

AN ORDINANCE 2011-06-23-0563

AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION OF FIVE PARCELS OF PRIVATELY OWNED REAL PROPERTY LOCATED IN NCBS 10675, 13143 AND 13144 IN COUNCIL DISTRICT 2, FOR THE NOBLEWOOD DRIVE STREET EXPANSION AT WHEATLEY HEIGHTS SPORTS COMPLEX PROJECT; DECLARING IT TO BE A PUBLIC PROJECT AND A PUBLIC NECESSITY FOR THE ACQUISITION; AND AUTHORIZING THE EXPENDITURE OF \$268,950.00 FOR THE ACQUISITION, AVAILABLE FROM AUTHORIZED CERTIFICATES OF OBLIGATION AND 2007-2012 BOND SAVINGS FUNDS.

* * * * *

WHEREAS, the City of San Antonio (“City”) desires to acquire all or a portion of five parcels of privately owned real property as part of the Noblewood Drive Street Expansion Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to obtain and acquire fee simple title interest to all, or a portion of five parcels of privately owned real property in Council District 2 as part of the Project as further described in SECTION 2 below; and

WHEREAS, this acquisition will allow for the reconstruction of Noblewood Drive, from East Houston Street to Tamarak Drive, and will extend Noblewood Drive from Tamarak Drive to the Wheatley Heights Sports Complex and will serve as the main entrance to the Wheatley Heights Sports Complex; and

WHEREAS, the Wheatley Heights Sports Complex, currently under construction, is being managed by the Eastside Christian Action Group, with a completion date of October 2011, and will provide various recreational sport field facilities for public usage. There is another access point to the Complex which will be used while the construction is being completed; and

WHEREAS, this Ordinance authorizes the expenditure of \$268,950.00 from the 2007-2012 General Obligation Bond Savings Program for the acquisitions for land, title and closing costs associated with acquiring these properties; **NOW THEREFORE**,

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

SECTION 1. The Noblewood Drive Street Expansion Project is hereby declared to be a necessary public project.

SECTION 2. A public necessity is hereby declared for the City of San Antonio to acquire fee simple title to five parcels of privately owned real property, by negotiation, dedication and/or condemnation, if necessary, and more particularly described below:

Parcel No.	Legal Description
18825	0.4837 acres out of 60.682 acre tract, G. Nunez Survey No. 151, Abstract No. 548, NCB 10675
18826	Lot 1, Block 4, NCB 13144
18827	Lot 27, Block 3, NCB 13143
18827A	0.0636 acres out of 60.682 acre tract, G. Nunez Survey No. 151, Abstract No. 548, NCB 10675
18828	Lot 26, Block 3, NCB 13143

The property is more specifically shown on the Site Map attached hereto as **Exhibit A** and further described by metes and bounds in **Exhibits B through F** and incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 3. The City Manager, or her designee, is hereby authorized to direct the City Attorney to institute and prosecute to conclusion all necessary proceedings to condemn such properties if the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 4. The prior actions and efforts of City officials to negotiate the purchase of the necessary rights and the steps taken to initiate and prosecute condemnation of the property are hereby ratified and affirmed.

SECTION 5. Payment in the amount not to exceed \$268,950.00 in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 23-01259, Noblewood Dr. Street Expansion, is authorized to be encumbered and made payable to the selected title companies for land, title, and closing costs.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Chief Financial Officer, City of San Antonio. The Chief Financial Officer 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 7. The City staff is hereby directed to negotiate with the owners of the parcels for the acquisition of the property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Chief Financial Officer is directed to disburse funds in accordance herewith.

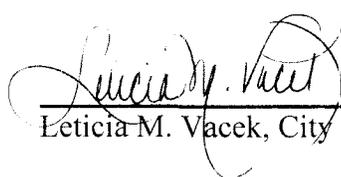
SECTION 8. In the event that the City negotiations fail and staff is unable to acquire the property from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

SECTION 9. This Ordinance shall be effective immediately if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this the 23rd day of June, 2011.


M A Y O R
Julián Castro

ATTEST:

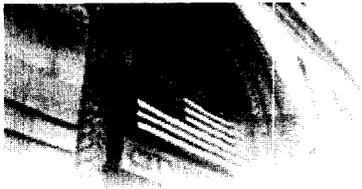


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

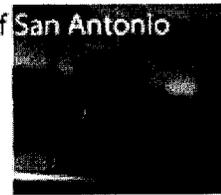


for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

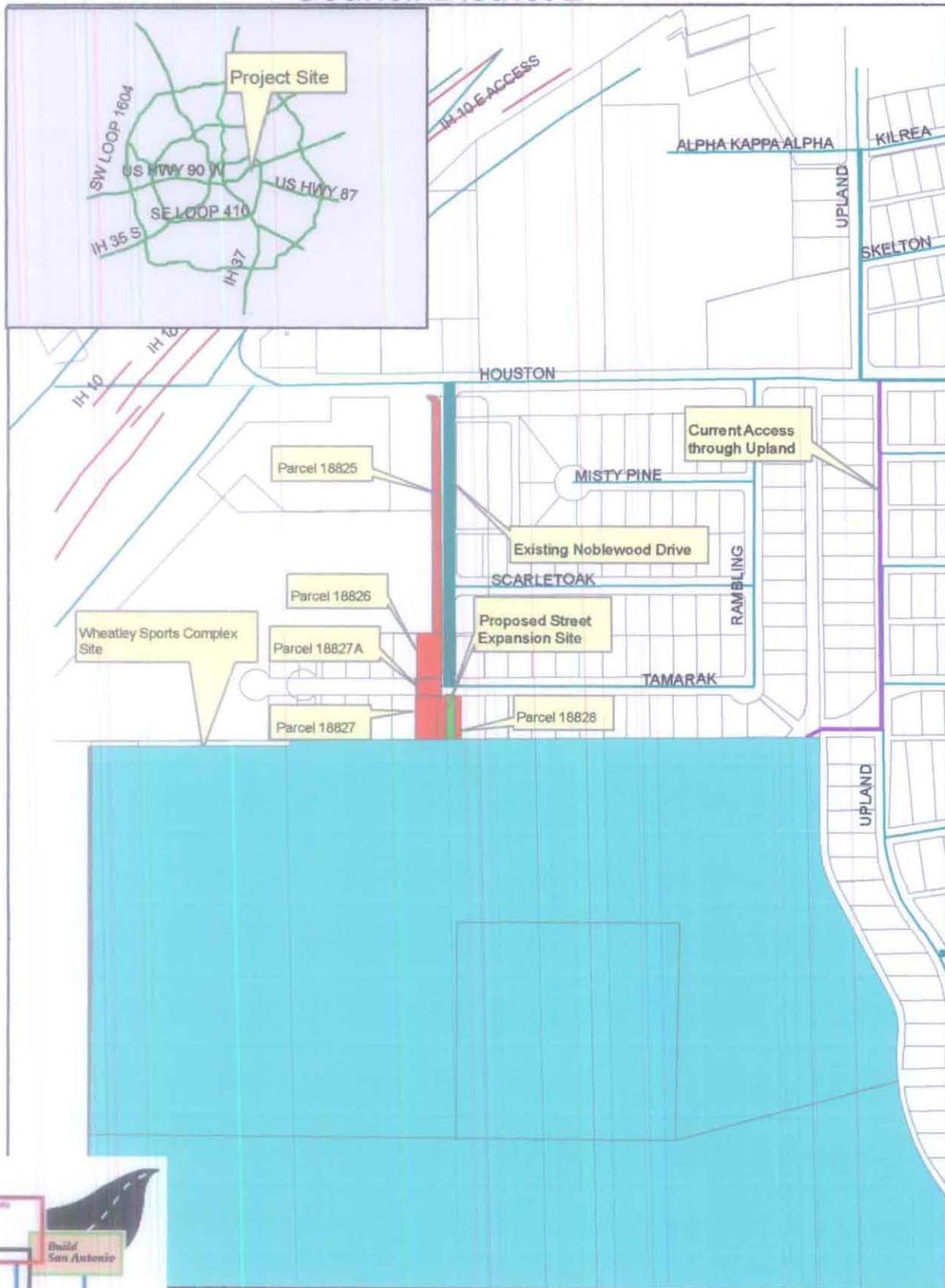
City of San Antonio



Agenda Voting Results - 27

Name:	6A, 6B, 6C, 7, 8, 9, 10, 11, 12, 13, 14A, 14B, 15, 18, 19, 20, 21, 22, 24, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 27, 28, 29, 30A, 30B, 31, 32, 33A, 35, 36, 37, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 40, 41, 43, 44, 45, 46, 47, 49A, 49B, 49C, 49D, 50, 51, 52, 53A, 53B, 54, 55, 56A, 56B, 57						
Date:	06/23/2011						
Time:	09:57:52 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition through negotiation or condemnation of five parcels of privately owned real property located in NCBs 10675, 13143 and 13144 in Council District 2, for the Noblewood Drive Street Expansion at Wheatley Heights Sports Complex Project; declaring it to be a public project and a public necessity for the acquisition; and authorizing the expenditure of \$268,950.00 for the acquisition, available from authorized Certificates of Obligation and 2007-2012 Bond Savings Funds. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				x
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Noblewood Drive Street Expansion Project Council District 2



Not to scale



EXHIBIT A

Metes and Bounds
0.4837 Acres
out of a 60.682 Acre Tract
G. Nunez Sur. No. 151, Abs. No. 548, N.C.B. 10675
March 11, 2011

Being a portion of land out of a 60.682 acre tract as described in Volume 11796, Page 2284 of the Real Property Records of Bexar County, Texas, being situated in the G. Nunez Survey Number 151, Abstract Number 548, New City Block 10675 and being more particularly described as follows;

Beginning: at a found ½" iron rod on the west right-of-way line of Noblewood Drive (50' R.O.W.) being the northeast corner of Lot 1, Block 4, N.C.B. 13144 of Cherry Hills Subdivision as recorded in Volume 4500, Page 43 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of this tract described herein;

Thence: South 89°57'45" West, 32.00 feet along the north line of said Lot 1 to a set ½" iron rod with cap (GE Reaves) for the southwest corner of this tract described herein;

Thence: North 00°01'48" West, 633.14 feet piercing said 60.682 acre tract to a set ½" iron rod with cap (GE Reaves) at PC of a curve to the left;

Thence: along said curve to the left having a radius of 25.00 feet, a central angle of 90°26'53", and an arc length of 39.47 feet to a set ½" iron rod with cap (GE Reaves) on the south R.O.W. line of East Houston Street (60' R.O.W.), at the PT of said curve, for the northwest corner of this tract described herein;

Thence: North 89°31'19" East, 32.00 feet along the south R.O.W. line of said East Houston Street to a found ½" iron rod at a PC of a curve to the right;

Thence: along said curve to the right having a radius of 25.00 feet, a central angle of 90°31'38", and an arc length of 39.50 feet to a found ½" iron rod with cap (Castello & Assoc.) on the west R.O.W. line of said Noblewood Drive;

Thence: South 00°01'48" East, 633.36 feet along the west R.O.W. line of said Noblewood Drive to the **POINT OF BEGINNING** and containing 0.4837 acres, or 21,071 square feet, of land as surveyed on the ground by GE Reaves Engineering, Inc. on March 3, 2011.

Basis of bearing is the west right-of-way line of said Noblewood Drive as referenced in Volume 11796, Page 2284 of the Real Property Records of Bexar County, Texas.

Gaylord E. Reaves, RPLS 3501

COSA PARCEL #18825

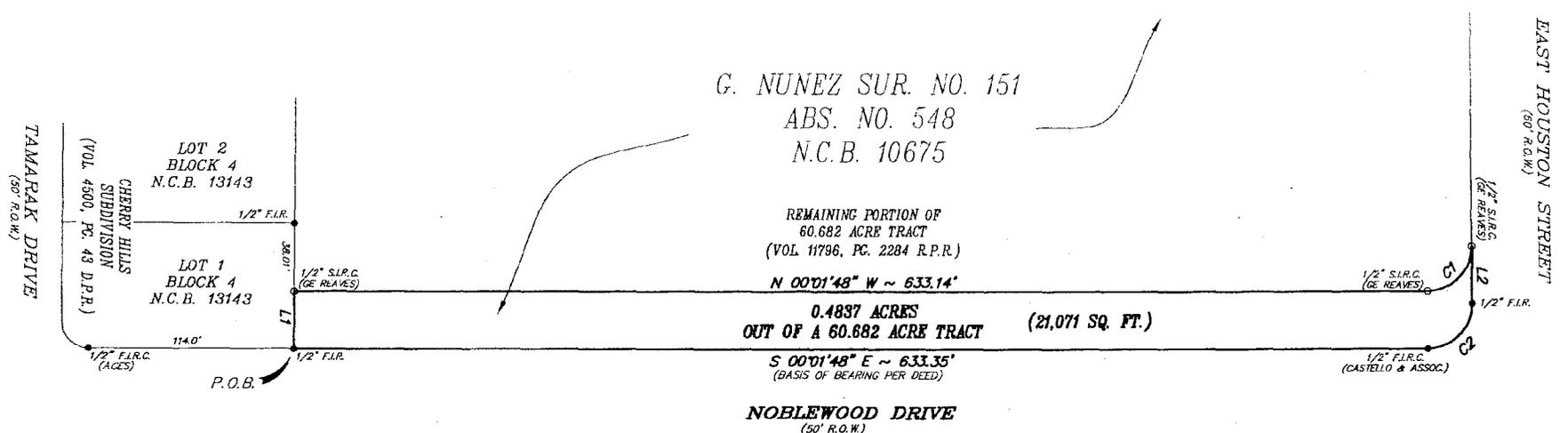


Gaylord E. Reaves 2/4/7/11

FN34559

EXHIBIT B

× BARBED WIRE	△ SMOOTH WIRE	— WOOD FENCE
○ IRON FENCE	◇ CHAIN LINK FENCE	— WATER FLOW



G. NUNEZ SUR. NO. 151
 ABS. NO. 548
 N.C.B. 10675

REMAINING PORTION OF
 60.682 ACRE TRACT
 (VOL. 11796, PG. 2284 R.P.R.)
 N 00°01'48" W ~ 633.14'
 0.4837 ACRES (21,071 SQ. FT.)
 S 00°01'48" E ~ 633.35'
 (BASIS OF BEARING PER DEED)

NOBLEWOOD DRIVE
 (50' R.O.W.)

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	RADIUS	CENTRAL ANGLE	LENGTH
L1	32.00'	S89°57'45"W	C1	25.00'	90°26'53"	39.47'
L2	32.00'	N89°31'19"E	C2	25.00'	90°31'38"	39.50'

PARCEL NO. 18825

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLATS AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING AND LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

DATE OF SURVEY: 3/3/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER



GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. BOX 791793
 SAN ANTONIO, TEXAS 78279-1793
 210 490-4506 - FAX: 210 490-4812



To lienholder and/or landowner ~
 I, Gaylord E. Reaves, a Registered Land Surveyor in the State of Texas, do hereby certify that the above plot is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

0.4837 ACRES OUT OF A 60.682 ACRE TRACT

Lot(s) ~ Block ~ N.C.B. 10675 Scale 1"=60'
 Addition or Subdivision G. NUNEZ SUR. NO. 151, ABS. NO. 548
 Volume 11796, Page 2284 of the REAL PROPERTY records of BEAR County, Texas.
 Owner CITY OF SAN ANTONIO
 Address: 3860 E. IH 10 Cf No. ~

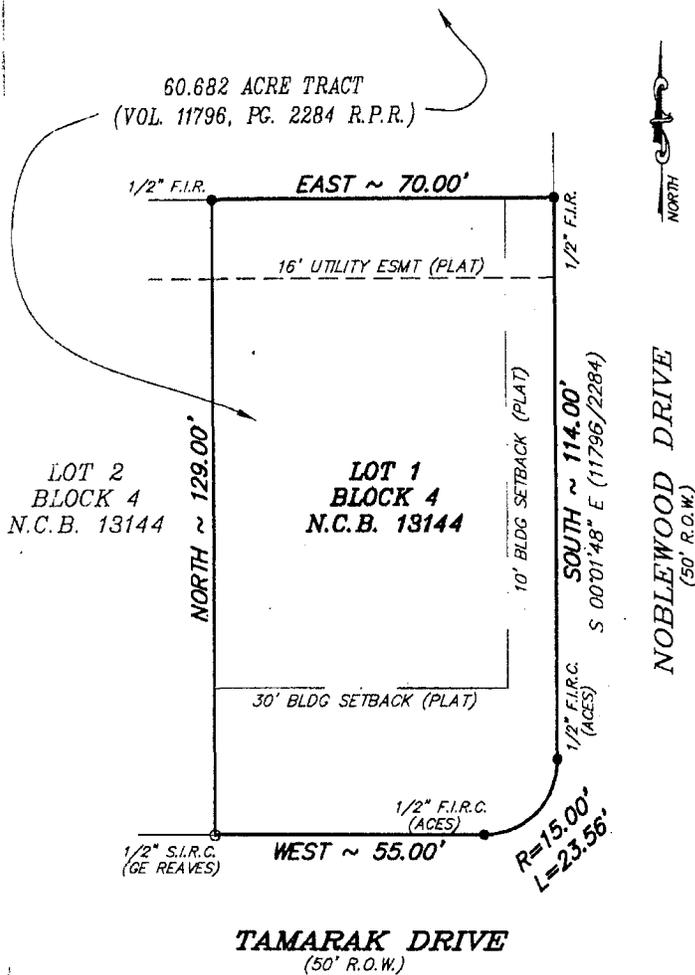
Revision Date	Scope/Description	Revision No.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

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JOB NO. 34-559*

BEXAR COUNTY, TEXAS



GENERAL NOTES:

1. SUBJECT PROPERTY ALSO A PART OF A 60.682 ACRE TRACT AS DESCRIBED IN VOL. 11796, PG. 2284 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

PARCEL NO. 18826

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 3/3/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) 1 Block 4 N.C.B. 13144
 Addition or Subdivision CHERRY HILLS
 Volume 4500, Page 43 of the DEED & PLAT records of BEXAR County, Texas.
 Address: 4027 TAMARAK DRIVE GF No. ~
 Reference name: CITY OF SAN ANTONIO

To: The Leinholder and/or Landowner and to _____
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



Gaylord E. Reaves
 Registered Professional Land Surveyor



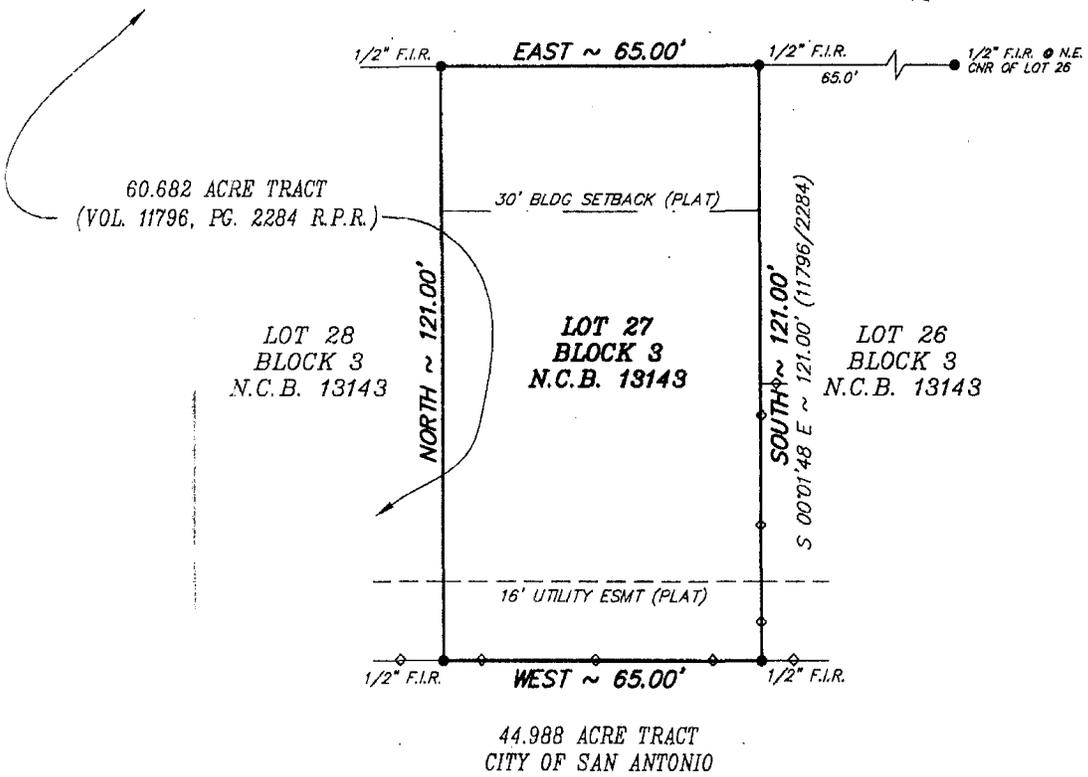
GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34560*

BEXAR COUNTY, TEXAS

TAMARAK DRIVE
 (50' R.O.W.)



GENERAL NOTES:
 1. SUBJECT PROPERTY ALSO A PART OF A 60.682 ACRE TRACT AS DESCRIBED IN VOL. 11796, PG. 2284 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

PARCEL NO. 18827

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND
 SCALE: 1"=30' DATE OF SURVEY: 3/3/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) 27 Block 3 N.C.B. 13143
 Addition or Subdivision CHERRY HILLS
 Volume 4500, Page 43 of the DEED & PLAT records of BEXAR County, Texas.
 Address: 4026 TAMARAK DRIVE GF No. ~
 Reference name: CITY OF SAN ANTONIO

To: The Lelnholder and/or Landowner and to _____
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



Gaylord E. Reaves
 Registered Professional Land Surveyor



GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812

Date	Revision	By
JOB NO. 34561*		

Metes and Bounds
0.0636 Acres
out of a 60.682 Acre Tract
G. Nunez Sur. No. 151, Abs. No. 548, N.C.B. 10675
June 8, 2011

Being a portion of land out of a 60.682 acre tract as described in Volume 11796, Page 2284 of the Real Property Records of Bexar County, Texas, also formerly a part of the Tamarak Drive right-of-way, being situated in the G. Nunez Survey Number 151, Abstract Number 548, New City Block 10675 and being more particularly described as follows;

Beginning: at a set ½" iron rod with cap (GE Reaves) on the south right-of-way line of Tamarak Drive (50' R.O.W.) and the east line of said 60.682 acre tract, being West 5.00 feet from a found ½" iron rod at the northwest corner of Lot 26, Block 3, N.C.B. 13143, and the northeast corner of Lot 27, Block 3, N.C.B. 13143, Cherry Hills Subdivision as recorded in Volume 4500, Page 43 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of this tract described herein;

Thence: West, 55.91 feet along the south R.O.W. line of said Tamarak Drive and along the north line of said Lot 27, to a set ½" iron rod with cap (GE Reaves) for the southwest corner of this tract described herein;

Thence: North, 50 feet to a found ½" iron rod with cap (GE Reaves) on the north R.O.W. line of said Tamarak Drive, being the southwest corner of Lot 1, Block 4, N.C.B. 13143 and the southeast corner of Lot 2, Block 4, N.C.B. 13143, of said Cherry Hills Subdivision, for the northwest corner of this tract described herein;

Thence: East, 55.00 feet, along the north R.O.W. line of said Tamarak Drive and the south line of said Lot 1, to a found ½" iron rod with cap (A.C.E.S.) on the east line of said 60.682 acre tract, for the northeast corner of this tract described herein;

Thence: South 01°02'34" East, 50.01 feet, along the east line of said 60.682 acre tract, to the **POINT OF BEGINNING** and containing 0.0636 acres, or 2,773 square feet, of land as surveyed on the ground by GE Reaves Engineering, Inc. on June 3, 2011.

Basis of bearing is the south right-of-way line of said Tamarak Drive as referenced in Volume 4500, Page 43 of the Real Property Records of Bexar County, Texas.

Gaylord E. Reaves, RPLS 3501

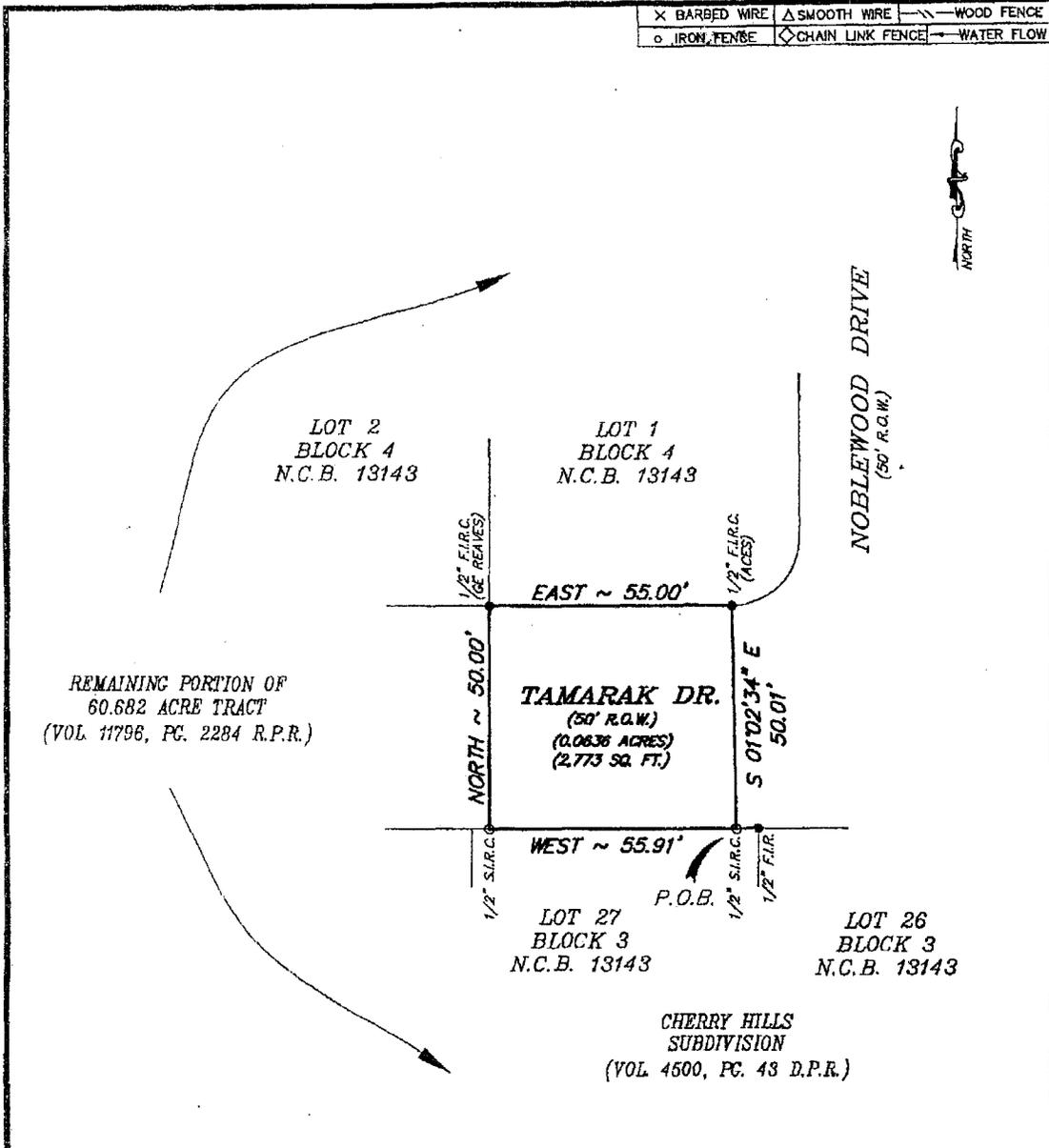
COSA PARCEL #18827A



FN34559A

EXHIBIT E

X BARBED WIRE Δ SMOOTH WIRE --- WOOD FENCE
 ○ IRON PILE ◊ CHAIN LINK FENCE → WATER FLOW



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PARCEL NO. 18827A

0.0636 OF AN ACRE OUT OF A 60.682 ACRE TRACT

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 6/3/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) ~ ~ ~ Block ~ ~ ~ N.C.B. ~ ~ ~
 Addition or Subdivision G. NUNEZ SUR. NO. 151, ABS. NO. 548
 Volume 11796, Page 2284 of the REAL PROPERTY records of BEXAR County, Texas.
 Address: TAMARAK DRIVE GF No. ~ ~ ~
 Reference name: CITY OF SAN ANTONIO

To: The Lessor and/or Landowner and to _____
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



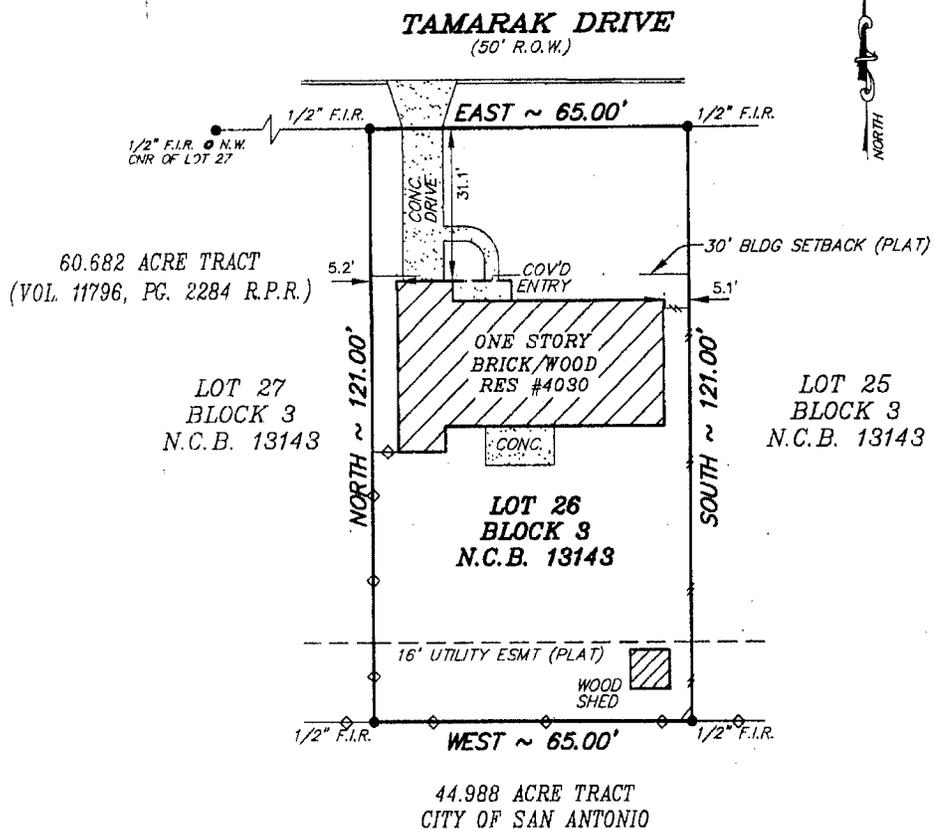
Gaylord E. Reaves
 Registered Professional Land Surveyor



GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812

Date	Revision	By
JOB NO. 34559A		

X BARBED WIRE Δ SMOOTH WIRE --- WOOD FENCE
 ○ IRON FENCE ◇ CHAIN LINK FENCE ← WATER FLOW



THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

PARCEL NO. 18828

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND
 SCALE: 1"=30' DATE OF SURVEY: 3/3/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) 26 Block 3 N.C.B. 13143
 Addition or Subdivision CHERRY HILLS
 Volume 4500, Page 43 of the DEED & PLAT records of BEXAR County, Texas.
 Address: 4030 TAMARAK DRIVE CF No. ~
 Reference name: CITY OF SAN ANTONIO

To: The Loinholder and/or Landowner and to
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



Registered Professional Land Surveyor



GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34562*