KLB [6/20/2013]
Item No. 27

AN ORDINANCE 2013-06-20-0453

AUTHORIZING NEGOTIATING AND EXECUTING AN AGREEMENT RELATING TO RELEASE OF SIX EASEMENTS CONSISTING OF APPROXIMATELY 0.52 ACRES LOCATED AT 411 EAST CESAR CHAVEZ BOULEVARD WITHIN NCB 179, IN COUNCIL DISTRICT 1, IN WHICH THE CITY RECEIVES COMMITMENTS OF EXPANDED PUBLIC-STREET RIGHT-OF-WAY AND CONSTRUCTION OF APPROXIMATELY 350 HOUSING UNITS FROM UNV TEXAS, LP OR A RELATED ENTITY

* * * * *

WHEREAS, UNV Texas, LP, is the owner of a large parcel at the northwest corner of S. St. Mary's Street and Cesar Chavez Boulevard "("Property").

WHEREAS, the Property is burdened by numerous easements in favor of the City of San Antonio.

WHEREAS, UNV Texas, LP, has asked the City to release the easements and to waive any cash consideration that may otherwise be charged for the release.

WHEREAS, the City is willing to release the easements while forgoing cash consideration if UNV Texas, LP, enters into an agreement with the City on the terms outlined in this Ordinance; **NOW THEREFORE**

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

SECTION 1. The City Council authorizes and directs the City Manager or her designee to negotiate, execute, and deliver an agreement whereby the City releases certain easements and in exchange receives commitments relating to expanded public-street right-of-way and construction of approximately 350 housing units on the property located at the northwest corner of S. St. Mary's and Cesar Chavez.

SECTION 2. The easements to be released by the City under the agreement should be approximately the easements described as follows:

A. An approximately 0.060-acre channel improvement easement described by metes and bounds on **Attachment I**.

B. An approximately 0.028-acre channel improvement easement described by metes and bounds on **Attachment II**.

C. An approximately 0.014-acre storm-sewer easement described by metes and bounds on **Attachment III**.

D. An approximately 0.063-acre storm-sewer easement described by metes and bounds on **Attachment IV**.

E. An approximately 0.099-acre utility easement described by metes and bounds on **Attachment IV**.

F. An approximately 0.257-acre utility easement described by metes and bounds on **Attachment IV**.

SECTION 3. The property owner will replat the property, vacating all utility easements, and will dedicate an additional fourteen feet of public-street right-of-way along the property's entire boundary with S. St. Mary's Street and Cesar Chavez Boulevard.

SECTION 4. The agreement should further call for the property owner to cause the construction of approximately 350 housing units on the property and to obtain certificates of occupancy therefor on or before December 31, 2015.

SECTION 5. The agreement should call for the City to waive payment for the release of easements referred to in Section 2 of this Ordinance. The agreement must, however, call for the property owner to pay to the City on demand the sum of $973,000 if the property owner fails to comply with the obligations of Sections 3 and 4 of this Ordinance. Any portion of that amount remaining unpaid 30 days after demand must bear interest at the rate of six percent per annum.

SECTION 6. All attachments to this ordinance are incorporated into it by reference for all purposes as if fully set forth. The City further authorizes and directs the City Manager or her designee to execute and deliver all other documents necessary or convenient to effect the transactions contemplated in the above agreement; and otherwise to do all things necessary or convenient to effectuate the transaction.

SECTION 7. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 240000000061 and General Ledger 4202410.

SECTION 8. The disposition of property must be coordinated through the city's Finance Department to assure the removal of these assets out of the City's financial records and to record the proper accounting transactions.

SECTION 9. All presently existing water and wastewater lines and facilities, electric transmission and distribution lines and facilities, gas lines and facilities, communication lines and facilities, or any other public utility lines and facilities, if any, may remain in place despite this Ordinance and may continue to be used, repaired, enlarged, and maintained in the ordinary course of business. Any person wanting removal of an existing utility line or facility must negotiate separately with the pertinent utility. Any person building on the released utility easements without first reaching an agreement with a utility having lines or facilities in the segment does so at his own risk. After the

date of this Ordinance, no utility may add additional utility lines or facilities in the released utility easements.

SECTION 10. 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 allocations 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 11. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under City Code of San Antonio § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 20th day of June 2013.

M A Y O R
Julián Castro

Attest:

Leticia M. Vacek, City Clerk

Approved As To Form:

Michael D. Bernard, City Attorney

Request for COUNCIL ACTION

City of San Antonio

Agenda Voting Results - 27

Name:	5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20A, 20B, 21A, 21B, 22A, 22B, 25, 26, 27, 28A, 28B, 30, 31, 32, 33, 34B, 36, 37, 38, 39, 40, 41, 42, 44, 46A, 46B, 47A, 47B, 48B, 49A, 49B, 49C
Date:	06/20/2013
Time:	11:16:24 AM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing the release of six easements consisting of 0.52 acres located at 411 East Cesar Chavez Boulevard within NCB 179, in Council District 1, as requested by UNV Texas LP. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Attachment I

METES AND BOUNDS
FOR A
0.060 OF AN ACRE CHANNEL IMPROVEMENT EASEMENT

Being 0.060 of an acre Channel Improvement Easement situated in N.C.B. 179, City of San Antonio, Bexar County , Texas , being out of Lot 18 Sumner Suites Subdivision as recorded in Volume 9534 Page 215 of the Deed and Plat Records of Bexar County, Texas, said 0.060 of an acre Channel Improvement Easement being more particularly described as follows;

Beginning at the Southwest corner of Lot 17, Shoney's Suites Subdivision, as recorded in Volume 9531 Page 144 of the Deed and Plat Records of Bexar County, Texas, and being the Northwest corner of said Lot 18;

Thence with the South line of Lot 17, S 84° 51'09" E a distance of 9.99 feet to a point for corner;

Thence departing the South line of Lot 17, across and into Lot 18, the following calls and distances;

S 04° 12'50" W a distance of 47.80 feet to a point for corner;

N 89° 26'04" W a distance of 11.00 feet to a point for corner;

S 00° 31'13" E a distance of 116.21 feet to a point for corner;

Thence S 89° 28'44" W a distance of 20.00 feet to the West line of Lot 18 to a point for corner;

Thence with the West line of Lot 18 the following calls and distances;

N 00° 31'12" W a distance of 58.23 feet to a scribed "X" in concrete found for corner;

N 11° 15'07" E a distance of 49.02 feet to a scribed "X" in concrete found for corner;

N 00° 31'12" W a distance of 25.00 feet to a scribed "X" in concrete found for corner;

N 89° 28'48" E a distance of 15.00 feet to a ½" iron pin with cap stamped "Pape Dawson" found for corner;

Thence N 00° 31'11" W a distance of 33.41 feet to the Point of Beginning and being a 0.060 of an acre Channel Improvement Easement.

Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

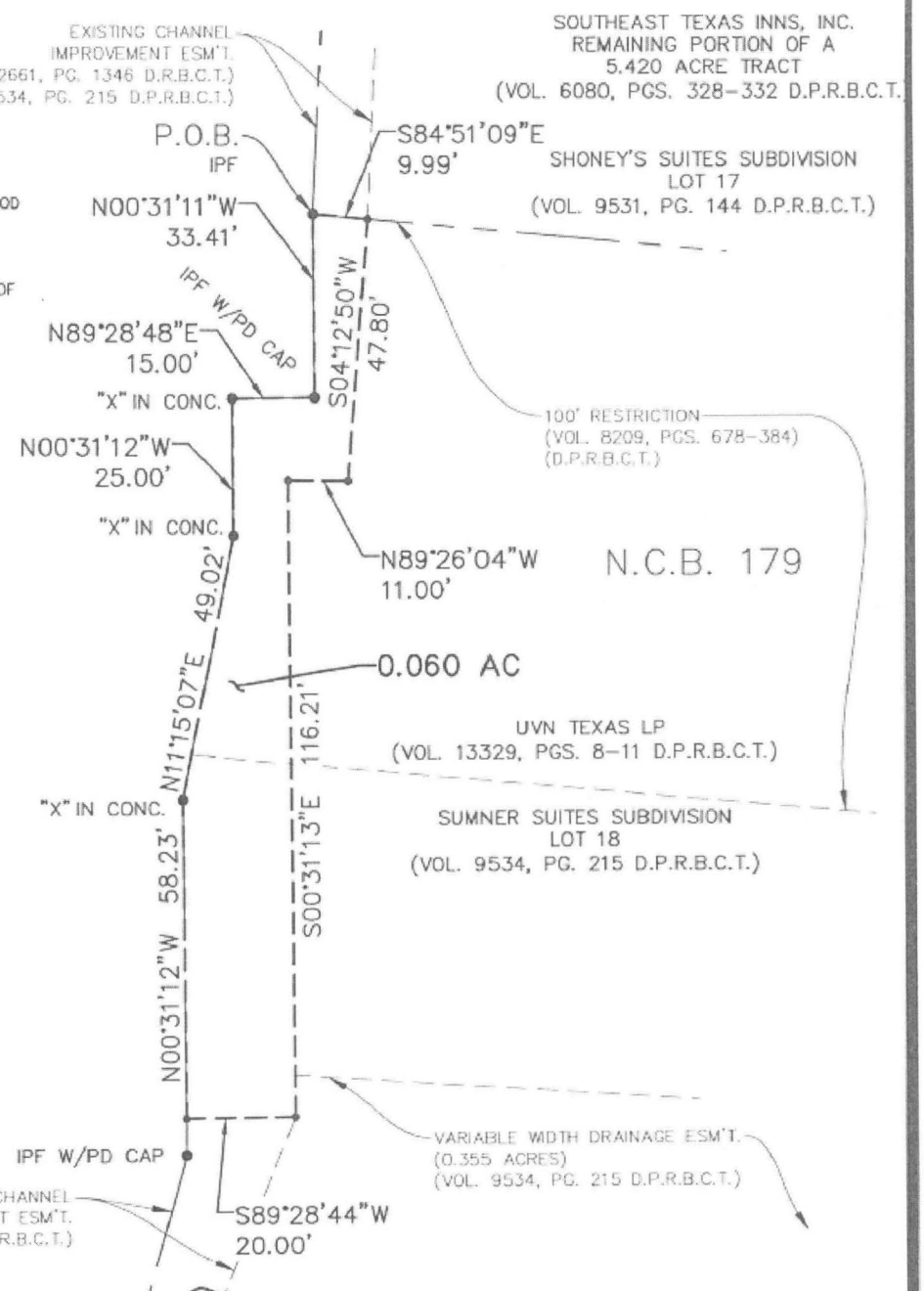
Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.060 acre Channel Improvement Easement.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.060 OF AN ACRE CHANNEL IMPROVEMENT EASEMENT SITUATED IN THE N.C.B. 179, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 18, SUMNER SUITES SUBDIVISION AS RECORDED IN VOLUME 9534, PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=30'



LEGEND:

- ● = (IPF) FND 1/2" IRON PIN/ROD UNLESS OTHERWISE NOTED
- (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- (D.P.R.B.C.T.) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- (D.R.B.C.T.) = DEED RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- P.O.B. = POINT OF BEGINNING

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
411 E. DURANGO BLVD. (CAESAR CHAVEZ)
SAN ANTONIO, TX 78206

STATE OF TEXAS REGISTERED KURT SCHUMACHER 6333 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 8 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0858

DATE: MAY 2013 JOB BRD010

Attachment II

Being 0.028 of an acre Channel Improvement Easement situated in N.C.B. 179, City of San Antonio, Bexar County , Texas , being out of Lot 18, Sumner Suites Subdivision as recorded in Volume 9534 Page 215 of the Deed and Plat Records of Bexar County, Texas, and being out of Lots 9, A-9, and a part of Lot 8, N.C.B 179, as described in Volume 2480, Page 1321, of the Deed Records of Bexar County Texas, said 0.028 of an acre easement being more particularly described as follows;

Commencing at a ½" iron pin with cap stamped "Pape Dawson" found in the Northerly line of Cesar Chavez Boulevard and for the Southwest corner of a 0.668 of an acre tract as recorded in Volume 7573 Page 355, of the Deed records of Bexar County Texas;

Thence departing Cesar Chavez Boulevard. and with the Easterly line of the San Antonio River, and the Westerly line of said 0.668 of an acre tract, N 15° 32'09" E, a distance of 183.78 feet to a point for corner and the point of Beginning of this herein described easement;

Thence continuing with said Westerly line of said 0.668 of an acre tract and the Easterly line of said San Antonio River the following calls and distances;

N 15° 22'33" E a distance of 99.01 feet to a point for corner;

N 00° 31'16" W a distance 6.77 feet to a point for the North corner of this herein described easement;

Thence departing the East line of the San Antonio River and across said Lot 18 the following calls and distances;

N 89° 28'44" E a distance of 20.00 feet to a point for the East corner of this herein described easement;

S 21° 44'21" W a distance of 111.69 feet to a point for corner;

Thence N 74° 37'27" W a distance of 5.00 feet to the Point of Beginning and being 0.028 of an acre Channel Improvement Easement.

Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.028 acre Channel Improvement Easement.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.028 OF AN ACRE CHANNEL IMPROVEMENT EASEMENT SITUATED IN THE N.C.B. 179, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 18, SUMNER SUITES SUBDIVISION AS RECORDED IN VOLUME 9534, PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF LOTS 9, A-9, AND PART OF LOT 8, N.C.B. 179, AS DESCRIBED IN VOLUME 2480, PAGE 1321 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS..

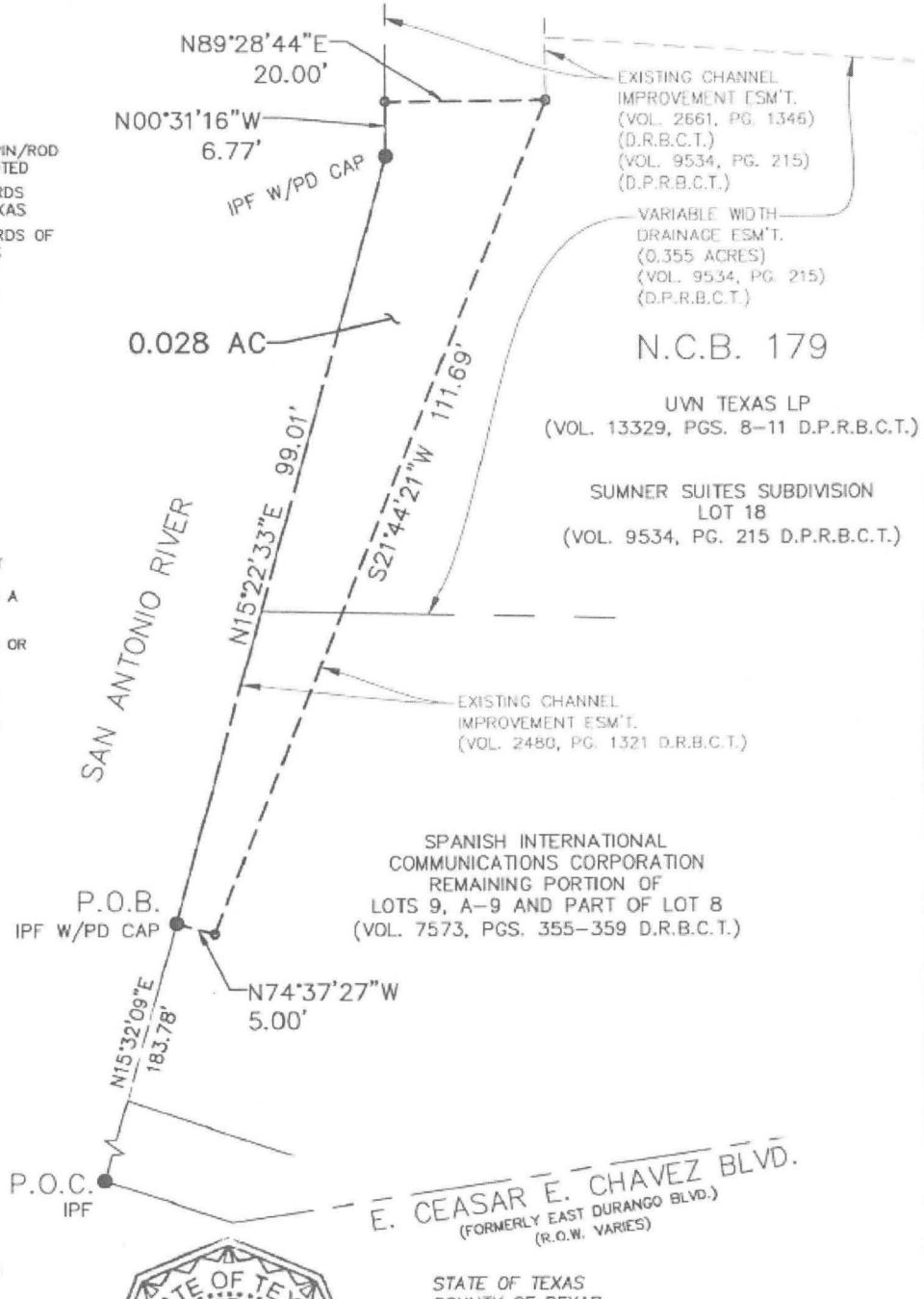
SCALE: 1"=20'

LEGEND:

- ● = (IPF) FND 1/2" IRON PIN/ROD UNLESS OTHERWISE NOTED
- (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- (D.P.R.B.C.T.) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- (D.R.B.C.T.) = DEED RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- P.O.B. = POINT OF BEGINNING

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.



ADDRESS:
411 E. DURANGO BLVD. (CAESAR CHAVEZ)
SAN ANTONIO, TX 78206

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 6 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

STATE OF TEXAS REGISTERED KURT SCHUMACHER 6333 PROFESSIONAL LAND SURVEYOR

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0858
DATE: MAY 2013 JOB 880010

Attachment III

METES AND BOUNDS
FOR A
0.014 OF AN ACRE STORM SEWER EASEMENT

Being 0.014 of an acre storm sewer easement , located in the City of San Antonio, Bexar County , Texas, recorded in Volume 3611 Page 590, Official Public Records Bexar County Texas, being out of Lots 9, A-9, and a part of Lot 8, N.C.B. 928, out of a 0.668 acre tract described in Volume 1194, Page 921 , of the Official Public Records Bexar County Texas, and a 0.001 acre tract as described in Volume 15024 Page 2472 of the Official Public Records of Bexar County Texas, said 0.014 of an acre easement being more particularly described as follows;

Commencing at a ½" iron pin with cap stamped "Pape Dawson" found in the Westerly line of said remaining portion of Lot 9, A-9, and part of Lot 8, Thence S 15° 32, 09"W, a distance of 23.08 feet to the Northwest corner of said 0.668 acre tract;

Thence with the North line of said 0.668 of an acre tract S 71° 09' 48"E, a distance of 81.58 feet to a point;

Thence N 06° 56' 28"E, a distance of 3.14 feet to a point for the Northwest corner and Point of Beginning of this herein described easement;

Thence S 83° 03' 32"E, a distance of 15.00 feet to a point for the Northeast corner of this herein described easement;

Thence S 06° 56'28" W, a distance of 42.31 feet to a point for corner;

Thence N 72° 15'19" W, a distance of 15.27 feet to a point for corner;

Thence N 06° 56'28" E a distance of 39.45 feet to the Point of Beginning and being a 0.014 of an acre storm sewer easement.

Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

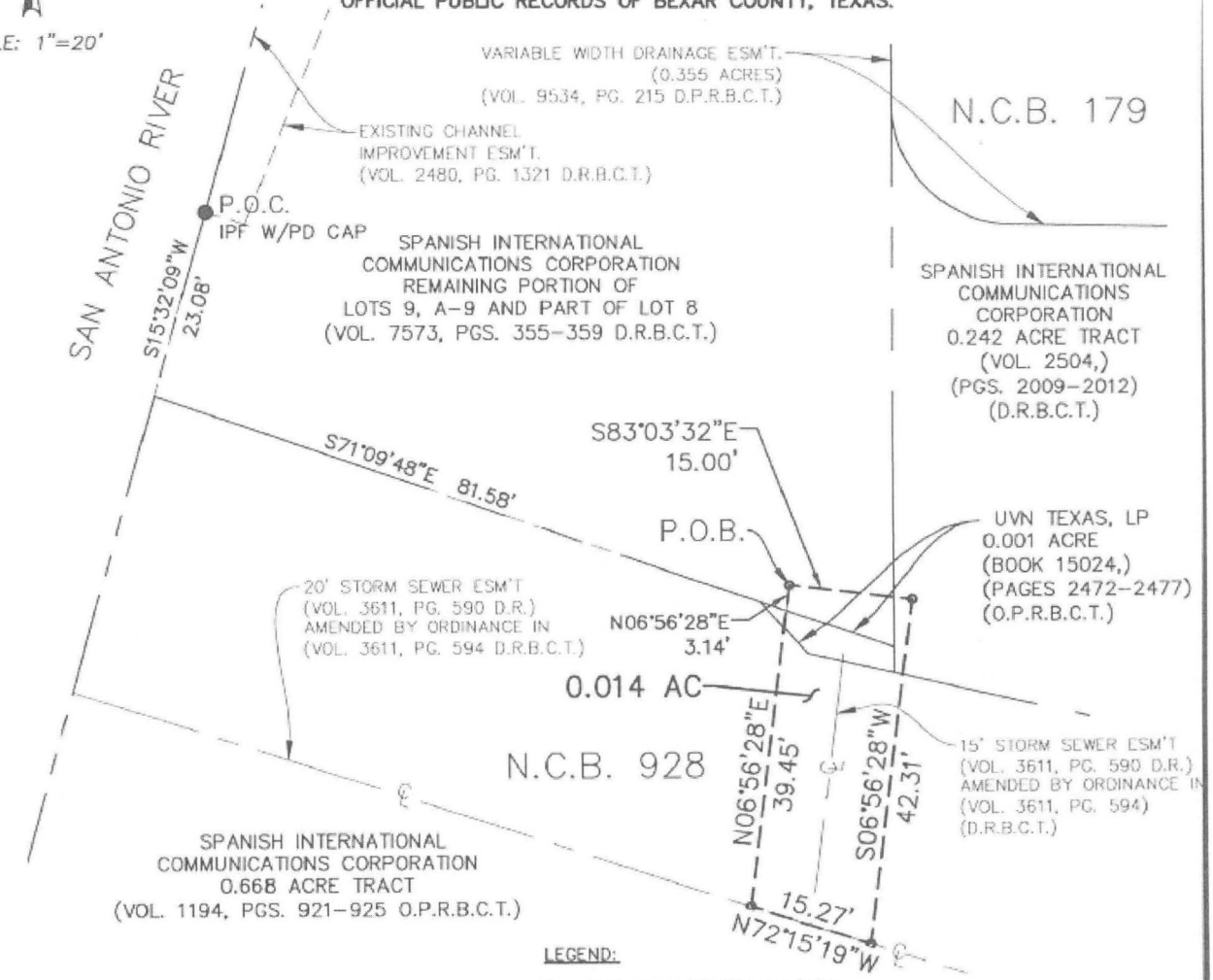
Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.014 acre Storm Sewer Easement.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.014 OF AN ACRE UTILITY EASEMENT, LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 3611, PAGE 590, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF LOTS 9, A-9, AND PART OF LOT 8, IN N.C.B. 928, OUT OF 0.242 ACRE TRACT DESCRIBED IN VOLUME 2504, PAGE 2009 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF 0.668 ACRE TRACT DESCRIBED IN VOLUME 1194, PAGE 921, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.AND 0.001 ACRE TRACT DESCRIBED IN BOOK 15024, PAGE 2472 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=20'



LEGEND:

● = (IPF) FND 1/2" IRON PIN/ROD UNLESS OTHERWISE NOTED
(O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(D.P.R.B.C.T.) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(D.R.B.C.T.) = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
( ) = PLAT CALLS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
411 E. DURANGO BLVD. (CAESAR CHAVEZ)
SAN ANTONIO, TX 78205

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 6 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0658
DATE: MAY 2013 JOB BBD010

Attachment IV

METES AND BOUNDS
FOR A
0.063 OF AN ACRE STORM SEWER EASEMENT

Being 0.063 of an acre storm sewer easement situated in N.C.B. 928, City of San Antonio, Bexar County , Texas, described in Volume 3611 Page 590 of the Deed Records of Bexar County Texas, Amended by Ordinance in Volume 3611 Page 594 of the Deed Records of Bexar County, Texas, and being out of a 0.668 acre tract of land, recorded in Volume 1194 Page 921 of the Official Public Records of Bexar County, Texas, said 0.063 of an acre easement being more particularly described as follows;

Commencing at a ½" iron pin with cap stamped "Pape Dawson" found in the Northerly line of Cesar Chavez Blvd., for the Southwest corner of said 0.668 of an acre tract;

Thence departing Cesar Chavez Blvd. with the Easterly line of the San Antonio River and the Westerly line of said 0.668, N 15° 32'09" E a distance of 113.44 feet to a point for corner and the Point of Beginning of this herein described easement;

Thence continuing with the East line of the San Antonio River and the West line of said 0.668 of an acre tract, N 15° 32'09" E distance of 20.01 feet to a point for the North corner of this herein described easement;

Thence departing the East line of the San Antonio River and into said 0.668 of an acre tract the following calls and distances;

S 72° 15'19"E a distance of 136.55 feet to a point for the East corner of this herein described easement;

S 17° 44'41" W a distance of 20.00 feet to a point for the South corner of this herein described easement;

Thence N 72° 15'19" W a distance of 135.78 feet to the Point of Beginning and being a 0.063 of an acre storm sewer easement.

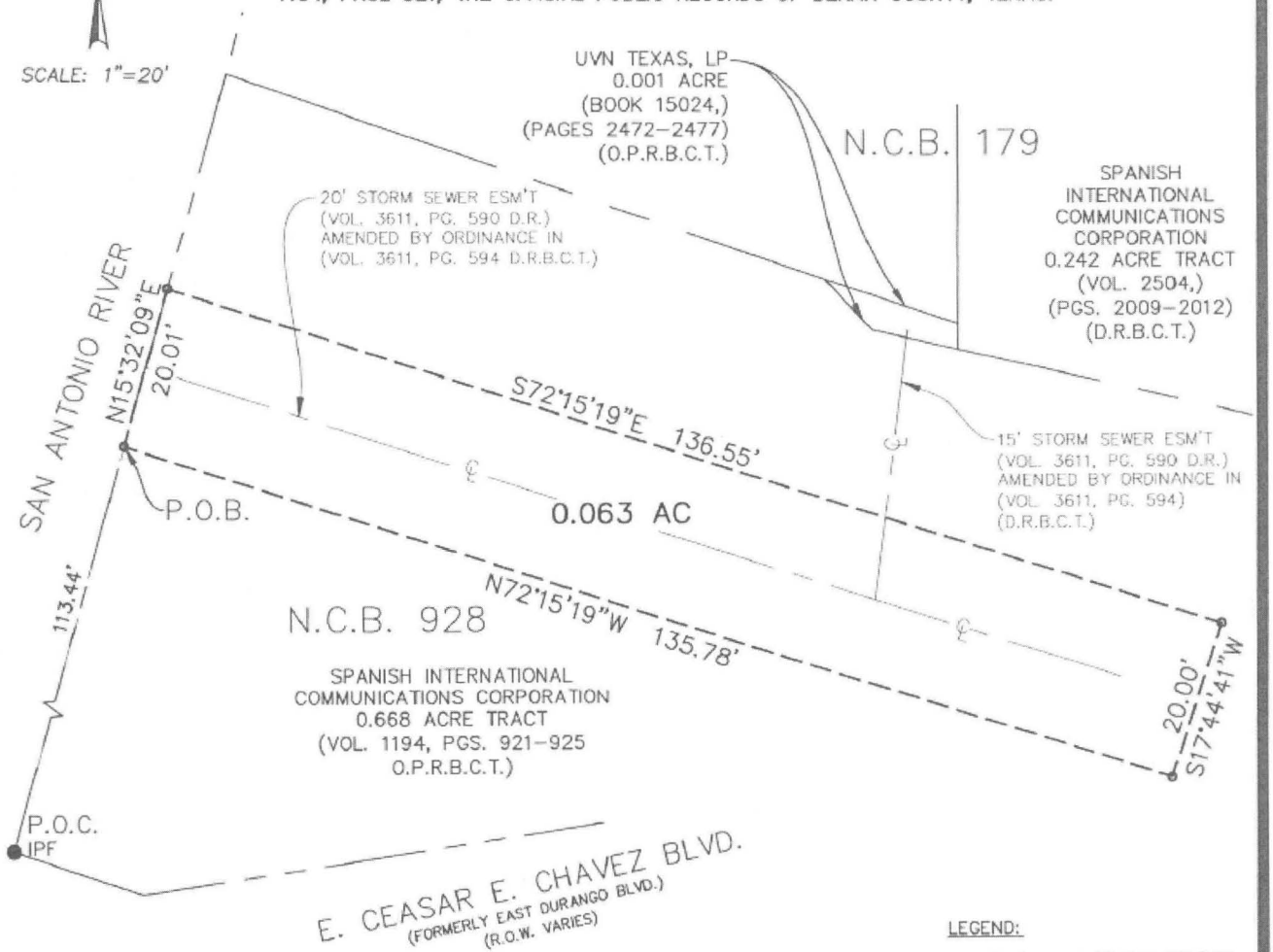
Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.063 of an acre Storm Sewer Easement.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.063 OF AN ACRE UTILITY EASEMENT SITUATED IN THE N.C.B. 928, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN VOLUME 3611, PAGE 590 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AMENDED BY ORDINANCE IN VOLUME 3611, PAGE 594 PF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF 0.668 ACRE TRACT OF LAND, RECORDED IN VOLUME 1194, PAGE 921, THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND:

● = (IPF) FND 1/2" IRON PIN/ROD UNLESS OTHERWISE NOTED
(O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(D.P.R.B.C.T.) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(D.R.B.C.T.) = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
( ) = PLAT CALLS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
411 E. DURANGO BLVD. (CAESAR CHAVEZ)
SAN ANTONIO, TX 78205

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 8 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0858
DATE: MAY 2013 JOB BRD010

Attachment V

METES AND BOUNDS
FOR A
0.099 OF AN ACRE UTILITY EASEMENT

Being a 0.099 of an acre utility easement situated in N.C.B. 179, City of San Antonio, Bexar County , Texas, and being out of Lot 18 Sumner Suites Subdivision, as recorded in Volume 9534 Page 215 of the Deed and Plat Records of Bexar County Texas, described in quit claim deed from the City of San Antonio to Spanish International Communications International in Volume 2480 Page 1324 of the Official Public Records of Bexar County Texas, said 0.099 acre utility easement being more particularly described as follows;

Commencing at a ½" iron pin with cap stamped "Pape Dawson" found in the West line of St. Mary's Street for an angle point of said Lot 18;

Thence with the West line of Saint Mary's Street S 19° 54' 30"E, a distance of 51.96 feet to a point;

Thence departing the West line of Saint Mary's Street and into said Lot 18, S 89° 53' 03" W a distance of 287.91 feet to the Point of Beginning of this herein describe easement;

Thence S 00° 35' 05" E a distance of 38.50 feet to a point for the Southeast corner of this herein described easement;

Thence S 89° 24' 55"W a distance of 112.79 feet to a point for corner;

Thence N 00° 37' 05" W a distance of 38.50 feet to a point for the Northwest corner of this herein described easement;

Thence N 89° 24' 55"E a distance of 112.81 feet to the Point of Beginning and being 0.099 of an acre utility easement.

Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

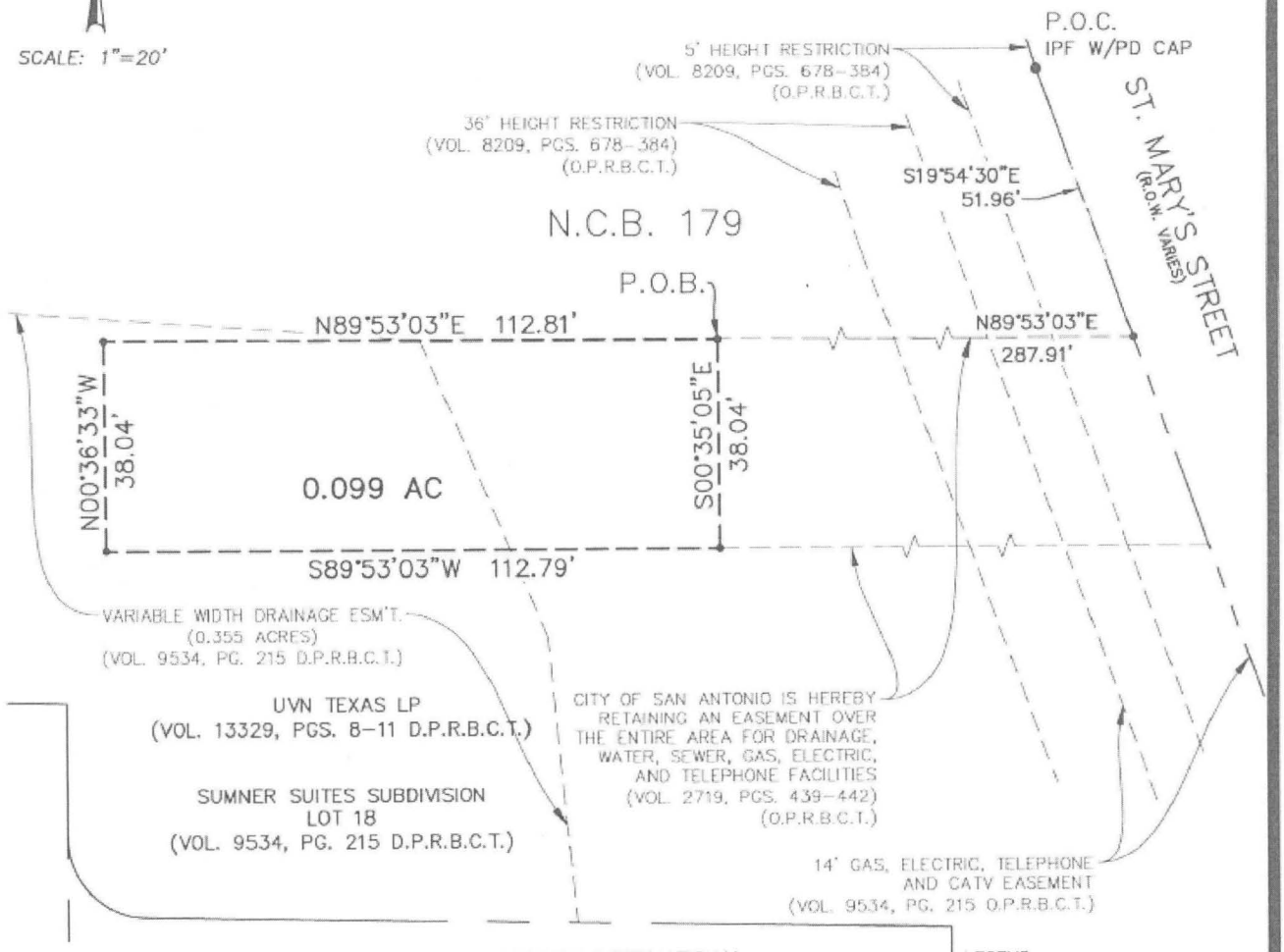
Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.099 acre ROW.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.099 OF AN ACRE UTILITY EASEMENT SITUATED IN THE N.C.B. 179, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 18, SUMNER SUITES SUBDIVISION RECORDED IN VOLUME 9534, PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 2480, PAGE 1324, DEED RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=20'



NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
633 S. ST. MARY'S STREET
SAN ANTONIO, TX 78205

LEGEND:

● = (IPF) FND 1/2" IRON PIN/ROD UNLESS OTHERWISE NOTED
(O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(D.P.R.B.C.T.) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(D.R.B.C.T.) = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
( ) = PLAT CALLS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 8 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0858
DATE: MAY 2013 JOB DRD010

Attachment VI

METES AND BOUNDS
FOR A
0.257 OF AN ACRE UTILITY EASEMENT

Being 0.257 of an acre utility easement situated in N.C.B. 179, City of San Antonio, Bexar County, Texas, being out of Lot 18, Sumner Suites Subdivision recorded in Volume 9534 Page 215 of the Deed and Plat Records of Bexar County Texas, described in Volume 2719 Page 439, Deed Records of Bexar County, Texas, said 0.257 acre utility easement being more particularly described as follows;

Commencing at a ½" iron pin with cap stamped "Pape Dawson" found in the Westerly line of Saint Mary's Street and for an angle point in the Easterly line of said Lot 18;

Thence with the Westerly line of Saint Mary's Street S 19° 54'30" E, a distance of 51.96 feet to a point for the Northeast corner and Point of Beginning of this herein described easement;

Thence continuing with the Westerly line of Saint Mary's Street S 19° 54'30" E, a distance of 40.43 feet to a point for the Southeast corner of this herein described easement;

Thence departing the West line of Saint Mary's Street and into said Lot 18 the following calls and distances;

S 89° 53'03" W, a distance of 301.28 feet to a point for corner;

N 00° 35' 05"W, a distance of 38.04 feet to a point for corner;

Thence N 89° 53'03" E a distance of 287.91 feet to the Point of Beginning and being a 0.257 of an acre utility easement.

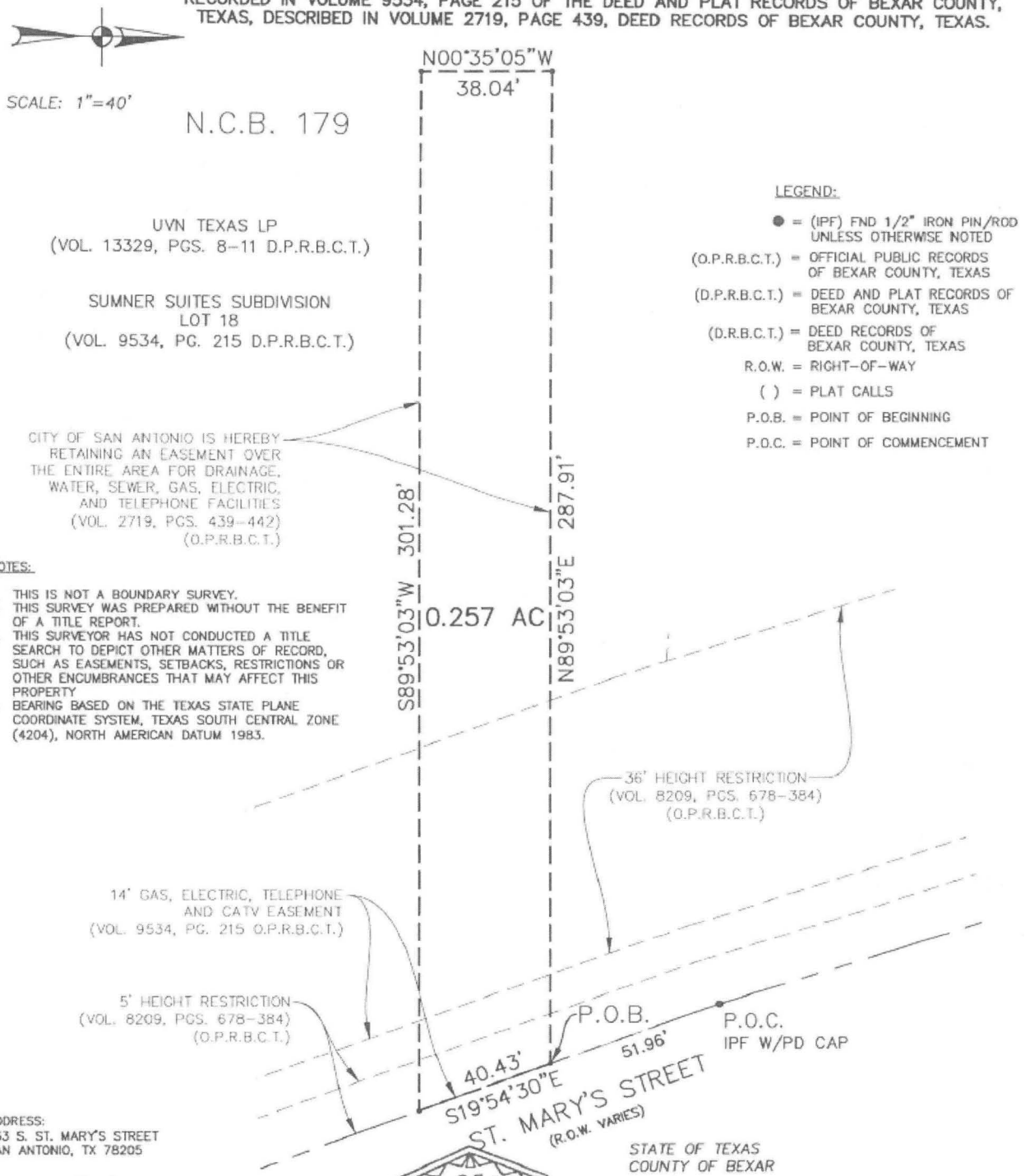
Bearings Referenced to the Texas Coordinate System, South Central Zone, NAD83 (2011).

Surveyed on the ground this the 8th day of May, 2013.

Kurt Schumacher
Registered Professional Land Surveyor No. 6333
C:\M&B Docs\BRD-Univision\0.0579 of an acre Storm Sewer Easement.docx

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

BEING 0.257 OF AN ACRE UTILITY EASEMENT SITUATED IN THE N.C.B. 179, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 18, SUMNER SUITES SUBDIVISION RECORDED IN VOLUME 9534, PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN VOLUME 2719, PAGE 439, DEED RECORDS OF BEXAR COUNTY, TEXAS.



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4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
633 S. ST. MARY'S STREET
SAN ANTONIO, TX 78205

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH: (210)325-0858
DATE: MAY 2013 JOB BRD010

STATE OF TEXAS REGISTERED KURT SCHUMACHER 6333 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 8 DAY OF MAY 2013

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333