SG/cla
02/18/2016
Z-21. Amended.

CASE NO. Z2016010 CD

AN ORDINANCE 2016-02-18-0142

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 Lot 118, Block E, NCB 11545, save and except 0.0470 acre parcel and a 12,560.74 square-foot parcel both conveyed to the City of San Antonio, from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop.

SECTION 2. A description of the 0.0470 acre tract of land out of Lot 118, recorded in Volume 10820 Page 0871 the Official Public Record of Real Property of Bexar County, Texas, and a description of the 12,560.74 square-foot parcel out of Lot 118 described in City of San Antonio Ordinance Number 77344, approved February 11, 1993, both of which are saved and excepted in Section 1 above, are 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.
F. No outside storage.

G. Solid screen fencing along the perimeter of the rear yard.

SECTION 4. 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 5. 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 6. 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 7. This ordinance shall become effective February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.

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-21**
Date:	02/18/2016
Time:	03:31:01 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Continued from January 28, 2016)
Result:	Passed

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

LTSA-RR-RK-#12110466

Attachment A

Z2016010 CD

Doc# 20040143224

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

Cc/6/17/04:ord#98852
Dated 2/19/04

Parcel: 16329
Project: Callaghan Rd. – W. Horseshoe Bend to Ingram

WARRANTY DEED

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

THAT, JEANETTE POPHAM, a.k.a., JEANETTE M. POPHAM, hereinafter referred to as **"GRANTOR",** of the County of Bexar, State of Texas, for and in consideration of the sum of **FIFTEEN THOUSAND TWO HUNDRED AND NO/100 ($15,200.00) DOLLARS,** to her in hand paid by the **"GRANTEE"**, the receipt of which is hereby acknowledged, has **GRANTED, SOLD** and **CONVEYED,** and by these presents does **GRANT, SELL** and **CONVEY** unto the **CITY OF SAN ANTONIO,** hereinafter referred to as **"GRANTEE"**, a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

> **A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;**

It is further understood and agreed that the consideration received by the **GRANTOR** is also in full payment for all damages to the remaining property, if any, of the **GRANTOR.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **GRANTEE,** its successors and assigns forever; and **GRANTOR** does hereby bind herself, her legal representatives, successors and/or assigns, to **WARRANT and FOREVER DEFEND** all and singular the said premises unto the said **GRANTEE,** its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 24th day of June, A.D., 2004.

Jeanette Popham

JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM

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Z2016010

STATE OF TEXAS }

COUNTY OF Bexar }

This instrument was acknowledged before me on this the 24th day of June, 2004 by JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM.

NOTARY PUBLIC SIGNATURE

A. CARROLL COSTON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-12-2008

AFTER RECORDING
PLEASE RETURN TO:
Real Estate Section/9th Floor
City of San Antonio
P. O. Box 83996
San Antonio, TX. 78283-3966

VOL 10820 PG 0872

#342913-V

Z2016010

FIELD NOTES
FOR
FEE SIMPLE PARCEL NO. 16329

A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118. Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: At a set iron rod with yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of Callaghan Road, right-of-way varies 60-foot minimum, and the east right-of-way line of Woodside Drive, a 60-foot right-of-way dedicated in said Woodlawn Hills Subdivision, said ½" iron rod also being the northwest corner of said Lot 118 and the northwest corner of the herein described tract;

THENCE: N 73°40'45" E, along and with the said south right-of-way line of Callaghan Road, a distance of 146.64 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of a variable width drainage right-of-way described in Volume 8, Pages 931-936 in matters probated on September 21, 1978, the northeast corner of the herein described tract;

THENCE: S 33°41'31" E along and with the west line of the said drainage right-of-way, a distance of 14.08 feet to a set ½" iron rod with yellow cap marked Pape-Dawson for the southeast corner of the herein described tract;

THENCE: S 73°41'13" W departing said drainage right-of-way, a distance of 135.84 feet to a set ½" iron rod with yellow cap marked Pape-Dawson to a point of curvature;

THENCE: Southerly, with a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'28", a chord bearing and distance of S 28°40'59" W, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on said east right-of-way line of Woodside Drive for the southwest corner of the herein described tract;

THENCE: N 16°19'15" W along and with said east right-of-way line of Woodside Drive, a distance of 28.42 feet to the POINT OF BEGINNING and containing 0.0470 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 3994-62
Date: August 3, 1999, Revised: May 12, 2003
Id No.: K:\3994\62\survey\row\30\Word\Field Notes\990803s7.doc

6-5-2003

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pdengineers.com

Exhibit A

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Z2016010

VOL 10820 PG 0874

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 the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

JUN 2 4 2004

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040143224
Pages 4
06/24/2004 02:38:59 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees $20.00

Z2016010

ITEM NO. 19

MEETING OF THE CITY COUNCIL DATE: FEB 11 1993

MOTION BY: _____ SECONDED BY: _____

ORD. NO. 77344 ZONING CASE _____

RESOL. _____ PETITION _____

	ARTS & CULTURAL AFFAIRS
	AVIATION
/	BUILDING INSPECTIONS
	BUILDING INSPECTIONS-HOUSE NUMBERING
/	CITY ATTORNEY
	MUNICIPAL COURT (REGINA)
	REAL ESTATE (FASSNIDGE)
	REAL ESTATE (WOOD)
	REAL ESTATE (HUBBARD)
	TRIAL SECTION
	CITY MANAGER
	TRAVIS BISHOP, ASST. TO CITY MGR.
	CODE COMPLIANCE
	INTERGOVERNMENTAL RELATIONS
	INTERNATIONAL RELATIONS
	YOUTH INITIATIVES
	CITY PUBLIC SERVICE-GENERAL MANAGER
	CITY PUBLIC SERVICE-MAPS & RECORDS
	COMMUNITY DEVELOPMENT
	COMMUNITY INITIATIVES
	CONVENTION & VISITORS BUREAU
	CONVENTION FACILITIES
	DOME DEVELOPMENT OFFICE
	ECONOMIC DEVELOPMENT
	FINANCE DIRECTOR
	ASSESSOR
	CONTROLLER
	GRANTS
	RISK MANAGEMENT
	TREASURY
	FIRE DEPARTMENT
	HOUSING TRUST
	INFORMATION SERVICES
	INTERNAL REVIEW
	LIBRARY
	MANAGEMENT SERVICES (BUDGET)
	MANAGEMENT SERVICES (PERSONNEL)
	MARKET SQUARE
	METROPOLITAN HEALTH DISTRICT
	MUNICIPAL COURTS
	PARKS & RECREATION
	PLANNING
	DISABILITY ACCESS OFFICE
	LAND DEVELOPMENT SERVICES
	POLICE DEPARTMENT
	POLICE DEPARTMENT-GROUND TRANSPORTATION
	PUBLIC INFORMATION OFFICE
	PUBLIC UTILITIES
/	PUBLIC WORKS
	CAPITAL PROJECTS
	CENTRAL MAPPING
	ENGINEERING
	PARKING DIVISION
/	REAL ESTATE (BILL TOUDOUZE)
	SOLID WASTE
	TRAFFIC ENGINEERING
	PURCHASING & GENERAL SERVICES
	SAN ANTONIO WATER SYSTEM (SAWS)

	ROLLCALL	AYE	NAY
ROGER PEREZ DISTRICT 1			
FRANK PIERCE DISTRICT 2			
LYNDA BILLA BURKE DISTRICT 3			
REYNALDO NIETO DISTRICT 4			
JUAN F. SOLIS III DISTRICT 5			
HELEN AYALA DISTRICT 6			
YOLANDA VERA DISTRICT 7			
BILL THORNTON DISTRICT 8			
WEIR LABATT DISTRICT 9			
LYLE LARSON DISTRICT 10			
NELSON WOLFF MAYOR			

93-06

CONSENT AGENDA

AN ORDINANCE 77344

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF FEE SIMPLE TITLE TO A PORTION OF LOT 118, BLOCK E, NEW CITY BLOCK 11545 AND A TEMPORARY EASEMENT OVER ADJACENT PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS FOR A PUBLIC PURPOSE, TO WIT: THE LOCATION, CONSTRUCTION, OPERATION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF THE SCIENCE PARK DRAINAGE PROJECT.

* * * * *

WHEREAS, the public health and best interest of the City and its citizens require the construction of street and drainage improvements in the vicinity of 4802 Callaghan Road; and,

WHEREAS, it is necessary to construct a portion of the project upon property that is privately owned; and,

WHEREAS, representatives of the city have been unable to enter an agreement with the owner to purchase the property on suitable terms; NOW THEREFORE,

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

SECTION 1. A public necessity is hereby declared for the City of San Antonio to acquire fee title to and a temporary easement over, across and upon certain privately owned real property for surface drainage in New City Block 11545, Bexar County, Texas. The necessary property is described by metes and bounds as:

Fee Simple title to the following property:

BEING 12,560.74 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at iron pin set in the south right-of-way (R.O.W.) line of Callaghan Road, said point also being 155.51 feet east of east R.O.W. line of Woodside Drive for the northeast corner of this tract, for the POINT OF BEGINNING;

THENCE S 57° 07′ 21" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage easement located in Block E, N.C.B. 11545, a distance of 263.90 feet to an iron pin set in the northeast corner of Lot 119, Block E, N.C.B. 11545, for the southeast corner of this tract;

THENCE S 73° 41′ 45" W, along the southerly boundary line of this

tract, and north boundary line of said Lot 119, a distance of 117.81 feet to an iron pin set for the southwest corner of this tract;

THENCE N 33° 43′ 31" W, along the westerly boundary line of this tract, a distance of 209.31 feet to an iron pin set in to the south R.O.W. line of Callaghan Road, for the northwest corner of this tract;

THENCE N 73° 38′ 27" E, along the northerly boundary line of this tract and the south R.O.W. line of Callaghan Road, a distance of 7.98 feet to the POINT OF BEGINNING.

A temporary construction easement over, under and across the following property for a period of four years;

BEING 3,139.52 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way (R.O.W.) line of Callaghan Road and 147.53 feet east of the northwest corner of Lot 118, Block E, N.C.B. 11545, said point also being 7.98 feet west of the northeast corner of said Lot 118, for the POINT OF BEGINNING;

THENCE S 33° 43′ 31" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage channel, a distance of 209.31 feet to an iron pin set in the southerly boundary line of said Lot 118, for the southeast corner of this tract;

THENCE S 73° 41′ 45" W, along the southerly boundary line of this tract, a distance of 15.72 feet to a point in the southerly boundary line of said Lot 118, for the southwest corner of this tract;

THENCE N 33° 43′ 31" W, along the westerly boundary line of this tract, a distance of 209.29 feet to a point in the northerly boundary line of said Lot 118, for the northwest corner of this tract;

THENCE N 78° 38′ 27" E, along the northerly boundary line of this tract and the southerly R.O.W. line of Callaghan Road, a distance of 15.72 feet to the POINT OF BEGINNING.

SECTION 2. The City Manager, through the City Attorney, is hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn such property as the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. The prior actions and efforts of city officials to negotiate the purchase of the necessary rights and the steps taken

to initiate and prosecute condemnation of the property are hereby ratified and affirmed.

PASSED AND APPROVED this 11th day of February, 1993.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

93-06

CONSENT AGENDA
ITEM NO. 19

CITY OF SAN ANTONIO

OFFICE OF THE CITY ATTORNEY

INTERDEPARTMENTAL CORRESPONDENCE SHEET Z2016010

TO: City Council, through Alexander E. Briseño, City Manager

FROM: William E. Wood, Assistant City Attorney ext. 8961

COPIES TO: Lloyd Garza, City Attorney; Wm. Toudouze, Public Works.

SUBJECT: Proposed ordinance declaring a public necessity and use for the acquisition of real property located at: Lot 118, Block E, NCB 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. This property is needed as part of the Science Park Drainage Project. The property is owned by Jeanette Popham and is located at 4802 Callaghan Rd.

DATE: January 27, 1993

Summary & Recommendations:

The proposed ordinance establishes a public necessity as a prerequisite to condemnation of fee title and a temporary easement over a portion of the property described below as part of the Science Park Drainage project. It would also ratify steps taken to date which include negotiations and an offer to purchase the property at the appraised value of $11,052. The landowner has rejected the offer.

The parcels are out of Lot 118, Block E, New City Block 11545, Bexar County, Texas, and contain approximately 12,560.74 square feet in fee simple and approximately 3,139.52 square feet for a temporary construction easement. The street address is: 4802 Callaghan Road. The property is owned by: JEANETTE POPHAM

Passage of the proposed Ordinance is recommended. It is necessary that the council determine that a public necessity exists prior to the use of the city's powers of eminent domain. The city engineering staff is of the opinion this property must be obtained to construct the project in the most appropriate manner and location.

Policy Analysis:

The construction of the proposed drainage improvements is in the best interest of the public health and safety and the proposed location is appropriate.

Financial Impact:

This ordinance should not have a direct financial impact. Subsequent ordinances will appropriate necessary funds for the

purchase price as set by the court together with necessary litigation expenses.

Respectfully submitted,

William E. Wood

Recommend Approval:

Z2016010

Alexander E. Briseño
City Manager

Lloyd G. Garza
City Attorney

Z2016010

CITY OF SAN ANTONIO

Request For Ordinance/Resolution

For CMO use only

Date Considered
Consent ☐ Individual ☐
Item No. 20
Ord. No.

Date:	Department:	Contact Person/Phone #
Jan. 27, 1993	City Attorney	William E. Wood #8961
Date Council Consideration Requested:	**Deadline for Action:**	**Dept. Head Signature:**
Feb. 11, 1993	Feb. 18, 1993	

SUMMARY OF ORDINANCE

Prior to condemning a tract of real estate it is necessary for the coucil to investigate and make a finding that a public necessity or use requires the exercise of the city's power of eminent domain. This ordinance makes that finding for the condemnation of a portion of Lot 118, Block E, New City Block 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. The property is necessary for the Science Park Drainage. The property is owned by: JEANETTE POPHAM. The taking consists of approximately 12,560.74 square feet in fee simple and a temporary construction easement over approximately 3,139.52 feet.

The property is located at: 4802 Callaghan.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Public Works Dept/Real Estate Section

Contract signed by other party
N/A Yes ☐ No ☐

FISCAL DATA (If Applicable)

Fund No. _____ Amt. Expended _____

Activity No. _____ SID No. _____

Index Code _____ Project No. _____

Object Code _____

Comments:

Budgetary Implications

Funds/Staffing Budgeted Yes ☐ No ☐

Positions Currently Authorized

Impact on future O & M _____

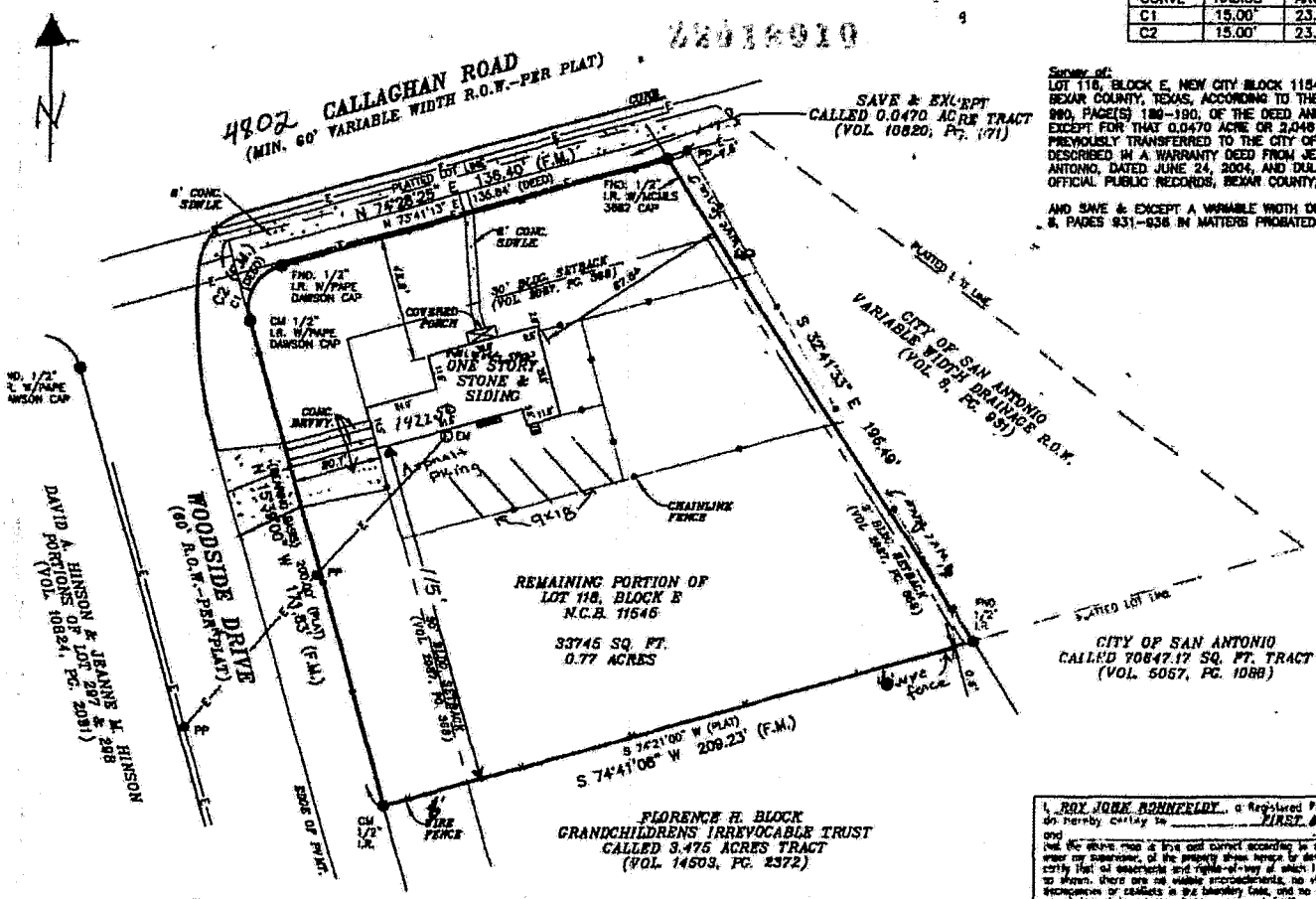
If positions added, specify class and no.

Coordinator — White
Legal — Green
Budget — Canary
Finance — Pink
Originator — Gold

4/1/82 Ref. A. D. 1.71

Z2018010

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 28°40'59" E	90°00'28"
C2	15.00'	23.90'	21.45'	N 29°37'19" E	91°18'33"



Survey of:
LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,046 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

AND SAVE & EXCEPT A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY DESCRIBED IN VOLUME 8, PAGES 931-936 IN MATTERS PROBATED ON SEPTEMBER 21, 1978.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- ELECTRIC METER
- POWER POLE
- CM CONTROL MONUMENT
- (PLAT) RECORDED ON PLAT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 40' 80'

1 inch = 40 Feet

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Jose Torres 2-27-15

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE COMPANY

and

that the above map is true and correct according to an actual field survey, made up me on the ground or under my supervision, of the property shown hereon as described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and 3rd, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JOSE TORRES
Address: 4802 CALLAGHAN ROAD GF No. 2057088-SA50
Legal Description of the Land:
SEE BELOW...

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 980, PAGES 189-190, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; VOLUME 1463, PAGE 368, DEED RECORDS, BEXAR COUNTY, TEXAS; VOLUME 2067, PAGE 368, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH

AMERISURVEYORS LLC

FINAL "AS-BUILT" SURVEY

JOB NO.:	150703033	NO.	REVISION	DATE
DATE:	02/31/15			
DRAWN BY:	MN/SM			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

Legal Description of the Land:
LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,046 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED PLAT UNLESS OTHERWISE NOTED.

At date of this survey, the property is in FEMA designated ZONE X & AE as verified by FEMA on the Flood Insurance Rate Map effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by FEMA as a Certificate. This information is subject to the interpretation as a result of future FEMA map revisions and/or amendments.

" I Jose Torres, 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."

Attachment B

LTSA-RR-RK-#12110146 6

Attachment A

Z2016010 CD

Doc# 20040143224

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

Cc/6/17/04:ord#98852
Dated 2/19/04

Parcel: 16329
Project: Callaghan Rd. – W. Horseshoe Bend to Ingram

WARRANTY DEED

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

THAT, JEANETTE POPHAM, a.k.a., JEANETTE M. POPHAM, hereinafter referred to as **"GRANTOR",** of the County of Bexar, State of Texas, for and in consideration of the sum of **FIFTEEN THOUSAND TWO HUNDRED AND NO/100 ($15,200.00) DOLLARS,** to her in hand paid by the **"GRANTEE"**, the receipt of which is hereby acknowledged, has **GRANTED, SOLD** and **CONVEYED,** and by these presents does **GRANT, SELL** and **CONVEY** unto the **CITY OF SAN ANTONIO,** hereinafter referred to as **"GRANTEE"**, a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

> **A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;**

It is further understood and agreed that the consideration received by the **GRANTOR** is also in full payment for all damages to the remaining property, if any, of the **GRANTOR.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **GRANTEE,** its successors and assigns forever; and **GRANTOR** does hereby bind herself, her legal representatives, successors and/or assigns, to **WARRANT and FOREVER DEFEND** all and singular the said premises unto the said **GRANTEE,** its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 24th day of June, A.D., 2004.

Jeanette Popham

JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM

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Z2016010

STATE OF TEXAS }

COUNTY OF Bexar }

This instrument was acknowledged before me on this the 24th day of June, 2004 by **JEANETTE POPHAM, a.k.a. JEANETTE M. POPHAM.**

NOTARY PUBLIC SIGNATURE

A. CARROLL COSTON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-12-2008

AFTER RECORDING
PLEASE RETURN TO:
Real Estate Section/9th Floor
City of San Antonio
P. O. Box 83996
San Antonio, TX. 78283-3966

VOL. 10820 PG 0872

#342913-V

Z2016010

FIELD NOTES
FOR
FEE SIMPLE PARCEL NO. 16329

A 0.0470 acre, or 2,046 square foot more or less, tract of land out of Lot 118. Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11545 of the City of San Antonio of Bexar County, Texas. Said 0.0470 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: At a set iron rod with yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of Callaghan Road, right-of-way varies 60-foot minimum, and the east right-of-way line of Woodside Drive, a 60-foot right-of-way dedicated in said Woodlawn Hills Subdivision, said ½" iron rod also being the northwest corner of said Lot 118 and the northwest corner of the herein described tract;

THENCE: N 73°40'45" E, along and with the said south right-of-way line of Callaghan Road, a distance of 146.64 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of a variable width drainage right-of-way described in Volume 8, Pages 931-936 in matters probated on September 21, 1978, the northeast corner of the herein described tract;

THENCE: S 33°41'31" E along and with the west line of the said drainage right-of-way, a distance of 14.08 feet to a set ½" iron rod with yellow cap marked Pape-Dawson for the southeast corner of the herein described tract;

THENCE: S 73°41'13" W departing said drainage right-of-way, a distance of 135.84 feet to a set ½" iron rod with yellow cap marked Pape-Dawson to a point of curvature;

THENCE: Southerly, with a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'28", a chord bearing and distance of S 28°40'59" W, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on said east right-of-way line of Woodside Drive for the southwest corner of the herein described tract;

THENCE: N 16°19'15" W along and with said east right-of-way line of Woodside Drive, a distance of 28.42 feet to the POINT OF BEGINNING and containing 0.0470 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 3994-62
Date: August 3, 1999, Revised: May 12, 2003
Id No.: K:\3994\62\survey\row\30\Word\Field Notes\990803s7.doc

6-5-2003

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pdengineers.com

Exhibit A

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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 the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 2 4 2004

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040143224
Pages 4
06/24/2004 02:38:59 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees $20.00

Z2016010

ITEM NO. 17

MEETING OF THE CITY COUNCIL DATE: FEB 11 1993

MOTION BY: _____ SECONDED BY: _____

ORD. NO. 77344 ZONING CASE _____

RESOL. _____ PETITION _____

	ARTS & CULTURAL AFFAIRS
	AVIATION
/	BUILDING INSPECTIONS
	BUILDING INSPECTIONS-HOUSE NUMBERING
/	CITY ATTORNEY
	MUNICIPAL COURT (REGINA)
	REAL ESTATE (FASSNIDGE)
	REAL ESTATE (WOOD)
	REAL ESTATE (HUBBARD)
	TRIAL SECTION
	CITY MANAGER
	TRAVIS BISHOP, ASST. TO CITY MGR.
	CODE COMPLIANCE
	INTERGOVERNMENTAL RELATIONS
	INTERNATIONAL RELATIONS
	YOUTH INITIATIVES
	CITY PUBLIC SERVICE-GENERAL MANAGER
	CITY PUBLIC SERVICE-MAPS & RECORDS
	COMMUNITY DEVELOPMENT
	COMMUNITY INITIATIVES
	CONVENTION & VISITORS BUREAU
	CONVENTION FACILITIES
	DOME DEVELOPMENT OFFICE
	ECONOMIC DEVELOPMENT
	FINANCE DIRECTOR
	ASSESSOR
	CONTROLLER
	GRANTS
	RISK MANAGEMENT
	TREASURY
	FIRE DEPARTMENT
	HOUSING TRUST
	INFORMATION SERVICES
	INTERNAL REVIEW
	LIBRARY
	MANAGEMENT SERVICES (BUDGET)
	MANAGEMENT SERVICES (PERSONNEL)
	MARKET SQUARE
	METROPOLITAN HEALTH DISTRICT
	MUNICIPAL COURTS
	PARKS & RECREATION
	PLANNING
	DISABILITY ACCESS OFFICE
	LAND DEVELOPMENT SERVICES
	POLICE DEPARTMENT
	POLICE DEPARTMENT-GROUND TRANSPORTATION
	PUBLIC INFORMATION OFFICE
	PUBLIC UTILITIES
/	PUBLIC WORKS
	CAPITAL PROJECTS
	CENTRAL MAPPING
	ENGINEERING
	PARKING DIVISION
/	REAL ESTATE (BILL TOUDOUZE)
	SOLID WASTE
	TRAFFIC ENGINEERING
	PURCHASING & GENERAL SERVICES
	SAN ANTONIO WATER SYSTEM (SAWS)

	ROLLCALL	AYE	NAY
ROGER PEREZ DISTRICT 1			
FRANK PIERCE DISTRICT 2			
LYNDA BILLA BURKE DISTRICT 3			
REYNALDO NIETO DISTRICT 4			
JUAN F. SOLIS III DISTRICT 5			
HELEN AYALA DISTRICT 6			
YOLANDA VERA DISTRICT 7			
BILL THORNTON DISTRICT 8			
WEIR LABATT DISTRICT 9			
LYLE LARSON DISTRICT 10			
NELSON WOLFF MAYOR			

93-06

CONSENT AGENDA

AN ORDINANCE 77344

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF FEE SIMPLE TITLE TO A PORTION OF LOT 118, BLOCK E, NEW CITY BLOCK 11545 AND A TEMPORARY EASEMENT OVER ADJACENT PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS FOR A PUBLIC PURPOSE, TO WIT: THE LOCATION, CONSTRUCTION, OPERATION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF THE SCIENCE PARK DRAINAGE PROJECT.

* * * * *

WHEREAS, the public health and best interest of the City and its citizens require the construction of street and drainage improvements in the vicinity of 4802 Callaghan Road; and,

WHEREAS, it is necessary to construct a portion of the project upon property that is privately owned; and,

WHEREAS, representatives of the city have been unable to enter an agreement with the owner to purchase the property on suitable terms; NOW THEREFORE,

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

SECTION 1. A public necessity is hereby declared for the City of San Antonio to acquire fee title to and a temporary easement over, across and upon certain privately owned real property for surface drainage in New City Block 11545, Bexar County, Texas. The necessary property is described by metes and bounds as:

Fee Simple title to the following property:

BEING 12,560.74 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at iron pin set in the south right-of-way (R.O.W.) line of Callaghan Road, said point also being 155.51 feet east of east R.O.W. line of Woodside Drive for the northeast corner of this tract, for the POINT OF BEGINNING;

THENCE S 57° 07′ 21" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage easement located in Block E, N.C.B. 11545, a distance of 263.90 feet to an iron pin set in the northeast corner of Lot 119, Block E, N.C.B. 11545, for the southeast corner of this tract;

THENCE S 73° 41′ 45" W, along the southerly boundary line of this

tract, and north boundary line of said Lot 119, a distance of 117.81 feet to an iron pin set for the southwest corner of this tract;

THENCE N 33° 43′ 31" W, along the westerly boundary line of this tract, a distance of 209.31 feet to an iron pin set in to the south R.O.W. line of Callaghan Road, for the northwest corner of this tract;

THENCE N 73° 38′ 27" E, along the northerly boundary line of this tract and the south R.O.W. line of Callaghan Road, a distance of 7.98 feet to the POINT OF BEGINNING.

A temporary construction easement over, under and across the following property for a period of four years;

BEING 3,139.52 square feet out of Lot 118, Block E, N.C.B. 11545, Woodlawn Hills in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way (R.O.W.) line of Callaghan Road and 147.53 feet east of the northwest corner of Lot 118, Block E, N.C.B. 11545, said point also being 7.98 feet west of the northeast corner of said Lot 118, for the POINT OF BEGINNING;

THENCE S 33° 43′ 31" E, along the easterly boundary line of this tract and the westerly boundary line of a drainage channel, a distance of 209.31 feet to an iron pin set in the southerly boundary line of said Lot 118, for the southeast corner of this tract;

THENCE S 73° 41′ 45" W, along the southerly boundary line of this tract, a distance of 15.72 feet to a point in the southerly boundary line of said Lot 118, for the southwest corner of this tract;

THENCE N 33° 43′ 31" W, along the westerly boundary line of this tract, a distance of 209.29 feet to a point in the northerly boundary line of said Lot 118, for the northwest corner of this tract;

THENCE N 78° 38′ 27" E, along the northerly boundary line of this tract and the southerly R.O.W. line of Callaghan Road, a distance of 15.72 feet to the POINT OF BEGINNING.

SECTION 2. The City Manager, through the City Attorney, is hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn such property as the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. The prior actions and efforts of city officials to negotiate the purchase of the necessary rights and the steps taken

to initiate and prosecute condemnation of the property are hereby ratified and affirmed.

PASSED AND APPROVED this 11th day of February, 1993.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

93-06

CONSENT AGENDA
ITEM NO. 19

CITY OF SAN ANTONIO

OFFICE OF THE CITY ATTORNEY

INTERDEPARTMENTAL CORRESPONDENCE SHEET Z2016010

TO: City Council, through Alexander E. Briseño, City Manager

FROM: William E. Wood, Assistant City Attorney ext. 8961

COPIES TO: Lloyd Garza, City Attorney; Wm. Toudouze, Public Works.

SUBJECT: Proposed ordinance declaring a public necessity and use for the acquisition of real property located at: Lot 118, Block E, NCB 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. This property is needed as part of the Science Park Drainage Project. The property is owned by Jeanette Popham and is located at 4802 Callaghan Rd.

DATE: January 27, 1993

Summary & Recommendations:

The proposed ordinance establishes a public necessity as a prerequisite to condemnation of fee title and a temporary easement over a portion of the property described below as part of the Science Park Drainage project. It would also ratify steps taken to date which include negotiations and an offer to purchase the property at the appraised value of $11,052. The landowner has rejected the offer.

The parcels are out of Lot 118, Block E, New City Block 11545, Bexar County, Texas, and contain approximately 12,560.74 square feet in fee simple and approximately 3,139.52 square feet for a temporary construction easement. The street address is: 4802 Callaghan Road. The property is owned by: JEANETTE POPHAM

Passage of the proposed Ordinance is recommended. It is necessary that the council determine that a public necessity exists prior to the use of the city's powers of eminent domain. The city engineering staff is of the opinion this property must be obtained to construct the project in the most appropriate manner and location.

Policy Analysis:

The construction of the proposed drainage improvements is in the best interest of the public health and safety and the proposed location is appropriate.

Financial Impact:

This ordinance should not have a direct financial impact. Subsequent ordinances will appropriate necessary funds for the

purchase price as set by the court together with necessary litigation expenses.

Respectfully submitted,

William E. Wood

Recommend Approval:

Z2016010

Alexander E. Briseño
City Manager

Lloyd G. Garza
City Attorney

Z2016010

CITY OF SAN ANTONIO

Request For Ordinance/Resolution

For CMO use only

Date Considered
Consent ☐ Individual ☐
Item No. 20
Ord. No.

Date:	Department:	Contact Person/Phone #
Jan. 27, 1993	City Attorney	William E. Wood #8961
Date Council Consideration Requested:	**Deadline for Action:**	**Dept. Head Signature:**
Feb. 11, 1993	Feb. 18, 1993	

SUMMARY OF ORDINANCE

Prior to condemning a tract of real estate it is necessary for the coucil to investigate and make a finding that a public necessity or use requires the exercise of the city's power of eminent domain. This ordinance makes that finding for the condemnation of a portion of Lot 118, Block E, New City Block 11545, WOODLAWN HILLS Subdivision, Bexar County, Texas. The property is necessary for the Science Park Drainage. The property is owned by: JEANETTE POPHAM. The taking consists of approximately 12,560.74 square feet in fee simple and a temporary construction easement over approximately 3,139.52 feet.

The property is located at: 4802 Callaghan.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Public Works Dept/Real Estate Section

Contract signed by other party
N/A
Yes ☐ No ☐

FISCAL DATA (If Applicable)

Fund No. _____ Amt. Expended _____

Activity No. _____ SID No. _____

Index Code _____ Project No. _____

Object Code _____

Budgetary Implications

Funds/Staffing Budgeted Yes ☐ No ☐

Positions Currently Authorized

Impact on future O & M _____

If positions added, specify class and no.

_____

_____

_____

Comments:

Coordinator — White
Legal — Green
Budget — Canary
Finance — Pink
Originator — Gold

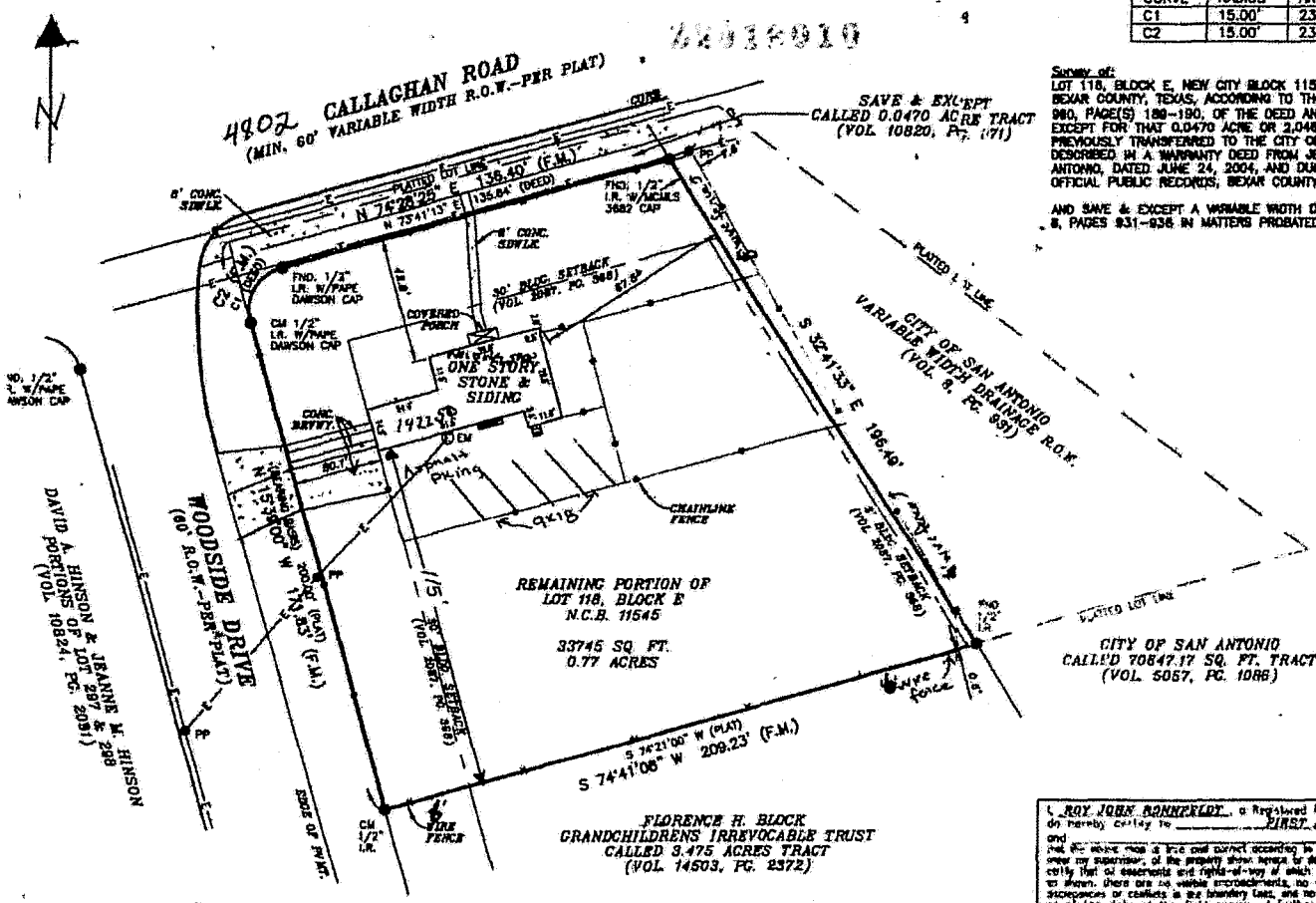
4/1/82 Ref. A.D. 1.71

Z2015010

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 28°40'59" E	90°00'28"
C2	15.00'	23.90'	21.45'	N 29°37'19" E	91°18'33"

Survey of:
LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,046 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

AND SAVE & EXCEPT A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY DESCRIBED IN VOLUME 8, PAGES 931-936 IN MATTERS PROBATED ON SEPTEMBER 21, 1978.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- ELECTRIC METER
- POWER POLE
- CM CONTROL MONUMENT
- (PLAT) RECORDED ON PLAT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 40' 80'

1 Inch = 40 Feet

"I Jose Torres, 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."

Legal Description of the Land:
LOT 118, BLOCK E, NEW CITY BLOCK 11545, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE(S) 189-190, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, EXCEPT FOR THAT 0.0470 ACRE OR 2,046 SQUARE FOOT, MORE OR LESS, TRACT OF LAND PREVIOUSLY TRANSFERRED TO THE CITY OF SAN ANTONIO AND MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM JEANETTE M. POPHAM TO THE CITY OF SAN ANTONIO, DATED JUNE 24, 2004, AND DULY RECORDED IN VOLUME 10820, PAGE 871, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED PLAT UNLESS OTHERWISE NOTED.

At date of this survey, the property is in "ZONE X & AE" as verified by FEMA map No. 48029C 0380 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE COMPANY and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JOSE TORRES
Address: 4802 CALLAGHAN ROAD GF No. 2057088-SA50
Legal Description of the Land:
SEE BELOW...

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 980, PAGE(S) 189-190, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; VOLUME 14503, PAGE 368, DEED RECORDS, BEXAR COUNTY, TEXAS; VOLUME 2087, PAGE 368, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC

FINAL "AS-BUILT" SURVEY

JOB NO:	150703039	NO.	REVISION	DATE
DATE:	07/31/15			
DRAWN BY:	BR/SM			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

Attachment B