

2009-06-25-0581

AN ORDINANCE

AUTHORIZING THE ACQUISITION, ACCEPTANCE AND/OR CONDEMNATION OF APPROXIMATELY 62.757 ACRES OF LAND MORE OR LESS LOCATED IN NCBS 14746, 14667, 15004, 16931, 18049, 18058, AND 18083, IN COUNCIL DISTRICTS 6, 7, & 8 ALONG LEON CREEK FOR THE LINEAR CREEKWAY DEVELOPMENT PROJECT, ALL PROPERTIES BEING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; DECLARING THE LINEAR CREEKWAY DEVELOPMENT PROJECT ON LEON CREEK (PROJECT) TO BE A PUBLIC PROJECT; DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF PRIVATELY OWNED REAL PROPERTY LOCATED AUTHORIZING THE CITY ATTORNEY AND/OR DESIGNATED SPECIAL COUNSEL TO FILE EMINENT DOMAIN PROCEEDINGS.

* * * * *

WHEREAS, the City of San Antonio ("City") seeks to acquire 62.757 acres of land more or less along Leon Creek either by donation, negotiation or condemnation for the development and completion of the Linear Creekway Development Project; and

WHEREAS, the acquisitions to these lands are necessary in order to connect to a larger system along Leon Creek through which multi-use trails and related park improvements will be constructed and are essential to the implementation of this voter-approved project; and

WHEREAS, this Ordinance authorizes the acquisition of 62.757 acres of land more or less along Leon Creek at a fair market value through negotiation, donation and acceptance, or condemnation; and

WHEREAS, the funds in the amount of \$65,000,000.00 for the Parks Development and Expansion Venue Projects have been approved, the estimated appraised value of these properties is \$650,000.00; **NOW THEREFORE**,

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

SECTION 1. The Leon Creek Linear Creekway Development Project is hereby declared to be a necessary public project.

SECTION 2. The City Council of the City of San Antonio finds a public necessity exists to acquire by either donation and acceptance, negotiation, and/or condemnation, if necessary, the fee simple title to certain privately owned real property, for the development and completion of the Leon Creek Linear Creekway Development Project and more particularly described as follows:

Site Map No.	City Council District	Approximate Acreage	Legal Description
1	8	8.487	NCB 14746 (aka CB 4765 and 4766)
2	6	3.51	NCB 18058 and NCB 18049
3	8	3.01	NCB 14667
4	7	1.72	NCB 15004
5	6 & 7	3.153	NCB 16931
6	6 & 7	43.193	NCB 18083

SECTION 3. The City authorizes and directs the City Manager and her designee, severally to accept on behalf of the City the donation of fee simple title or easement interest, as applicable, to any and all property located in San Antonio, Bexar County, Texas as described in Section 2.

SECTION 4. The City authorizes and directs the City Manager and her designee, severally to acquire on behalf of the City any and all property located in San Antonio, Bexar County, Texas as described in Section 2.

SECTION 5. The properties referenced in Section 2 are more specifically shown on the Site Maps affixed hereto as **Exhibits A through F** and incorporated herein for all purposes.

SECTION 6. Payment not to exceed \$650,000.00 is previously appropriated in SAP Fund 40005000, Park Improvements, SAP Project Definition 26-00060, Leon Creek Greenway (Acq. Prop 3), is authorized to be encumbered and made payable for land, due diligence and closing costs related to the acquisition of 62.757 acres of land more or less along Leon Creek located in Bexar County, Texas. The budget shall be revised by increasing/decreasing the SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION/ Appropriation	REVISED PLAN VERSION 0 (Optional)
26-00060-01-18-05	Environmental Services Review	5201040	Fees to Prof Contr.	\$0.00	\$1,152.00	\$1,152.00
26-00060-03-01-02	Appraisals	5201040	Fees to Prof Contr.	\$0.00	\$2,000.00	\$2,000.00
26-00060-03-01-04	Negotiations	5201040	Fees to Prof Contr.	\$0.00	\$23,568.20	\$23,568.20
26-00060-03-01-05	Boundary Survey	5201040	Fees to Prof Contr.	\$0.00	384,441.94	\$384,441.94
26-00060-03-01-05	Boundary Survey	5201110	Right of Way Acquisition	\$0.00	16,699.35	\$16,699.35
26-00060-03-02	Land Acquisition Costs	5201110	Right of Way Acquisition	\$0.00	155,243.75	\$155,243.75
26-00060-03-01	Right of Way - Memo to Real Estate	5201120	Right of Way Legal Fees	\$0.00	105,433.13	\$105,433.13
26-00060-03-01-06	Legal Review	5201120	Right of Way Legal Fees	\$889,154.20	-\$647,139.55	\$242,014.65
26-00060-03-01-08	To Title Co	5201120	Right of Way Legal Fees	\$0.00	\$8,941.68	\$8,941.68
26-00060-03-02	Land Acquisition Costs	5201120	Right of Way Legal Fees	\$0.00	\$4.00	\$4.00

26-00060-03-03	Site Preparation	5201140	Construction Costs	\$80,000.00	-\$80,000.00	\$0.00
26-00060-05-08	Construction Costs	5201140	Construction Costs	\$724,000.00	-\$214,393.96	\$509,606.04
26-00060-03-01-06	Legal Review	5201150	Advertising Expenses	\$51,612.00	-\$45,643.37	\$5,968.63
26-00060-03-01-02	Appraisals	5201160	Appraisal Fees	\$96,822.50	-\$23,610.42	\$73,212.08
26-00060-03-01-05	Boundary Survey	5201160	Appraisal Fees	\$0.00	\$1,700.00	\$1,700.00
26-00060-03-01-02	Appraisals	5209010	Land Acquisition Costs	\$0.00	\$738.00	\$738.00
26-00060-03-01-05	Boundary Survey	5209010	Land Acquisition Costs	\$0.00	\$1,375.00	\$1,375.00
26-00060-03-01-08	To Title Co	5209010	Land Acquisition Costs	\$11,936.00	\$379,929.09	\$391,865.09
26-00060-03-01-09	Close	5209010	Land Acquisition Costs	\$59,234.24	-\$59,234.24	\$0.00
26-00060-05-04	TDLR Inspection	5402010	Cap Prog Admin Cost	\$0.00	\$452.95	\$452.95
26-00060-03-01-06	Legal Review	5406520	Other Expenditures	\$11,700.00	-\$11,700.00	\$0.00
26-00060-03-02	Land Acquisition Costs	5406520	Other Expenditures	\$0.00	\$42.45	\$42.45
			TOTALS	\$1,924,458.94	\$0.00	\$1,924,458.94

SECTION 7. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager’s designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 8. The City staff is hereby directed to accept the donation of any and all respective Property at fair market value, to execute agreements accepting the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such acceptance of donation on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 9. The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 10. In the event that the City negotiations fail and staff is unable to acquire one or more parcels from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to

retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

SECTION 11. This Ordinance shall be effective immediately if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this the 25th day of **June, 2009.**



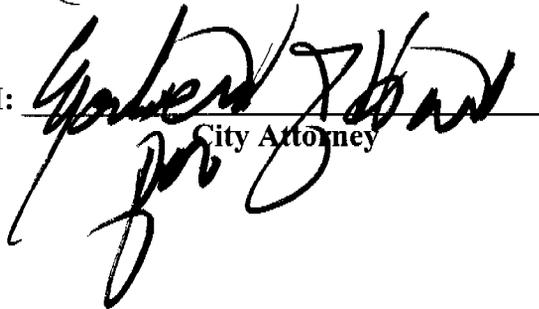
M A Y O R
JULIÁN CASTRO

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



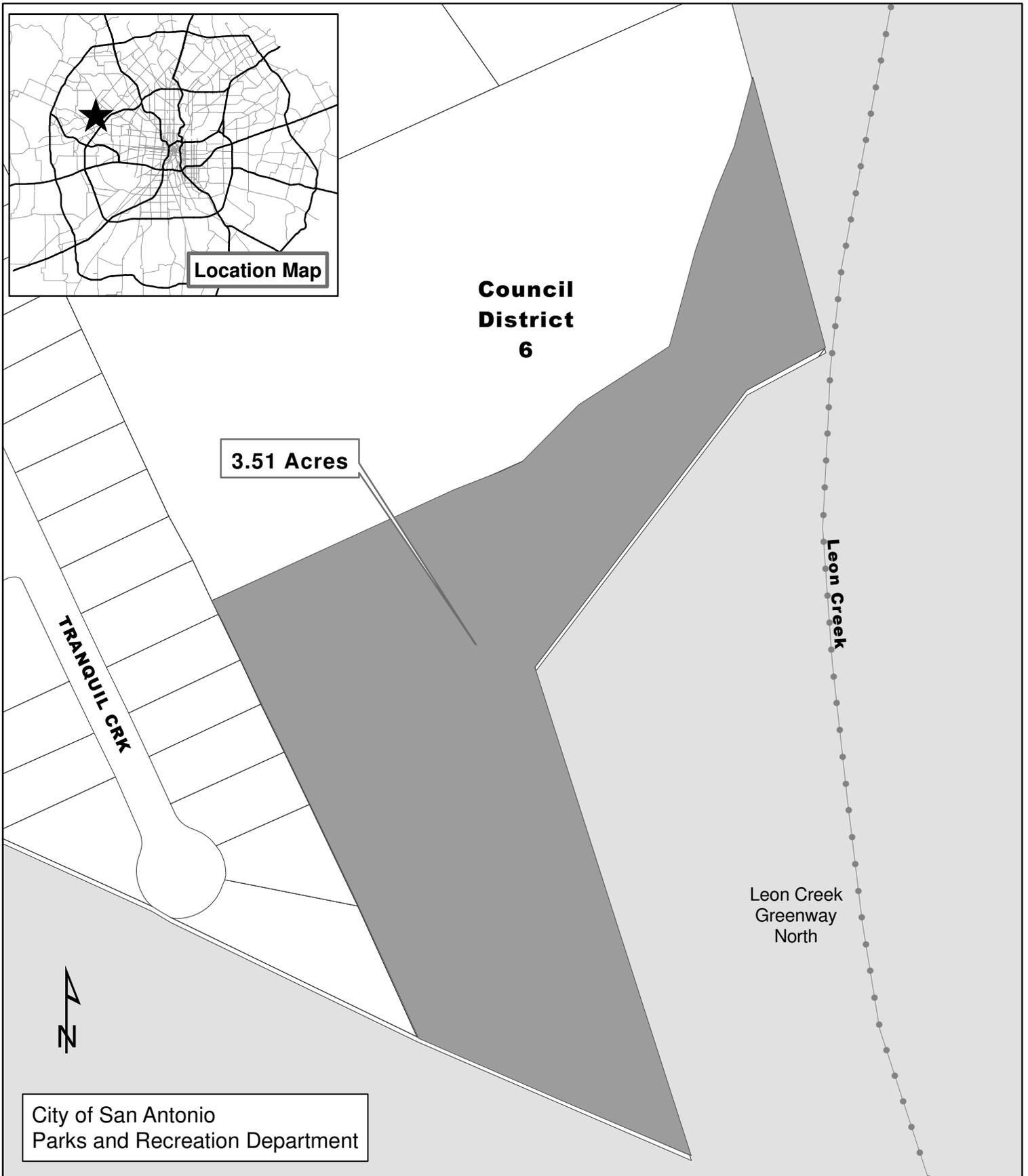
City Attorney

Agenda Item:	31						
Date:	06/25/2009						
Time:	10:43:47 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition, donation and/or condemnation of approximately 62.757 acres of land located in NCB 14746, 14667, 16931, 18049, 18058, and 18083, in Council Districts 6, 7, & 8 along Leon Creek for the Linear Creekway Development Project, all properties being in the City of San Antonio, Bexar County, Texas; declaring the Linear Creekway Development Project on Leon Creek to be a public project; declaring a public necessity for the acquisition of privately owned real property and authorizing the City Attorney and/or designated special counsel to file eminent domain proceedings. [A.J. Rodriguez, Deputy City Manager; Xavier Urrutia, Director, Parks & Recreation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x			x	
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10	x					

Site Map 2

Proposed Land Acquisitions for Linear Creekway Parks

3.51 acres in District 6





CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
DEVELOPMENT • PUBLIC WORKS
SURVEYING • TRANSPORTATION

**METES AND BOUNDS DESCRIPTION FOR A 3.295 ACRE TRACT OF LAND OUT
OF THE ELIZABETH PLUNKETT SURVEY No. 72,
SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 3.295 acre (143.573 square feet) tract of land, out of the Elizabeth Plunkett Survey No. 72, Bexar County, Texas; and being out of and a portion of that certain called 7.893 acre tract of land as conveyed to JDJ Properties, by Warranty Deed dated April 3, 2002, and recorded May 7, 2002 in Volume 9376, Page 314, Official Public Records of Real Property, Bexar County, Texas, said 3.295 acre tract of land being more particularly described by metes and bounds as follows:

SURVEYOR NOTE:

All bearings and distances are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,719,961.04, E = 2,083,697.26.

BEGINNING at a ½" iron rod with "Vickrey" cap found, (having Texas State Plane Grid Coordinates of N = 13,720,847.49, E = 2,084,508.43) in the northeasterly boundary of a 25.641 acre tract of land as described in Volume 4489, Page 168, Official Public Records of Real Property, Bexar County, Texas, said point also being the southeastern most corner of Lot 87, Block 1, Lindsey Place Subdivision, Unit 2A, recorded in Volume 9546, Page 40, Deed and Plat Records, Bexar County, Texas;

THENCE, N 25°15'03" W, along the west line of the herein described tract and the east line of said Lindsey Place Subdivision, Unit 2A, a distance of 470.79 feet to a ½" iron rod found for an angle point of the herein described tract of land;

THENCE, crossing said 7.893 acre tract as follows:

N. 65°44'47" E., a distance of 271.52, to a found ½" iron rod with "Vickrey" cap for an angle point of the herein described tract,

N. 45°01'36" E., a distance of 81.64 feet, to a found ½" iron rod with "Vickrey" cap for an angle point of the herein described tract,

N. 57°05'57" E., a distance of 79.75 feet, to a set ½" iron rod with "CEC" cap for an angle point of the herein described tract,

11550 I.H. 10 WEST SUITE 395 SAN ANTONIO, TEXAS 78230-1037
TEL: 210.641.9999 FAX: 210.641.6440 WWW.CECTEXAS.COM

N. 13°38'41" E., a distance of 157.22 feet, to a set ½" iron rod with "CEC" cap for an angle point of the herein described tract,

N. 09°44'40" E., a distance of 143.97 feet, to a set ½" iron rod with "CEC" cap for an angle point of the herein described tract,

N. 03°02'42" E., a distance of 99.18 feet, to a set ½" iron rod with "CEC" cap for the northwest corner of the herein described tract,

THENCE, N. 66°46'41" E., along the common line of said 7.893 acre tract and a 23.999 acre tract of land conveyed to Joann B. Becker, Diann Phillips, and Johnny Becker, by Warranty Deed dated January 12, 1993, and recorded February 9, 1993 in Volume 5569, Page 422, Official Public Records of Real Property, Bexar County, Texas, a distance of 31.27 feet to a found ½" iron rod with "Brown Eng" cap for the northeast corner of the herein described tract;

THENCE, S. 14°36'10" E., along the common line of said 7.893 acre tract and a 14.89 acre tract of land conveyed to the City of San Antonio, by Warranty Deed dated September 7, 2005, and recorded in Volume 11653, Page 1578, Official Public Records of Real Property, Bexar County, Texas, a distance of 375.77 feet, to a set ½" iron rod with "CEC" cap for an angle point of the herein described tract,

THENCE, S. 65°24'29" W., along the common line of said 7.893 acre tract and a 75.20 acre tract of land conveyed to the City of San Antonio, by Warranty Deed dated September 14, 2007, and recorded in Volume 13119, Page 1887, Official Public Records of Real Property, Bexar County, Texas, and a 25.641 acre tract of land conveyed to the City of San Antonio and recorded in Volume 4489, Page 168, Official Public Records of Real Property, Bexar County, Texas, a distance of 175.88 feet, to a found ½" iron rod with "Vickrey" cap for an angle point of the herein described tract;

THENCE, along the common line of said 7.893 acre tract and said 25.641 acre tract as follows:

S. 37°10'27" W., a distance of 324.95 feet, to a found ½" iron rod with "Vickrey" cap for an angle point of the herein described tract,

S. 16°44'38" E., a distance of 215.72 feet, to a found ½" iron rod with "Vickrey" cap for an angle point of the herein described tract,

S. 25°44'38" E., a distance of 249.97 feet, to a found ½" iron rod with "Vickrey" cap for the southeast corner of the herein described tract,

THENCE, N. 64°44'38" W., along the common line of said 7.893 acre tract and said 25.641 acre tract, a distance of 194.70 feet, to the POINT OF BEGINNING, containing 3.295 acres (143,573 square feet) of land, more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the xxth day of May, 2009.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812



JOANN B. ROSSOW, DIANN PHILLIPS,
AND JOHNNY BECKER
23.999 ACRES
VOL. 5569, PG. 422, O.P.R.R.P.

N66°46'41"E 31.27'

1/2" IRON ROD WITH
"CEC" CAP SET

1/2" IRON ROD WITH
"BROWN ENG" CAP FOUND

N03°02'42"E 99.18'

CITY OF SAN ANTONIO
14.89 ACRES
VOL. 11653, PG. 1578, O.P.R.

1/2" IRON ROD WITH
"CEC" CAP SET

S14°39'10"E
375.71'

N09°44'40"E 143.97'

JDJ PROPERTIES
REMAINDER OF 7.893 ACRES
VOL. 9376, PG. 314, O.P.R.R.P.

1/2" IRON ROD WITH
"CEC" CAP SET

WIRE FENCE

N13°38'41"E 157.22'

3.295 ACRES
(143,573 SQ. FT.)

N57°05'57"E 79.75'

1/2" IRON ROD WITH
"CEC" CAP SET

1/2" IRON ROD WITH
"VICKREY" CAP FOUND

N45°01'36"E 81.64'

1/2" IRON ROD WITH
"VICKREY" CAP FOUND

CITY OF SAN ANTONIO
75.20 ACRES
VOL. 13119, PG. 1887, O.P.R.

1/2" IRON ROD WITH
"VICKREY" CAP FOUND

1/2" IRON ROD WITH
"VICKREY" CAP FOUND

N65°44'47"E 271.52'

S37°10'27"W 324.95'
CITY OF SAN ANTONIO
25.641 ACRES
VOL. 4489, PG. 168, O.P.R.

MATCH LINE SHEET 1 OF 2

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY, EXCEPT AS SHOWN.

THIS 8TH DAY OF MAY, 2009.

WARNING: ONLY THOSE COPIES WITH THE SIGNATURE IN RED SHOULD BE RELIED UPON.

Chester A. Vornar, Registered Professional Land Surveyor No. 4812

SCALE 1" = 100'

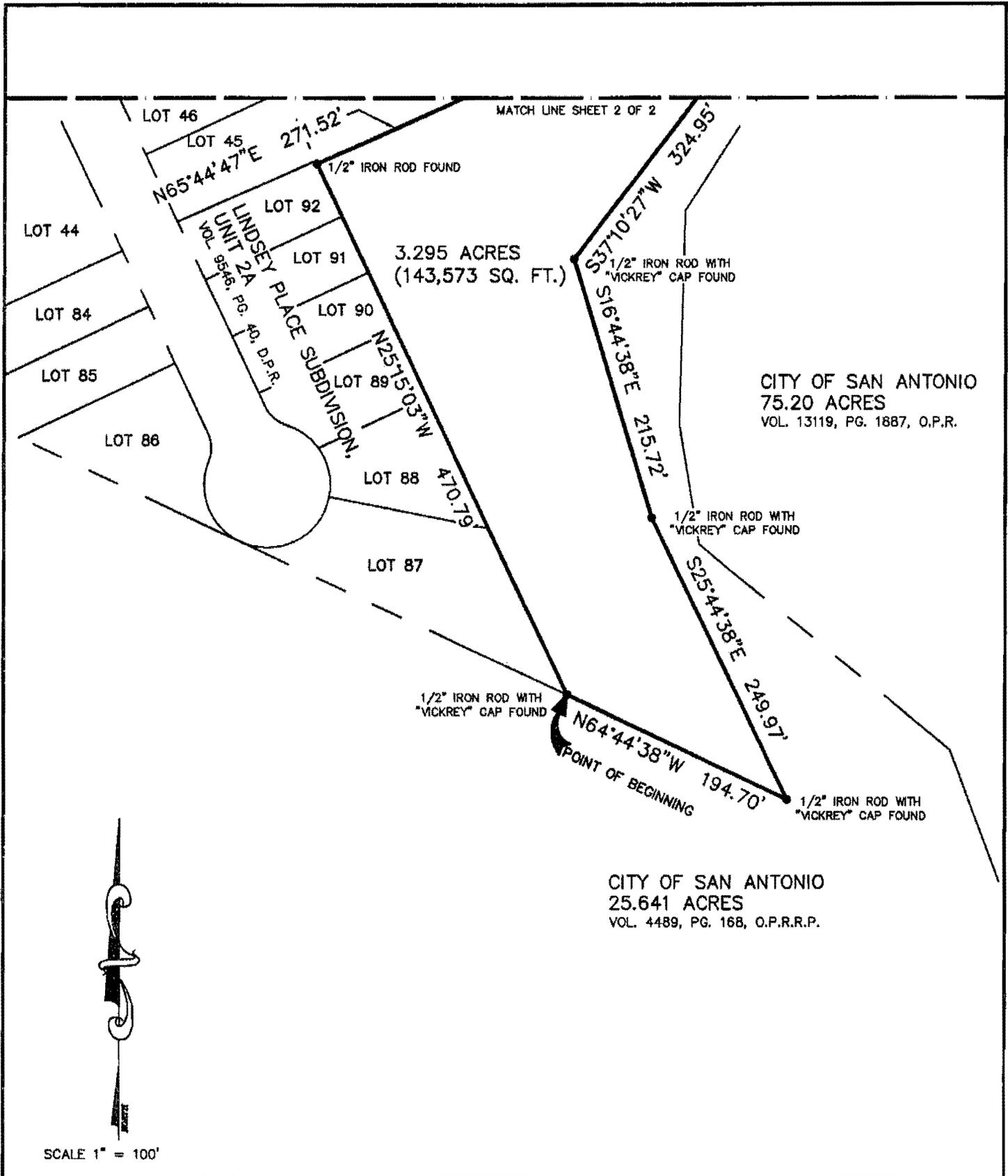


CIVIL ENGINEERING CONSULTANTS
DOW DURDEN, INC.
11560 L.L. 10 WEST, SUITE 200
SAN ANTONIO, TEXAS 78260
P) 810.641.9999
F) 810.641.6440
Email: cec@cectexas.com

STANDARD LAND SURVEY

3.295 ACRE TRACT OF LAND OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, BEXAR COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED 7.893 ACRE TRACT OF LAND RECORDED IN VOLUME 9376, PAGE 314, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.

SHEET	2 OF 2
DRAWN BY:	D.L.D.
DATE:	MAY 11, 2009
JOB NO.:	S0242737



SCALE 1" = 100'



CIVIL ENGINEERING CONSULTANTS
 DON DUNDEN, INC.
 11500 L.E. 10 WEST, SUITE 800
 SAN ANTONIO, TEXAS 78230
 P) 810.641.9999
 F) 810.641.6440
 Email: cec@cectexas.com

STANDARD LAND SURVEY	
3.295 ACRE TRACT OF LAND OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, BEXAR COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED 7.893 ACRE TRACT OF LAND RECORDED IN VOLUME 9376, PAGE 314, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	

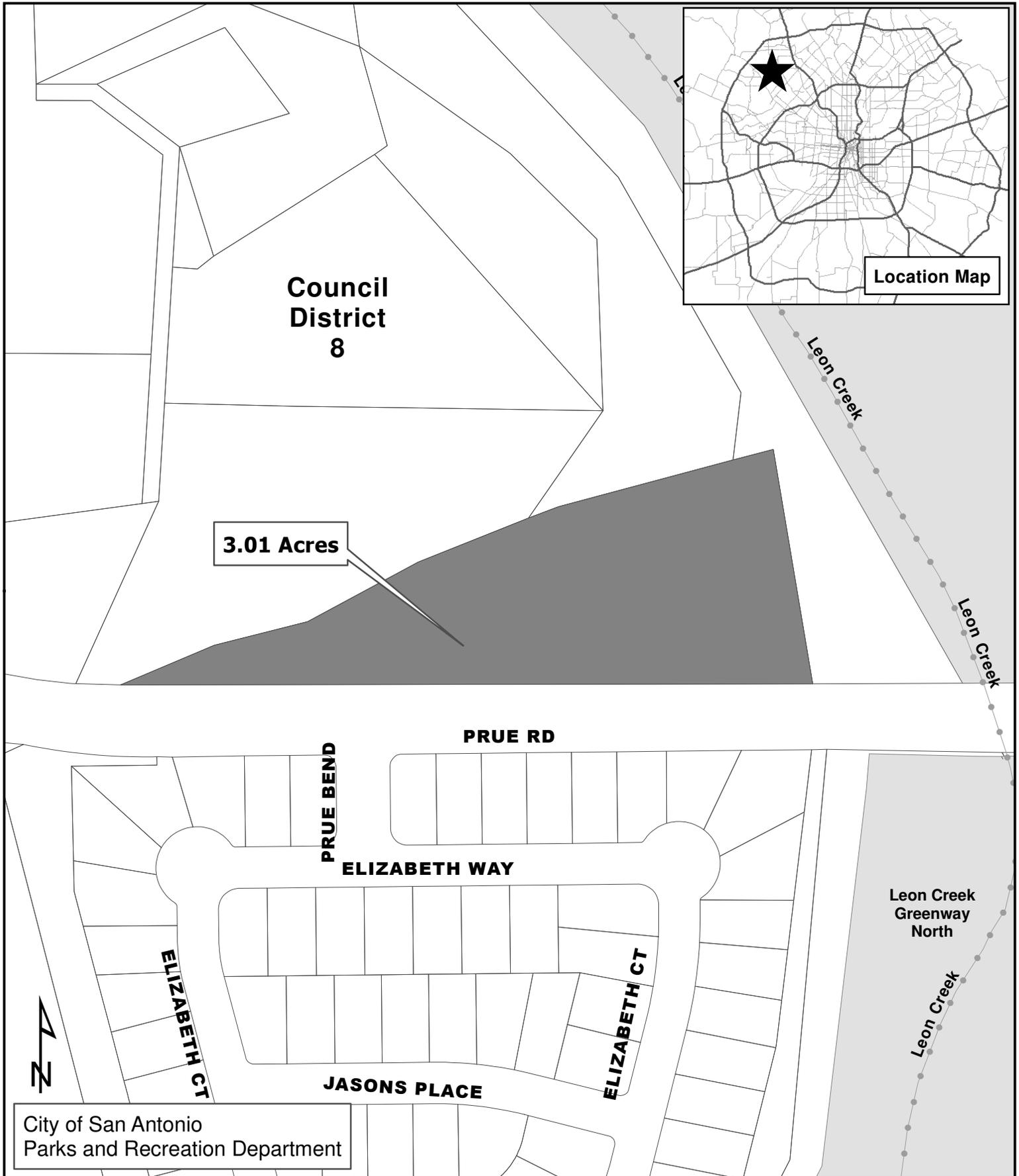
SHEET 1 OF 2
DRAWN BY: D.L.D.
DATE: MAY 11, 2009
JOB NO. S0242737

Exhibit B
6 of 6 pages

Site Map 3

Proposed Land Acquisitions for Linear Creekway Parks

3.01 acres in District 8



City of San Antonio
Parks and Recreation Department



Property Description
of

3.010 acres of land in the City of San Antonio, N.C.B. 14667 being all of the Real Property designated as 2.87 acres described by Deed recorded in Volume 10875, Pages 90-92, being out of a 31.506 acre tract of land described by Deed recorded in Volume 3538, Pages 1640-1643 with both being of the Official Public Records of Bexar County, Texas and out of the Jose Alameda Survey No. 81, Abstract No. 26, County Block 4017, Bexar County, Texas; said 3.010 acres of land being more particularly described as follows:

Beginning: At a found $\frac{1}{2}$ " iron pin on the North Right of Way line of Prue Road being the Southwest corner of a 2.171 acre tract of land as described by Deed recorded in Volume 7555, Pages 1086-1093 of the Official Public Records of Bexar County, Texas, said iron pin being the Southeast corner of the herein described tract;

Thence: S89°45'40"W, 848.34 feet along the North Right of Way line of Prue Road to a found $\frac{1}{2}$ " iron pin on the Northerly boundary of said 31.506 acre tract and on the Southerly boundary of a 2.259 acre tract of land designated as Tract I as described by Deed recorded in Volume 6447, Pages 350-356 of the Official Public Records of Bexar County, Texas being the Southwest corner of the herein described tract;

Thence: With the Northerly boundary of said 31.506 acre tract and the Southerly boundary of said 2.259 acre tract, the following:

N66°12'01"E (reference line), 125.75 feet leaving the North Right of Way line of Prue Road to a found $\frac{1}{2}$ " iron pin for an angle;

N75°44'41"E, 122.32 feet to a found $\frac{1}{2}$ " iron pin for an angle;

N61°01'04"E, 141.59 feet to a set $\frac{1}{2}$ " iron pin for an angle;

N68°16'07"E, at 52.91 feet the Southeast corner of said 2.259 acre tract and the Southwest corner of a 3.872 acre tract of land as described by Deed recorded in Volume 11924, Pages 366-369 of the Official Public Records of Bexar County, Texas, continuing N68°16'07"E with the Northerly boundary of said 31.506 acre tract and the Southerly boundary of said 3.872 acre tract a total distance of 193.19 feet to a found 1/2" iron pin for an angle;

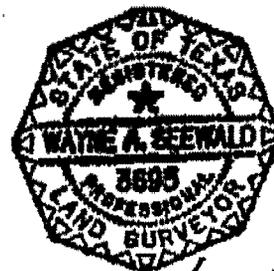
Thence: N75°11'32"E, continuing with the Northerly boundary of said 31.506 acre tract and the Southerly boundary of said 3.872 acre tract at 221.19 feet a found 1/2" iron pin being a corner on the West boundary of the aforesaid 2.171 acre tract and also being the Southeast corner of said 3.872 acre tract, continuing N75°11'32"E, a total distance of 272.09 feet to a found 1/2" iron pin being the Northeast corner of the herein described tract;

Thence: S09°33'46"E, 291.05 feet with the West boundary of said 2.171 acre tract to the POINT OF BEGINNING, containing 3.010 acres of land.

Note: Bearings used in this description are referenced to said 2.259 acre tract of land as described by Deed recorded in Volume 6447, Pages 350-356 of the Official Public Records of Bexar County, Texas.

Reference is made to survey plat dated March 13, 2007 accompanying these field notes.

Job No. 150306
March 13, 2007
JGR/cc



Wayne Sewald

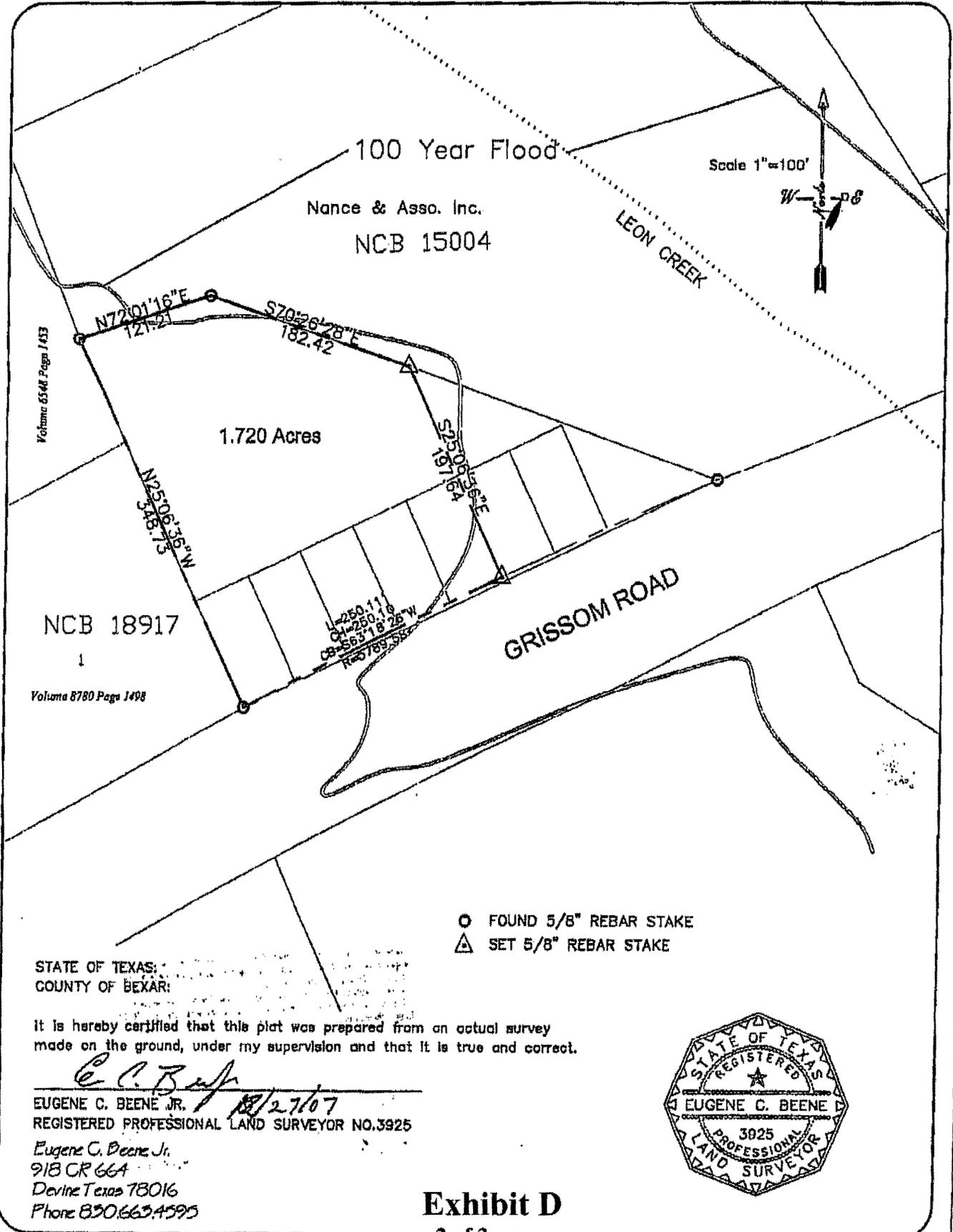
Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped herein by me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

MAY 19 2008



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20080105141 Fees: \$32.00
05/19/2008 3:34PM # Pages 5
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK



100 Year Flood

Nance & Asso. Inc.
NCB 15004

Scale 1"=100'



LEON CREEK

1.720 Acres

Volume 6548 Page 1453

NCB 18917

Volume 8780 Page 1498

GRISSOM ROAD

- FOUND 5/8" REBAR STAKE
- △ SET 5/8" REBAR STAKE

STATE OF TEXAS
COUNTY OF BEXAR:

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

E. C. Beene Jr.

EUGENE C. BEENE JR. 12/27/07
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3925

Eugene C. Beene Jr.
918 CR 66A
Davine Texas 78016
Phone 820.663.4595

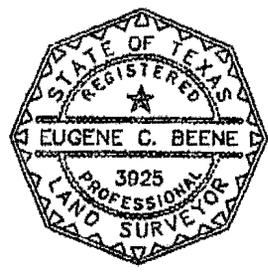
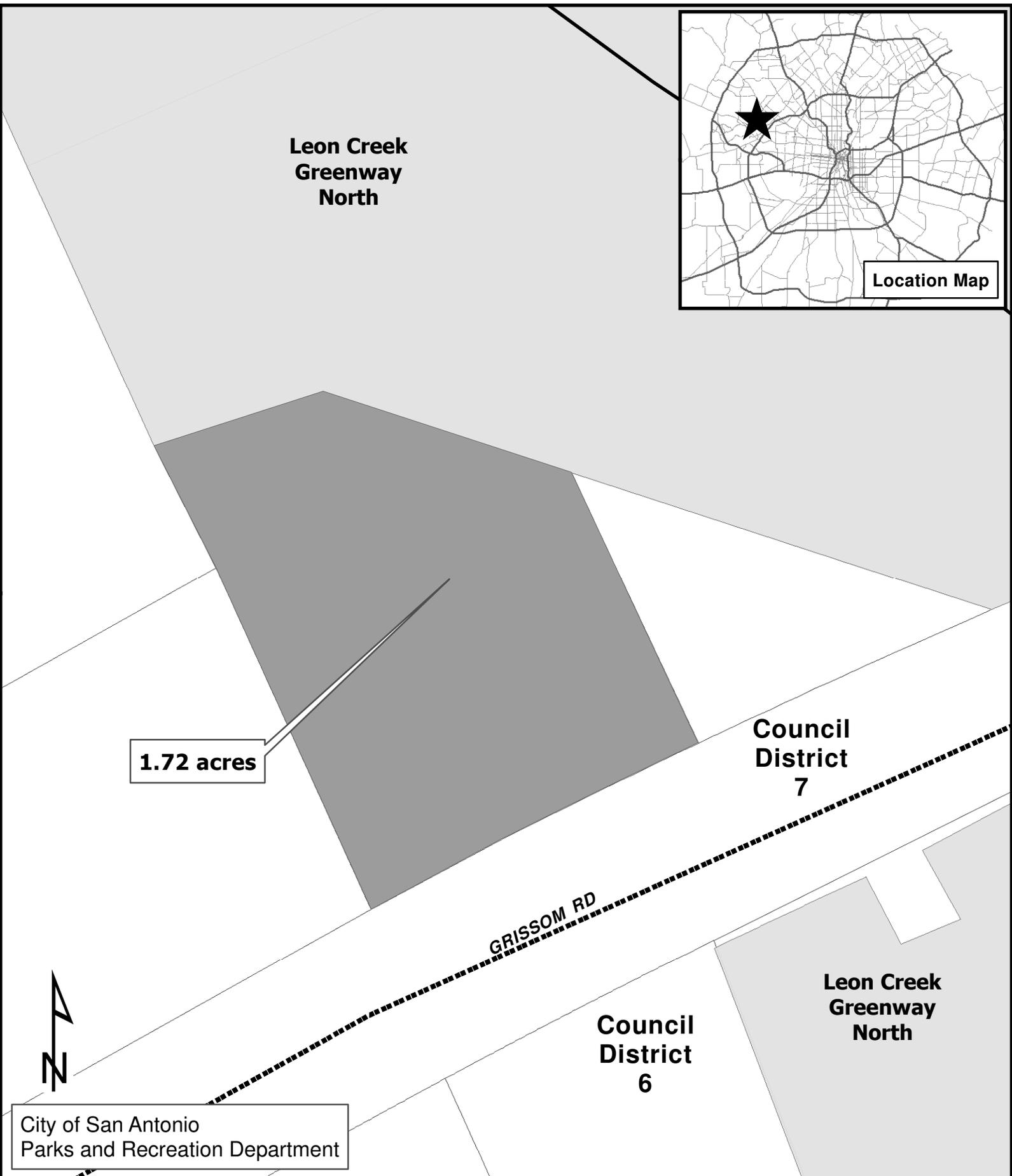


Exhibit D
2 of 3 pages

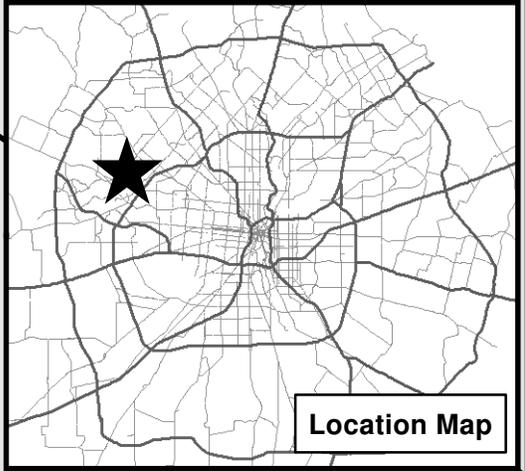
Site Map 4

Proposed Land Acquisitions for Linear Creekway Parks

1.72 acres in District 7



**Leon Creek
Greenway
North**



1.72 acres

**Council
District
7**

GRISSOM RD

**Council
District
6**

**Leon Creek
Greenway
North**



City of San Antonio
Parks and Recreation Department

STATE OF TEXAS:
COUNTY OF BEXAR:

METES AND BOUNDS DESCRIPTION

BEING 1.720 acres of land lying in the Elizabeth Plunkett Survey No. 72, Abstract No. 573, County Block No. 4433, Bexar County, Texas and being out of a 2.193 acre tract of land as described by the Deed Recorded in Volume 7378 Page 849 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at an iron pin set in the Northwest Right of Way of FM 471 (Grissom Road) and the East corner of this described parcel of land;

THENCE along the Northwest Right of Way of FM 471 (Grissom Road) with a curve, to the left having a radius of 5789.58 feet, a length of 250.11 feet and a chord which bears S 63 deg 1 8' 26" W 250.10 feet, to a found iron pin and the southwesterly corner;

THENCE: N 25 deg 06' 36" W, 348.73 feet to an iron rod found, for the Northwesterly corner;

THENCE: N 72 deg 01' 16" E a distance of 121.21 feet to an iron rod found for the North corner;

THENCE: S 70 deg 26' 28" E. a distance of 182.42 feet to a set 5/8" rebar stake for a corner;

THENCE: S 25 deg 06' 36" E. a distance of 197.64 feet to the point of beginning.


Eugene C. Beene Jr. 12/27/07
Registered Professional Land Surveyor No. 3925

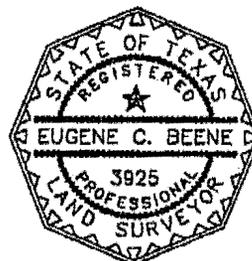
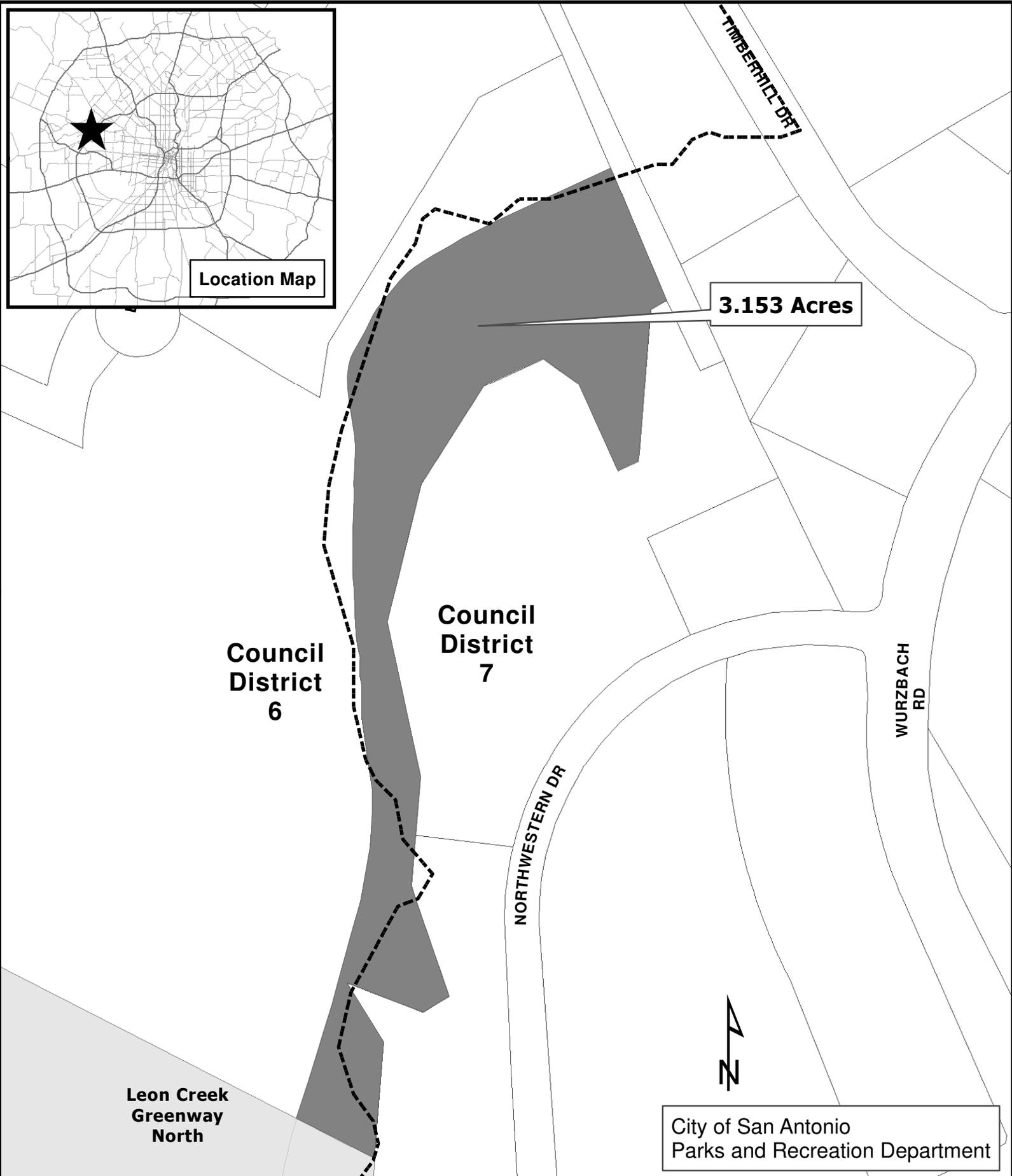


Exhibit D
3 of 3 pages

Site Map 5

Proposed Land Acquisitions for Linear Creekway Parks

3.153 acres in District 6 & District 7



Location Map

3.153 Acres

Council District 6

Council District 7

NORTHWESTERN DR

WURZBACH RD



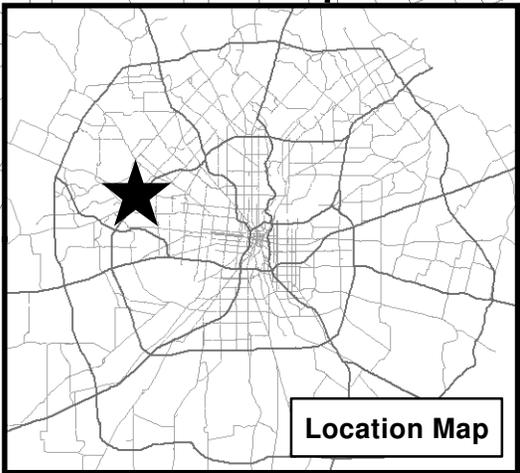
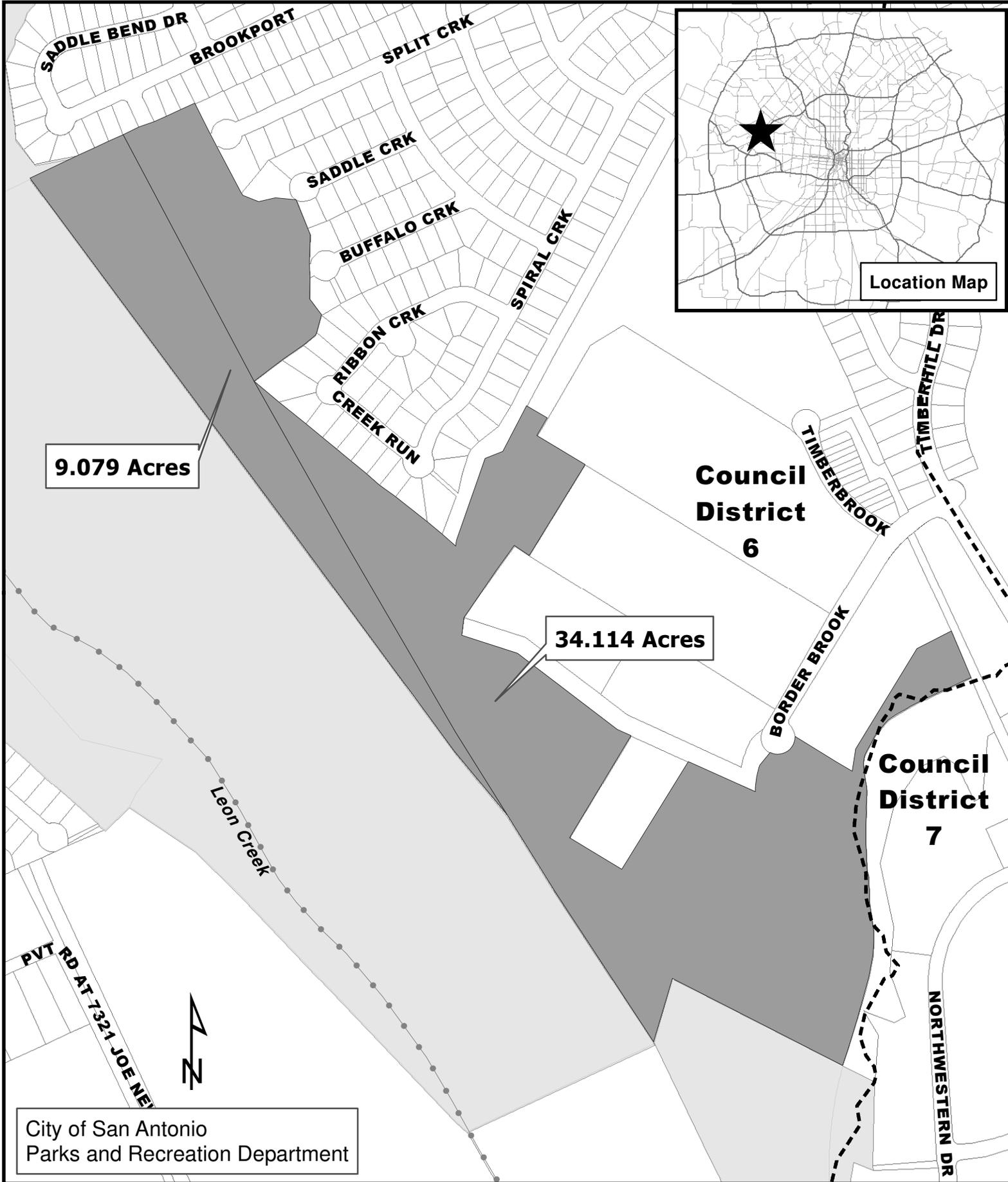
Leon Creek Greenway North

City of San Antonio
Parks and Recreation Department

Site Map 6

Proposed Land Acquisitions for Linear Creekway Parks

43.193 acres in District 6 & District 7



9.079 Acres

34.114 Acres

Council District 6

Council District 7

City of San Antonio
Parks and Recreation Department