

AN ORDINANCE 2007-02-15-0169

ACCEPTING FEE TITLE TO ONE PARCEL OF LAND CONSISTING OF 0.1676 OF AN ACRE, OUT OF LOT 7, BLOCK 1, NCB 14350 FROM WALTRUST PROPERTIES, INC., AND FIVE PARCELS OF LAND TOTALING 1.0313 ACRES, MORE OR LESS FROM THE SAN ANTONIO MEDICAL FOUNDATION, IN CONNECTION WITH THE MEDICAL CENTER INTERSECTION IMPROVEMENTS PHASES II, AND IV THROUGH VII PROJECT, AN AUTHORIZED CERTIFICATE OF OBLIGATION PROJECT LOCATED IN DISTRICT 8.

* * * * *

WHEREAS, the City and the Medical Center Alliance entered in to an agreement in 2004 for the Medical Center Intersection Improvements in which the Medical Center Alliance is responsible for the purchase of right-of-way; and

WHEREAS, Phase I of this project was completed in 2004, Phase II was completed in 2005 and Phase III is estimated to be completed in October 2007; and

WHEREAS, acceptance of the donated parcels in the Medical Center area is critical to the reduction of traffic congestion at area intersections and is a continuation of City Council policy to enter into public/private partnerships for infrastructure improvements in order to leverage funds and resources; **NOW THEREFORE**,

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

SECTION 1. The City of San Antonio hereby accepts title to one parcel of land from Waltrust Properties, Inc., and five parcels of land totaling 1.0313 Acres, more or less from the San Antonio Medical Foundation, in connection with the Medical Center Intersection Improvements Phases II and IV through VII Project. Copies of the respective documents together with subsequent field notes descriptions are attached hereto and incorporated herein as **Attachment I.**

From Waltrust Properties, Inc.:

- a) Being 0.1676 of an acre, or 7,299 square feet more or less, tract of land being out of Lot 7, Block 1, New City Block 14350 of the Walgreen's-Wurzbach & Medical Subdivision recorded in Volume 9560, Page 110 of the Deed and Plat Records of Bexar County Texas. (Parcel 17947)

From San Antonio Medical Foundation:

- a) Being a 0.0400 of an acre, or 1,743 square feet more or less, tract of land being out of Lot 32, New City Block 13663 of the Eckerd/Medical Drive Subdivision recorded in Volume 9544, Page 2 of the Deed and Plat Records of Bexar County, Texas. (Parcel 17949)

- b) Being a 0.0904 acre, or 3,939 square feet more or less, tract of land being out of Lot 1, Block 1, New City Block 19140 of the San Antonio Medical Foundation Subdivision recorded in Volume 9529, Page 31 of the Deed and Plat Records of Bexar County, Texas. (Parcel 17952)
- c) Being a 0.5928 acre, or 25,824 square foot more or less, tract of land being out of the remainder of a 110.22 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4699 Pages 323-327 of the Deed Records of Bexar County, Texas, all in New City Block 13663. (Parcel 17953)
- d) Being a 0.1308 acre, or 5,695 square feet tract of land being out of a portion of the remainder of a 114.16 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Pages 249-252 of the Deed and Plat Records of Bexar County, Texas all in New City Block 13663. (Parcel 17989)
- e) Being a 0.1773 of an acre, or 7,723 square foot more or less, tract of land being out of a portion of the remainder of a 114.16 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Pages 249-252 of the Deed Records of Bexar County, Texas and out a portion of the remainder of a 110.22 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4699, Page 323-327 of the Deed Records of Bexar County Texas, all in New City Block 13663. (Parcel 17990)

SECTION 2. The City Manager or her designee is authorized to perform any administrative tasks necessary for the completion of such transfer and is authorized to sign any documents to effect such transfer.

SECTION 3. This Ordinance shall be effective on the 25th day of February, 2007.

PASSED AND APPROVED this the 15th day of February, 2007.



M A Y O R

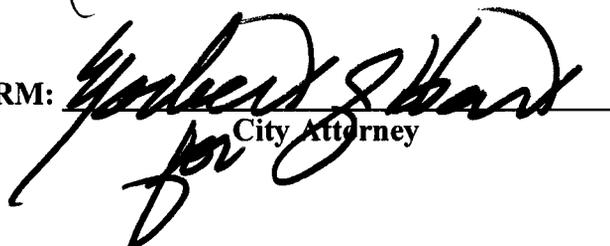
PHIL HARDBERGER

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



for City Attorney

Agenda Voting Results

Name: Consent Agenda - Items 7-35D, except for 7, 16, 24, 25, 26, 30, and 33

Date: 02/15/07

Time: 11:02:33 AM

Vote Type: Multiple selection

Description:

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

ATTACHMENT I

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RD/4/11/06
ORD#

Parcel No.: 17947
Project: South Texas Medical Center
Phase II Intersection Improvements

GIFT DEED

STATE OF TEXAS }
 }
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

THAT, WALTRUST PROPERTIES, INC., a DELAWARE CORPORATION hereinafter referred to as "GRANTOR", for good and valuable consideration including but not limited to the development and use of the property by the City of San Antonio does hereby GIVE, GRANT and CONVEY, to THE CITY OF SAN ANTONIO, a municipal corporation, of the County of Bexar, State of Texas, hereinafter referred to as "GRANTEE" whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, the following described parcel of land in fee simple:

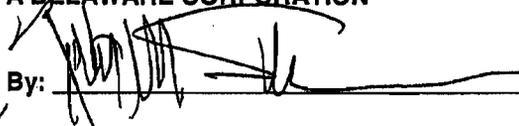
Being a 0.1676 of an acre, or 7,299 square feet more or less, tract of land being out of Lot 7, Block 1 of the Walgreen's-Wurzbach & Medical Subdivision recorded in Volume 9560, Page 110 of the Deed and Plat Records of Bexar County Texas, described in conveyance to Walgreen Co. in Special Warranty Deed recorded in Volume 10987, Pages 1558-1565 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 14350 of the City of San Antonio and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof and depicted on Exhibit "B" attached hereto and made a part hereof

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

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record in the office of the County Clerk of Bexar County, Texas.

EXECUTED this the 26th day of April, A.D., 2006

**WALTRUST PROPERTIES, INC.,
A DELAWARE CORPORATION**

By: 
**ROBERT SILVERMAN
VICE PRESIDENT**

STATE OF ILLINOIS }
 }
COUNTY OF LAKE }

This instrument was acknowledged before me on this the 26th day of April, 2006, by **ROBERT SILVERMAN, VICE PRESIDENT** of **WALTRUST PROPERTIES, INC., A DELAWARE CORPORATION**, on behalf of said Corporation.

Sheila B. Foster
Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

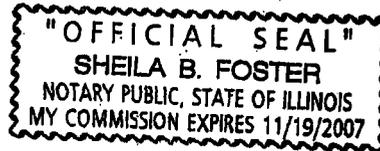


EXHIBIT "A"

FEE SIMPLE

PARCEL NO: 17947

METES AND BOUNDS DESCRIPTION

(0.0975 ACRE)

Being a 0.1676 of an acre, or 7,299 square feet more or less, tract of land being out of Lot 7, Block 1 of the Walgreen's-Wurzbach & Medical Subdivision recorded in Volume 9560, Page 110 of the Deed and Plat Records of Bexar County Texas, described in conveyance to Walgreen Co. in Special Warranty Deed recorded in Volume 10987, Pages 1558-1565 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 14350 of the City of San Antonio. Said 0.1676 of an acre tract being more fully described as follows:

BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape-Dawson", on the southeast right-of-way line of Wurzbach Road, an 86-foot right-of-way, a west corner of a 21.82 acre tract recorded in Volume 8205, Pages 310-316 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of said Lot 7;

- 1) **THENCE:** S 63°10'00"E, along and with the southwest line of said 21.82 acre tract, the northeast line of said Lot 7, a distance of 4.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 2) Departing the southwest line of said 21.82 acre tract, over and across said Lot 7 the following calls and distances:
- 3) Southwesterly, along the arc of a curve to the left, said curve having a radial bearing of S 68°42'03" E, a radius of 1190.00 feet, a central angle of 1°29'41", a chord bearing and distance of S 20°33'07" W, 31.05 feet, for an arc length of 31.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 4) S 19°48'16"W, a distance of 111.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 5) S 11°17'52"W, a distance of 77.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 6) Southeasterly, along the arc of a curve to the left, said curve having a radius of 59.31 feet, a central angle of 79°46'32", a chord bearing and distance of S 28°35'24" E, 76.07 feet, for an arc length of 82.58 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 7) S 68°28'39"E, a distance of 17.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 8) S 74°23'52"E, a distance of 60.04 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 9) S 69°46'23"E, a distance of 104.17 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", and;
- 10) S 71°25'22"E, a distance of 74.82 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on a northwest line of the aforementioned 21.82 acre tract, the southeast line of the aforementioned Lot 7,
- 11) **THENCE:** S 16°05'43"W, along and with a northwest line of said 21.82 acre tract, the southeast line of said Lot 7, a distance of 3.49 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the northeast right-of-way line of Medical Drive, an 86-foot right-of-way, a west corner of said 21.82 acre tract, the south corner of said Lot 7;
- 12) **THENCE:** N 73°54'17"W, along and with the northeast right-of-way line of said Medical Drive, the southwest line of said Lot 7, a distance of 293.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the east end of a curve return for the northeast right-of-way line of said Medical Drive, and the southeast right-of-way line of the aforementioned Wurzbach Road;
- 13) **THENCE:** Northwesterly, along and with said curve return to the right, said curve having a radius of 35.00 feet, a central angle of 90°08'59", a chord bearing and distance of N 28°49'47" W, 49.56 feet, for an arc length of 55.07 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the north end of said curve return, a point of compound curvature;

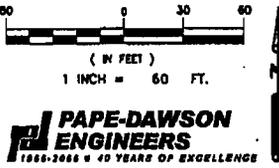
- 14) **THENCE:** Northeasterly, along the arc of a curve to the right, said curve having a radius of 1857.34 feet, a central angle of $7^{\circ}53'09''$, a chord bearing and distance of $N 20^{\circ}11'17'' E$, 255.43 feet, for an arc length of 255.63 feet to the **POINT OF BEGINNING** and containing 0.1676 of an acre 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.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

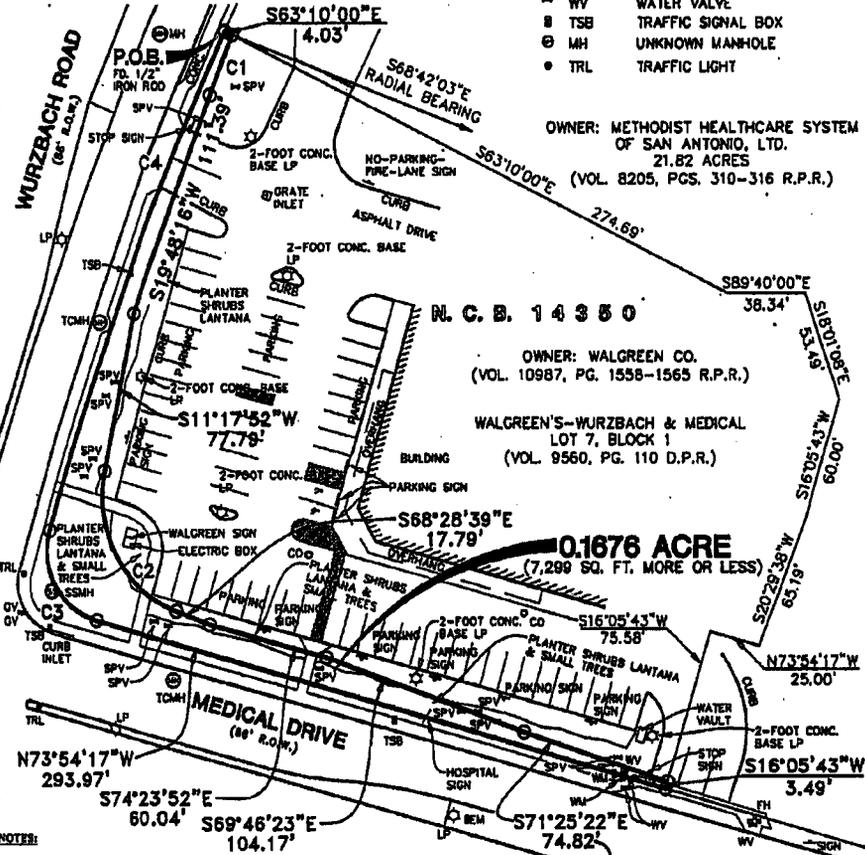
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EXHIBIT "B"



SYMBOL LEGEND

- SIGN ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- CO SANITARY SEWER CLEANOUT
- ⊞ EM ELECTRIC METER
- ⊞ FH FIRE HYDRANT
- ⊞ GV GAS VALVE
- ⊞ LP LAMP POST
- ⊞ SPV SPRINKLER VALVE
- ⊞ TCMH TELE-COMM. MANHOLE
- ⊞ WM WATER METER
- ⊞ WV WATER VALVE
- ⊞ TSB TRAFFIC SIGNAL BOX
- ⊞ MH UNKNOWN MANHOLE
- ⊞ TRL TRAFFIC LIGHT

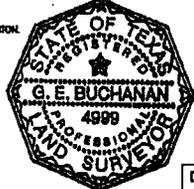


NOTES:
 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FORTH.
 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
 5) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1190.00	1°28'41"	S 20°33'07" W	31.05'	31.05'
C2	59.31	79°48'32"	S 28°35'24" E	78.07'	82.58'
C3	35.00	90°08'59"	N 28°49'47" W	49.56'	55.07'
C4	1857.34	7°53'09"	N 20°11'17" E	256.43'	285.63'

LEGEND:
 B.L.S. - CITY PLAT RECORD OR REAL PROPERTY RECORD
 D.T.S. - DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
 P.D. - POINT OF BEGINNING
 P.D. FOUND
 N.C.B. - NEW CITY BLOCK



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17947

BEING A 0.1676 OF AN ACRE, OR 7,299 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 7, BLOCK 1 OF THE WALGREEN'S-WURZBACH & MEDICAL SUBDIVISION RECORDED IN VOLUME 9560, PAGE 110 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY TEXAS, DESCRIBED IN CONVEYANCE TO WALGREEN CO. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10987, PAGES 1558-1565 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 14350 OF THE CITY OF SAN ANTONIO.

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17947	COUNTY BEKAR
CONTRACT NO:	WURZBACH ROAD AND MEDICAL DRIVE	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.	PROPERTY ACQUISITION: 0.1676 ACRE	
REMAINDER 1.8744 ACRE		

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

G.E. Buchanan
 G.E. BUCHANAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

Date: Nov 10, 2005, 3:40pm User: ID: AHerera
 File: N:\Survey05\CIVIL\5241-10\001-008\PARCEL-17947.dwg

RD/12/12/05
ORD#

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Parcel No.: 17949
Project South Texas Medical Center
Phase II Intersection Improvements

GIFT DEED

STATE OF TEXAS }

COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

THAT, SAN ANTONIO MEDICAL FOUNDATION, hereinafter referred to as "GRANTOR", for good and valuable consideration including but not limited to the development and use of the property by the City of San Antonio does hereby GIVE, GRANT and CONVEY, to THE CITY OF SAN ANTONIO, a municipal corporation, of the County of Bexar, State of Texas, hereinafter referred to as "GRANTEE" whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, the following described parcel of land in fee simple:

Being a 0.0400 of an acre, or 1,743 square feet more or less, tract of land being out of Lot 32 of the Eckerd/Medical Drive Subdivision recorded in Volume 9544, Page 2 of the Deed and Plat Records of Bexar County, Texas, described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Pages 249-252 of the Deed Records of Bexar County, Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio and more particularly described by metes and bounds as shown on Exhibit "A" attached hereto and made a part hereof.

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

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record in the office of the County Clerk of Bexar County, Texas.

EXECUTED this the 27th day of July, A.D., 2006

SAN ANTONIO MEDICAL FOUNDATION

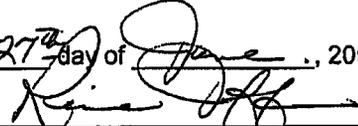
By:

[Signature]
J.R. REED, PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

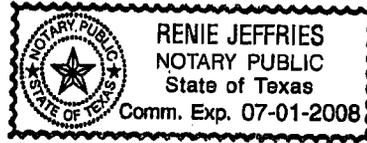
This instrument was acknowledged before me on the 27th day of June, 2006,
by, **J.R. REED, PRESIDENT SAN ANTONIO MEDICAL FOUNDATION**, on behalf of said
foundation.

GIVEN under my hand and seal of office on this 27th day of June, 2006.



Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966



EXHIBIT, "A"

FEE SIMPLE

PARCEL NO: 17949

METES AND BOUNDS DESCRIPTION

(0.0400 ACRE)

Being a 0.0400 of an acre, or 1,743 square feet more or less, tract of land being out of Lot 32 of the Eckerd/Medical Drive Subdivision recorded in Volume 9544, Page 2 of the Deed and Plat Records of Bexar County, Texas, described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Pages 249-252 of the Deed Records of Bexar County, Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio. Said 0.0400 of an acre tract being more fully described as follows:

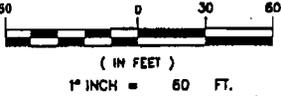
BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the north right-of-way line of Medical Drive, an 86-foot right-of-way, the southwest corner of said Lot 32, the southeast corner of Lot 13 of the Witten Russ Postal Station Subdivision recorded in Volume 7600, Page 61 of the Deed and Plat Records of Bexar County, Texas;

- 1) **THENCE:** N 15°35'55"E, departing the north right-of-way line of said Medical Drive, with the west line of said Lot 32, the east line of said Lot 13, a distance of 0.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 2) **THENCE:** Departing the west line of said Lot 32, the east line of said Lot 13, over and across said Lot 32 the following calls and distances:
- 3) S 77°37'46"E, a distance of 61.63 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 4) S 74°23'52"E, a distance of 94.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 5) S 86°12'44"E, a distance of 35.93 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the left;
- 6) Northeasterly, along the arc of said curve to the left, said curve having a radius of 64.00 feet, a central angle of 65°04'52", a chord bearing and distance of N 61°14'50" E, 68.85 feet, for an arc length of 72.70 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency in the west right-of-way line of Wurzbach Road, an 86-foot right-of-way, a curve to the left;
- 7) **THENCE:** Southwesterly, with the west right-of-way line of said Wurzbach Road, along the arc of said curve to the left, said curve having a radial bearing of S 73°33'41" E, a radius of 1953.34 feet, a central angle of 0°35'02", a chord bearing and distance of S 16°08'49" W, 19.91 feet, for an arc length of 19.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of reverse curvature, in the north right-of-way line of said Medical Drive;
- 8) **THENCE:** Southwesterly, with the north right-of-way line of said Medical Drive, along the arc of a curve to the right, said curve having a radius of 40.00 feet, a central angle of 89°48'44", a chord bearing and distance of S 60°45'40" W, 56.48 feet, for an arc length of 62.70 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 9) **THENCE:** N 74°19'58"W, with the north right-of-way line of said Medical Drive, a distance of 200.06 feet to the **POINT OF BEGINNING** and containing 0.0400 of an acre 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.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

N:\Survey05\CIVIL\5241-10\001-008\PARCEL-17949.doc



PAPE-DAWSON ENGINEERS
1963-2005 40 YEARS OF EXCELLENCE

284 EAST FRANKLIN | SAN ANTONIO, TEXAS 78204 | PHONE: 214.521.2400
FAX: 214.521.1900

LINE LEGEND
 --- POTABLE WATER LINE
 --- SANITARY SEWER LINE

SYMBOL LEGEND
 □ SIGN WITH DESCRIPTION
 □ ELECTRIC METER
 □ WATER METER
 □ WATER VALVE
 □ LAMP POST
 □ SPRINKLER VALVE
 □ UNKNOWN VALVE
 □ TELE-COMM. MANHOLE
 □ SANITARY SEWER MANHOLE
 □ STHM STORM DRAIN MANHOLE
 □ TRF TRAFFIC LIGHT

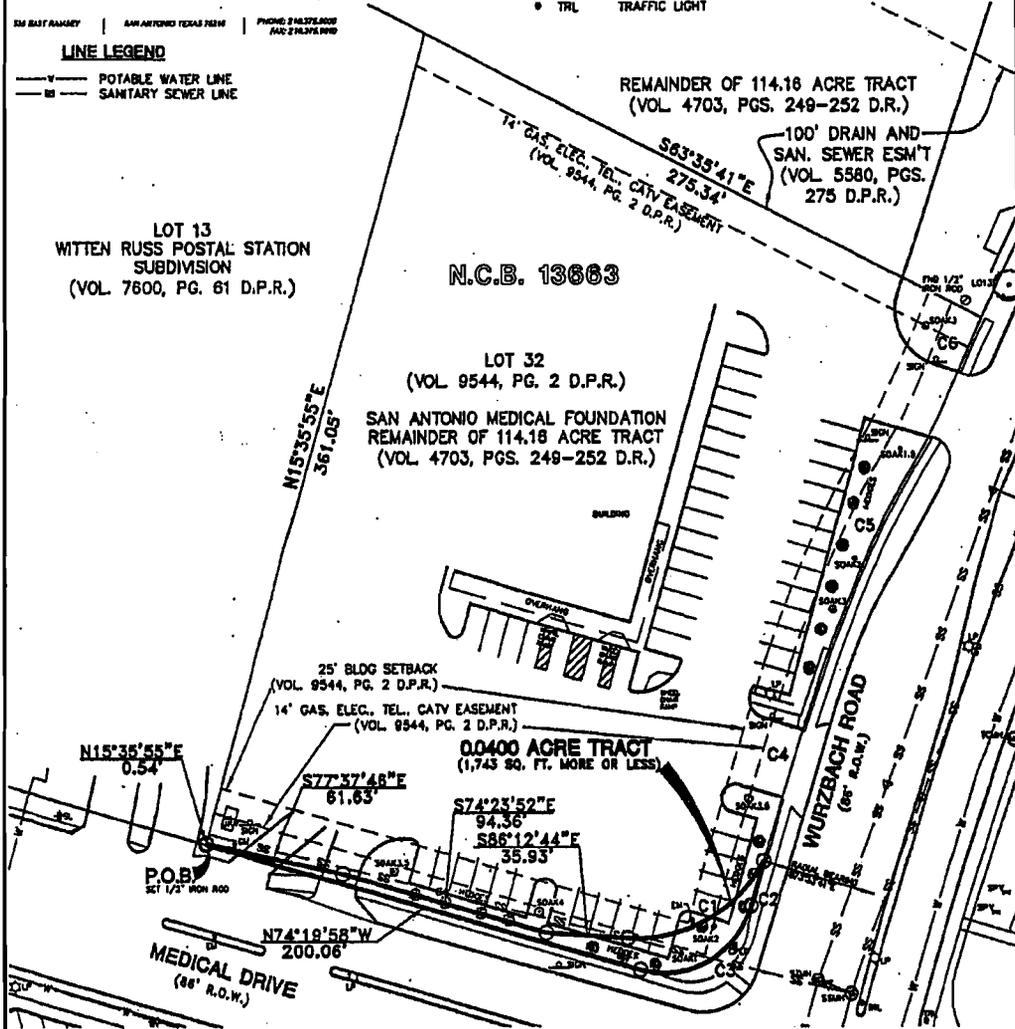
LOT 13
WITTEN RUSS POSTAL STATION
SUBDIVISION
(VOL. 7800, PG. 61 D.P.R.)

N.C.B. 13663

LOT 32
(VOL. 9544, PG. 2 D.P.R.)
SAN ANTONIO MEDICAL FOUNDATION
REMAINDER OF 114.18 ACRE TRACT
(VOL. 4703, PGS. 249-252 D.R.)

REMAINDER OF 114.18 ACRE TRACT
(VOL. 4703, PGS. 249-252 D.R.)

100' DRAIN AND
SAN. SEWER ESM'T
(VOL. 5580, PGS.
275 D.P.R.)



NOTES:

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
- 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
- 5) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

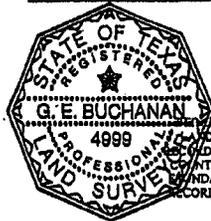
LEGEND:
 R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 P.B. FOUND
 N.C.B. NEW CITY BLOCK

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

G.E. Buchanan
 DATE: _____
 G.E. BUCHANAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	72.70'	64.00'	40.84'	65°04'52"	68.85'	N61°14'50"E
C2	19.91'	183.34'	9.95'	0°33'02"	19.91'	S16°08'49"W
C3	62.70'	40.00'	39.67'	89°48'44"	56.48'	S60°45'40"W
C4	85.68'	193.34'	42.85'	7°30'47"	85.67'	S17°41'43"W
C5	102.87'	500.00'	51.62'	11°47'16"	102.82'	S24°30'43"W
C6	37.57'	194.34'	18.79'	1°06'28"	37.57'	S23°45'07"W



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17949

A 0.0400 OF AN ACRE, OR 1,743 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 32, OF THE ECKERD/MEDICAL DRIVE SUBDIVISION RECORDED IN VOLUME 9544, PAGE 2 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO THE SAN ANTONIO MEDICAL FOUNDATION IN DEED RECORDED IN VOLUME 4703, PAGES 249-252 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO.

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17949	COUNTY BEXAR
CONTRACT NO:	WURZBACH ROAD AND MEDICAL DRIVE	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.0400 ACRE		
REMAINDER 1.883 ACRE		

Date: Nov 15, 2005, 1:52pm User: RSimmans
 File: N:\Survey05\CIVL\5241-10\001-008\PARCEL-17949.dwg

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RD/6/1/06
ORD#

Parcel No.: 17952
Project: South Texas Medical Center
Phase IV Intersection Improvements

GIFT DEED

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

THAT, **SAN ANTONIO MEDICAL FOUNDATION**, hereinafter referred to as "**GRANTOR**", for good and valuable consideration including but not limited to the development and use of the property by the City of San Antonio does hereby **GIVE, GRANT and CONVEY**, to **THE CITY OF SAN ANTONIO**, a municipal corporation, of the County of Bexar, State of Texas, hereinafter referred to as "**GRANTEE**" whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, the following described parcel of land in fee simple:

Being a 0.0904 acre, or 3,939 square feet more or less, tract of land being out of Lot 1, Block 1 of the San Antonio Medical Foundation Subdivision recorded in Volume 9529, Page 31 of the Deed and Plat Records of Bexar County, Texas, all in New City Block (N.C.B.) 19140 of the City of San Antonio, Bexar County, Texas. Said 0.0904 acre tract being more particularly described by metes and bounds as shown on Exhibit "A" attached hereto and made a part hereof.

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

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record in the office of the County Clerk of Bexar County, Texas.

EXECUTED this the 27th day of June, A.D., 2006

SAN ANTONIO MEDICAL FOUNDATION

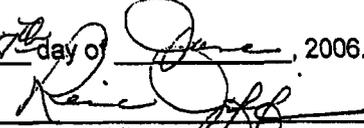
By:

J.R. Reed
J.R. REED, PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

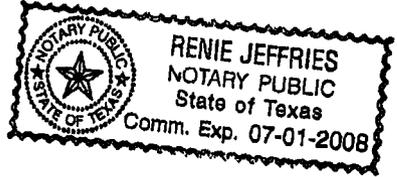
This instrument was acknowledged before me on the 27th day of June, 2006, by, J.R. REED, PRESIDENT SAN ANTONIO MEDICAL FOUNDATION, on behalf of said foundation.

GIVEN under my hand and seal of office on this 27th day of June, 2006.



Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966



FEE SIMPLE
PARCEL NO: 17952
METES AND BOUNDS DESCRIPTION
(0.0904 ACRE)

Being a 0.0904 acre, or 3,939 square feet more or less, tract of land being out of Lot 1, Block 1 of the San Antonio Medical Foundation Subdivision recorded in Volume 9529, Page 31 of the Deed and Plat Records of Bexar County, Texas, all in New City Block (N.C.B.) 19140 of the City of San Antonio, Bexar County, Texas. Said 0.0904 acre tract being more fully described as follows:

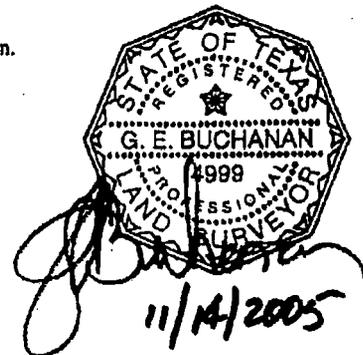
BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" on the northwest right-of-way line of Wurzbach Road, an 86-foot right-of-way, the northeast corner of said Lot 1, the southeast corner of the remaining portion of a 110.22 acre tract, recorded in Volume 4699, Pages 323-327 of the Deed Records of Bexar County, Texas, from which a found ½" iron rod bears, N 44°23'52"W, 0.35 feet;

- 1) **THENCE:** S 32°57'48"W, along and with the northwest right-of-way line of said Wurzbach Road, the southeast line of said Lot 1, a distance of 266.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangent curvature, on the northeast curve return at the intersection of said Wurzbach Road and Ewing Halsell Drive, an 80-foot right-of-way;
- 2) **THENCE:** Southwesterly, with a curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 77°57'48" W, 35.36 feet, for an arc length of 39.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- 3) **THENCE:** N 57°02'12"W, along and with the northeast right-of-way line of said Ewing Halsell Drive, the southwest line of said Lot 1, a distance of 27.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of cusp;
- 4) **THENCE:** Departing the northwest right-of-way line of said Ewing Halsell Drive, the southwest line of said Lot 1, over and across said Lot 1, the following calls and distances:
- 5) Northeasterly, with a curve to the left, said curve having a radial bearing of N 16°07'54" E, a radius of 46.21 feet, a central angle of 57°03'38", a chord bearing and distance of N 77°36'05" E, 44.14 feet, for an arc length of 46.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of non-tangency;
- 6) N 49°04'16"E, a distance of 32.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 7) N 34°49'56"E, a distance of 35.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 8) N 32°54'37"E, a distance of 187.48 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 9) N 37°07'15"E, a distance of 5.57 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said Lot 1, the southwest line of the remaining portion of said 110.22 acre tract;
- 10) **THENCE:** S 57°02'12"E, along and with the northeast line of said Lot 1, the southwest line of the remaining portion of said 110.22 acre tract, a distance of 10.77 feet to the POINT OF BEGINNING and containing 0.0904 of an acre of land in the city of San Antonio, Bexar County, Texas.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

N:\Survey05\CIVIL\5241-10\003-007\PARCEL-17952.doc



LEGEND

DEF. TO. ...
 OR ...
 FOR ...
 NOT ...

NOTES

1. THIS SURVEY ...
 2. THE ...
 3. THE ...
 4. THE ...
 5. THE ...



SYMBOL LEGEND

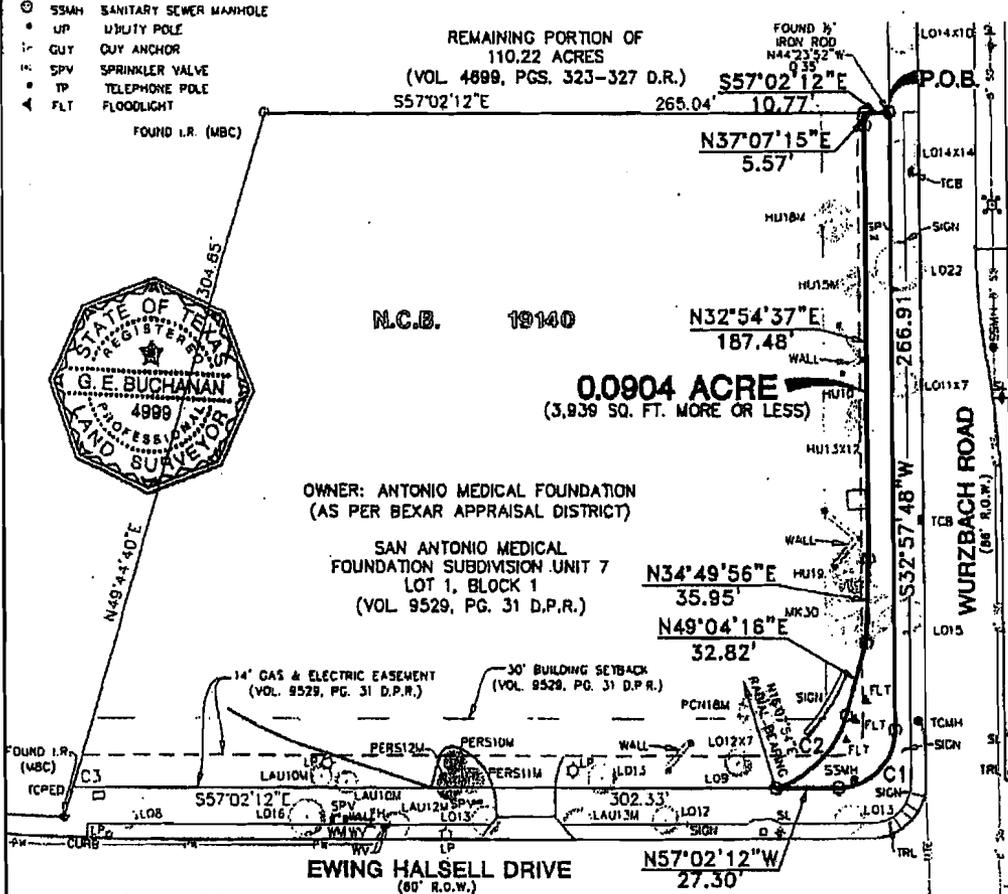
- SIGN ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- EM ELECTRIC METER
- ULS U/G COMMUNICATION LINE SIGN
- TCMH TELE-COMM MANHOLE
- TRP TRAFFIC SIGNAL POLE
- TCPCD TELE-COMM PEDESTAL
- WM WATER METER
- WV WATER VALVE
- FM FIRE HYDRANT
- SL STREET LIGHT
- GV GAS VALVE
- TRL TRAFFIC LIGHT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- GUY GUY ANCHOR
- SPV SPRINKLER VALVE
- TP TELEPHONE POLE
- FLT FLOODLIGHT

TREE LEGEND

- LAUE 6" LAUREL
- LO 6" LIVE OAK
- HU 6" HUISACHE
- ELM 6" ELM
- PERS 6" PERSIMMON

LINE LEGEND

- UTC---UTC---UTC---UTC--- UNDERGROUND TELE-COMM LINE
- PW---PW---PW---PW--- POTABLE WATER LINE
- 8" SS --- 6" SS --- 8" SANITARY SEWER LINE



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17952

BEING A 0.0904 ACRE, OR THEREABOUTS, MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 1, BLOCK 1 OF THE SAN ANTONIO MEDICAL FOUNDATION SUBDIVISION RECORDED IN VOL. 9529, PAGE 31 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK 1, LOT 1 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	25.00	90°00'00"	S 77°57'48" W	35.36'	39.27'
C2	46.21	57°03'38"	N 77°36'05" E	44.14'	46.02'
C3	1077.57	0°29'20"	N 56°47'32" W	9.20'	9.20'

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17952	COUNTY BEXAR
CONTRACT NO:	WURZBACH ROAD AND EWING HALSELL DRIVE	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.	PROPERTY ACQUISITION: 0.0904 ACRE	
	REMAINDER 2.1596 ACRE	

Date: Nov 14, 2005, 4:51pm User: ID: BBuchanan
 File: N:\Survey05\Civil\5241-10\003-007\PARCEL-17952.dwg

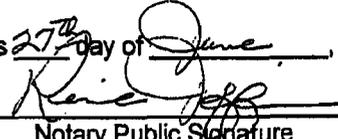
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO MY ACTUAL SURVEY MADE ON THE GROUNDS UNDER MY SUPERVISION.

 G.E. BUCHANAN
 PROFESSIONAL SURVEYOR NO. 4999

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

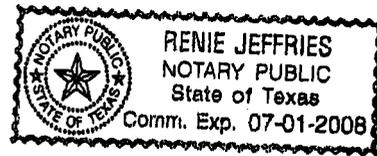
This instrument was acknowledged before me on the 27th day of June, 2006,
by, **J.R. REED, PRESIDENT SAN ANTONIO MEDICAL FOUNDATION**, on behalf of said
foundation.

GIVEN under my hand and seal of office on this 27th day of June, 2006.



Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966



FEE SIMPLE
PARCEL NO: 17953
METES AND BOUNDS DESCRIPTION
(0.5928 ACRE)

Being a 0.5928 acre, or 25,824 square foot more or less, tract of land being out of a portion of the remainder of a 110.22 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4699, Pages 323-327 of the Deed Records of Bexar County, Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio. Said 0.5928 acre tract being more fully described as follows:

BEGINNING: At a found iron rod with cap marked "MBC" on a north line of a portion of the remainder of said 110.22 acre tract, the west end of the south right-of-way return at the intersection of Charles Katz, a 60-foot right-of-way recorded in Volume 9537, Page 47 of the Deed and Plat Records of Bexar County, Texas, and Ewing Halsell Drive, a 60' right-of-way;

- 1) **THENCE:** Southeasterly, along and with the common line between a portion of the remainder of said 110.22 acre tract and said south right-of-way return, along the arc of a curve to the right, said curve having a radial bearing of S 39°49'23" E, a radius of 25.00 feet, a central angle of 87°23'07", a chord bearing and distance of S 86°07'49" E, 34.54 feet, an arc distance of 38.13 feet to a found ½" iron rod with cap marked "MBC", a point of reverse curvature;
- 2) **THENCE:** Southeasterly, along and with the common line between a portion of the remainder of said 110.22 acre tract and said Ewing Halsell Drive, along the arc of a curve to the left, said curve having a radius of 1150.57 feet, a central angle of 14°36'07", a chord bearing and distance of S 49°44'18" E, 292.43 feet, a distance of 293.23 feet to a found ½" iron rod;
- 3) **THENCE:** S 57°08'12"E, along and with the common line between a portion of the remainder of said 110.22 acre tract and said Ewing Halsell Drive, a distance of 331.19 feet to a point, the north end of the west right-of-way return at the intersection of said Ewing Halsell Drive and Wurzbach Road, a variable-width right-of-way, from which a found ½" iron rod bears N 85°05'37" W, a distance of 1.73 feet, the beginning of a curve to the right;
- 4) **THENCE:** Southeasterly, along and with the common line between a portion of the remainder of said 110.22 acre tract and said west right-of-way return, along the arc of said curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°02'34", a chord bearing and distance of S 12°06'55" E, 35.37 feet, a distance of 39.29 feet to a point, the south end of said west right-of-way return, from which a found ½" iron rod with cap marked "MBC" bears S 41°30'31" E, a distance of 1.03 feet;
- 5) **THENCE:** S 32°54'22"W, along and with the common line between a portion of the remainder of said 110.22 acre tract and said Wurzbach Road, a distance of 478.70 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 6) **THENCE:** Departing said Wurzbach Road, over and across a portion of the remainder of said 110.22 acre tract the following calls and distances;
- 7) N 28°10'40"E, a distance of 148.00 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 8) N 32°46'09"E, a distance of 125.50 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 9) N 29°31'16"E, a distance of 72.83 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 10) N 29°06'42"E, a distance of 77.07 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 11) N 12°19'18"W, a distance of 69.38 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 12) N 57°20'26"W, a distance of 56.20 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 13) N 49°17'00"W, a distance of 79.04 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 14) N 57°19'37"W, a distance of 150.53 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

- 15) N 57°15'40"W, a distance of 76.71 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", the beginning of a curve to the right;
- 16) Northwesterly, along the arc of said curve to the right, said curve having a radius of 502.00 feet, a central angle of 19°16'10", a chord bearing and distance of N 47°37'35" W, 168.04 feet, a distance of 168.83 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 17) N 62°50'24"W, a distance of 36.71 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 18) N 81°10'14"W, a distance of 27.94 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", the beginning of a curve to the left;
- 19) Southwesterly, along the arc of said curve to the left, said curve having a radius of 70.10 feet, a central angle of 30°35'38", a chord bearing and distance of S 83°31'57" W, 36.99 feet, an arc distance of 37.43 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 20) S 68°14'08"W, a distance of 21.95 feet to a set ½" iron rod with yellow cap marked "Pape Dawson" on the southeast right-of-way line of said Charles Katz, a point of a non-tangent curve to the left;
- 21) **THENCE:** Northeasterly, along and with the common line between a portion of the remainder of said 110.22 acre tract and said Charles Katz, along the arc of said curve to the left, said curve having a radial bearing of N32°58'27"W, a radius of 430.00 feet, a central angle of 6°50'56", a chord bearing and distance of N53°36'05" E, 51.37 feet, an arc distance of 51.40 feet to a point;
- 22) **THENCE:** N 50°10'37"E, along and with the common line between a portion of the remainder of said 110.22 acre tract and said Charles Katz, a distance of 24.87 feet to the **POINT OF BEGINNING** and containing 0.5928 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.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

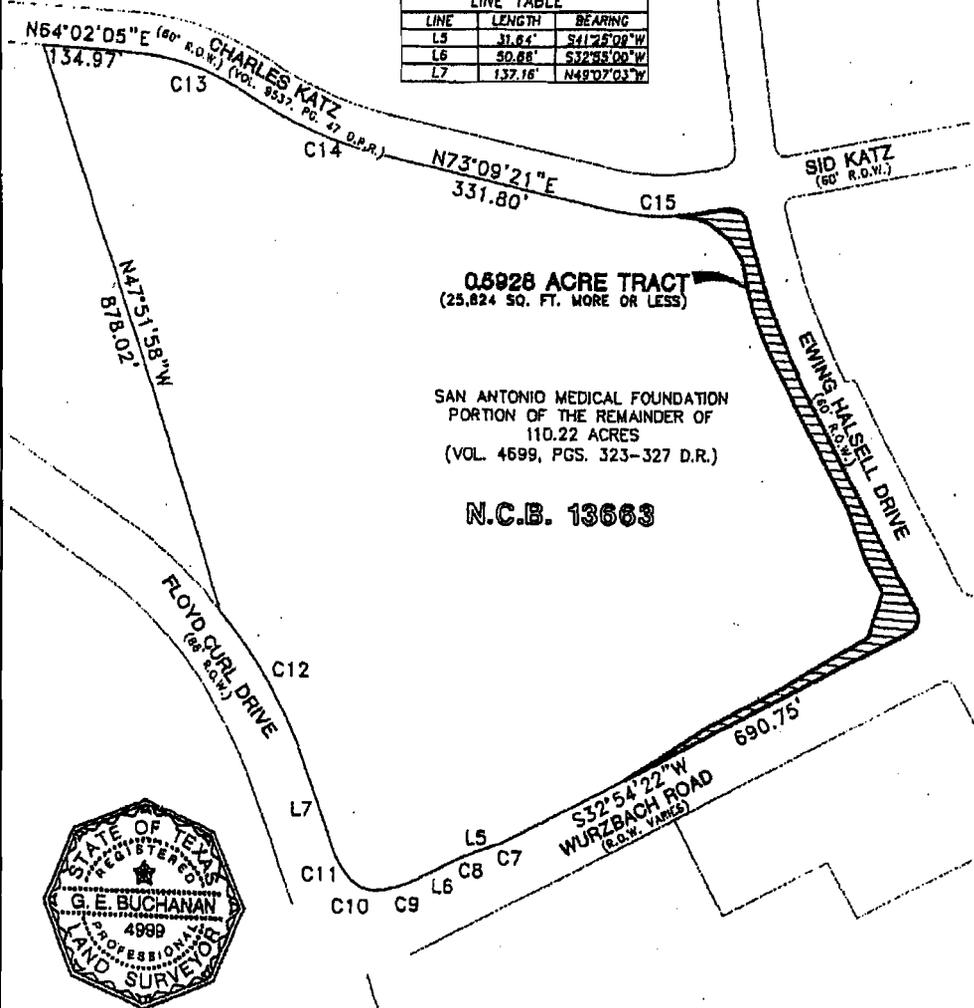
A plat of even survey date herewith accompanies this legal description.

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C7	8.28'	290.00'	4.14'	1°38'08"	8.28'	N40°36'05"E
C8	46.00'	310.00'	23.00'	8°30'09"	45.96'	S37°10'08"W
C9	55.16'	170.00'	27.58'	18°35'23"	54.92'	N42°12'42"E
C10	58.28'	55.00'	32.22'	80°43'31"	55.60'	N81°52'09"E
C11	32.82'	170.00'	16.51'	11°05'37"	32.86'	S82°13'17"E
C12	264.01'	745.00'	133.41'	20°18'16"	262.63'	N58°16'11"W
C13	190.59'	370.00'	97.46'	28°30'50"	188.49'	S78°47'30"W
C14	224.23'	630.00'	113.31'	20°23'34"	221.05'	N83°21'08"E
C15	172.45'	430.00'	87.40'	22°58'44"	171.30'	N61°39'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	31.84'	S41°25'09"W
L6	50.88'	S32°53'00"W
L7	137.16'	N48°07'03"W



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17953

BEING 0.5928 ACRE, OR 25,824 SQUARE FEET, MORE OR LESS TRACT OF LAND BEING PORTION OF A PORTION OF THE REMAINDER OF A 110.22 ACRE TRACT LIES BEHIND HIGHWAY 3 TO THE SAN ANTONIO MEDICAL FOUNDATION INC. BEING DIVIDED IN VOLUME 4699 PAGES 323-327 OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (A.C. 1196) OF THE CITY OF SAN ANTONIO.

G. E. Buchanan
 G. E. BUCHANAN
 PROFESSIONAL LAND SURVEYOR
 No. 4999

LEGEND:
 PR - PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

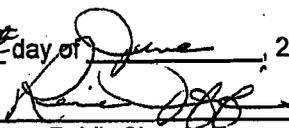
DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17953	COUNTY BEXAR
CONTRACT NO.	EWING HALSELL DRIVE BETWEEN WURZBACH ROAD AND FLOYD CURL DRIVE	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.5928 ACRE		
REMAINDER 20.84 ACRE		
		SHEET 2 OF 2

Date: Feb 28, 2006, 2:58pm User: ID: RSimmons
 File: N:\Survey05\CIVIL\5241-10\003-007\PARCEL-17953.dwg

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

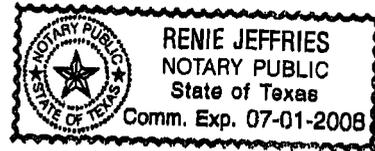
This instrument was acknowledged before me on the 27th day of June, 2006,
by, **J.R. REED, PRESIDENT SAN ANTONIO MEDICAL FOUNDATION**, on behalf of said
foundation.

GIVEN under my hand and seal of office on this 27th day of June, 2006.



Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966



FEE SIMPLE
PARCEL NO: 17989
METES AND BOUNDS DESCRIPTION
(0.1308 ACRE)

Being a 0.1308 acre, or 5,695 square feet tract of land being out of a portion of the remainder of a 114.16 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Page 249-252 of the Deed and Plat Records of Bexar County Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio. Said 0.1308 acre tract being more fully described as follows:

BEGINNING: At a found 1/2" iron rod on the east corner of a portion of the remainder of said 114.16 acre tract and the north end of the east curve return at the intersection of Charles Katz, a 60-foot right-of-way recorded in Volume 9537, Page 47 of the Deed and Plat Records of Bexar County, Texas, and Floyd Curl Drive, an 86-foot right-of-way recorded in Volume 9519, Pages 150-151 of the Deed and Plat Records of Bexar County, Texas;

- 1) **THENCE:** N 22°10'32"E, along and with the common line between said Charles Katz and a portion of the remainder of said 114.16 acre tract, a distance of 42.90 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson";
- 2) **THENCE:** Departing said Charles Katz, over and across a portion of the remainder of said 114.16 acre tract the following calls and distances;
- 3) S 24°23'28"E, a distance of 79.48 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson", the beginning of a non-tangent curve to the left;
- 4) Southeasterly, along the arc of said curve to the left, said curve having a radial bearing of N 19°23'30" E, a radius of 1642.85 feet, a central angle of 7°02'57", a chord bearing and distance of S 74°07'58" E, 202.00 feet, an arc distance of 202.12 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson";
- 5) S 75°40'01"E, a distance of 149.89 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson" on the south line of a portion of the remainder of said 114.16 acre tract and the north line of said Floyd Curl Drive, a point on a non-tangent curve to the left;
- 6) **THENCE:** Northwesterly, along and with the common line between a portion of the remainder of a 114.16 acre tract and the north line of said Floyd Curl Drive, along the arc of said curve to the right, said curve having a radial bearing of N 07°08'57" E, a radius of 1654.85 feet, a central angle of 13°22'17", a chord bearing and distance of N 76°09'55" W, 385.32 feet, an arc distance of 386.20 feet to a point at the south end of the east curve return at the intersection of said Charles Katz and said Floyd Curl Drive;
- 7) **THENCE:** Northwesterly, along the east curve return at the intersection of said Charles Katz and said Floyd Curl, the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 91°39'17", a chord bearing and distance of N 23°39'06" W, 35.86 feet, an arc distance of 39.99 feet to the **POINT OF BEGINNING** and containing 0.1308 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.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

N:\Survey05\CIVIL\5241-10\009\PARCEL-17989.doc



SYMBOL LEGEND

- SIGN ADVERTISING/ROAD/UTILITY SIGN
- WV WATER VALVE
- FM FIRE HYDRANT
- MH MANHOLE
- SDMH STORM DRAIN MANHOLE
- LP LIGHT POLE

NOTES

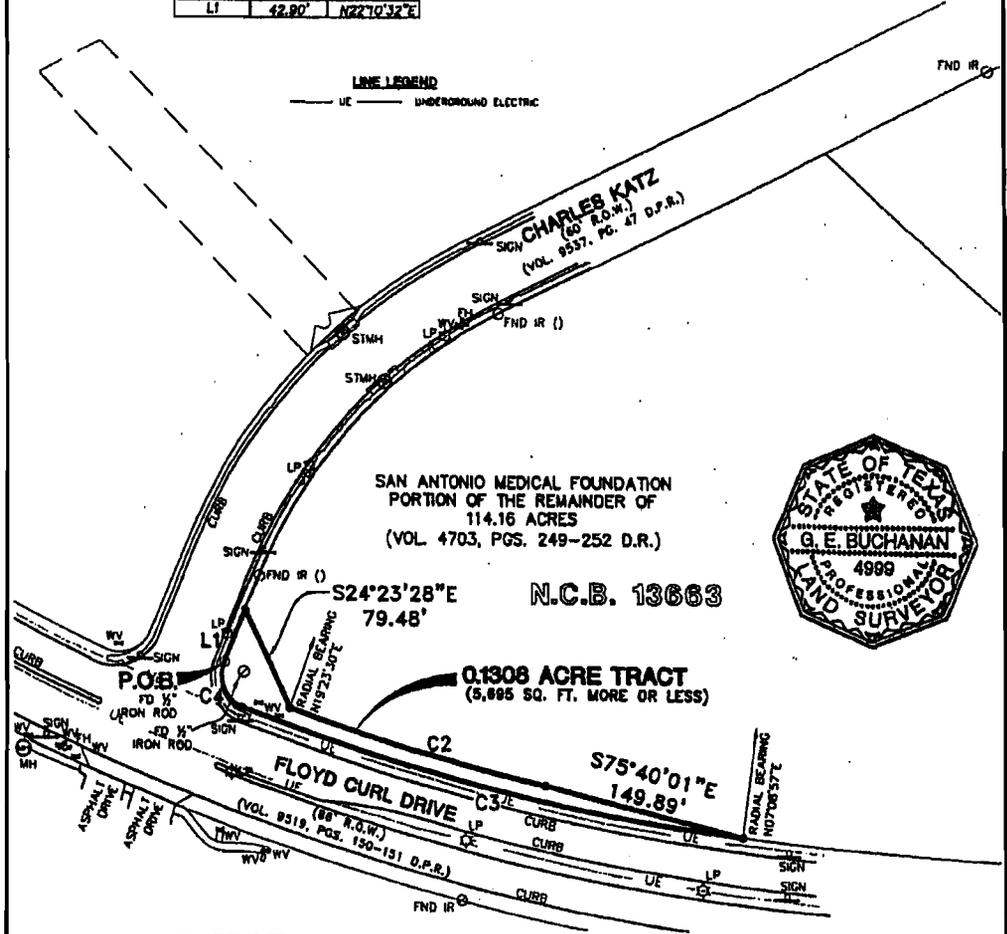
- 1) ALL CURVES UNLESS OTHERWISE NOTED
- 2) THE BASIS OF MONUMENTATIONS FOR THIS SURVEY ARE FROM SURVEY FOUND.
- 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 OR 1990 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED ON THE MATHI CENTRAL ZONE.
- 4) ALL OTHER SURVEYS ARE ON A 10' BARRI OR 15' STRIP WIDTH SURVEY. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO THE STATUS OF THE UTILITIES.
- 5) THE PROFESSIONAL SURVEYOR IS PROVIDED WITH INFORMATION FOR THE PREPARATION OF A FIELD BOOK FOR RECORD.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C2	202.12'	1842.85'	101.18'	702°57'	202.00'	S74°17'58"E
C3	386.20'	1854.85'	183.89'	132°27'	385.37'	N76°09'55"W
C4	39.89'	25.00'	25.73'	87°39'17"	35.88'	N23°39'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.80'	N22°10'32"E

LINE LEGEND

— UE — UNDERGROUND ELECTRIC



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17989

BEING A 0.1308 ACRE, ONE THOUSAND THREE HUNDRED FIFTY EIGHT SQUARE FEET TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A 114.16 ACRE TRACT OWNED BY THE SAN ANTONIO MEDICAL FOUNDATION IN COUNTY AND CITY OF SAN ANTONIO, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4703, PAGE 249-252 OF THE PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

G. E. Buchanan
G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR 1104999

LEGEND:

D.P.R. OFFICIAL PLAT FOR TRACT OF REAL PROPERTY, IN BEKAR COUNTY, TEXAS
D.P.R. USED AND PLAT HAS BEEN OF BEKAR COUNTY, TEXAS
D.R. DEED BELONGS TO BEKAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
M.T.B. METEY BLACK

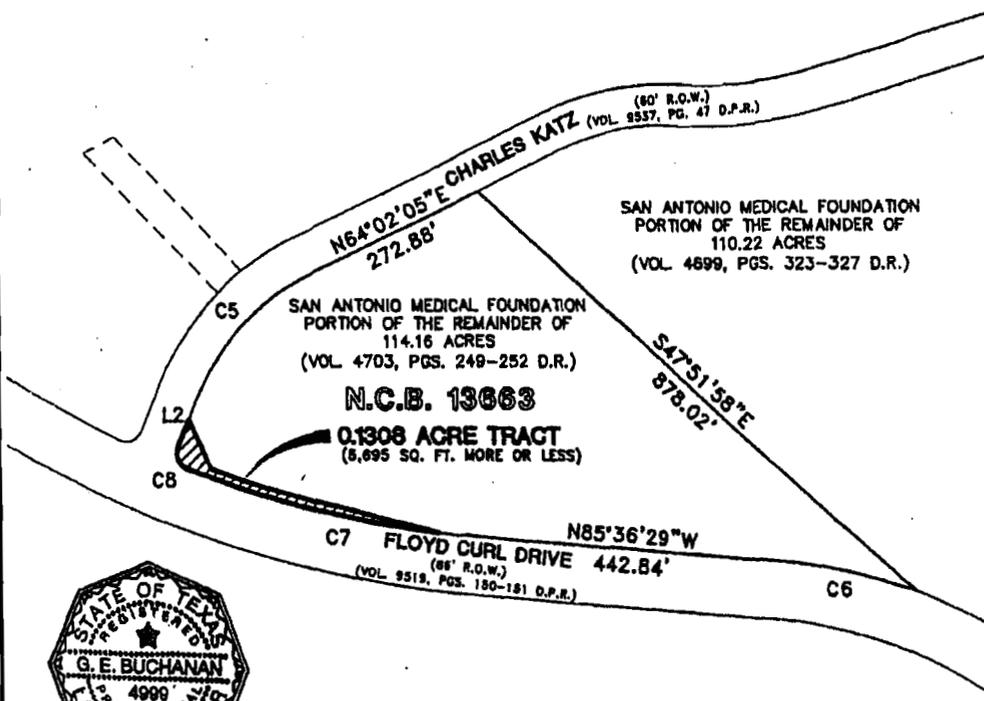
DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17989	COUNTY BEKAR
CONTRACT NO.	FLOYD CURL DRIVE AND CHARLES KATZ	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.1308 ACRE		
REMAINDER 7.024 ACRES		PAGE 1 OF 2

DATE: FEB. 20, 2006, 3:24PM USER: G. BUCHANAN
 FILE: N:\Survey05\CIVIL\5241-10\009\PARCEL-17989.dwg



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C5	270.31'	370.00'	141.51'	41°51'33"	264.34'	N63°08'19"E
C6	207.21'	745.00'	104.28'	15°56'08"	208.54'	N77°23'23"W
C7	458.80'	1654.85'	270.78'	15°32'41"	457.13'	N77°23'07"W
C8	39.89'	25.00'	25.73'	91°39'18"	35.88'	N23°39'07"W

LINE TABLE		
LINE	LENGTH	BEARING
L2	70.33'	N22°10'32"E



**AN EXHIBIT
OF
FEE SIMPLE RIGHT-OF-WAY
PARCEL NO. 17989**

BEING A 0.1308 ACRE, OR 5,695 SQUARE FEET TRACT OF LAND BEING
A PORTION OF THE REMAINDER OF A 114.16 ACRE TRACT
DESCRIBED IN CONVEYANCE TO THE SAN ANTONIO MEDICAL
FOUNDATION IN DEED RECORDED IN VOLUME 470, PAGE 249-252 OF
THE 1982 AMPLIFIED PLAT RECORDS OF BEKAR COUNTY TEXAS, ALL IN
NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION

G. E. Buchanan
DATE: _____
G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO 4999

LEGEND:
S.F.S. SURVEYAL POINTS; REMAINDER OF REAL PROPERTY IN BEKAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
D.R. DEED RECORDS OF BEKAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
N.C.B. NEW CITY BLOCK

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17989	COUNTY BEKAR
CONTRACT NO:	FLOYD CURL DRIVE AND CHARLES KATZ	DATE OF SURVEY NOVEMBER 2005
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.1308 ACRE		
REMAINDER 7.024 ACRES		PAGE 2 OF 2

P:\Survey\05\CIVIL\5241-10\009\PARCEL-17989.dwg

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RD/6/1/06
ORD#

Parcel No.: 17990
Project: South Texas Medical Center
Phase IV Intersection Improvements

GIFT DEED

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

THAT, **SAN ANTONIO MEDICAL FOUNDATION**, hereinafter referred to as "**GRANTOR**", for good and valuable consideration including but not limited to the development and use of the property by the City of San Antonio does hereby **GIVE, GRANT and CONVEY**, to **THE CITY OF SAN ANTONIO**, a municipal corporation, of the County of Bexar, State of Texas, hereinafter referred to as "**GRANTEE**" whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, the following described parcel of land in fee simple:

Being a 0.1773 acre, or 7,723 square foot more or less, tract of land being out of a portion of the remainder of a 114.16 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Pages 249-252 of the Deed Records of Bexar County, Texas, and out of a portion of the remainder of a 110.22 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4699 Page 323-327 of the Deed Records of Bexar County, Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio. Said 0.1773 acre tract being more particularly described by metes and bounds as shown on Exhibit "A" attached hereto and made a part hereof.

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

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record in the office of the County Clerk of Bexar County, Texas.

EXECUTED this the 27th day of June, A.D., 2006

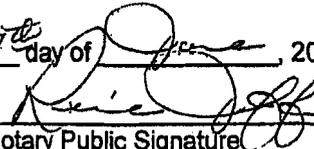
SAN ANTONIO MEDICAL FOUNDATION

By: J.R. Reed
J.R. REED, PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

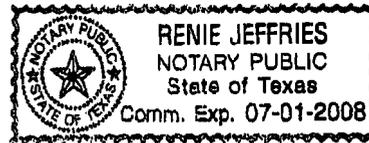
This instrument was acknowledged before me on the 27th day of June, 2006,
by, **J.R. REED, PRESIDENT SAN ANTONIO MEDICAL FOUNDATION**, on behalf of said
foundation.

GIVEN under my hand and seal of office on this 27th day of June, 2006.



Notary Public Signature

AFTER RECORDING RETURN TO:
REAL ESTATE SECTION, 9TH FLOOR
CITY OF SAN ANTONIO
P.O. BOX 839968
SAN ANTONIO, TEXAS 78283-3966



FEE SIMPLE

PARCEL NO: 17990

METES AND BOUNDS DESCRIPTION

(0.1773 ACRE)

Being a 0.1773 acre, or 7,723 square foot more or less, tract of land being out of a portion of the remainder of a 114.16 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4703, Page 249-252 of the Deed Records of Bexar County, Texas, and out of a portion of the remainder of a 110.22 acre tract described in conveyance to the San Antonio Medical Foundation in deed recorded in Volume 4699, Page 323-327 of the Deed Records of Bexar County, Texas, all in New City Block (N.C.B.) 13663 of the City of San Antonio. Said 0.1773 acre tract being more fully described as follows:

COMMENCING: At a set ½" iron rod with yellow cap marked "Pape Dawson" on the west end of the north curve return between Wurzbach Road, variable-width right-of-way, recorded in Volume 5580, Page 275 of the Deed and Plat Records of Bexar County, Texas, and Floyd Curl Drive, an 86-foot right-of-way, recorded in Volume 9519, Pages 150-151 of the Deed and Plat Records of Bexar County, Texas, also on the south line of a portion of the remainder of said 110.22 acre tract;

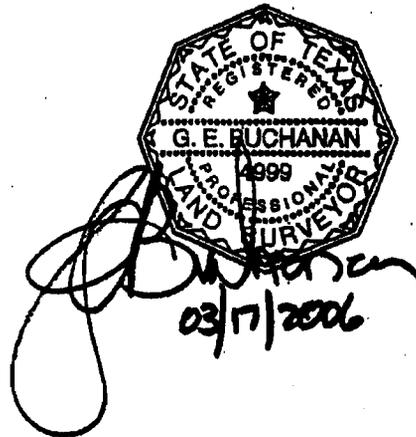
- 1) **THENCE:** N 49°07'03"W, along and with the northeast right-of-way of said Floyd Curl Drive, the southwest line of a portion of the remainder of said 110.22 acre tract, a distance of 81.86 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson", the POINT OF BEGINNING;
- 2) **THENCE:** N 49°07'03"W, continuing along and with the northeast right-of-way of said Floyd Curl Drive, the southwest line of a portion of the remainder of said 110.22 acre tract, a distance of 55.30 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 3) **THENCE:** Along and with the northeast right-of-way of said Floyd Curl Drive, the southwest line of a portion of the remainder of said 110.22 acre tract, along the arc of a curve to the left, said curve having a radius of 745.00 feet, a central angle of 34°27'40", a chord bearing and distance of N 66°20'53" W, 441.36 feet, at an arc distance of 264.01 feet passing the southeast corner of a portion of the remainder of said 114.16 acre tract, the southwest corner of the portion of the remainder of said 110.22 acre tract, for a total arc distance of 448.09 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 4) **THENCE:** Departing the northeast right-of-way of said Floyd Curl Drive, the southwest line of a portion of the remainder of said 114.16 acre tract, over and across a portion of the remainder of said 114.16 acre tract, along the arc of a curve to the left, said curve having a radial bearing of N 06°25'17" E, a radius of 55.00 feet, a central angle of 83°12'38", a chord bearing and distance of N 54°48'58" E, 73.04 feet, a distance of 79.88 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 5) **THENCE:** N 13°12'39"E, over and across a portion of the remainder of said 114.16 acre tract, a distance of 13.96 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 6) **THENCE:** S 76°47'21"E, over and across a portion of the remainder of said 114.16 acre tract, at a distance of 9.33 feet passing the northeast line of a portion of the remainder of said 114.16 acre tract, a southwest line of a portion of the remainder of said 110.22 acre tract, continuing for a total distance of 45.02 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";
- 7) **THENCE:** Over and across a portion of the remainder of said 110.22 acre tract, along the arc of a curve to the left, said curve having a radial bearing of S 78°14'54" E, a radius of 55.00 feet, a central angle of 84°16'24", a chord bearing and distance of S 30°23'06" E, 73.80 feet, at an arc distance of 23.67 feet passing the northeast line of a portion of the remainder of said 114.16 acre tract, a southwest line of a portion of the remainder of said 110.22 acre tract, for a total arc distance of 80.90 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

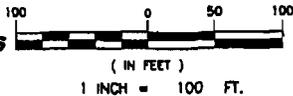
- 8) **THENCE:** Over and across a portion of the remainder of said 114.16 acre tract, along the arc of a curve to the right, said curve having a radius of 757.00 feet, a central angle of $16^{\circ}04'29''$, a chord bearing and distance of $S\ 64^{\circ}29'03''\ E$, 211.69 feet, at an arc distance of 11.97 feet passing the northeast line of a portion of the remainder of said 114.16 acre tract, a southwest line of a portion of the remainder of said 110.22 acre tract, for a total arc distance 212.38 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape Dawson", a point of non-tangency;
- 9) **THENCE:** $S\ 46^{\circ}55'30''\ E$, over and across a portion of the remainder of said 110.22 acre tract, a distance of 151.98 feet the **POINT OF BEGINNING** and containing 0.1773 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.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

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NO. 0017000001 SAN ANTONIO TEXAS PHONE 214.375.2000 FAX 214.375.0111

NOTES:

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOLLO.
- 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
- 5) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

SYMBOL LEGEND

- SIGN ADVERTISING/ROAD/UTILITY SIGN
- WV WATER VALVE
- UKV UNKNOWN VALVE
- FH FIRE HYDRANT
- MH MANHOLE
- STMH STORM DRAIN MANHOLE
- LP LIGHT POLE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PIPE PVC PIPE
- TRL TRAFFIC LIGHT
- TSB TRAFFIC SIGNAL BOX
- FP FENCE POST

LINE	LENGTH	BEARING
L1	83.30'	N48°07'03"W
L2	13.86'	N13°12'38"E
L3	43.02'	S78°47'21"E
L4	151.88'	S48°35'30"E
L10	81.88'	N48°07'03"W

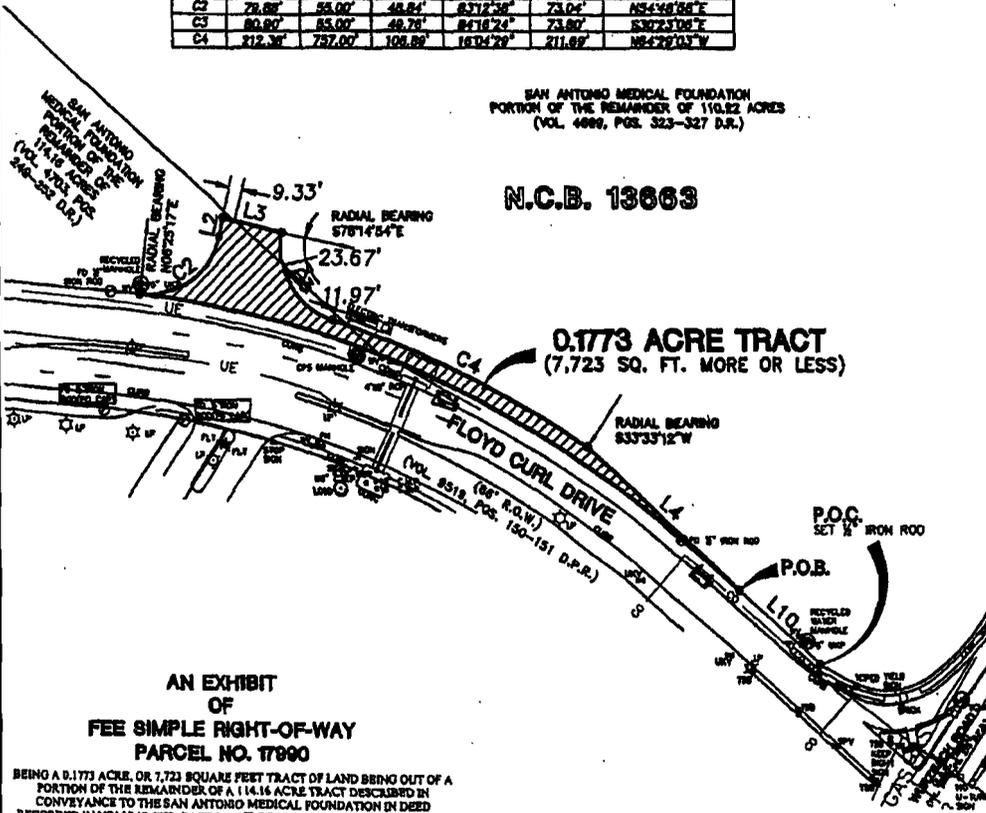
LINE LINDERS

- UE UNDERGROUND ELECTRIC
- GAS UNDERGROUND GAS
- CO UNDERGROUND TELECOMMUNICATIONS

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	448.08'	745.00'	231.05'	54°77'40"	441.38'	N88°20'31"W
C2	78.88'	58.00'	48.84'	83°12'38"	73.04'	N54°48'56"E
C3	80.80'	85.00'	48.78'	84°18'24"	73.80'	S30°23'02"E
C4	212.38'	757.00'	108.89'	16°04'29"	211.89'	N64°28'01"W

SAN ANTONIO MEDICAL FOUNDATION
PORTION OF THE REMAINDER OF 110.22 ACRES
(VOL. 4889, PGS. 323-327 D.P.R.)

N.C.B. 13663



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17990

BEING A 0.1773 ACRE, OR 7,723 SQUARE FEET TRACT OF LAND BEING OUT OF A PORTION OF THE REMAINDER OF A 114.16 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE SAN ANTONIO MEDICAL FOUNDATION IN DEED RECORDED IN VOLUME 4701, PAGE 246-252 OF THE DEED RECORDS OF BEKAR COUNTY, TEXAS, AND OUT OF A PORTION OF THE REMAINDER OF A 110.22 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE SAN ANTONIO MEDICAL FOUNDATION IN DEED RECORDED IN VOLUME 4699, PAGE 323-327 OF THE DEED RECORDS OF BEKAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO.

LEGEND:
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEKAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
D.R. DEED RECORDS OF BEKAR COUNTY, TEXAS
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
N.C.B. NEW CITY BLOCK



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE: 03/17/2002
G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17990	COUNTY BEKAR
CONTRACT NO:	FLOYD CURL DRIVE WEST OF WURZBACH ROAD	DATE OF SURVEY DECEMBER 2002 THROUGH MARCH 2005
WORK ORDER NO.		
PROPERTY ACQUISITION:	0.1773 ACRE	
REMAINDER:	7.025 ACRES AND 21.16 ACRES	PAGE 1 OF 2

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(IN FEET)
1 INCH = 300 FT.

NOTES:

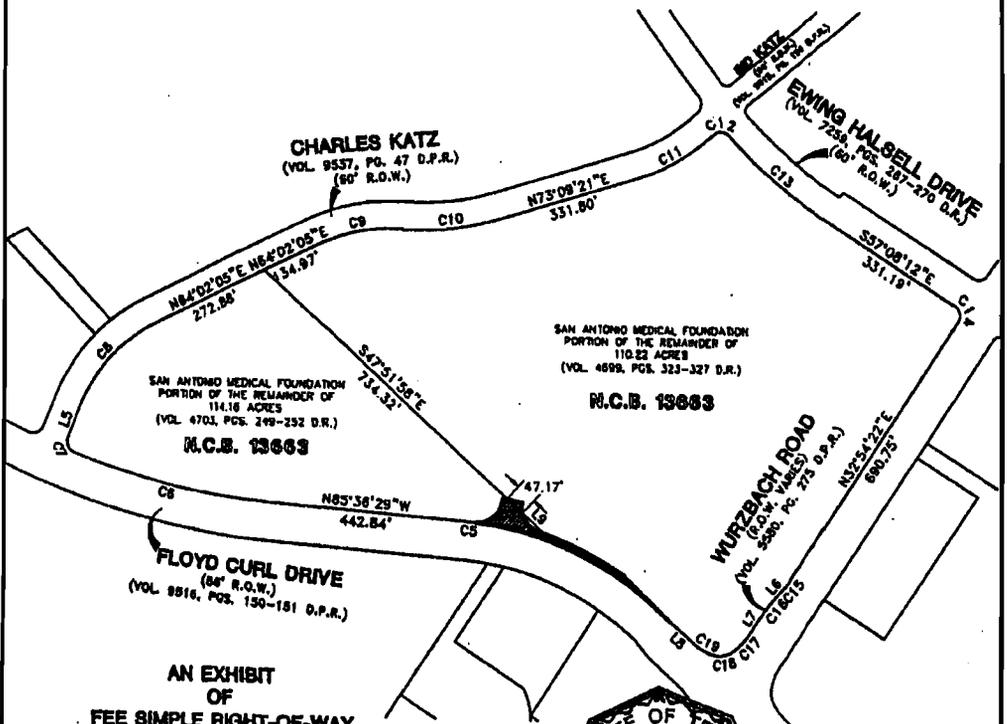
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
- 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 CURS 1994 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
- 5) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C5	23.15'	745.00'	11.57'	1°45'45"	23.15'	N84°28'15"W
C6	458.80'	1824.85'	230.78'	18°34'41"	457.13'	S77°22'07"E
C7	36.86'	25.00'	25.73'	81°38'18"	35.86'	S83°38'07"E
C8	270.31'	370.00'	141.81'	41°31'33"	284.34'	S43°06'19"W
C9	180.58'	370.00'	87.46'	26°30'50"	188.49'	S78°47'30"W
C10	224.23'	630.00'	113.31'	20°23'34"	223.05'	N83°21'06"E
C11	172.46'	430.00'	87.40'	22°58'44"	171.30'	N81°36'58"E
C12	38.13'	25.00'	23.88'	87°23'08"	34.64'	N88°07'48"W
C13	283.23'	1160.57'	147.41'	14°38'07"	282.43'	S49°44'18"E
C14	38.29'	25.00'	28.02'	80°02'34"	38.37'	N12°06'35"W
C15	8.28'	280.00'	4.14'	1°58'08"	8.28'	N40°38'05"E
C16	46.00'	310.00'	23.04'	8°30'08"	44.88'	S37°07'08"W
C17	25.16'	170.00'	27.88'	18°35'23"	24.82'	N42°12'42"E
C18	58.22'	85.00'	32.22'	80°43'31"	55.80'	N87°32'08"E
C19	32.92'	170.00'	18.81'	11°05'37"	32.86'	S82°17'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	70.33'	N22°10'32"E
L6	31.64'	S81°26'06"W
L7	50.88'	S32°35'00"W
L8	81.86'	N48°07'03"W
L9	65.35'	S47°51'58"E

LEGEND:

- R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEKAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEKAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.C.B. NEW CITY BLOCK



AN EXHIBIT OF FEE SIMPLE RIGHT-OF-WAY PARCEL NO. 17990

BEING A 0.1773 ACRE, OR 7,723 SQUARE FEET TRACT OF LAND BEING OUT OF A PORTION OF THE REMAINDER OF A 114.16 ACRE TRACT DESCRIBED BY CONVEYANCE TO THE SAN ANTONIO MEDICAL FOUNDATION IN DEED RECORDED IN VOLUME 4703, PAGE 249-252 OF THE DEED RECORDS OF BEKAR COUNTY, TEXAS, AND OUT OF A PORTION OF THE REMAINDER OF A 110.22 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE SAN ANTONIO MEDICAL FOUNDATION IN DEED RECORDED IN VOLUME 4699, PAGE 323-327 OF THE DEED RECORDS OF BEKAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO.



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

G. E. Buchanan
G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

DIST. SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 17990	COUNTY BEKAR
CONTRACT NO:	FLOYD CURL DRIVE WEST OF WURZBACH ROAD	DATE OF SURVEY DECEMBER 2002 THROUGH MARCH 2005
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.1773 ACRE		
REMAINDER: 7.025 ACRES AND 21.16 ACRES		PAGE 2 OF 2

File: N:\Survey\05\CIVIL\5241-10\009-floydcurl-wurzbach\PARCEL-17990.dwg

