

ORDINANCE 2022-06-16-0476

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 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674, generally located on East Southcross Boulevard and Roosevelt Avenue, from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, and "C-2 NA H AHOD" Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of 20 units per acre. All overlays remain the same.

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


SECTION 3. The City council approves this Mixed Use District so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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

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

SECTION 6. This ordinance shall become effective June 26, 2022.

PASSED AND APPROVED this 16th day of June, 2022.



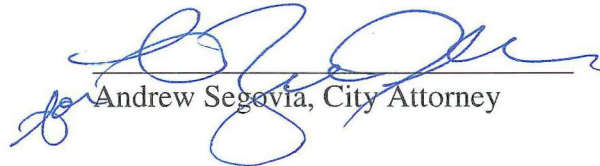
M A Y O R
Ron Nirenberg

ATTEST:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council Zoning & Land Use Session Meeting June 16, 2022

17.

2022-06-16-0476

ZONING CASE Z-2022-10700107 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, and "C-2 NA H AHOD" Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of twenty (20) units per acre (all overlays remain the same) on Lot 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600038)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”

Z-2022-10700107

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CO-INDEPENDENT EXECUTOR'S CORRECTION GENERAL WARRANTY DEED

Date: May 23, 2019

Grantor: JO LYNNE MELTON and SUSAN M. BRIDGES, Co-Independent Executors of the *Estate of Leonard J. Gittinger, Jr., Deceased, Cause No. 2018-PC-0550*, Probate Court No. 2, Bexar County, Texas and the *Estate of Jo Ann Gittinger, Deceased, Cause No. 2018-PC-1196*, Probate Court No.2, Bexar County, Texas.

Grantor's Mailing Address (including county):

426 Alamo Heights Blvd.
San Antonio, Tx 78209

BCAD 398352

Grantee:

TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION

Grantee's Mailing Address (including county):

215 W, Travis
San Antonio, Texas, 78205

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including improvements): 3.125 ACRES BEING THE REMAINDER OF A 3.205 ACRE TRACT RECORDED IN VOLUME 6373, PAGE 115 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF NEW CITY BLOCK 7674, SAN ANTONIO, BEXART COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

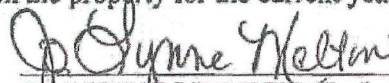
Historical Designation: Verified Certificate dated June 6, 2014, recorded in Volume 16817, page 1967, Official Public Records, Bexar County, Texas.

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 warrant.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF ANY "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED AND THAT CERTAIN COMMERCIAL CONTRACT-UNIMPROVED PROPERTY ("CONTRACT") MADE BY AND BETWEEN GRANTOR AND GRANTEE DATED NOVEMBER 7, 2018. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AS TO PROPER ZONING FOR ITS INTENDED USE AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS DEED AND THE CONTRACT.

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

Grantee assumes all ad valorem taxes due on the property for the current year.



JO LYNNE MELTON, Co-Independent
Executor of the *Estate of Leonard J.
Gittinger, Jr., Deceased*, and the *Estate of Jo
Ann Gittinger, Deceased*.

ACKNOWLEDGMENT

STATE OF TEXAS

§

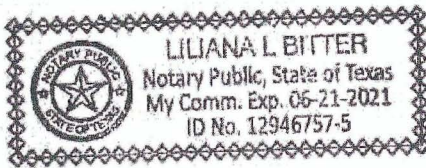
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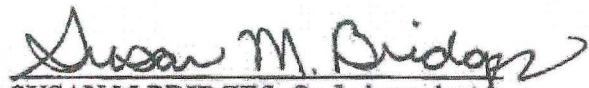
COUNTY OF BEXAR

§

This instrument was acknowledged before me on the 23 day of May 2019, by **JO LYNNE MELTON**, Co-Independent Executor for the *Estate of Leonard J. Gittinger, Jr. Deceased*, and the *Estate of Jo Ann Gittinger, Deceased*.

Liliana L. Bitter
Notary Public, State of Texas



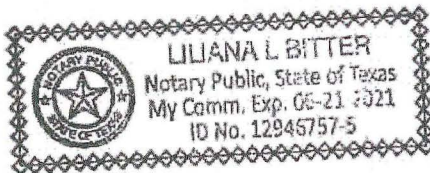


SUSAN M BRIDGES, Co-Independent
Executor of the Estate of Leonard J.
Gittinger, Jr. Deceased and the Estate of Jo
Ann Gittinger, Deceased.

TEXAS 7B ACKNOWLEDGMENT
STATE OF ~~TENNESSEE~~
COUNTY OF BEXAR

§
§
§

This instrument was acknowledged before me on the 23 day of May 2019, by SUSAN
M. BRIDGES, Co-Independent Executor for the Estate of Leonard J. Gittinger, Jr. Deceased and
the Estate of Jo Ann Gittinger, Deceased.




Notary Public, State of Tennessee

PREPARED IN THE OFFICE OF:
LAW OFFICE OF W. RANDOLPH DAVIS
SWBC Tower
9311 San Pedro Avenue, Suite 707
San Antonio, Texas 78216
Tel: (210) 342-2707
Fax: (210) 342-2701

AFTER RECORDING RETURN TO:

Texas Home Mortgage, Inc.
San Antonio, Texas



FIELD NOTES FOR

3.125 ACRES, BEING THE REMAINDER OF A 3.205 ACRE TRACT RECORDED IN VOLUME 6373, PAGE 115 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF NEW CITY BLOCK 7674, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod on the southeast right of way line of Southcross Blvd. (86' wide public right of way) having Texas State Plain grid coordinates of N=13,883,630.79 and E=2,134,325.14, South Central Zone, the northeast corner of Lot 3, New City Block 8628, PICKUP INC. SUBDIVISION as recorded in Volume 9546, Page 219, the northwest corner of this tract;
- THENCE:** North $61^{\circ}40'42''$ East (bearings are based on GPS observations. Datum is NAD '83) 82.47' with the southeast right of way line of Southcross Blvd. to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northwest corner of a 11.31 acre tract out of New City Block 8618 in the name of San Antonio River Authority, as recorded in Volume 14139, Page 1383 of the Real Property Records of Bexar County, Texas, the north corner of this tract;
- THENCE:** South $20^{\circ}56'31''$ East 110.88' with a wire fence to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner hereof;
- THENCE:** South $38^{\circ}32'26''$ West at 11.55' pass a found $\frac{1}{2}$ " iron rod marking the northwest corner of Lot 2, Block 1, New City Block 14330, SAN JOSE VILLAGE, as recorded in Volume 6200, Page 26 of the Deed and Plat Records of Bexar County, Texas, and continuing for a total distance of 1119.09' to a found $\frac{1}{2}$ " iron rod on the east right of way line of Roosevelt Ave., the northwest corner of the aforementioned lot 2, the south corner hereof;
- THENCE:** North $00^{\circ}28'14''$ West 212.35' with the east right of way line of Roosevelt Ave. to a found $\frac{1}{2}$ " iron rod, the south corner of the aforementioned Lot 3, the northwest corner hereof;
- THENCE:** North $36^{\circ}29'53''$ East 934.47' to the POINT OF BEGINNING of this 3.125 acres (136,118 square feet) tract in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons, R.P.L.S. #4716
Date: September 19, 2018
Job No: 18-5009
Doc I.D.: fn 2900 Roosevelt
GAG/ps

GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapsody Drive, San Antonio, TX 78215
(210) 366-4600 www.GibbonsSurveying.com
TBMLS Firm No. 10119900

Exhibit "A"

File Information

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

Document Number: 20190097081
Recorded Date: May 24, 2019
Recorded Time: 9:20 AM
Total Pages: 6
Total Fees: \$42.00

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

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/24/2019 9:20 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

AFTER RECORDING RETURN TO:

Hornberger Fuller & Garza Incorporated
7373 Broadway, Suite 300
San Antonio, Texas 78209
Attention: Andrew S. Cohen, Esq.
GF# 18000230093A/Stewart/drx

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

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

ARREDONDO CONSULTING, LLC, a Texas limited liability company ("Grantor") whose address is 7835 Trinity Hills Lane, Humble, Texas 77396 (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by CJS RS, LLC, a Texas limited liability company, whose address is 215 West Travis Street, San Antonio, Texas 78205 (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of that certain real property commonly known as 2835-2901 Roosevelt Avenue, situated in the City of San Antonio, Bexar County, Texas, described as follows:

Being that certain tract of approximately 3.506 acres of land located in the City of San Antonio, Bexar County, Texas, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof by reference for all purposes, together with all structures and improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all interest, if any, of Grantor in all rights, titles and interests of Grantor, reversionary or otherwise, in and to all easements in or upon or benefitting such land and all other rights and appurtenances belonging or in anywise pertaining to such land or the buildings and other structures and improvements situated thereon (all of said property and interest being collectively referred to herein as the "Property");

The Property is conveyed to Grantee SUBJECT TO those matters described on **EXHIBIT B** attached hereto (hereinafter called the "Permitted Exceptions");

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property subject to the matters herein set forth, unto Grantee, and Grantee's successors and assigns against

every person whomsoever lawfully claiming, by, through or under Grantor but not otherwise, or to claim the same, or any part thereof, subject to the Permitted Exceptions.

EXCEPT FOR GRANTORS' REPRESENTATIONS AND WARRANTIES AND AS OTHERWISE SET FORTH IN THAT CERTAIN CONTRACT OF SALE EXECUTED DECEMBER 12, 2018, BY AND BETWEEN GRANTORS AS "SELLER" AND GRANTEE AS "PURCHASER" BY WAY OF ASSIGNMENT (AS AMENDED, THE "CONTRACT") OR ANY OF THE DOCUMENTS EXECUTED BY GRANTORS AND GRANTEE IN CONJUNCTION WITH THE CLOSING, AS DEFINED IN THE CONTRACT, INCLUDING THE WARRANTY OF TITLE IN THIS SPECIAL WARRANTY DEED (COLLECTIVELY, THE "EXPRESS WARRANTIES"), GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION "AS IS", "WHERE IS" AND "WITH ALL FAULTS." EXCEPT FOR THE EXPRESS WARRANTIES, GRANTORS MAKE NO WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION, INCOME TO BE DERIVED FROM OR EXPENSES TO BE INCURRED WITH RESPECT TO THE PROPERTY, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY EXCEPT AS MAY OTHERWISE BE EXPRESSLY SET FORTH IN THE CONTRACT. EXCEPT FOR THE EXPRESS WARRANTIES, GRANTEE SHALL RELY SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ANY INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF GRANTORS. GRANTEE IS PURCHASING THE PROPERTY WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY GRANTORS OR ANYONE ACTING ON BEHALF OF GRANTORS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE EXPRESS WARRANTIES.

Ad valorem taxes applicable to the Property have been paid up to and including the year 2018, and ad valorem taxes applicable to the Property for the year 2019 and each year thereafter are hereby assumed by Grantee. When the context requires, singular nouns and pronouns include the plural.


[Separate Signature Page Follows]

[Separate Signature Page to Special Warranty Deed]

This instrument is executed on the date set forth on the acknowledgement set forth below, but is effective for all purposes as of the 31 day of May, 2019.

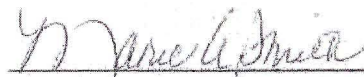
GRANTOR:
ARREDONDO CONSULTING LLC,
a Texas limited liability company

By:

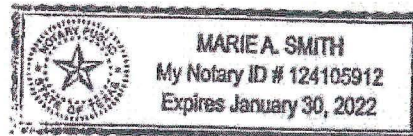

Louis Arredondo, Member

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 31 day of May, 2019, by Louis Arredondo, the member of **ARREDONDO CONSULTING LLC**, a Texas limited liability company, on behalf of said limited liability company.


Notary Public in and for the State of Texas
Printed Name: Marie A. Smith
Notary I.D. No.: 124105912
My Commission Expires: January 30, 2022

Schedule of Exhibits:
Exhibit A – The Property
Exhibit B – The Permitted Exceptions



**EXHIBIT A
THE PROPERTY**

TRACT 1:

1.588 acres of land located in Division 12, of the Mission Lands, New City Block 7674, in the City of San Antonio, Bexar County, Texas, said 1.588 acres being more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof.

Together with:

TRACT 2:

1.220 acres of land located in Division 12, of the Mission Lands, New City Block 7674, in the City of San Antonio, Bexar County, Texas, said 1.220 acres being more particularly described by metes and bounds on Exhibit "A-2" attached hereto and made a part hereof.

Together with:

TRACT 3:

0.70 acres, more or less, out of Tract I, New City Block 7665, and Tract I-A, New City Block 7674, in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds on Exhibit "A-3" attached hereto and made a part hereof.

EXHIBIT A-1

Metes and Bounds Description of Tract 1

BCAD 398215

TRACT 1:

1.588 ACRES OF LAND BEING LOCATED IN DIVISION 12, OF THE MISSION LANDS, NEW CITY BLOCK 7674, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 1.588 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND $\frac{1}{4}$ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF ROOSEVELT AVE. (A.K.A. US HIGHWAY 281) AND MARKING THE MOST NORTHERLY CORNER OF A CERTAIN 0.39 ACRES DESCRIBED IN VOLUME 5710, PAGE 1247, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE SOUTH $36^{\circ} 11' 53''$ WEST, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVE., AND ALONG THE NORTHWESTERLY LINE OF SAID 0.39 ACRES, A DISTANCE OF 220.97 FEET, TO A FENCE POST LOCATED IN THE NORTHEASTERLY LINE OF THAT CERTAIN 0.7057 ACRE TRACT AS DESCRIBED IN VOLUME 3714, PAGE 496, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH $60^{\circ} 30' 23''$ WEST, ALONG THE NORTHEASTERLY LINE OF SAID 0.7057 ACRES, A DISTANCE OF 195.13 FEET TO A SET $\frac{1}{4}$ INCH IRON ROD;

THENCE NORTH $35^{\circ} 23' 50''$ EAST, CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID 0.7057 ACRES, A DISTANCE OF 18.90 FEET TO A SET $\frac{1}{4}$ INCH IRON ROD;

THENCE NORTH $35^{\circ} 15' 52''$ EAST, A DISTANCE OF 287.70 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD MARKING THE MOST SOUTHERLY CORNER OF A CERTAIN 0.70 ACRE TRACT AS DESCRIBED IN VOLUME 3887, PAGE 52, DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID 0.70 ACRES, THE FOLLOWING COURSES:

NORTH $37^{\circ} 14' 31''$ EAST, A DISTANCE OF 66.66 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD;

NORTH $65^{\circ} 07' 50''$ EAST, A DISTANCE OF 97.33 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROOSEVELT AVE.

THENCE SOUTH $00^{\circ} 02' 00''$ EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVE., A DISTANCE OF 256.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.588 ACRES OF LAND, MORE OR LESS.

EXHIBIT A-2

Metes and Bounds Description of Tract 2

BCAD 398063

TRACT II:

1.220 ACRES OF LAND LOCATED IN DIVISION 12, OF THE MISSION LANDS, NEW CITY BLOCK 7665, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND $\frac{1}{4}$ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF ROOSEVELT AVE. (A.K.A. US HIGHWAY 281) AND MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN 0.70 ACRES AS DESCRIBED IN VOLUME 3887, PAGE 52, DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID 0.70 ACRES THE FOLLOWING COURSE:

SOUTH $65^{\circ} 07' 50''$ WEST, A DISTANCE OF 97.33 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD;

SOUTH $37^{\circ} 14' 31''$ WEST, A DISTANCE OF 66.66 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH $35^{\circ} 15' 52''$ WEST, A DISTANCE OF 267.70 FEET TO A SET $\frac{1}{4}$ INCH IRON ROD MARKING THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN 0.7057 ACRE TRACT AS DESCRIBED IN VOLUME 3714, PAGE 496, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH $55^{\circ} 54' 10''$ WEST, ALONG THE NORTHEASTERLY LINE OF SAID 0.7507 ACRES AND THE NORTHEASTERLY LINE OF THAT CERTAIN 2.258 ACRE TRACT AS DESCRIBED IN VOLUME 5001, PAGE 1447, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, A DISTANCE OF 184.30 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD MARKING THE MOST SOUTHERLY CORNER OF LOT 16, NEW CITY BLOCK 7665, MISSION LANDS SUBDIVISION IS RECORDED IN VOLUME 5300, PAGE 157, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH $35^{\circ} 47' 48''$ EAST, ALONG THE SOUTHEASTERLY LINE OF SAID MISSION LANDS SUBDIVISION AND ALONG THE SOUTHEASTERLY LINE OF A RESUBDIVISION OF MISSION LANDS SUBDIVISION AS RECORDED IN VOLUME 3100, PAGE 18, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE SOUTHEASTERLY LINE OF A RESUBDIVISION OF MISSION LANDS SUBDIVISION AS RECORDED IN VOLUME 5580, PAGE 167, A DISTANCE OF 294.63 FEET TO A FOUND $\frac{1}{4}$ INCH IRON ROD MARKING THE MOST WESTERLY CORNER OF THAT CERTAIN 0.78 ACRE TRACT AS DESCRIBED IN VOLUME 4003, PAGE 347, DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE SOUTH $54^{\circ} 03' 02''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID 0.78

ACRES AND ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED 0.70 ACRES, A DISTANCE OF 181.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.220 ACRES OF LAND, MORE OR LESS.

EXHIBIT A-3

BCAD 398084

Metes and Bounds Description of Tract 3

TRACT III:

THAT CERTAIN TRACT OF LAND CONTAINING 0.70 ACRES, MORE OR LESS, OUT OF TRACT I, NEW CITY BLOCK 7665, AND TRACT I-A, NEW CITY BLOCK 7674, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WEST LINE OF U.S. HWY. NO. 281 SOUTH, SAID POINT BEING WITH THE WEST LINE OF SAID HWY. N. 00 DEG. 02 MIN. W. 436.14 FEET FROM THE HWY. MONUMENT AT THE INTERSECTION OF THE NORTHWEST LINE OF BUSTILLOS DRIVE WITH THE WEST LINE OF SAID HWY:

THENCE AS FOLLOW: S. 65 DEG. 00 MIN. W. 97.04 FEET, SOUTH 37 DEG. 28 MIN. W. 66.80 FEET, N. 54 DEG. 10 MIN. W. 153.60 FEET, N. 35 DEG. 38 MIN. E. 66.40 FEET, N. 71 DEG. 46 MIN. E. 165.75 FEET, N. 55 DEG. 26 MIN. E. 69.22 FEET TO A POINT ON THE WEST LINE OF U.S. HWY. NO. 281 SOUTH;

THENCE WITH THE WEST LINE OF SAID HWY. S. 00 DEG. 02 MIN. E. 141.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.70 ACRES, MORE OR LESS.

EXHIBIT B
PERMITTED EXCEPTIONS

- I. Those matters as shown on survey by Joel Christian Johnson, RPLS #5578, of Macina, Bose, Copeland & Assoc., Inc., Job No. 1368-32301, dated March 15, 2019 as follows:
 - a. Overhead utility line (Tract 1)

File Information

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

Document Number: 20190102542
Recorded Date: May 31, 2019
Recorded Time: 4:13 PM
Total Pages: 9
Total Fees: \$54.00

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

**** Do Not Remove ****

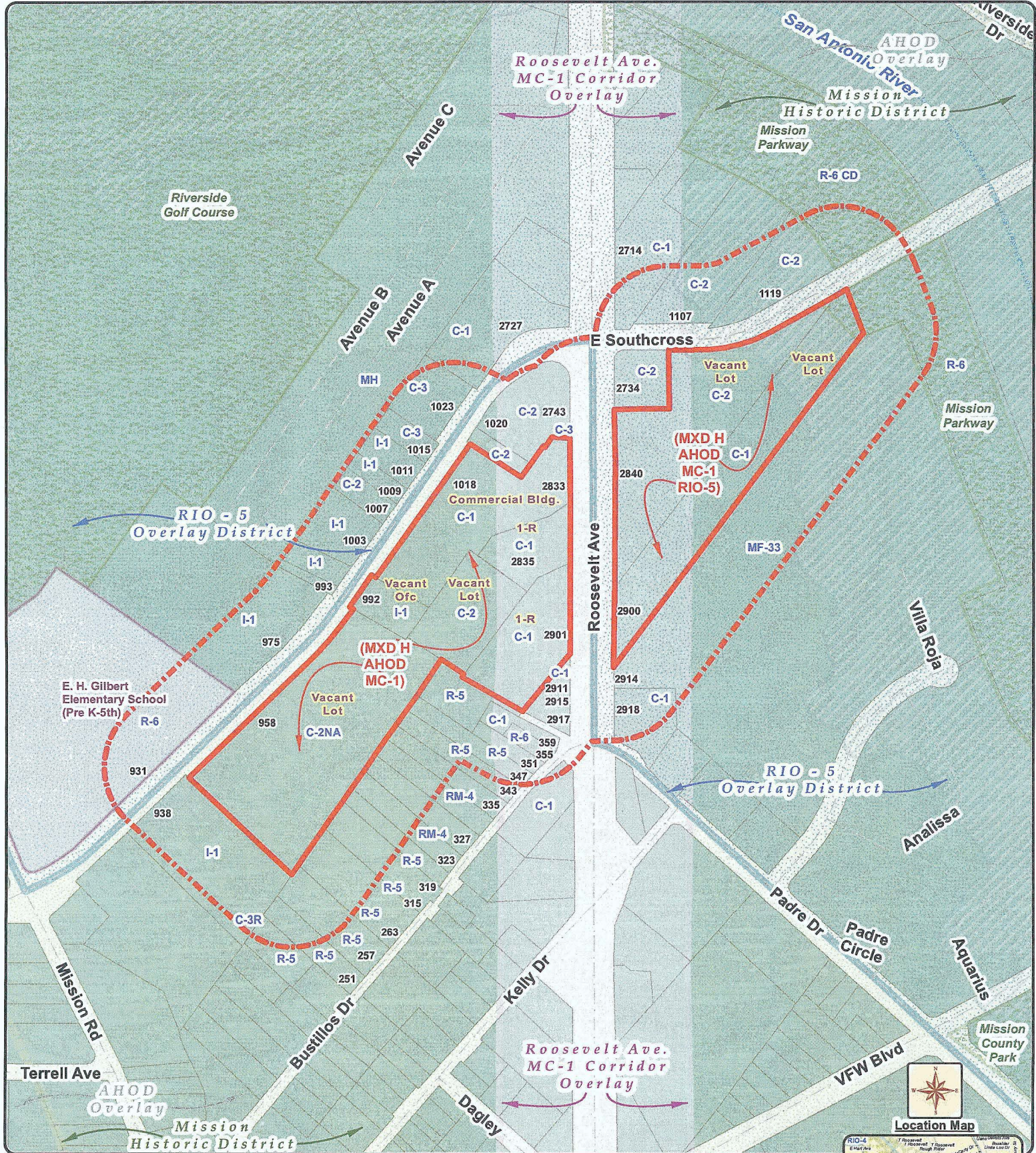
Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/31/2019 4:13 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



Zoning Case Notification Plan

Case Z-2022-10700107

Council District: 3

School District: Harlandale I.S.D.

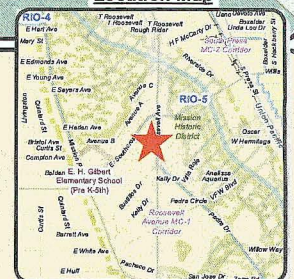
Scale: 1" approx. = 350 Feet

Subject Property Legal Description(s): NCB: 07665 - LOT: 038, 016, SW IRR 293.63 ft of SE 5 ft of Lot 010 & SW IRR 287.70 ft of Lot 012 & SE IRR 153.6 ft of NE IRR 211.3 ft of SW 503.6 ft of Lot 012 & N TRI 73.67 Ft, Lot 039 & NCB: 07674 - BLOCK: C & E - LOT: W Pt of Lot 1R & 2A EXC NE TRI 50 ft X 90 ft, & E Pt & Mid Pt of TR-1 & NCB: 08628 - LOT: 003

Note: All Current and Requested Zoning includes AHOD / MC-1 / RIO-5 / HISTORIC Overlay Districts

Legend

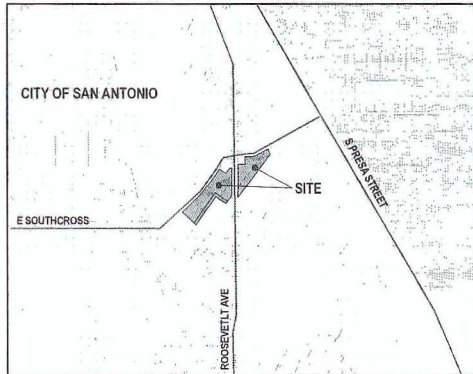
Subject Property(ies)	10.0000 Acres	Creek / River Region
200 Ft. Notification Area		City Limits
Single Family Residential	1R	Corridor Overlay
Current Land Use Description	TEXT	ERZD Region
Current Zoning	TEXT	MLOD Region
Requested Zoning Change	(TEXT)	AHOD Region



ITSD GIS Data Sr Analyst: Rudolph R. Martinez
City of San Antonio-Development Services Dept.
Case Manager: Summer McCann
Date: Monday, April 25, 2022

Exhibit “B”

Z-2022-10700107



LOCATION MAP
SCALE: 1" = 100'-0"

LEGEND

AREA OF PROPOSED DEVELOPMENT

PROPERTY LINE

PROPOSED SETBACK

Gross Density: 20 units/acre

- TOTAL AREA OF PROPOSED DEVELOPMENT: 18.24 ACRES

- 360 APARTMENT UNITS TOTAL

- MAX BUILDING HEIGHT: 3 STORIES

CURRENT ZONING: "C-2 H RIO-5 MC-1 AHOD"

"C-1 H RIO-5 MC-1 AHOD"

"C-2 H MC-1 AHOD"

"C-1 H MC-1 AHOD"

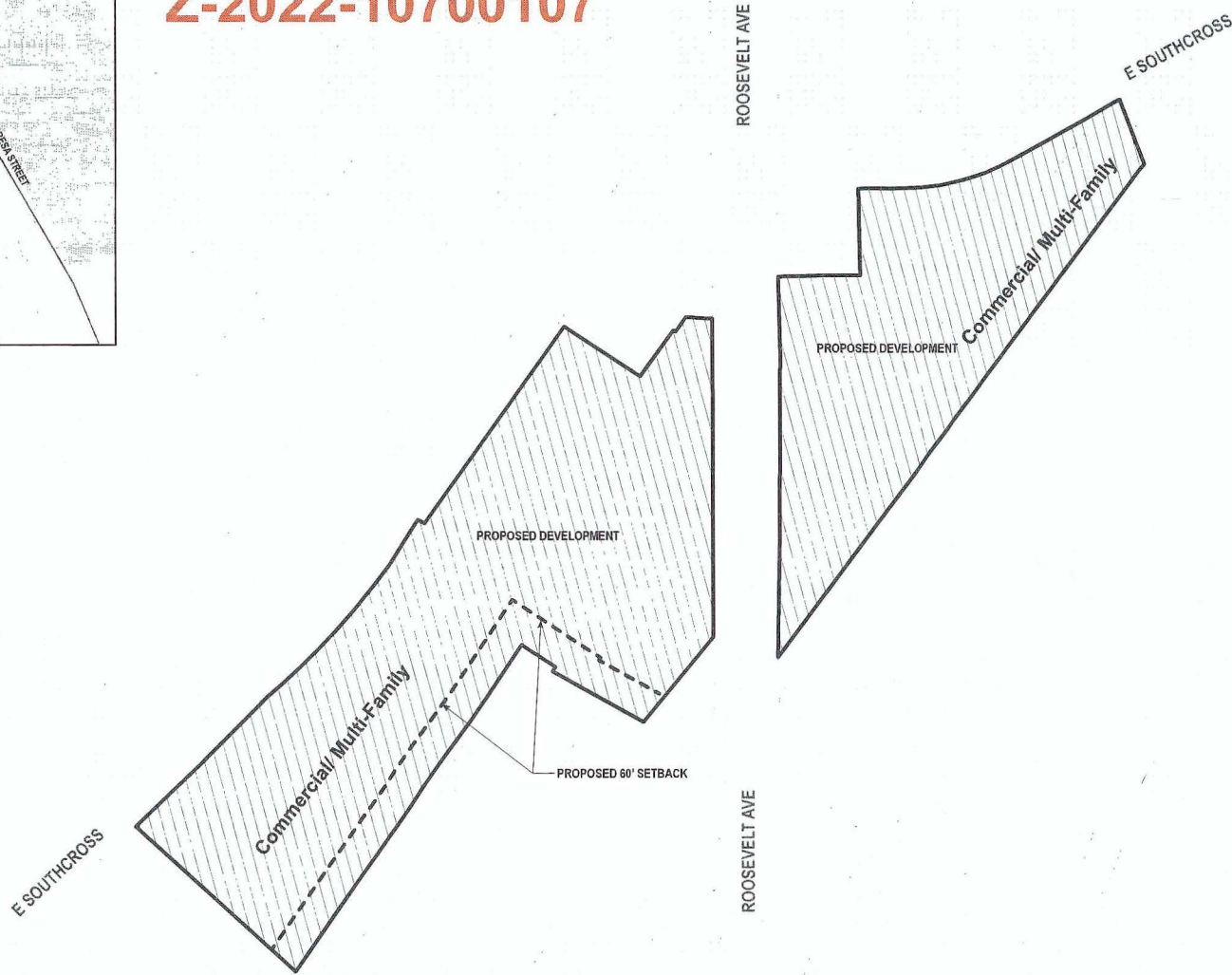
"C-1 S H MC-1 AHOD"

"I-1 H AHOD"

"C-2 NA H AHOD"

REQUESTED ZONING: "MXD" (ALL OVERLAYS REMAIN)

I, CJS RS, LLC, 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."



SITE PLAN
SCALE: 1" = 100'-0"

ROOSEVELT AT SOUTHCROSS - MXD EXHIBIT

Exhibit "B"

04/06/2022