

(Oct. 1990)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



00 1174

1. NAME OF PROPERTY

HISTORIC NAME: Miraflores Park
OTHER NAME/SITE NUMBER: Miraflores Alumni Park

2. LOCATION

STREET & NUMBER: 800 Hildebrand
CITY OR TOWN: San Antonio
STATE: Texas CODE: TX COUNTY: Bexar CODE: 029
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 78209

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (x nomination) (X request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x meets) (_ does not meet) the National Register criteria. I recommend that this property be considered significant (_ nationally) (_ statewide) (x locally). (_ See continuation sheet for additional comments.)

[Handwritten Signature]
Signature of certifying official

9-1-2004
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria. (_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

- entered in the National Register *See continuation sheet.*
- determined eligible for the National Register
- See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson Beall
Edson Beall

10/22/04
6-14-06

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	1 BUILDINGS
	1	0 SITES
	0	0 STRUCTURES
	9	0 OBJECTS
	11	1 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: *The Sculpture of Dionicio Rodriguez in Texas*

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Recreation and Culture: Work of Art = sculpture
Designed Landscape = park

CURRENT FUNCTIONS: Recreation and Culture: Work of Art = sculpture
Designed Landscape = park

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: Faux Bois Sculpture

MATERIALS: FOUNDATION
WALLS TILE, CONCRETE, METAL/steel
ROOF
OTHER CONCRETE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

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Continuation Sheet

Section 7 Page 5

Miraflores Park
San Antonio, Bexar County, Texas

DESCRIPTION

Miraflores Park in San Antonio, Texas, is the only extant portion of a private park built in the 1920s for Dr. Aureliano Urrutia. The 4.5 acre site features a collection of about 30 sculptures - including many by Dionicio Rodriguez - in an urban, park-like setting. Other garden features include tile-covered benches, pedestals and Mexican sculptures. Many pieces are in need of restoration but the Rodriguez work is, for the most part, in good condition.

Miraflores Park occupies an urban, park-like setting, with large expanses of St. Augustine grass, was originally built for private use and includes thirty-six objects, including eight by Dionicio Rodriguez. "Events and figures of Mexican history and the life of Dr. Urrutia were commemorated in statuary and inscriptions on ceramic tiles" (Westkaemper 1985: 53) Many of the garden features that Urrutia commissioned to be built, including tile-covered benches, pedestals and sculptural pieces are in need of restoration, but the Rodriguez work is, for the most part, in good condition.

The garden is bounded on the east, west and south by a chain link fence. The eastern boundary separates the property from the parking area for Southwestern Bell employees and measures 558'6". The southern boundary also abuts a portion of the parking lot and measures 145'4". The west boundary follows the east bank of the San Antonio river for a distance of 583'9" and is across from Brackenridge Park. The northern boundary, measuring 381'3", along Hildebrand Avenue includes one of the original gates (Photo 8) to the property which was designed by the architect, Marcelo Izaguirre (Westkaemper 1985: 49)

Four vertical pillars, embellished with panels of Talavera tiles frame a large opening spanned by a decorative wrought iron entry with a double gate. Aligned on either side of the gate is a low rock wall, capped by wrought iron fencing. Two cement forms shaped like "lances used by the *conquistadores* in their expedition to Mexico City" (Urrutia, n.d.) decorate rock sections of the fence. (Portions of the fence have been restored, although one section is missing.) Remnants of the original lush landscaping includes large trees, including Magnolias, Pecans, Cypress, Elms, and Palms.

Originally, there were two buildings on the property, a tower on the south end with a windmill decoration (a possible homage to Don Quijote) which the doctor used as a library. The tower is gone, but Doctor Urrutia's small guest house, Quinta Maria (Photo 15), built in 1923, remains adjacent to the river bank on the western edge of the property. The steeply pitched red clay tile roof extends to cover a small 6' porch with wood railing on the south façade. Walls are white stucco, *faux* painted to resemble limestone blocks. The house measures 29' x 21'.

Decorative features include red roof tile trim over the two windows on the eastern façade, relief stucco quoins on the four corners, and a small ceramic Madonna and Child plaque on the northern façade. Slated for demolition in 1981, the house was restored by Southwestern Bell Telephone Company, after the San Antonio Conservation Society and the City of San Antonio Historic Preservation staff pointed out its historical significance.

One of the three original gates to the property, the "hollow tree" sculpture by Dionicio Rodriguez (Photo 1) is just north of the house, and serves as an entrance for foot traffic from Hildebrand Avenue, the northern boundary of Miraflores. Similar in design to his later "tree" shelters (Brackenridge Park in San Antonio; Memorial Park in Memphis; Pulaski County, Arkansas; Suitland, Maryland; and Clayton, New Mexico), the gate measures 8' wide, and has a circumference of 20'. The heavily textured "bark" surface exhibits areas of original color (primarily on the underside that has been protected from the elements) ranging from tan to rusty, reddish brown. Long-time residents of the area remember that a cement owl perched on the roof. A half-gate of "sawn planks" is trimmed with Rodriguez's trademark, pyramid headed "steel" bolts, and opens onto a series of twelve "cross-cut" log steps that curve downward 18' to the garden level. The single "log" handrail with an inset planter curves along the edge of the steps. The gate is in good condition.

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Several feet east of the base of the stairway is a 10' high two-branched "saguaro cactus," capped by electrical wiring, indicating that it once served as a lamppost. Unusual in its shape (although there are large "cacti" at Eddingston Court in Port Arthur, Texas), and its tinting, this is the only extant solid green tinted work found by the authors (as of 2003). The cactus is in fair condition, as portions of the outer layer of cement are gone, and the armature of rebar, wire and rubble are exposed.

During Southwestern Bell's ownership of the garden from 1974 until 2001, the property was used as a recreation facility by the Telephone Pioneers (employees of the company who had been with the company for more than 18 years). The organization built two connecting concrete floored, roofed open-air pavilions (Photo 17) on the southern portion of the property and placed 23 wood picnic tables with attached benches around the park. The larger of the two pavilions, which houses a store-room, two large stainless steel sinks, and four large metal and brick barbeque pits, has a corrugated tin roof supported by steel beams and is enclosed by a low concrete block wall, capped by chain link fencing. The smaller adjoining structure is capped by a built-up composition roof and is open on three sides. An enclosed storeroom forms the western wall.

Oral tradition reveals that Urrutia wanted to recreate not only the atmosphere of his hometown of Xochimilco, Mexico, known as the "floating gardens," but also of Chapultepec Park in Mexico City. The site he chose, next to the San Antonio River and just downstream from the river's headwaters on the campus of the University of the Incarnate Word, provided him with several water sources. Numerous springs on the property and an Artesian well which he drilled afforded him with an opportunity to plan the many water features, (only their structures remain), which were the unifying element of Miraflores.

Winding tree-lined paths and curbed roads wide enough for cars, which traversed throughout the Miraflores (Westkaemper 1985: 49) also served (along with the water features) to unify the various elements. Without the flowing canals, cooling pools, large cascading fountain and paths, the site appears to be filled with many unrelated objects randomly placed on the sloping terrain. In addition, because many the large trees were cleared when Southwestern Bell bought the property, there is an openness about the site (Shelton to Light). A stroll through the gardens reveals that Urrutia, (who was his own landscape planner), created several focal points, independent of each other. Landscape architect, Sarah Westkemper Lake, writes that he probably "built the focal elements [like the circular reflecting pool, the esplanade of Cuatemoc (sic), and the Cortes monument] at different times without planning connections, and later joined the dangling axial roadways as best he could" (Westkaemper 1985: 50).

Not visible from Hildebrand, is the esplanade of Cuauthemoc, which is a manifestation of Urrutia's love of the classical and his interest in Mexican history. Built on the upper (southernmost) level of the garden, the esplanade retains little of its former grandeur. Two pairs of 8' high classical cement pillars (site 21) each resting on 2' high bases and embellished with a relief of grape clusters near a square cap, were joined by a curved balustrade which is missing the upper railing and all of the balusters. Centered in front of the balustrade is a 5' 6" high concrete statue (site 22) on a 36" concrete base with tiles reading "Cuatemoc (sic) 1521." This statue of an Indian with a defiantly raised left arm, represents the last ruler of the Aztecs in Mexico (eventually conquered by the Spaniard Cortes), who "decided to fight until every Aztec was dead" (Smith 1968: 167). The statue, missing his right arm, is incised with the name of the sculptor, "L.L. Sanchez 10-10-21." "The original statue in Mexico, called "El Flechador del Cielo," points an arrow to the sky, instead of a clenched fist" (Standifer 2002: 2).

Paralleling the concrete base of the esplanade are remnants of concrete canals which carried water from the non-extant *faux* rock fountain, built over the Artesian well (see page 14). Constructed by Dionicio Rodriguez, the cement fountain, demolished in 2002, resembled the fountains built by Rodriguez at Eddingston Court in Port Arthur. It was composed of a series of flat "rocks" progressing from larger at the base to smaller at the apex. Water flowed downward, dripping on each successive level. The canals flowed southward to fill a non-extant oval pool.

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Miraflores Park
San Antonio, Bexar County, Texas

Rodriguez's "fallen tree" bench (site 23) is sited near cement "rocks" that delineate the edge of the pool. One of Rodriguez's oft-repeated designs, the bench overlooked the pool where Dr. Urrutia swam year around at five o'clock in the morning (Urrutia to Light). Measuring 12'4" long and 3' 2" at its tallest height, the shape of the bench mimics the growth pattern of branches of the Mesquite (*Prosopis glandulosa*) and Live Oak (*Quercus virginiana*) trees, both native to South Central Texas. Many of these trees develop drooping branches, which eventually touch the ground, and continue to grow in a horizontal direction. This early version of the design has a single backrest of a "textured bark log" which tapers to the ground and a crosscut section a "tree trunk" serves a seat. No color remains on the bench, which otherwise in good condition. In later years, Rodriguez would duplicate this bench in exaggerated lengths; some as long as 36'.

East of the pool's site is a 6' high concrete statue of the Aztec moon goddess, Coyolxauhqui (site 25), "who was chased from the sky each morning by the sun god" (Smith 1968:148). Signed by Sanchez-Lopez, but copied from a ca. 1400 AD sculptural fragment, the original basalt head was probably part of a larger piece. The head, ca. 1400, is in the Museo Nacional de Antropologia e Historia de Mexico. The body, attached to the copy's head, lacks the fine detail of the head and is missing an interpretive plaque.

Near the site of the pool is Rodriguez's *faux bois* stairway (site 24), which serves as one of the transitions between upper and lower garden levels. Leading from an extension of the concrete walkway south of the esplanade, crosscut "log" steps curve downward onto a landing, and are bordered with rows of vertical "planks" that serve as handrails; all in good condition. These planks measure 4' 7" high at their tallest point, gradually decreasing to 30" high at their lowest point. The landing is 5'5" by 7'9". Certain areas of the piece exhibit large concentrations of deep reddish-brown and black coloring. Six "pyramid headed bolts," as found in other Rodriguez pieces, appear on the riser of the bottom step. This set of steps is unique, in that it appears that no similar Rodriguez structure exists in the United States. To the left of the bottom step is a small roughly textured "log" bench with a smoothly planed seat. The height of the bench is 17" and the seat measures 23" by 10."

West of the pool site, is a 45' long cement platform (site 15). Portions of the base on the northern side of the slab are embellished with mosaics of broken Talavera tiles, which are applied over limestone boulders. On the south side of the west end of the platform is a two sided concrete bench decorated with Talavera tiles and 12" Talavera ceramic bowls.

On the west end is a carved stone with the inscription "1716 Aqui se celebrar la Primer Misa" (see Photo 11), the text was reputed to be found on a stone when the Artesian well was drilled. In *Pinocoteca*, Dr. Urrutia refers to this mass as being celebrated during an expedition led by Captain Juan Urrutia, head of the garrison. History relates that the first mass in the area was celebrated by Father Damien Massenet in 1691, near either the headwaters of the San Antonio River or San Pedro Creek.)

An additional focal point, the reflecting pool (site 10) was built on axis with the non-extant fountain (site 28, see Photo 2) on the upper level, and a set of concrete steps (site 31) provide a transition to the lower level. The pool, was originally centered with a large tile covered urn (Westkaemper 1985:52) which could be the urn (site 16) sitting nearby. Later, a life-sized bronze statue of Dr. Urrutia, (see Photo 21) dressed in his trademark cape, which stands on 7' high granite and cement base, replaced the urn (Ibid: 52). The pool, now filled with dirt and weeds, has two concentric rims, 12" apart. The innermost rim appears to have been tile covered; possibly the interior could have had a tile surface. The pool's diameter is 47'.

It is obvious that there was a path from the steps (site 31) leading to the pond, as there are two matching pools (site 18) at the base of the steps, and further west, two matching urns (site 17). The two pools (presently filled with dirt), each with a 30' circumference, have pedestals "with lion masks on two sides, piped for water, and also spraying from a spout on top" (Ibid: 52). Well detailed vertical "hewn logs," approximately 1' high, encircle the pools and are bound with a concrete cable. The skillfully crafted borders of these pieces are credited to Rodriguez. The pools retain no tinting, but are in good condition.

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Mentioned by Westkaemper in her 1985 thesis as another focal element is the tile bench dedicated to Cortez (site 2, see Photo 13) which is placed "within full view of passerby on Hildebrand in a sunny spot not particularly likely for a seating area" (Ibid: 53). The bench has two 3' columns connected with a 21" dividing wall, making two seating areas on each side. The west side of the bench has tile letters spelling "Doctor Urrutia" on the base of the seat, and the east side, tiles reading "Banca (bench) de (of) Hernan Cortez-1535" are below the seating area.

An additional tile bench (site 29, see Photo 14) with a 19" high wall in the center between two supports is decorated with recessed large ceramic bowls on the southern side and geometric tiles on the northern side and has recessed 5" ceramic bowls on a band below the seat.

The most visible sculpture from Hildebrand is the 8' high cement reproduction of the *Victory of Samothrace*, or *Winged Victory* (which originally decorated the roof of Dr. Urrutia's house on Broadway), surrounded on two sides by 4' x 30" cement lions (site 31). Historic art restorer, Cissy Jary, relates that the remnants of monochrome yellow ocher on sculpture and the polychrome finish on the base are tinted lime washes (Jary to Light). The group rests on a stepped platform.

Along with the Rodriguez sculptures previously described, three additional of his *faux bois* pieces are sited in the eastern edge of the garden, although one of them, the *palapa* roofed bench (site 26, see Photo 3) was not originally in Miraflores. The sculpture stood on the grounds of "Quinta Urrutia," Doctor Urrutia's residence, and served as the Broadway bus stop. A side-gabled *palapa* roof covers a "wooden" bench sited adjacent to the chain link fence that delineates the eastern boundary of the park. A single "cross cut slab" serves as the backrest and two "slabs" form the seat. "Dionicio Rodriguez" is carved into the rear of the backrest. Two massive "tree trunks" with heavily incised texture, knotholes and large areas of peeling bark serve as roof supports and legs for the bench. The base of these "trunks" exhibit exposed "roots." Large areas of tan, rust and deep brown color remain on the piece. The bench, in good condition, measures 8'4" high and is 8'5" long and was probably moved to Miraflores when the doctor sold his home in 1962.

On the eastern side of the garden, near the chain link fence, is a small "hollow log", 5'7" high, with a circumference of 6'8" (site 20, see Photo 2). An opening near the top of the log reveals electrical equipment mounted on a metal pole inside the sculpture, which suggests that it housed the controls for illumination of the park. The "bark" texture is well defined, and the piece is in good condition, but no color remains.

South of the "hollow log" is a small grotto made of amazingly realistic cement "stalactites" and "stalagmites" (site 27, see Photo 4). An opening near the center houses two cupids that were probably executed by another artisan, as there are no existing representational sculptures by Rodriguez. The sculpture, in good condition, is 7'6" tall, with an 8'5" circumference, and evidences no remaining color. A small plaque inscribed with "Ana Maria 1925," is near the grotto.

A small Rodriguez bench was given to the Witte Museum in 1985 by Southwestern Bell and is on the museum grounds. Additional objects in the garden, all reflecting Dr. Urrutia's eclectic taste and his penchant for collecting include cement benches, urns (including several with classical motifs) and monuments are sited and numbered on the site map. (See Plan-12 and Plan-13).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: A

AREAS OF SIGNIFICANCE: Art, Landscape Architecture

PERIOD OF SIGNIFICANCE: c.1926

SIGNIFICANT DATES: c.1926

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Dionicio Rodriguez

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-10).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-11).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: San Antonio Conservation Society Library (San Antonio); Daughters of the Republic of Texas Library (San Antonio)

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Miraflores Park
San Antonio, Bexar County, Texas

SIGNIFICANCE

Miraflores Alumni Park, in San Antonio, Texas, is the only extant portion of a private park built in the 1920s for Dr. Aureliano Urrutia, and is nominated to the National Register under Criterion C, in the areas of Art and Landscape Architecture, as an early 20th century sculpture garden featuring many original works by noted artist Dionicio Rodriguez. The property meets Criteria Consideration A (religious properties) because the property was only recently acquired by a religious institution, and it derives significance primarily as a historic designed landscape featuring several significant works of art, most notably original works by Rodriguez.

Dr. Aureliano Urrutia was one of many Mexican citizens that left Mexico during the revolution of 1910. He was a successful surgeon in Mexico, where he had built a large clinic, and had many followers, both patients and students. A portion of his garden, Miraflores, is a tangible reminder of this man who became an outstanding citizen and member of the medical community in San Antonio. He performed many difficult surgeries, including the separation of Siamese twins. In recognition of this and other operations, he was elected to the American College of Surgeons.

It is believed that Rodriguez's projects for Dr. Urrutia's garden were the artisan's first work after he arrived in San Antonio. Several of the pieces, including the non-extant fountain, the palapa roofed bench, the "hollow tree" shelter, and the "fallen tree" bench were precursors of later work that were repeated at several sites throughout the United States. Approximately 4.5 acres of the original garden remain at 800 Hildebrand Avenue and the property belongs to the University of the Incarnate Word. Many of the garden features that Doctor Urrutia commissioned to be built, including tile-covered benches, pedestals and some sculptural pieces are in need of restoration, but the Rodriguez work is, for the most part, in good condition.

Aureliano Urrutia built an elaborate residence, Quinta Urrutia (demolished, 1962), in the 3300 block of Broadway north of downtown San Antonio. It has been described as "...a self-designed blend of Moorish and Spanish architecture" (Uhler 1997: 9G). Architectural historian, Mary Carolyn George, deemed Quinta Urrutia "... the city's most famous example of exuberant eclecticism." (George, 1992: 156). Approximately one-half mile north of his home, Urrutia purchased 15 acres of land that he named Miraflores. This park-like estate was bounded by Broadway on the east, Hildebrand on the north, the San Antonio River and Brackenridge Park on the west, and publicly owned property on the south. Urrutia probably wanted a park-like atmosphere for his garden similar to Xochimilco, the site of the floating gardens near Mexico City, where he was born.

Oral tradition states that Dr. Urrutia shipped two rail cars of objects from Mexico to furnish Quinta Urrutia and Miraflores. Miraflores contains concrete benches and walls decorated with glazed tiles and whole glazed ceramic plates, and two statues representing Indian warriors. A life-sized bronze sculpture of Dr. Urrutia is sited in the reflecting pool (now empty) in the western end of the garden. Nearby is a concrete replica of the Nike of Samothrace which originally stood on the roof of Quinta Urrutia, centered above the front entrance.

In 1923, Dr. Urrutia built a guesthouse that he named Quinta Maria on the western edge of Miraflores near the San Antonio River. The 1-story, side-gabled structure was built of hollow tile with a red tile roof. The house was restored by Southwestern Bell Telephone Company in 1981.

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Miraflores Park
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Miraflores was landscaped with native and exotic plants and trees and works by Rodriguez and other sculptors. The garden served as both a private retreat as well as a place where the doctor entertained his expansive family and circle of friends. When AIA held its national convention was held in San Antonio in 1931, Dr. Urrutia entertained the group with a party in Miraflores (page 14).

Miraflores was sold to United Services Automobile Association in 1962, and the company built an 8-story office building and a parking lot on the eastern portion of the garden. Southwestern Bell Telephone Company purchased all of the property in 1974, and in 2001, and transferred ownership of the Miraflores portion of the land to The University of Incarnate Word. Six works by Rodriguez remain in Miraflores:

- "tree trunk" entry gate
- "hollow tree trunk" to house electrical equipment
- "fallen tree trunk bench"
- two sets of steps (which make the transition from one level to the next)
- two round pools (now planters)
- small grotto
- a "thatched" roofed bench which was relocated from the grounds near Quinta Urrutia

A large fountain built of "stone" ledges (demolished 2001) was supplied by an artesian well. The well supplied water for both the fountain and concrete channels that filled a large oval pool (no longer extant). Dr. Urrutia swam here year around everyday at 5:00 a.m. (Theall to Light). A tile and bronze gate with ornamentation attributed to Rodriguez was relocated west of its original site on Broadway when U.S.A.A. constructed its headquarters in 1962. It was removed from the garden entirely in April/May 1998 and relocated to the San Antonio Museum of Art as part of its Nelson Rockefeller Latin American art collection. The gate, (not eligible for inclusion in this nomination), has supporting pillars faced on the sides and the rear with rustic cut terra cotta colored "stones" which are attributed to Rodriguez. A small "log" bench made by Rodriguez was also removed from Miraflores and given to the Witte Museum in 1974.

Despite the loss of some historic sculptures and the subdivision of the property, Miraflores Alumni Park remains as one of the most intact and concentrated groupings of Rodriguez sculptures in Texas, and it is believed to be his earliest work in the United States.

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Miraflores Park
San Antonio, Bexar County, Texas

MAJOR BIBLIOGRPAHIC SOURCES

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Uhler, David. "Behind the Tile Arch." *San Antonio Express-News*, San Antonio, Texas: September 14, 1997, pp. 1G, 9G.

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Urrutia, Dr. A. A. *Pinacoteca*, San Antonio, Texas, n.d.

Urrutia, Dr. A.A., III. Telephone interview with Patsy Light, January 14, 1998.

Westkaemper, Sarah C. "Three Twentieth Century Gardens: A Heritage of Excellence in San Antonio." Unpublished thesis submitted to Texas Agricultural and Mechanical University for Master of Arts degree, 1985.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approx. 4.5 acres

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	551627	3259618

VERBAL BOUNDARY DESCRIPTION: The park is a trapezoid bounded by a chain-link fence on four sides, with a wrought iron gate on the north side, along Hildebrand Street. From the southwest corner, proceed east along the fence approximately 145 feet and 4 inches; then proceed north along the fence approximately 558 feet and 6 inches; then proceed west along the fence approximately 381 feet and 3 inches; then proceed along the fence to the point of beginning, approximately 583 feet and 9 inches.

BOUNDARY JUSTIFICATION: Nomination includes all extant property historical associated with the park after subdivision, and includes the core grouping of original sculptures

11. FORM PREPARED BY

NAME/TITLE: Patsy Light and Maria Pfeiffer

ORGANIZATION:

DATE: November 2003

STREET & NUMBER: 300 Argyle

TELEPHONE: (210) 824-5914

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78209

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Plan 12 and Plan-13)

PHOTOGRAPHS (see continuation sheet Photo-14 through Photo-17)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: University of the Incarnate Word (ATTN: Dr. David Jurenovich)

STREET & NUMBER: 4301 Broadway

TELEPHONE: (210) 829-6000

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78209

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Miraflores Park
San Antonio, Bexar County, Texas

LEGEND FOR MIRAFLORES PLAN

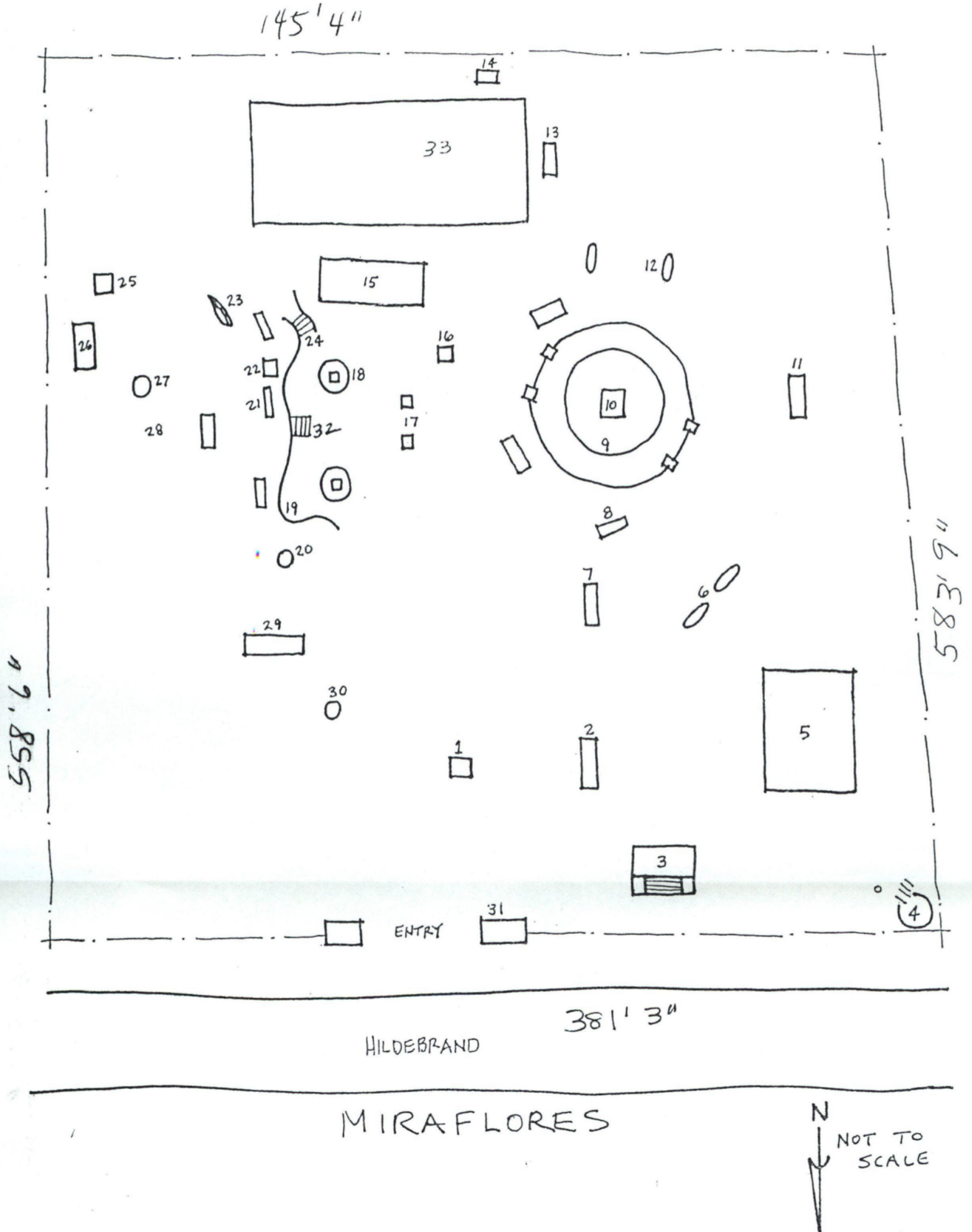
1. Cast concrete monument relief
2. Mosaic and concrete bench with inscription
3. Winged "Samothrace" with two lions
4. Dionicio Rodriguez's *faux bois* "hollow tree gate" and steps
5. One story stucco building with red tile roof
6. Two low, oval shaped benches
7. Concrete bench
8. Concrete bench with Talavera plates
9. Circular concrete and tile surrounding statue of Dr. Urrutia
10. Bronze statue of Dr. Urrutia
11. Concrete bench with shell motif and scrolled arms
12. Two low, oval shaped benches
13. Concrete bench with jaguar head motif
14. Concrete block with blue painted motifs
15. Concrete platform with two Talavera tile benches bordering a rock wall. Granite block with inscription, "1716 *Aqui se celebros la Primera Misa*" (the first mass was celebrated here)
16. Cast concrete urn with inset diamonds
17. Pair of urns in cast concrete decorated with classical figures on bases with lion reliefs
18. Two concrete ponds with pedestals
19. Rock retaining wall and bench with Talavera plates
20. Dionicio Rodriguez's "hollow tree" with electrical housing.
21. Pair of concrete columns
22. Concrete statue of "Cuautemoc" by L.L. Sanchez
23. Dionicio Rodriguez's "fallen tree" bench
24. Dionicio Rodriguez's *faux bois* concrete stairway
25. Cast concrete bust of Olmec warrior by Sanchez-Lopez
26. Dionicio Rodriguez's *palapa* bench
27. Dionicio Rodriguez's "stalagmite" grotto
28. Artesian water well
29. Tile covered concrete bench with Talavera plates on one side
30. Cast concrete vase with one figure on top of vase
31. Gate on Hildebrand
32. Concrete steps
33. Pavilions

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Miraflores Park
San Antonio, Bexar County, Texas

Section PLAN Page 13



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 14

Miraflores Park
San Antonio, Bexar County, Texas

“Stone” fountain (non-extant, camera facing south)

Atlee B. Ayers, University of Texas Institute of Texan Cultures, Atlee B. Ayers Collection, ca. 1931



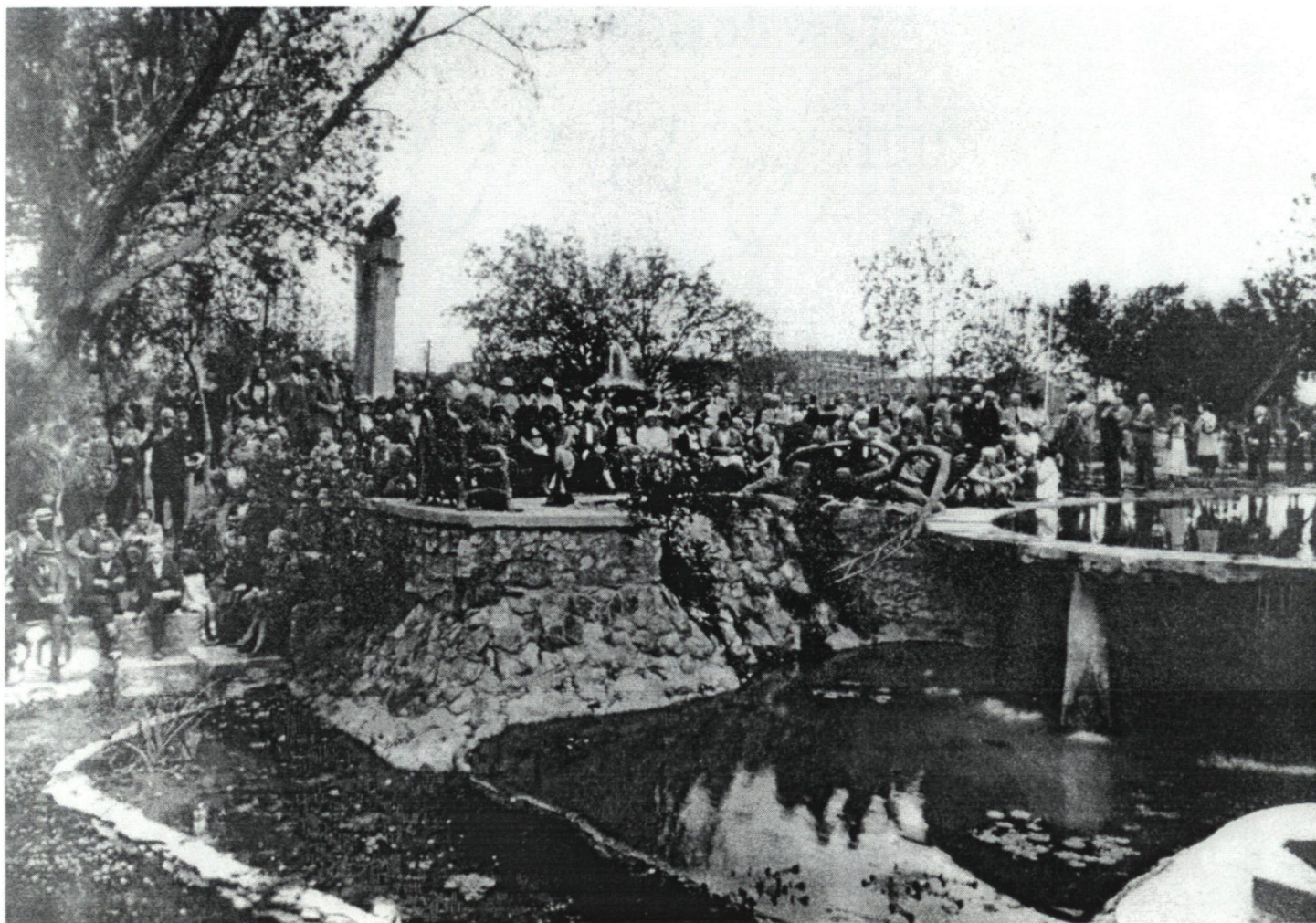
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 15

Miraflores Park
San Antonio, Bexar County, Texas

Southeast corner of park (party for attendees of AIA convention, c.1931)
Atlee B. Ayers, University of Texas Institute of Texan Cultures, Atlee B. Ayers Collection



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTO Page 16

Miraflores Park
San Antonio, Bexar County, Texas

Miraflores Alumni Park
San Antonio, Bexar County, Texas
Negatives on file with Patsy Light (except as noted)

“Hollow tree” gate, steps and “cactus” light pole
Camera facing north
Photographed by David Haynes, October 2002
Photo 1 of 17

“Hollow log”
Camera facing north
Photographed by Patsy Light, October 2002
Photo 2 of 17

Palapa bench
Camera facing east
Photographed by David Haynes, October 2002
Photo 3 of 17

Cement grotto
Camera facing west
Photographed by Patsy Light, October 2002
Photo 4 of 17

“Fallen tree” bench
Camera facing southeast
Photographed by David Haynes, October 2002
Photo 5 of 17

“Wooden” steps
Camera facing northeast
Photographed by David Haynes, October 2002
Photo 6 of 17

Pool enclosure (one of two)
Camera facing east
Photographed by Patsy Light, October 2002
Photo 7 of 17

Gate on Hildebrand
Camera facing south
Photographed by Patsy Light, November 2003
Photo 8 of 17

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 17

Miraflores Park
San Antonio, Bexar County, Texas

Esplanade of Cuauthemoc
Camera facing west
Photographed by Patsy Light, November 2003
Photo 9 of 17

Close up of Cuauthemoc
Camera facing north
Photographed by Patsy Light, November 2003
Photo 10 of 17

West end of concrete platform
Camera facing northwest
Photographed by Patsy Light, November 2003
Photo 11 of 17

Looking toward well (non-extant fountain) from reflecting pool
Camera facing east
Photographed by Patsy Light, November 2003
Photo 12 of 17

Tile bench ("Dr. Urrutia" in tiles)
Camera facing east
Photographed by Patsy Light, November 2003
Photo 13 of 17

Tile bench with ceramic bowls
Camera facing north
Photographed by Patsy Light, November 2003
Photo 14 of 17

Quinta Maria, north façade
Camera facing south
Photographed by Patsy Light, November 2003
Photo 15 of 17

Landscape view
Camera facing northwest
Photographed by Patsy Light, November 2003
Photo 16 of 17

Picnic pavilions
Camera facing south
Photographed by Patsy Light, November 2003
Photo 17 of 17



TEXAS HISTORICAL COMMISSION

Rick Perry • Governor
John L. Nau, III • Chairman
F. Lawrence Oaks • Executive Director

The State Agency for Historic Preservation

TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Sculpture by Dionicio Rodriguez in Texas MPS

DATE: September 1, 2004



The following materials are submitted regarding:

1. Broadway Trolley Stop, Alamo Heights, Bexar County
2. Buckeye Park Gate, San Antonio, Bexar County
3. Breckenridge Park Bridge, San Antonio, Bexar County
4. Chinese Sunken Garden Gate, San Antonio, Bexar County
5. Jacala Restaurant, San Antonio, Bexar County
6. Miraflores Park, San Antonio, Bexar County
7. St. Anthony Grotto and Stations of the Cross, San Antonio, Bexar County
8. Palapa Table for James Richard Marmion, Sweeny, Brazoria County
9. Gazebo for James Richard Marmion, Sweeny, Brazoria County
10. Gazebo for Albert Steves, Comfort, Kendall County
11. Woodlawn Garden of Memories Cemetery, Houston, Harris County
12. Eddingston Court, Port Arthur, Jefferson County

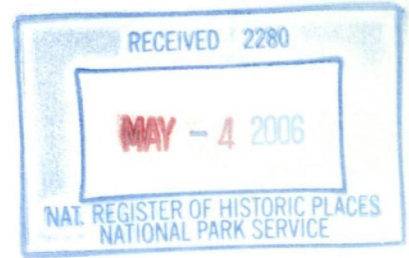
<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
<input checked="" type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
<input checked="" type="checkbox"/>	Correspondence (one letter of objection)
	Other:

COMMENTS: One letter of objection for a single nomination (Miraflores Park) constitutes a majority of property owners; SHPO requests DOE. Please also note that a single USGS map is submitted to indicate the location of five properties in San Antonio, and a single USGS map is submitted for two properties near Sweeny, Brazoria County.

(Oct. 1990)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



514

1. NAME OF PROPERTY

HISTORIC NAME: Miraflores Park
OTHER NAME/SITE NUMBER: Pioneer Park

2. LOCATION

STREET & NUMBER: 800 Hildebrand
CITY OR TOWN: San Antonio
STATE: Texas **CODE:** TX **COUNTY:** Bexar **CODE:** 029
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 78209

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination) (request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets) (does not meet) the National Register criteria. I recommend that this property be considered significant (nationally) (statewide) (locally). (See continuation sheet for additional comments.)

[Handwritten Signature]

Signature of certifying official

3-30-06
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.
 determined eligible for the National Register

See continuation sheet
 determined not eligible for the National Register

removed from the National Register

other (explain): _____

[Handwritten Signature: Edson Beall]
Signature of the Keeper

Date of Action

6-14-06

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Public-local

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	1 BUILDINGS
	1	0 SITES
	0	0 STRUCTURES
	9	0 OBJECTS
	11	1 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: *The Sculpture of Dionicio Rodriguez in Texas*

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Recreation and Culture: Work of Art = sculpture
Designed Landscape = park

CURRENT FUNCTIONS: Recreation and Culture: Work of Art = sculpture
Designed Landscape = park

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: Faux Bois Sculpture

MATERIALS: FOUNDATION
WALLS TILE, CONCRETE, METAL/steel
ROOF
OTHER CONCRETE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: A

AREAS OF SIGNIFICANCE: Art, Landscape Architecture

PERIOD OF SIGNIFICANCE: 1923-c.1926

SIGNIFICANT DATES: c.1926

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Dionicio Rodriguez

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-10).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-11).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: San Antonio Conservation Society Library (San Antonio); Daughters of the Republic of Texas Library (San Antonio)

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approx. 4.5 acres

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	551627	3259618

VERBAL BOUNDARY DESCRIPTION: The park is a trapezoid bounded by a chain-link fence on four sides, with a wrought iron gate on the north side, along Hildebrand Street. From the southwest corner, proceed east along the fence approximately 145 feet and 4 inches; then proceed north along the fence approximately 558 feet and 6 inches; then proceed west along the fence approximately 381 feet and 3 inches; then proceed along the fence to the point of beginning, approximately 583 feet and 9 inches.

BOUNDARY JUSTIFICATION: Nomination includes all extant property historical associated with the park after subdivision, and includes the core grouping of original sculptures

11. FORM PREPARED BY

NAME/TITLE: Patsy Light and Maria Pfeiffer

ORGANIZATION:

DATE: November 2003, rev. March 2006

STREET & NUMBER: 300 Argyle

TELEPHONE: (210) 824-5914

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78209

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Plan 12 and Plan-13)

PHOTOGRAPHS (see continuation sheet Photo-14 through Photo-17)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: City of San Antonio, Parks and Recreation Dept. (ATTN: Malcolm Matthews, Director)

STREET & NUMBER: 115 Plaza de Armas

TELEPHONE: (210) 207-8480

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78205

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Miraflores Park

MULTIPLE NAME: Sculpture by Dionicio Rodriguez in Texas MPS

STATE & COUNTY: TEXAS, Bexar

DATE RECEIVED: 5/04/06 DATE OF PENDING LIST: 5/23/06
DATE OF 16TH DAY: 6/07/06 DATE OF 45TH DAY: 6/17/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04001176

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.14.06 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**TEXAS
HISTORICAL
COMMISSION**

Rick Perry • *Governor*
John L. Nau, III • *Chairman*
F. Lawrence Oaks • *Executive Director*

The State Agency for Historic Preservation



TO: Linda McClelland
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Miraflores Park, San Antonio, Bexar County, Texas

DATE: March 23, 2006

The following materials are submitted regarding: Miraflores Park

<input type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	<input type="checkbox"/> Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input type="checkbox"/>	Photographs
<input type="checkbox"/>	USGS map
<input type="checkbox"/>	Correspondence
<input checked="" type="checkbox"/>	Other: SHPO cover letter and amended form pages. The property is now publicly owned (local) and SHPO requests change from DOE to listing in the National Register

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do) (do not) constitute a majority of property owners

Other: _____



TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

March 23, 2006

Linda McClelland
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th Floor
Washington, DC 20005

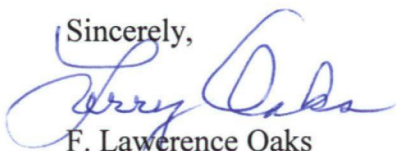


RE: Miraflores Park, San Antonio, Bexar County, Texas

Dear Ms. McClelland:

In 2004, the Texas Historical Commission submitted a National Register nomination for Miraflores Park in San Antonio, under the MPS *The Sculpture of Dionicio Rodriguez in Texas*. The private owner at that time – the University of the Incarnate Word - objected to listing, and the Keeper determined that the property was eligible for listing. The City of San Antonio now owns Miraflores Park, and the Texas Historical Commission requests that the property be listed in the National Register. The park has not changed physically since its initial nomination two years ago, but we have enclosed documentation that demonstrates that the property is now publicly owned. If you have any questions or comments, please contact National Register Coordinator Gregory W. Smith at (512) 452-4433 or greg.smith@thc.state.tx.us.

Sincerely,


F. Lawrence Oaks
Executive Director



Miraflores Park
San Antonio, Bexar Co. TX

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Miraflores Park
San Antonio, Bexar Co., TX
2 of 17



Miraflores Park

San Antonio, Bexar Co., TX

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ANNA MARIA

1925

Miraflores Park
San Antonio, Bexar Co., TX
4 of 17



Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park
San Antonio, Bexar Co., TX
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Miraflores Park
San Antonio, Bexar Co, TX
8 of 17



Miraflores Park.

San Antonio, Bexar Co., Tx

9 of 17



Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park
San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park

San Antonio, Bexar Co., TX

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Miraflores Park
San Antonio, Bexar Co., TX
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Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500904



UNIVERSITY OF THE
INCARNATE WORD

Dr. Louis J. Agnese, Jr.
President

RECEIVED

JAN 14 2004

TEXAS HISTORICAL COMMISSION

January 12, 2004

F. Lawrence Oaks
State Historic Preservation Officer
TEXAS HISTORICAL COMMISSION
P. O. Box 12276
Austin, TX 78711



Re: Nomination to the National Register of Historic Places
Letter dated December 18, 2003 from C.J. Beeman

Dear Mr. Oaks:

The University of Incarnate Word ("UIW") is the sole owner of the private property encompassing "Miraflores Alumni Park" at 800 Hildebrand, San Antonio, Bexar County, Texas. As per the letter of Cynthia J. Beeman, Director, History Programs Division, dated December 18, 2003, UIW objects to the listing of the property on the National Register of Historic Places. Please advise the State Board of Review in its consideration of this nomination of the objection of UIW. While the December 18 letter and Federal Regulations do not appear to require reasons for the objection, please be advised that planning for use of the property is not completed at this time. The property is currently in some disrepair and subject to groundwater saturation in places. Moreover, planning has been forestalled by litigation brought by the City of San Antonio claiming title to a portion of the property which includes some of the statuary in question.

The litigation may be found at Cause No. 2003-CI-01943; *The City of San Antonio v. University of the Incarnate Word v. United Services Automobile Association*; 408th Judicial District, Bexar County, Texas. I am pleased to provide additional information if needed. Until that title dispute is resolved, it is impossible to complete planning, much less determine, for purposes of this nomination, uncontested ownership of the property. However, please be advised that UIW strenuously objects and disagrees with the City of San Antonio's claim, and UIW is the legal and record title holder by reason of deed dated December 19, 2000 and recorded at Vol. 8690, Pg. 1052 in the Deed Records of Bexar County, Texas.

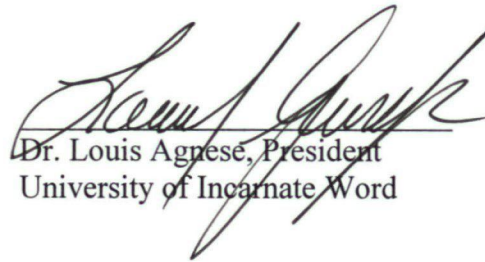
Again, UIW objects to the current nomination and listing of the property on the National Register of Historic Places. As per requirements, this statement is notarized. If the nomination is referred to the Keeper of the National Register of Historic Places, please advise so that UIW may appropriately petition the Keeper. If additional information is needed at this time, please advise.

The Universe is Yours™.

4301 Broadway, San Antonio, Texas 78209 210 829-6000

F. Lawrence Oaks
State Historic Preservation Officer
TEXAS HISTORICAL COMMISSION
January 12, 2004
Page 2


Sincerely,


Dr. Louis Agnese, President
University of Incarnate Word

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Dr. Louis Agnese, and who being sworn, stated upon oath in his capacity as President of The University of Incarnate Word, that the foregoing is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, ON THIS THE 13 DAY OF JANUARY, 2004.


Notary Public, State of Texas

My Commission Expires:

07-25-2004



200 567254/18) 44.00

SCANNED



AFTER RECORDING RETURN TO:

City Attorney's Office
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: Steve Whitworth, Esq., Third Floor

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

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

Deed Without Warranty

Date: January 06, 2006

Grantor: University of The Incarnate Word, a Texas non-profit corporation

Grantor's Mailing Address: 4301 Broadway, CPO #302, San Antonio, Bexar County, Texas 78209

Grantee: City of San Antonio, Texas, a Texas municipal corporation, pursuant to Ordinance No. 100961, duly adopted by the City Council of City of San Antonio on May 26, 2005

Grantee's Mailing Address: P. O. Box 839966, San Antonio, Bexar County, Texas 78283-3966
 Attention: City Attorney, 3rd Floor, City Hall

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

4.525 acres, more or less, out of Lots A-32 and A-33, New City Block A-49, also known as Parcel Number Two as recorded in Volume 4226, Page 1458 of the Official Public Records of Real Property of Bexar County, Texas, also out of old city Lots 26 and 27, Range 1, District 2, San Antonio, Bexar County, Texas and

being more particularly described by metes and bounds on Exhibit A attached hereto and incorporated herein for all purposes.

All of Grantor's right, title or interest in the banks and/or bed of the San Antonio River adjacent to said 4.525 acres, more or less.

Personal Property: The property constituting personal property located in or on the Property, including all of Grantor's right, title or interest in statutory and other improvements personal property located on the Property.

Reservations from Conveyance: None.

Exceptions to Conveyance: ad valorem taxes for 2005, all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, to the extent the same are validly existing and applicable to the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's legal representatives, successors and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

For the same Consideration, Grantor sells, transfers and delivers the Personal Property to Grantee. Title to the Personal Property passes at the time this deed is delivered.

The Personal Property is sold, transferred and delivered "AS IS" and "WITH ALL FAULTS;" Grantor excludes all warranties and representations, express or implied, including, without limitation, any warranty of merchantability or fitness for a particular purpose.

THIS DEED WITHOUT WARRANTY OF THE PROPERTY IS MADE "AS IS," "WHERE IS" AND "WITH ALL FAULTS", AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, FOR THE CONSIDERATION STATED HEREIN, IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, BUT IS RELYING UPON ITS EXAMINATION AND KNOWLEDGE OF THE PROPERTY. GRANTEE AGREES THAT GRANTOR SHALL NOT BE RESPONSIBLE OR LIABLE TO GRANTEE FOR ANY CONSTRUCTION DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY, INCLUDING (WITHOUT IMPLIED LIMITATION), ENVIRONMENTAL CONDITIONS OR FAULTS. GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE, HEREBY FULLY RELEASES GRANTOR FROM ANY AND ALL CLAIMS THAT IT MAY NOW HAVE OR HEREAFTER ACQUIRE AGAINST GRANTOR FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS

AFFECTING THE PROPERTY, INCLUDING (WITHOUT IMPLIED LIMITATION) ENVIRONMENTAL CONDITIONS OR FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION.

This conveyance is intended to include any property interests obtained by after-acquired title.

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

GRANTOR:

UNIVERSITY OF THE INCARNATE WORD,
a Texas non-profit corporation

By: Douglas B. Endsley
Name: Douglas B. Endsley
Title: V.P. for Business & Finance

GRANTEE:

CITY OF SAN ANTONIO, a Texas municipal corporation

By: _____
Name: _____
Title: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

[Assistant] City Attorney

AFFECTING THE PROPERTY, INCLUDING (WITHOUT IMPLIED LIMITATION) ENVIRONMENTAL CONDITIONS OR FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION.

This conveyance is intended to include any property interests obtained by after-acquired title.

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

GRANTOR:

UNIVERSITY OF THE INCARNATE WORD,
a Texas non-profit corporation

By: _____
Name: _____
Title: _____

GRANTEE:

CITY OF SAN ANTONIO, a Texas municipal corporation

By: Erik J. Walch
Name: Erik J. Walch
Title: Asst. City Manager RAW



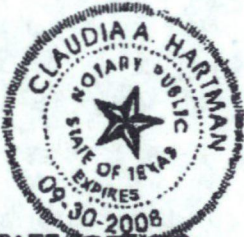
[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
[Assistant] City Attorney KFS

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 6th day of JANUARY, 2006, by DOUGLAS B. ENDSLEY P.P. BUSINESS + FINANCE of **UNIVERSITY OF THE INCARNATE WORD**, a Texas non-profit corporation, on behalf of said corporation.



Claudia A. Hartman
Notary Public in and for the State of Texas
My commission expires: 9-30-08

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2006, by _____ of **CITY OF SAN ANTONIO, TEXAS**, a Texas municipal corporation, on behalf of said municipal corporation.

Notary Public in and for the State of Texas
My commission expires: _____

METES AND BOUNDS DESCRIPTION FOR A

BEING 4.525 ACRES (197,109 SQUARE FEET) OF LAND OUT OF LOTS A-32 AND A-33, N.C.M. A-49, ALSO KNOWN AS PARCEL NUMBER TWO, AS RECORDED IN VOLUME 4226 PAGE 1459, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALSO OUT OF OLD CITY LOTS 26 AND 27, RANGE 1, DISTRICT 1, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point in the south line of Hildebrand Avenue (a Variable width Right-Of-Way) said point being the northwest corner of herein described tract;

THENCE: N 89°50'00" E, 10.00 feet along the south right-of-way line of Hildebrand Avenue to a set 1/2" iron rod and cap "MBC" as a reference point, continuing along said right-of-way line for a total distance of 423.51 feet to a set "X" in concrete at the northwest corner of Tract 2, also known as Parcel Number 1 as Recorded in Volume 4226, Page 1459, of the Official Public Records of Real Property of Bexar County, Texas and at the northeast corner of the herein described tract;

THENCE: S 08°33'32" W, 373.39 feet, crossing said Lot A-32 and A-33, to a set 1/2" iron rod and cap "MBC" at an angle point of the herein described tract;

THENCE: S 21°57'58" W, 207.83 feet, continuing across said Lots A-32 and A-33, to a set 1/2" iron rod and cap "MBC" at the southeast corner of the herein described tract;

THENCE: S 89°46'04" W, 131.75 feet to a set 1/2" iron rod and cap "MBC" at an angle point;

THENCE: S 88°48'13" W, 8.61 feet to a set 1/2" iron rod and cap "MBC" at a reference point and continuing for a total distance of 18.61 feet to the southwest corner of herein described tract;

EXHIBIT A

THENCE:

The following meanders along the easterly bank of the San Antonio River (for area calculations only);

N 27°14'15" W, 90.50 feet to a point;

N 22°00'20" W, 34.51 feet to a point;

N 29°38'05" W, 98.30 feet to a point;

N 35°25'40" W, 104.48 feet to a point;

N 24°29'20" W, 37.49 feet to a point;

N 16°35'20" W, 31.53 feet to a point;

N 03°13'40" W, 71.78 feet to a point;

N 02°26'10" W, 92.52 feet to a point;

N 04°30'30" E, 34.49 feet to the POINT OF BEGINNING of this 4.523 acre tract.

Any provision herein which conflicts with the title, or view of the Assessor and property owners of 2006 is illegal and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number 20060031288 on the date and at the time accepted herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas etc.

FEB 10 2006



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20060031288 Fees: \$44.00
02/10/2006 8:04AM 8 Pages 8
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK