

AN ORDINANCE **2010-03-04-0165**

AUTHORIZING THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM (“SAWS”), TO ACQUIRE BY NEGOTIATION AND/OR CONDEMNATION PERMANENT EASEMENT INTERESTS AND RELATED RIGHTS OF INGRESS AND EGRESS OVER, ACROSS, UNDER AND UPON FOUR (4) SPECIFIC PARCELS OF PRIVATELY OWNED REAL PROPERTY IN COUNCIL DISTRICTS 3 AND 4 (THE “PROPERTIES”) LOCATED WITHIN SEGMENTS 1, 2, AND 6 OF THE MEDINA RIVER OUTFALL PROJECT IN BEXAR COUNTY, TEXAS, WHICH PROJECT INCLUDES APPROXIMATELY 32 MILES FROM A POINT IN FAR WESTERN BEXAR COUNTY KNOWN AS U-BAR RANCH, TO A POINT AT OR NEAR THE SYSTEM LIFT STATION #198, THEN GENERALLY FOLLOWING THE NORTHERN SIDE OF MEDINA RIVER AND ULTIMATELY FLOWING INTO DOS RIOS WATER RECYCLING CENTER FOR THE PURPOSE OF THE MEDINA RIVER SEWER OUTFALL PROJECT; SAVE AND EXCEPT ANY OIL, GAS, OR OTHER MINERALS IN, ON OR UNDER OR PRODUCED FROM SAID PROPERTIES, AND SAVE AND EXCEPT ANY SUBSURFACE WATER RIGHTS IN AND TO THE PROPERTY TOGETHER WITH ANY AND ALL APPURTENANT WATER RIGHTS WITHOUT ANY RIGHT WHATSOEVER REMAINING TO THE OWNERS OF SAID WATER RIGHTS OF INGRESS OR EGRESS TO OR FROM THE SURFACE OF SAID PROPERTY; FOR THE PUBLIC PURPOSE OF EXPANDING THE SYSTEM’S OVERALL SEWER CAPACITY INCLUDING THE LOCATION, CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE OF A SEWER PIPELINE IN ORDER TO PROVIDE ADEQUATE SEWER CAPACITY FOR THE SOUTH AND WEST SIDES OF BEXAR COUNTY, TEXAS, WHICH PROJECT IS SOMETIMES REFERRED TO AS THE MEDINA RIVER SEWER OUTFALL PROJECT (“THE PROJECT”); (I) DECLARING THAT THE PROJECT IS FOR A PUBLIC PURPOSE AND A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF THE PROPERTIES, (II) AUTHORIZING SAWS TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTIES BY NEGOTIATION AND/OR CONDEMNATION, AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF SAWS TO ACQUIRE SUCH EASEMENT INTERESTS, AND RIGHTS OF INGRESS AND EGRESS, OVER, ACROSS AND UNDER THE PROPERTIES.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees (“SAWS”) has determined that the acquisition of permanent easement rights and rights of ingress and egress to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the City of San Antonio Water and Utility System (the “System”), including Segments 1, 2, and 6 of the construction of the Medina River Sewer Outfall Project, (the “Project”), as shown by the Overall Project Drawing marked “**Exhibit A – 1**” attached hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through SAWS, are in the process of investigating, surveying, defining and negotiating for the acquisition of such permanent easements and related rights of ingress and egress to certain real properties as may be needed on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such permanent easement rights and rights of ingress and egress to certain real property, it may be necessary for SAWS’ to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement agreement, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE**,

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

SECTION 1. Public necessity requires that the City of San Antonio acquire permanent easements over, under, across, and upon certain real property (the “Properties”) for Segments 1, 2, and 6 for the construction of the Medina River Sewer Outfall Project, save and except any oil, gas or other minerals in, on or under or produced from the Properties, which may be removed from beneath said properties without any right whatsoever remaining to the owner(s) of said oil, gas or minerals of ingress or egress to or from the surface of the Properties for the purpose of exploring, developing, drilling, or production of same, and save and except any subsurface water rights in and to the Properties together with any and all appurtenant water rights, without any right whatsoever remaining to the owner(s) of said water rights of ingress or egress to or from the surface of the Properties, for the purpose of exploring, developing, drilling or production of same, including the construction, operation and maintenance of the Project, along the routes shown by the Overall Project Drawing marked “**Exhibit A – 1**” attached hereto and made a part hereof, for the San Antonio Water System. Public necessity also requires the City of San Antonio to acquire either through purchase or by the process of eminent domain, and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public necessity to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered along the route.

SECTION 2. The Project and related acquisition of the Properties is for the public purpose of expanding SAWS’ overall sewer capacity including the location, construction, operation, repair and maintenance of a sewer pipeline in order to provide adequate sewer capacity of the South and West sides of Bexar County, Texas. The City Council further finds that the public purpose to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered along the route.

SECTION 3. The Properties which are the subject of Sections 1 and 2 upon which easements are required for the Project are described in “**Exhibits A – 2 through A - 35**” inclusive, which Exhibits are

attached to and are made a part of this Ordinance for all purposes.

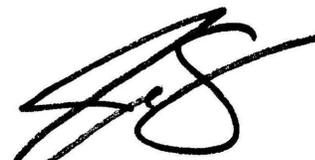
SECTION 4. SAWS, acting by and through its attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Section 3 of this Ordinance and to acquire such interests in land as SAWS is unable to acquire through negotiation by reason of its inability agree with the owner of the land as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey specify, define and secure the necessary property rights. The City Council further finds that employees, agents and attorneys acting for SAWS do not have to continue negotiations with any landowner once they determine that further negotiations would be futile.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of SAWS for the acquisition of such property interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 4th day of March, 2010.


M A Y O R
Julián Castro

ATTEST:

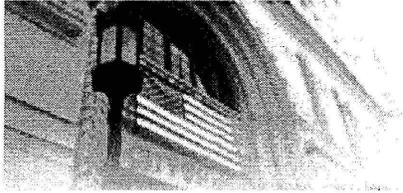


Leticia M. Vacek, City Clerk

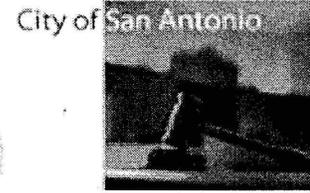
APPROVED AS TO FORM:



for Michael D. Bernard, City Attorney



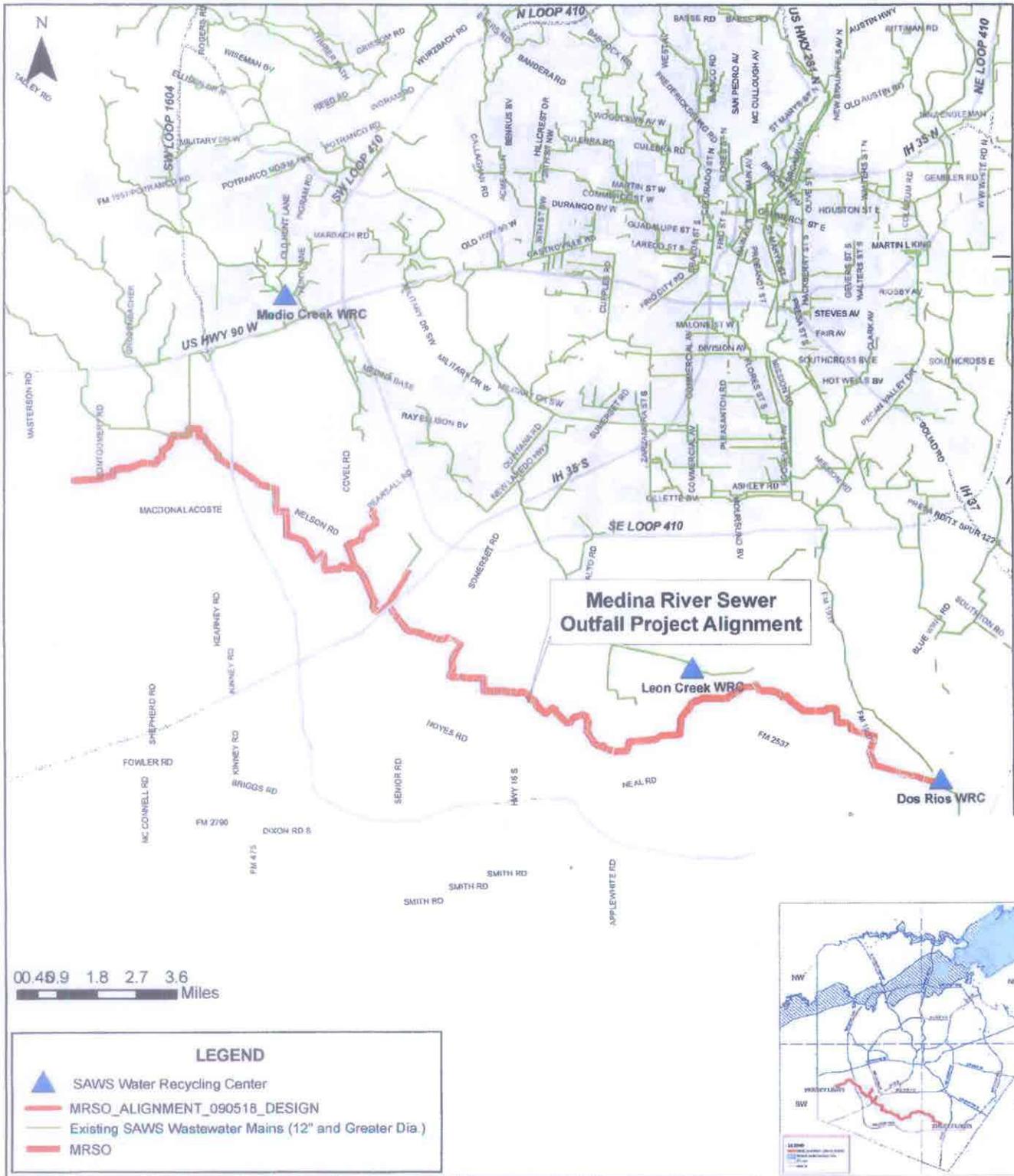
Request for
**COUNCIL
ACTION**



Agenda Voting Results - 12

Name:	6, 7, 9, 10, 11, 12, 13, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 18, 19						
Date:	03/04/2010						
Time:	10:11:48 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition, through negotiation or condemnation of permanent easement interests in four parcels of privately owned property out of County Block 4005, County Block 4006 and County Block 4297, in south Bexar County from FM 1927 to Montgomery Road for the San Antonio Water System Medina River Sewer Outfall Project, located in Council Districts 3 and 4; declaring it to be a public project; and declaring a public necessity for the acquisition. [Pat DiGiovanni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

EXHIBIT A-1 MEDINA RIVER SEWER OUTFALL MAIN PROJECT

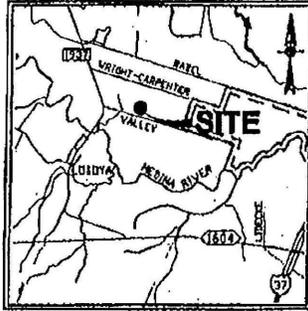
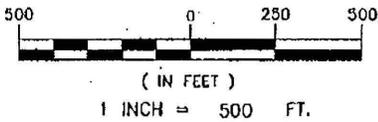


Medina River Sewer Outfall Project – Exhibit A-2

PARCEL No.	SIZE IN ACRES	LEGAL DESCRIPTION
P09-131	0.51 ac	0.51 acres being out of a 9.43 acre tract described in the conveyance to Brenda S. Farley Et Vir, James A. Farley in General Warranty Deed recorded in Volume 9985, Pages 742-745 of the official public records of Real Property of Bexar County, Texas out of the J.A. De La Garza Grant Survey No. 433, Abstract No. 3 County Block 4006, Bexar County, Texas
P09-132	0.63 ac	0.63 acres composed of a 0.52 acres out of a 9.98 acre tract conveyance to Robert I. Solenburger and wife Janet Ruzza, by instrument recorded in Volume 3402, Pages 95-98 of the official public records of Real Property of Bexar County, Texas, 0.09 of an acre out of a 1.78 acre tract conveyed to Robert I. Solenburger and wife Janet Ruzza, by instrument recorded in Volume 9642, Pages 646-648 of the official public records of Real Property of Bexar County, Texas, and 0.02 of an acre out of a 0.351 of an acre tract conveyed to Robert I. Solenburger and wife Janet Ruzza, by instrument recorded in Volume 9718, Pages 1021-1025 of the official public records of Real Property of Bexar County, all out of the J.A. De La Garza Grant Survey No. 433, Abstract No. 3 County Block 4006, Bexar County, Texas
P09-142	9.36 ac	A 9.36 acre tract of land being out of that 1032.122 acre Cook Memorial Trust tract in instrument recorded in Volume 9724, Pages 538-541 of the official public records of Real Property of Bexar County, Texas out of the Jose A. De La Garza Grant, Abstract No. 3 County Block 4006, and the Fernando Rodriguez Survey No. 6, Abstract No. 15, County Block 4005 Bexar County, Texas

P09-145	14.42 ac	A 14.42 acre tract of land being out of a 306.875 acre tract described in conveyance to Hanford – Southport LLC. in Special Warranty Deed recorded in Volume 13468, Pages 1036-1043 of the official public records of Real Property of Bexar County, Texas out of the Ignacio Perez Survey No. 15, Abstract No. 13 County Block 4297 in the City of San Antonio, Bexar County, Texas
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Exhibit A-2



LOCATION MAP
A.L.E.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-131

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

WRIGHT CARPENTER ROAD
 (60-FOOT R.O.W.)
 (BEXAR COUNTY PUBLIC WORKS DEPT.
 FILE NO. B-1158-1)



0.331 ACRES
 ROBERT I. SOLENBERGER AND
 WIFE, JANET RUZZA
 (VOL 9718, PG 1021-1025 OPR)

9.98 ACRES
 ROBERT I. SOLENBERGER
 AND WIFE, JANET RUZZA
 (VOL. 3402, PGS. 95-98 OPR)

9.43 ACRES
 BRENDA S. FARLEY AND SPOUSE,
 JAMES A. FARLEY
 (VOL. 9985, PGS. 742-745 OPR)

A REMAINDER OF 150 ACRES
 WILLIAM H. SHIPMAN, SR.
 AND WIFE, FLORENCE SHIPMAN
 (VOL. 8219, PGS. 367-372 DR)

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. #09-05009085 Alamo Title Insurance.

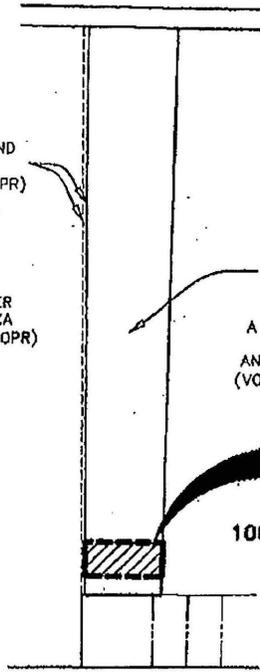
Date Issued: February 13, 2009

Effective Date: January 25, 2009

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10.

- a. Oil, Gas and Mineral Lease - Volume 2914, Page 2089 OPR (Applies)
- b. Oil, Gas and Mineral Lease - Volume 2914, Page 2080 OPR (Applies)
- c. 1/2 of all oil, gas and other minerals of every character - Volume 4361, Page 14 DR (Applies)
- d. 1/2 of all oil, gas and other minerals of every character - Volume 4361, Page 17 DR (Applies)
- e. 1/2 of all oil, gas and other minerals of every character - Volume 8219, Page 367 DR (Applies)



VALLEY ROAD
 (60-FOOT R.O.W.)
 (BEXAR COUNTY PUBLIC WORKS DEPT.
 FILE NO. B-1107-1)

0.51 ACRE
 (22,336 SQ. FT. MORE OR LESS)
 100-FOOT PERMANENT SEWER EASEMENT

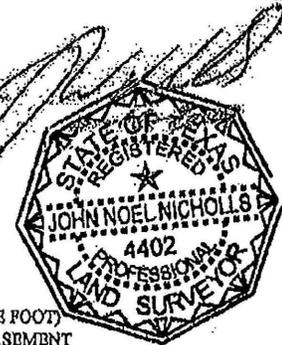


EXHIBIT
 FOR A 0.51 ACRE (22,336 SQUARE FOOT)
 100-FOOT PERMANENT SEWER BASEMENT

A 0.51 ACRE, OR 22,336 SQUARE FEET MORE OR LESS, TRACT OF LAND, BRING OUT OF A 9.43 ACRE TRACT DESCRIBED IN CONVEYANCE TO BRENDA S. FARLEY ET VIR, JAMES A. FARLEY IN GENERAL WARRANTY DEED RECORDED IN VOLUME 9985, PAGES 742-745 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.A. DE LA GARZA GRANT SURVEY NO. 433, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS.



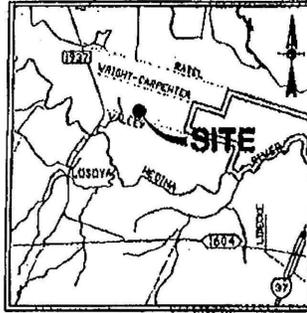
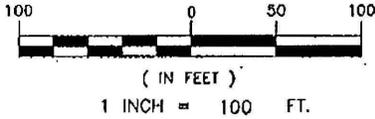
553 EAST HANSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.0000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.M. REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.M. REGISTRATION # 100368-00

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File: N:\CIVIL\6866-00 MRSO\SYVD\WC\A\EX6866-00-07.dwg

Exhibit A-3

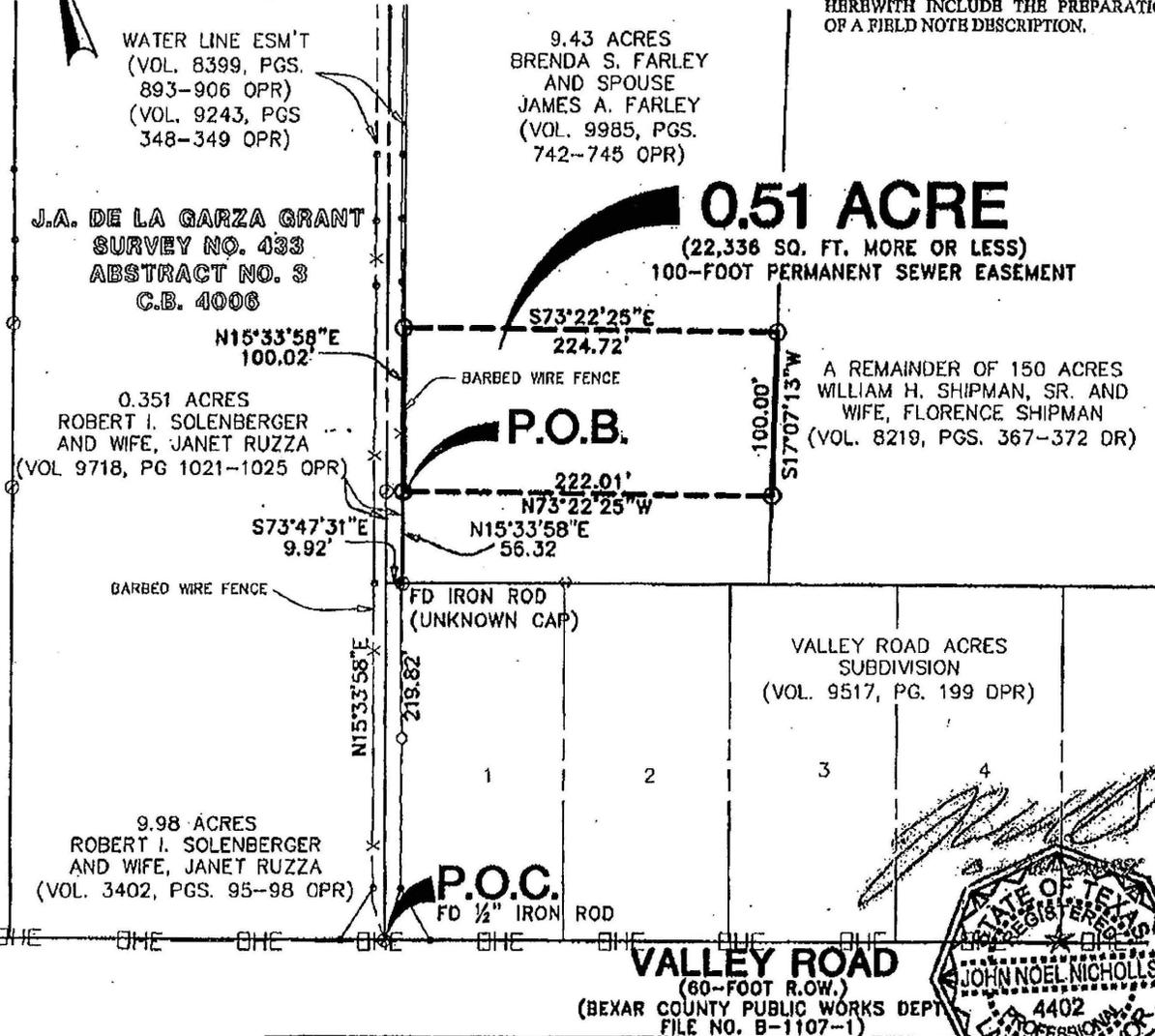


LOCATION MAP
M.T.S.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 08-2511
PARCEL NUMBER - P09-131

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

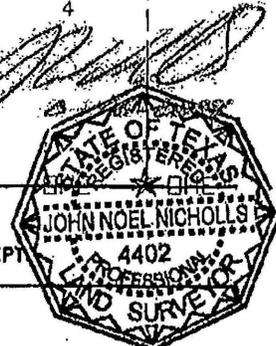
EXHIBIT

FOR A 0.51 ACRE (22,336 SQUARE FOOT)
100-FOOT PERMANENT SEWER BASEMENT

A 0.51 ACRE, OR 22,336 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 9.43 ACRE TRACT DESCRIBED IN CONVEYANCE TO BRENDA S. FARLEY ET VIR, JAMES A. FARLEY IN GENERAL WARRANTY DEED RECORDED IN VOLUMB 9985, PAGES 742-745 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.A. DE LA GARZA GRANT SURVEY NO. 433, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS.



859 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.0000
FAX: 210.378.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, REG. NO. 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, REG. NO. 10218-00



Date: Jun 16, 2009 4:49pm User: ID: BWalker
File: N:\CIVIL\6866-00\MSO\SYDING\AE\6866-00-07.dwg

Exhibit A-4



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-131

FIELD NOTES

for a 0.51 acre (22,336 square feet)
(100-foot Permanent Sewer Easement)

A 0.51 acre, or 22,336 square feet more or less, tract of land, being out of a called 9.43 acre tract described in conveyance to Brenda S. Farley and spouse James A. Farley in General Warranty Deed recorded in Volume 9985, Pages 742-745 of the Official Public Records of Real Property of Bexar County, Texas, out of the J.A. De La Garza Grant Survey No. 433, Abstract No. 3, County Block 4006, Bexar County, Texas. Said 0.51 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a ½" iron rod found in the north right-of-way line of Valley Road, a 60-foot right-of-way per Bexar County Public Works Department, File No. B-1107-1, the southwest corner of Lot 1 of Valley Road Acres Subdivision recorded in Volume 9517, Page 199 of the Deed and Plat Records of Bexar County, Texas and the southeast corner of a called 9.98 acre tract conveyed to Robert I. Solenberger and wife Janet Ruzza by instrument recorded in Volume 3402, Pages 95-98 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 15°33'58" E, departing the north right-of-way line of said Valley Road, along and with the common east line of said 9.98 acre tract and the west line of said Lot 1, a distance of 219.82 feet to a point for the northwest corner of said Lot 1 and the southwest corner of a called 0.351 acre tract, conveyed to Robert I. Solenberger and wife Janet Ruzza recorded in Volume 9718, Pages 1021-1025 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 73°47'31" E, along the north line of said Lot 1 and the south line of said called 0.351 acre tract, a distance of 9.92 feet to an iron rod with an unknown cap found for the southeast corner of said 0.351 acre tract and the southwest corner of a called 9.43 acre tract conveyed to Brenda Farley and spouse James A. Farley, by instrument recorded in Volume 9985, Pages 742-745 of the Official Public Records of Bexar County, Texas;

Exhibit A-5

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-131

- THENCE: N 15°33'58" E, departing the north line of said Valley Road Acres, along the west line of said called 9.43 acre tract, the east line of said called 0.351 acre tract, a distance of 56.32 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southwest corner and POINT OF BEGINNING of the herein described tract;
- THENCE: N 15°33'58" E, continuing along the west line of said called 9.43 acre tract, the east line of said called 0.351 acre tract, a distance of 100.02 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner of the herein described tract;
- THENCE: S 73°22'25" E, over and across said 9.43 acre tract, a distance of 224.72 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east line of said 9.43 acre tract for the northeast corner of the herein described tract;
- THENCE: S 17°07'13" W, along and with the east line of said 9.43 acre tract, a distance of 100.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southeast corner of the herein described tract;
- THENCE: N 73°22'25" W, over and across said 9.43 acre tract, a distance of 222.01 feet to the POINT OF BEGINNING, and containing 0.51 acres in Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS
DATE: May 14, 2009
JOB No.: 6866-00
FILE: N:\CIVIL\6866-00 MRSO\SVYDWG\WORD\PREAMBLES\VEY6866-00-01.dwg
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

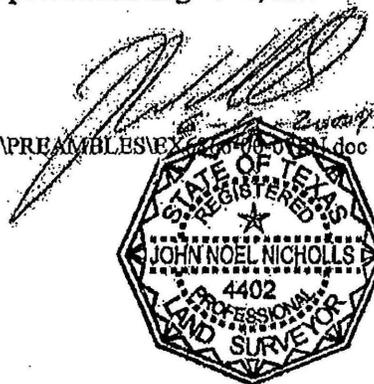
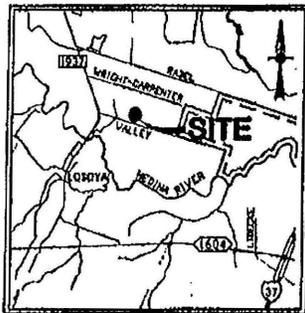
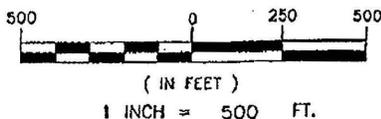


Exhibit A-6



LOCATION MAP

PROJECT NAME: MEDINA RIVER
SEWER OUTFALL
SAWS JOB NO. 08-2511
PARCEL NUMBER - P09-132

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT EASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

WRIGHT CARPENTER ROAD
(60-FOOT R.O.W.)
(BEXAR COUNTY PUBLIC WORKS DEPT.
FILE NO. B-1158-1)

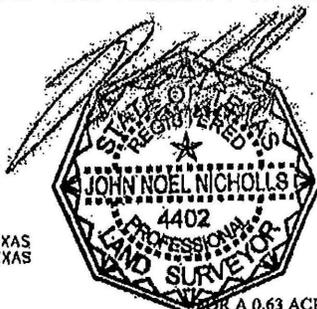
9.98 ACRES
ROBERT I. SOLENBERGER
AND WIFE, JANET RUZZA
(VOL. 3402, PGS. 95-98 OPR)

1.748 ACRES
ROBERT I. SOLENBERGER
AND WIFE, JANET RUZZA
(VOL. 9642, PGS. 646-648 OPR)

0.351 ACRES
ROBERT I. SOLENBERGER
AND WIFE, JANET RUZZA
(VOL. 9718, PG. 1021-1025 OPR)

9.43 ACRES
BRENDA FARLEY AND SPOUSE,
JAMES A. FARLEY
(VOL. 9985, PGS. 742-745 OPR)

0.63 ACRE
(27,625 SQ. FT. MORE OR LESS)
100-FOOT PERMANENT SEWER EASEMENT



VALLEY ROAD
(60-FOOT R.O.W.)
(BEXAR COUNTY PUBLIC WORKS DEPT.
FILE NO. B-1107-1)

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
Title Commitment: G.F. #09-05009086 Alamo Title Insurance.

Date Issued: February 13, 2009

Effective Date: January 25, 2009

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

9.

- a. Electric Line Right of Way Agreement - Volume 11205, Page 1963 OPR (Applies)
- b. Utility and right of way agreement - Volume 8399, Page 893 and revised by Volume 9243, Page 348 OPR (Applies)
- c. Stated interest in oil, gas and other minerals of every character - Volume 4361, Page 14 DR (Applies)
- d. Stated interest in oil, gas and other minerals of every character - Volume 4361, Page 17 DR (Applies)
- e. Stated interest in oil, gas and other minerals of every character - Volume 8219, Page 367 DR (Applies)
- f. Oil, Gas and Mineral Lease - Volume 2914, Page 2089 OPR (Applies)
- g. Oil, Gas and Mineral Lease - Volume 2914, Page 2080 OPR (Applies)

DEED/PLAT REFERENCE

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

EXHIBIT

OR A 0.63 ACRE (27,625 SQUARE FOOT)
100-FOOT PERMANENT SEWER BASINMENT

A 0.63 ACRE, OR 27,625 SQUARE FEET MORE OR LESS, TRACT OF LAND, COMPOSED OF 0.52 ACRES OUT OF A 9.98 ACRE TRACT CONVEYED TO ROBERT I. SOLENBERGER AND WIFE, JANET RUZZA, BY INSTRUMENT RECORDED IN VOLUME 3402, PAGES 95-98 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.09 OF AN ACRE OUT OF A 1.748 ACRE TRACT CONVEYED TO ROBERT I. SOLENBERGER AND WIFE, JANET RUZZA BY INSTRUMENT RECORDED IN VOLUME 9642, PAGES 646-648 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.02 OF AN ACRE OUT OF A 0.351 OF AN ACRE TRACT, CONVEYED TO ROBERT I. SOLENBERGER AND WIFE, JANET RUZZA, BY INSTRUMENT RECORDED IN VOLUME 9718, PAGES 1021-1025 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.A. DE LA GARZA GRANT, SURVEY NO. 433, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

355 EAST RAUSEY SAN ANTONIO TEXAS 78218 PHONE: 210.375.6000 FAX: 210.373.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100248-09

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Exhibit A-8



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-132

FIELD NOTES

for a 0.63 acre (27,625 square foot)
(100-foot Permanent Sewer Easement)

A 0.63 acre, or 27,625 square feet more or less, tract of land, composed of 0.52 acres out of a 9.98 acre tract conveyed to Robert I. Solenberger and wife, Janet Ruzza, by instrument recorded in Volume 3402, Pages 95-98 of the Official Public Records of Real Property of Bexar County, Texas, 0.09 of an acre out of a 1.748 acre tract conveyed to Robert I Solenberger and wife, Janet Ruzza by instrument recorded in Volume 9642, Pages 646-648 of the Official Public Records of Real Property of Bexar County, Texas, and 0.02 of an acre out of a 0.351 of an acre tract, conveyed to Robert I. Solenberger and wife, Janet Ruzza, by instrument recorded in Volume 9718, Pages 1021-1025 of the Official Public Records of Real Property of Bexar County, Texas, all out of the J.A. De La Garza Grant, Survey No. 433, Abstract No. 3, County Block 4006, Bexar County, Texas. Said 0.63 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

COMMENCING: At a ½" iron rod found in the north right-of-way line of Valley Road, a 60-foot right-of-way per Bexar County Public Works Department, File No. B-1107-1; the southwest corner of Lot 1 of Valley Road Acres Subdivision recorded in Volume 9517, Page 199 of the Deed and Plat Records of Bexar County, Texas and the southeast corner of a called 9.98 acre tract conveyed to Robert I. Solenberger and wife Janet Ruzza by instrument recorded in Volume 3402, Pages 95-98 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 15°33'58" E, along and with the west line of said Lot 1, the east line of said 9.98 acre tract, a distance of 219.82 feet to a point for the northwest corner of said Lot 1, a southwest corner of the aforementioned 0.351 acre tract;

Exhibit A-9

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number – P09-132

- THENCE: S 73°47'31" E, departing the east line of said 9.98 acre tract, along and with the north line of said Lot 1, the south line of said 0.351 acre tract, a distance of 9.92 feet to found ½" iron rod with unknown cap, for the southeast corner of said 0.351 acre tract, the southwest corner of a called 9.43 acre tract conveyed to Brenda Farley and spouse, James A Farley by instrument recorded in Volume 9985, Pages 742-745 or the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: N 15°33'58" E, departing the northeast line of said Lot 1, along and with the southeast line of said 0.351 acre tract, the northwest line of said 9.43 acre tract, a distance of 56.32 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described tract;
- THENCE: N 73°22'25" W, departing the west line of said 9.43 acre tract, over and across said 0.351 acre tract, crossing at a distance of 9.92 feet the east line of the aforementioned 9.98 acres, the west line of said 0.351 acre tract, continuing at a distance of 226.34, over and across said 9.98 acre tract, crossing east line of the aforementioned 1.748 acre tract, the west line of said 9.98 acre tract, continuing a distance of 40.00 over and across said 1.748 acre tract, a distance of 9.92 feet for a total distance of 276.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the northwest line of said 1.748 acre tract, for the northwest corner of the herein described tract;
- THENCE: N 15°34'03" E, along and with the west line of said 1.748 acre tract, a distance of 100.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract;
- THENCE: S 73°22'25" E, over and across said 1.748 acre tract, at a distance of 39.99 feet, crossing the east line of said 1.748 acre tract, the west line of said 9.98 acre tract, continuing a distance of 226.34 feet, over and across said 9.98 acre tract, crossing the east line of said 9.98 acre tract, the west line of said 0.351 acre tract, continuing for a distance of 9.92 feet over and across said 0.351 acre tract for a total distance of 276.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of the aforementioned 9.43 acre tract, on the east line of said 0.351 acre tract, the northeast corner of the herein described tract;

Exhibit A-10

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-132

THENCE: S 15°33'58" W, along and with the east line of said 0.351 acre tract, the west line of said 9.43 acre tract for a distance of 100.02 feet to the POINT OF BEGINNING, and containing 0.63 acres in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS
DATE: May 14, 2009
JOB No.: 6866-00
FILE: N:\CIVIL\6866-00 MRSO\SVYDWG\WORD\EX6866-00-09FN.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

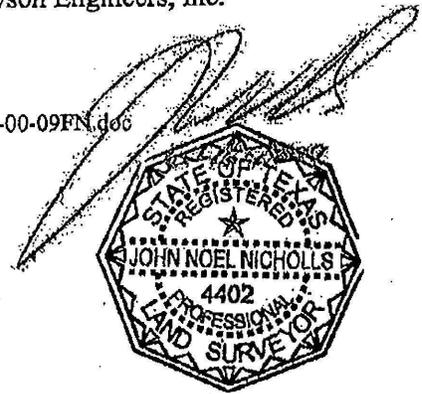


Exhibit A-12

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 05-2511
PARCEL NUMBER - P09-142

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 09-05009097 Alamo Title Insurance.

Date Issued: July 28, 2009

Effective Date: July 16, 2009

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10.
 - a.) Stated oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 5397, Page 50-56, of the Deed Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - b.) Water rights granted to the City of San Antonio by instrument recorded in Volume 1621, Page 107-108, Deed Records of Bexar County, Texas. (Applies)
 - c.) Water Basement granted to the City of San Antonio by instrument recorded in Volume 11906, Page 65, Real Property Records of Bexar County, Texas. (Applies)
 - d.) Stated interest in oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 3063, Page 228-233, and in Volume 5141, Page 1-5, of the Deed Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - e.) Stated interest in all oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 3391, Page 311-316, of the Deed Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - f.) Water Rights reserved and referenced in instrument recorded in Volume 3391, Page 311, and in Volume 3063, Page 228, Deed Records of Bexar County, Texas. (Applies)
 - g.) A 200-foot easement and right-of-way granted to the City of San Antonio by instrument recorded in Volume 4191, Page 376 (Applies - Blanket and in Volume 5143, Page 739 (Applies), Deed Records of Bexar County, Texas. (Applies)
 - h.) Easement granted to Alamo Gas Supply Co. by instrument recorded in Volume 4761, Page 248-251, Deed Records of Bexar County, Texas, (Applies) Easement centerline as written does not match actual location.
 - i.) Oil, Gas and Mineral Lease dated June 16, 1945, recorded in Volume 2143, Page 309-312 of the Deed Records of Bexar County, Texas, in favor of George Parker. Title to said Lease has not been investigated subsequent to the date thereof. (Applies)
 - j.) Stated interest in oil, gas and other minerals of every character in and under the herein described property conveyed by instrument recorded in Volume 5417, Page 812-817, and in Volume 6057, Page 354, Deed Records and in Volume 2733, Page 441, Real Property Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - k.) Channel Basements granted to the County of Bexar by instrument recorded in Volume 4532, Page 621-626, Real Property Records of Bexar County, Texas, (Applies)
 - l.) Easement granted to the San Antonio Water System Board of Trustees by instrument recorded in Volume 6149, Page 1609, Real Property Records of Bexar County, Texas. (Applies)
 - m.) Easement - Sewer, Recycle Water and Communications granted to the City of San Antonio in instrument recorded in Volume 8901, Page 100, Real Property Records of Bexar County, Texas. (Applies)
 - n.) Stated interest in all oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 9724, Page 538-541, of the Real Property Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - o.) Unrecorded Grazing Lease dated June 1, 1999 and referenced in instrument recorded in Volume 9724, Page 538-541 and modified by instrument recorded in Volume 10396, Page 1239, Real Property Records of Bexar County, Texas. (Applies)
 - p.) Water Easement granted to the San Antonio Water System Board of Trustees, together with right of ingress and egress over subject property by instrument recorded in Volume 12945, Page 2071-2076, Real Property Records of Bexar County, Texas. (Applies)
 - q.) Stated interest in all oil, gas and other minerals of every character in and under the herein described property conveyed by instrument recorded in Volume 12955, Page 288294, of the Real Property Records of Bexar County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Applies)
 - r.) Water Permit authorizing owner to divert and use water for irrigation, as provided for by instrument recorded in Volume 3, Page 291-294, Water Permit Records of Bexar County, Texas. (Applies)

EXHIBIT

FOR A 9.36 ACRE (407,853 SQUARE FOOT)
(100-FOOT PERMANENT SEWER BASEMENT)

A 9.36 ACRE, OR 407,853 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 1030.122 ACRE COOK MEMORIAL TRUST TRACT IN INSTRUMENT RECORDED IN VOLUME 9724, PAGES 538-541 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006 AND THE FERNANDO RODRIGUEZ SURVHY 6, ABSTRACT 15, COUNTY BLOCK 4005 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISED: 07-21-2009, 07-28-2009,
08-03-2009



535 EAST RAWSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.775.9000
FAX: 210.313.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 110

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTRATION # 100385-00

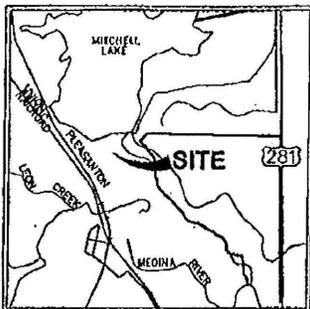
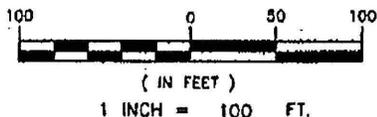
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SHEET 2 OF 8

JOB NO. 6866-00

File: N:\CIVIL\6866-00 MRSO\SYNDIC\H\EX-6866-00-20-P09-142.dwg

Exhibit A-13



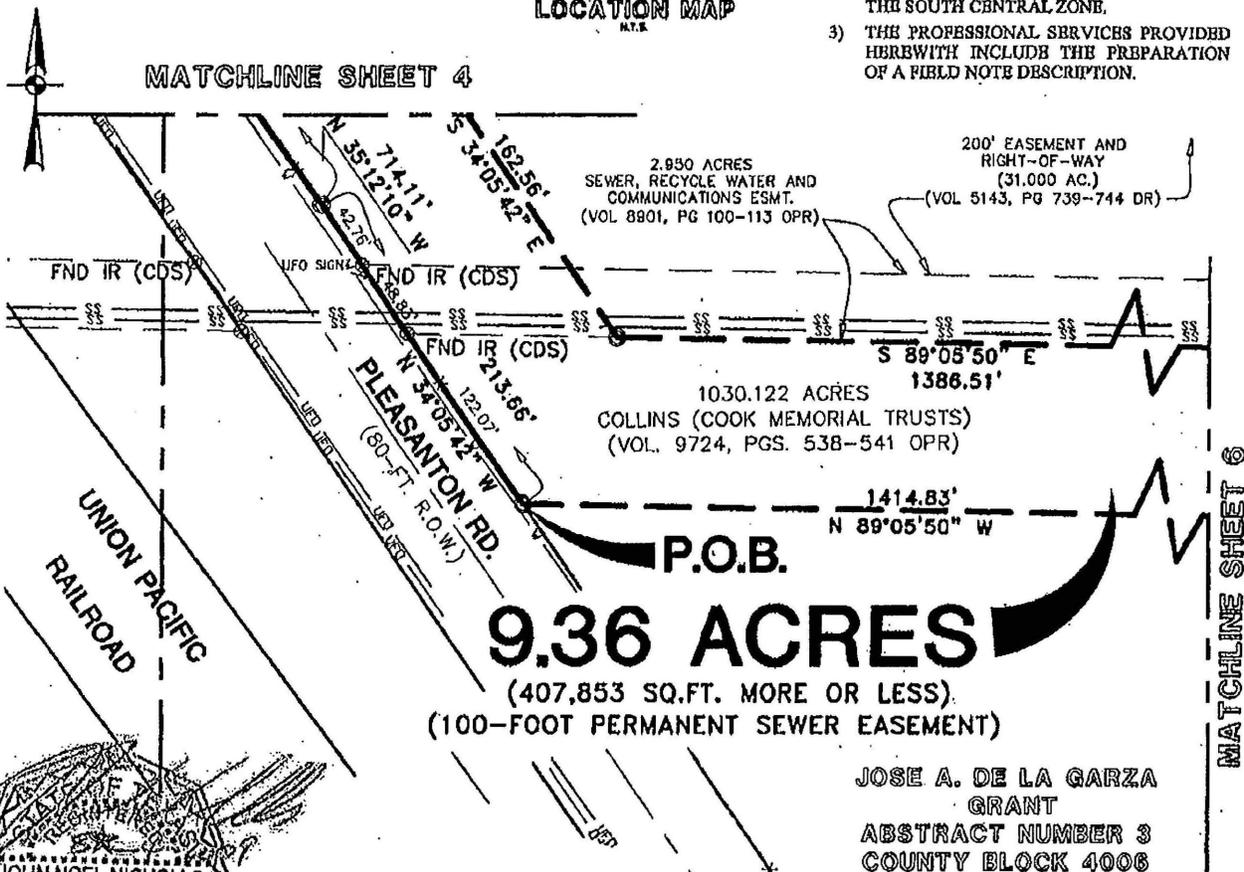
PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 05-2511
 PARCEL NUMBER - P09-142

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

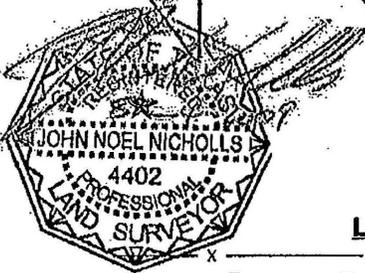
DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



9.36 ACRES
 (407,853 SQ.FT. MORE OR LESS)
 (100-FOOT PERMANENT SEWER EASEMENT)

JOSE A. DE LA GARZA
 GRANT
 ABSTRACT NUMBER 3
 COUNTY BLOCK 4006



LINE LEGEND

X — X	BARBED WIRE FENCE
G — G	GAS LINE
SS — SS	SANITARY SEWER LINE
UFD — UFD	UNDERGROUND FIBER OPTIC

SYMBOL LEGEND

⊕	SIGN	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
⊗	WM	WATER METER
⊖	WV	WATER VALVE

EXHIBIT

FOR A 9.36 ACRE (407,853 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)

A 9.36 ACRE, OR 407,853 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 1030.122 ACRE COOK MEMORIAL TRUST TRACT IN INSTRUMENT RECORDED IN VOLUME 9724, PAGES 538-541 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006 AND THE FERNANDO RODRIGUEZ SURVEY 6, ABSTRACT 15, COUNTY BLOCK 4005 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISED: 07-21-2009, 07-28-2009,
 08-03-2009



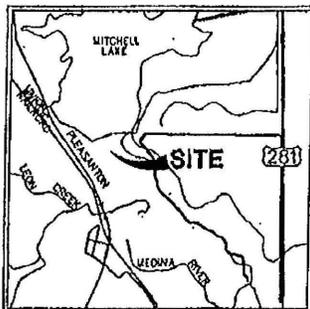
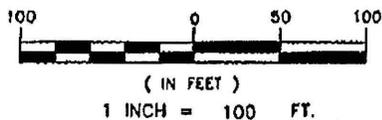
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 FAX: 210.375.6019

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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, CIVIL REGISTRATION # 100168-700

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Date: Aug 04, 2009, 9:10am User: J. Nicholls
 Title: J. Nicholls, P.L.S. No. 4402, State of Texas

Exhibit A-17



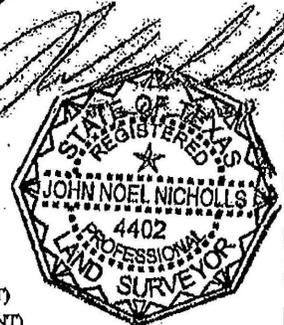
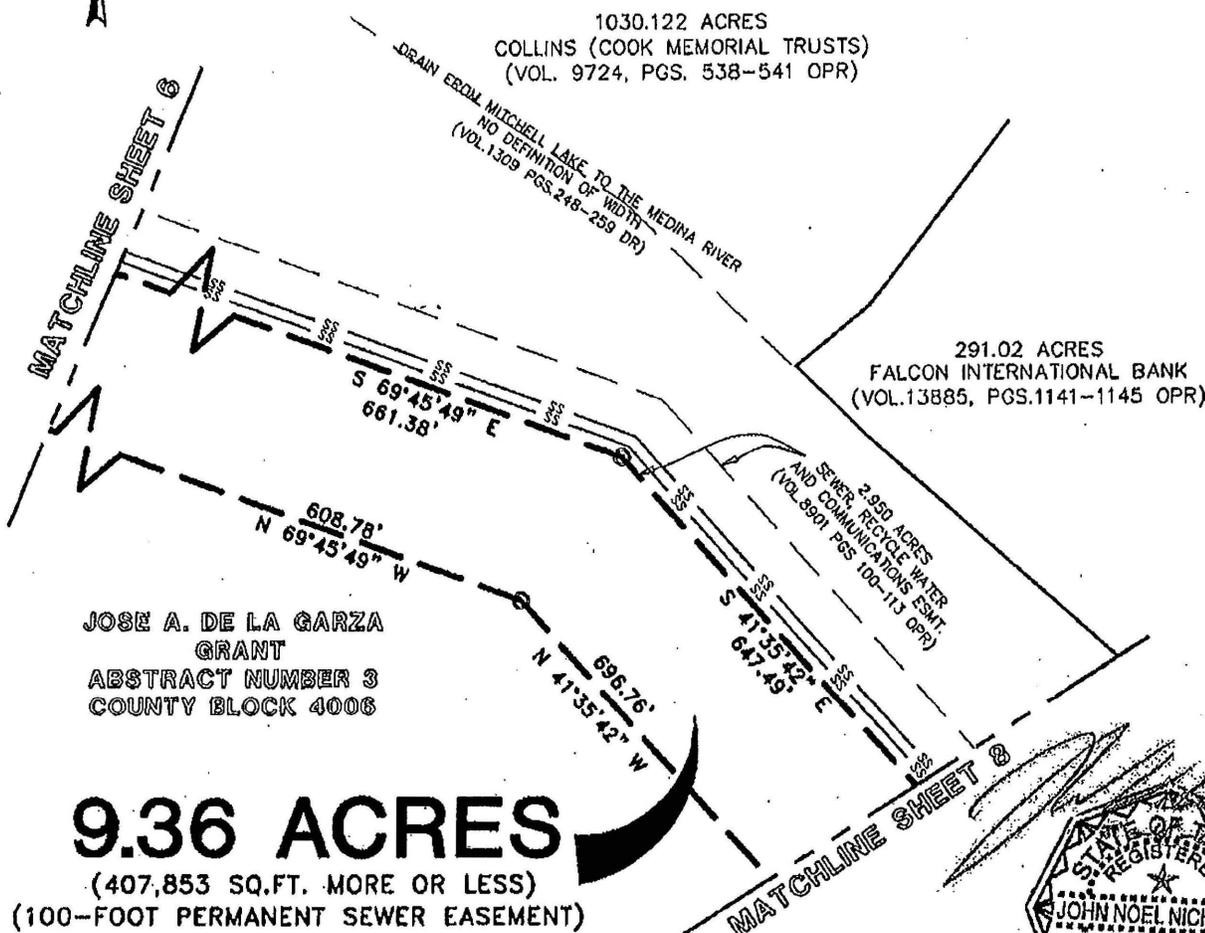
PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 05-2511
 PARCEL NUMBER - P09-142

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



REVISED: 07-21-2009, 07-28-2009,
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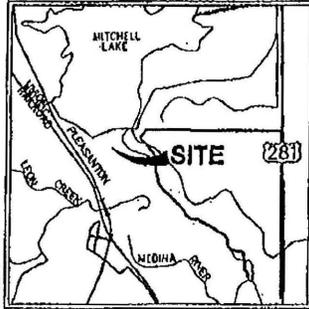
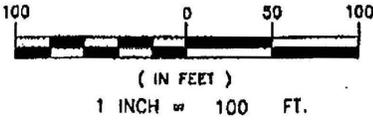
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, TPLS REGISTRATION # 100284-00

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EXHIBIT
 FOR A 9.36 ACRE (407,853 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)

A 9.36 ACRE, OR 407,853 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 1030.122 ACRE COOK MEMORIAL TRUST TRACT IN INSTRUMENT RECORDED IN VOLUME 9724, PAGES 538-541 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006 AND THE FERNANDO RODRIGUEZ SURVEY 6, ABSTRACT 15, COUNTY BLOCK 4005 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Exhibit A-18



LOCATION MAP
M.T.R.

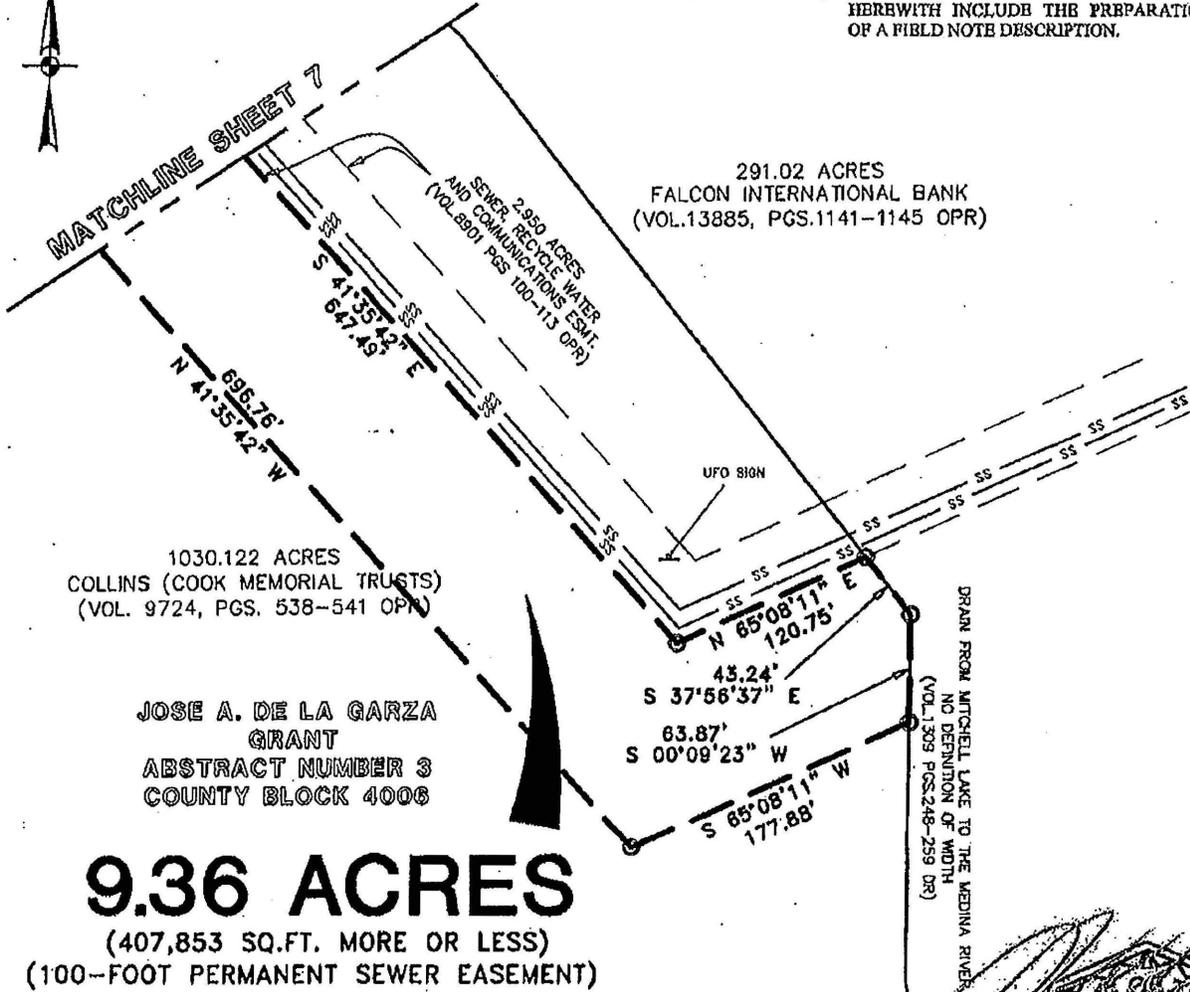
PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 05-2511
PARCEL NUMBER - P09-142

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



1030.122 ACRES
COLLINS (COOK MEMORIAL TRUSTS)
(VOL. 9724, PGS. 538-541 OPR)

JOSE A. DE LA GARZA
GRANT
ABSTRACT NUMBER 3
COUNTY BLOCK 4006

9.36 ACRES
(407,853 SQ.FT. MORE OR LESS)
(100-FOOT PERMANENT SEWER EASEMENT)

REVISED: 07-21-2009, 07-28-2009,
08-03-2009

PAPE-DAWSON ENGINEERS

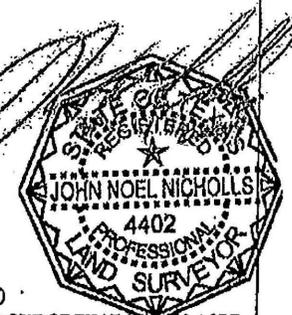
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FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CIVIL REGISTRATION # 170
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, CIVIL REGISTRATION # 700246-00

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EXHIBIT
FOR A 9.36 ACRE (407,853 SQUARE FOOT)
(100-FOOT PERMANENT SEWER EASEMENT)

A 9.36 ACRE, OR 407,853 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 1030.122 ACRE COOK MEMORIAL TRUST TRACT IN INSTRUMENT RECORDED IN VOLUME 9724, PAGES 538-541 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006 AND THE FERNANDO RODRIGUEZ SURVEY 6, ABSTRACT 15, COUNTY BLOCK 4005 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Date: Aug 24, 2009, 10:58am User: J. Nicholls
File: P:\05-2511-00\100-FOOT PERMANENT SEWER EASEMENT-00-21-2009-102.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-142

FIELD NOTES

for a 9.36 acre (407,853 square foot)
(100-foot Permanent Sewer Easement)

A 9.36 acre, or 407,853 square feet more or less, tract of land out of that 1030.122 acre Cook Memorial Trust tract in instrument recorded in Volume 9724, Pages 538-541 of the Official Public Records of Real Property of Bexar County, Texas, out of the Jose A. de la Garza Grant, Abstract No. 3, County Block 4006 and the Fernando Rodriguez Survey 6, Abstract 15, County cBlock 4005 of Bexar County, Texas. Said 9.36 acres being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

BEGINNING: at a set ½" iron rod with cap marked "Pape-Dawson", at the southwest corner of the herein described tract, said point being on the east right-of-way line of Pleasanton Road, an 80-foot right-of-way at this point;

THENCE: N 34°05'42"W, at 122.07 feet passing a found iron rod with cap marked CDS, a southwest corner of that 2.950 acre sewer, recycle water and communications easement recorded in Volume 8901, Pages 100-113, continuing 48.83 feet to a found iron rod marked CDS at the northwest corner of said easement, the southwest corner of that 31.000 acre 200-foot easement and right-of-way recorded in Volume 5143, Pages 739-744 of the Deed Records of Bexar County, Texas, and continuing 42.75 feet for a total distance of 213.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", at an angle in said right-of-way;

THENCE: N 35°12'10"W, continuing with the east right-of-way of Pleasanton Road, a distance of 714.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

THENCE: Departing said right-of-way and over and across said Cook Memorial Trust tract the following calls and distances:

N 54°55'17"E, a distance of 100.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 35°12'10"E, a distance of 714.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 34°05'42"E, a distance of 162.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the south line of the aforementioned 2.950 acre sewer, recycle water and communications easement;

Exhibit A-20

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-142

THENCE: Along and with the south line of said 2.950 acre sewer, recycle water and communications easement, and over and across said Cook Memorial Trust tract, the following calls and distances:

S 89°05'50"E, , a distance of 1386.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 62°23'05"E, a distance of 156.40 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 79°28'34"E, a distance of 144.88 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 69°45'49"E, a distance of 661.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 41°35'42"E, a distance of 647.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 65°08'11"E, along and with said easement, a distance of 120.75 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of said Cook Memorial Trust tract, the west line of that 291.02 acre tract conveyed to Falcon International Bank in instrument recorded in Volume 13885, Pages 1141-1145 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 37°56'37"E, along and with the line of said 291.02 acre tract, a distance of 43.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 00°09'23"W, along and with the line of said 291.02 acre tract, a distance of 63.87 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of the herein described tract;

THENCE: Departing said line, and over and across said Cook Memorial Trust Tract the following calls and distances:

S 65°08'11"W, a distance of 177.88 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 41°35'42"W, a distance of 696.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 69°45'49"W, a distance of 608.78 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 79°28'34"W, a distance of 151.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Exhibit A-21

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number - P09-142

N 62°23'05"W, a distance of 167.23 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 89°05'50"W, a distance of 1414.83 feet to the POINT OF BEGINNING and containing 9.36 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.

DATE: June 18, 2009

JOB No.: 6866-00

FILE: N:\CIVIL\6866-00 MRSO\SVYDWG\Word\6866-00-P09-142-FN.dwg

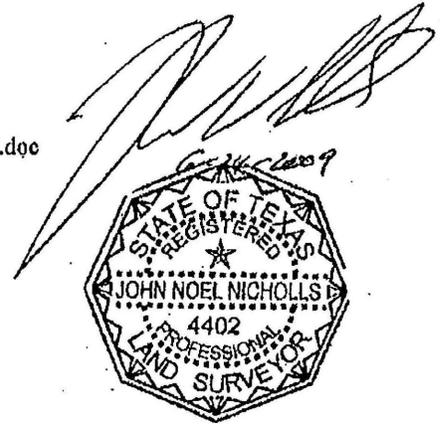
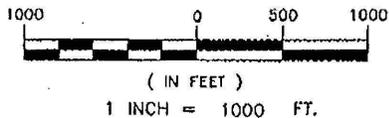


Exhibit A-22



LOCATION MAP
N.T.S.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 08-2511
PARCEL NUMBER - P09-145

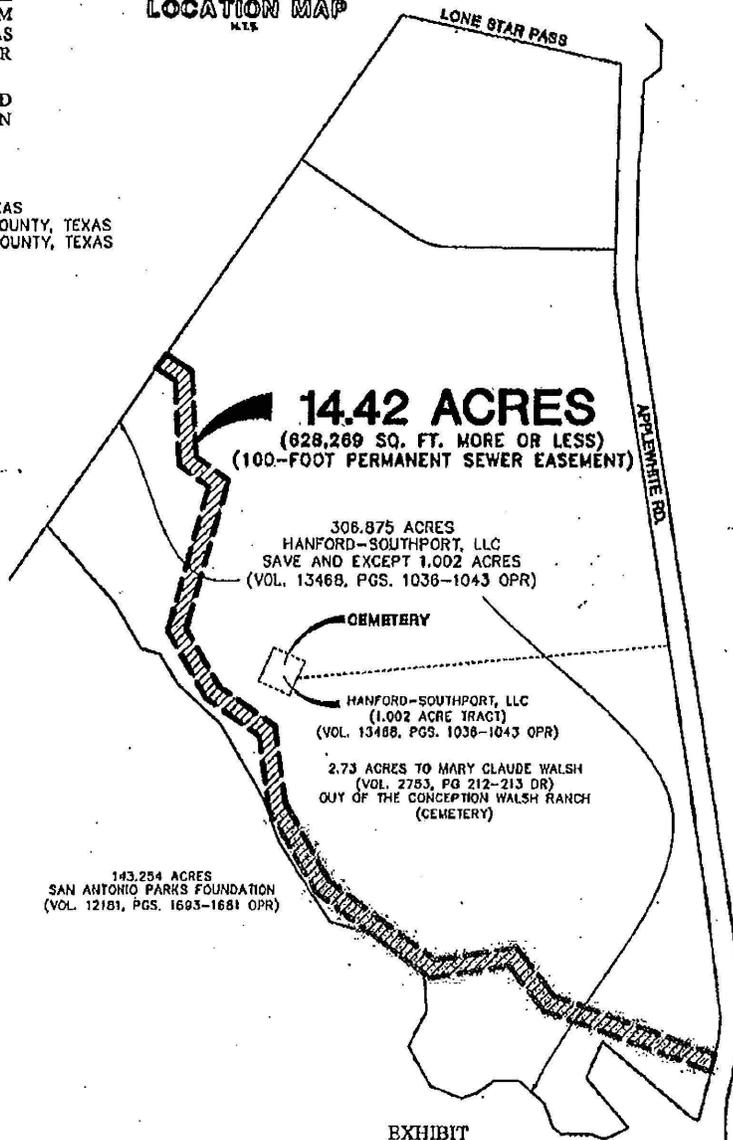


NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



14.42 ACRES
(628,269 SQ. FT. MORE OR LESS)
(100-FOOT PERMANENT SEWER EASEMENT)

306.875 ACRES
HANFORD-SOUTHPORT, LLC
SAVE AND EXCEPT 1.002 ACRES
(VOL. 13468, PGS. 1036-1043 OPR)

CEMETERY

HANFORD-SOUTHPORT, LLC
(1.002 ACRE TRACT)
(VOL. 13468, PGS. 1036-1043 OPR)

2.73 ACRES TO MARY CLAUDE WALSH
(VOL. 2783, PG 212-213 DR)
GUY OF THE CONCEPTION WALSH RANCH
(CEMETERY)

143.254 ACRES
SAN ANTONIO PARKS FOUNDATION
(VOL. 12181, PGS. 1693-1681 OPR)



REVISED : 07-21-2009,
08-04-09



555 EAST BRADLEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.0000
FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, THIS REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THIS REGISTRATION # 100748-00

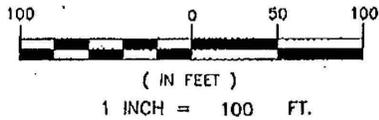
EXHIBIT
FOR A 14.42 ACRE (628,269 SQUARE FOOT)
(100-FOOT PERMANENT SBWER EASEMENT)

A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO-BEXAR COUNTY, TEXAS.

File: N:\CIVIL\6866-00\MSO\SYD\MG\F\EX6866-00-P09-145.dwg

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Exhibit A-23



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER -- P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT EASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTH DESCRIPTION.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. #09-05009099 Alamo Title Insurance.

Date Issued: July 13, 2009

Effective Date: June 28, 2009

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

9.

- a. Oil, Gas and Mineral Lease - Volume 5081, Page 622 DR (Expired)
- b. Oral Grazing Lease - Volume 10487, Page 1700 OPR (No reference to grazing lease found in this document)
- c. Notice of Rejection and Cancellation of Nominations for Designation of State Archeological Landmarke - Volume 10053, Page 781 OPR (Applies)
- d. Water, Sewer and Lift Station Infrastructure Basement Dedication - Volume 11573, Page 428 OPR (Applies)
- e. Water Rights Transfer - Volume 10531, Page 1914 OPR (Applies)
- f. Utility Service Agreement - Volume 12998, Page 895 OPR (Applies)

REVISED: 07-21-2009,
 08-04-09



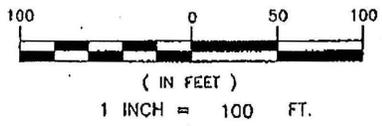
833 EAST RAMSEY | SAN ANTONIO TEXAS 78210 | PHONE: 210.375.0000
 FAX: 210.375.0019

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 2410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100188-00

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File: N:\CIVIL\6866-00_MRSO\SYNDING\F\EX6866-00-P09-145.dwg

Exhibit A-24



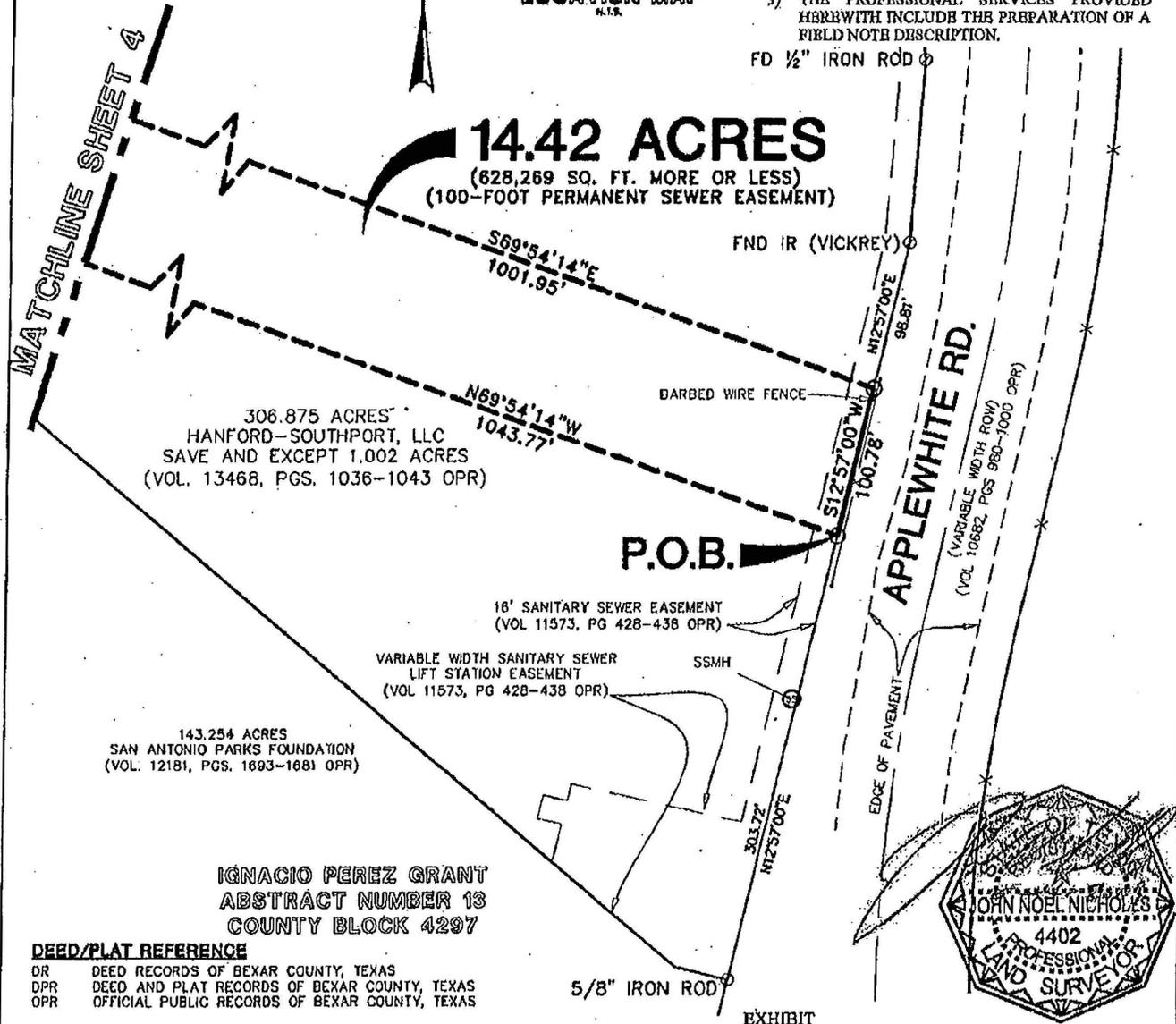
SYMBOL LEGEND

- ⊙ SSMH SANITARY SEWER MANHOLE
- X — BARBED WIRE FENCE



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

- NOTES:**
- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SBT AT ALL SUBJECT BASHMENT CORNERS UNLESS NOTED OTHERWISE.
 - 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



DEED/PLAT REFERENCE
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



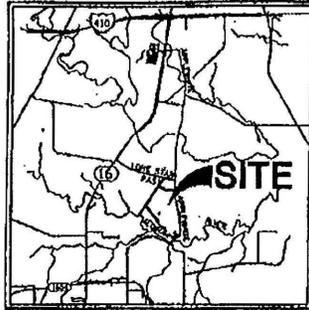
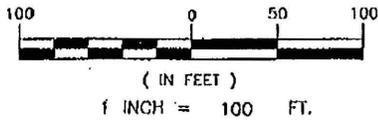
655 EAST RAUSBY | SAN ANTONIO TEXAS 78218 | PHONE: 210.325.8000
 FAX: 210.378.0010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, TPEU REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, TPLS REGISTRATION # 100168-90

EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)
 A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.



File: N:\CIVIL\6866-00 MRSO\SVYDWC\F\EX6866-00-P09-145.dwg

Exhibit A-25



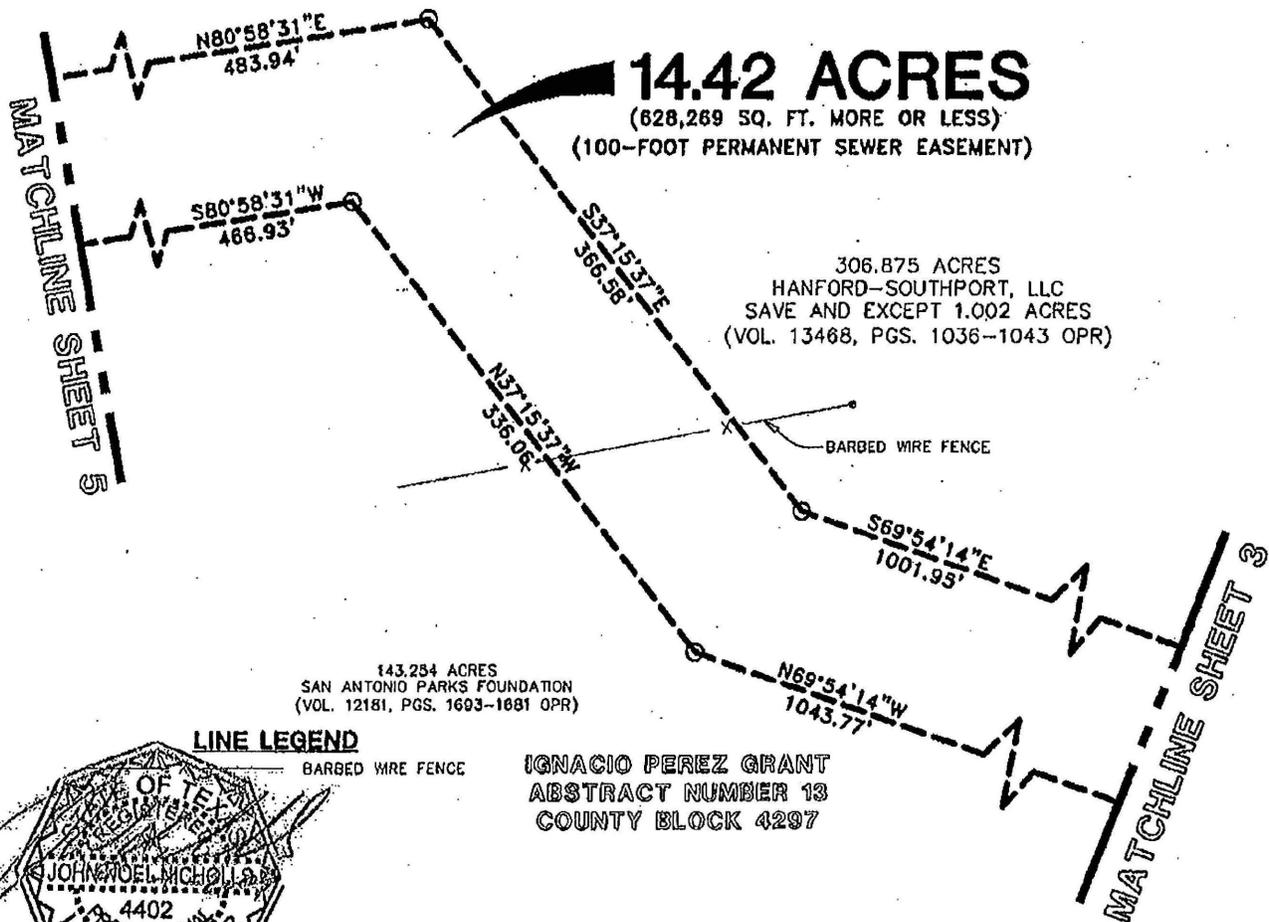
PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE,
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



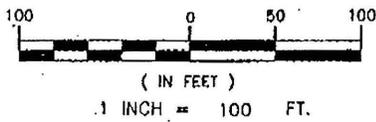
PAPE-DAWSON ENGINEERS

555 EAST RAUSBY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.6000 FAX: 210.375.8010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102166-00

EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)
 A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

File: N:\CIVIL\6866-00 MRSO\SYTDWG\F\EX6866-00-P09-145.dwg

Exhibit A-26



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

IGNACIO PEREZ GRANT
 ABSTRACT NUMBER 13
 COUNTY BLOCK 4297

306.875 ACRES
 HANFORD-SOUTHPORT, LLC
 SAVE AND EXCEPT 1.002 ACRES
 (VOL. 13468, PGS. 1036-1043 OPR)

14.42 ACRES
 (628,269 SQ. FT. MORE OR LESS)
 (100-FOOT PERMANENT SEWER EASEMENT)

143,254 ACRES
 SAN ANTONIO PARKS FOUNDATION
 (VOL. 12181, PGS. 1693-1681 OPR)

31.27 ACRES
 BX 274 STONE RANCH HOUSE
 DESIGNATED AS HISTORICAL LANDMARK
 (VOL. 11680, PGS. 1368-1369 OPR)

DEED/PLAT REFERENCE

- OR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

REVISED: 07-21-2009,
 08-04-09



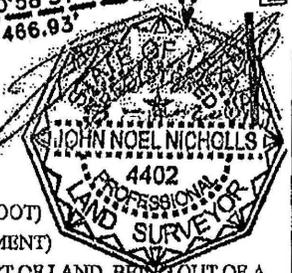
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.378.8000
 FAX: 210.378.8010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, REGISTRATION # 102188-00

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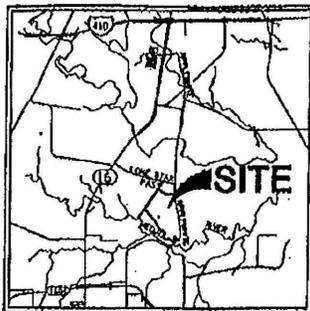
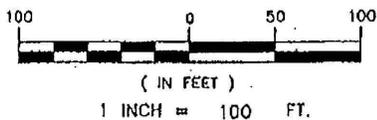
EXHIBIT
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A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.



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Exhibit A-27

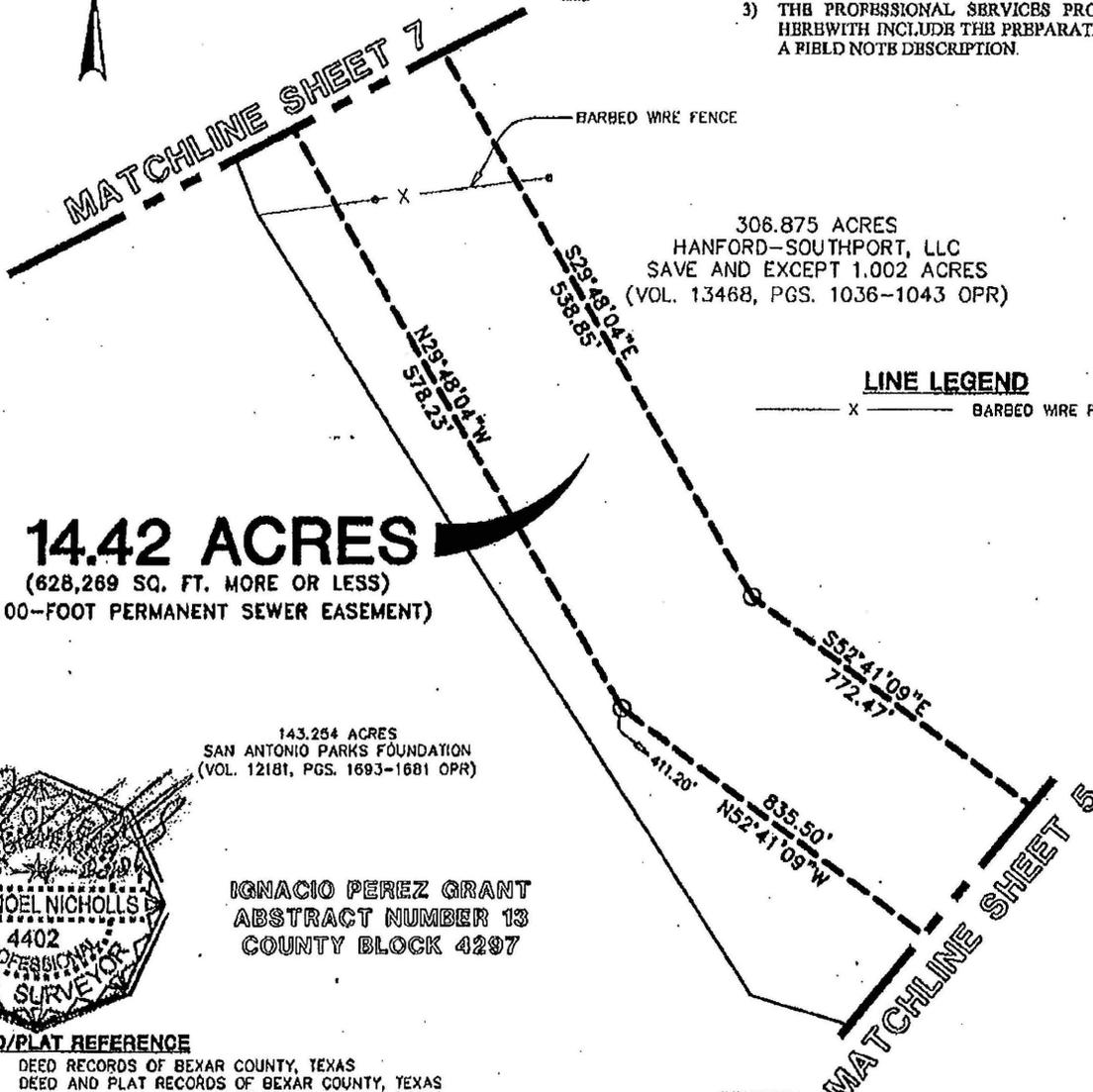


LOCATION MAP
N.T.S.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



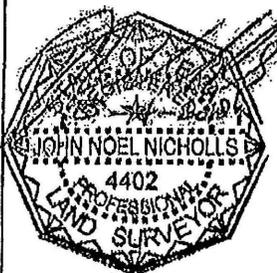
14.42 ACRES
 (628,269 SQ. FT. MORE OR LESS)
 (100-FOOT PERMANENT SEWER EASEMENT)

LINE LEGEND

----- X ----- BARBED WIRE FENCE

143.254 ACRES
 SAN ANTONIO PARKS FOUNDATION
 (VOL. 12181, PGS. 1693-1681 OPR)

IGNACIO PEREZ GRANT
 ABSTRACT NUMBER 13
 COUNTY BLOCK 4297



DEED/PLAT REFERENCE

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

REVISED: 07-21-2009,
 08-04-09



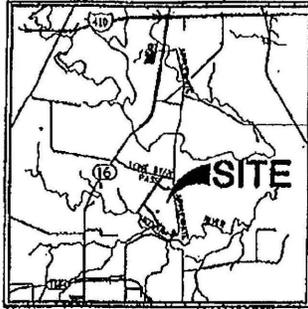
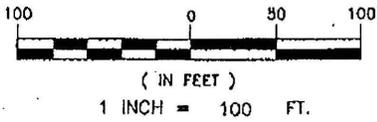
655 EAST RAWSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, PRR REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PRR REGISTRATION # 100108-00

EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)
 A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A
 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN
 SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE
 IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF
 SAN ANTONIO BEXAR COUNTY, TEXAS.

File: N:\CIVIL\6866-00 MRSD\SYTDWG\F\EX6866-00-P09-145.dwg

Exhibit A-28



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT EASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



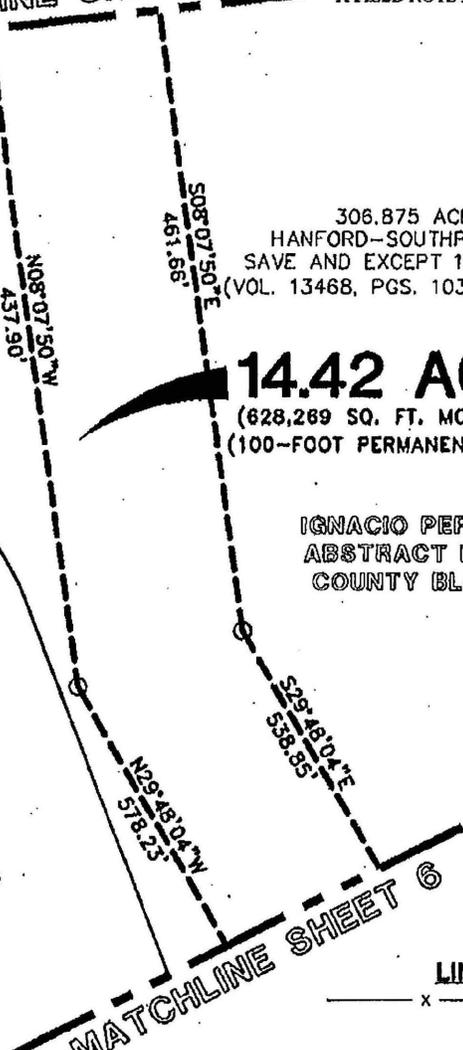
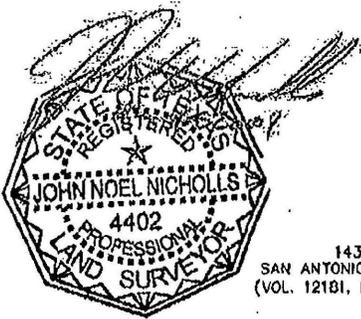
MATCHLINE SHEET 8

306.875 ACRES
 HANFORD-SOUTHPORT, LLC
 SAVE AND EXCEPT 1.002 ACRES
 (VOL. 13468, PGS. 1036-1043 OPR)

14.42 ACRES
 (628,269 SQ. FT. MORE OR LESS)
 (100-FOOT PERMANENT SEWER EASEMENT)

IGNACIO PEREZ GRANT
 ABSTRACT NUMBER 13
 COUNTY BLOCK 4297

143.254 ACRES
 SAN ANTONIO PARKS FOUNDATION
 (VOL. 12181, PGS. 1693-1681 OPR)



LINE LEGEND

— X — BARBED WIRE FENCE

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

REVISED: 07-21-2009,
 08-04-09



555 EAST HAUSLEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.376.8000
 FAX: 210.376.9010

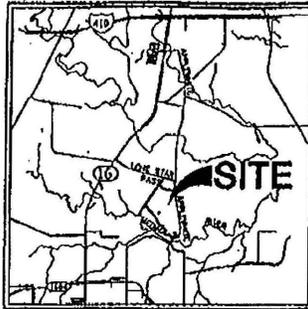
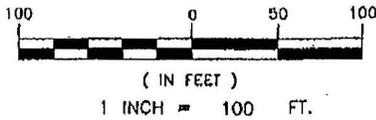
Texas Board of Professional Engineers, Public Registration, P.E.P.O.
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PUBLIC REGISTRATION # 100244-00

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EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)
 A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

File: N:\CIVIL\6866-00_MRSO\SYD\MG\F\EX6866-00-P09-145.dwg

Exhibit A-29



LOCATION MAP
N.T.S.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 08-2511
PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

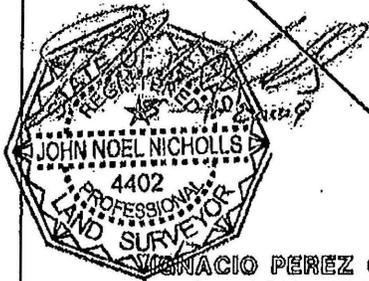
MATCHLINE SHEET 9

306.875 ACRES
HANFORD-SOUTHPORT, LLC
SAVE AND EXCEPT 1.002 ACRES
(VOL. 13468, PGS. 1036-1043 OPR)

14.42 ACRES
(628,269 SQ. FT. MORE OR LESS)
(100-FOOT PERMANENT SEWER EASEMENT)

LINE LEGEND

— x — BARBED WIRE FENCE



IGNACIO PEREZ GRANT
ABSTRACT NUMBER 13
COUNTY BLOCK 4297

143.254 ACRES
SAN ANTONIO PARKS FOUNDATION
(VOL. 12181, PGS. 1693-1681 OPR)

DEED/PLAT REFERENCE

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

REVISED: 07-21-2009,
08-04-09



555 EAST RAUSLEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 479
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 100164-00

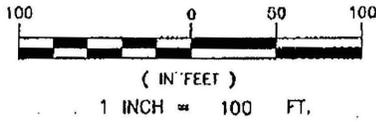
EXHIBIT
FOR A 14.42 ACRE (628,269 SQUARE FOOT)
(100-FOOT PERMANENT SEWER EASEMENT)
A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

MATCHLINE SHEET 7

File: N:\CIVIL\6866-00 MRSSO\SYD\WCS\F\EX6866-00-P09-145.dwg

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Exhibit A-30



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO: 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LINE LEGEND

X BARBED WIRE FENCE
 IGNACIO PEREZ GRANT
 ABSTRACT NUMBER 13
 COUNTY BLOCK 4297

14.42 ACRES
 (628,269 SQ. FT. MORE OR LESS)
 (100-FOOT PERMANENT SEWER EASEMENT)

306.875 ACRES
 HANFORD-SOUTHPORT, LLC
 SAVE AND EXCEPT 1.002 ACRES
 (VOL. 13468, PGS. 1036-1043 OPR)

143.254 ACRES
 SAN ANTONIO PARKS FOUNDATION
 (VOL. 12181, PGS. 1693-1681 OPR)

N29°48'04"W
 460.86'

N15°11'06"E
 888.55'

S15°11'06"W
 915.78'

S28°48'04"E
 397.50'

MATCHLINE SHEET 8

MATCHLINE SHEET 10

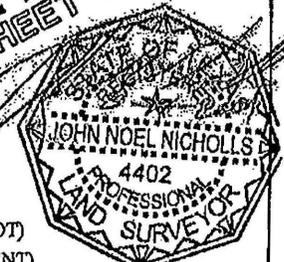


EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)

A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISED: 07-21-2009,
 08-04-09



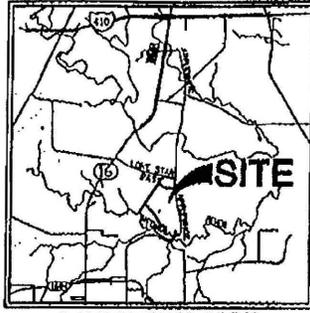
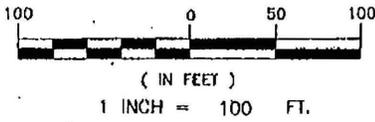
555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 870
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTRATION # 100163-00

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Exhibit A-31



PROJECT NAME: MEDINA RIVER SEWER OUTFALL
 SAWS JOB NO. 08-2511
 PARCEL NUMBER - P09-145

NOTES:

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT BASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

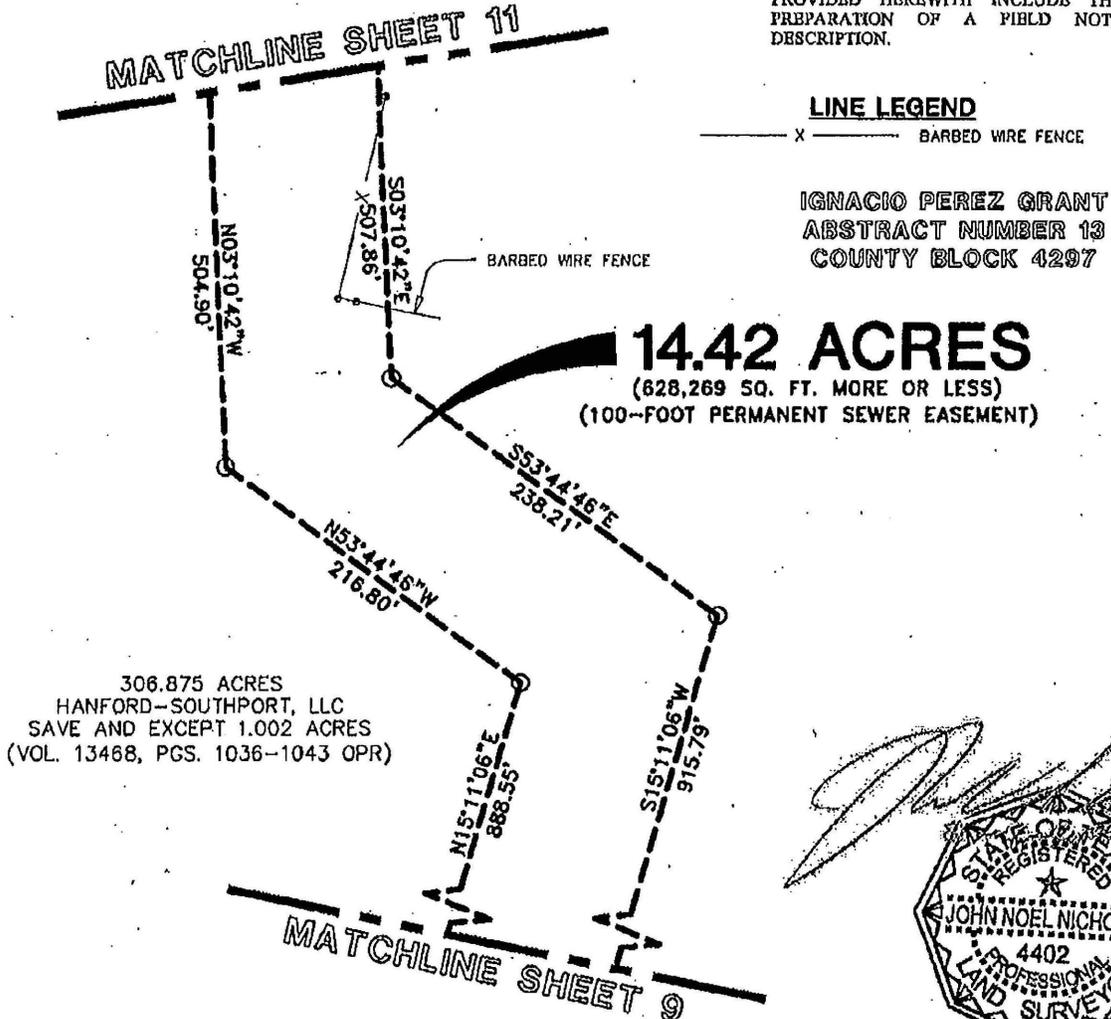
OR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

MATCHLINE SHEET 11

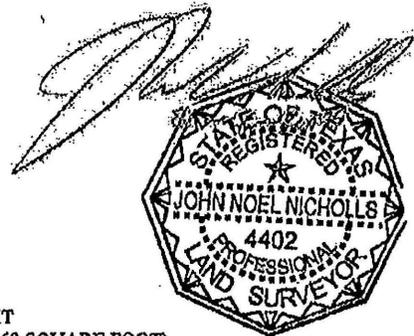
LINE LEGEND

X BARBED WIRE FENCE

**IGNACIO PEREZ GRANT
 ABSTRACT NUMBER 13
 COUNTY BLOCK 4297**



306.875 ACRES
 HANFORD-SOUTHPORT, LLC
 SAVE AND EXCEPT 1.002 ACRES
 (VOL. 13468, PGS. 1036-1043 OPR)



MATCHLINE SHEET 9

REVISED: 07-21-2009,
 08-04-09



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 FAX: 210.375.9010

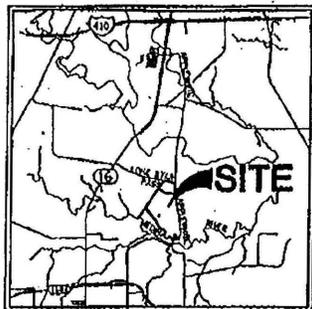
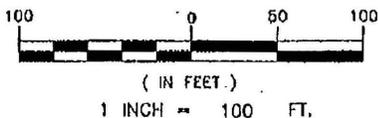
EXHIBIT
 FOR A 14.42 ACRE (628,269 SQUARE FOOT)
 (100-FOOT PERMANENT SEWER EASEMENT)
 A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A
 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN
 SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE
 IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF
 SAN ANTONIO BEXAR COUNTY, TEXAS.

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 110
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100788-00

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File: N:\CIVIL\6866-00.MRSD\SYD\DWG\F\EX6866-00-P09-145.dwg

Exhibit A-32



LOCATION MAP
N.T.S.

PROJECT NAME: MEDINA RIVER SEWER OUTFALL
SAWS JOB NO. 08-2511
PARCEL NUMBER - P09-145

NOTES:

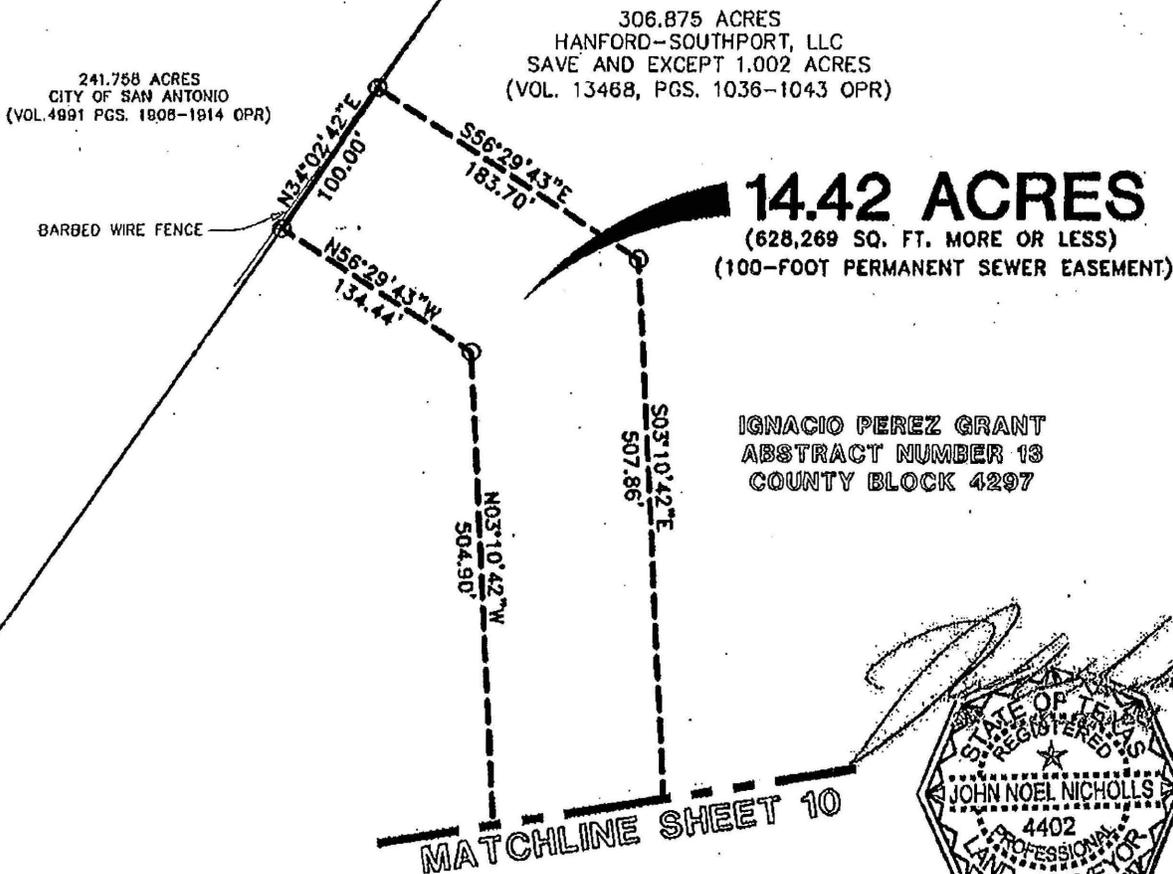
- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT EASEMENT CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORR 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

DEED/PLAT REFERENCE

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LINE LEGEND

— X — BARBED WIRE FENCE

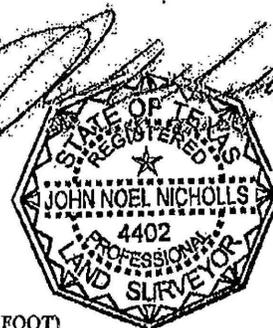


14.42 ACRES

(628,269 SQ. FT. MORE OR LESS)
(100-FOOT PERMANENT SEWER EASEMENT)

IGNACIO PEREZ GRANT
ABSTRACT NUMBER 13
COUNTY BLOCK 4297

MATCHLINE SHEET 10



REVISED: 07-21-2009,
08-04-09



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FAX: 210.375.6010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, LAND REGISTRATION # 100118-00

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EXHIBIT
FOR A 14.42 ACRE (628,269 SQUARE FOOT)
(100-FOOT PERMANENT SEWER EASEMENT)

A 14.42 ACRE, OR 628,269 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 306.875 ACRE TRACT DESCRIBED IN CONVEYANCE TO HANFORD-SOUTHPORT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13468, PAGES 1036-1043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT NO. 13, COUNTY BLOCK 4297 IN THE CITY OF SAN ANTONIO-BEXAR COUNTY, TEXAS.

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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number: P09-145

FIELD NOTES

For a 14.42 Acre (628,269 square foot)
(100-Foot Permanent Sewer Easement)

A 14.42 acre, or 628,269 square feet more or less, tract of land, being out of a 306.875 acre tract described in conveyance to Hanford-Southport, LLC in Special Warranty Deed recorded in Volume 13468, Pages 1036-1043 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ignacio Perez Survey No. 15, Abstract No. 13, County Block 4297 in the City of San Antonio, Bexar County, Texas. Said 14.42 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west right-of-way line of Applewhite Road, a variable width right-of-way, on the east line of said 306.875 acre tract, the south corner of the herein described tract, said point being N 12°57'00" E, a distance of 303.72 feet, from a found 5/8" iron rod at the southeast corner of said 306.875 acre tract, the northeast corner of a 143.254 acre tract conveyed to San Antonio Parks Foundation by instrument recorded in Volume 12181, Pages 1693-1691 of the Official Public Records of Real Property of Bexar County, Texas, the south corner of the herein described tract;

THENCE: Departing the west right-of-way line of said Applewhite Road, over and across said 306.875 acre tract, the following calls and distances:

N 69°54'14" W, a distance of 1043.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 37°15'37" W, a distance of 336.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 80°58'31" W, a distance of 466.93 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Exhibit A-34

Project Name: Medina River Sewer Outfall

SAWS Job Number: 08-2511

Parcel Number: P09-145

- THENCE: N 52°41'09" W, over and across said 306.875 acre tract a distance of 45.88 feet to a northeast corner of aforementioned 143.254 acre tract, a reentrant corner of said 306.875 acre tract, continuing a distance of 378.42 feet along and with a southwest line of said 306.875 acre tract, a northeast line of said 143.254 acre tract, to an angle point, and continuing a distance of 411.20 feet, over and across said 306.875 acre tract for a total distance of 835.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 29°48'04" W, a distance of 578.23 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 08°07'50" W, a distance of 437.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 54°34'02" W, a distance of 386.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 29°48'04" W, a distance of 460.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 15°11'06" E, a distance of 888.55 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 53°44'46" W, a distance of 216.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 03°10'42" W, a distance of 504.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 56°29'43" W, a distance of 134.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of a called 241.758 acre tract, conveyed to the City of San Antonio by instrument recorded in Volume 4991, Pages 1906-1914 of the Official Public Records of Real Property of Bexar County, Texas, a point on the west line of said 306.875 acre tract, the west corner of the herein described tract;
- THENCE: N 34°02'42" E, along and with the east line of said 241.758 acre tract, the west line of said 306.875 acre tract, a distance of 100.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the north corner of the herein described tract;
- THENCE: Departing the east line of said 241.758 acre tract, over and across said 306.875 acre tract, the following calls and distances:
- S 56°29'43" E, a distance of 183.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Exhibit A-35

Project Name: Medina River Sewer Outfall
SAWS Job Number: 08-2511
Parcel Number: P09-145

S 53°44'46" E, a distance of 238.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 15°11'06" W, a distance of 915.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 29°48'04" E, a distance of 397.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 54°34'02" E, a distance of 406.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 08°07'50" E, a distance of 461.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 29°48'04" E, a distance of 538.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 52°41'09" E, a distance of 772.47 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 80°58'31" E, a distance of 483.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 37°15'37" E, a distance of 366.58 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 69°54'14" E, a distance of 1001.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" from which a found ½" iron rod with cap marked "Vickrey" bears N 12°57'00" E, a distance of 98.81 feet for an angle point in the west line of said Applewhite Road, the east line of said 306.875 acre tract;

THENCE: S 12°57'00" W, along and with the west line of said Applewhite Road, the east line of said 306.875 acre tract a distance of 100.78 feet to the POINT OF BEGINNING, and containing 14.42 acres in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: July 6, 2009
REVISED: July 21, 2009
JOB No.: 6866-00
FILE: N:\CIVIL\6866-00 MRSONSVYDWG\Word\6866-00-P09-145.FN.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

