

AN ORDINANCE 2009-06-11-0482

CLOSING, VACATING, AND ABANDONING PORTIONS OF MARYLAND, DAKOTA AND NEVADA STREETS BETWEEN MEERSCHIEDT AND MITTMAN AND ADJACENT TO NCBS 1484, 1499, AND 1504, COUNCIL DISTRICT 2, AS REQUESTED BY ALAMO COMMUNITY COLLEGE DISTRICT FOR A FEE OF \$69,246.

* * * * *

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

SECTION 1. Subject to the reservation below, the City finds the following rights of way are no longer essential to the safe and efficient flow of traffic in the area in which the rights of way are located. As an exercise of its discretion, the City Council closes, vacates, and abandons the rights of way. A condition of the closure, vacation, and abandonment is City's receipt of the fee set out below in the funding section of this Ordinance. The affected rights of way are identified below.

A segment of Maryland between NCB 1460 to the north and NCB 1484 to the south, east of Meerscheidt.

A segment of Dakota extending eastward from the east right-of-way line of Meerscheidt between NCB 1499 on the north and NCB 1504 on the south.

A segment of Nevada extending eastward from the east right-of-way line of Meerscheidt between NCB 1504 on the north and NCB 1515 on the south.

SECTION 2. A picture of the subject right of way is set forth at **Attachment A**. Detailed descriptions of the rights-of-way subject to this ordinance are set forth on **Attachments B, C, and D**. All exhibits are incorporated into this ordinance for all purposes as if they were fully set forth. The metes and bounds description controls over any discrepancy between the metes and bounds and the summary description in the section above.

SECTION 3. This ordinance does not release any public rights in the subject tract for drainage, water and wastewater lines, electric transmission lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract.

SECTION 4. The City Manager or her designee, severally, are authorized and directed to execute and deliver all documents and to do all other things conducive to reflect this closure, abandonment, and vacation.

SECTION 5. The affected rights of way exist by easement. The underlying fee ownership of the affected rights of way by the adjacent lot owners is now unburdened by the rights closed, vacated, and abandoned. For purposes of future conveyance and to better reflect their ownership generally, owners of the adjacent property should replat, but no such replat impairs the rights retained by City in the affected right of way.

SECTION 6. Fees generated by this ordinance will be deposited into SAP Fund 11001000, General Fund, Internal Order 240000000060, Sales-Land, General Ledger 4903101, Sales - Land.

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

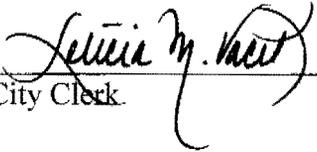
SECTION 8. This ordinance becomes effective 10 days after passage.

PASSED AND APPROVED this 11th day of June 2009.



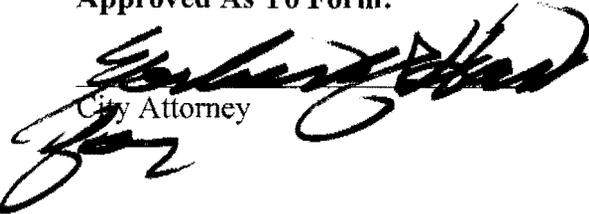
M A Y O R
JULIÁN CASTRO

Attest:



City Clerk

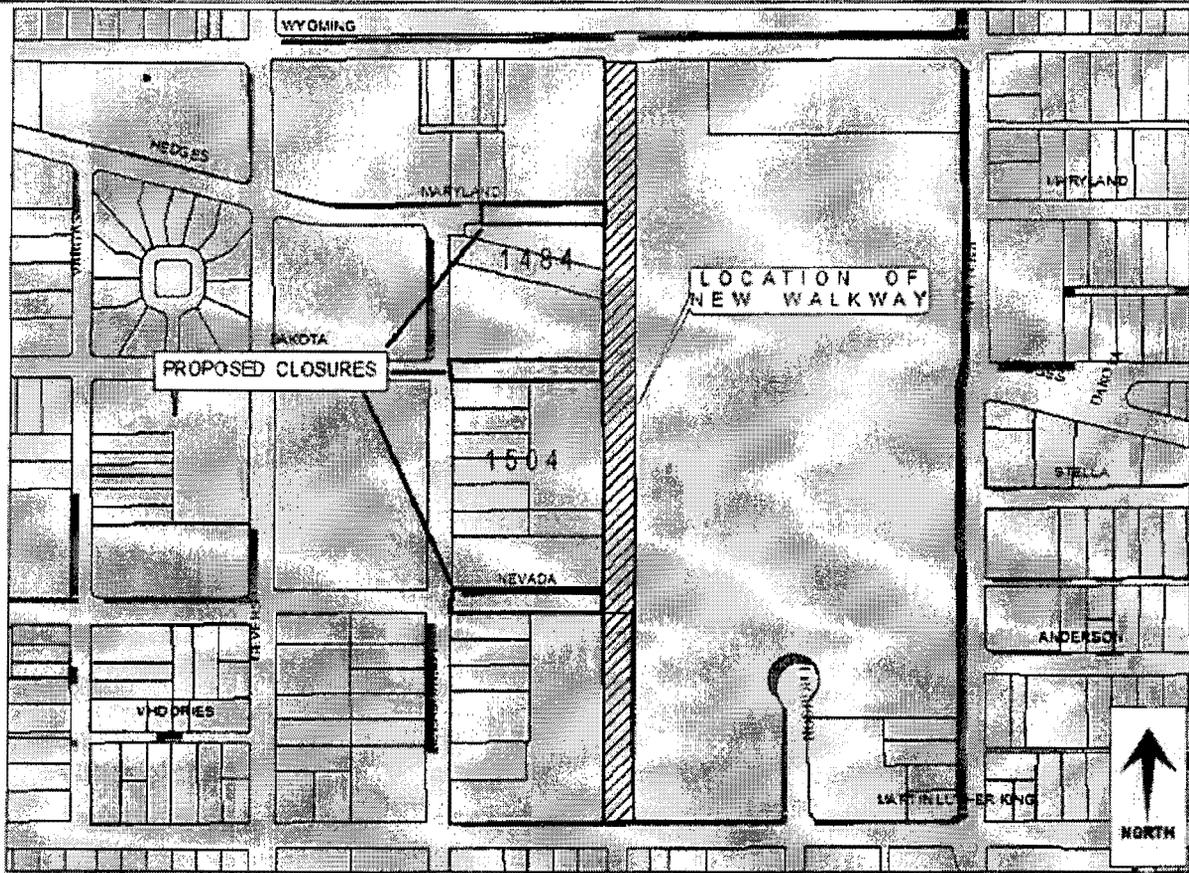
Approved As To Form:



City Attorney

Agenda Item:	4						
Date:	06/11/2009						
Time:	09:14:18 AM						
Vote Type:	Motion to Approve						
Description:	A Public Hearing and consideration of an Ordinance closing, vacating, and abandoning portions of Maryland, Dakota and Nevada Streets between Meerscheidt and Mittman and adjacent to NCBs 1484, 1499, and 1504, located in Council District 2, as requested by Alamo Colleges for a fee of \$69,246.00. [Penny Post oak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

Attachment A



Attachment B

MARYLAND STREET

A metes and bounds description of a 0.285 acre (12,425 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Maryland Street:

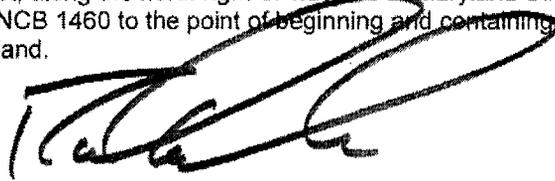
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Maryland Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1460;

Thence S 00° 14' 52" E, 50.00 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Maryland Street, said corner also being the northeast corner of NCB 1484;

Thence S 89° 45' 08" W, 250.30 feet, along the south line of the herein described tract, along the south right-of-way line of Maryland Street and along the north line of NCB 1484 to the southwest corner of the herein described tract;

Thence N 00° 14' 52" W, 50.00 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner being a point along the north right-of-way line of Maryland Street, a point along the south line of NCB 1460;

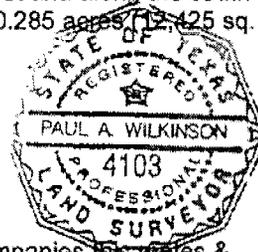
Thence N 89° 45' 08" E, 250.30 feet, along the north line of the herein described tract, along the north right-of-way line of Maryland Street and along the south line of NCB 1460 to the point of beginning and containing 0.285 acres (12,425 sq. ft.) of land.



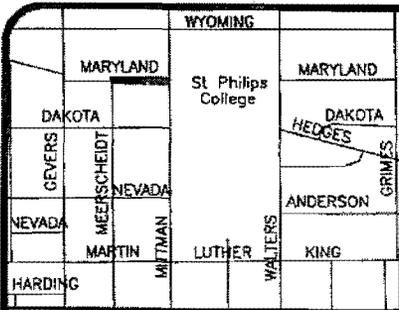
Paul A. Wilkinson, R.P.L.S.

Project: C-1204

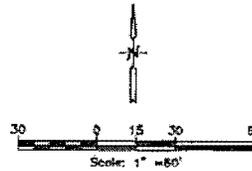
A corresponding survey plat of even date herein accompanies this metes & bounds



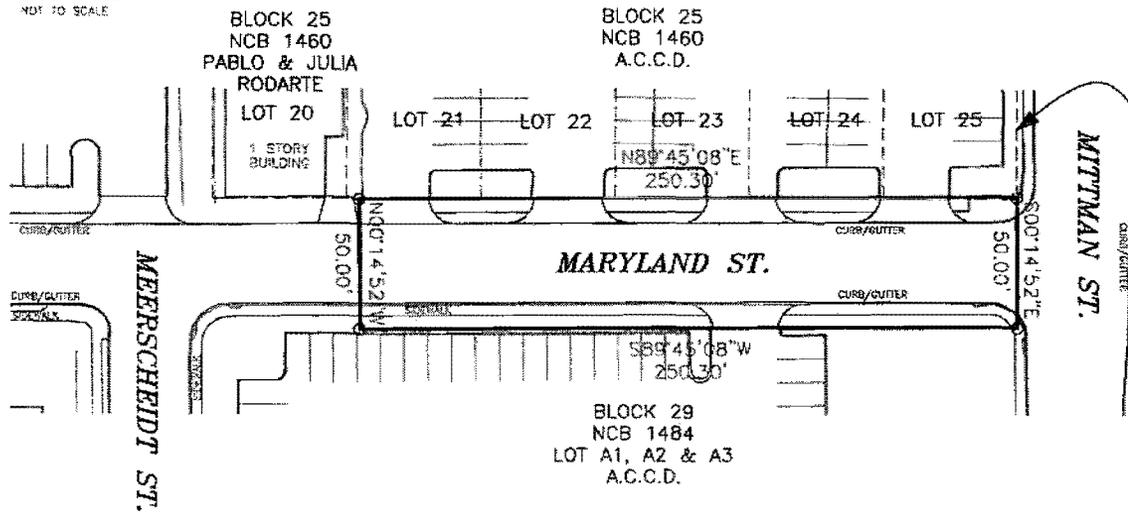
Z:\My Documents\BW-CADD\C-1204(SPC-ST-CLOSURES)\M&B\Maryland1.doc
THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.: BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2008. BAIN MEDINA BAIN, INC.



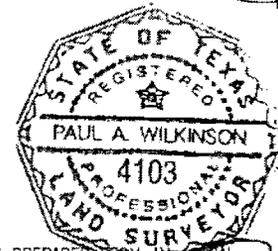
LOCATION MAP
NOT TO SCALE



BEARING SOURCE:
NAD 83 (93), TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE.
A.C.C.D. = ALAMO COMMUNITY COLLEGE DISTRICT
P.O.B = POINT OF BEGINNING



BLOCK 8
NCB 1517
LOT 24
ST. PHILIPS COLLEGE
VOL. 9529, PG. 82



STATE OF TEXAS
COUNTY

THIS SURVEY PLAT WAS PREPARED BY AN ORIGINAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 12TH DAY OF AUGUST 2008 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: C-1204

SURVEY PLAT OF A 0.285 ACRE (12,425 SQ.FT.) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF MARYLAND STREET.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 8-12-08

DRAWN BY: HJZ

REV. 3 2011 008

A METEER AND BOUNDARY DESCRIPTION OF EACH BLOCK HEREIN ACCORDANCE WITH THIS SURVEY PLAT.
THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2008, BAIN MEDINA BAIN, INC.

[SHEET 1 OF 1]

Attachment C

DAKOTA STREET

A metes and bounds description of a 0.375 acre (16,349 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Dakota Street:

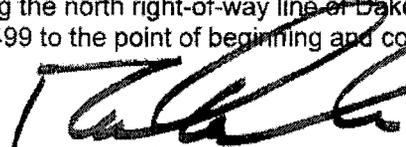
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Dakota Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1499;

Thence S 00° 14' 39" W, 55.56 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Dakota Street, said corner also being the northeast corner of NCB 1504;

Thence N 89° 50' 55" W, 293.95 feet, along the south line of the herein described tract, along the south right-of-way line of Dakota Street and along the north line of NCB 1504 to the southwest corner of the herein described tract, said corner also being the point of intersection of the south right-of-way line of Dakota Street and the east right-of-way line of Meerscheidt Street, said corner also being the northwest corner of NCB 1504;

Thence N 00° 26' 52" W, 55.56 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner also being the point of intersection of the east right-of-way line of Meerscheidt Street and the north right-of-way of Dakota Street, said corner also being the southwest corner of NCB 1499;

Thence S 89° 50' 55" E, 294.62 feet, along the north line of the herein described tract, along the north right-of-way line of Dakota Street and along the south line of NCB 1499 to the point of beginning and containing 0.375 acre (16,349 sq. ft.) of land.

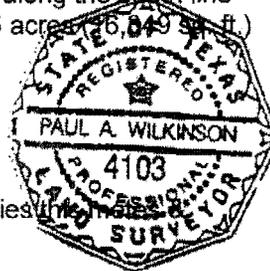

Paul A. Wilkinson, R.P.L.S.

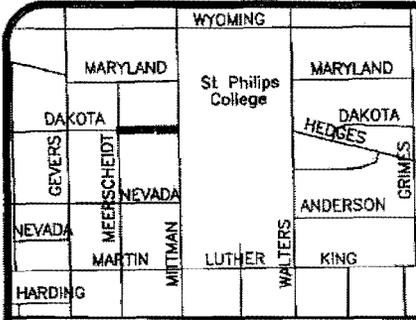
Project: C-1204

A corresponding survey plat of even date herein accompanies the metes and bounds

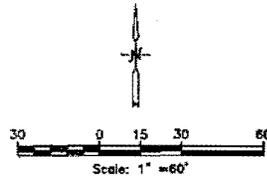
Z:\My Documents\BW-CADDIC-1204(SPC-ST-CLOSURES)\M&B\Dakota1.doc

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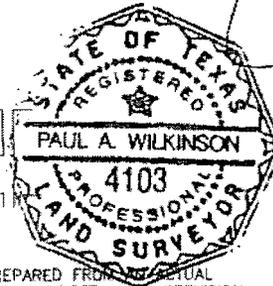
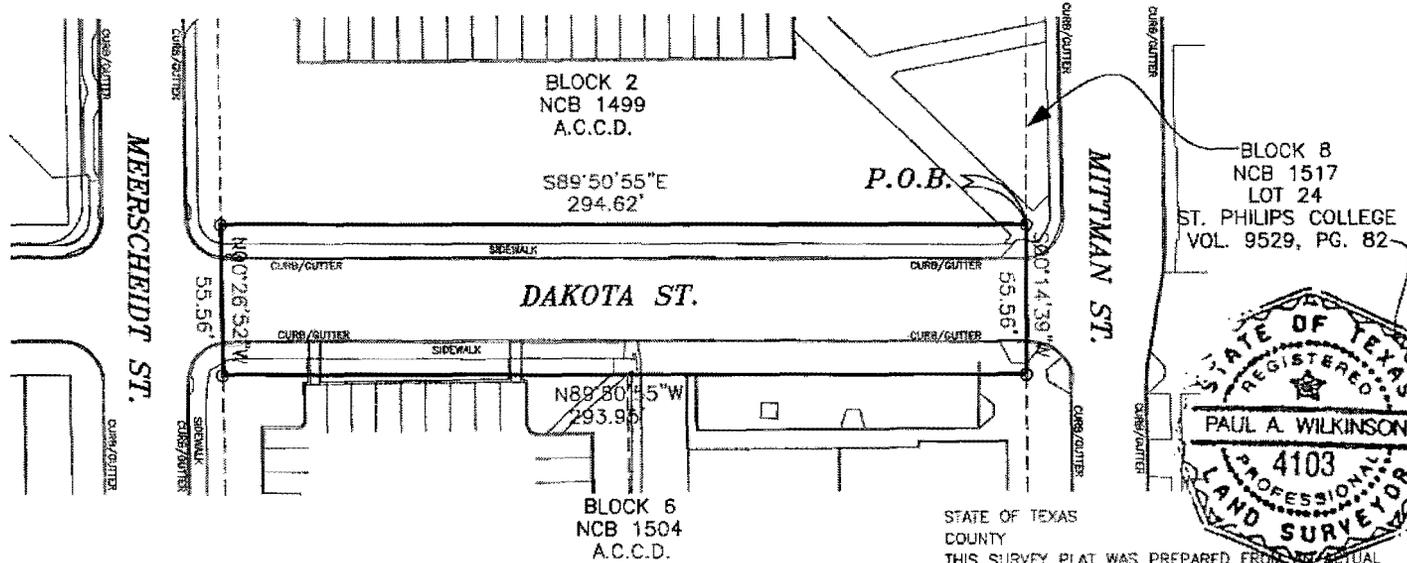




LOCATION MAP
NOT TO SCALE



BEARING SOURCE:
NAD 83 (93), TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE.
A.C.C.D. = ALAMO COMMUNITY COLLEGE DISTRICT
P.O.B. = POINT OF BEGINNING



STATE OF TEXAS
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THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION,
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 12TH DAY OF AUGUST, 20 08 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: C-1204

SURVEY PLAT OF A 0.375 ACRE (16,349 SQ.FT.)
TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS, BEING A PORTION OF DAKOTA
STREET.

A METES AND BOUNDS DESCRIPTION OF EACH DATE
HEREIN ACCOMPANIES THIS SURVEY PLAT.
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[SHEET 1 OF 1]



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 8-12-08
DRAWN BY: HJZ

DRAWN BY: HJZ

Attachment D

NEVADA STREET

A metes and bounds description of a 0.379 acre (16,509 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Nevada Street:

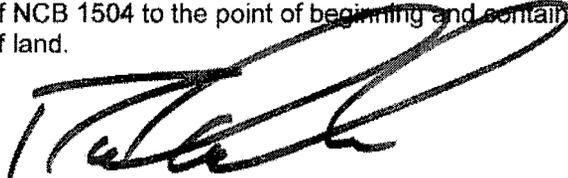
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Nevada Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in Volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1504;

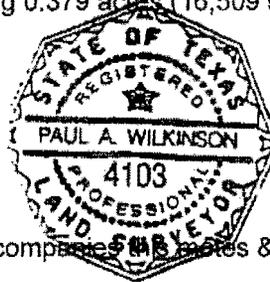
Thence S 00° 14' 39" E, 55.56 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Nevada Street and the northeast corner of NCB 1515;

Thence S 89° 45' 57" W, 297.14 feet, along the south line of the herein described tract, along the south right-of-way line of Nevada Street and along the north line of NCB 1515 to the southwest corner of the herein described tract, said corner also being the point of intersection of the south right-of-way line of Nevada Street and the east right-of-way line of Meerscheidt Street and the northwest corner of NCB 1515;

Thence N 00° 18' 11" W, 55.56 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner also being the point of intersection of the east right-of-way line of Meerscheidt Street and the north right-of-way of Nevada Street and the southwest corner of NCB 1504;

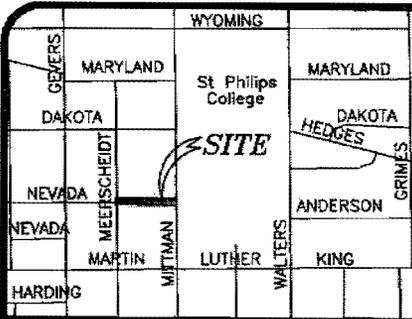
Thence N 89° 45' 57" E, 297.20 feet, along the north line of the herein described tract, along the north right-of-way line of Nevada Street and along the south line of NCB 1504 to the point of beginning and containing 0.379 acres (16,509 sq. ft.) of land.


Paul A. Wilkinson, R.P.L.S.
Project: C-1204

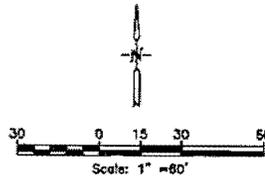


A corresponding survey plat of even date herein accompanies this metes & bounds

Z:\My Documents\BW-CADDIC-1204(SPC-ST-CLOSURES)\M&B\Nevada1.doc
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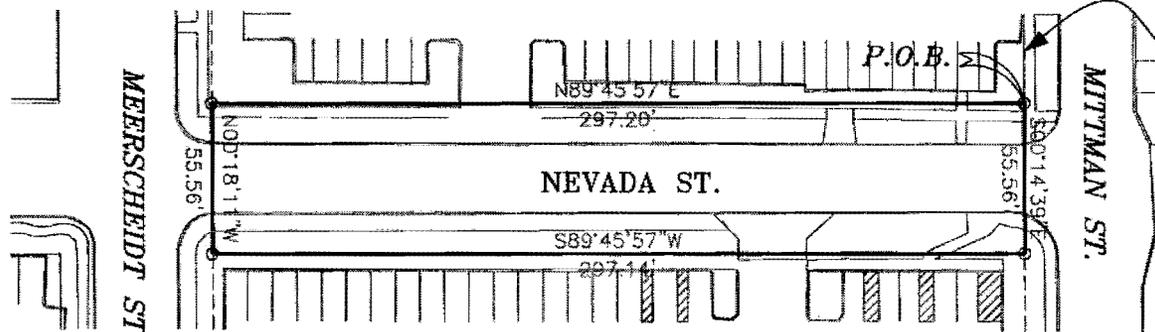


LOCATION MAP
NOT TO SCALE

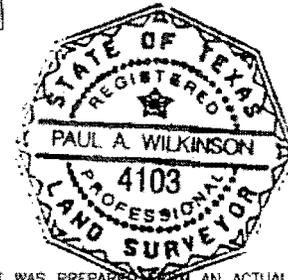


BEARING SOURCE:
NAD 83 (93), TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE.
A.C.C.D. = ALAMO COMMUNITY COLLEGE DISTRICT
P.O.B. = POINT OF BEGINNING

BLOCK 6
NCB 1504
A.C.C.D.



BLOCK 8
NCB 1517
LOT 24
ST. PHILIPS COLLEGE
VOL. 9529, PG. 82



BLOCK 10
NCB 1515
A.C.C.D.

STATE OF TEXAS
COUNTY
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION,
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BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 8-12-08
DRAWN BY: HJZ

A METEOR AND BEARING DESCRIPTION OF EACH DATE
HEREIN ACCOMPANIES THIS SURVEY PLAT.

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[SHEET 1 OF 1]

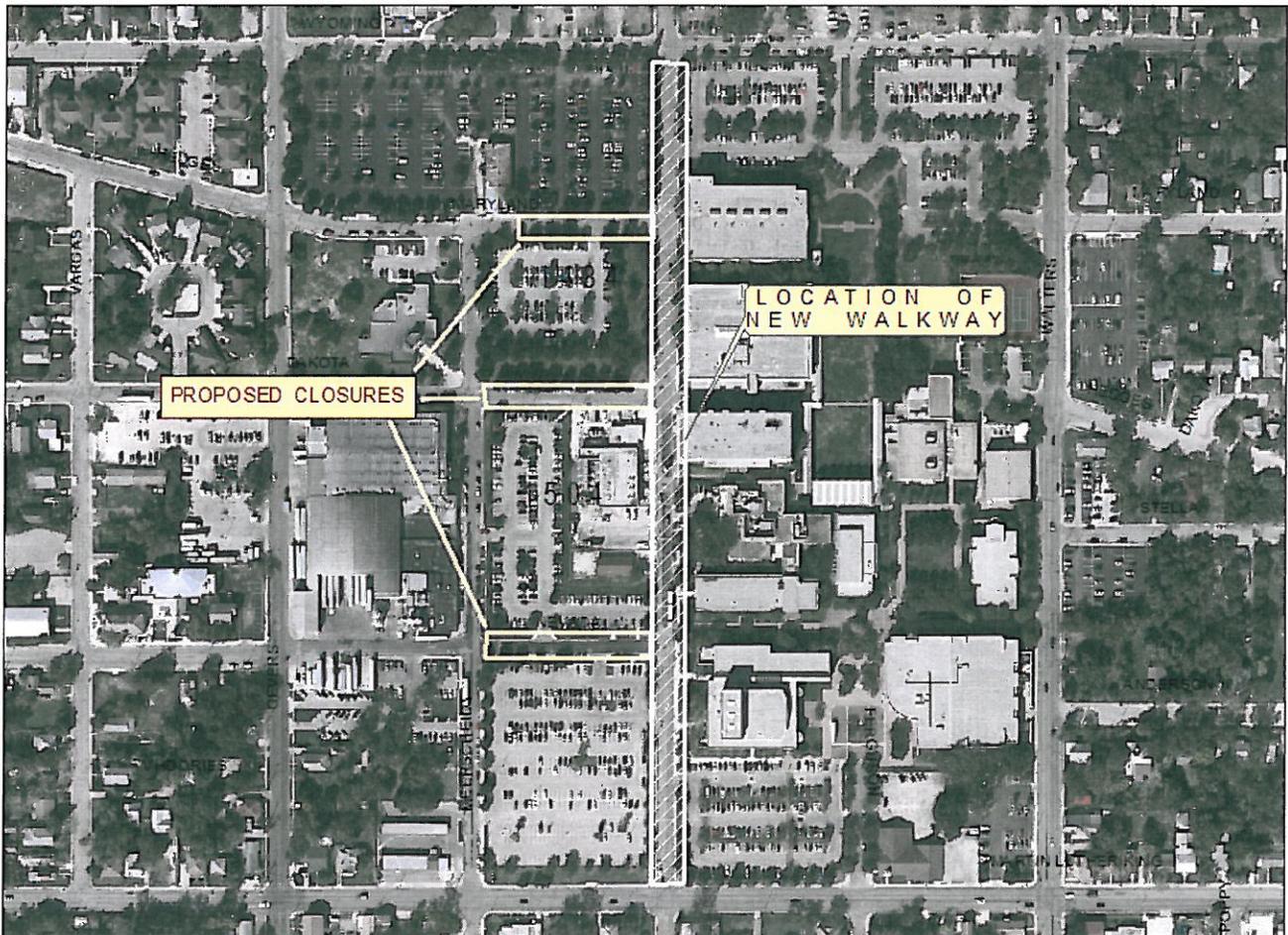
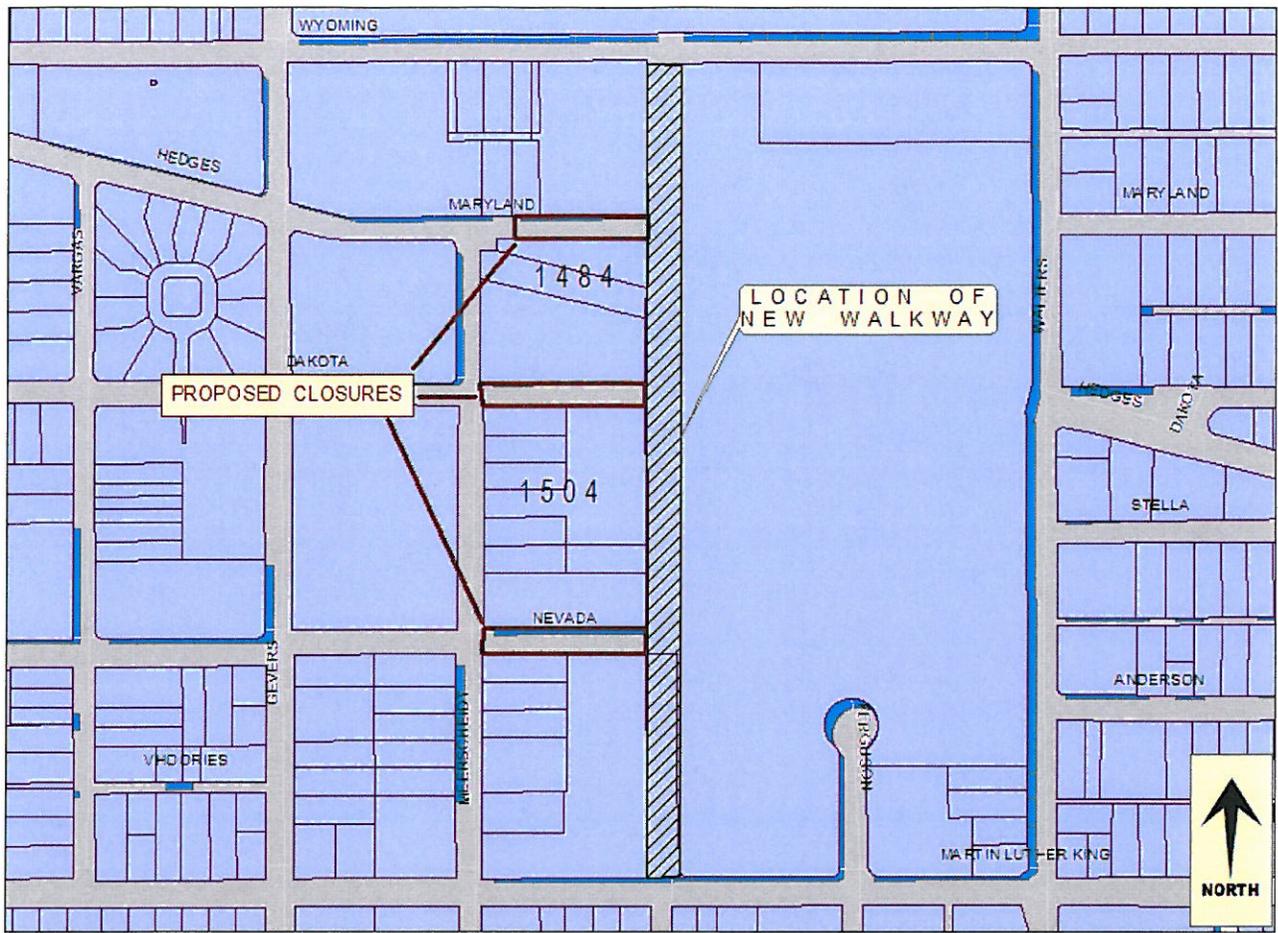
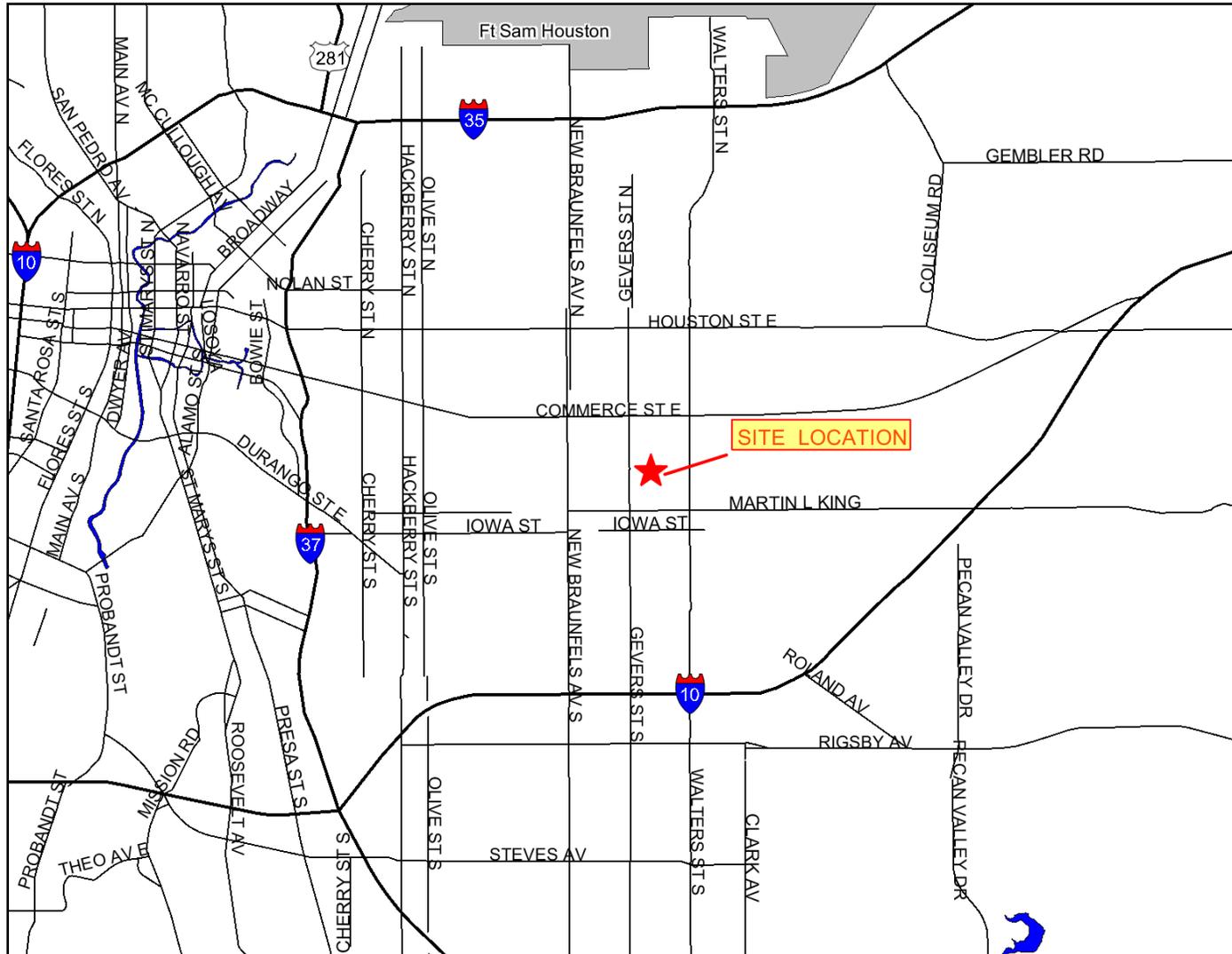
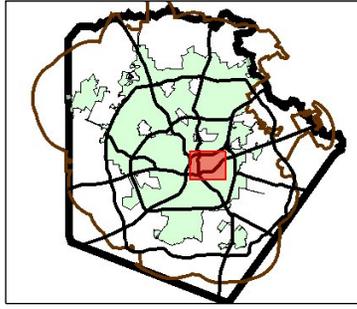


Exhibit "A"

Site Location



- ### Legend
- Major Highways
 - Minor Highways
 - Lakes
 - Military Bases
 - San Antonio City Limits
 - Incorporated Towns
 - Bexar County



Map center: 2141407, 13698934



Scale: 1:47,436

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Request to close, vacate and abandon portions of Maryland, Dakota & Nevada Streets

Agenda Item 4:
June 11, 2009

Background

Issue

- Alamo Community College District (ACCD) is requesting closure, vacation and abandonment of a total of 1.04 acres (45,283 sq ft) of Public Right of Ways of Maryland, Dakota & Nevada Streets between Wyoming St. and Martin L. King Dr (Council District 2)

Background (cont.)

Purpose

- ACCD would like to develop Mittman St, which it already owns, as a walkway
- Proposed closure of rights of way would facilitate development of Mittman as walkway
- Petitioner owns all of abutting properties

3

Coordination

Staff Coordination:

- This request was coordinated through all interested City Departments and Utility Agencies and received conditional approval
- Petitioner has agreed to comply with all imposed conditions

Supplemental Comments:

- Planning Commission recommended approval at May 27, 2009 meeting.

4

Map of Proposed Closure



5

Aerial of Proposed Closure



6

Fiscal Impact & Notification

Financial Impact:

- City will collect \$69,246.00 as consideration for closure, vacation and abandonment of this Public Right of Way

Notification:

- Signs were posted & 27 Notices informing public of proposed closure were mailed out.
 - 3 notices received in favor; none were received opposed

7

Analysis & Recommendation

Policy Analysis:

- Request is in compliance with City's policies on closure of Public ROW

Recommendation:

- Staff recommends approval.

8



SCANNED

AN ORDINANCE

2009-06-11-0482

CLOSING, VACATING, AND ABANDONING PORTIONS OF MARYLAND, DAKOTA AND NEVADA STREETS BETWEEN MEERSCHIEDT AND MITTMAN AND ADJACENT TO NCBS 1484, 1499, AND 1504, COUNCIL DISTRICT 2, AS REQUESTED BY ALAMO COMMUNITY COLLEGE DISTRICT FOR A FEE OF \$69,246.

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SECTION 3. This ordinance does not release any public rights in the subject tract for drainage, water and wastewater lines, electric transmission lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract.

SECTION 4. The City Manager or her designee, severally, are authorized and directed to execute and deliver all documents and to do all other things conducive to reflect this closure, abandonment, and vacation.

SECTION 5. The affected rights of way exist by easement. The underlying fee ownership of the affected rights of way by the adjacent lot owners is now unburdened by the rights closed, vacated, and abandoned. For purposes of future conveyance and to better reflect their ownership generally, owners of the adjacent property should replat, but no such replat impairs the rights retained by City in the affected right of way.

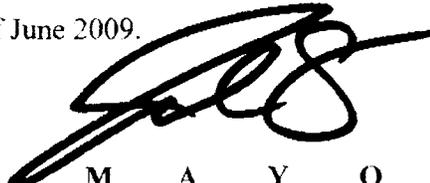


SECTION 6. Fees generated by this ordinance will be deposited into SAP Fund 11001000, General Fund, Internal Order 240000000060, Sales-Land, General Ledger 4903101, Sales - Land.

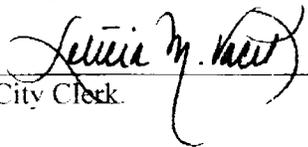
SECTION 7. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions,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

SECTION 8. This ordinance becomes effective 10 days after passage.

PASSED AND APPROVED this 11th day of June 2009.

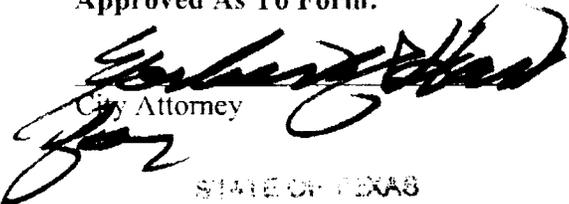

M A Y O R
JULIÁN CASTRO

Attest:



City Clerk.

Approved As To Form:

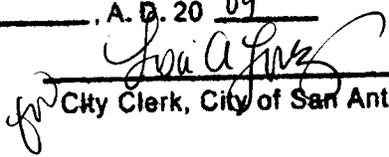


City Attorney

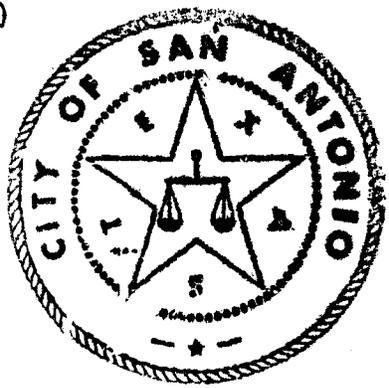
STATE OF TEXAS }
COUNTY OF BEXAR } SS. CERTIFIED COPY
CITY OF SAN ANTONIO }

The undersigned, the City Clerk of the City of San Antonio in the State and County aforesaid, does by these presents certify that the attached and foregoing is a true and exemplified copy of a part of the records, papers and books in the Office of the City Clerk; and, that I am the custodian of such papers, books and records as an officer of the City of San Antonio.

Given under my hand and the official seal of the City of San Antonio, this 15th
day of June, A. D. 20 09
(SEAL)



City Clerk, City of San Antonio.



Attachment B

MARYLAND STREET

A metes and bounds description of a 0.285 acre (12,425 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Maryland Street:

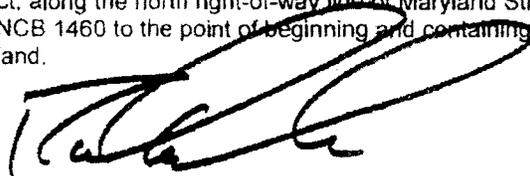
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Maryland Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1460;

Thence S 00° 14' 52" E, 50.00 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Maryland Street, said corner also being the northeast corner of NCB 1484;

Thence S 89° 45' 08" W, 250.30 feet, along the south line of the herein described tract, along the south right-of-way line of Maryland Street and along the north line of NCB 1484 to the southwest corner of the herein described tract;

Thence N 00° 14' 52" W, 50.00 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner being a point along the north right-of-way line of Maryland Street, a point along the south line of NCB 1460;

Thence N 89° 45' 08" E, 250.30 feet, along the north line of the herein described tract, along the north right-of-way line of Maryland Street and along the south line of NCB 1460 to the point of beginning and containing 0.285 acres (12,425 sq. ft.) of land.



Paul A. Wilkinson, R.P.L.S.
Project: C-1204



A corresponding survey plat of even date herein accompanies this metes & bounds

Z:\My Documents\BW-CADD\C-1204(SPC-ST-CLOSURES)\M&B\Maryland1.doc
THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.: BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS ALL RIGHTS RESERVED. COPYRIGHT 2008. BAIN MEDINA BAIN, INC.

Attachment C

DAKOTA STREET

A metes and bounds description of a 0.375 acre (16,349 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Dakota Street:

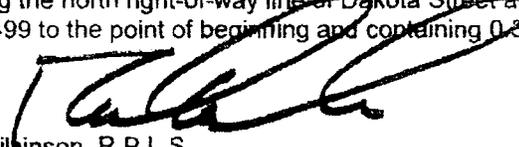
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Dakota Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1499;

Thence S 00° 14' 39" W, 55.56 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Dakota Street, said corner also being the northeast corner of NCB 1504;

Thence N 89° 50' 55" W, 293.95 feet, along the south line of the herein described tract, along the south right-of-way line of Dakota Street and along the north line of NCB 1504 to the southwest corner of the herein described tract, said corner also being the point of intersection of the south right-of-way line of Dakota Street and the east right-of-way line of Meerscheidt Street, said corner also being the northwest corner of NCB 1504;

Thence N 00° 26' 52" W, 55.56 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner also being the point of intersection of the east right-of-way line of Meerscheidt Street and the north right-of-way of Dakota Street, said corner also being the southwest corner of NCB 1499;

Thence S 89° 50' 55" E, 294.62 feet, along the north line of the herein described tract, along the north right-of-way line of Dakota Street and along the south line of NCB 1499 to the point of beginning and containing 0.375 acres (16,349 sq. ft.) of land.

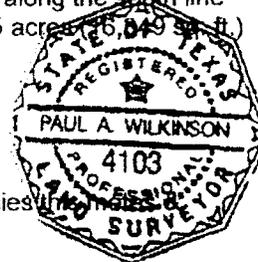

Paul A. Wilkinson, R.P.L.S.

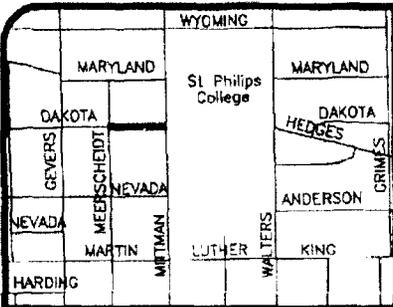
Project: C-1204

A corresponding survey plat of even date herein accompanies these metes and bounds

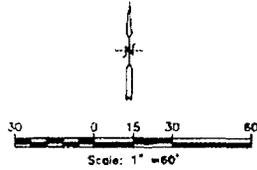
Z:\My Documents\BW-CADD\C-1204(SPC-ST-CLOSURES)M&B\Dakota1.doc

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2008. BAIN MEDINA BAIN, INC.

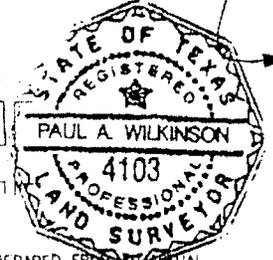
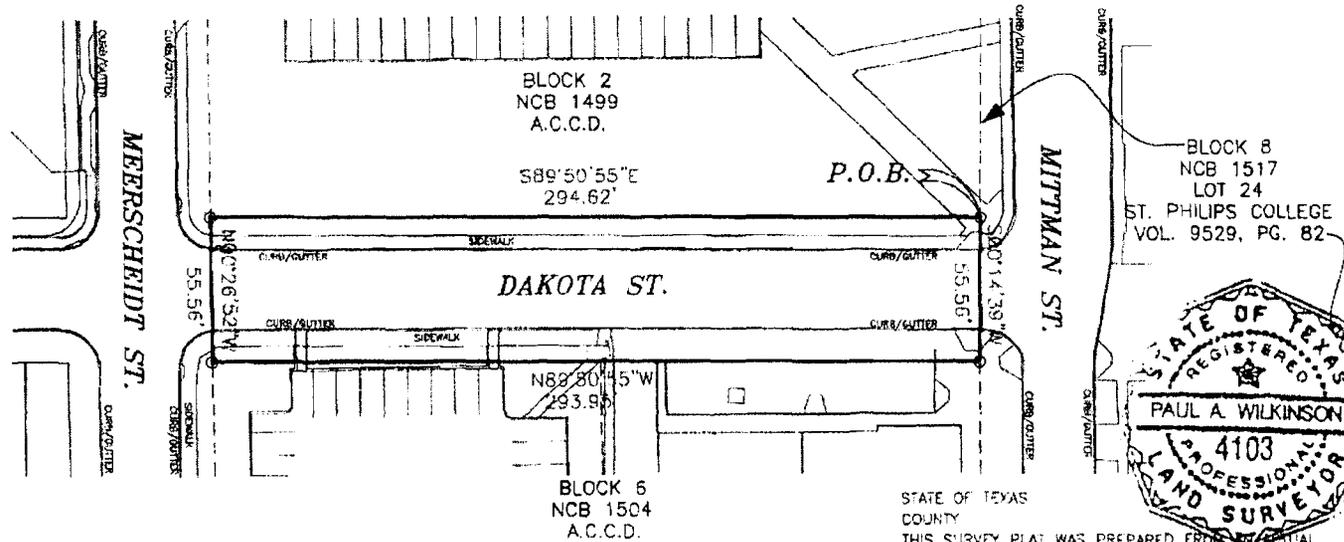




LOCATION MAP
NOT TO SCALE



BEARING SOURCE:
NAD 83 (93), TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE
A.C.C.D. = ALAMO COMMUNITY COLLEGE DISTRICT
P.O.B. = POINT OF BEGINNING



STATE OF TEXAS
COUNTY
THIS SURVEY PLAT WAS PREPARED FROM A FIELD SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 12TH DAY OF AUGUST, 2008 A.D.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY PLAT OF A 0.375 ACRE (16,349 SQ.FT.) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF DAKOTA STREET.

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78218
810/494-7223

DATE: 8-12-08
DRAWN BY: HJZ

A METEOROLOGICAL RECORD OF EACH DATE HEREON ACCOMPANIES THIS SURVEY PLAT.
THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAIN MEDINA BAIN, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BAIN MEDINA BAIN, INC. IS PROHIBITED. COPYRIGHT 2008, BAIN MEDINA BAIN, INC.

[SHEET 1 OF 1]

JOB NO.: C-1204

Attachment D

NEVADA STREET

A metes and bounds description of a 0.379 acre (16,509 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Nevada Street:

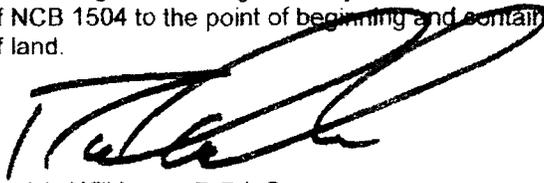
Beginning at the northeast corner of the herein described tract, said corner being the point of intersection of the north right-of-way line of Nevada Street and the west line of Lot 24, Block 8, N.C.B. 1517, St. Philips College, as recorded in Volume 9529, Page 82, of the Bexar County Plat Records, said corner also being the southeast corner of NCB 1504;

Thence S 00° 14' 39" E, 55.56 feet, along the east line of the herein described tract and along the west line of Lot 24 to the southeast corner of the herein described tract, the point of intersection of the west line of Lot 24 and the south right-of-way line of Nevada Street and the northeast corner of NCB 1515;

Thence S 89° 45' 57" W, 297.14 feet, along the south line of the herein described tract, along the south right-of-way line of Nevada Street and along the north line of NCB 1515 to the southwest corner of the herein described tract, said corner also being the point of intersection of the south right-of-way line of Nevada Street and the east right-of-way line of Meerscheidt Street and the northwest corner of NCB 1515;

Thence N 00° 18' 11" W, 55.56 feet, along the west line of the herein described tract to the northwest corner of the herein described tract, said corner also being the point of intersection of the east right-of-way line of Meerscheidt Street and the north right-of-way of Nevada Street and the southwest corner of NCB 1504;

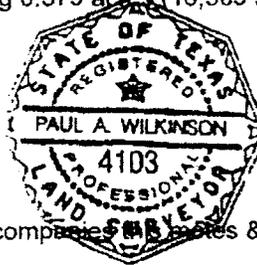
Thence N 89° 45' 57" E, 297.20 feet, along the north line of the herein described tract, along the north right-of-way line of Nevada Street and along the south line of NCB 1504 to the point of beginning and containing 0.379 acres (16,509 sq. ft.) of land.



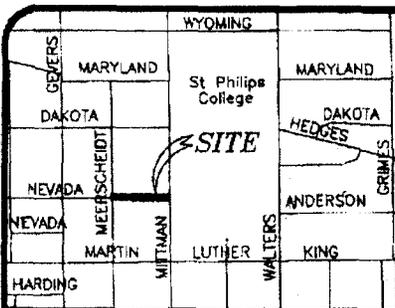
Paul A. Wilkinson, R.P.L.S.

Project: C-1204

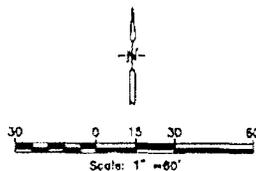
A corresponding survey plat of even date herein accompanies these metes & bounds



Z:\My Documents\BW-CADDIC-1204(SPC-ST-CLOSURES)\M&B\Nevada1.doc
THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2008. BAIN MEDINA BAIN, INC.



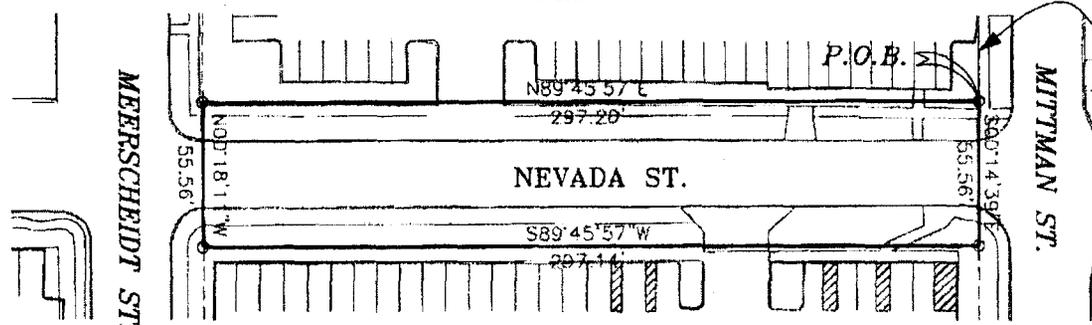
LOCATION MAP
NOT TO SCALE



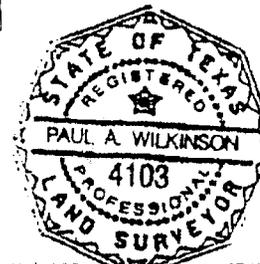
BEARING SOURCE:
NAD 83 (83), TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE.

A.C.C.D. = ALAMO COMMUNITY COLLEGE DISTRICT
P.O.B. = POINT OF BEGINNING

BLOCK 6
NCB 1504
A.C.C.D.



BLOCK 8
NCB 1517
LOT 24
ST. PHILIPS COLLEGE
VOL. 9529, PG. 82



BLOCK 10
NCB 1515
A.C.C.D.

SURVEY PLAT OF A 0.379 ACRE (16,509 SQ.FT.)
TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS, BEING A PORTION OF NEVADA
STREET.

STATE OF TEXAS
COUNTY

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION,
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 12TH DAY OF AUGUST, 2008 A.D.

Paul A. Wilkinson
REGISTERED PROFESSIONAL LAND SURVEYOR



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 8-12-08
DRAWN BY: HJZ

A METEOR AND BEARING RECEIPT FOR EACH DATE
HEREIN ACCOMPANIES THIS SURVEY PLAT.

THIS PLAT IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND
SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED,
REPRODUCED, OR IN ANY MANNER BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF BAIN MEDINA BAIN, INC.
BAIN MEDINA BAIN, INC. ACCEPTS NO LIABILITY FOR THE
LOSS OF THE ORIGINAL OR FOR ANY OTHER LOSS OF THE ORIGINAL
FROM THE DATE OF THE SURVEY. ALL RIGHTS
RESERVED. COPYRIGHT 2008, BAIN MEDINA BAIN, INC. ©

[SHEET 1 OF 1]

JOB NO. C-1204

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR

I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 17 2009



COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20090112497 Fees: \$52.00
06/17/2009 2:24PM # Pages 10
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY CARBON OR
PHOTO COPY, DISCLOSED PAPER ETC.