



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO
STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

TO THE HONORABLE BOARD OF ADJUSTMENT:

Property description where Certificate Appropriateness was requested:

Lot no. 1

Block No. 1

NCB 932 Property Address: 620 S Presa Street San Antonio, TX 78210

Per Section 35-451 of the Unified Development Code (UDC), the Zoning Board of Adjustment is empowered to consider an appeal from an applicant for a Certificate of Appropriateness.

The Applicant, Eluterio Tenorio - ET Design Studio of Bexar County, alleges that the City

Manager or designee erred in the decision regarding Case No. 2023-279, rendered on September 6th 2023 (add date).

The correct decision or interpretation should be as follows: We would like to thank the Honorable Board of Adjustments for considering our request for approval of building materials utilized in the exterior stucco restoration of the building.

Our original Certificate of Appropriateness was approved on April 3rd and included stucco repair and complete paint of the exterior.

The system that was utilized was based on preservation of the existing masonry, water intrusion protection and

energy efficiency. We are requesting the approval of materials and repair systems to include #1 Sherwin Williams LOXON

concrete & masonry primer sealer #2 Sherwin Williams LOXON XP - waterproofing masonry coating - flat #3 ThermaFoam - EIFS

#4 Tytan Professional - foam bond 60 adhesive #5 Finestone - Finestop RA - vapor permeable - air/water resistive barrier membrane

#6 Finestone - reinforcing mesh #7 Finestone - Finebuild - stucco base #8 Sherwin Williams - Duration - Exterior Acrylic

Please see attached report for supporting documentation and material spec sheets.

Respectfully submitted:

Applicant's name: Eluterio Tenorio - ET Design Studio

Status: Owner () Agent ()

Mailing address: 6707 Hausman Rd. San Antonio, TX 78249

Telephone: 210-378-8334 Alternate: _____

Email: etenoriojr@outlook.com

 9/12/2023
Applicant's Signature Date

Property Owner: 620 S. Presa Realty LTD.

Mailing address: 5353 W. Alabama St. #200 Houston, TX 77056

Telephone: 713-541-0066 Alternate: _____

Email: gordon@braunenterprises.com

I, Gordon Jones, for 620 S. Presa Realty LTD. the owner of the subject property, authorize

Eluterio Tenorio to submit this application and represent me in this appeal before the Board of Adjustment.

Please include the following items with this appeal

- Documentation from City of San Antonio Office of Historic Preservation representing the decision you are appealing and proof that you are within the mandatory 20 day time limit to file the appeal.
- Sections of the UDC, or the Historic Design Guidelines from which the decision was based, including all support sections which potentially reinforce your assertion that an error was made.
- Property Ownership documentation, including a copy of the warranty deed and Bexar County Appraisal District and applicable documentation as required per IB 554.
- Filing Fee of \$600 (plus applicable administrative fees)



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 3, 2023

ADDRESS: 620 S PRESA ST
LEGAL DESCRIPTION: NCB 923 BLK 1 LOT 1
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Eluterio Tenorio/ETDesign Studio - 6707 Hausman Rd
OWNER: Gordon Jones/620 S PRESA REALTY LTD - 3100 FANNIN ST
TYPE OF WORK: Driveway/sidewalk, Exterior alterations, Fencing, Landscaping/hardscaping/irrigation, Signage, Repair and Maintenance, Painting, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)replace the existing roof with in-kind material, (2)install an approximately 200-square-foot patio with Trex decking on the south elevation, (3)replace the existing decking on the west patio with Trex decking in the existing footprint of approximately 200 square feet, (4)replace the existing non-original storefront window and door systems on the south and west elevations with aluminum awning windows, roll-up doors, and storefront doors, (5)enclose the small non-original window openings on the east side of the south elevation, (6)install a new 3-foot-wide ADA-accessible ramp along the south elevation, (7)install a new approximately 400-square-foot enclosure at the rear (east) elevation to feature steel columns, a standing seam metal roof, composite cladding, and two (2) rear gates, (8)repair the stucco to match existing, (9)repaint the exterior in Letter Gray, Deep River, and Carbon Cop, (10)install gooseneck and cylinder outdoor lighting, (11)install a 3-foot-tall railing along the west property line at the sidewalk to feature powder-coated black steel posts and top rails with 1/2"-thick clear acrylic panels, and (12)install a powder-coated black steel bicycle rack at the rear of the building.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 4/3/2023 1:07:57 PM

- ADMINISTRATIVE APPROVAL TO:**
1. Replace the existing roof with in-kind material.

No changes to the existing roof pitch or roof form are requested or approved at this time.
 2. Install an approximately 200-square-foot patio with Trex decking on the south elevation.
 3. Replace the existing decking on the west patio with Trex decking in the existing footprint of approximately 200 square feet.
 4. Replace the existing non-original storefront window and door systems on the south and west elevations with aluminum awning windows, roll-up doors, and storefront doors.
 5. Enclose the small non-original window openings on the east side of the south elevation.
 6. Install a new 3-foot-wide ADA-accessible ramp along the south elevation.
 7. Install a new approximately 400-square-foot enclosure at the rear (east) elevation to feature steel columns, a standing seam metal roof, composite cladding, and two (2) rear gates.
 - 8 Repair the stucco to match existing.

9. Repaint the exterior in Letter Gray, Deep River, and Carbon Cop.

10. Install gooseneck and cylinder outdoor lighting.

11. Install a 3-foot-tall railing along the west property line at the sidewalk to feature powder-coated black steel posts and top rails with 1/2"-thick clear acrylic panels.

12. Install a powder-coated black steel bicycle rack at the rear of the building.

Perimeter fencing is not requested or approved at this time. Any perimeter fencing will require a separate application to be submitted to OHP for review and approval.

APPROVED BY: Rachel Rettaliata



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

July 19, 2023

HDRC CASE NO: 2023-279
ADDRESS: 620 S PRESA ST
LEGAL DESCRIPTION: NCB 923 BLK 1 LOT 1
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
APPLICANT: Eluterio Tenorio/ETDesign Studio -
OWNER: Gordon Jones/620 S PRESA REALTY LTD -
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to raise the top plate of the roof, the parapet wall, and pilasters to accommodate new structural framing.

FINDINGS:

a. The primary structure located at 620 S Presa is a 1-story commercial structure that was originally constructed as a residence circa 1910 and first appears on the 1912 Sanborn Map. By 1931, the 1-story residential structure had been modified to feature a street-facing filling station and the rear of the dwelling unit was converted into Beals Battery Shop per the 1931 Sanborn Map. The structure features a flat roof with a character defining parapet and pilasters with decorative coursing and triangular caps set above the parapet, stucco cladding, decorative stucco insets, and storefront windows and doors. The property is contributing to the Lavaca Historic District.

b. **CASE HISTORY** – The applicant received a Certificate of Appropriateness on April 3, 2023, for a number of exterior modifications. Modifications to the existing roof pitch or roof form were not requested or approved at that time. On July 6, 2023 staff received a report that modifications were being made to the existing roof parapet outside of the issued approval. Staff communicated with the property owner who confirmed that work would not exceed the approved scope. Following that confirmation, staff received subsequent reports that modifications continued to be made to the existing parapet wall and pilasters. Staff issued a Stop Work Order on July 10, 2023. The applicant has submitted updated application materials to request modifications to the existing roof height, parapet wall, and pilasters.

c. **ROOF MODIFICATIONS** – The applicant has proposed to raise the top plate of the roof to accommodate new structural framing. This scope of work will raise the top plate to meet the top of the existing parapet wall. The applicant has requested to increase the parapet wall and the pilasters proportionately to maintain the appearance of the character defining features. The parapet and pilasters will be raised by 1'-7", 11", and 1'-4" depending on the location and the varying existing heights. Additionally the applicant has proposed to modify the existing decorative stucco insets so that the appearance of the facades will remain proportional to the existing configuration. The drawings submitted do not include dimensions for the stucco inset modifications and do not show the character-defining pilaster coursing as it currently exists. Guideline 3.B.ii for Exterior Maintenance and Alterations states that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. The use of contemporary materials on flat or gently sloping roofs not visible from the public right-of-way is appropriate. According to Guideline 3.B.iii, distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends should be repaired and preserved. Staff finds that the proposed modifications will retain the appearance of the existing parapet and pilasters and are generally appropriate; however, the drawings submitted do not accurately reflect the proposed proportions or include all of the existing character-defining detailing. Staff finds that accurate dimensioned drawings must be submitted for review.

RECOMMENDATION:

Staff recommends approval of the proposed roof modifications based on findings a through c with the following stipulations:

i. That the applicant submits updated accurate dimensioned drawings and renderings showing the correct proposed proportions of the parapet, pilasters, and architectural elements to staff for review and approval prior to the issuance of a Certificate of

Appropriateness based on finding c.

ii. That the applicant retains the character defining features of the existing parapet, pilasters, pilaster caps, pilaster coursing, and stucco insets based on finding c.

COMMISSION ACTION:

Approved with stipulations:

i. That the applicant submits updated accurate dimensioned drawings and renderings showing the correct proposed proportions of the parapet, pilasters, and architectural elements to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c.

ii. That the applicant retains the character defining features of the existing parapet, pilasters, pilaster caps, pilaster coursing, and stucco insets based on finding c.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

September 6, 2023

HDCR CASE NO: 2023-279
ADDRESS: 620 S PRESA ST
LEGAL DESCRIPTION: NCB 923 BLK 1 LOT 1
HISTORIC DISTRICT: Lavaca
APPLICANT: Eluterio Tenorio/ETDesign Studio - 6707 Hausman Rd
OWNER: Gordon Jones/620 S PRESA REALTY LTD - 3100 FANNIN ST
TYPE OF WORK: Exterior alterations

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install rigid foam insulation on the existing stucco cladding and apply new stucco on the foam.

FINDINGS:

- a. The primary structure located at 620 S Presa is a 1-story commercial structure that was originally constructed as a residence circa 1910 and first appears on the 1912 Sanborn Map. By 1931, the 1-story residential structure had been modified to feature a street-facing filling station and the rear of the dwelling unit was converted into Beals Battery Shop per the 1931 Sanborn Map. The structure features a flat roof with a character defining parapet and pilasters with decorative coursing and triangular caps set above the parapet, stucco cladding, decorative stucco insets, and storefront windows and doors. The property is contributing to the Lavaca Historic District.
- b. **CASE HISTORY** – The applicant received a Certificate of Appropriateness on April 3, 2023, for a number of exterior modifications. Modifications to the existing roof pitch or roof form were not requested or approved at that time. The applicant returned to the HDCR on July 19, 2023, to request approval for roof form and parapet modifications that were initiated prior to receiving a Certificate of Appropriateness. On August 22, 2023, staff received a report that rigid foam insulation was being installed over the existing stucco cladding. Staff communicated with the property owner and issued a Stop Work Order on August 22, 2023. The applicant continued work after the Stop Work Order was issued. The applicant has submitted updated application materials to request approval for the scope of work.
- c. **CLADDING MODIFICATIONS** – The applicant is proposing to install rigid foam insulation over the existing stucco cladding on the entire structure. The applicant is proposing to apply new stucco cladding to the exterior of the proposed foam insulation. The installation of the rigid foam insulation increases the existing wall thickness by approximately two (2) inches or more. Guideline 2.B.i for Exterior Maintenance and Alterations states that stucco should be repaired by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco. Additionally, the Historic Design Guidelines for Exterior Maintenance and Alterations provide best practices for increasing energy efficiency, weatherization, thermal performance, and insulation. Staff finds that the proposed treatment is inconsistent with the Guidelines and is inappropriate for the historic structure. The installation of exterior rigid foam insulation over the existing stucco may promote accelerated deterioration of the existing cladding and water retention on the exterior walls.

RECOMMENDATION:

Staff does not recommend approval of the exterior cladding modifications based on findings a through c. Staff recommends that the applicant repair the existing stucco cladding with stucco that matches the existing in composition, texture, application, technique, color, and detail.

COMMISSION ACTION:

Denied.

The applicant may repair the original stucco cladding with stucco that matches the existing in composition, texture, application, technique, color, and detail.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-279
ADDRESS: 620 S PRESA ST
LEGAL DESCRIPTION: NCB 923 BLK 1 LOT 1
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Eluterio Tenorio/ETDesign Studio
OWNER: Gordon Jones/620 S PRESA REALTY LTD
TYPE OF WORK: Exterior cladding modifications
APPLICATION RECEIVED: August 29, 2023
60-DAY REVIEW: October 28, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install rigid foam insulation on the existing stucco cladding and apply new stucco on the foam.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

FINDINGS:

- a. The primary structure located at 620 S Presa is a 1-story commercial structure that was originally constructed as a residence circa 1910 and first appears on the 1912 Sanborn Map. By 1931, the 1-story residential structure had been modified to feature a street-facing filling station and the rear of the dwelling unit was converted into Beals Battery Shop per the 1931 Sanborn Map. The structure features a flat roof with a character defining parapet and pilasters with decorative coursing and triangular caps set above the parapet, stucco cladding, decorative stucco insets, and storefront windows and doors. The property is contributing to the Lavaca Historic District.
- b. CASE HISTORY – The applicant received a Certificate of Appropriateness on April 3, 2023, for a number of exterior modifications. Modifications to the existing roof pitch or roof form were not requested or approved at that time. The applicant returned to the HDRC on July 19, 2023, to request approval for roof form and parapet modifications that were initiated prior to receiving a Certificate of Appropriateness. On August 22, 2023, staff received a report that rigid foam insulation was being installed over the existing stucco cladding. Staff communicated with the property owner and issued a Stop Work Order on August 22, 2023. The applicant continued work after the Stop Work Order was issued. The applicant has submitted updated application materials to request approval for the scope of work.
- c. CLADDING MODIFICATIONS – The applicant is proposing to install rigid foam insulation over the existing stucco cladding on the entire structure. The applicant is proposing to apply new stucco cladding to the exterior of the proposed foam insulation. The installation of the rigid foam insulation increases the existing wall thickness by approximately two (2) inches or more. Guideline 2.B.i for Exterior Maintenance and Alterations states that stucco should be repaired by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco. Additionally, the Historic Design Guidelines for Exterior Maintenance and Alterations provide best practices for increasing energy efficiency, weatherization, thermal performance, and insulation. Staff finds that the proposed treatment is inconsistent with the Guidelines and is inappropriate for the historic structure. The installation of exterior rigid foam insulation over the existing stucco may promote accelerated deterioration of the existing cladding and water retention on the exterior walls.

RECOMMENDATION:

Staff does not recommend approval of the exterior cladding modifications based on findings a through c. Staff recommends that the applicant repair the existing stucco cladding with stucco that matches the existing in composition, texture, application, technique, color, and detail.

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

THAT **SRSA REAL ESTATE HOLDINGS, LLC**, a Texas limited liability company whose address is 1207 Westway Ave., McAllen, Hidalgo County, Texas 78501 (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **620 S. PRESA REALTY, LTD.**, a Texas limited partnership whose address is 3100 Fannin Street, Houston, Texas 77004 (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, and the additional consideration of the execution and due delivery by Grantee of that one certain Promissory Note of even date herewith in the principal sum of Four Hundred Ninety-Five Thousand and no/100 Dollars (\$495,000.00) (herein called the "Note") payable to the order of Texas First Bank ("Mortgagee"), the payment of which note is secured by the Vendor's Lien to the extent of Three Hundred Thousand and no/100 Dollars (\$300,000.00) herein retained, and is additionally secured by a certain Deed of Trust of even date herewith to Charles T. Doyle, Patrick F. Doyle, Dennis R. Bettison, Jeff Adams, Donnie Quintanilla, Jana L. Harnett, Albert G. Redmond, Peter J. Sapio, Jr. or Thea Clark, as Trustees, has granted, sold and conveyed, and by these presents do grant, sell and convey unto the Grantee the following property together with improvements thereon and all rights appurtenant thereto (herein called the "Property"):

0.2239 acres (9,754 square feet) of land out of the San Antonio Town Tract Survey, Abstract No. 20, Bexar County, Texas, Being all of Lot 1, Block 1, New City Block 923, on the City Assessors Records, Bexar County, Texas, being conveyed to SRSA Real Estate Holdings, LLC, recorded under Bexar County Clerk's File No. 20090034035 of the Bexar County Official Public Records.

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit "A" attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

Charter Title Co. GF # 1038012100041

THE PROPERTY IS CONVEYED BY SELLER AS IS, WHERE IS AND WITH ALL FAULTS AS PER THE TERMS AND CONDITION IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.

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

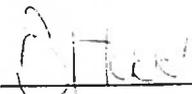
But it is expressly agreed and stipulated that a Vendor's Lien, to the extent of Three Hundred Thousand and no/100 Dollars (\$300,000.00), as well as the Superior Title in and to the above described premises, is retained against the above-described Property and premises until the Note and all interest thereon is fully paid according to its face, tenor, effect, and reading thereof, when this Deed shall become absolute.

Mortgagee, at the instance and request of Grantee, has advanced and paid in cash to Grantor that portion of the purchase price of the herein described property as is evidenced by the Note. The Vendor's Lien to the extent of Three Hundred Thousand and no/100 Dollars (\$300,000.00) together with Superior Title to said Property is retained herein for the benefit of Mortgagee and is hereby TRANSFERRED and ASSIGNED to Mortgagee without recourse on Grantor in any manner (including, without limitation, payment of said Note).

Taxes for the current year have not been prorated as of the date hereof, and Grantee assumes and agrees to pay the same.

WITNESS THE EXECUTION HEREOF as of the 18th day of June, 2021.

Grantor: **SRSA REAL ESTATE HOLDINGS, LLC,**
a Texas limited liability company

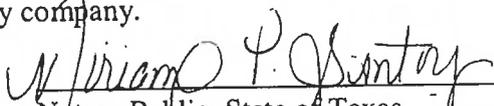
By: 
Victor S. Haddad, Managing Member

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

This instrument was acknowledged before me on the 17th day of June, 2021 by Victor S. Haddad, Managing Member of SRSA Real Estate Holdings, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

Grantee:

620 S. PRESA REALTY, LTD.
a Texas limited partnership

By: G. J. Braun Corporation, a Texas
corporation, its General Partner

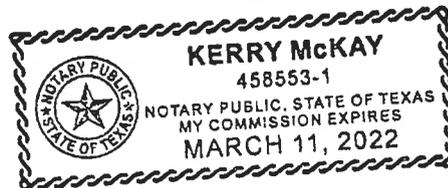
By: 
Dan Braun, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

This instrument was acknowledged before me on the 17th day of June, 2021 by Dan Braun, President of G. J. Braun Corporation, General Partner of 620 S Presa Realty, Ltd., a Texas limited partnership, on behalf of said limited partnership.


Notary Public, State of Texas



AFTER RECORDING RETURN TO

EXHIBIT "A"

[Permitted Exceptions]

Permanent Subterranean Flood Control Tunnel Easement dated August 10, 1987, granted to San Antonio River Authority, recorded in/under Volume 4127, Page 1205 of the Real Property Records of BEXAR County, Texas.

Terms and provisions of Ordinance, Case No. Z2001220, rezoning and reclassification as a Historic District, as recorded in/under Volume 9130, Page 2118, of the Real Property Records of BEXAR County, Texas.

The following matters shown and/or noted on survey prepared May 20, 2021 by Paul A. Coyne, RPLS No. 6374, Tetra Job No. 21-0061:

- (1) Protrusion of westerly corner of building into S. Presa Street to a maximum of 0.80 feet
- (2) Encroachment of 1 story stucco clad building within the 10 foot building setback

Any portion of the Land located within the boundaries of any roadway or highway.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Claims by adjoining property owners to any portion of the subject property located between northeast boundary line and existing fence and between southeast boundary line and existing fence depicted on survey prepared May 20, 2021 by Paul A. Coyne, RPLS No. 6374, Tetra Job No. 21-0061.

Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

EXHIBIT "B"

"As Is, Where Is"; No Representations or Warranties by Grantor; Acceptance of Property; Disclaimer.

THIS SPECIAL WARRANTY DEED IS AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES. THE PURCHASE PRICE WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT EXCEPT AS SPECIFICALLY STATED IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE DATED APRIL 5, 2021, THERE ARE NO REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE STATED IN THE CLOSING DOCUMENTS. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH ABOVE, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE AS SET OUT IN THE DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR AND AT THE CLOSING AGREES TO ACCEPT THE PROPERTY AND WAIVE ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF

Seller Initials

Buyer Initials

pg. 5

CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH ABOVE, AND IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE DATED APRIL 5, 2021, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN AS IS CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

File Information

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

Document Number: 20210167541
Recorded Date: June 18, 2021
Recorded Time: 4:51 PM
Total Pages: 7
Total Fees: \$46.00

**** 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: 6/18/2021 4:51 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

ASSIGNMENT OF RENT, INCOME, AND RECEIPTS

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.

Date: June 18, 2021

Assignor: 620 S. PRESA REALTY, LTD.

Assignor's Mailing Address: 5353 W Alabama, Suite 200, Houston, TX 77056

Assignee: TEXAS FIRST BANK

Assignee's Mailing Address: 3000 FM 1764, La Marque, Texas 77568

Note:

Date: June 18, 2021

Original principal amount: FOUR HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$495,000.00)

Borrower: 620 S. PRESA REALTY, LTD.

Lender: TEXAS FIRST BANK

Deed of Trust

Date: June 18, 2021

Borrower: 620 S. PRESA REALTY, LTD.

Lender: TEXAS FIRST BANK

Trustee: CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR. or THEA CLARK

Property: 0.2239 acres (9,754 square feet) of land out of the San Antonio Town Tract Survey, Abstract No. 20, Bexar County, Texas, Being all of Lot 1, Block 1, New City Block 923, on the City Assessors Records, Bexar County, Texas, being conveyed to SRSA Real Estate Holdings, LLC, recorded under Bexar County Clerk's File No. 20090034035 of the Bexar County Official Public Records.

{00406476.DOC}

Charter Title Co. GF # 1038012100041

Current Leases: **None.**

For value received, Assignor assigns to Assignee absolutely and not only as collateral all current and future rent, income, and receipts from the Property. Leases are not assigned.

Assignor will act as Assignee's licensee and will collect rent and other income and receipts from the Property as long as Assignor is not in default under the terms of the Note, the Deed of Trust, or this assignment. If Assignor defaults, Assignee may terminate Assignor's license, and Assignee may then collect all rent, income, and receipts from the Property.

A. Assignor warrants the following:

1. This assignment is valid and enforceable.
2. The Current Leases are valid, have not been modified or amended except as stated, have not been previously assigned, and are subject to no security interests.
3. Without the prior written consent of Assignee, Assignor will not modify any material term in any lease covering the Property, exercise or forfeit any option in a lease, or accept payment of rent more than one month in advance of its regular monthly payment date.
4. Assignor will perform all the obligations of the lessor in all leases covering the Property.
5. Assignor will promptly inform Assignee of all material events concerning the leases covering the Property.
6. Assignor will keep accurate records of all aspects of leases covering the Property and on request will make them available for Assignee's examination.
7. Assignor will apply all rent, income, and receipts from the Property to payment of the Note and performance of the obligations in the Deed of Trust, but if the rent, income, and receipts exceed the amount due under the Note and the Deed of Trust, Assignor may retain the excess.

B. Default and Remedies

1. During the existence of a default in payment of the Note or performance of any obligation in the Deed of Trust or this assignment, Assignee may—
 - a. exercise Assignor's rights under the leases, including the right to collect income and give receipts for it;
 - b. increase or reduce rent or change the terms of any lease, if permitted;
 - c. enter into new leases in the name of Assignor or otherwise on terms that Assignee chooses; and

- d. sue for the collection of unpaid rent, to cancel any lease in default, and for possession of any portion of the Property covered by a lease in default.

2. Except as otherwise provided in this assignment, before foreclosure of the Deed of Trust and after reimbursement of Assignee's expenses for collecting the rent, including attorney's fees, Assignee will apply all rent collected under this assignment to cure any default in the Note or the Deed of Trust.

3. Assignee may elect not to collect rent under this assignment, but that election will not prejudice Assignee's right to collect rent subsequently. Assignee will never be liable for failure to collect rent but will be accountable for rent received before foreclosure of the Deed of Trust.

4. By exercising rights and remedies under this assignment, Assignee does not waive the right to enforce the Note or the Deed of Trust.

C. General Provisions

1. Assignee's collection of rent, income, or receipts from the Property does not relieve Assignor of any obligations in the Note and the Deed of Trust.

2. Neither acceptance of this assignment nor any other act of Assignee under this assignment will be construed as a waiver of the priority of the Deed of Trust lien as to any lease or contract.

3. This assignment binds, benefits, and may be enforced by the successors in interest of the parties.

4. This assignment terminates on release of the Deed of Trust. At Assignor's expense, Assignee will reassign to Assignor in recordable form and without recourse or warranty all current and future rent, income, and receipts from the Property.

5. Assignee does not have or assume any obligations as lessor to any occupant of the Property.

6. Assignee may exercise Assignee's rights and remedies in this assignment without taking possession of the Property.

7. If Assignor becomes a voluntary or involuntary debtor in bankruptcy, Assignee's filing a proof of claim will be tantamount to the appointment of a receiver under Texas law.

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

620 S. PRESA REALTY, LTD.

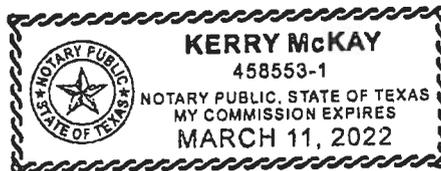
BY: G.J. BRAUN CORPORATION, General Partner

BY: *MB*
DAN B. BRAUN, President

THE STATE OF TEXAS :
:
COUNTY OF *Harris* :

This instrument was acknowledged before me on the ^{*17th*} ~~18th~~ day of June, 2021, by DAN B. BRAUN, President of G.J. BRAUN CORPORATION, General Partner of 620 S. PRESA REALTY, LTD., in the capacity therein stated and as act and deed of said limited partnership.

Kerry McKay
NOTARY PUBLIC, State of Texas



File Information

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

Document Number: 20210167543
Recorded Date: June 18, 2021
Recorded Time: 4:51 PM
Total Pages: 5
Total Fees: \$38.00

**** 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: 6/18/2021 4:51 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

TAX CERTIFICATE



ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Issued To:

620 S PRESA REALTY LTD
3702 NEWTON BAY
SAN ANTONIO, TX 78223

Legal Description

NCB 923 BLK 1 LOT 1

Fiduciary Number: 33262426

Parcel Address: 620 S PRESA ST

Legal Acres: .2239

Account Number: 00923-001-0010

Print Date: 03/30/2023 12:48:29 PM

Certificate No: 10947316

Paid Date:

Certificate Fee: \$10.00

Issue Date: 03/30/2023

Operator ID: GALM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

620 S PRESA REALTY LTD
3100 FANNIN ST
HOUSTON, TX 77004

2022 Value:	324,180
2022 Levy:	\$8,793.83
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 8 ROAD AND FLOOD
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 SA RIVER AUTHORITY
- 21 CITY - SAN ANTONIO
- 57 SAN ANTONIO ISD

for Albert Uresti
ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A



TAX CERTIFICATE



ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Issued To:

620 S PRESA REALTY LTD
3702 NEWTON BAY
SAN ANTONIO, TX 78223

Legal Description

NCB 923 BLK 1 LOT 1

Fiduciary Number: 33262426

Parcel Address: 620 S PRESA ST
Legal Acres: .2239

Account Number: 00923-001-0010

Print Date: 03/30/2023 12:48:29 PM

Certificate No: 10947316

Paid Date:

Certificate Fee: \$10.00

Issue Date: 03/30/2023

Operator ID: GALM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

620 S PRESA REALTY LTD
3100 FANNIN ST
HOUSTON, TX 77004

2022 Value:	324,180
2022 Levy:	\$8,793.83
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 8 ROAD AND FLOOD
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 SA RIVER AUTHORITY
- 21 CITY - SAN ANTONIO
- 57 SAN ANTONIO ISD

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

