Bexar County, Texas (the "Property"):

> an approximately 4.770 acre tract of land out of the L. Colquhoun Survey No. 24, Abstract 133, County Block 5733, New City Block 35733, and known as 6875 Heuermann Road, San Antonio, Texas 78256, which tract is more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made pursuant to an Order of the Bankruptcy Court dated December 5, 2012, entitled *Order Approving Motion for Approval of the Sale of the Debtor's Real Property, Free and Clear of All Liens, Claims, Encumbrances and Other Interests Pursuant to 11 U.S.C. §§ 105(A) and 363*, approving the sale of the Property free and clear of all liens, interests, claims, and encumbrances. Such Order has not been appealed and is now final and non-appealable. Such Order acknowledges and orders that this sale is made and accepted without any exceptions of any kind whatsoever, and finds and declares Grantee is a good faith purchaser under 11 U.S.C. § 363(m) and entitled to all the benefits and protections thereof.

This conveyance is made and accepted subject to any and all restrictions and easements of record to the extent the same are valid and still in full force and effect; provided, however, that none are intended to be revived by this deed.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns forever; and Grantor does herby bind Grantor, and its successors and assigns to

WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXCEPT FOR THE WARRANTIES OF TITLE EXPRESSLY SET FORTH HEREIN, BUYER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THIS GRANT, SALE, AND CONVEYANCE IS MADE ON AN "AS IS/WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

Grantee's address is 9207 San Pedro, San Antonio, Texas 78216.

Payment of 2012 ad valorem taxes have been prorated by Grantor and Grantee.

EXECUTED effective as of the 20th day of December, 2012.

GRANTOR:

THE BANKRUPTCY ESTATE OF
CYPRESS NO. 1, L.P.

By: _____, TRUSTEE
Jose C. Rodriguez,
Chapter 7 Trustee

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 20th day of December, 2012, by Jose C. Rodriguez, Chapter 7 Trustee of the bankruptcy estate of Cypress No. 1, L.P., on behalf of the bankruptcy estate of said limited partnership.

_____
Notary Public, State of Texas

My Commission Expires:

AFTER RECORDING RETURN TO:
J. W. Russell, P.C.
P. O. Box 120007
San Antonio, Texas 78212

DOUGLAS W. BECKER
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-28-2015

EXHIBIT "A"
TO SPECIAL WARRANTY DEED 22015113

FIELD NOTES
FOR
4.770 ACRES

BEING 4.770 acres of land out of the L. Colquhoun Survey No. 24, Abstract 133, County Block 5733, New City Block 35733 in the City of San Antonio, Bexar County, Texas and consisting of the west part of Lot 10, Traylor Resubdivision as shown on plat recorded in Volume 980, Page 238 of the Deed and Plat Records of Bexar County, Texas and being all of a called 4.761 acre tract described in Volume 8413, Page 1300, of the Real Property Records of Bexar County, Texas, said 4.770 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 6" cedar corner post on the north right-of-way of Heuermann Road, a 60 foot wide right-of-way for the southwest corner of this tract and the southeast corner of a called 3.935 acre tract recorded in Volume 14642, Page 950 of the Real Property Records of Bexar County, Texas;

THENCE North 31° 22' 37" West (bearings based on NAD83(96) Texas South Central Zone) a distance of 375.81 feet, departing said right-of-way line, with the west line of this tract and the east line of said 3.935 acres to a found 1/2" iron rod in concrete for the northwest corner of this tract and the southwest corner of a 8.873 acre tract also surveyed this day;

THENCE North 89° 43' 23" East, a distance of 741.07 feet with the north line of this tract and south line of said 8.873 acres to a 6" pine corner post for the northeast corner of this tract and the northwest corner of a called 2.967 acre tract acre tract recorded in Volume 12019, Page 626 of the Real Property Records of Bexar County, Texas;

THENCE South 00° 00' 45" West a distance of 324.70 feet with the east line of this tract and the west line of said 2.967 acres to a 5" cedar corner post on said north right-of-way line of Heuermann Road for the southeast corner of this tract and the southwest corner of said 2.967 acres;

THENCE North 89° 58' 17" West a distance of 545.32 feet with said north right-of-way line of Heuermann Road to the **POINT OF BEGINNING** and containing 4.770 acres of land, more or less, in the City of San Antonio, Bexar County, Texas.

Z2015113

Doc# 20120249023
Pages 4
12/21/2012 8:08AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees $24.00

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.
12/21/2012 8:08AM
COUNTY CLERK, BEXAR COUNTY TEXAS

Z2015113 Part 1

TOTAL PROPERTY AREA:
8.92 ACRES (388,555 SQUARE FEET)

TOTAL IMPERVIOUS COVER AREA:
UP TO 388, 555 SQUARE FEET

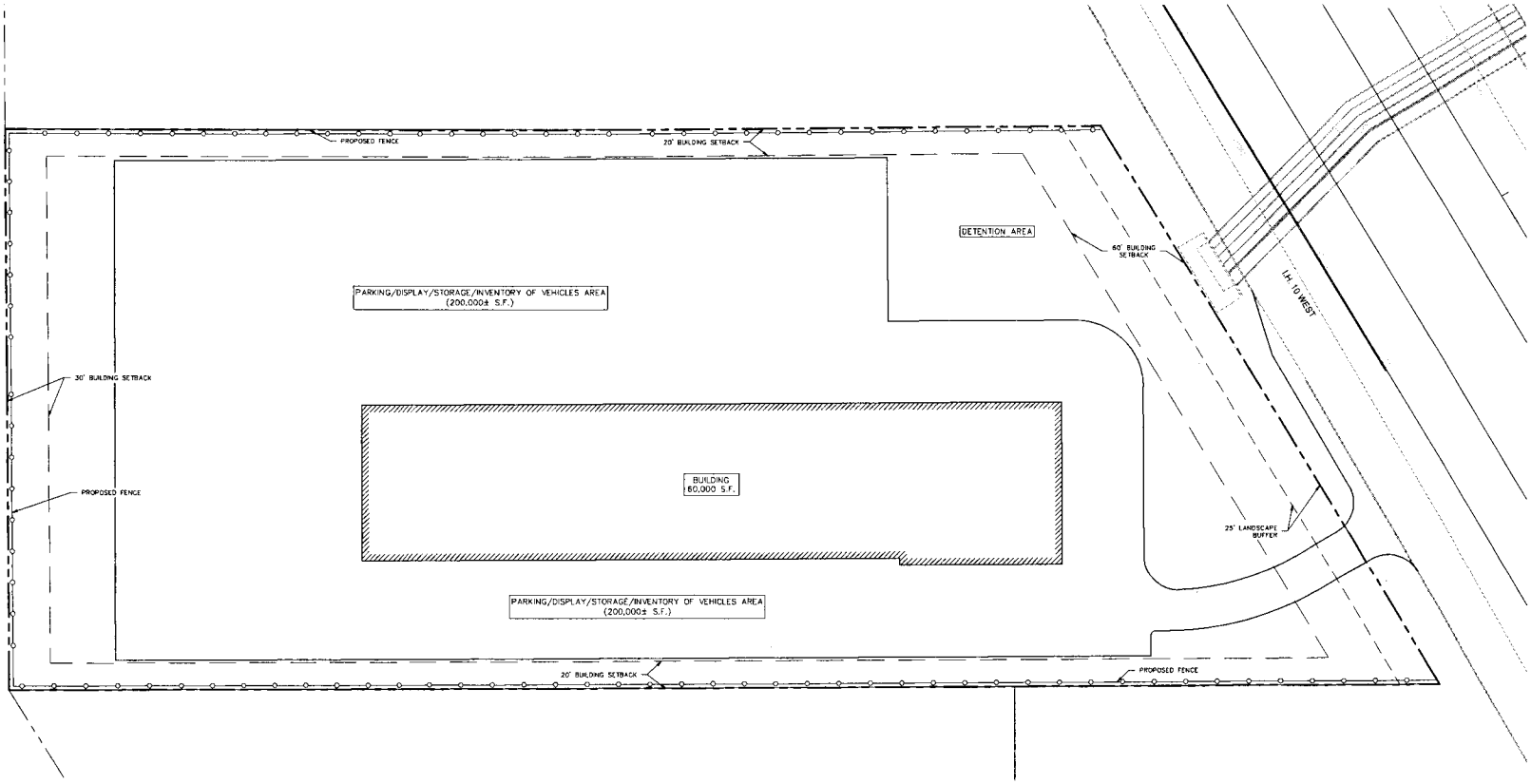
PROPOSED USE:
FULL SERVICE MOTOR VEHICLE SALES

CURRENT ZONING:
C-2 GC-1 MLOD MSAO-1

PROPOSED ZONING:
C-2 CD (CONDITIONAL USE FOR FULL SERVICE MOTOR VEHICLE SALES) GC-1 MLOD MSAO-1

I, _____, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SCALE: 1" = 40'
0' 40' 80' 120'



Attachment B

NO.	REVISION	DATE

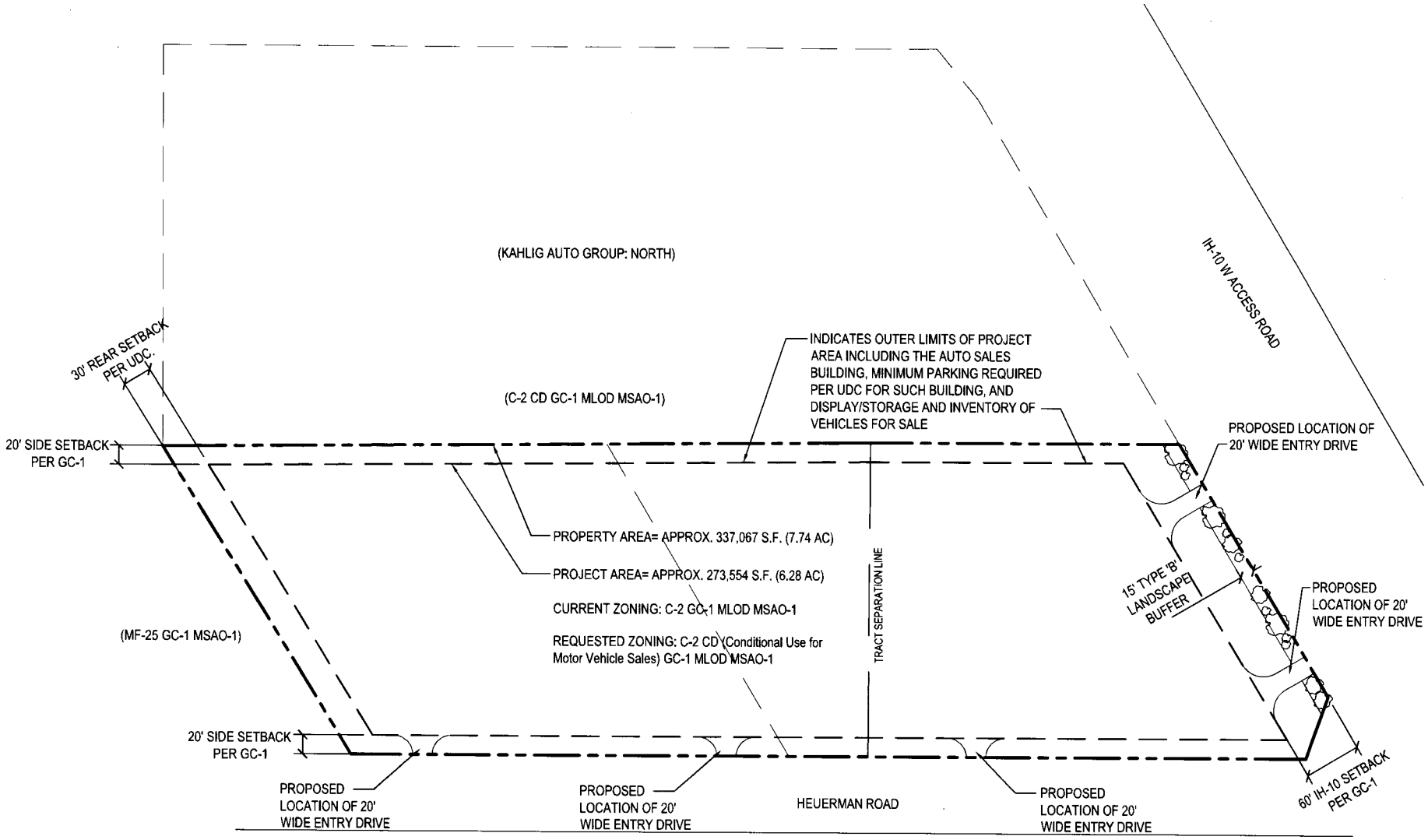
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

I.H. 10 - TRACT
SAN ANTONIO, TEXAS
ZONING EXHIBIT

PLAT NO. -
JOB NO. 8672-00
DATE APRIL 2015
DESIGNER RA
CHECKED TD DRAWN RA
SHEET 1 OF 1

Date: Apr 08, 2015, 11:23am User ID: LSewell
P:\8672\00\Survey\-ZONING.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. REFER ONLY TO FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



I, Clarence Kahlig, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

ZONING SITE PLAN FOR KAHLIG AUTO GROUP:
HEUERMAN & IH-10 (SOUTH)

SCALE: 1" = 150'

0 30 150 300

Attachment B