

AN ORDINANCE 2009-11-05-0876

ACCEPTING A TRANSFER OF USE, BENEFIT, AND CONTROL OF
PROPERTY FROM CPS ENERGY FOR THE WESTOVER VALLEY
DETENTION POND PROJECT, A STORM WATER FACILITIES FUND
PROJECT LOCATED IN COUNCIL DISTRICT 6.

* * * * *

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

SECTION 1. The City Manager and her designee, severally are authorized and directed to accept on behalf of the City a transfer of use, benefit, and control in substantially the form as found in **Attachment I**, which is incorporated herein by reference for all purposes as if it were fully set forth. The City manager and her designee, severally, are further authorized and directed to take all other actions reasonably necessary or convenient to effectuate the transfer.

SECTION 2. This ordinance becomes effective ten days after passage unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 5th day of November, 2009.



M A Y O R

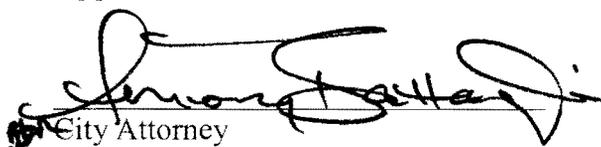
JULIÁN CASTRO

Attest:



City Clerk

Approved As To Form:



City Attorney

Agenda Item:	11 (in consent vote: 5, 6, 7, 10, 11, 12, 17, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 21)						
Date:	11/05/2009						
Time:	09:23:54 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance approving a Transfer of Use, Benefit, and Control Agreement with CPS Energy for an easement property for the Westover Valley Detention Pond Project, a Storm Water Facilities Fund Project located in Council District 6. [Penny Postoak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

State of Texas }
 }
County of Bexar }

Transfer of Use, Benefit, and Control

Authorizing Ordinance:

Grantor: City Public Service Board of San Antonio (CPS Energy)
Grantor's Address: CPS Energy, Right-of-Way Management, P.O. Box 1771,
Mail Drop 100504, San Antonio, Texas 78296
Grantee: City of San Antonio, a Texas municipal corporation
Grantee's Address: City Of San Antonio, P.O. Box 839966, San Antonio,
Bexar County, Texas 78283-3966

Consideration: \$10 in hand paid, the benefit to the public to arise from the City's use of the Property, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

Property: A 3.9744 acre tract of land (Tract 1) and a 0.6540 acre tract of land (Tract 2) out of Lot 1, Block 48, NCB 17642 of the subdivision plat of Westover Hills, Unit-32 recorded in Volume 9574, Page 184 of the Deed and Plat Records of Bexar County, Texas and being out of the Thomas York Survey Number 201 ^{1/2}, Abstract number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more particularly described in Exhibit A and Exhibit E which are incorporated by reference for all purposes.

Grantor, for the Consideration, transfers the use, benefit, and control of the Property to Grantee, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Have and To Hold unto Grantee and Grantee's successors and assigns forever.

The use, benefit, and control of the Property is transferred together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto.

Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise. But Grantor represents that it has not previously conveyed the Property to anyone else.

Assignment of Claims

In addition to the conveyance of real estate addressed above, Grantor hereby assigns to Grantee all choate and inchoate statutory and common-law claims, if any, it may have against its predecessors in title and against any other potentially responsible person for environmental contamination of the Property now known or later found to exist.

Reservations to Transfer

Grantee takes the Property subject to all easements of record and the easements described on plat recorded in Volume 9574, Page 184, Deed and Plat Records, Bexar County, Texas.

Grantee expressly assumes any and all liabilities, obligations, claims both known or unknown arising from or in relation to the Property occurring after the date of transfer of the Property to Grantee.

In Witness Whereof, Grantor has caused its representative to hereunto set its hand:

Grantor: City Public Service Board of San Antonio,
a municipal board of the City of San Antonio

Signature

Name

Title

Date

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on this date by _____,
of the City Public Service Board of San Antonio, a municipal board of the City of San
Antonio, in the capacity therein stated and on behalf of that agency.

Notary Public, State of Texas

My Commission expires: _____

After Recording, Return To:

City Clerk
City of San Antonio
P.O. Box 83996
San Antonio, Texas 78283-3966
(Bexar County)

Exhibit A

July 13, 2009
Job number 60052395
3.9744 Acre Tract

Metes and Bounds Description

3.9744 acres of land out of Lot 1, Block 48, N.C.B. 17642 of the subdivision plat of Westover Hills, Unit-32 recorded in Volume 9574, Page 184 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) and being out the Thomas York Survey Number 201 1/2, Abstract Number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "Ford" found on the northeast right-of-way line of Rogers Road (86-foot wide right-of-way) as shown by the subdivision plat of Westover Hills, Unit 31, as recorded in Volume 9591, Page 170 D.P.R.B.C.T., for the west corner of said Lot 1, Block 48 same being the south corner of Lot 3, Block 48, N.C.B. 17642, of the subdivision plat of Westover Hills, Unit-34 recorded in Volume 9593, Pages 87-91 D.P.R.B.C.T.;

Thence N 31° 23' 06" E, with the northwest line of said Lot 1, Block 48 and the southeast line of said Block 48, 224.70 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the **POINT OF BEGINNING**;

Thence N 31° 23' 06" E, continuing with said northwest line of Lot 1, Block 48, 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "PAPE DAWSON" found;

Thence S 86° 09' 43" E, continuing with said northwest line of Lot 1, Block 48, 237.63 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for a corner of a 0.9069 acre tract surveyed this same date;

Thence with the west line of said 0.9069 acre tract the following courses and distances:

S 55° 00' 40" E, 27.44 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the east line of said Lot 3, Block 48 same being the west line of said Lot 1, Block 48.

S 85° 23' 28" E, 35.67 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 74° 49' 44" E, 78.19 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 34° 45' 13" E, 84.90 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 34° 58' 48" E, 412.00 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

July 13, 2009
Job number 60052395
3.9744 Acre Tract

N 19° 27' 14" E, 79.14 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 17° 29' 44" W, 69.57 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 47° 28' 21" W, 45.48 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence N 31° 25' 07" E, departing the west line of said 0.9069 acre tract and with the northwest line of said Lot 1, Block 48, same being the southeast line of said Lot 3, Block 48, 274.76 feet to a 1/2-inch iron rod with plastic cap stamped "PAPE DAWSON" found on the south line of a called 1.596 acre variable width drainage easement shown on the subdivision plat of said Westover Hills, Unit - 32, for the northwest corner of this tract;

Thence S 89° 55' 28" E, departing the northwest line of said Lot 1, Block 48 and the southeast line of said Lot 3, Block 48 and with the north line of said Lot 1, Block 48 and the south line of said 1.596 acre variable width drainage easement, 298.21 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence crossing said Lot 1, Block 48, following courses and distances;

S 41° 02' 07" W, 250.84 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 31° 13' 45" W, 282.67 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 26° 10' 25" W, 133.75 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 36° 51' 23" W, 120.20 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 31° 13' 45" W, 49.95 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 47° 58' 36" W, 156.20 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 43° 11' 12" W, 51.86 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 58° 17' 56" W, 67.58 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

July 13, 2009
Job number 60052395
3.9744 Acre Tract

S 53° 57' 22" W, 73.30 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 85° 02' 18" W, 81.74 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the beginning of a curve to the left;

S 82° 53' 05" W, 10.97 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

82.68 feet along said curve to the left having a radius of 145.00 feet, a delta angle of 32° 40' 13" and a chord bearing and distance of S 67° 34' 08" W, 81.56 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

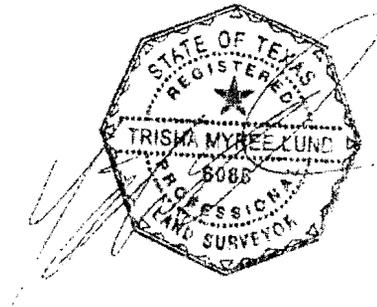
S 51° 14' 02" W, 152.33 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

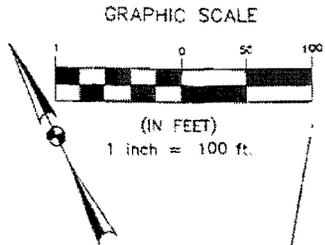
S 35° 16' 16" W, 5.49 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 58° 34' 54" W, 26.24 feet to the **POINT OF BEGINNING** and containing 3.9744 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

SA GROUP, INC
Job number 60052395





0.4590 ACRE VARIABLE WITH ACCESS EASEMENT VOLUME 13383 PAGE 902 O.P.R.B.C.T.

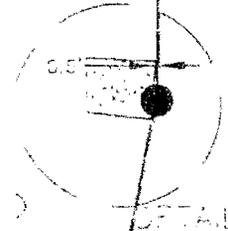
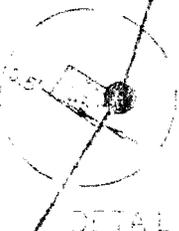
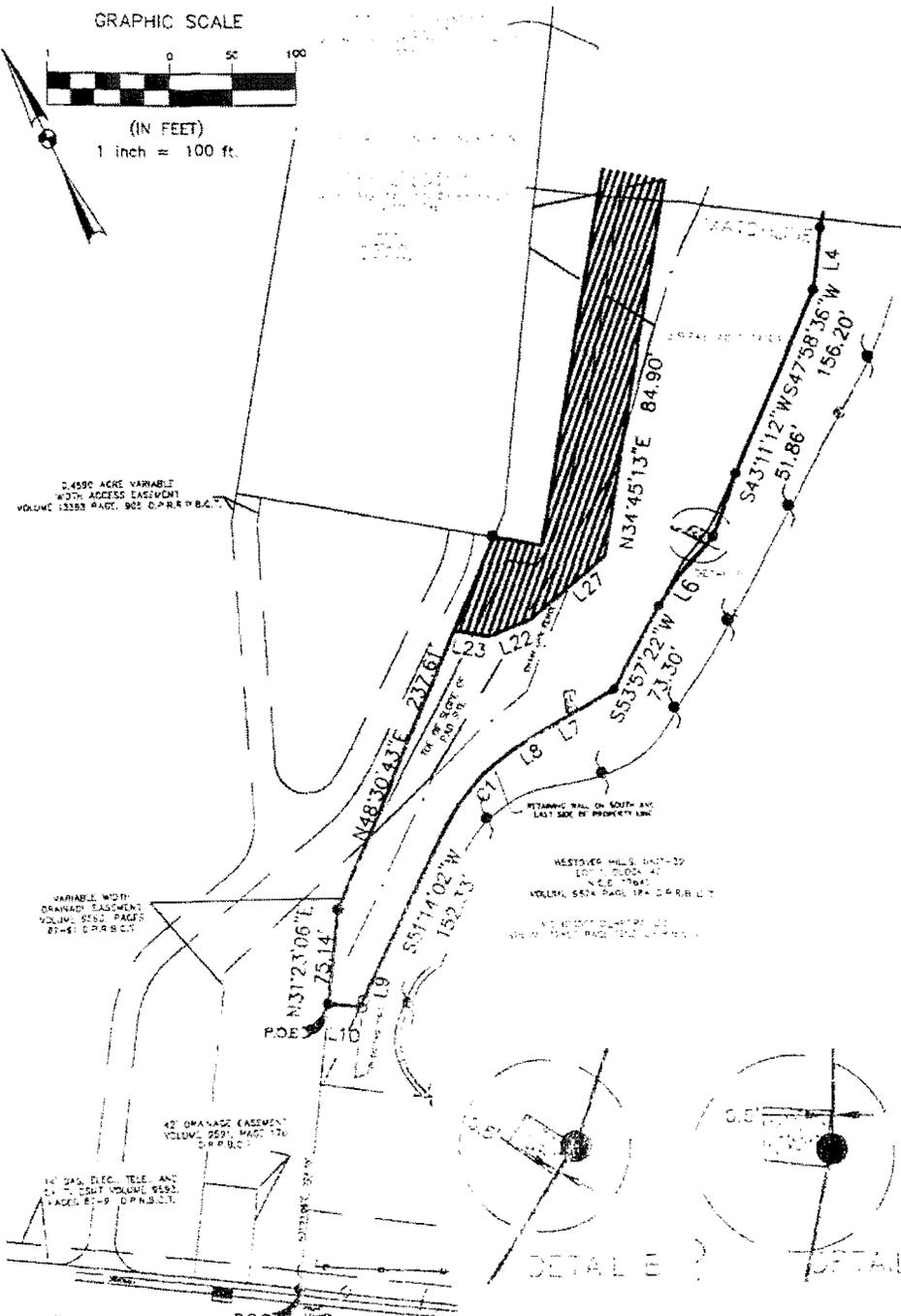
VARIABLE WITH DRAINAGE EASEMENT VOLUME 5552 PAGE 81-82 O.P.R.B.C.T.

42' DRAINAGE EASEMENT VOLUME 2571 PAGE 176 O.P.R.B.C.T.

14' GAS ELEC. TELE. AND 24" WATER EASEMENT VOLUME 5552 PAGE 81-82 O.P.R.B.C.T.

WESTOVER HILLS UNIT-30 LOT 1 BLOCK 42 N.C.B. 17642 VOLUME 9574 PAGE 184 O.P.R.B.C.T.

NO. 10000 QUARTERS 22 1/2 W. 114TH STREET, L. 114TH ST.



ROGERS ROAD



THIS SURVEY COMPLETES THE SPECIFICITY OF THE SURVEY.

TRISHA M. GOETZ

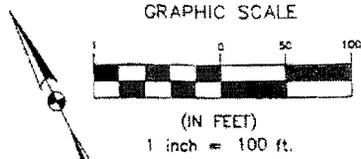
THIS SURVEY FULLY COMPLIES WITH THE CURRENT TEXAS SURVEYING STANDARDS AND PRACTICES.

TRISHA M. GOETZ

SHEET 1 OF 2

LAND TITLE SURVEY OF A 3.6744 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 42, WESTOVER HILLS UNIT-30, N.C.B. 17642, OF THE SUBDIVISION PLAT OF WESTOVER HILLS, UNIT-30 AS SHOWN BY PLAT RECORDED IN VOLUME 9574 PAGE 184 OF THE DEED AND PLAT RECORDS OF SEAR COUNTY, TEXAS (O.P.R.B.C.T.)

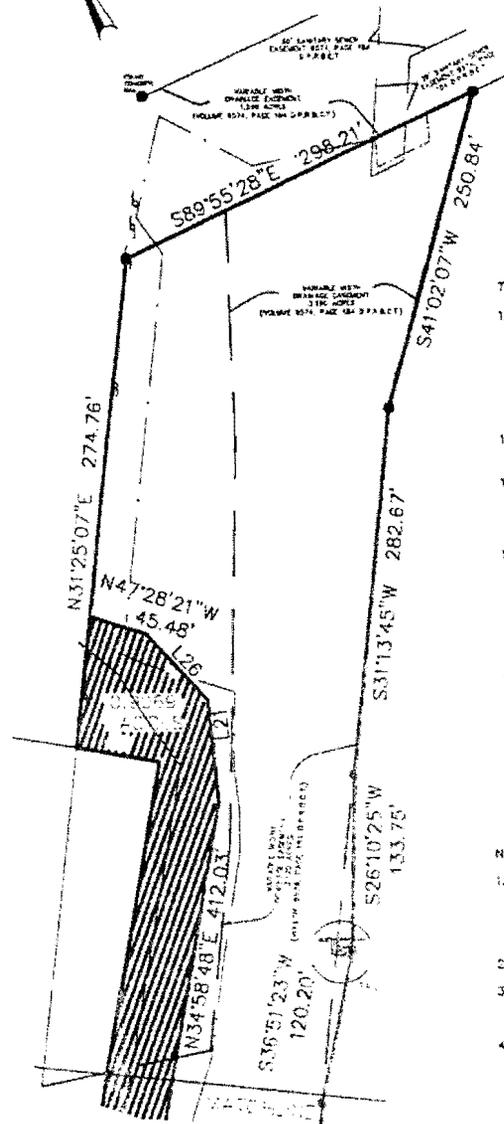
AECOM	
AECOM USA GROUP, INC. 6820 PARK TEN BOULEVARD SUITE 180 SOUTH SAN ANTONIO, TEXAS 78215 WWW.AECOM.COM	
DATE OF SURVEY: 08/11/2010	DATE OF PLOTTING: 08/11/2010
SCALE: AS SHOWN	SCALE: AS SHOWN
PROJECT NO.: 100000000	PROJECT NO.: 100000000
DRAWN BY: [Name]	CHECKED BY: [Name]
IN CHARGE: [Name]	IN CHARGE: [Name]



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	82.68'	145.00'	32°40'13"	81.56'	S67°34'58"W

LEGEND

- SET 1/2-INCH IRON ROD W/ SURVCON CAP
 - FOUND 1/2-INCH IRON ROD W/ "PAPE DAWSON" CAP UNLESS OTHERWISE NOTED
 - LIGHT POLE
 - ELECTRIC MANHOLE
 - FIRE HYDRANT
 - CONCRETE DRAINAGE STRUCTURE
- D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
 D.P.R.B.C.T. DEED & PLAT RECORDS BEXAR COUNTY, TEXAS
 O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- ELEC., GAS, TELE. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION & CATV ESMT EASEMENT



TITLE COMMITMENT NOTES SCHEDULE B:

1. RESTRICTIVE COVENANTS AS IN VOLUME 3517, PAGE 1884 (AS TO ARTICLE V, SECTION 5.01.0; SECTION 5.02; SECTION 5.05; SECTION 5.06 AND SECTION 5.07 ONLY); VOLUME 4245, PAGE 1520; VOLUME 6381, PAGE 453; VOLUME 6862, PAGE 847; VOLUME 11288, PAGE 1867; VOLUME 11720, PAGE 926 AND VOLUME 11955, PAGE 1886 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS; VOLUME 9574, PAGE 189, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- 10A. EASEMENTS AS SHOWN ON PLAT RECORDED IN VOLUME 9574, PAGE 184, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 10B. BUILDING SETBACK LINE(S) AS SHOWN ON PLAT RECORDED IN VOLUME 9574, PAGE 184, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS PARENT TRACT)(DOES NOT AFFECT SURVEYED TRACT)
- 10C. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, OF VARIABLE WIDTH, ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY AND ADJACENT TO SEVERAL PORTIONS OF THE EASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY, GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED AUGUST 26, 2002, RECORDED IN VOLUME 10016, PAGE 1572 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT).
- 10D. EASEMENT AND RIGHT-OF-WAY, RECORDED IN VOLUME 13830, PAGE 1806, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT).
- 10E. EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 13830, PAGE 1820, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT).

NOTES:

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID MULTIPLIED BY A CORRECTION FACTOR OF 0.999830028895.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, C.F. NUMBER 09-05609403, WITH AN EFFECTIVE DATE OF MARCH 25, 2009.
4. SUBJECT TRACT DOES NOT HAVE DIRECT ACCESS FROM A DEDICATED PUBLIC ROAD.

CURVE TABLE		
CURVE	LENGTH	BEARING
C1	49.93'	S21°15'45"W
C2	7.58'	S68°11'40"W
C3	11.75'	S85°00'18"W
C4	0.67'	S87°53'05"W
C5	5.45'	S76°07'18"W
C6	5.24'	N58°34'54"W
C7	1.47'	N62°27'42"E
C8	1.57'	S85°23'28"E
C9	1.44'	S55°07'40"E
C10	5.71'	N17°25'44"W
C11	1.31'	N74°45'44"E



THIS SURVEY SUBSTANTIALLY COMPLIED WITH THE CURRENT TEXAS PROFESSIONAL SURVEYORS' STANDARD AND PRACTICE MANUAL FOR A CONCURRENT SURVEY.

TRISHA WYSE
 100 R.P.L.S. BOBL

LAND TITLE SURVEY OF
 A 3.9744 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 48, NEW CITY BLOCK (N.C.B.) 17642, OF THE SUBDIVISION PLAT OF WESTOVER HILLS, UNIT-32, AS SHOWN BY PLAT RECORDED IN VOLUME 6574, PAGE 189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.)

AECOM		AECOM USA GROUP, INC. 6860 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78215 WWW.AECOM.COM	
SCALE: 1"=50'	DATE: 03/25/09	PROJECT: 09-05609403	JOB # 40252395
DRAWN BY: JZ	DATE: 03/27/09	CHECKED BY: JZ	DATE: 03/27/09
APPROVED BY: JZ	DATE: 03/27/09	CHECKED BY: JZ	DATE: 03/27/09

Exhibit B

Metes and Bounds Description

0.6540 acres of land out of Lot 1, Block 48, N.C.B. 17642 of the subdivision plat of Westover Hills, Unit-32 recorded in Volume 9574, Page 184 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) and being out the Thomas York Survey Number 201 1/2, Abstract Number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the north line of said Lot 1, Block 48 and the south line of a called 1.596 acre variable width drainage easement shown on the subdivision plat of said Westover Hills, Unit – 32;

Thence S 89° 55' 28" E, with the north line of said Lot 1, Block 48 and the south line of said 1.596 acre variable width drainage easement, 298.21 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the **POINT OF BEGINNING**;

Thence S 89° 55' 28" E, continuing along the north line of said Lot 1, Block 48 and the south line of said 1.596 acre variable width drainage easement, 39.88 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence departing the north line of said Lot 1, Block 48 and the south line of said 1.596 acre variable width drainage easement and continuing across said Lot 1, Block 48 the following six (6) courses and distances:

S 00° 04' 32" W, 132.49 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 34° 58' 38" W, 101.74 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 85° 22' 29" W, 136.30 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

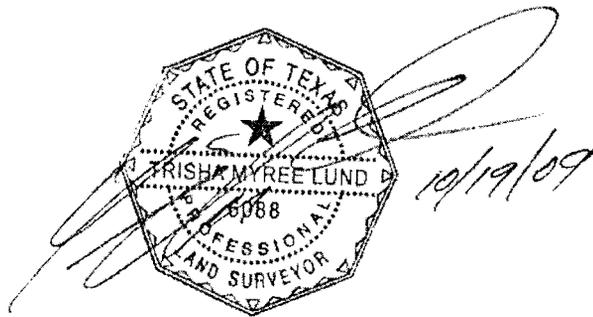
S 51° 57' 05" W, 81.35 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

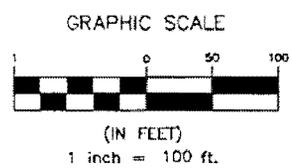
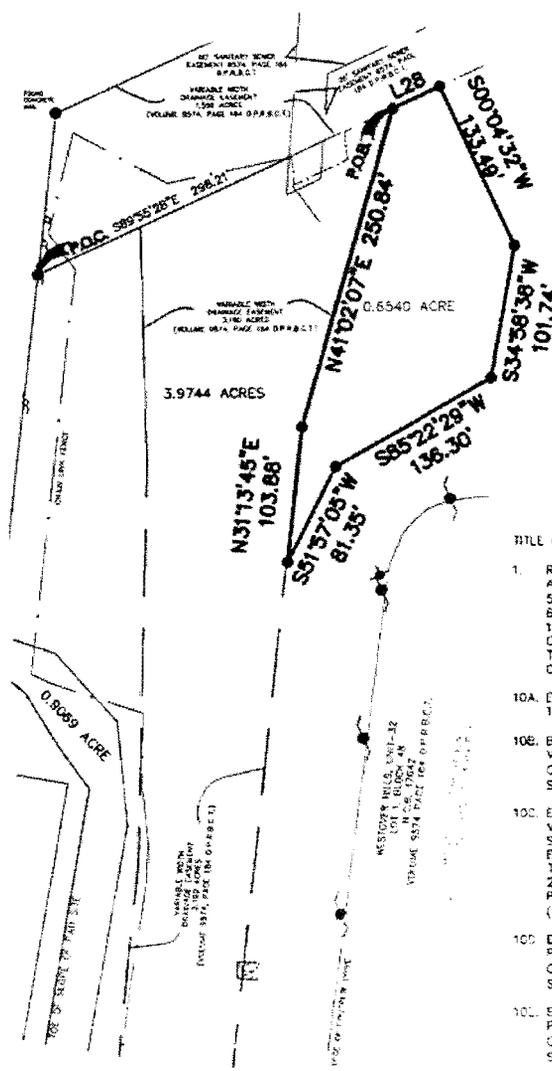
N 31° 13' 45" E, 103.88 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 41° 02' 07" E, 250.84 feet to the **POINT OF BEGINNING** and containing 0.6540 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
AECOM USA GROUP, INC
Job number 60052395





LINE TABLE		
LINE	LENGTH	BEARING
L28	39.86'	S89°55'28\"E

TITLE COMMITMENT NOTES SCHEDULE B:

- RESTRICTIVE COVENANTS AS IN VOLUME 3517, PAGE 1684 (AS TO ARTICLE V, SECTION 5.01.0; SECTION 5.02, SECTION 5.06 AND SECTION 5.07 ONLY), VOLUME 4245, PAGE 1520, VOLUME 6381, PAGE 453, VOLUME 6862, PAGE 847, VOLUME 11209, PAGE 1967, VOLUME 11720, PAGE 926 AND VOLUME 11955, PAGE 1586 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, VOLUME 9574, PAGE 189, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- EASEMENTS AS SHOWN ON PLAT RECORDED IN VOLUME 9574, PAGE 184, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- BUILDING SETBACK LINE(S) AS SHOWN ON PLAT RECORDED IN VOLUME 9574, PAGE 184, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS (AFFECTS PARENT TRACT)(DOES NOT AFFECT SURVEYED TRACT)
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, OF VARIABLE WIDTH, ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY AND ADJACENT TO SEVERAL PORTIONS OF THE EASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY, GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED AUGUST 26, 2002, RECORDED IN VOLUME 10018, PAGE 1572 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT)
- EASEMENT AND RIGHT-OF-WAY, RECORDED IN VOLUME 13830, PAGE 1805 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT).
- EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 13830, PAGE 1820 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS (AFFECTS PARENT TRACT) (DOES NOT AFFECT SURVEYED TRACT).

LEGEND

- SET 1/2-INCH IRON ROD W/ SURVCON CAP
 - FOUND 1/2-INCH IRON ROD W/ "PAPE DAWSON" CAP UNLESS OTHERWISE NOTED
 - LIGHT POLE
 - ELECTRIC MANHOLE
 - FIRE HYDRANT
 - ▭ CONCRETE DRAINAGE STRUCTURE
- D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED & PLAT RECORDS BEXAR COUNTY, TEXAS
O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- ELEC., GAS, TELE & CATV ESM/T ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

NOTES

- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999836028895.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, C. NUMBER 09-25069402, WITH AN EFFECTIVE DATE OF MARCH 23, 2006.
- SUBJECT TRACT DOES NOT HAVE DIRECT ACCESS FROM A DEDICATED PUBLIC ROAD.

LAND TITLE SURVEY OF
A 0.6540 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 48, NEW CITY BLOCK (N.C.B.) 17842, OF THE SUBDIVISION PLAT OF WESTOVER HILLS, UNIT-32, AS SHOWN BY PLAT RECORDED IN VOLUME 9574, PAGE 189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.)



THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS, CATEGORY 1A, CONDITION 1 SURVEY.

TRISHA MYRE, INC. P.L.L.C. 6086

AECOM	
AECOM USA GROUP, INC. 5100 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78216 WWW.AECOM.COM	
PROJECT NUMBER	10018-09-25069402
DATE TO DATE	10/1/05 TO 10/27/05
CREATED BY	TRISHA MYRE
DESIGNED BY	TRISHA MYRE