EF/mb
08/20/15
Item No. 10.

AN ORDINANCE 2015-08-20-0706

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY (THE "PROPERTY") IN BEXAR COUNTY, TEXAS BEING A TRACT OF LAND TO BE ACQUIRED IN FEE SIMPLE, A PERMANENT WATER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT (COLLECTIVELY, THE "PROPERTY INTERESTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PROPERTY LOCATED NEAR THE CORNER OF S. LOOP 1604 WEST AND SOMERSET ROAD IN SOMERSET, TEXAS, BEING IN THE SOUTHWEST QUADRANT OF BEXAR COUNTY, TEXAS, IN COUNTY BLOCK 4230 AND IN A GENERAL LOCATION DEPICTED IN EXHIBIT A-1 AND MORE PARTICULARLYL DESCRIBED IN EXHIBITS A-2, A-3 AND A-4, ALL ATTACHED HERETO AND INCORPORATED HEREIN, WHICH PROPERTY INTERESTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE DSP CLAYTON TANK REPLACEMENT PROJECT AND THE WATER RESOURCES INTEGRATION PROGRAM (COLLECTIVELY, THE "PROJECTS"); (II) AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER OF THE SYSTEM, BEING THE PRESIDENT/CEO, OR THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of a 0.458 acre tract of land, 0.624 acre permanent water easement and 0.628 temporary construction easement (collectively, the "Property Interests"), located on certain real property (the "Property") located in southwest Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the "System") in connection with the construction, operation and maintenance of the DSP Clayton Tank Replacement Project (the "Clayton Tank Project"), which Project includes the construction of new facilities, including a new ground storage tank and installation of a pressure reducing valve. This property is also necessary as the integration point for the Water Resource Integration Program ("WRIP") which will require construction of another ground storage tank in addition to the pipeline connecting it to this site and the WRIP as shown on the aerial map marked **Exhibit A – 1** attached hereto and

made a part hereof (the Clayton Tank Project and the WRIP being collectively the "Projects"); and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of Property Interests (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of Property Interests, it may be necessary for the System 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 or conveyance document, 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. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire Property Interests, over, under, across, and upon the Property either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Projects, in the location shown on the aerial map marked **Exhibit A – 1** attached hereto and made a part hereof 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 purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Projects consist of a tract of land, a permanent water easement and a temporary construction easement, more particularly described in **Exhibits A-2 through A-4,** which Exhibits are attached to and is made a part of this Ordinance for all purposes.

SECTION 4. The Chief Administrative Officer of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, is hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the Property Interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests 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.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of the System 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 20 day of August, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

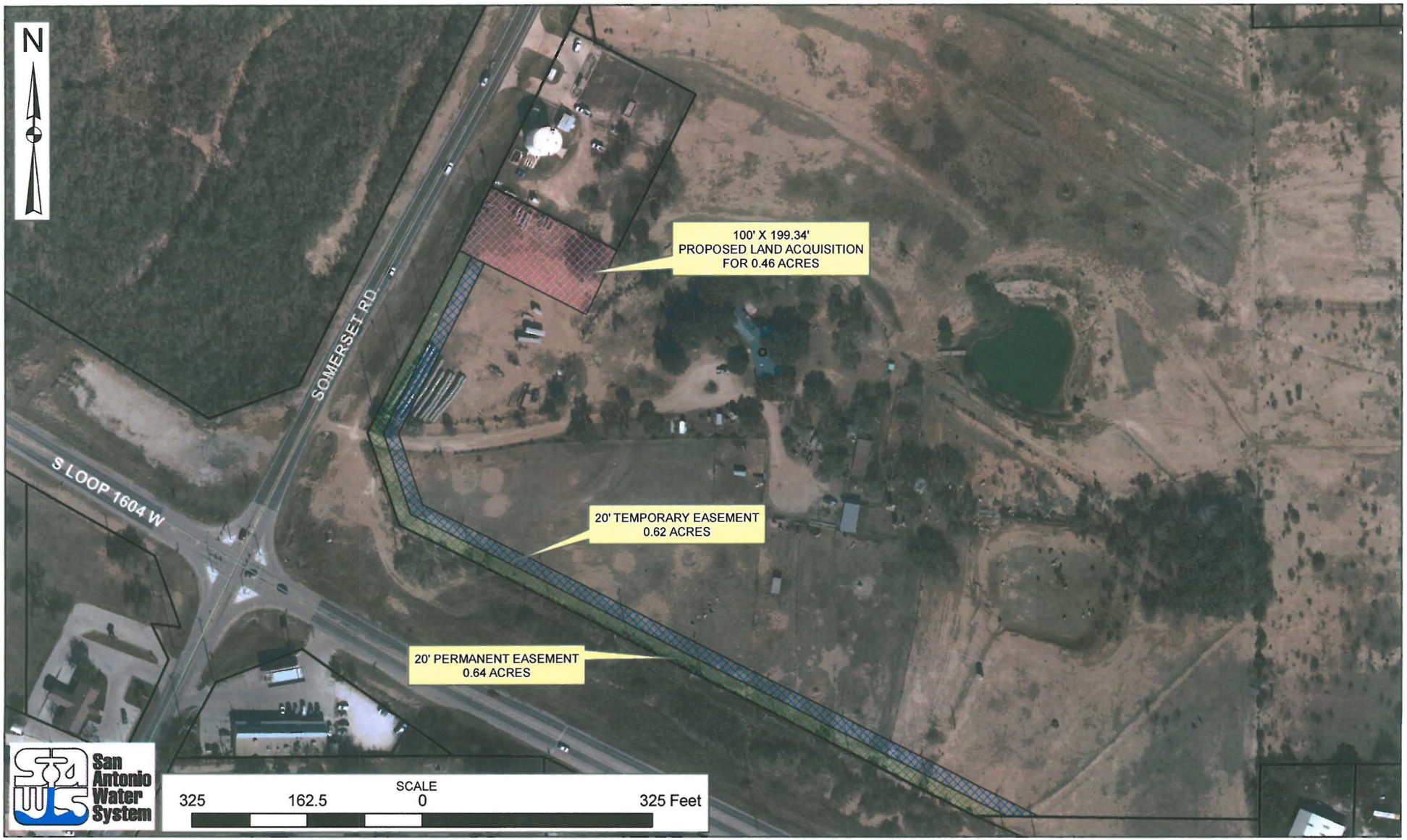
for Eric Friedl

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**10**
Date:	08/20/2015
Time:	09:14:27 AM
Vote Type:	Motion to Approve
Description:	An Ordinance, on behalf of SAWS, authorizing the acquisition, through negotiation or condemnation of interests in 1.71 acres of privately-owned real property, generally located at the northeast corner of Somerset Road and Loop 1604 for a water storage tank and pipeline; declaring it a public project, located in the City of Somerset, Texas [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit A-1
DSP CLAYTON TANK REPLACEMENT PROJECT AND WRIP PROJECT



Owner: Joe G. Taylor and wife, Gail C. Taylor

FIELD NOTES
FOR A 0.458 OF AN ACRE (19,934 SQUARE FEET) TRACT

Being a 0.458 of an acre (19,934 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, and being out a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Real Property of Bexar County, Texas; said 0.458 of an acre (19,934 square feet) tract being more particularly described as follows:

COMMENCING for reference: At a found 5/8" iron rod at the northwest end of a cutback line connecting the north right-of-way line of F.M. Loop 1604 and the east right-of-way line of Somerset Road, being a corner of said 72.481 acre tract;

Thence: N26°37'32"E, with the east right-of-way line of Somerset Road and the west line of said 72.481 acre tract, a distance of 288.61 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence: N26°37'32"E, continuing with the east right-of-way line of Somerset Road and the west line of said 72.481 acre tract, a distance of 100.00 feet to a found chain-link fence corner post, being a corner of said 72.481 acre tract and the southwest corner of a tract of land described in a Deed, Water Deed and Transfer of Real Property Interests dated March 1, 2012 to the City of San Antonio, a Texas Municipal Corporation, for the use, benefit and control of its San Antonio Water System Board of Trustees, recorded in Volume 15414, Page 1147, Official Public Records of Real Property of Bexar County, Texas, said tract called 1.15 acres as described in a Warranty Deed dated January 25, 1990 to Bexar Metropolitan Water District, recorded in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas, for the Northwest corner of the herein described tract;

Thence: S63°35'18"E, leaving the east right-of-way line of Somerset Road, with a north line of said 72.481 acre tract and the south line of said 1.15 acre tract, a distance of 199.34 feet to a found chain-link fence corner post, being an interior corner of said 72.481 acre tract and the southeast corner of said 1.15 acre tract, for the northeast corner of the herein described tract, from said point, a found chain-link fence corner post, being an interior corner of said 72.481 acre tract and the northeast corner of said 1.15 acre tract, bears N26°43'47"E, 249.05 feet;

Thence: Across said 72.481 acre tract, the following two (2) courses:

S26°37'32"W, a distance of 100.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the southeast corner of the herein described tract;

N63°35'18"W, a distance of 199.34 feet to the **POINT OF BEGINNING**, and containing 0.458 of an acre (19,934 square feet) of land.

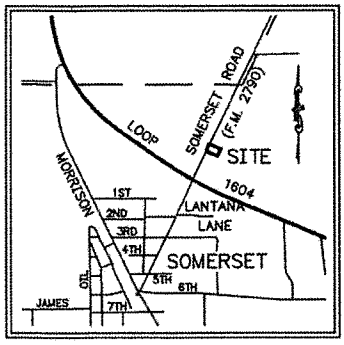
Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Survey plat accompanying this description of even date.

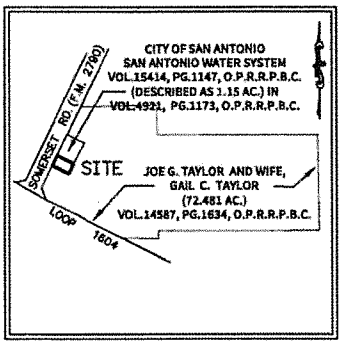
Job No. 02927.000
Date: May 5, 2015
G.L.

STATE OF TEXAS
REGISTERED
GREGORIO LOPEZ, JR.
5272
PROFESSIONAL
LAND SURVEYOR

Gregorio Lopez, Jr. 5/5/15



LOCATION MAP
N.T.S.

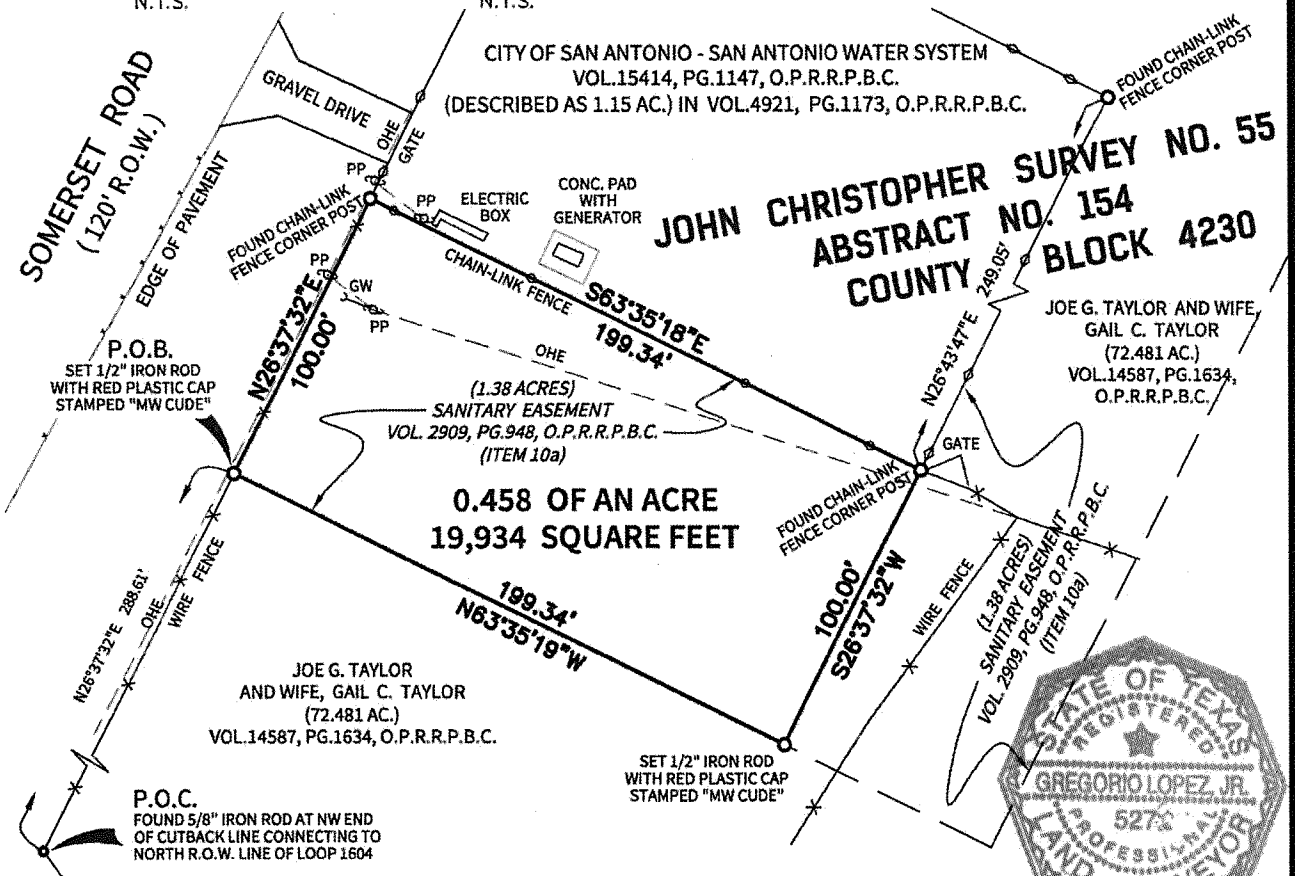


PARENT TRACT
N.T.S.

SCALE: 1" = 60'

LEGEND

CONC. = CONCRETE
D.P.R. = DEED AND PLAT RECORDS
ELEC. = ELECTRIC
E.O.P. = EDGE OF PAVEMENT
FH = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.P.K. = FOUND P.K. NAIL
GW = GUY WIRE
OHE = OVERHEAD ELECTRIC
O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PP = POWER POLE
R.O.W. = RIGHT OF WAY
TEL.PED = TELEPHONE PEDESTAL
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION



STATE OF TEXAS
REGISTERED
GREGORIO LOPEZ, JR.
5272
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(93).
2. Setbacks or Easements per Zoning may exist.
3. The Surveyor has relied on the Title Commitment issued by ALAMO TITLE INSURANCE, GF NO. 4041005613, Effective Date of April 14, 2015 and issued May 1, 2015 with regard to the existence of recorded easements, restrictions and/or other matters of record affecting the subject property.
4. A Metes and Bounds description accompanying this survey plat of even date.
5. Subject property does not lie within the 100-year floodplain as per FEMA FIRM No. 48029C0685F, effective date: September 29, 2010.

To: San Antonio Water System
The City of San Antonio
Alamo Title Insurance - GF No. 4041005613

I hereby certify that this survey was made on the ground under my supervision and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey. Except as shown hereon, there are no apparent easements or encroachments affecting this property.

Gregorio Lopez, Jr. 5/5/15

Gregorio Lopez, Jr., R.P.L.S.
State of Texas - No. 5272

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455

BOUNDARY AND IMPROVEMENT SURVEY OF

0.458 of an acre (19,934 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, and being out of a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Bexar County, Texas.

DATE: May 5, 2015 | Page 3 OF 3 | JOB NO.: 02927.000

P:\02927\000\0-Survey\Drawings\SV-02927.000 Cat 1A Survey.dwg 2015/05/05 4:46pm glopez
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Name: SOMERSET 0.458 ACRE

North: 13634791.4673' East: 2079353.6764'

Segment #1 : Line

Course: N26° 37' 32"E Length: 100.00'

North: 13634880.8627' East: 2079398.4922'

Segment #2 : Line

Course: S63° 35' 18"E Length: 199.34'

North: 13634792.1928' East: 2079577.0253'

Segment #3 : Line

Course: S26° 37' 32"W Length: 100.00'

North: 13634702.7973' East: 2079532.2096'

Segment #4 : Line

Course: N63° 35' 18"W Length: 199.34'

North: 13634791.4673' East: 2079353.6764'

Perimeter: 598.67' Area: 0.458 Acre

Error Closure: 0.0000 Course: N0° 00' 00"E

Error North: 0.00000 East: 0.00000

Precision 1: 598680000.00

PROJECT NAME: CLAYTON TANK REPLACEMENT PROJECT
SAWS PARCEL: P15-088

FIELD NOTES
for a 0.624 of an acre (27,192 square feet)
20-foot Wide Permanent Water Line Easement

Being a 0.624 of an acre (27,192 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Real Property of Bexar County, Texas; said 0.624 of an acre (27,192 square feet) tract being more particularly described as follows:

COMMENCING for reference: At a found chain-link fence corner post on the east right-of-way line of Somerset Road, a 120-foot wide right-of-way, being a corner of said 72.481 acre tract and the southwest corner of a tract of land described in a Deed, Water Deed and Transfer of Real Property Interests dated March 1, 2012 to the City of San Antonio, a Texas Municipal Corporation, for the use, benefit and control of its San Antonio Water System Board of Trustees, recorded in Volume 15414, Page 1147, Official Public Records of Real Property of Bexar County, Texas; said tract called 1.15 acres as described in a Warranty Deed dated January 25, 1990 to Bexar Metropolitan Water District, recorded in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas, also being a corner of a 1.38 acre sanitary easement recorded in Volume 2909, Page 948, and in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas;

Thence: S26°37'32"W, with the east right-of-way line of Somerset Road, the west line of said 72.481 acre tract and the west line of said 1.38 acre sanitary easement, a distance of 100.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence: Across said 72.481 acre tract, the following six (6) courses:

S63°35'18"E, with the south line of said 1.38 acre sanitary easement, a distance of 20.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northeast corner of the herein described tract;

S26°37'32"W, a distance of 280.23 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S19°10'55"E, a distance of 122.09 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S64°39'52"E, a distance of 374.33 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S60°31'18"E, a distance of 198.32 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S63°26'18"E, a distance of 388.28 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE" on the south line of said 72.481 acre tract and the north line of Somerset ISD property, for the southeast corner of the herein described tract;

Thence: N89°42'55"W, with the south line of said 72.481 acre tract and the north line of said Somerset ISD property, a distance of 45.18 feet to a found 5/8" iron rod on the north right-of-way line of F. M. Loop 1604, being a corner of said 72.481 acre tract and a corner of said Somerset ISD property, for a corner of the herein described tract;

Thence: With the north right-of-way line of F.M. Loop 1604, the east right-of-way line of Somerset Road and the south and west lines of said 72.481 acre tract, the following five (5) courses:

N63°26'18"W, a distance of 348.28 feet to a found TxDOT Type II concrete monument, for an angle point;

N60°31'18"W, a distance of 198.11 feet to a found TxDOT Type II concrete monument, for an angle point;

N64°39'52"W, a distance of 381.99 feet to a found 6" cedar fence corner post, for an angle point;

N19°10'55"W, a distance of 138.93 feet to a found 5/8" iron rod, for an angle point;

N26°37'32"E, a distance of 288.61 feet to the **POINT OF BEGINNING**, and containing 0.624 of an acre (27,192 square feet) of land.

Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

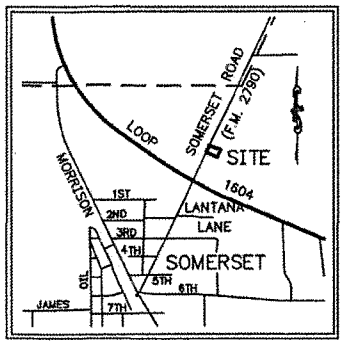
Survey plat accompanying this description of even date.

Job No. 02927.010
Date: May 5, 2015
G.L.

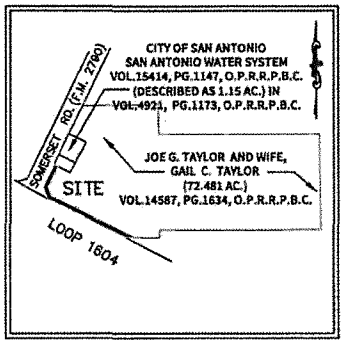
STATE OF TEXAS
REGISTERED
GREGORIO LOPEZ JR.
527[illegible]
PROFESSIONAL
LAND SURVEYOR

Gregorio Lopez, Jr. 5/5/15

PROJECT NAME: CLAYTON TANK REPLACEMENT PROJECT
PARCEL NUMBER: P15-088



LOCATION MAP
N.T.S.

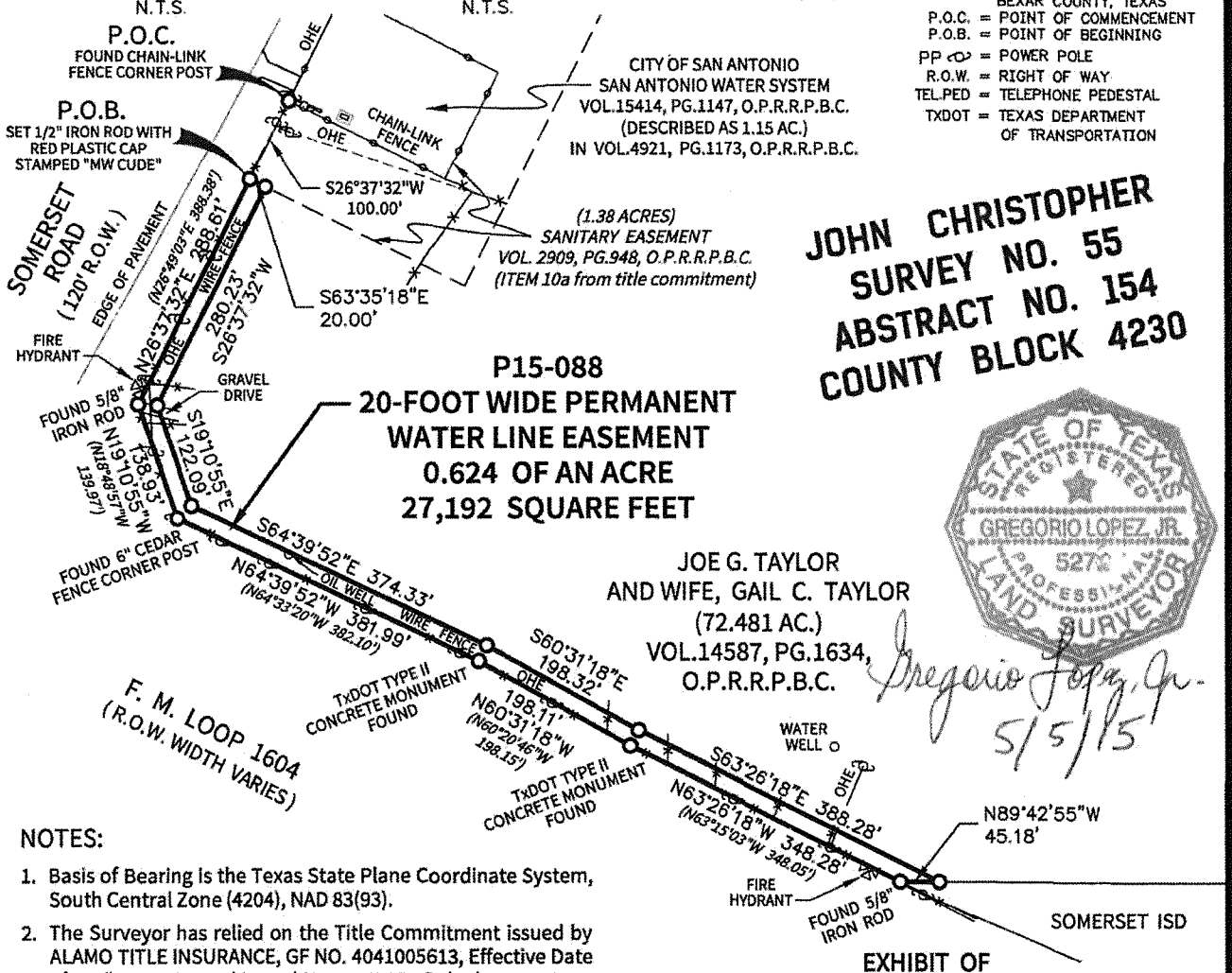


PARENT TRACT
N.T.S.

SCALE: 1" = 200'

LEGEND

CONC. = CONCRETE
D.P.R. = DEED AND PLAT RECORDS
ELEC. = ELECTRIC
E.O.P. = EDGE OF PAVEMENT
FH = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.P.K. = FOUND P.K. NAIL
GW = GUY WIRE
OHE = OVERHEAD ELECTRIC
O.P.R.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PP = POWER POLE
R.O.W. = RIGHT OF WAY
TEL.PED = TELEPHONE PEDESTAL
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION



STATE OF TEXAS REGISTERED GREGORIO LOPEZ, JR. 5270 PROFESSIONAL LAND SURVEYOR

Gregorio Lopez, Jr.
5/5/15

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(93).
2. The Surveyor has relied on the Title Commitment issued by ALAMO TITLE INSURANCE, GF NO. 4041005613, Effective Date of April 14, 2015, and issued May 1, 2015. Only those matters affecting the area of the subject easement identified in the Title Commitment are shown.
3. All easement corners are set 1/2" iron rods with red plastic cap stamped "MW CUDE" unless otherwise noted.
4. A Metes and Bounds description accompanying this survey plat of even date.

EXHIBIT OF

0.624 of an acre (27,192 square feet) tract of land, being a 20-foot wide Permanent Water Line Easement out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out of a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Bexar County, Texas.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455

DATE: May 5, 2015 JOB NO.: 02927.010

P:\02927\000\0-Survey\Drawings\SV-02927.000 (Water Line Esmt).dwg 2015/05/05 4:47pm glopez

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Name: EASEMENT 1

North: 13634791.4673' East: 2079353.6764'

Segment #1 : Line

Course: S63° 35' 18"E Length: 20.00'

North: 13634782.5709' East: 2079371.5888'

Segment #2 : Line

Course: S26° 37' 32"W Length: 280.23'

North: 13634532.0581' East: 2079246.0016'

Segment #3 : Line

Course: S19° 10' 55"E Length: 122.09'

North: 13634416.7465' East: 2079286.1166'

Segment #4 : Line

Course: S64° 39' 52"E Length: 374.33'

North: 13634256.5637' East: 2079624.4424'

Segment #5 : Line

Course: S60° 31' 18"E Length: 198.32'

North: 13634158.9715' East: 2079797.0883'

Segment #6 : Line

Course: S63° 26' 18"E Length: 388.28'
North: 13633985.3479' East: 2080144.3867'

Segment #7 : Line

Course: N89° 42' 55"W Length: 45.18'
North: 13633985.5724' East: 2080099.2073'

Segment #8 : Line

Course: N63° 26' 18"W Length: 348.28'
North: 13634141.3096' East: 2079787.6870'

Segment #9 : Line

Course: N60° 31' 18"W Length: 198.11'
North: 13634238.7984' East: 2079615.2240'

Segment #10 : Line

Course: N64° 39' 52"W Length: 381.99'
North: 13634402.2591' East: 2079269.9748'

Segment #11 : Line

Course: N19° 10' 55"W Length: 138.93'
North: 13634533.4757' East: 2079224.3267'

Segment #12 : Line

Course: N26° 37' 32"E Length: 288.61'

North: 13634791.4799' East: 2079353.6696'

Perimeter: 2784.33' Area: 0.624 Acre

Error Closure: 0.0144 Course: N28° 25' 59"W

Error North: 0.01263 East: -0.00684

Precision 1: 193357.64

PROJECT NAME: CLAYTON TANK REPLACEMENT PROJECT
SAWS PARCEL: P15-088T

FIELD NOTES
for a 0.628 of an acre (27,338 square feet)
20-foot Wide Temporary Construction Easement

Being a 0.628 of an acre (27,338 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Real Property of Bexar County, Texas; said 0.628 of an acre (27,338 square feet) tract being more particularly described as follows:

COMMENCING for reference: At a found chain-link fence corner post on the east right-of-way line of Somerset Road, a 120-foot wide right-of-way, being a corner of said 72.481 acre tract and the southwest corner of a tract of land described in a Deed, Water Deed and Transfer of Real Property Interests dated March 1, 2012 to the City of San Antonio, a Texas Municipal Corporation, for the use, benefit and control of its San Antonio Water System Board of Trustees, recorded in Volume 15414, Page 1147, Official Public Records of Real Property of Bexar County, Texas; said tract called 1.15 acres as described in a Warranty Deed dated January 25, 1990 to Bexar Metropolitan Water District, recorded in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas, also being a corner of a 1.38 acre sanitary easement recorded in Volume 2909, Page 948, and in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas;

Thence: S26°37'32"W, with the east right-of-way line of Somerset Road, the west line of said 72.481 acre tract and the west line of said 1.38 acre sanitary easement, a distance of 100.00 feet to a point;

S63°35'18"E, across said 72.481 acre tract, with the south line of said 1.38 acre sanitary easement, a distance of 20.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence: Continuing across said 72.481 acre tract, the following six (6) courses:

S63°35'18"E, a distance of 20.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northeast corner of the herein described tract;

S26°37'32"W, a distance of 271.86 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S19°10'55"E, a distance of 105.26 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S64°39'52"E, a distance of 366.67 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S60°31'18"E, a distance of 198.54 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S63°26'18"E, a distance of 428.28 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE" on the south line of said 72.481 acre tract and the north line of Somerset ISD property, for the southeast corner of the herein described tract;

Thence: N89°42'55"W, with the south line of said 72.481 acre tract and the north line of said Somerset ISD property, a distance of 45.18 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point, from said point, a found 5/8" iron rod on the north right-of-way line of F. M. Loop 1604, being a corner of said 72.481 acre tract and a corner of said Somerset ISD property, bears N89°42'55"W, 45.18 feet;

Thence: Across said 72.481 acre tract, the following five (5) courses:

N63°26'18"W, a distance of 388.28 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

N60°31'18"W, a distance of 198.32 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

N64°39'52"W, a distance of 374.33 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

N19°10'55"W, a distance of 122.09 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

N26°37'32"E, a distance of 280.23 feet to the **POINT OF BEGINNING,** and containing 0.628 of an acre (27,338 square feet) of land.

Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

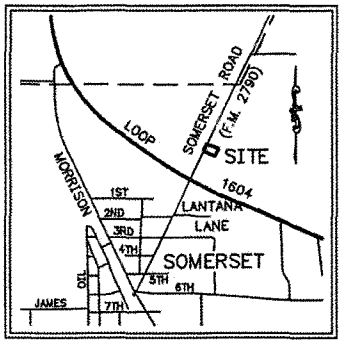
Survey plat accompanying this description of even date.

Job No. 02927.010
Date: May 5, 2015
G.L.

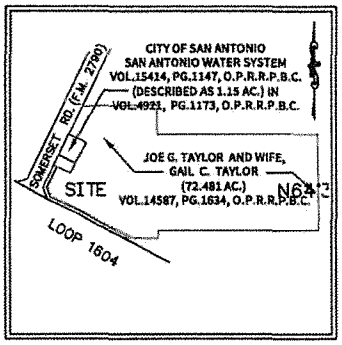
STATE OF TEXAS
REGISTERED
GREGORIO LOPEZ, JR.
5272
PROFESSIONAL
LAND SURVEYOR

Gregorio Lopez Jr. 5/5/15

PROJECT NAME: CLAYTON TANK REPLACEMENT PROJECT
PARCEL NUMBER: P15-088T



LOCATION MAP
N.T.S.

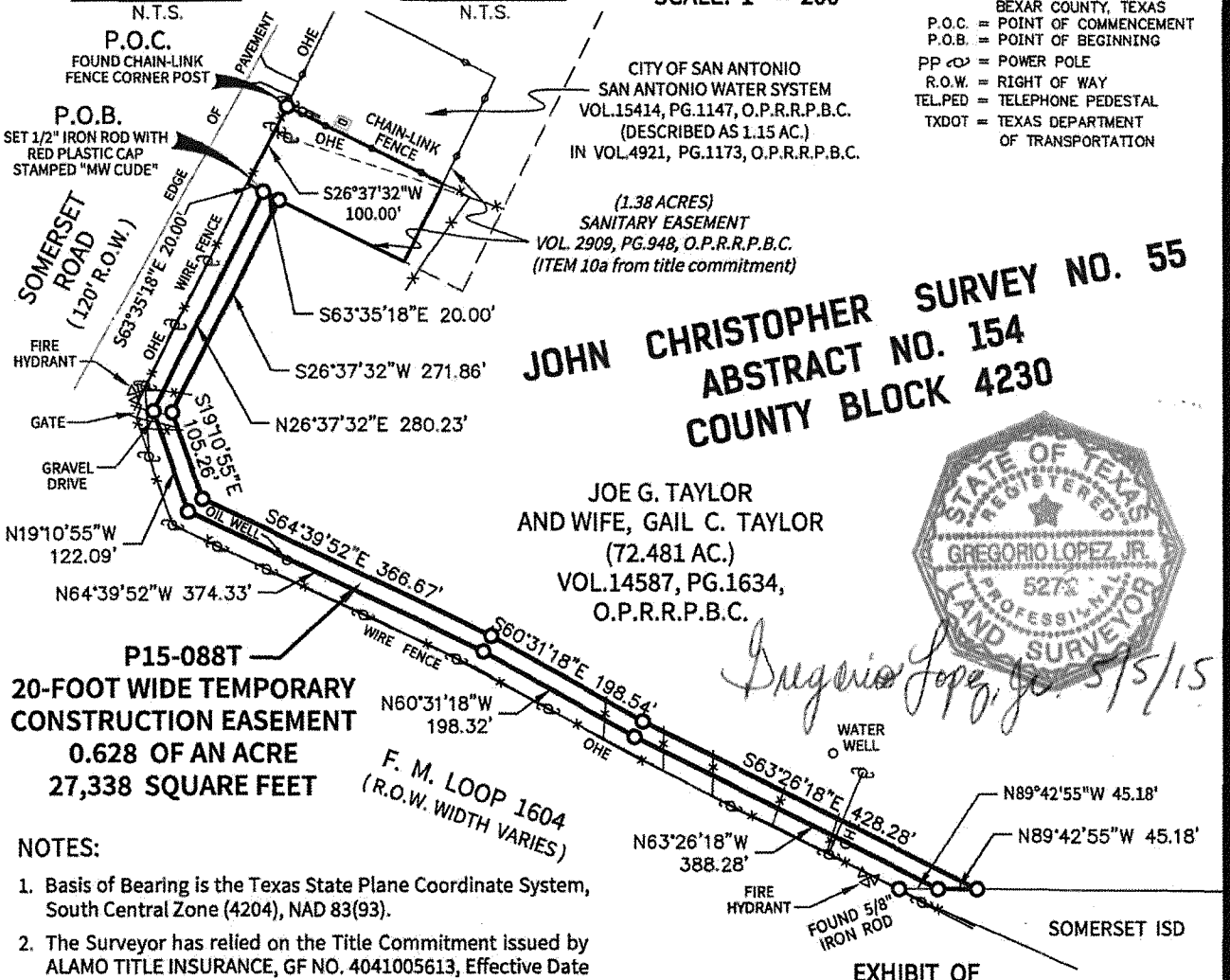


PARENT TRACT
N.T.S.

SCALE: 1" = 200'

LEGEND

CONC.	= CONCRETE
D.P.R.	= DEED AND PLAT RECORDS
ELEC.	= ELECTRIC
E.O.P.	= EDGE OF PAVEMENT
FH	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.P.K.	= FOUND P.K. NAIL
GW	= GUY WIRE
OHE	= OVERHEAD ELECTRIC
O.P.R.R.P.B.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
PP	= POWER POLE
R.O.W.	= RIGHT OF WAY
TEL.PED	= TELEPHONE PEDESTAL
TXDOT	= TEXAS DEPARTMENT OF TRANSPORTATION



STATE OF TEXAS REGISTERED GREGORIO LOPEZ, JR. 5273 PROFESSIONAL LAND SURVEYOR

Gregorio Lopez, Jr. 5/5/15

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(93).
2. The Surveyor has relied on the Title Commitment issued by ALAMO TITLE INSURANCE, GF NO. 4041005613, Effective Date of April 14, 2015 and issued May 1, 2015. Only those matters affecting the area of the subject easement identified in the Title Commitment are shown.
3. All easement corners are set 1/2" iron rods with red plastic cap stamped "MW CUDE" unless otherwise noted.
4. A Metes and Bounds description accompanying this survey plat of even date.

EXHIBIT OF

0.628 of an acre (27,338 square feet) tract of land, being a 20-foot wide Temporary Construction Easement out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out of a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Bexar County, Texas.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455

DATE: May 5, 2015 JOB NO.: 02927.010

P:\02927\000\0-Survey\Drawings\SV-02927.000 (Temp Const Esmt).dwg 2015/05/05 4:47pm glopez

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Name: EASEMENT 2

North: 13634782.5709' East: 2079371.5890'

Segment #1 : Line

Course: S63° 35' 18"E Length: 20.00'

North: 13634773.6745' East: 2079389.5014'

Segment #2 : Line

Course: S26° 37' 32"W Length: 271.86'

North: 13634530.6441' East: 2079267.6652'

Segment #3 : Line

Course: S19° 10' 55"E Length: 105.26'

North: 13634431.2281' East: 2079302.2504'

Segment #4 : Line

Course: S64° 39' 52"E Length: 366.67'

North: 13634274.3231' East: 2079633.6530'

Segment #5 : Line

Course: S60° 31' 18"E Length: 198.54'

North: 13634176.6227' East: 2079806.4904'

Segment #6 : Line

Course: S63° 26' 18"E Length: 428.28'
North: 13633985.1127' East: 2080189.5670'

Segment #7 : Line

Course: N89° 42' 55"W Length: 45.18'
North: 13633985.3372' East: 2080144.3875'

Segment #8 : Line

Course: N63° 26' 18"W Length: 388.28'
North: 13634158.9608' East: 2079797.0891'

Segment #9 : Line

Course: N60° 31' 18"W Length: 198.32'
North: 13634256.5529' East: 2079624.4432'

Segment #10 : Line

Course: N64° 39' 52"W Length: 374.33'
North: 13634416.7358' East: 2079286.1174'

Segment #11 : Line

Course: N19° 10' 55"W Length: 122.09'
North: 13634532.0473' East: 2079246.0024'

Segment #12 : Line

Course: N26° 37' 32"E Length: 280.23'

North: 13634782.5602' East: 2079371.5896'

Perimeter: 2799.03' Area: 0.628 Acre

Error Closure: 0.0107 Course: S3° 35' 37"E

Error North: -0.01067 East: 0.00067

Precision 1: 261592.52