

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

HDRC CASE NO: 2022-427
ADDRESS: 836 S LAREDO ST
LEGAL DESCRIPTION: NCB 922 BLK LOT 1, 2, A11, 4 & W 31.27 OF 5
ZONING: C-3NA, RIO-7D, H
CITY COUNCIL DIST.: 1
APPLICANT: Allison Elder/San Antonio River Authority
OWNER: SAN ANTONIO RIVER AUTHORITY
TYPE OF WORK: Demolition of a historic landmark
APPLICATION RECEIVED: July 11, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the historic landmark at 836 S Laredo, commonly known as the A.W. Walter House.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark.

No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship

introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property. (3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

- A. For all structures and property:
 - i. The past and current use of the structures and property;
 - ii. The name and legal status (e.g., partnership, corporation) of the owners;
 - iii. The original purchase price of the structures and property;
- i. The assessed value of the structures and property according to the two (2) most recent tax assessments;
 - v. The amount of real estate taxes on the structures and property for the previous two (2) years;
 - vi. The date of purchase or other acquisition of the structures and property;
 - vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
 - viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
 - ix. Any listing of the structures and property for sale or rent, price asked and offers received;
 - x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
 - xi. Any replacement construction plans for proposed improvements on the site;
 - xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
 - xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
 - xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, Then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to Receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the

property owner provides financial proof of his ability to complete the project.

(4)When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

(e)Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the historic landmark at 836 S Laredo, commonly known as the A.W. Walter House.
- b. The historic structure at 836 S Laredo was constructed circa 1890 and record of it first appears in the 1892 City Directory. The historic structure features a brick façade, a front facing gable on hip roof and four cross plan dormers. The structure features single-width, arched window openings that have been modified, and a single brick chimney. This structure is an individually designated historic landmark, as was landmarked by City Council in 1988. The San Antonio River Authority was the owner at the time of historic designation.
- c. DESIGN REVIEW COMMITTEE – The Design Review Committee performed a site visit at this location on August 31, 2022. Staff from the San Antonio River Authority and the Office of Historic Preservation were in attendance.
- d. DEMOLITION NOTICE – Demolition notice postcards were mailed to properties within a 200 foot radius of the property, as required by the Unified Development Code.
- e. The loss of a landmark structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

1. *The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[The applicant has not provided a detailed estimate of the cost of rehabilitation or a proposed reuse for the structure. The applicant has provided a general estimate that puts the structure's rehabilitation at more than \$773,500. Neither additional bids, nor a third-party bid has been obtained at this time. Per Bexar County Appraisal District records, the assessed value of this lot is \$602,790.]

2. *The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;*

[The applicant has submitted a structural evaluation noting various structural deficiencies in load bearing walls, roofing and the structure's foundation. The submitted evaluation notes that past modifications to the structure's wall configuration has resulted in the removal of structural elements that have cause vertical and diagonal cracks.]

3. *The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[This property is not currently listed for sale. The property was originally acquired by the applicant in 1987. The property was then conveyed to the City of San Antonio in 1992. The property was re-conveyed to the San Antonio River Authority in 2016.]

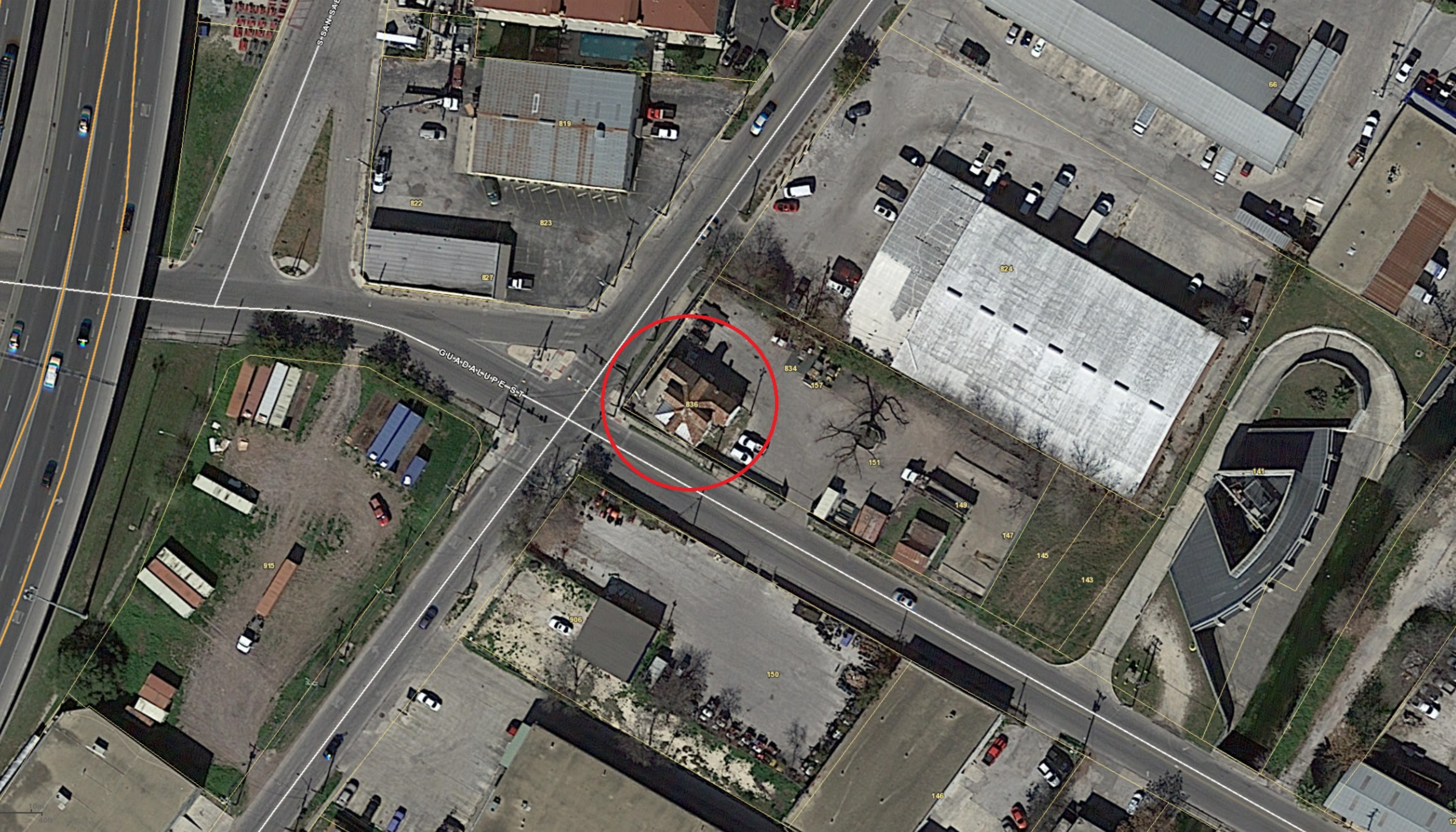
- f. Staff finds that the applicant has not fully satisfied the burden of proof requirements to demonstrate an unreasonable economic hardship, as the UDC requires all three criteria, noted above, to be met. Staff finds that the lack of active marketing of the property has prevented the applicant from meeting the requirements to prove an unreasonable economic hardship. Further evaluation of the cost to repair the historic structure have not been provided.
- g. When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.
- h. REPLACEMENT PLANS – The applicant has not provided specific or detailed replacement plans at this time. The applicant has noted that the lot will continue to be used to support the operation and maintenance function of the San Pedro Creek Cultural Park. Through this use, the applicant has noted that existing fencing on site will be repaired as needed, as will surface paving. These scopes of work will require Certificates of Appropriateness and are not included in this review.

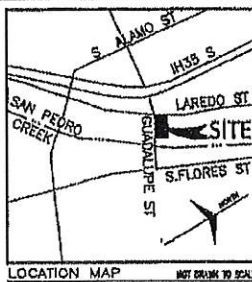
RECOMMENDATION:

Staff does not find that the applicant has met the UDC's requirement for an unreasonable economic hardship, as noted in finding f.

Should the Historic and Design Review Commission find an unreasonable economic hardship or a loss of significance not caused directly or indirectly by the owner, as noted in finding f, and recommend approval of the demolition of this structure, staff recommends the following:

- i. That the applicant provide documentation of the structure's architectural elements in accordance with the UDC Section 35-614(d).
- ii. That the applicant provide a final salvage plan documenting which elements will be salvaged.





POZNECKI — CAMARILLO, INC.
5835 CALLAGHAN RD. / SUITE 200 SAN ANTONIO, TEXAS 78228 (210) 349-3273
ENGINEERING SURVEYING ENVIRONMENTAL

PARCEL NO. P-339
PROJECT NAME: SAN PEDRO CREEK

POINT of
BEGINNING
FOUND 5/8"
IRON ROD

LAREDO STREET
(R.O.W. VARIES)

SCALE: 1" = 30'

GUADALUPE STREET
(R.O.W. VARIES)

LEGEND

- POWER POLE
- SERVICE POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PULL BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- SIGN

NOTES:

1. "FP" DENOTES IRON PIN FOUND.
2. "SP" DENOTES SET 1/2" IRON PIN.
3. "SET X" DENOTES ETCHED X IN CONCRETE
4. "FND PK NAIL" DENOTES FOUND PK NAIL
5. —◇— CHAIN LINK FENCE
6. "PP" DENOTES FENCE POST

THIS EXHIBIT WAS PREPARED IN CONJUNCTION
WITH BUT NOT SOLELY RELYING ON THE
ABSTRACTOR REPORT LISTED BELOW:

ABSTRACTOR REPORT NO. 7070
ALAMO TITLE COMPANY
EFFECTIVE DATE: MARCH 8, 2015

ONLY THOSE MATTERS IDENTIFIED IN THE
ABSTRACTOR'S REPORT AND THOSE THAT THE
SURVEYOR WERE AWARE OF AT THE TIME THAT
THIS EXHIBIT WAS PREPARED ARE SHOWN
HEREIN.

DIRECTIONAL CONTROL BASIS:

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS
STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83)
AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING:

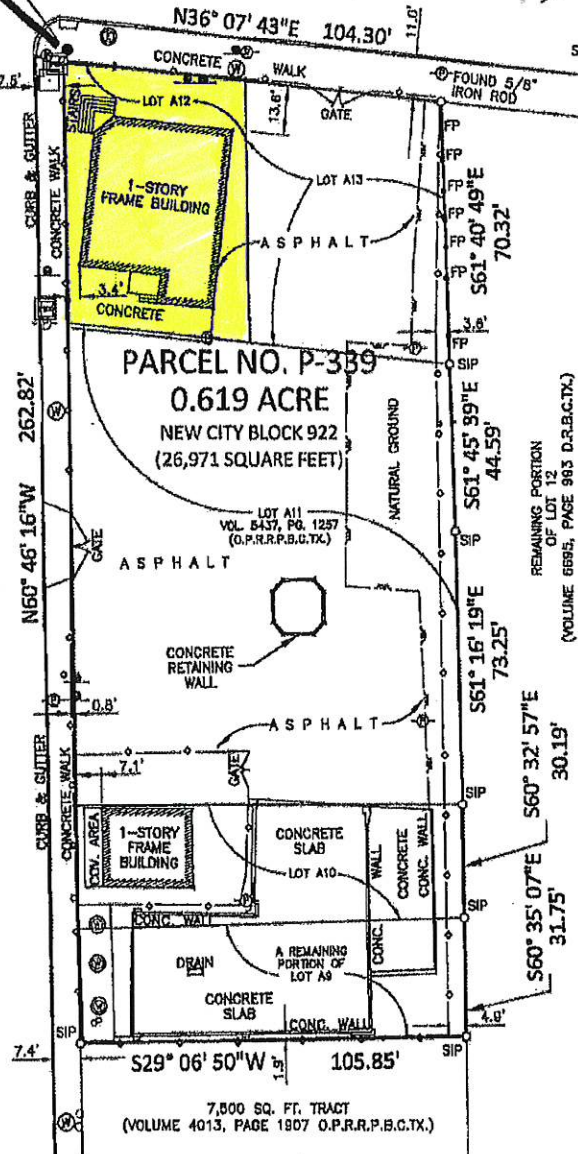
BEING 0.619 ACRE OF LAND (26,971 SQ. FT.) AND BEING COMPRISED OF
LOT A10, LOT A11, LOT A12, LOT A13, AND A REMAINING PORTION OF LOT
A9, NEW CITY BLOCK 922, SAN ANTONIO, BEXAR COUNTY, TEXAS,
RECORDED IN VOLUME 5437, PAGE 1257, OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REFERENCES:

VOL. 9437, PG. 1257 (O.P.R.P.B.G.TX.)
VOL. 4013, PG. 1807 (O.P.R.P.B.G.TX.)
VOL. 8895, PG. 983 (O.R.B.G.TX.)

JOB NO.: 12013
DWN BY: C.R.D.
DWD FILE: REF: DAY STAMP

REVISED SEPTEMBER 24, 2015



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE
AND CORRECT ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND BY PERSONNEL WORKING
UNDER MY SUPERVISION.

THIS 27th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, R.P.C.S. NO. 3929

SHEET 3 OF 3



August 1, 2022

To: City of San Antonio, office of Historic Preservation

Subject: 836 Laredo Street Salvage and Reuse plan

In consideration of salvageable items located at 836 Laredo Street, Mr. Kirt Haeberlein from Pickers Paradise located off of Fredericksburg Road in San Antonio Texas provided an inspection. Mr. Haeberlein was able to provide a list of items that would have salvageable value.

Salvageable Items:

- 3" bead board, linear feet unknown
- 6" ship lap board, linear feet unknown
- All doors and trim
- Rosettes and transom windows.

If this application were approved, Mr. Haeberlein and his company would be scheduled for removal of above items along with any additional that may be warranted upon further inspection prior to demolition activities. A record would be maintained during the selective removal to properly account for and identify specific quantities.

Thank you,

Tommy Mitchell

Tommy Mitchell

Watershed and Park Operations Manager

**EXECUTIVE
COMMITTEE**

CHAIRMAN

Jim Campbell

VICE-CHAIR

Gaylon J. Oehlke

SECRETARY

Deb Bolner Prost

TREASURER

Alicia Lott Cowley

MEMBERS AT-LARGE

Dominic Carvajal

Jerry G. Gonzales

BOARD OF DIRECTORS

BEXAR COUNTY

District 1

Jerry G. Gonzales

District 2

Lourdes Galvan

District 3

Michael W. Lackey, P.E.

District 4

Jim Campbell

At-Large

Hector R. Morales

Deb Bolner Prost

WILSON COUNTY

Dominic Carvajal

Derek J. Gaudlitz

KARNES COUNTY

H.B. Ruckman, III

Gaylon J. Oehlke

GOLIAD COUNTY

James Fuller, M.D.

Alicia Lott Cowley

GENERAL MANAGER

Derek Boese, JD, PMP

Chronological list of efforts to repurpose or relocate structure at Lot A12 (836 Laredo)	
1/1/2018	SARA meeting with OHP and CS to discuss structures on lots, SARA proposes to donate structure to a third party
10/17/2018	SARA email update to OHP and CS, SARA requests assistance to find recipient
2018 / 2019	Discussions with Edgar Dodson, Dodson House Moving
10/23/2018	CS responds to request for assistance stating it is not opposed to demolition
5/3/2019	SARA learns of possible recipient for relocated structure (Dr. Roff via Dr. Toxey) and follows up
7/9/2022	SARA learns of possible recipient for relocated structure (Ms. Savino) and follows up
SARA = San Antonio River Authority	
OHP = Office of Historic Preservation	
CS = Conservation Society of San Antonio	

From: [mkusey](#)
To: [Allison Elder](#)
Cc: [SavinoArch](#)
Subject: [EXTERNAL] Fwd: 836 S LAREDO ST
Date: Friday, July 15, 2022 9:30:22 AM
Attachments: [MONTANA LAREDO COMP.pdf](#)

External Email: Beware of links/attachments.

Sending through Mark's email address.

Here's the pdf showing the Laredo St. House superimposed on our Montana Lot.

Monica

To: "Monica Savino (monica@savinoarchitecture.com)"
<monica@savinoarchitecture.com>
Resent-From: <monica@savinoarch.com>

I just emailed you a pdf showing the house superimposed on my lot. The house looks fascinating but I now see is much too large for my lot. You'll see on the pdf that there's less than 4' on either side when the house is placed sideways in the lot and the rear of the houses faces the cross street. Ideally a lot greater than 65' wide would work for this house considering how the building would need to move onto the space. Also such a large all-brick house will need quite a moving effort due to its width. I greatly appreciate your considering my request!!

Begin forwarded message:

From: SavinoArch <monica@savinoarchitecture.com>
Subject: 836 S LAREDO ST
Date: July 9, 2022 at 2:54:00 PM CDT
To: aelder@sariverauthority.org
Cc: mkusey <mkusey@comcast.net>

From: [Allison Elder](#)
To: [Susan Beavin](#)
Cc: [Vincent Michael](#)
Bcc: [Suzanne Scott](#); [John Chisholm](#); [David Ross \(dross@davidrosslawfirm.com\)](#)
Subject: RE: 836 Laredo Building
Date: Tuesday, October 23, 2018 2:24:00 PM

Thank you Susan. We will not be taking any action in the near term, so if SACS becomes aware of opportunities for the structure at 836 Laredo, please let me know.

Best Wishes,

Allison Elder

From: Susan Beavin [mailto:president@saconservation.org]
Sent: Tuesday, October 23, 2018 2:20 PM
To: Allison Elder <aelder@sara-tx.org>
Cc: Vincent Michael <vmichael@saconservation.org>
Subject: 836 Laredo Building

Allison,

We understand SARA's position in regards to the two-story structure located at 836 Laredo. It would be very difficult to have the structure used for a business or other such venture without any on-site parking. As no one seems to have expressed an interest in moving the building, coupled with its loss of integrity, we would not be opposed in its demolition. Although this is always our last recourse, at this point we do not have any other suggestions.

Warm regards,
Susan Beavin, president
San Antonio Conservation Society

From: [Kerry Averyt](#)
To: [Anne Toxey](#)
Cc: [Shelley Roff](#); [Allison Elder](#)
Subject: RE: A taker for house at Guadalupe and Laredo streets!
Date: Sunday, May 5, 2019 2:17:44 PM

Hi Anne,

That is fantastic news! Thank you so much for keeping this in mind!

There is no immediate plan of action for demolition of the structure. We have plenty of time to schedule a site visit and tour the inside and outside so an assessment can be developed.

Hello Dr. Roff. Thank you very much for your consideration! I have copied Allison Elder in this email for a point of contact. Allison is the Director of Legal Services for SARA and is also a member of the Conservation Society; and I know she will also be excited to hear of the potential to save the structure.

If you have any questions or concerns please don't hesitate to contact me.

Kerry

Kerry Averyt, P.E.
San Antonio River Authority
210-302-3633

-----Original Message-----

From: Anne Toxey [<mailto:annetoxey@tmdaexhibits.com>]
Sent: Friday, May 3, 2019 11:29 AM
To: Kerry Averyt <kaveryt@sara-tx.org>
Cc: Shelley Roff <shelleyroff@gmail.com>
Subject: A taker for house at Guadalupe and Laredo streets!

Dear Kerry,

When you were speaking with me a couple of months ago about engineering features employed in the San Pedro Creek Culture Park project, we also spoke the the Bergara-Lecompte House at 149 Guadalupe Street and the cute Victorian at the corner of Guadalupe and Laredo streets. You mentioned that SARA has been looking for a taker for the Victorian since SARA wants it removed from the property, but that not having found anyone to take the house (even with the aid of the Conservation Society), the house will probably be torn down.

Well, I have found a potential taker for the house!! It is a good friend of mine, Dr. Shelley Roff (cc-d here), who teaches architecture and architectural history at UTSA and who owns a vacant lot in King William, where she would be interested in moving the house. She would, of course, need to see it in detail and determine moving and rehabilitation costs before making a commitment. If feasible, she would not only save the house but also keep it in the vicinity.

Shelley is currently out of the country doing research for a book, but she will be back in June, and I would be happy to represent her in any way needed until she returns.

Please let me know how to stop the process of demolition and start the process of allowing Shelley to consider taking on this project.

Thanks for any help and guidance you can offer!
Sincerely,
Anne

Anne P. Toxey, Ph.D.
Director, Toxey/McMillan Design Associates
218 Washington, San Antonio, TX 78204
voicemail: 210-225-7066
cell: 817-366-7487
<http://www.tmdaexhibits.com>

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

State of Texas }
 }
County of Bexar }

Deed Without Warranty

Authorizing Ordinance: 2015-10-15-0866

Statutory Authority: Local Government Code §272.001 (l)

SP No./Parcel: P-339: 3,488 Square Feet out of NCB 922 Lot A12

Grantor: City of San Antonio, a Texas municipal corporation

Grantor's Mailing Address: City Hall, P.O. Box 839966, San Antonio, Texas 78283-3966
(Attention: Director, TCI (Transportation and Capital Improvements Department))

Grantor's Street Address: City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

Grantee: San Antonio River Authority, a political subdivision of the State of Texas

Grantee's Mailing Address: 100 E. Guenther Street, San Antonio, Texas 78204

Consideration: Consideration for the granting of this deed shall be the mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged.

Property: All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows: A parcel containing approximately 3,488 Square Feet out of NCB 922 Lot A12, San Antonio, Bexar County, Texas, more particularly described by deed recorded in Volume 5437 Page 1257 of the O.P.R.R.P. of Bexar County Texas, and included within the metes and bounds and shown by survey on **Exhibit "A"** attached hereto and incorporated herein verbatim for all purposes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it unto Grantee and Grantee's heirs, successors, and assigns for so long as the Property is used for the construction, operation, maintenance, renovation and repair of the Property for the San Pedro Creek Improvements Project as demonstrated by the Cooperative Agreement between Bexar County, Texas, and the San Antonio River Authority to complete the design for the San Pedro Creek Improvements Project approved by San Antonio River Authority on January 15, 2014 and Bexar County on February 18, 2014 (the "San Pedro Creek Improvements Project"), **Without Any Express Or Implied Warranty Whatsoever, Including But Not Limited to Warranties of Title, Condition, or Character.**

If and when the Property is ever used for the purposes other than the construction, maintenance, renovation and repair of the San Pedro Creek Improvements Project, or is abandoned by Grantee, its successors and assigns, this conveyance shall be null and void, and title to the Property shall absolutely revert to Grantor, its successors and assigns without the necessity of re-entry or suit; and no act or omission on the part of any beneficiary of this clause shall be a waiver of the operation and enforcement of such condition.

Reservations, Restrictions, Exceptions, And Conditions To Conveyance: This conveyance is explicitly subject to the following:

- A. Reservations:** Grantor reserves all groundwater rights for the use, benefit, and control of the San Antonio Water System.
- B. Easements:** All recorded and unrecorded easements, whether or not open and obvious.
- C. Restrictions:** All covenants and restrictions affecting the Property.
- D. Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise.

In purchasing the Property, Grantee is not relying upon any representation, statement, or other assertion from or chargeable to Grantor. Grantee, on behalf of itself and anyone claiming by, through, or under Grantee, by acceptance of this deed, releases Grantor from any and all claims that Grantee or anyone claiming by, through, or under Grantee, may now have or

hereafter acquires against Grantor arising out of or related to this acquisition. This release applies according to its express terms and provisions, including, but not limited to unknown and unsuspected claims, damages, and causes of action.

Grantee acknowledges and agrees that the Property is conveyed "AS IS", that the Grantor expressly disclaims any environmental or other warranties and that the Property is currently in compliance with all environmental laws in the present condition and use.

Grantor reserves the right to enter the Property in order to perform further assessment, remediation activities, and ground water monitoring activities to complete all environmental work in accordance with state regulatory requirements, if necessary. Grantee will make every effort to work with Grantor to fulfill this request. All liability related to this work is retained by Grantor.

Setting Out The Specific Reservations And Disclaimers Does Not Imply That The Property Is Free Of Other Encumbrances Or Adverse Claims Or Conditions. Grantor Specifically Disclaims Any Such Implication.

In Witness Whereof, Grantor has caused its representative to set its hand:

Grantor:

City of San Antonio, a Texas municipal corporation

By: 

Printed Name: Lori Houston

Title: Assistant City Manager

Date: 1-27-2016

Attest:

By: 

City Clerk

Approved As To Form:

By: 

City Attorney

Accepted:

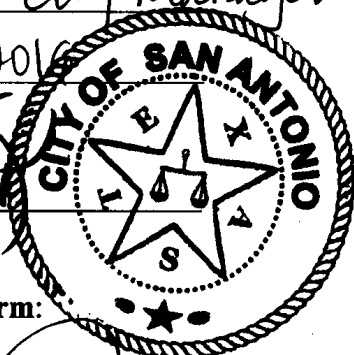
San Antonio River Authority, a political subdivision of the State of Texas

By: 

Printed Name: Suzanne B. Scott

Title: General manager

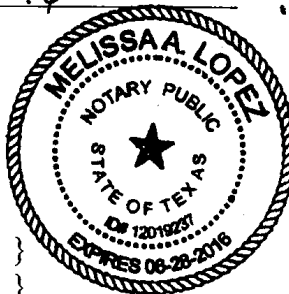
Date: 1-10-16



The State of Texas }
County of Bexar }

Before me, the undersigned authority, this instrument was this day acknowledged by
Lori Houston, of and for the City of San Antonio, a Texas municipal corporation,
on behalf of that entity in the capacity stated.

Date: 1-27-16



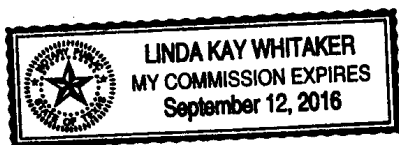
Melissa A. Lopez
Notary Public, State of Texas

My Commission Expires: 6-28-2016

The State of Texas }
County of Bexar }

Before me, the undersigned authority, this instrument was this day acknowledged by
Suzanne B. Scott, of and for the San Antonio River Authority, a political subdivision
of the State of Texas, on behalf of that entity in the capacity stated.

Date: 1-10-2016



Linda Kay Whitaker
Notary Public, State of Texas

My Commission Expires: 9-12-2016

After Recording, Return To:

San Antonio River Authority,
a political subdivision of the State of Texas
100 E. Guenther Street
San Antonio, Texas 78204

Exhibit A

612

RECUITS TO:

2313628

S.P.#828

Real Estate Division
City of San Antonio
P. O. Box 839966

San Antonio, Tx. 78283-3966

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

KNOW ALL MEN BY THESE PRESENTS:

THAT the SAN ANTONIO RIVER AUTHORITY, a political subdivision of the State of Texas, domiciled in Bexar County, Texas, hereinafter called "GRANTOR", acting by and through its Assistant General Manager, F. Blair Warren, for and in consideration of the sum of ONE AND NO DOLLARS (\$1.00), 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 all of the following described real property in Bexar County, Texas, to-wit:

REMAINING PORTION OF LOT 1, NCB 921

Being 6,784 square feet of land, more or less, the remaining portion of Lot 1, NCB 921, located entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Reference here is made to a conveyance from Gloria Linda M. Rodriguez, Administratrix of the Estate of Gloria Montiel Sanchez, to Stella M.S. Hernandez in Volume 2379, Page 1249; save and except that 8 foot wide strip fronting Guadalupe Street conveyed to the City of San Antonio, as recorded in Volume 791, Page 532, of the Deed and Plat Records of Bexar County, Texas, and is more particularly described as follows:

Beginning at a set 5/8" rebar stake for the southeast right-of-way line of Guadalupe Street and South Laredo Street.

Thence: S 60° 44' 53" E, 111.11 feet with the southerly line of Guadalupe Street to a point for the northeast corner of the remaining portion of Lot 1.

Thence: S 36° 01' 10" W, 61.39 feet with the east line of Lot 3 to a found 1/2" rebar stake and a corner.

Thence: N 60° 43' 12" W, 111.56 feet to a set 5/8" rebar stake in the east right-of-way line of South Laredo Street for the southwest corner of Lot 1.

Thence: N 36° 26' 23" E, 61.39 feet with the easterly right-of-way line of South Laredo Street to the POINT OF BEGINNING, containing 6,784 square feet of land, more or less.

PAGE 1 OF 6 PAGES

09-10-92 0741699 0283324

\$15.00 Y 001 11790

VOL 5437 PAGE 1257

REMAINING PORTION OF LOT 3, NCB 921

Being 13,645 square feet of land, more or less, the remaining portion of Lot 3, NCB 921, located entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Being the same tract as recorded in Volume 264, page 233. Save and except that 8 foot wide strip fronting Guadalupe Street conveyed to the City of San Antonio, as recorded in Volume 643, Page 72, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Commencing at a point for the southeast right-of-way of Guadalupe and South Laredo Streets. Thence S 60° 44' 53" E, 111.11 feet with the southerly line of Guadalupe Street to a point, the northwesterly corner of the remaining portion of Lot 3, the point of beginning.

Thence: S 60° 44' 53" E, 133.33 feet with the southerly line of Guadalupe Street to a found 3/8" rebar stake for the northeasterly corner of the remaining portion of Lot 3.

Thence: S 36° 01' 10" W, 103.06 feet with the east line of Lot 3 to a set 5/8" rebar stake and the southeasterly corner.

Thence: N 60° 44' 53" W, 133.33 feet with the south line of Lot 3 to a found 1/2" rebar stake and the southwesterly corner.

Thence: N 36° 01' 10" E, 103.06 feet with the west line of Lot 3 to the POINT OF BEGINNING, containing 13,645 square feet of land, more or less.

PART OF LOT A9, NCB 922

Being a part of Lot A9 (5) containing 3,290 square feet of land, more or less, and being a part of NCB 922, situated entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Reference here is made to a conveyance from Charles Graebner to Guadalupe Rodriguez, Jr. in Volume 903, Page 208, as recorded in the Deed Records of Bexar County, Texas, and is more particularly described by metes and bounds as follows:

Beginning at a 3/4" rebar stake set for the southwest corner of this lot and the north right-of-way of Guadalupe Street. Said stake bears S 61° 27' 56" E, 235.24 feet from a lead plug and tack 3.00 foot offset monument found at the northeast corner of the intersection of Guadalupe and Laredo Streets and N 52° 11' 08" W, 283.53 feet from a brass disk set in concrete marked SP.18.

Thence: N 28° 23' 53" E, 105.97 feet, Generally with a fence and the common line of Lot A10(4) to a cinder block fence corner the northwest corner of this described lot.

Thence: S 60° 33' 46" E, 31.75 feet to the northeast corner of this described tract and a set 5/8" rebar stake.

Thence: S 29° 08' 11" W, 105.85 feet to the southeast corner of this described lot and the north right-of-way of Guadalupe Street and a set 5/8" rebar stake.

Thence: N 60° 44' 53" W, 30.38 feet with said right-of-way to the POINT OF BEGINNING, containing 3,290 square feet of land, more or less, having no visible easements, exceptions or encroachments except as noted.

LOT A10, NCB 922

Being all of Lot A10(4) containing 3,355 square feet of land, more or less, and being a part of NCB 922, situated entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Reference here is made to an conveyance of said lot from J.Q. Giraud et. ux. to J.W. Mueller and recorded in Volume 391, Page 494, of the Deed Records of Bexar County, Texas, and is more particularly described by metes and bounds as follows:

Beginning at a 3/4" rebar stake set for the southwest corner of Lot A10(4) and the north right-of-way of Guadalupe Street. Said stake bears S 61° 34' 57" E, 202.74 feet from a lead plug and tack 3.00 foot offset monument found at the northeast corner of the intersection of Guadalupe and Laredo Streets.

Thence: N 29° 58' 16" E, 106.08 feet, the common line of Lot A11(3) to a 3/4" rebar stake set for the northwest corner of this described lot.

Thence: S 60° 31' 36" E, 30.19 feet, Generally with an old fence to the corner of a cinder block fence and the northeast corner of this described lot.

Thence: S 28° 23' 53" W, 105.97 feet, the common line of Lot A9(5) to a 3/4" rebar stake set for the southeast corner of this lot and the north right-of-way of Guadalupe Street.

Thence: N 60° 44' 53" W, 33.10 feet, with said right-of-way to the POINT OF BEGINNING, containing 3,355 square feet of land, more or less, having no visible easements, exceptions or encroachments except as noted.

LOTS A11 AND A13, NCB 922

Being all of Lots A11(3) and A13(1) and part of Lot A12(2) containing 16,840 square feet of land, more or less, a part of NCB 922, situated entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Reference here is made to several conveyances of the above described lots from C.J. Contreras to Herlinda M. de Rodriguez in Volume 2149, Page 576, from W.F. Rensler et. ux., to Herlinda M. De Rodriguez in Volume 1627, Page 213, and from Urania Rodriguez de Trevino et. al., to Herlinda Morales de Rodriguez in Volume 2089, Page 172, all of the above conveyances recorded in Deed Records of Bexar County, Texas, and they are more particularly described by metes and bounds as follows:

Beginning at a 3/4" rebar stake set for the southwest corner of Lot A13(1) and the east right-of-way of Laredo Street. Said stake bears N 39° 22' 11" E, 53.42 feet from a lead plug and tack 3.00 foot offset monument found at the northeast corner of the intersection of Guadalupe and Laredo Streets and S 36° 08' 52" W, 414.90 feet from an "X" chiseled in concrete walk at the southeast right-of-way intersection of Laredo and El Paso Streets.

Thence: N 36° 08' 52" E, 54.30 feet with the east right-of-way of Laredo Street for the northwest corner of Lot A13(1).

Thence: S 61° 39' 28" E, 70.32 feet generally with a fence and the common line with Lot A2(12) to the northeast corner of Lot A-13.

Thence: S 61° 44' 18" E, 44.59 feet generally with a fence and the common line with Lot A2(12) to a point in said fence line.

Thence: S 61° 14' 58" E, 73.25 feet generally with a fence and the common line with Lot A2(12) to a 3/4" rebar stake set for the northeast corner of Lot A11(3).

Thence: S 29° 58' 16" W, 106.08 feet with the a common line with Lot A10(4) to a 3/4" rebar stake set for the southeast corner of Lot A11(3) and the north right-of-way of Guadalupe Street.

Thence: N 60° 44' 53" W, with the north right-of-way of Guadalupe Street 129.04 feet an "X" chiseled in a concrete walk.

Thence: N 36° 04' 52" E, 49.99 feet to a 3/4" rebar stake set on the common line between Lots A12(3) and A13(1).

PAGE 4 OF 6 PAGES

VOL 5437 PAGE 1260

Thence: With said common line N 60° 44' 53" W, 70.24 feet to the POINT OF BEGINNING, containing 16,840 square feet of land, more or less, having no visible easements, exceptions or encroachments except as noted.

LOT A12, NCB 922

Being a part of Lot A12(2) containing 3,488 square feet of land, more or less, a part of NCB 922, situated entirely within the Corporate Limits of the City of San Antonio, Bexar County, Texas. Reference here is made to a conveyance of said lot from Maria Del Refugio Rodriguez de Coulson, et. al., to Lucia Rodriguez de Leon as recorded in Volume 2023, Page 31 of the Deed Records of Bexar County, Texas, and is more particularly described by metes and bounds as follows:

Beginning at a 3/4" rebar stake set for the southwest corner of this described lot and the northeast corner of the right-of-way intersection of Guadalupe Street and Laredo Street. Said stake bears N 78° 07' 25" E, 4.49 feet from a found lead plug and tack 3.00 feet offset monument at the northeast corner of the intersection of Guadalupe and Laredo Streets and S 36° 08' 52" W, 464.90 feet from a found "X" in a concrete walk at the southeast corner of the right-of-way intersection of Laredo and El Paso Streets.

Thence: N 36° 08' 52" E, 50.00 feet with the east right-of-way of Laredo Street to a 3/4" rebar stake set for the northwest corner of this described tract.

Thence: S 60° 44' 53" E, 70.24. feet with the common line of Lots A12(2) and A13(1) to a 3/4" rebar stake for the northeast corner of this described tract.

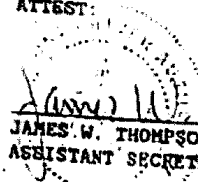
Thence: S 36° 04' 52" W, 49.99 feet to an "X" chiseled in a concrete walk for the southeast corner of this described tract and the north right-of-way of Guadalupe Street.

Thence: N 60° 44' 53" W, 70.30 feet with the north right-of-way of Guadalupe Street to the POINT OF BEGINNING, containing 3,488 square feet of land, more or less, having no visible easements, exceptions or encroachments except as noted.

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, his heirs and assigns FOREVER; and GRANTOR does hereby bind itself, its successors and assigns to WARRANT and FOREVER DEFEND all and singular the said premises unto the said GRANTEE, his heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof through or under it, but not otherwise.

EXECUTED this 7th day of July, A.D., 1992.

ATTEST:


JAMES W. THOMPSON
ASSISTANT SECRETARY

SAN ANTONIO RIVER AUTHORITY

Blair Warren
F. BLAIR WARREN
ASSISTANT GENERAL MANAGER

STATE OF TEXAS §
COUNTY OF BEXAR §
 §

Before me, the undersigned authority, on this day personally appeared F. BLAIR WARREN, Assistant General Manager of the San Antonio River Authority, a political subdivision of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said political subdivision, and in the capacity therein stated.

Given under my hand and seal of office this 7th day of July 1992.

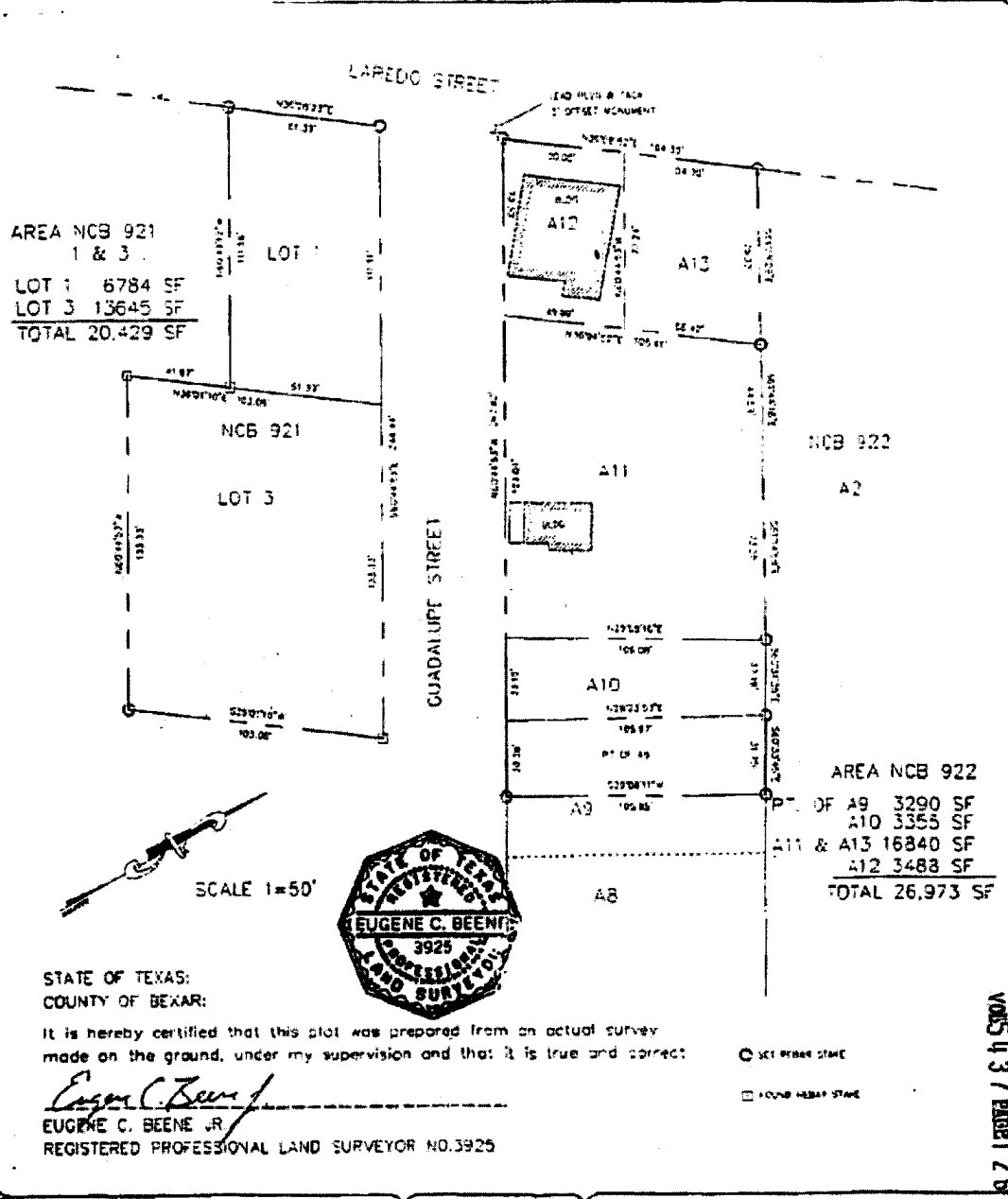

DALIA H. MARTINEZ
Notary Public - State of Texas
My Commission Expires 11-30-94

Dalia H. Martinez
Notary Public in the State of Texas
My Commission Expires: 11-30-94

0619E

PAGE 6 OF 6 PAGES

VOIS 4 3 7 PAGE 1 2 6 2



VOIS 4 3 7 Page 1 2 8 3

SAN ANTONIO RIVER AUTHORITY
 100 E. GUENTHER STREET
 P.O. BOX 930027
 SAN ANTONIO, TEXAS 78283-0027

CHART BY: CB
 CHECKED BY: CB
 APPROVED BY: CB
 FILE NAME: QTY-BJ1
 DATE: 6/29/82

**SAN PEDRO CREEK TUNNEL
 RIGHT OF WAY**
NCB 921 AND 922
 OWNER: SAN ANTONIO RIVER AUTHORITY

FILED IN MY OFFICE
 ROBERT D. GREEN
 COUNTY CLERK SEVIER CO
 1992 SEP 10 11 5 09

County Clerk, Sevier County, Texas
Robert D. Green
 SEP 11 1992
 I hereby certify that the instrument was filed in the Public Records of Sevier County, Texas, on the 11th day of September, 1992, at the time stated herein by me and was duly recorded in the Official Public Records of Sevier County, Texas, in the book of Public Records, page 11, and the same is hereby certified to be a true and correct copy of the original instrument.



RECORDERS MEMORANDUM
 AT THE TIME OF RECORDATION, TWO
 INSTRUMENTS WERE FOUND TO BE INADEQUATE
 FOR THE BEST PHOTOGRAPHIC REPRODUCTION
 REASON OF ILLEGIBILITY, CAUTION ON
 PHOTO COPY, MICROFILMED, PAPER, ETC.

VOL 4 37 PAGE 1264

**Metes and Bounds Description
for a
0.619 Ac. Tract
(26,971 sq. ft.)**

Being 0.619 acre of land (26,971 sq. ft.) and being comprised of Lot A10, Lot A11, Lot A12, Lot A13, and a remaining portion of Lot A9, New City Block 922, San Antonio, Bexar County, Texas, recorded in Volume 5437, Page 1257, Official Public Records of Real Property of Bexar County, Texas; said 0.619 acre tract (26,971 sq. ft.) being more particularly described as follows:

Beginning at found 5/8" iron rod located at the intersection of the southeast right-of-way line of Laredo Street with the northeast right-of-way line of Guadalupe Street; said iron rod being the most westerly corner of the said Lot A12 and also of the tract herein described;

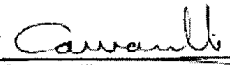
1. Thence N 36°07'43" E, 104.30 feet departing the said northeast right-of-way line and continuing along the said southeast right-of-way line to a found 5/8" iron rod being the common most northwesterly corner of the said Lot A13 and of a remaining portion of Lot 12, New City Block 922, San Antonio, Bexar County, Texas, recorded in Volume 6695, Page 993, Deed Records of Bexar County, Texas; said iron rod also being the most northerly corner of the said Lot A13 and also of the tract herein described;
- Thence The following calls along the common line between the said Lot A13, Lot A11, Lot A10, and the remaining portion of Lot A9 with the said remaining portion of Lot 12:
2. S 61°40'49" E, 70.32 feet departing the southeast right-of-way line of Laredo Street and along the remnants of a fence to a 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set for an angle point;
3. S 61°45'39" E, 44.59 feet to an IP W/YC set for an angle point;
4. S 61°16'19" E, 73.25 feet to an IP W/YC set for an angle point;
5. S 60°32'57" E, 30.19 feet to an IP W/YC set for an angle point;

Parcel No. P-339
Project Name: San Pedro Creek
Page 2 of 3

6. S 60°35'07" E, 31.75 feet to a set IP W/YC being the common corner of the said remaining portion of Lot 9A and of a 7,500 sq. ft. tract, recorded in Volume 4013, Page 1907, Official Public Records of Real Property of Bexar County Texas; said iron rod being the most easterly corner of the said remaining portion of Lot A9 and also of the tract herein described;
7. Thence S 29°06'50" W, 105.85 feet departing the said common line and continuing along the common line between the said remaining portion of Lot 9A and the said 7,500 sq. ft. tract to an IP W/YC located on the northeast right-of-way line of Guadalupe Street; said iron rod being the most southerly corner of the tract herein described;
8. Thence N 60°46'16" W, 262.82 feet departing the said common line and continuing along the said northeast right-of-way line to the **Point of Beginning** and containing 0.619 acre of land (26,971 sq. ft.), more or less.

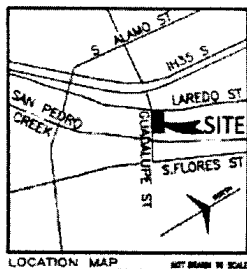
A plat of even date accompanies this metes and bounds description.




Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
April 27, 2015

Revised September 24, 2015

H:\Jobs\12\013\Techproj\Survey\Documents\Metes & Bounds\12013 Parcel P-339.dwg



POZNECK - CAMARILLO, INC.
5635 GALLAGHAN RD. / SUITE 200 SAN ANTONIO, TEXAS 78228 (210) 349-3273
ENGINEERING SURVEYING ENVIRONMENTAL

PAGE NO. P-339
PROJECT NAME: SAN PEDRO CREEK

POINT of
BEGINNING
FOUND 5/8"
IRON ROD

LAREDO STREET
(R.O.W. VARIES)

SCALE 1" = 30'

GUADALUPE STREET
(R.O.W. VARIES)

LEGEND

- POWER POLE
- SERVICE POLE
- GUY WIRE
- ⊕ ELECTRIC MAN-HOLE
- ⊖ ELECTRIC PULL BOX
- ⊞ TRAFFIC SIGNAL BOX
- ⊟ TRAFFIC SIGNAL POLE
- ⊙ FIRE HYDRANT
- ⊗ WATER METER
- ⊘ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEANSUIT
- ⊙ TELEPHONE MANHOLE
- ⊙ SIGN

NOTES

1. "FP" DENOTES IRON PIN FOUND.
2. "SIP" DENOTES SET 1/2" IRON PIN.
3. "SET X" DENOTES ETCHED X IN CONCRETE.
4. "FND PK WALL" DENOTES FOUND PK WALL.
5. — CHAIN LINK FENCE
6. "FP" DENOTES FENCE POST

THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE ABSTRACTOR REPORT LISTED BELOW:

ABSTRACTOR REPORT NO. 7070
ALAMO TITLE COMPANY
EFFECTIVE DATE: MARCH 8, 2015

ONLY THOSE MATTERS IDENTIFIED IN THE ABSTRACTOR'S REPORT AND THOSE THAT THE SURVEYOR WERE AWARE OF AT THE TIME THAT THIS EXHIBIT WAS PREPARED ARE SHOWN HEREIN.

DIRECTIONAL CONTROL BASIS:

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING:

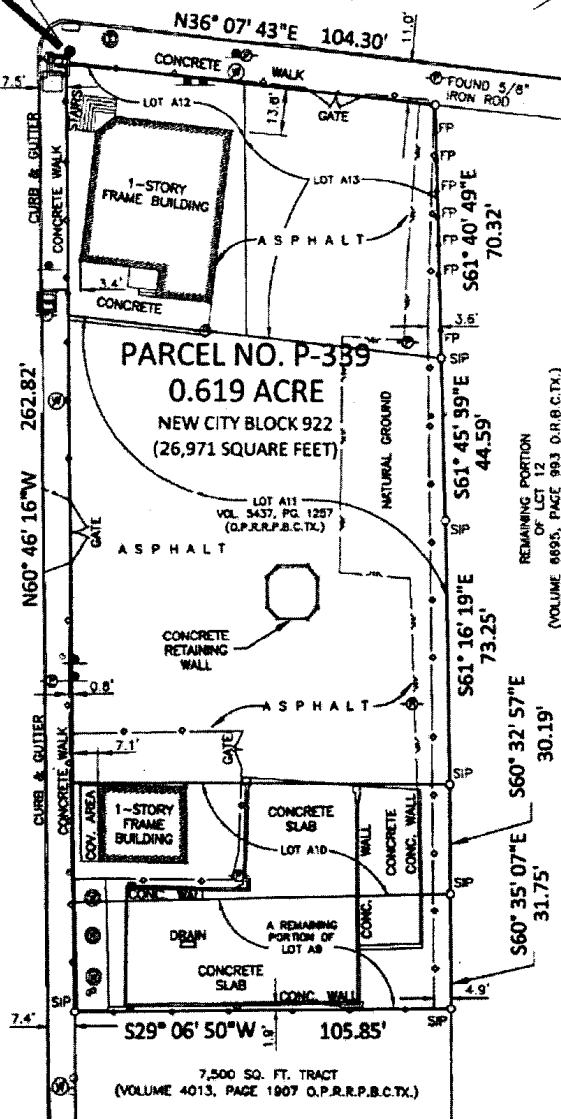
BEING 0.619 ACRE OF LAND (26,971 SQ. FT.) AND BEING COMPRISED OF LOT A10, LOT A11, LOT A12, LOT A13, AND A REMAINING PORTION OF LOT A8, NEW CITY BLOCK 922, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5437, PAGE 1257, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REFERENCES:

- VOL. 5437, PG. 1257 (O.P.R.P.B.C.TX.)
- VOL. 4013, PG. 1907 (O.P.R.P.B.C.TX.)
- VOL. 8885, PG. 983 (O.R.B.C.TX.)

JOB NO.: 12013
DWN BY: C.R.B.
DWG FILE: REF: DAY STAMP

REVISED SEPTEMBER 24, 2015



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 27th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

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 this 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:

FEB 26 2016



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20160035380 Fees: \$86.00
02/26/2016 3:19PM # Pages 16
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.





ty
s In Use

TRAFFIC
CLOSURE

UNDER
FILTERING















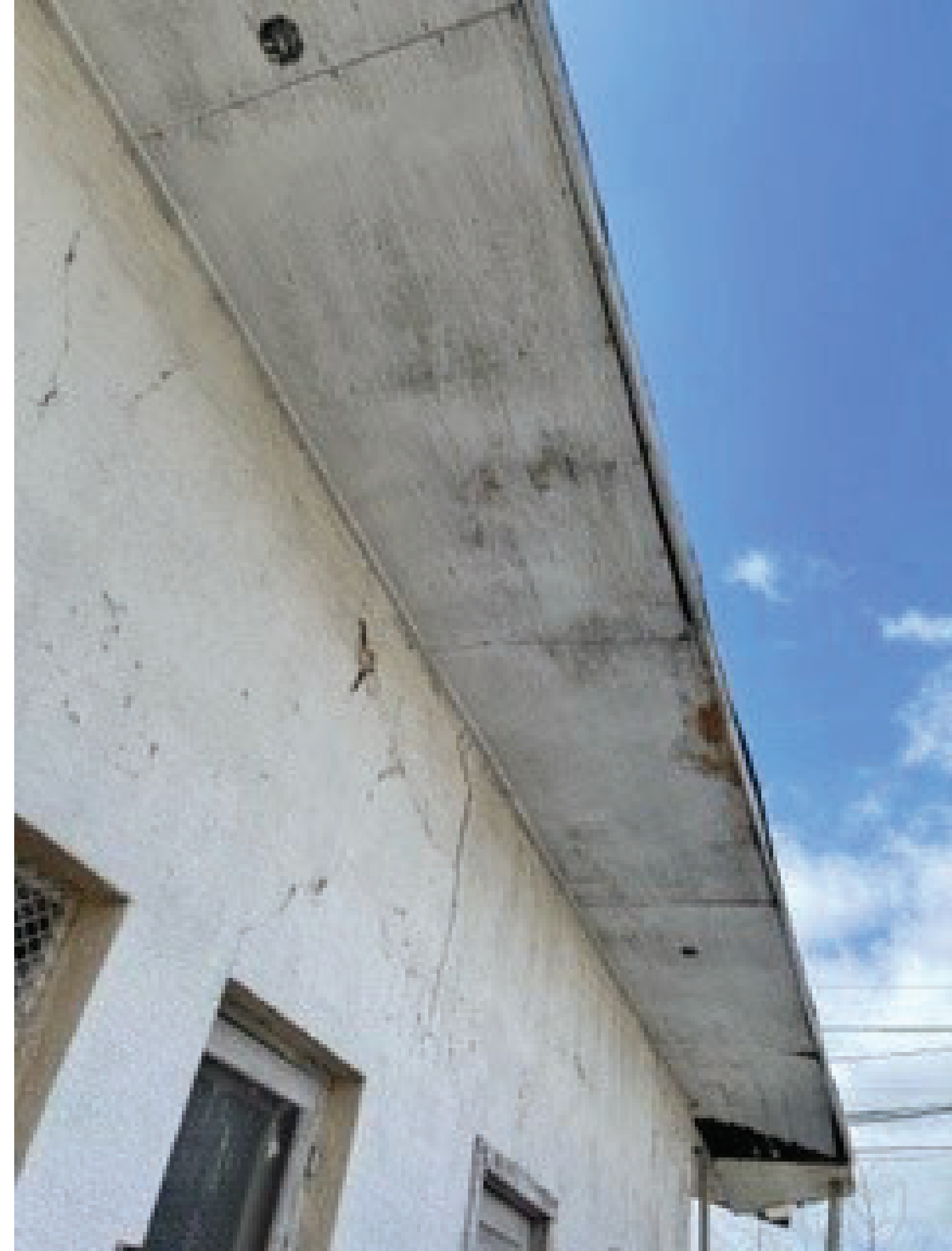




FIRE
EXTINGUISHER











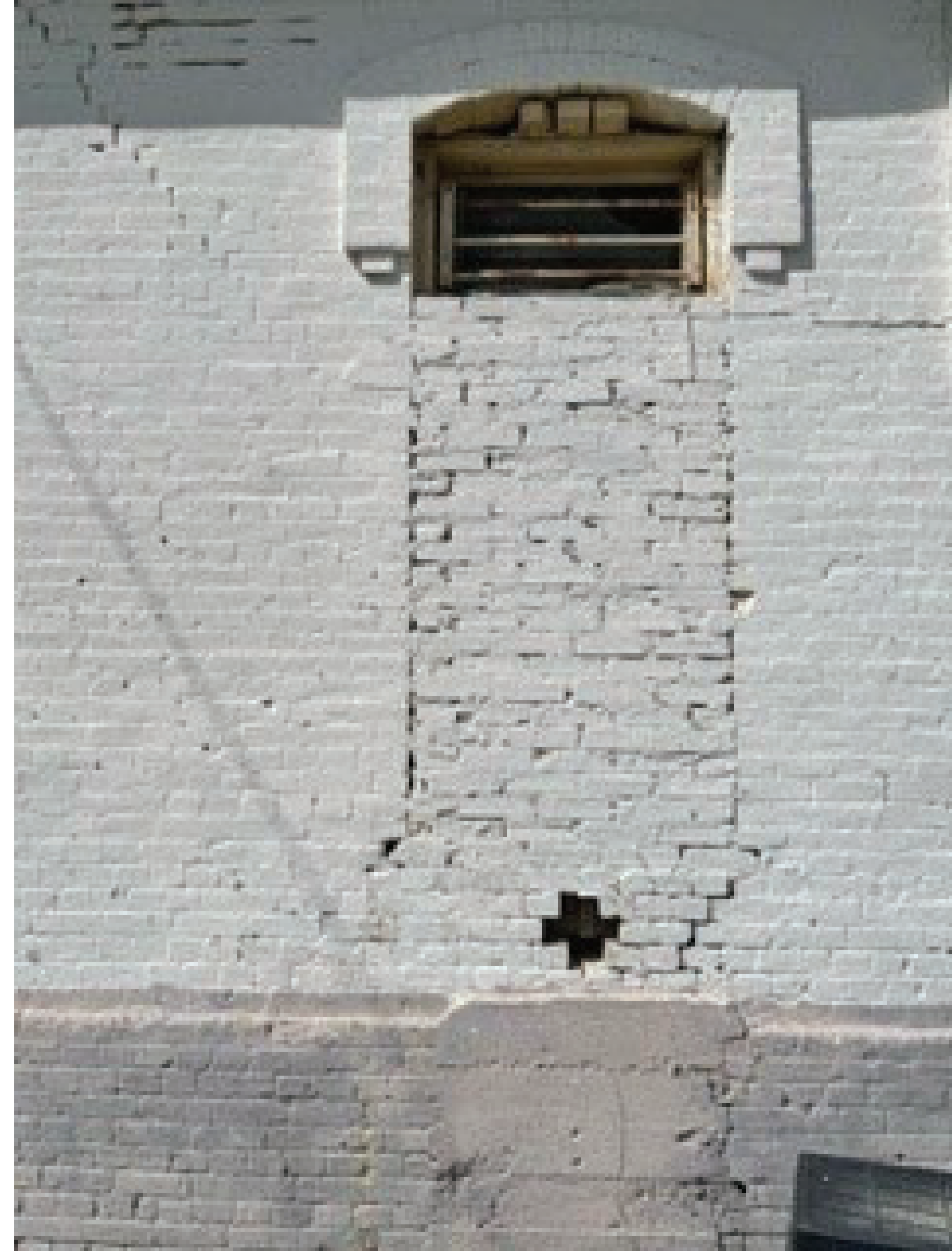






FLAMMABLE
KEEP FIRE AWAY





TEJEDA BILL

ITEMS NEEDED TO FILE & RECORDED ON THE FOLLOWING

ADDRESS: 836 S. Laredo St. ☐ EXCEPTIONAL ☐ SIGNIFICANCE

☒ Done

☐ BEXAR APPRAISAL PRINT OUT

☒ PUBLIC RECORDS DATABANK SHEET

☒ PICTURE

☐ DEED

☐ - Yes it was found

☐ - No & Requires Research

☒ ARCHITECT DESCRIPTION *Unapproved*

☐ HISTORIC DESIGNATION VERIFIED CERTIFICATE FORM

☐ VERIFICATION FORM WITH THE FOLLOWING SIGNATURE:

☐ DIRECTOR (David Pasley) SIGNATURE

☐ HISTORIC OFFICER (Ann B. McGlone) SIGNATURE

☐ NOTARY (Hope De La Vega) SIGNATURE

☐ FILE & RECORDED

NOTE(S) : _____

COMPLETE ☐ YES ☐ NO

COMPLETED BY: _____
(NAME)

4/23/87 Per Beth (librarian) @ SACS

- info in SACS file - someone did deed research from 1850 - 1918 - ~1912 or 1914 - the price went up on the property but there was no mention of any structures on the property

- no info in SACS files about house having been moved or relocated

- ~~footprint of~~ existing house appears to match footprint of house on Sanborns (1904, 1912, + 1951) but no longer has front or back porch more data

- slides of house in 1987 indicate it was used as a Carburetor Shop

- City Directory info: (1915): 836 S. Laredo - L. Rosaline Spenser (c)(r)
(1927-28): 836 S. Laredo - G. Rodriguez Sr. (o)
Jose I. Rodriguez (r)

Exceptional
Significant ☒
Not Significant ☐

4/18/87

EVALUATION CHECK SHEET

Property Name Carburetor Shop Date: _____ Original Construction
Address 836 S. LAREDO Date: _____ Major Alterations
Work Sector No. 22 Inventory Page No. _____
NCB 922 Blk. - Lot A12

Present Designation

NR _____ SAL _____
NRHD _____ SAHD _____
RTHL _____ Other _____

Type of Resource
District _____ Structure _____
Site _____ Object _____
Building _____ Other _____

a. Architecturally/Historically Significant Resources

Meets Criteria More Data Needed

- i. Properties that are part of a group
ii. Contributing property in district
iii. Unique example, but less than 50 years old
iv. Notable examples of architecture, curiosities
v. Associated with famous persons

b. Culturally Significant Resources

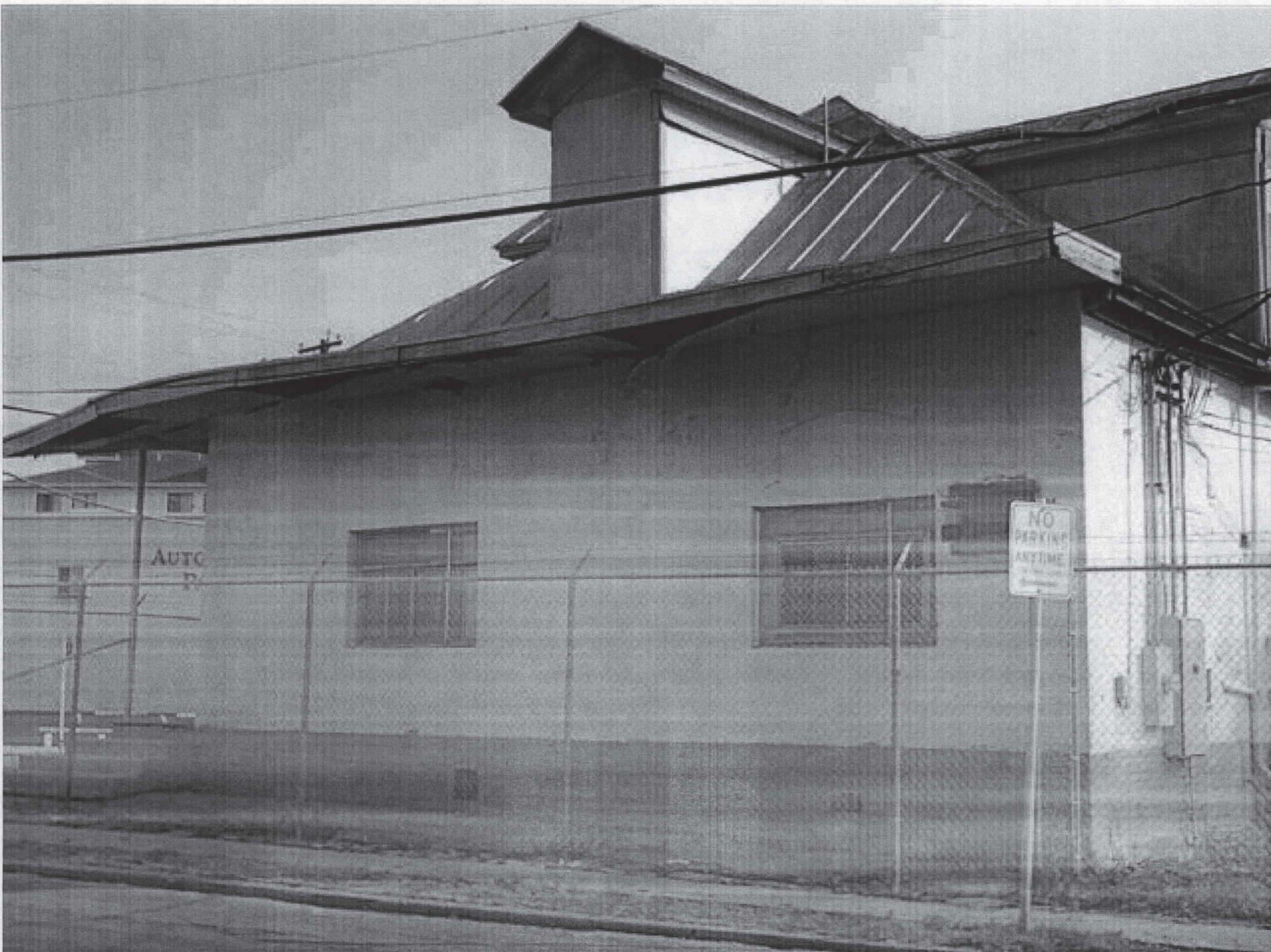
- i. Buildings or places important for 25 years
ii. Parks, plazas, bridges, streets, walkways, acequias, vistas, objects
iii. Institutions important to community
iv. Markets, commercial structure or parts of groups
v. Archeological sites important to local social or ethnic groups

c. Significant to the Environment of the City

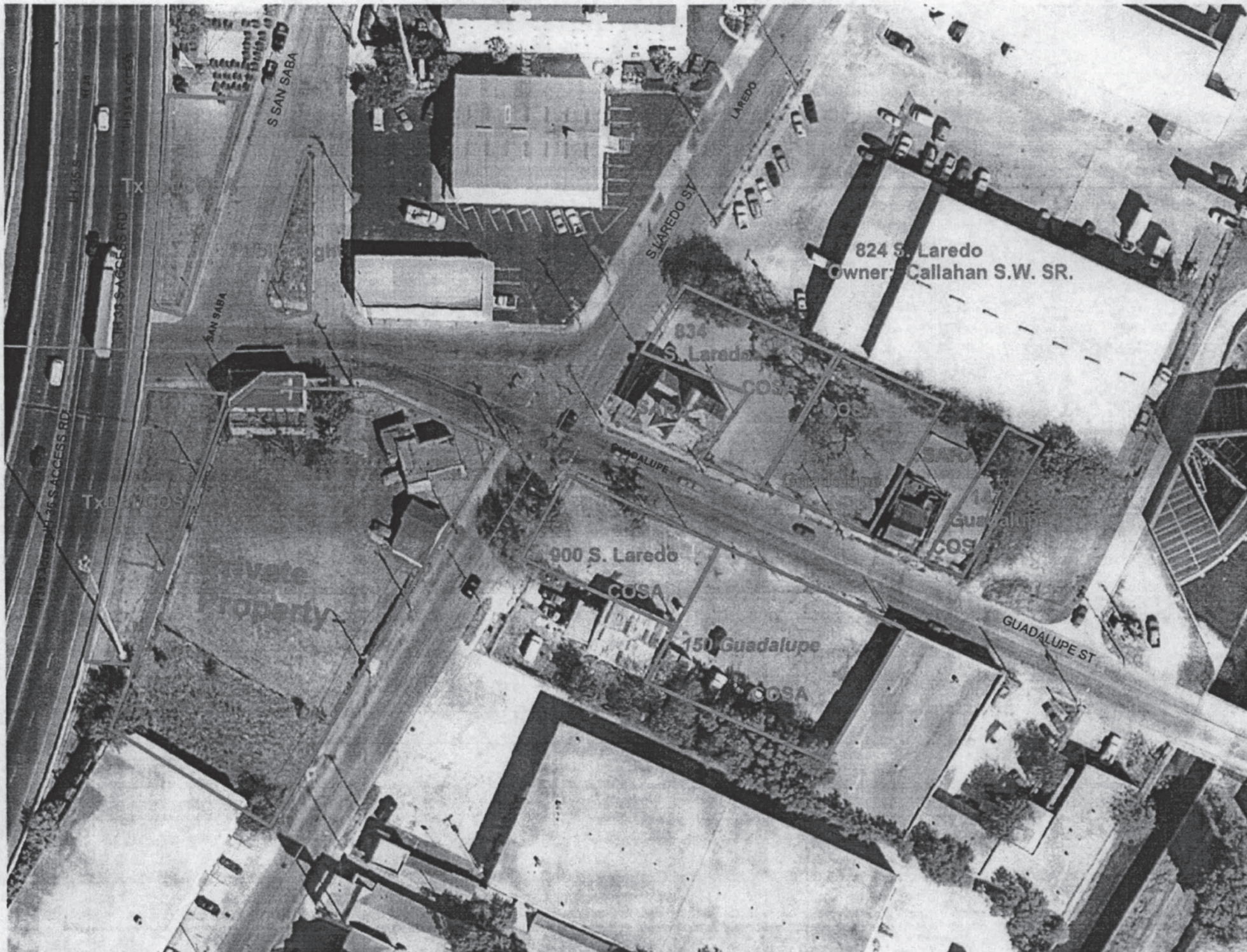
- i. Related structure representing standards and tastes of specific segment of the community
ii. Unrelated structures representing a progression of styles and functions
iii. Objects important to life of the City, etc.
iv. Contributes to historic character of scene, reinforcing value of more important resource in area
v. Establishes neighborhood identity
vi. Walkways, setback, open grass/landscaped area, special vistas

d. Does not meet criteria because...

COUNTY CITY QUAD BLOCK LOT A12 NCB 922 RED
NAME: ADDRESS: 836 S. LAREDO
ARCHITECT/BUILDER: OWNER: COUNTY: CITY: UTM: DATE: STYLE: THEME: DESCRIPTION:
BUILDING MATERIAL: Wall: Roof: PHYSICAL CONDITION: SITE: Original Moved Date ALTERATIONS: SIGNIFICANCE:
AREA OF SIGNIFICANCE: LEVEL OF SIGNIFICANCE: DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: ORIGINAL USE: PRESENT USE: RELATIONSHIP TO SURROUNDINGS: ACREAGE/BOUNDARY DESCRIPTION:
BIBLIOGRAPHIC DATA: SEE INFO/CORRESPONDENCE FILES: RECORDED BY: DATE: INFORMANT: PHOTO DATA:







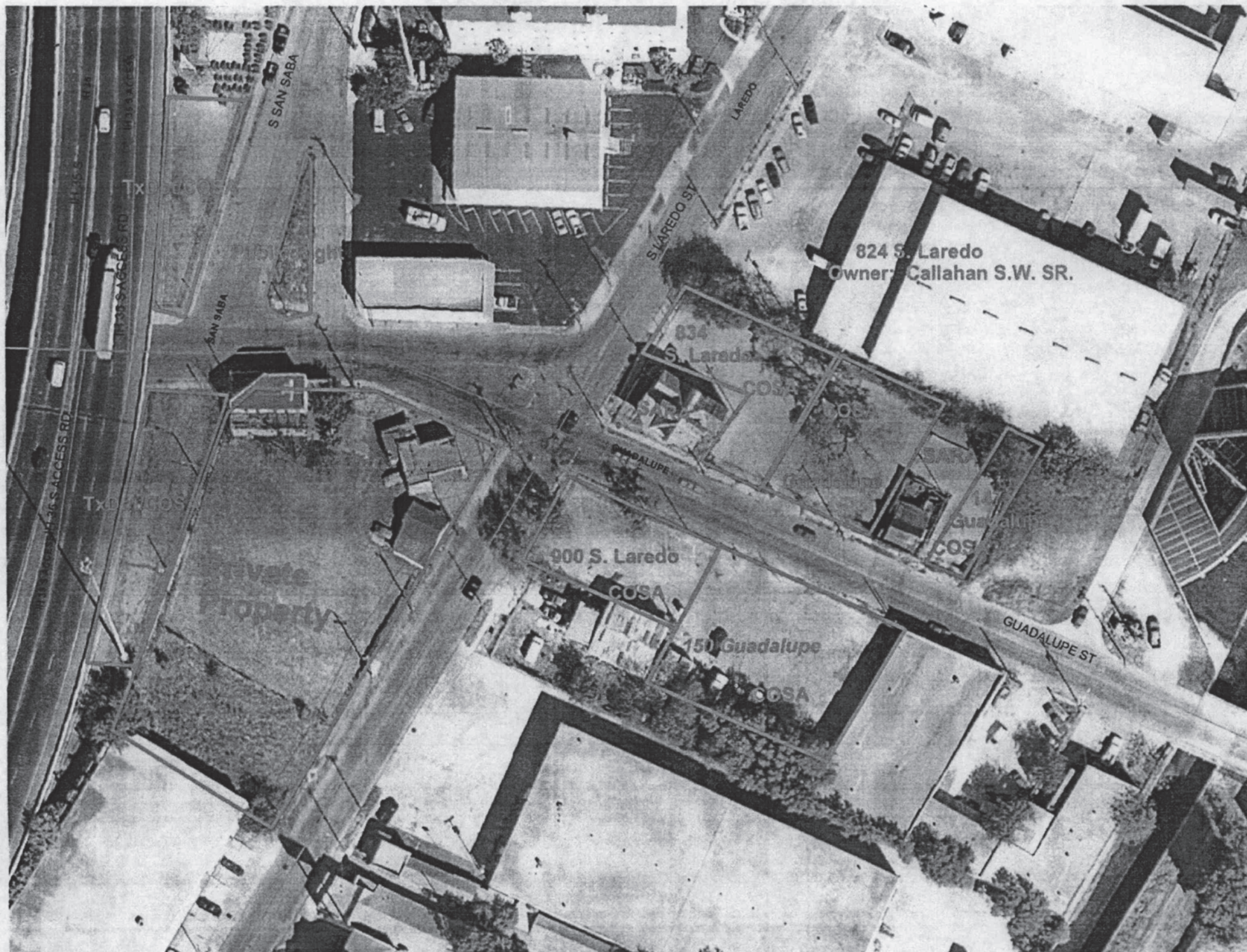
824 S. Laredo
Owner: Callahan S.W. SR.

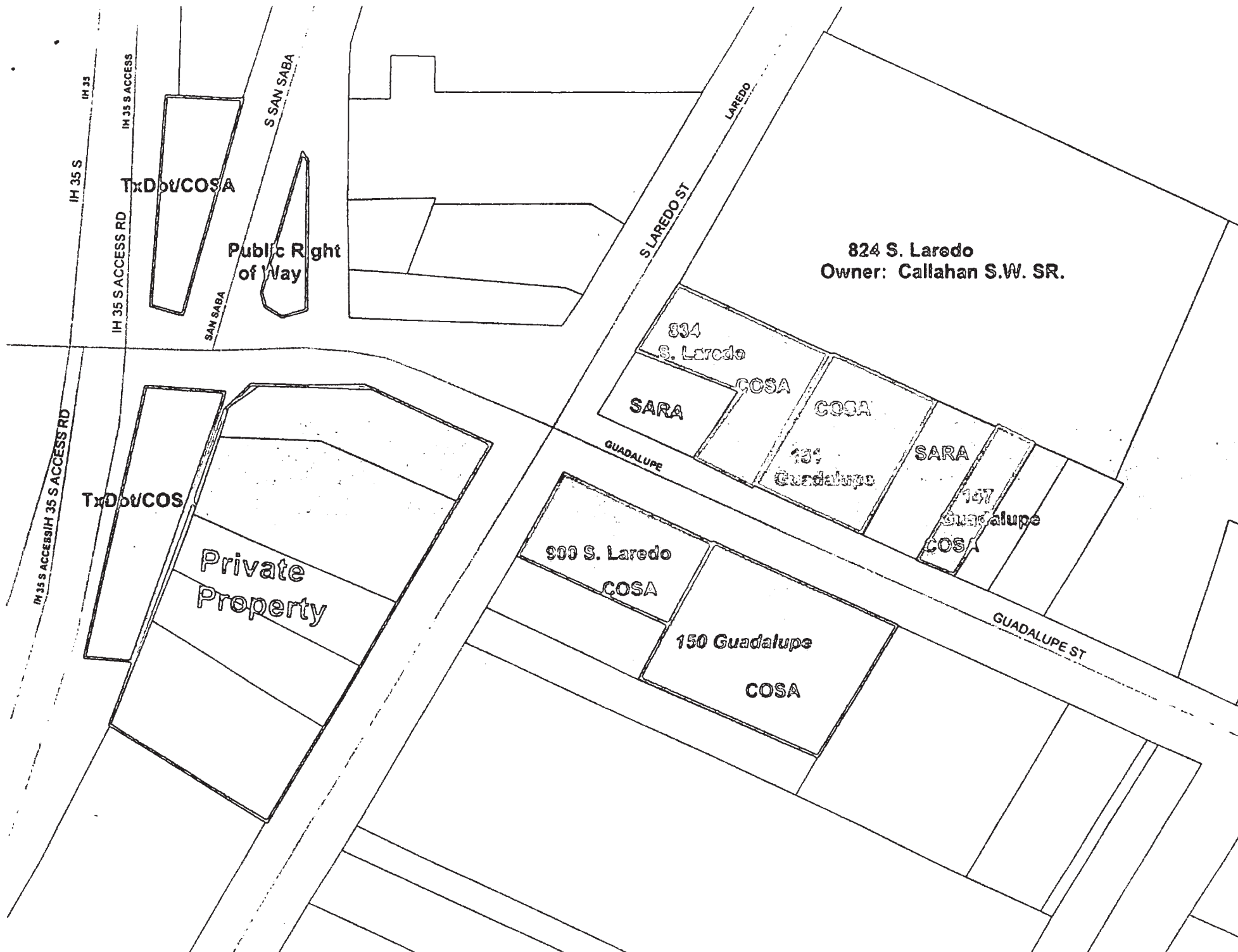
834
S. Laredo

900 S. Laredo

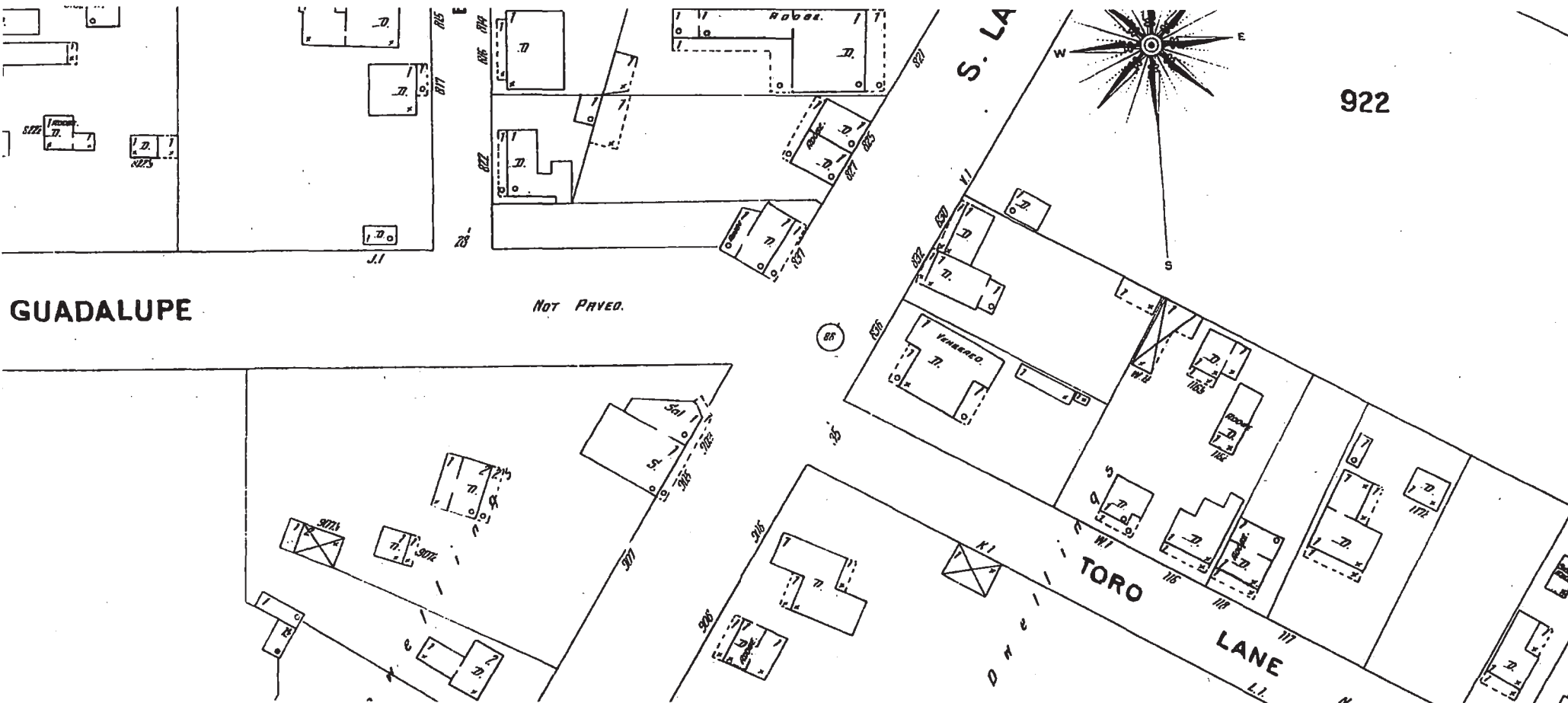
150 Guadalupe

Private
Property









1904 (detail)

375

W. ARSENAL 346



EL PASO ST

GUADALUPE ST

430

S. LAREDO

WINOOSKI CT. ARBITRARY

E. GUADALUPE (TORO LANE) NOT PAVED

LUBEC CT. ARBITRARY

AYER CT. ARBITRARY

376

989

985

BARRE CT. ARBITRARY

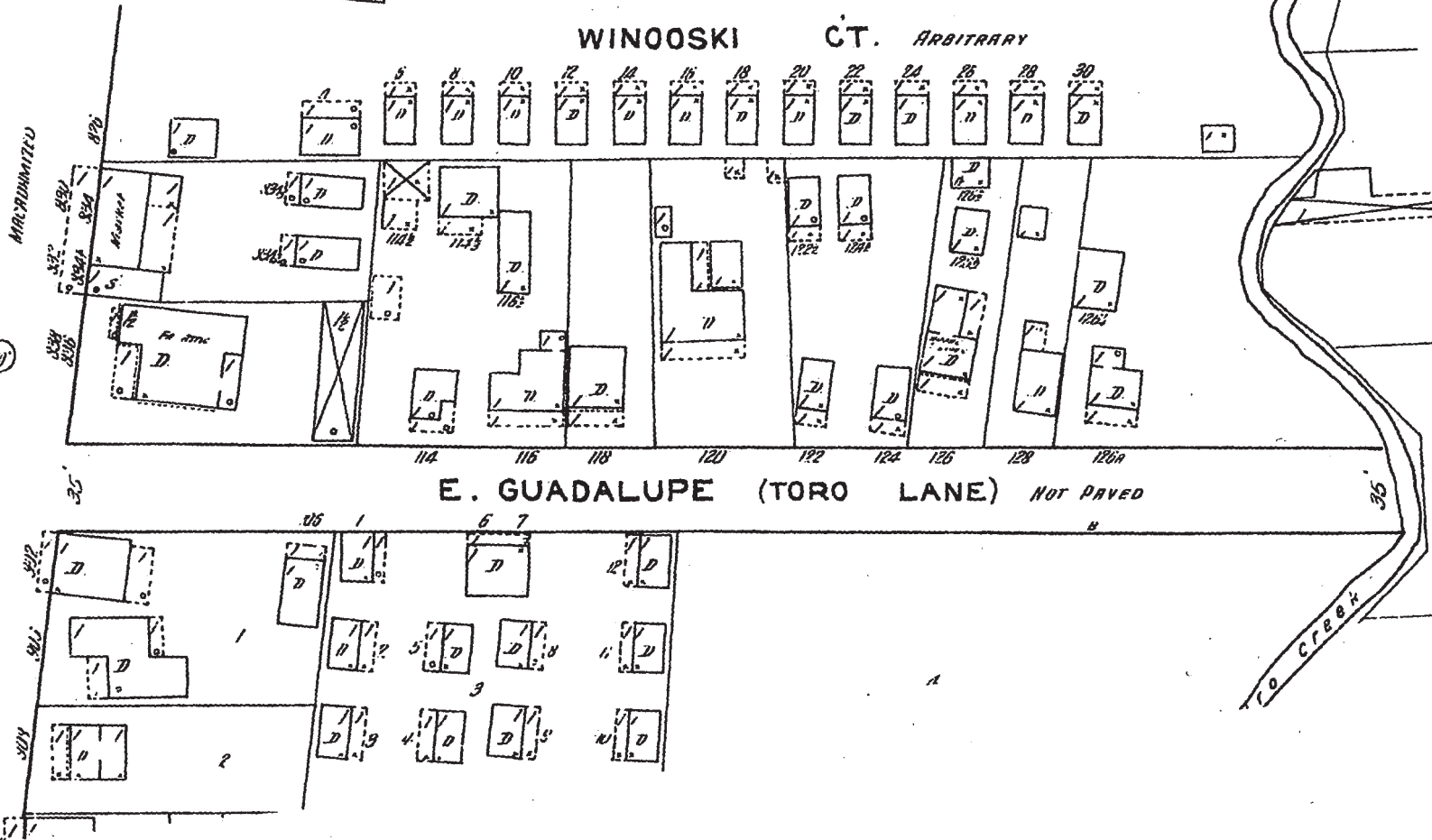
DR. THE JENNER MFG. CO.
CONDY FRUIT
CONDY FRUIT CO.

Scale of Feet.

GUADALUPE ST

430

S. LAREDO



375

TEX 040



W. ARSENAL 346

922

WINOOSKI CT. (Hwy.)

FL. GUADALUPE

430

LAREDO

921

921

LULONIA MODELO

CT.

E. GUADALUPE 50 ft wide

353

S. FLORES

JUDSON'S CANDY FACTORY

BARRE CT.

985

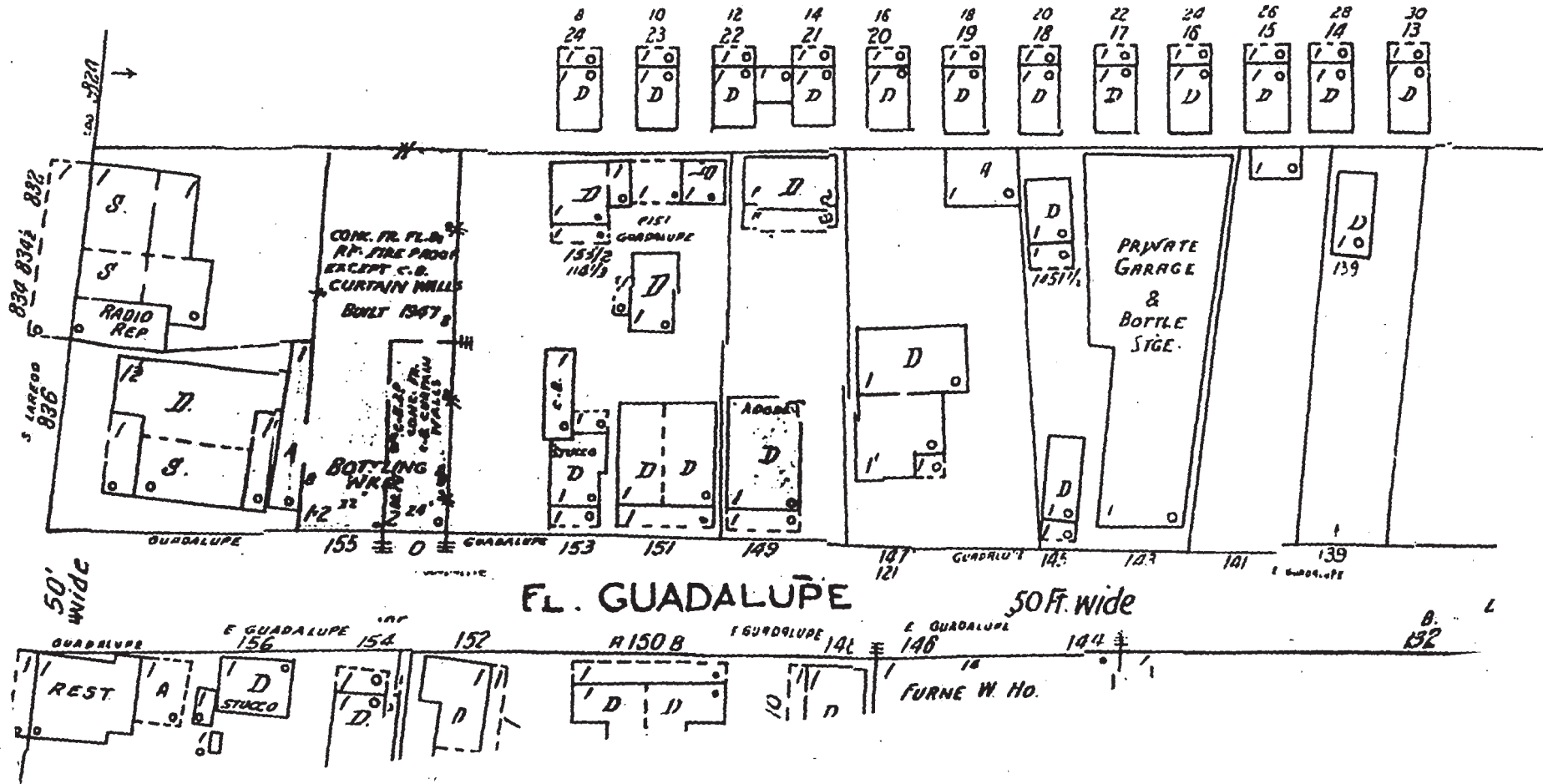
STORAGE CO.

MERCHANTS (ALLEY)

376

1911-Mar. 1951, vol. 4, 1912-Mar. 1957, sheet 375

WINOOSKI CT. (ARB.)



reek.

836 Laredo and 149 Guadalupe



836 S. Laredo

A.W. Walter House

A square plan brick masonry structure with small L on east elevation. Building has standing seam metal roof, front facing gable on hip with four cross plan dormers. The west and south elevations have a flat, porch-like overhang. The building rests on a raised brick foundation. the west elevation has 2/2 double hung, aluminum windows and two separate panel doors. The southeast corner of the building has an angled, single door entrance. The north elevation has four segmental arched windows. One of the windows is completely infilled while the other three have been infilled up to a hopper window at top. The segmental arches are two coursed brick. The east elevation has two infilled segmental arched windows and two doors with segmental arched transoms and a wooden landing with steps. The south elevation has segmental arch windows which have been infilled and modified with a square window.

836 S. LAREDO



546

Tax Id : 00922-000-0020	Current Owner:
Legal : NCB 922 BLK LOT W 70.3FT OF 1	SAN ANTONIO RIVER AUTHORITY
Prop Class : TOTALLY EXEMPT	100 E. Guadalupe
Zone : FST MANUFACTURE DIST	SA 7178183
Address : 836.0 LAREDO ST S	
782043109 CR:0415	
Map: Grid:	ANNI Jones Thompson

Values		Estimates	
Improvements :	0.00	Cost :	0.00
Land :	0.00	Regression:	0.00
Market Land :	0.00	Estimated	0.00
Agriculture :	0.00	Tax Amount:	0.00
		Last Update :	3/13/89
		Census Track :	1104
		REAPPRAISAL	

2354/127
 2383/1406
 2966/1019
 3041/2009
 3372/1987
 3404/1842
 3718/1601
 3681/1711

~~344/620~~
 3248/200
 3318/198
 3341/1867
 3341/1872
 3493/1069
 3572/1285

A square plan brick masonry structure with small L on East elevation. Building has standing seam metal roof, front facing gable on hip with four cross plan dormers. The west and south elevations have a flat, porch-like overhang. The building rests on a raised brick foundation. The west elevation has 2 1/2 double hung, aluminum windows and two separate panel doors. The southwest corner of the building has an angled, single door entrance. The north elevation has four segmental arched windows. One of the windows is completely infilled while the other three have been infilled up to a hopper window at top. The segmental arches are two coursed brick. The east elevation has two infilled segmental arched windows and two doors with segmental arched transoms and a wooden landing with steps. The south elevation has segmental arch windows which have been infilled and modified with a square window.

ST/SC

836 South Laredo

A.W. Walter House

^{brick masonry} ^{small L on} A square plan with wing attachment, east elevation. ^{Bldg. has} ^{standing seam metal} The roof frame is a mixture of pyramidal, gable ~~front~~ and gable on hip, with four, cross-plan dormers, with side walls. The roofing material is ^{flat, porch-like} standing seam metal, with boxed eave. The west and south elevations do have an extended overhang. THE BLDG. RESTS ON A RAISED BRICK FOUNDATION. THE EXTERIOR WALL ~~IS PAINTED BRICK~~. THE WEST WALL HAS 2 1/2 DBL HUNG, ALUMINUM ~~WALL~~ WINDOWS. TWO PANEL DOORS HAVE SEPARATE CONCRETE ^{STEPS} ~~SPR~~ THE WIDTH OF DOORS. THE SOUTHWEST CORNER OF BLDG HAS A 45° CUT W/ SINGLE DOOR, CONCRETE STEPS ^{HAVE} A METAL-PIPE RAILING. THE NORTH ELEVATION HAS FOUR SEGMENTAL ARCHES TALL WINDOWS THAT HAVE ONE COMPLETELY INFILLED, 3 ARE INFILLED PARTIALLY WITH SMALL ~~WIN~~ HOPPER WINDOW ABOVE. THE SEGMENTAL ARCHES ARE TWO COURSE BRICK. THE EAST ELEVATION HAS TWO ~~INFILLED~~ ^{INFILLED} SEGMENTAL WINDOWS, THE WING ATTACHMENT HAS A ^{LOW} ~~COURSE~~ LOWER WINDOW, TWO DOOR W/ SEGMENTAL ~~ARCHES~~ ^{TRANSOM} A WOOD FRAMED LANDING W/ STEPS. THE ~~WEST~~ SOUTH ~~WALL~~ ELEVATION HAD SEGMENTAL ARCH WINDOWS WHICH HAVE BEEN ~~MODIFIED~~ INFILLED ^{MODIFIED} WITH A SQUARE WINDOW.

STEVE
TREVINO

Victorian House
836 S. Laredo St.

Significant

Current Name Labor Force Inc. (1988)

Architect/Builder:

Architecture:

History:

Significance:

Owner/Address: Lucia R. DeLeon
319 W. Lubbock
San Antonio, TX 78204

(12/87)

Legal: NCB 922 Lot W 70.3' of 1
