

AN ORDINANCE 2009-02-05-0094

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

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

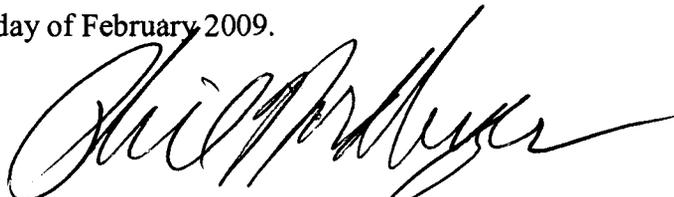
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 274 and 275, Block E, NCB 11551, save and except the part of said lots conveyed to the City of San Antonio in Volume 10700, Page 313, Real Property Records, Bexar County, Texas from "C-1 NCD-3" Light Commercial, Ingram Hills Neighborhood Conservation District to "C-2NA NCD-3" Commercial Nonalcoholic Sales Ingram Hills Neighborhood Conservation District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective February 15, 2009.

PASSED AND APPROVED this 5<sup>th</sup> day of February 2009.

  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
For City Attorney

72009003

LT3A-RR-JH-# 121101139

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.

Doc# 28848889774

DS/3/1904 98852 02/19/04

PARCEL: 16308, 16310 AND 16311  
PROJECT: CALLAGHAN-W. HORSESHOE TO INGRAM

RECORD AND RETURN TO:  
REAL ESTATE SECTION  
CITY OF SAN ANTONIO  
P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

WARRANTY DEED

\*\*\*\*\*

STATE OF TEXAS }  
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

THAT, ALFONSO DAVILA, A SINGLE MAN, hereinafter referred to as "GRANTOR", of the County of Bexar, State of Texas, for and in consideration of the sum of NINE THOUSAN SIX HUNDRED THIRTY SEVEN AND NO/100 (\$9,637.00) DOLLARS, to him in hand paid by the "GRANTEE", the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the CITY OF SAN ANTONIO, hereinafter referred to as "GRANTEE", a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

LT3A-RR

VOL 10700 P0313

Parcel 16308 A 0.0038 acre, or 166 square feet more or less, tract of land out of Lot 274, Block "E" Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas in New City Block 11551 in the City of San Antonio of Bexar County, Texas, Said 0.0038 acre tract of land being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;

Parcel 16310 A 0.0246 acre, or 1,070 square feet more or less, tract of land, ort of Lot 275, Block "E" Woodlawn Hills Subdivision, recorded in Volume 980, Page 189-190 of the Deed and Plat Records of Bexar County, Texas in New City Block 11551, of the City of San Antonio of Bexar County, Texas. Said 0.0246 acre tract of land being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;

Parcel 16311 A 0.0121 acre, or 525 square feet more or less, tract of land out of Lot 282, Block "E", Woodlawn Hills Subdivision recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11551 in the City of San Antonio of Bexar County, Texas. Said 0.0121 acre tract of land being more particularly described by metes and bounds description on Exhibit "A" attached hereto and made a part hereof;

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

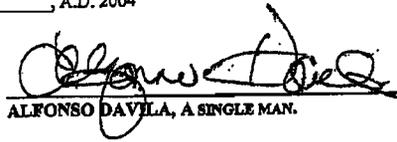
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind himself, his heirs, executors and administrators to WARRANT and FOREVER DEFEND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

EXHIBIT A

22009003

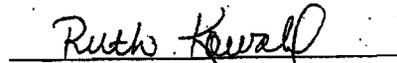
Page 2 of 2  
Parcel: 16308, 16310 and 16311  
Project: Callaghan - W. Horseshoe Bend to Ingram

EXECUTED this the 22<sup>nd</sup> day of April, A.D. 2004

  
ALFONSO DAVILA, A SINGLE MAN.

STATE OF TEXAS }  
COUNTY OF BEXAR }

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of April, 2004  
ALFONSO DAVILA, A SINGLE MAN.

  
NOTARY PUBLIC SIGNATURE



WM 10700 00314

**EXHIBIT "A"**



**Z2009003**

**FIELD NOTES  
FOR  
FEE SIMPLE PARCEL NO. 16308**

A 0.0038 acre, or 166 square foot more or less, tract of land out of Lot 274, Block "E", Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11551, in the City of San Antonio of Bexar County, Texas. Said 0.0038 acre being further described by metes and bounds as follows:

- COMMENCING:** At set ½" iron rod with yellow cap marked "Pape-Dawson" at the intersection of the east right-of-way line of Callaghan Road right-of-way varies, at this point 60-foot minimum, and the south right-of-way line of Silvercrest Drive (a 60-foot right-of-way) dedicated in the said Woodlawn Hills Subdivision, said ½" iron rod also being the northwest corner of Lot 282 of said Block "E" of Woodlawn Hills Subdivision;
- THENCE:** S 00°01'45" W, along and with the east right-of-way line of Callaghan Road, passing at 229.27 feet a common corner of Lots 275 and 282 of said Block "E" Woodlawn Hills and continuing for a total distance of 333.48 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a common corner of said Lots 275 and 274, for the POINT OF BEGINNING and the northwest corner of the herein described tract;
- THENCE:** N 73°40'45" E, departing the east right-of-way line of Callaghan Road along and with the common line of Lots 275 and 274, a distance of 3.34 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northeast corner of the herein described tract;
- THENCE:** S 15°43'47" W, departing said line, a distance of 5.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE:** S 00°06'51" W, a distance of 99.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south line of Lot 274, the common line of Lots 243 and 274 of said Block "E", of said Woodlawn Hills Subdivision;
- THENCE:** S 73°40'45" W, along and with the said common line of Lots 243 and 274, a distance of 1.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east right-of-way line of Callaghan Road, the southeast corner of said Lot 274;

W110700 880315

**PAPE-DAWSON ENGINEERS, INC.**

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

72009003

0.0038 Acres  
Fee Simple Parcel No. 16308  
Job No. 3994-62  
Page 2 of 2

THENCE: N 00°01'45" E, along and with the east right-of-way line of Callaghan Road, a distance of 104.21 feet to the POINT OF BEGINNING and containing 0.0038 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson-Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.  
Job No.: 3994-62  
Date: September 22, 1999, Revised: April 15, 2003  
Doc. Id.: K:\3994\62\survey\row\30\WordField Notes\990916b3.doc

*John Noel Nicholls*  
6-5-2003



PH 10700 80316

**EXHIBIT "A"**



**Z2009003**

**FIELD NOTES  
FOR  
FREE SIMPLE PARCEL NO. 16310**

A 0.0246 acre, or 1,070 square foot more or less, tract of land out of Lot 275, Block "E" of the Woodlawn Hills as recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11551, in the City of San Antonio of Bexar County, Texas. Said 0.0246 acre being more particularly described by metes and bounds as follows:

- COMMENCING** At set 1/2" iron rod with yellow cap marked "Pape-Dawson" in the intersection of the east right-of-way line of Callaghan Road, right-of-way varies, at this point 60 foot minimum, and the south right-of-way line of Silvercrest Drive, a 60-foot right-of-way, dedicated in said Woodlawn Hills Subdivision, said 1/2" iron rod also being the northwest corner of Lot 282 of said Block "E" of the Woodlawn Hills Subdivision;
- THENCE:** S 00°01'45" W, along and with the east right-of-way line of Callaghan Road, a distance of 229.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the common corner of Lots 275 and 282 for the POINT OF BEGINNING, the northwest corner of Lot 275 and the northwest corner of the herein described tract;
- THENCE:** N 73°40'45" E, departing the east right-of-way line of Callaghan Road, along and with the common line of Lots 275 and 282, a distance of 4.40 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson" for the northeast corner of the herein described tract;
- THENCE** Departing said line the following calls and distances:  
  - S 15°30'04" E, a distance of 35.18 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson";
  - S 00°06'51" W, a distance of 33.66 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson";
- THENCE:** S 15°43'47" W, a distance of 38.39 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson" in the south line of said Lot 275, the common line of Lots 275 and 274 of said Block "E" of the Woodlawn Hills Subdivision, the southeast corner of the herein described tract;

VAL 10700 PRO 317

**PAPE-DAWSON ENGINEERS, INC.**

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

Z2009003

THENCE: S 73°40'45" W, along and with the said common line of Lots 275 and 274, a distance of 3.34 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson" in the east right-of-way line of Callaghan Road for the southwest corner of the herein described tract;

THENCE: N 00°01'45" E, along and with the east right-of-way line of Callaghan Road, a distance of 104.21 feet to the POINT OF BEGINNING and containing 0.0246 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape Dawson Engineers Inc.

Prepared by: Pape-Dawson Engineers, Inc.

Job No.: 3994-62

Date: September 22, 1999, Revised: April 15, 2003

Doc. Id.: K:\3994\62\survey\row\30\Word\field Notes\990916b1.doc

*[Handwritten Signature]*  
6-5-2003



ML 10700 PRO 818

EXHIBIT "A"



Z2009003

FIELD NOTES  
FOR  
FEE SIMPLE PARCEL NO. 16311

A 0.0121 acre, or 525 square foot more or less, tract of land out of Lot 282, Block "E", of the Woodlawn Hills Subdivision, recorded in Volume 980, Pages 189-190 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11551 in the City of San Antonio of Bexar County, Texas. Said 0.0121 acre being more particularly described by metes and bounds as follows:

- BEGINNING:** At a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the intersection of the east right-of-way line of Callaghan Road (right-of-way varies, 60-foot minimum), and the south right-of-way line of Silvercrest Drive (a 60-foot right-of-way dedicated in the said Woodlawn Hills Subdivision), said 1/2" iron rod also being the northwest corner of Lot 282 and the northwest corner of the herein described tract;
- THENCE:** N 73°40'45" E, departing the east right-of-way line of Callaghan Road, along and with the south right-of-way line of Silvercrest Drive, a distance of 20.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at a point of cusp for the northeast corner of the herein described tract;
- THENCE:** Southwesterly, departing the south right-of-way line of Silvercrest Drive, along and with a curve to the left, said curve having a radial bearing of S 16°19'15" E, a radius of 25.00 feet, a central angle of 73°33'54", a chord bearing and distance of S 36°53'48" W, 29.94 feet, and an arc length of 32.10 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- THENCE:** S 00°06'51" W, a distance of 201.24 to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
- THENCE:** S 15°30'04" E, a distance of 9.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the south line of said Lot 282 the common line of Lots 282 and 275 of said Block "E" of the said Woodlawn Hills Subdivision the southeast corner of the herein described tract;
- THENCE:** S 73°40'45" W, along and with the said line, a distance of 4.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" in the east right-of-way line of Callaghan Road for the southwest corner of the herein described tract;

WM 10700 00819

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | Info@pape-dawson.com

0.0121 Acre Tract  
Fee Simple, Parcel No. 16311  
Job No. 3994-62  
Page 2 of 2

72009003

THENCE: N 00°01'45" E, along and with the east right-of-way line of Callaghan Road, a distance of 229.27 feet to the POINT OF BEGINNING and containing 0.0121 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers Inc.

Prepared by: Pape-Dawson Engineers, Inc.  
Job No.: 3994-62  
Date: September 22, 1999, Revised: April 16, 2003  
Doc. Id.: K:\3994\62\survey\row\301\Word\Field Notes\990916a8.doc

*[Handwritten Signature]*  
6-5-2003



10700 00888

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20040889774  
# Pages 8  
04/26/2004 03:09:03 PM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
BERRY RICKHOFF  
COUNTY CLERK  
Fees \$26.88

APR 26 2004



*[Handwritten Signature]*  
COUNTY CLERK BEXAR COUNTY, TEXAS