



**AGENDA
CITY OF WINDCREST, TEXAS
PLANNING AND ZONING COMMISSION**

**Public Hearing
December 04, 2014**

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PLANNING AND ZONING COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 04th DAY OF DECEMBER 2014 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING DURING THE MORNING OF DECEMBER 04, 2014 AND TO RECONVENE THE MEETING ON DECEMBER 05, 2014 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in

response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. City Council may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Public Hearing

1. The Planning and Zoning Commission will conduct a public hearing to consider the application of H & S Auto Sales for the issuance of a special use permit to operate a facility for the sale of preowned cars and trucks at 8941 Willmon Way, Windcrest, Texas. The property is zoned B-1 which does not authorize such use without a special use permit. (Att. 1)

IV. Discuss and Act

1. The Planning and Zoning Commission will discuss and may make a recommendation to the City Council regarding the application of H & S Auto Sales for the issuance of a special use permit to operate a facility for the sale of preowned cars and trucks at 8941 Willmon Way, Windcrest, Texas. (Att. 2)

V. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

VI. Adjournment

The Planning and Zoning Commission reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on December 04, 2014.

By:  , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ December, 2014.

____ Title: _____

Classifieds

250-2345 To place an ad

In print and online at sacommunities.com

AD DEADLINE: FRIDAY, 2PM

MERCHANDISE

Antiques/Art/Collectibles

WANTED-Military Items. All Wars. U.S., German, Japan. 210-870-6173

Appliances

FREE ESTIMATES WITH REPAIR

Servicing All Major Brand Appliances
Same Day Service • Military & Senior Discount
\$15.00 OFF with Coupon
ALL STATE
APPLIANCE REPAIRS & SALES, INC.
210-658-2801
Bonded & Licensed For Your Protection

Medical

I BUY AND SELL
Used and New Medical Equipment,
Hospital Beds, Air Mattresses,
Power Chairs, Wheelchairs,
Oxygen Concentrators, Nebulizers,
C-Paps & Bi-Paps, Patient Lifts,
Lift Chairs, Ramps, If You're Selling
Medical or Need Medical CALL ME,
I CAN SAVE YOU MONEY!
7 days 210-349-3009

ESTATE & GARAGE SALES

Northeast SA-Garage Sales

13707 CORINTH, 4-Family Sale
Fri/Sat, 9-4p, No Junk, Cash Only!

8702 SICILY ISLE Univ City, Kids
Stuff & Much More! Sat. 8am-2pm

SKILLED

Skills/Trades/Construction

GRANITE SHOP HIRING POL/FAB
Exp. Preferred. 18630 Goli St., Garden
Ridge, TX. 78266. (210) 394-8122

WOODWORKERS

AG Woodwork is hiring woodworkers.
6930 E. Evans Rd. 210-921-2270.

MISCELLANEOUS

General Help

CIRCULATION ATTENDANT PART-TIME

City of Converse
Visit www.conversetx.net or
Call (210) 659-4160

SILK, SHIRT, PANT PRESSERS

For Northeast Dry Cleaners. Start
at \$12/hr. Call (210) 494-7966
to apply. Must have prior exp.

Garage Sale:

Call 210-250-2345
to advertise in
Prime Time newspapers.

General Help

General Help

CITY OF UNIVERSAL CITY COMMUNICATIONS TECHNICIAN (DISPATCHER)

The City of Universal City is accepting applications for a Communications Technician (Dispatcher) for our Police Department. This position requires:

1. Excellent communications skills (radio, telephone and person to person).
2. Ability in handling emergencies by answering 911 calls for Police, Fire and Rescue.
3. Ability to distinguish emergencies from routine calls for assistance.
4. Knowledge of various computer programs to retrieve and enter data.
5. Coping skills necessary to handle high stress situations, changing policies, procedures, routines, shifts and working holidays.
6. Prior experience with required certifications preferred.

If a tentative offer of employment is made, employment is contingent upon receiving satisfactory results from a pre-employment physical exam, drug test and background investigation.

Applications must be fully completed and returned by 5:00 p.m. on December 1, 2014. Starting pay is \$15.46 per hour. Benefits include retirement; paid overtime; holiday, vacation and sick leave; employer pays for employee's medical and dental insurance; dependent insurance coverage available. Applications are available in person M-F 8am-5pm at City Hall, 2150 Universal City Blvd., Universal City, TX 78148 or by emailing an application request to hrfinance@uctx.gov. The City of Universal City is an Equal Opportunity Employer

Skills/Trades/Construction

Skills/Trades/Construction

CURRENT JOB OPENINGS:

GVEC Home HVAC Installer
GVEC Home HVAC Technician
GVEC Home Appliance Installer -
Seguin

GuadalupeValleyElectricCooperative, Inc.

Apply by 12/1/14

For more details about these positions, visit gvec.org and follow the application instructions below.

HOW TO APPLY

GVEC offers advancement potential, competitive compensation and excellent benefits. To apply, visit gvec.org and click on "GVEC Careers" under the "Your GVEC" menu. Find the position you are interested in and apply online. Applications must be submitted online by the deadline in order to be considered. Equal Opportunity Employer.

gvec
Your kind of power.™

800.223.GVEC (4832)

INTERNET | ELECTRIC | HOME

LEGALS & NOTICES

Legals/Public Notices

PUBLIC NOTICE OF BIDS/PROPOSALS

By sealed bid procedure, the City of Selma is offering for sale by Special Warranty Deed, in their present "AS IS" condition, to the party offering the highest and best all-cash bid, each of the following parcels of real property owned by the City of Selma and being situated in the City of Selma, Texas:

• Lot 6, Block 21, Live Oak Hills Subdivision, City of Selma, Guadalupe County, Texas, according to plat thereof recorded in Volume 2, Pages 146 - 147, of the Map and Plat Records of Guadalupe County, Texas, located on Fox Lane in Selma, Texas, Guadalupe County Appraisal District Property ID 31634 ("Parcel #1");

• Lot 2, Block 12, Live Oak Hills Subdivision, City of Selma, Guadalupe County, Texas, according to plat thereof recorded in Volume 2, Pages 146 - 147, of the Map and Plat Records of Guadalupe County, Texas, located on Rhodius Lane in Selma, Texas, Guadalupe County Appraisal District Property ID 31473 ("Parcel #2");

• Lot 6, Block 9, Live Oak Hills Subdivision, City of Selma, Guadalupe County, Texas, according to plat thereof recorded in Volume 2, Pages 146 - 147, of the Map and Plat Records of Guadalupe County, Texas, located on Capri Lane in Selma, Texas, Guadalupe County Appraisal District Property ID 31433 ("Parcel #3");

• The remainder of Lots 22 & 23, Block 9; Lot 10, Block 9; and the remainder of Lot 11, Block 9, all contiguous in Selma Park Estates Subdivision, Unit 1, City of Selma, Bexar County, Texas, according to plat thereof recorded in Volume 4080, Page 34, of the Deed and Plat Records of Bexar County, Texas, located between Bluffs Boulevard and Chippewa Boulevard in Selma, Texas, Bexar County Appraisal District Property IDs 366743, 366729, and 366731, respectively, to be sold together as one parcel ("Parcel #4");

• The remainder of Lots 17 & 18, Block 11, Selma Park Estates Subdivision, Unit 1, City of Selma, Bexar County, Texas, according to plat thereof recorded in Volume 4080, Page 34, of the Deed and Plat Records of Bexar County, Texas, located on Arcadia Boulevard in Selma, Texas, Bexar County Appraisal District Property ID 366806 ("Parcel #5");

• Lot 16, Block 11, Selma Park Estates Subdivision, Unit 1, City of Selma, Bexar County, Texas, according to plat thereof recorded in Volume 4080, Page 34, of the Deed and Plat Records of Bexar County, Texas, located on Woodcliff Boulevard in Selma, Texas, Bexar County Appraisal District Property ID 366804 ("Parcel #6");

• Lot 4, Block 3, Selma Park Estates Subdivision, Unit 1, City of Selma, Bexar County, Texas, according to plat thereof recorded in Volume 4080, Page 34, of the Deed and Plat Records of Bexar County, Texas, located on Woodcliff Boulevard in Selma, Texas, Bexar County Appraisal District Property ID 366687 ("Parcel #7");

• Lot 2, Block 3, Selma Park Estates Subdivision, Unit 1, City of Selma, Bexar County, Texas, according to plat thereof recorded in Volume 4080, Page 34, of the Deed and Plat Records of Bexar County, Texas, located on Ventura Boulevard in Selma, Texas, Bexar County Appraisal District Property ID 366685 ("Parcel #8");

• A +/- 9.381 acre parcel of land, Survey No. 68, Abstract 309, County Block 5044, City of Selma, Bexar County, Texas, said +/- 9.381 acre parcel being more particularly described by metes and bounds in Volume 9199, Page 0572, Official Public Records of Real Property of

Legals/Public Notices

Bexar County, Texas, located on Evans Road in Selma, Texas, Bexar County Appraisal District Property ID 293221 ("Parcel #9").

Each sealed bid submitted must specify on the outside of the sealed bid the parcel number to which such bid applies and such sealed bids must be delivered to City Hall, City of Selma, attention Kenneth E. Roberts, City Administrator, 9375 Corporate Drive, Selma, Texas 78154 not later than 5:00 p.m. on December 19, 2014.

The City Council of the City of Selma reserves the right to require that the buyer pay all survey, title insurance, and closing costs (other than the cost of preparation of a Special Warranty Deed) and further reserves the right to reject any offer for any parcel.

CITY OF CONVERSE OFFICIAL NOTICE

To William Simmons 8238 Springtown St. Converse, TX 78109. Reference property located at 8238 Springtown, Converse, TX 78109, PID # 303/38. Total amount due \$270.00

To PNC Bank National Association, Attn: Property Management 3232 Newmark Dr., Converse, TX 78109. Reference property located at 715 Meadow Forge, Converse, TX 78109 (PID# 305122). Total amount due \$320.00

To the following names listed above and to all whom it may concern. This is to notify you that because of your failure to abate the high weeds on your property (listed above) located in the City of Converse, TX 78109. The City of Converse has abated the problem at a cost. You are hereby further notified that unless the City of Converse is reimbursed in the amount due a privileged lien will be filed in the deed of records of Bexar County against your property for the amount due plus \$120.00 administrative and filing cost. In the absence of payment in full, this lien will be filed ten days from the first publication of this notice.

Mayor Al Suarez

PUBLIC HEARING CITY OF WINDCREST PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Windcrest will conduct a public hearing to consider the application of H & S Auto Sales for the issuance of a special use permit to operate a facility for the sale of preowned cars and trucks at 8941 Willmon Way, Windcrest, Texas. The property is zoned R-1 which does not authorize such use without a special use permit. The meeting and public hearing will take place at 6:00 p.m. on the 4th day of December, 2014 in the City Council Chambers of the City of Windcrest at 8601 Midcrown, Windcrest, Texas.

Find a new
owner for
your car by
advertising in

EN Communities

For advertising
opportunities, call
(210) 250-2345.

EN MediaWorks

To Advertise: 210-250-2345

HOMES FOR SALE

FAIR HOUSING NOTICE

All real estate & rental advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any performance limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate, which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD Toll-Free telephone number for the hearing impaired is 1-800-927-9275.

North Central - Homes - Sale

OPEN HOUSE

29 GLENEAGLES LANE,
Sat Nov 15, 11am-3pm. 281-N of
1604. Custom 4/3/2, Small Acreage,
Views, Privacy, 210-823-9049 Agent

Northeast - Homes - Sale

SCOTTSWOOD No Bank Required
Spacious 3-2-2 \$1250/mo 10% DN
Angela Owner/Agent 889-2817

LOOK 66

Summit Ridge
MHC
Great Pre-owned
Homes
Priced to sell
Starting
@ \$26,995 thru
\$52,000
Several Different Floor Plans
11/22/2014
Call SUN HOMES Today for
Details
888-254-1719
www.4summitridge.com
Financing Options Available
EHO
RB135281

Northwest - Homes - Sale

3BR/2BA home
\$29,999, 1232sq ft
Priced to sell! Won't last!
Act Now!
www.stonebridge.com
888.287.3144

Southeast - Homes - Sale

CASA SE VENDE dueño a dueño
Kingsland Properties 210-771-3935

Advertise: 210-250-2345
Prime Time newspapers



(Please use separate application for each submittal)

☐ Land Use Amendment	☐ Land Study	☐ Replat
☐ Thoroughfare Amendment	☐ Final Plat	☐ Amending Plat
☐ Zoning Change (choote one)	☐ Preliminary Plat	☐ Minor Plat
☐ Straight Zoning	☒ Specific Use Permit	☐ Vacating Plat
☐ PUD (Planned Unit Development)	☐ Conditional Use Permit	☐ Site Plan
☐ Variance	☐ Exception	☐ Tree Removal Permit

Project Name: HES AUTO SALES
Total Acres: .4 Survey Name: _____ Abstract No.: _____
Project Location (address): 8941 WILLMON WAY, WINDCREST TX 78239
Current Zoning: D1 Current Use: N/A # of Lots/Units: 1 For Commercial/Industrial:
Proposed Zoning: _____ Proposed Use: CAR LOT Please Circle One: _____ Total Proposed Sq. Ft. 5,000
SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: HOMER OLVEDA & MARIA S OLVEDA
Address: 15230 KAMARY LN City: SAN ANTONIO St/Zip: TX 78247
Phone: 210 643-7691 Fax: 210 646-7937 E-Mail: Homerolveda@yahoo.com

Applicant (If different than Owner) : _____
Address: _____ **City:** _____ **St/Zip:** _____
Phone: _____ **Fax:** _____ **E-Mail:** _____

Representative: _____
Address: _____ City: _____ St/Zip: _____
Phone: _____ Fax: _____ E-Mail: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature _____

Typed/Printed Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this _____ day of _____, 20____.

History Public

[Notary Seal]

City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method:

Submittal Date:

Accepted by:

CITY OF WINDRETT
REG# 0023967 11/03/2014 11:32 AM
TRIN: 475.0000 HSCPELLANEDS INDME
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ITEM: 005
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Date:
by:

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YF



Homer Olveda
15230 Kamary LN
San Antonio, TX 78247
October 7, 2014

City of Wincrest

Dear Mayor, city council members, home owners, and neighbors of Wincrest:

My name is Homer Olveda. I have recently purchased the property of 8941 Willmon Way. My understanding is that the property is now zoned B1. I would like to petition for a special use permit in order to open my business.

My intended use of the property is a small high quality small car lot which will be a credit to the city. It will feature 15-20 fairly new clean cars and trucks. Vehicles will be exhibited and sold on premise. Cars will not be services or cleaned on property. I own a car shop a few miles away where all the cleaning and mechanics will be preformed. My business hours will be from 11am-6pm Tuesday-Saturday. Car lot will be operated by one employee and myself and kept clean and organized at all times.

The property already has a small office, a big sign, and paved parking lot. I have no intentions of building or making any big changes to it. It is kind of split of into 2 sections. The first section is where the small building and the parking lot are at and where business will take place. The second section consists of a nice big yard (almost a fifth of an acre) that is adjacent to some townhomes. The yard is to be kept clean at all times and will help separate the business from residential neighbors. Next door to the lot is Valero Convenient and Gas Store, and across the street is Sand Dollar pools. I would also like to point out that the property is located in the entrance to the city and that my clientele would most likely not go across the city to come see me.

I've always been noted for being a hard worker and a good citizen. If I obtain the special use permit, I promise to follow any laws, rules, regulations, and codes the city may apply. as a new owner in the community, I am looking forward to being part of the fine City Of Wincrest.

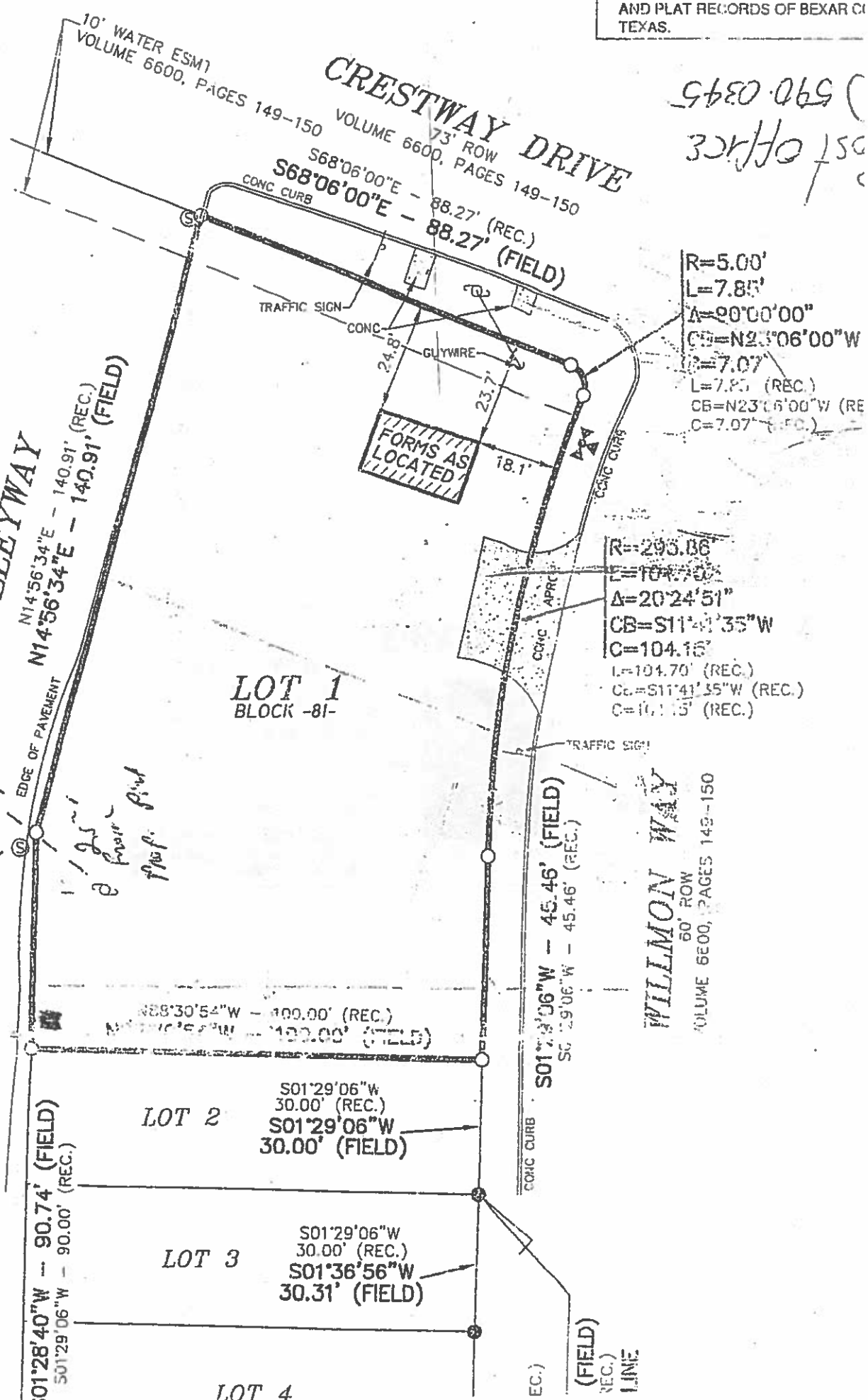
Hope to hear from you soon.

Sincerely,

Homer Olveda
210-843-7681
Owner

[illegible]

5750.069 (5790.0345)
304/10/50



SCANNED



WARRANTY DEED WITH VENDOR'S LIEN
(Wraparound Financing)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

THAT THE UNDERSIGNED, KEITH STEFANO, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note ("Grantee's Note") of even date herewith in the principal sum of SIXTY THREE THOUSAND FOUR HUNDRED TWENTY TWO AND 36/100 DOLLARS (\$63,422.36), payable to the order of Grantor, and bearing interest as therein provided, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto, HOMERO J. OLVEDA and MARIA S. OLVEDA, 15230 Kamary Lane, San Antonio, Texas 78247, hereinafter called "Grantee", whether one or more, the following described real property (Property):

Lot 1, Block 81, WINDCREST, UNIT 21, in the City of Windcrest,
Bexar County, Texas, according to plat thereof recorded in Volume
6600, Pages 149-150, Deed and Plat Records of Bexar County, Texas,

together with all improvements thereon, subject, however, to the Deed of Trust, Assignment of Rents Income and Receipts, and First Modification, Renewal, and Extension Agreement, all herein referred to as the "Underlying Debt", which Deed of Trust was filed for record in Volume 12806, Page 2424, Assignment of Rents Income and Receipts was filed for record in Volume 12811, Page 961, and First

Modification, Renewal, and Extension Agreement was filed for record in Volume 151211, Page 900, of the Official Public Records of Real Property of Bexar County, Texas. The Grantor, as well as any other owner and holder of the Grantee's Note, shall be obligated to pay any and all installments falling due on the Underlying Debt as and when due, and in the event of default in the payment of any such installments as and when due, then, so long as Grantee is not in default in the payment of Grantee's Note, or in default of the performance of the covenants of the Deed of Trust securing said note, Grantee shall have the right to pay any such delinquent installment or installments and receive credit upon Grantee's Note for all sums so paid and in such manner as Grantee shall direct as of the date of such payment.

This conveyance, however, is made and accepted subject to any and all existing encumbrances, conditions, and restrictions relating to the hereinabove described property as now reflected by the records of the County Clerk of Bexar County, Texas.

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

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described Property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor,

effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 15th day of September, 2014.

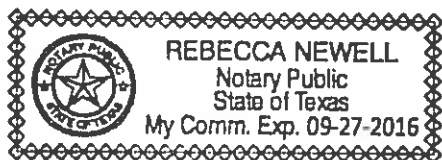


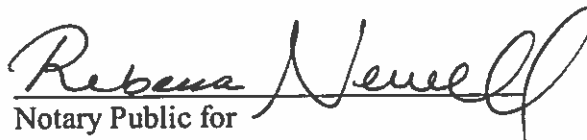
KEITH STEFANO

STATE OF TEXAS §

COUNTY OF BEXAS §

The foregoing instrument was acknowledged before me on this the 15th day of September, 2014 by KEITH STEFANO.




Notary Public for
the State of Texas

Doc# 20140160814 Fees: \$34.00
09/18/2014 8:01AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:
Michael S. Brenan
3303 Oakwell Court #120
San Antonio, Texas 78218

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.

SEP 18 2014




COUNTY CLERK BEXAR COUNTY, TEXAS