

AN ORDINANCE 2012-04-19-0275

**AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION, OF FEE SIMPLE TITLE OF 17 PARCELS OF PRIVATELY-OWNED REAL PROPERTY LOCATED IN NCB 9108, 9109, 9081 AND 9082 FOR THE SEELING CHANNEL DRAINAGE PROJECT, A 2007-2012 BOND PROGRAM FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 7, DECLARING IT TO BE A PUBLIC USE PROJECT AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$700,000.00 PAYABLE TO THE SELECTED TITLE COMPANY.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio ("City") desires to acquire all or portions of privately owned real property as part of the Seeling Channel Improvements Phase I Project; and

**WHEREAS**, it is necessary to obtain and acquire fee simple title interest to all, or a portion of, privately owned real property in Council District 7 as part of the Project as further described in SECTION 2 below; and

**WHEREAS**, the Project will provide improvements to the existing Channel, from Woodlawn Lake to Wilson, to reduce flooding in the area, including converting the existing South Josephine Tobin Drive Bridge, upstream of Woodlawn Lake, into a pedestrian-only bridge and constructing a new vehicular bridge slightly upstream of the existing Josephine Tobin Bridge as well as channel improvements; and

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

**WHEREAS**, there is a one-time capital improvement expenditure in the amount of \$700,000.00 and available from the 2007-2012 General Obligation Bond funds; **NOW THEREFORE**,

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

**SECTION 1.** The Seeling Channel Improvements Phase I Project is hereby declared to be necessary public project.

**SECTION 2.** The City Council of the City of San Antonio finds a public necessity exists to acquire fee simple title in privately owned real property, by negotiation and/or condemnation, if necessary, as part of the Seeling Channel Improvements Phase I Project. Said parcels of land are generally located in the following:

PARCEL NO.	LEGAL DESCRIPTION
18832	0.006 acres (240 sq. ft.) out of Lot 14, Block 9, NCB 9108
18833	0.006 acres (240 sq. ft.) out of Lot 15, Block 9, NCB 9108
18834	0.006 acres (240 sq. ft.) out of Lot 16, Block 9, NCB 9108
18835	0.007 acres (300 sq. ft.) out of Lot 17, Block 9, NCB 9108
18836	0.009 acres (401 sq. ft.) out of Lot 18, Block 9, NCB 9108
18837	0.021 acres (907 sq. ft.) out of Lot 19, Block 2, NCB 9081
18838	0.001 acres (50 sq. ft.) out of Lot 20, Block 2, NCB 9081
18839	0.004 acres (180 sq. ft.) out of Lot 6, Block 10, NCB 9109
18840	0.006 acres (244 sq. ft.) out of Lot 7, Block 10, NCB 9109
18841	0.007 acres (308 sq. ft.) out of Lot 8, Block 10, NCB 9109
18842	0.010 acres (453 sq. ft.) out of Lot 9, Block 10, NCB 9109
18843	0.023 acres (1,023 sq. ft.) out of Lot 10, Block 10, NCB 9109
18844	All of Lot 13, Block 3, NCB 9082
18845	All of Lot 19, Block 3, NCB 9082
18846	All of Lot 20, Block 3, NCB 9082
18847	All of Lot 14, Block 3, NCB 9082
18848	All of Lot 21, Block 3, NCB 9082

The properties for the Project are more specifically shown on the Site Map attached hereto as **Exhibit A-1** and further described by metes and bounds in **Exhibits A-2 thru A-18** incorporated herein for all purposes. Collectively, the properties may be referred to as the “Property.”

**SECTION 3.** A Payment not to exceed \$700,000.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 40-00213, Seeling Channel Improvements Phase I, is authorized to be encumbered and made payable to the selected title company for the acquisition of 17 parcels of privately owned real property located in NCBs 9108, 9109, 9081 and 9082 in Council District 7 in Bexar County, Texas.

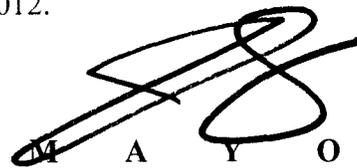
**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 5.** 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 Director of Finance is directed to disburse funds in accordance herewith.

**SECTION 6.** 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 7.** This Ordinance shall be effective immediately if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

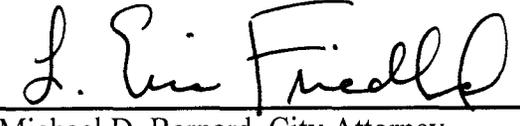
**PASSED and APPROVED** this 19th day of April, 2012.

  
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

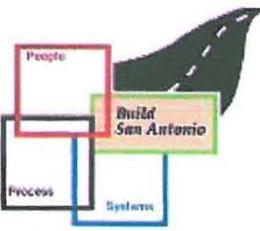
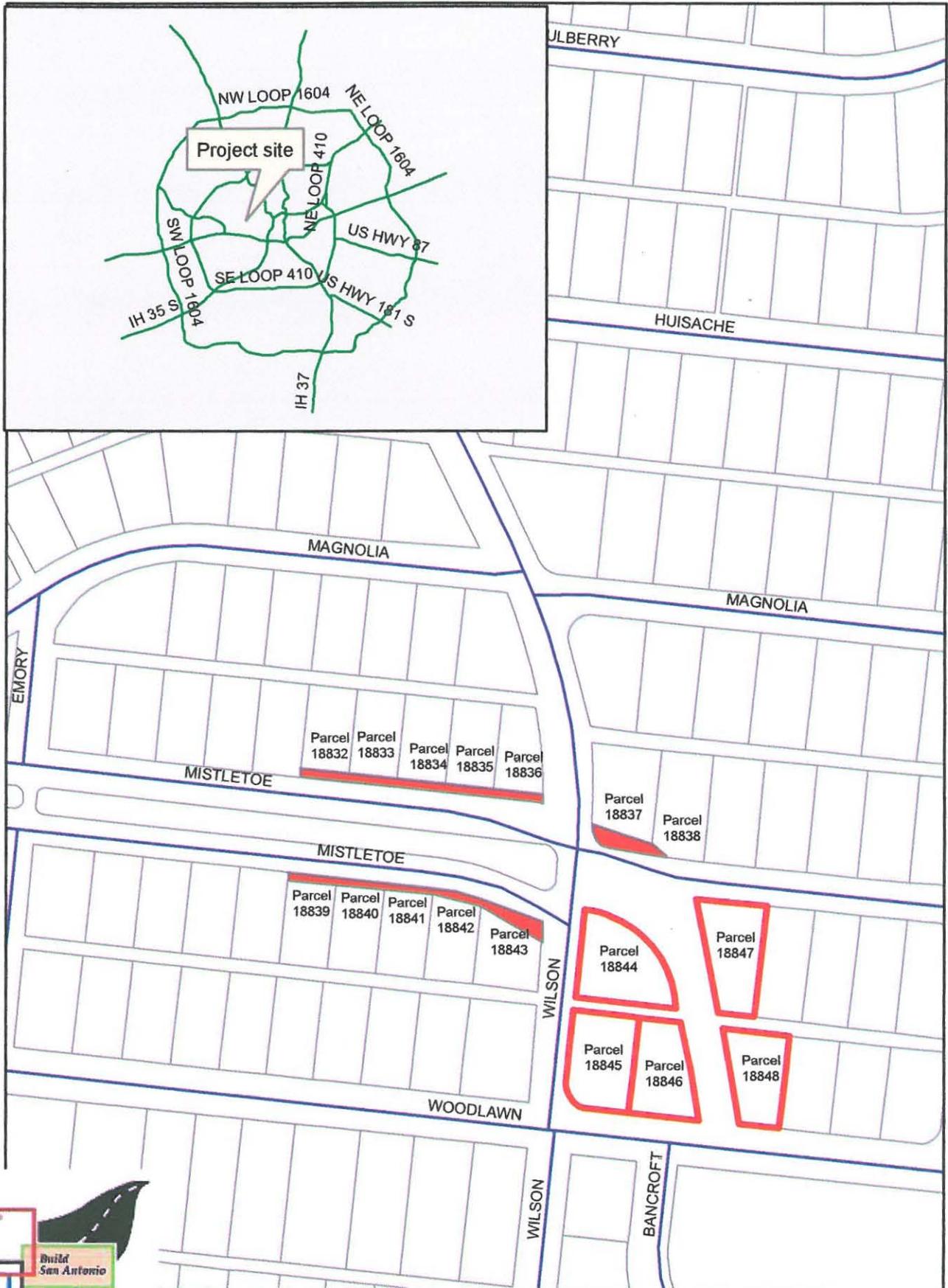
City of San Antonio



## Agenda Voting Results - 8

<b>Name:</b>	8						
<b>Date:</b>	04/19/2012						
<b>Time:</b>	10:16:20 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance authorizing the acquisition through negotiation or condemnation of fee simple title to 17 parcels of privately-owned real property located in NCBs 9108, 9109, 9081 and 9082 for the Seeling Channel Drainage project, a 2007-2012 Bond Program funded project, located in Council District 7; and, declaring it to be a public use project and authorizing expenditures not to exceed \$700,000.00 payable to the selected title company. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

# Seeling Channel Improvements Phase I Project



Partial takings are not drawn to scale

- Partial taking
- Whole taking



November 16, 2011  
2419 W. Mistletoe Ave. – Parcel 18832-ROW Take

Metes and Bounds  
Description

0.006 of one acre (240 square feet) of land out of Lot 14, Block 9, New City Block Number (N.C.B.) 9108, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 1-inch pipe found on the north right-of-way line of W. Mistletoe Ave. (110-foot right-of-way), for the southwest corner of Lot 15, said Block and Subdivision, same being the southeast corner of said Lot 14; (Y = 13,716,124.87, X = 2,115,244.89)

Thence North 83° 55' 53" West, along the north right-of-way line of said W. Mistletoe Ave., a distance of 60.00 feet to a point at a point from whence a 2-inch iron pipe found bears North 57° 07' West, a distance of 1.1 feet for the southeast corner of Lot 13 said Block and Subdivision same being the southwest corner of said Lot 14;

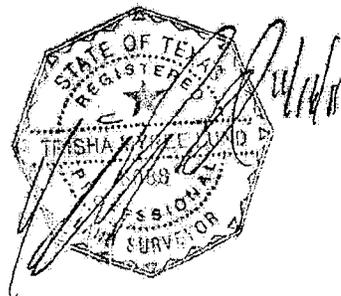
Thence North 06° 04' 07" East, with the common line of said Lots 13 and 14, a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

Thence South 83° 55' 53" East, departing the common line of said Lots 13 and 14 and crossing said Lot 14, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 14 and 15;

Thence South 06° 04' 07" West, 4.00 feet with the common line of said Lots 14 and 15 to the **POINT OF BEGINNING** and containing a computed area of 0.006 of one acre (240 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





November 16, 2011  
2415 W. Mistletoe Ave. – Parcel 18833-ROW Take

Metes and Bounds  
Description

0.006 of an acre (240 square feet) of land out of Lot 15, Block 9, New City Block Number (N.C.B.) 9108, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point from whence a 1/2-inch iron rod with cap stamped "MBL Eng) found bears South 85° 08' East, a distance of 0.5 feet on the north right-of-way line of W. Mistletoe Ave. (110-foot right-of-way), for the southwest corner of Lot 16, said Block and Subdivision, same being the southeast corner of said Lot 15; (Y =13,716,118.53, X = 2,115,304.55)

Thence North 83° 55' 53" West, along the north right-of-way line of said W. Mistletoe Ave., a distance of 60.00 feet to a 1-inch iron pipe found for the southeast corner of Lot 14 said Block and Subdivision same being the southwest corner of said Lot 15;

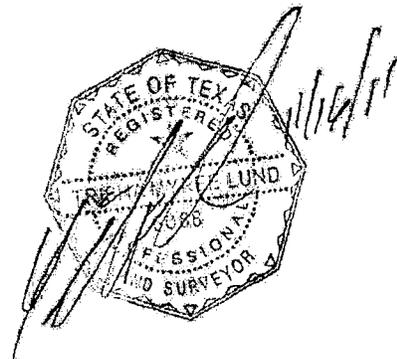
Thence North 06° 04' 07" East, with the common line of said Lots 14 and 15, a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

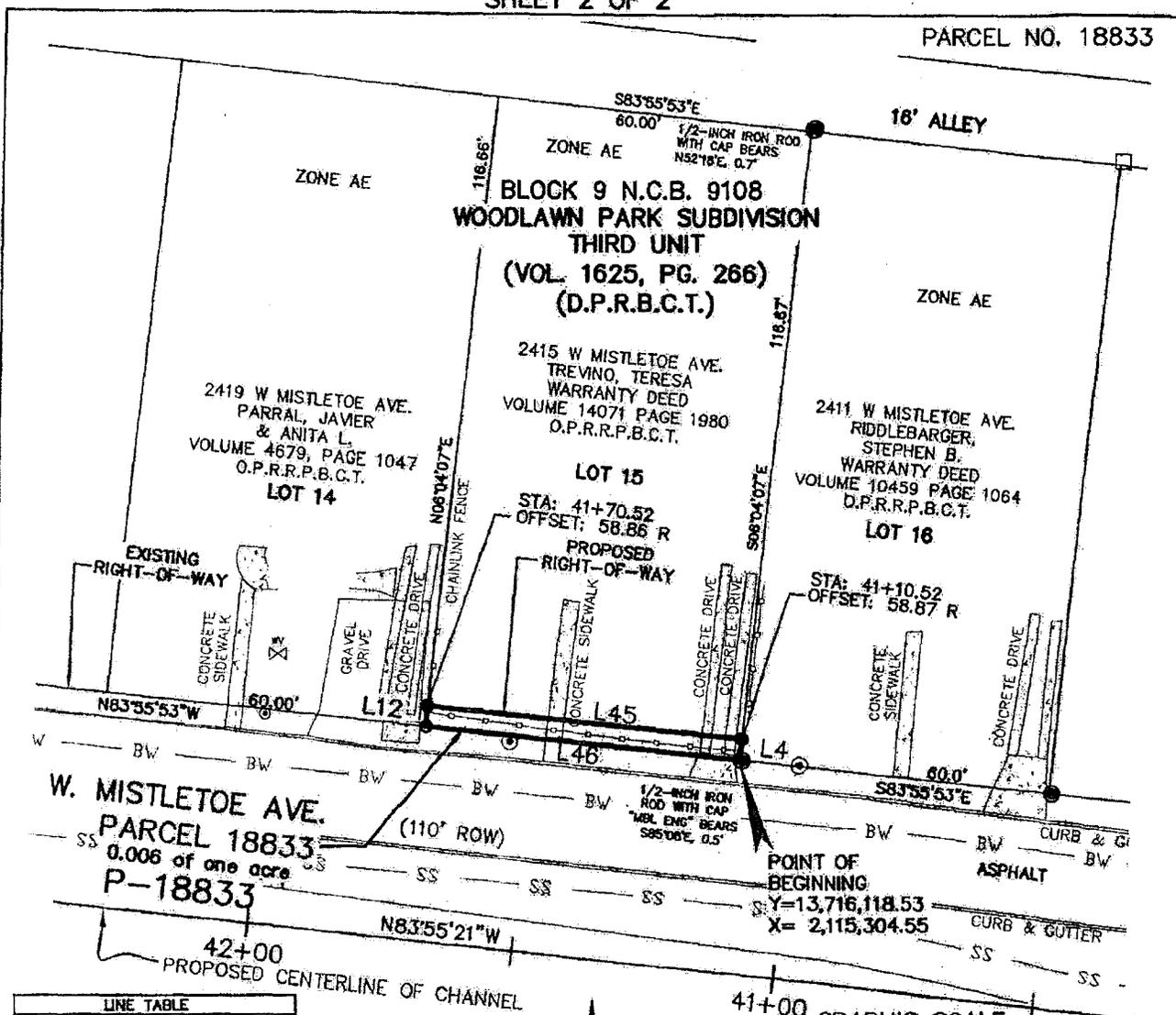
Thence South 83° 55' 53" East, departing the common line of said Lots 14 and 15 and crossing said Lot 15, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 15 and 16;

Thence South 06° 04' 07" West, 4.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.006 of one acre (240 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





LINE	BEARING	DISTANCE
L46	N83°55'53"W	60.00'
L12	N08°04'07"E	4.00'
L45	S83°55'53"E	60.00'
L4	S08°04'07"W	4.00'

**LEGEND**

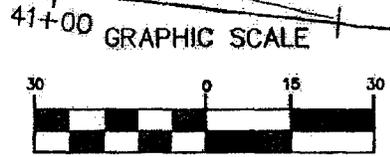
- FOUND 1-INCH IRON PIPE
- FOUND 1/2-INCH IRON ROD
- SET 1/2-INCH IRON ROD WITH "AECOM" CAP
- FOUND P.K. NAIL
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

- NOTES:
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-03850 DATED SEPTEMBER 29, 2010  
ZONE AE: THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED  
ALL OF LOT 15 IS IN THE FLOOD PLAIN



**UTILITY LEGEND**

- ⊗ WATER VALVE
- ⊙ WATER METER
- BW — WATER MAIN
- SS — SANITARY SEWER



(IN FEET)  
1 inch = 30 ft.  
**EXHIBIT SHOWING PARCEL 18833**  
0.006 OF ONE ACRE (240 SQ. FT.)  
OUT OF LOT 15  
BLOCK 9, N.C.B. 9108,  
WOODLAWN PARK SUBDIVISION,  
THIRD UNIT, SAN ANTONIO, TEXAS  
VOLUME 1625, PAGE 266, D.P.R.B.C.T.

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE: 1" = 30'	JOB #	60184822.60001	
DATE: 08-10-2011	F.B. #	SEELING CHANNEL BK.2	
DRAWN BY: CEM	CAD DATE:	08-10-2011	
CHECKED BY: TML	CAD FILE:	S SEELING CHANNEL, WOODLAWN PARK, PARCEL 18833	

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

November 16, 2011  
2411 W. Mistletoe Ave. – Parcel 18834-ROW Take

Metes and Bounds  
Description

0.006 of one acre (240 square feet) of land out of Lot 16, Block 9, New City Block Number (N.C.B.) 9108, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point from whence a 1/2-inch iron rod with cap found bears North  $86^{\circ} 51'$  East, a distance of 0.5 feet on the north right-of-way line of W. Mistletoe Ave. (variable width right-of-way), for the southeast corner of said Lot 16 same being the southwest corner of said Lot 17; (Y = 13,716,112.19, X = 2,115,364.21)

Thence North  $83^{\circ} 55' 53''$  West, along the north right-of-way line of said W. Mistletoe Ave., a distance of 60.00 feet to a point from whence a 1/2-inch iron rod with "MBC" cap found bears South  $85^{\circ} 08'$  East, a distance of 0.5 feet for the southeast corner of Lot 15 said Block and Subdivision same being the southwest corner of said Lot 16;

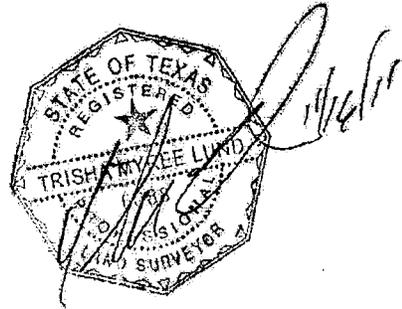
Thence North  $06^{\circ} 04' 07''$  East, with the common line of said Lots 15 and 16, a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

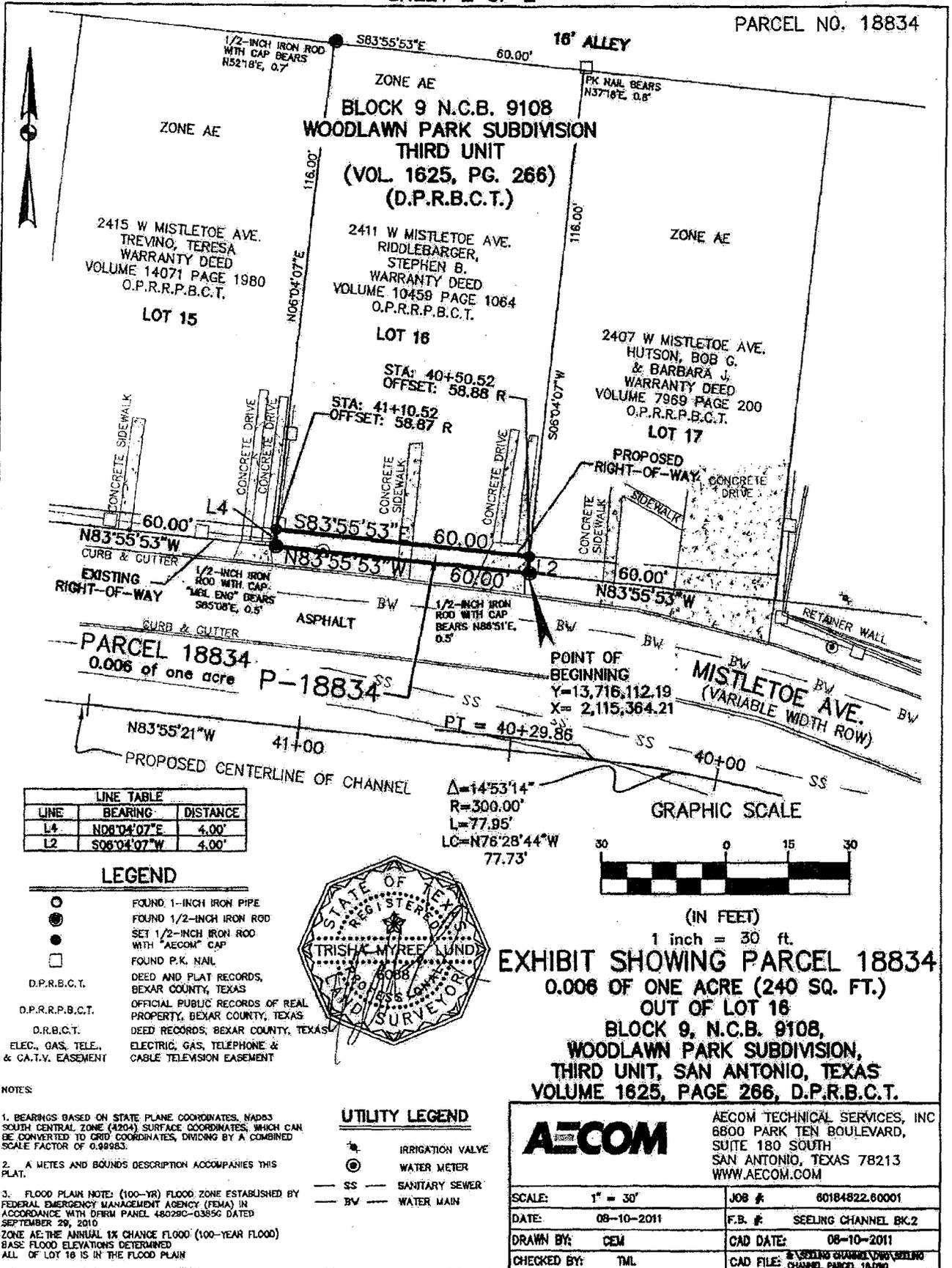
Thence South  $83^{\circ} 55' 53''$  East, departing the common line of said Lots 15 and 16 and crossing said Lot 16, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 16 and 17;

Thence South  $06^{\circ} 04' 07''$  West, 4.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.006 of one acre (240 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





LINE TABLE		
LINE	BEARING	DISTANCE
L4	N08°04'07"E	4.00'
L2	S06°04'07"W	4.00'

**LEGEND**

- FOUND 1-INCH IRON PIPE
- FOUND 1/2-INCH IRON ROD
- SET 1/2-INCH IRON ROD WITH "AECOM" CAP
- FOUND P.K. NAIL
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
- ELEC., GAS, TELE., & C.A.T.V. EASEMENT ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

**NOTES:**

1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (AZ04) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 4802B-0385C DATED SEPTEMBER 29, 2010  
 ZONE AE: THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 16 IS IN THE FLOOD PLAIN

**UTILITY LEGEND**

- ⊙ IRRIGATION VALVE
- ⊙ WATER METER
- SS — SANITARY SEWER
- BW — WATER MAIN

**EXHIBIT SHOWING PARCEL 18834**  
 0.006 OF ONE ACRE (240 SQ. FT.)  
 OUT OF LOT 16  
 BLOCK 9, N.C.B. 9108,  
 WOODLAWN PARK SUBDIVISION,  
 THIRD UNIT, SAN ANTONIO, TEXAS  
 VOLUME 1625, PAGE 266, D.P.R.B.C.T.



AECOM TECHNICAL SERVICES, INC  
 6800 PARK TEN BOULEVARD,  
 SUITE 180 SOUTH  
 SAN ANTONIO, TEXAS 78213  
 WWW.AECOM.COM

SCALE:	1" = 30'	JOB #:	60184822.60001
DATE:	08-10-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	CEM	CAD DATE:	08-10-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL DWS SEELING CHANNEL PARCEL 18834

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

November 16, 2011  
2407 W. Mistletoe Ave. – Parcel 18835-ROW Take

Metes and Bounds  
Description

0.007 of one acre (300 square feet) of land out of Lot 17, Block 9, New City Block Number (N.C.B.) 9108, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the north right-of-way line of W. Mistletoe Ave. (variable width right-of-way), being the southwest corner of Lot 18, said Block and Subdivision and same being the southeast corner of said Lot 17; (Y = 13,716,105.84, X = 2,115,423.88)

Thence North 83° 55' 53" West, along the north right-of-way line of said W. Mistletoe Ave., a distance of 60.00 feet to a point from whence a 1/2-inch iron rod found bears North 86° 51' East, a distance of 0.5 feet for the southeast corner of Lot 16 said Block and Subdivision same being the southwest corner of said Lot 17;

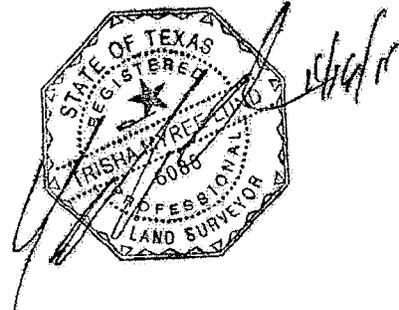
Thence North 06° 04' 07" East, with the common line of said Lots 16 and 17 to a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

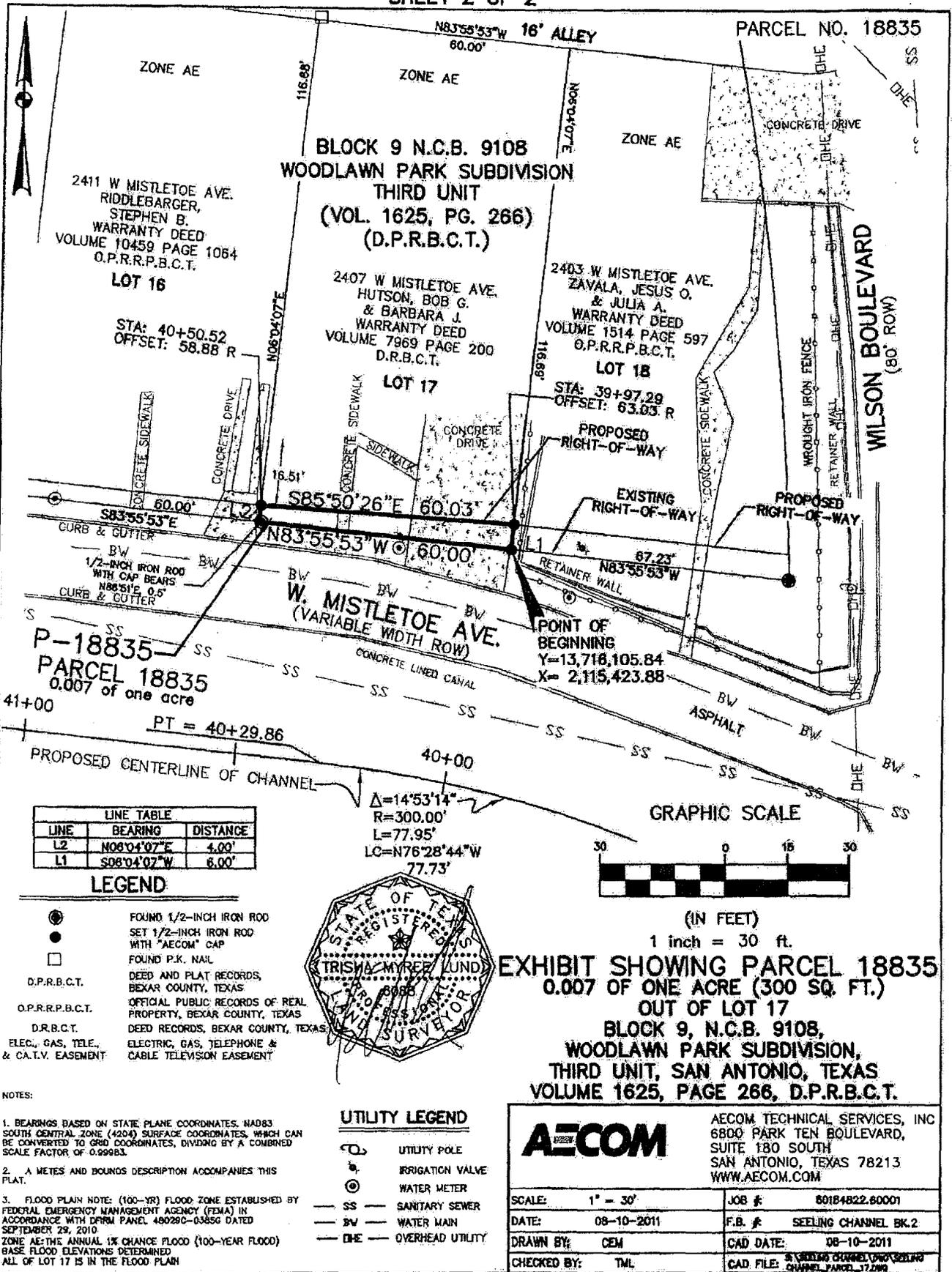
Thence South 85° 50' 26" East, departing the common line of said Lots 16 and 17 and crossing said Lot 17 a distance of 60.03 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 17 and 18;

Thence South 06° 04' 07" West, 6.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.007 of one acre (300 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

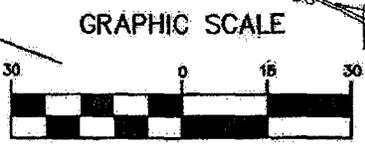
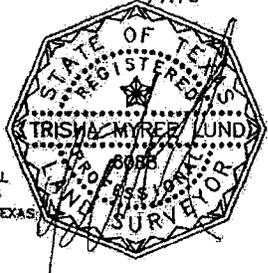
Prepared by  
AECOM Technical Services, Inc.





LINE	BEARING	DISTANCE
L2	N08°04'07"E	4.00'
L1	S08°04'07"W	6.00'

- LEGEND**
- FOUND 1/2-INCH IRON ROD
  - SET 1/2-INCH IRON ROD WITH "AECOM" CAP
  - FOUND P.K. NAIL
  - D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
  - D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
  - ELEC., GAS, TELE., & C.A.T.V. EASEMENT ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT



**EXHIBIT SHOWING PARCEL 18835**  
**0.007 OF ONE ACRE (300 SQ. FT.)**  
**OUT OF LOT 17**  
**BLOCK 9, N.C.B. 9108,**  
**WOODLAWN PARK SUBDIVISION,**  
**THIRD UNIT, SAN ANTONIO, TEXAS**  
**VOLUME 1625, PAGE 266, D.P.R.B.C.T.**

- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010.  
 ZONE AE-THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 17 IS IN THE FLOOD PLAIN

- UTILITY LEGEND**
- UTILITY POLE
  - ⊕ IRRIGATION VALVE
  - ⊙ WATER METER
  - SS — SANITARY SEWER
  - BW — WATER MAIN
  - DHE — OVERHEAD UTILITY

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 30'	JOB #:	60184822.60001
DATE:	08-10-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	CEM	CAD DATE:	08-10-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL PRO SEELING CHANNEL PARCEL 17.289

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

November 16, 2011  
2403 W. Mistletoe Ave. – Parcel 18836-ROW Take

Metes and Bounds  
Description

0.009 of one acre (401 square feet) of land out of Lot 18, Block 9, New City Block Number (N.C.B.) 9108, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the north right-of-way line of W. Mistletoe Ave. (variable width right-of-way) and the west right-of-way line of Wilson Boulevard (80-foot right-of-way) and being the southeast corner of said Lot 18; (Y = 13,716,098.74, X = 2,115,490.73)

Thence North 83° 55' 53" West, along the north right-of-way line of said W. Mistletoe Ave., a distance of 67.23 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set for the southeast corner of Lot 17 said Block and Subdivision same being the southwest corner of said Lot 18;

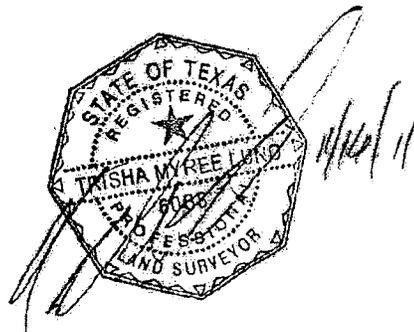
Thence North 06° 04' 07" East, with the common line of said Lots 17 and 18 to a distance of 6.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

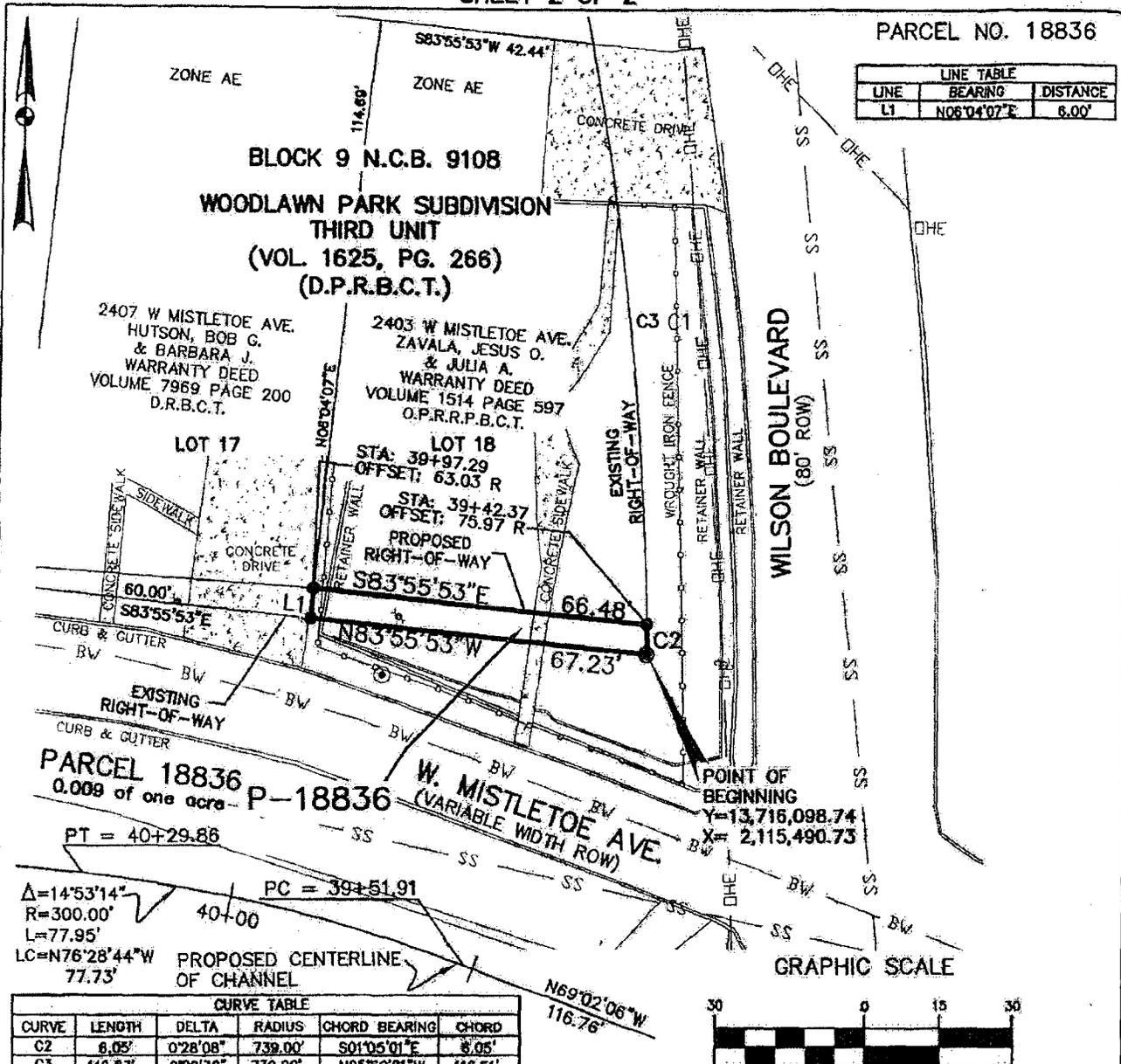
Thence South 83° 55' 53" East, departing the common line of said Lots 17 and 18 and crossing said Lot 18 a distance of 66.48 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the west right-of-way line of said Wilson Boulevard and being on a non-tangent curve to the right;

Thence 6.05 feet along the arc of said curve to the right having a radius of 739.00 feet, a delta angle of 00° 28' 08" and a chord bearing and distance of South 01° 05' 01" East, 6.05 feet to the **POINT OF BEGINNING** and containing a computed area of 0.009 of one acre (401 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.

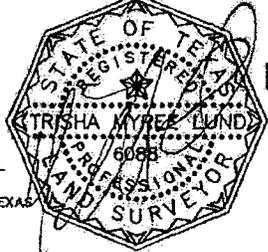




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°04'07"E	6.00'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C2	8.05'	0°28'08"	739.00'	S01°05'01"E	8.05'
C3	116.83'	9°02'32"	739.00'	N05°50'21"W	116.81'

- LEGEND**
- FOUND 1/2-INCH IRON ROD
  - SET 1/2-INCH IRON ROD WITH "AECOM" CAP
  - FOUND P.K. NAIL
  - D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
  - D.R.B.G.T. DEED RECORDS, BEXAR COUNTY, TEXAS
  - ELEC., GAS, TELE., & CAT.V. EASEMENT ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT



(IN FEET)  
1 inch = 30 ft.

**EXHIBIT SHOWING PARCEL 18836**  
0.009 OF ONE ACRE (401 SQ. FT.)  
OUT OF LOT 18  
BLOCK 9, N.C.B. 9108,  
WOODLAWN PARK SUBDIVISION,  
THIRD UNIT, SAN ANTONIO, TEXAS  
VOLUME 1625, PAGE 266, D.P.R.B.C.T.

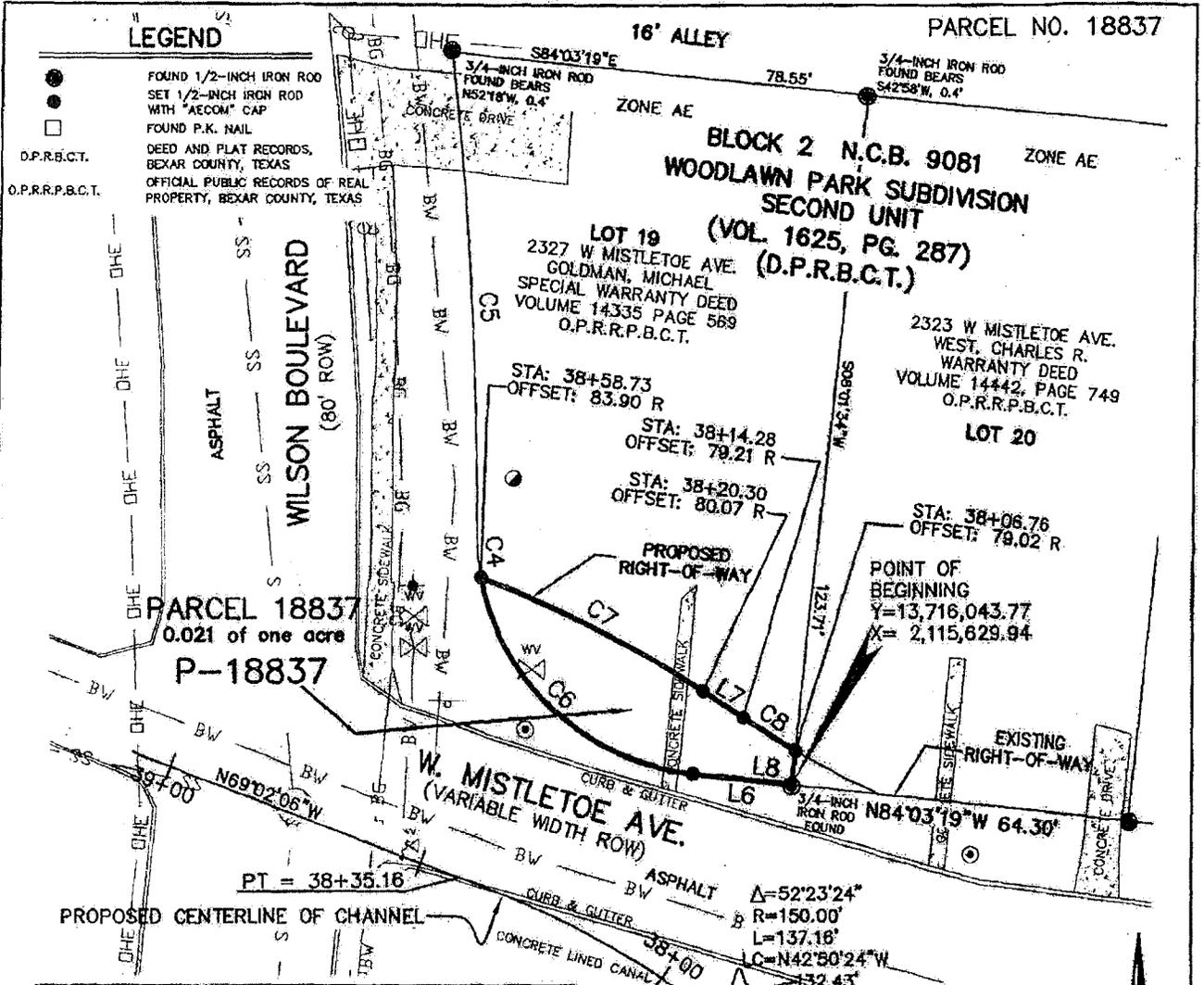
- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010. ZONE AE-THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 18 IS IN THE FLOOD PLAIN

- UTILITY LEGEND**
- UTILITY POLE
  - \* IRRIGATION VALVE
  - ⊙ WATER METER
  - SS — SANITARY SEWER
  - BW — WATER MAIN
  - BG — GAS LINE
  - OHE — OVERHEAD UTILITY

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 30'	JOB #:	60184822-60001
DATE:	08-09-2011	F.S.#:	SEELING CHANNEL BK.2
DRAWN BY:	CEM	CAD DATE:	08-09-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL OVER SEELING CHANNEL PARCEL 18 2.DWG

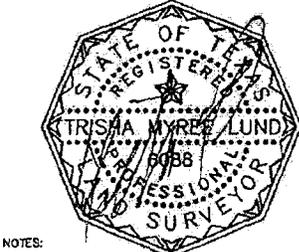
NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.





CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C4	7.34'	9°20'23"	45.00'	S05°51'58"E	7.33'
C5	81.84'	6°25'31"	819.00'	N03°20'10"W	81.80'
C6	57.74'	7°33'11"	45.00'	N47°17'44"W	53.88'
C7	46.87'	12°08'46"	220.75'	S82°55'19"E	46.58'
C8	11.48'	3°40'17"	179.25'	S58°42'05"E	11.48'

LINE	BEARING	DISTANCE
L6	N84°03'19"W	18.91'
L7	S58°51'58"E	9.28'
L8	S06°01'34"W	6.28'



**NOTES:**

- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99963.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0385C DATED SEPTEMBER 29, 2010. ZONE AE-THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED. ALL OF LOT 19 IS IN THE FLOOD PLAIN.

**EXHIBIT SHOWING PARCEL 18837**  
0.021 OF ONE ACRE (907 SQ. FT.)  
OUT OF LOT 19  
BLOCK 2, N.C.B. 9081,  
WOODLAWN PARK SUBDIVISION,  
SECOND UNIT, SAN ANTONIO, TEXAS  
VOLUME 1625, PAGE 287, D.P.R.B.C.T.

<b>AECOM</b>	AECOM TECHNICAL SERVICES, INC. 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM
SCALE: 1" = 30'	JOB #: 60184822.60001
DATE: 08-10-2011	F.B. #: SEELING CHANNEL BK.2
DRAWN BY: CEM	CAD DATE: 08-10-2011
CHECKED BY: TML	CAD FILE: SEELING CHANNEL (NO. 18837) CHANNEL PARCEL 18837

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

November 16, 2011  
2323 W. Mistletoe Ave. – Parcel 18838-ROW Take

Metes and Bounds  
Description

0.001 of one acre (50 square feet) of land out of Lot 20, Block 2, New City Block Number (N.C.B.) 9081, Woodlawn Park Subdivision Second Unit as shown in Volume 1625, Page 287, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 3/4-inch iron rod found on the north right-of-way line of W. Mistletoe Ave. (variable width right-of-way), for the southwest corner of said Lot 20 same being the southeast corner of Lot 19, said Block and Subdivision; (Y= 13,716,043.77, X = 2,115,629.94)

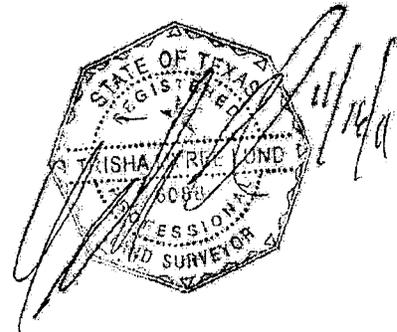
Thence North 06° 01' 34" East, departing the north right-of-way line of said W. Mistletoe Ave., and with the common line of said Lots 19 and 20, a distance of 6.29 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set at the beginning of a non-tangent curve to the left;

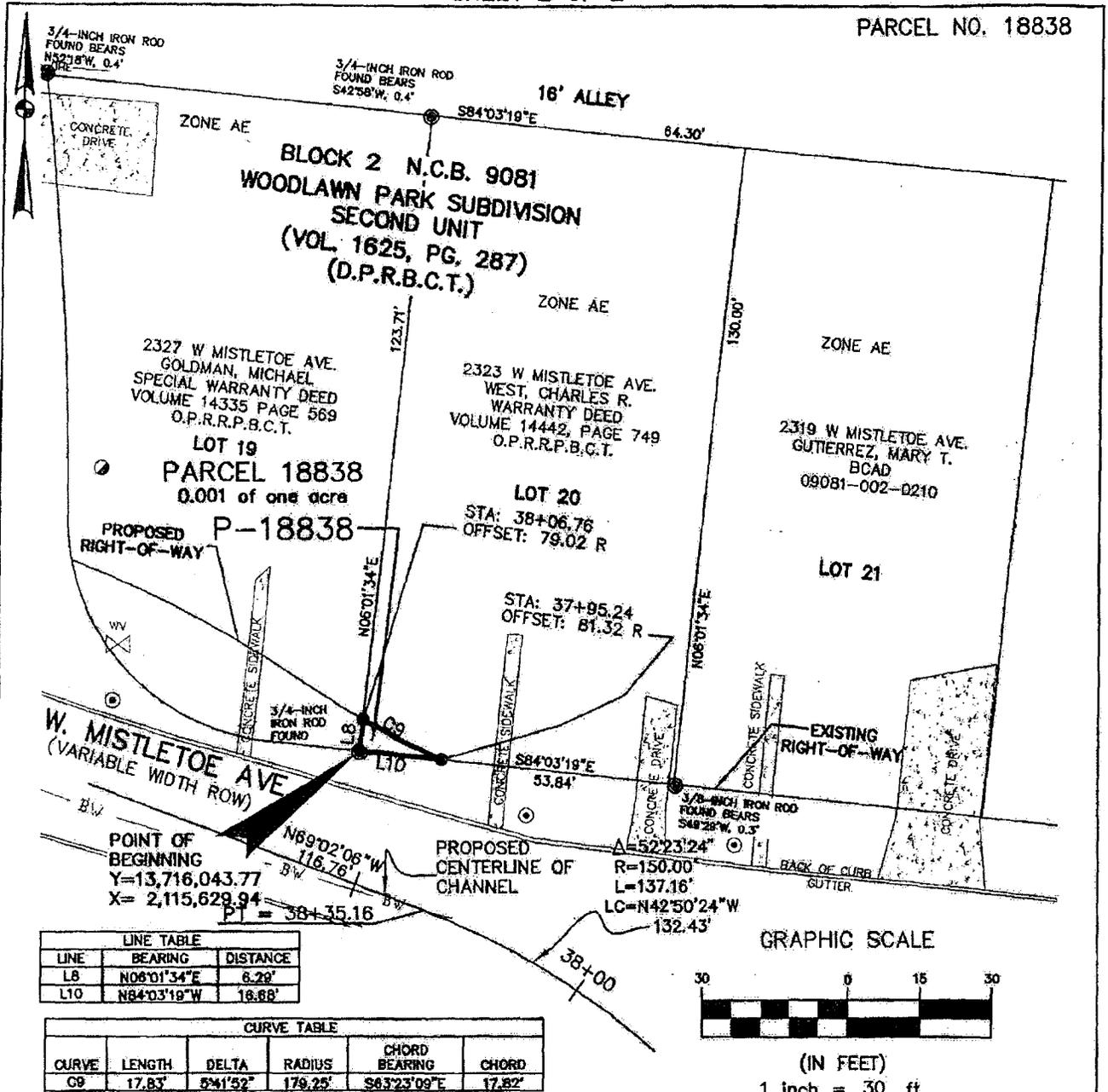
Thence 17.83 feet along the arc of said curve to the left having a radius of 179.25 feet, a delta angle of 05° 41' 52" and a chord bearing and distance of South 63° 23' 09" East, 17.82 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the north right-of-way of said W. Mistletoe Ave.;

Thence North 84° 03' 19" West, with the north right-of-way line of said W. Mistletoe Ave., a distance of 16.68 feet to the **POINT OF BEGINNING** and containing a computed area of 0.001 of one acre (50 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

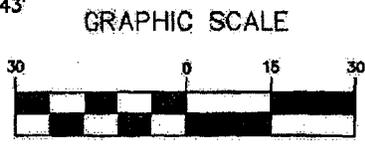
Prepared by  
AECOM Technical Services, Inc.





LINE	BEARING	DISTANCE
L8	N06°01'34"E	8.28'
L10	N84°03'19"W	18.88'

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
CB	17.83'	54°1'52"	179.25'	S65°23'09"E	17.82'



- LEGEND**
- FOUND 1/2-INCH IRON ROD
  - SET 1/2-INCH IRON ROD WITH "AECOM" CAP
  - D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFPRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010. ZONE AE IS THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 20 IS IN THE FLOOD PLAN

- UTILITY LEGEND**
- CLEAN UTILITY
  - ⊗ WATER VALVE
  - ⊙ WATER METER
  - BV — WATER MAIN
  - OHE — OVERHEAD UTILITY

**EXHIBIT SHOWING PARCEL 18838**  
 0.001 OF ONE ACRE (50 SQ. FT.)  
 OUT OF LOT 20  
 BLOCK 2, N.C.B. 9081,  
 WOODLAWN PARK SUBDIVISION,  
 SECOND UNIT, SAN ANTONIO, TEXAS  
 VOLUME 1625, PAGE 287, D.P.R.B.C.T.

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 30'	JOB #:	60184822.60001
DATE:	08-10-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	CEM	CAD DATE:	08-10-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL (UNDERWAY) CHANNEL PARCEL 18838.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

November 16, 2011  
2418 W. Mistletoe Ave. - Parcel 18839-ROW Take

Metes and Bounds  
Description

0.004 of one acre (180 square feet) of land out of Lot 6, Block 10, New City Block Number (N.C.B.) 9109, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point from whence a 1/2-inch iron rod found bears South 57° 43' West, a distance of 0.6 feet on the south right-of-way line of W. Mistletoe Ave. (110-foot right-of-way), for the northeast corner of Lot 6, said Block and Subdivision, same being the northwest corner of said Lot 7; (Y= 13,716,015.49, X = 2,115,233.27)

Thence South 06° 04' 07" West, departing the south right-of-way line of said W. Mistletoe Ave., and with the common line of said Lots 6 and 7, a distance of 3.00 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

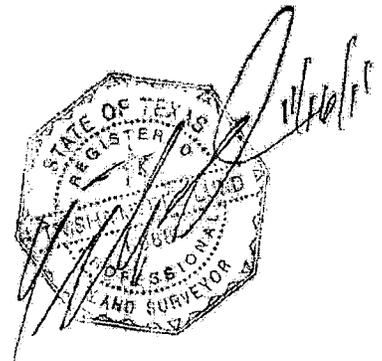
Thence North 83° 55' 53" West, departing the common line of said Lots 6 and 7 and crossing said Lot 6, a distance of 60.10 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of Lot 5, said Block and Subdivision and said Lot 6;

Thence North 06° 04' 07" East, with the common line of said Lots 5 and 6, a distance of 3.00 feet a point on the south right-of-way line of said W. Mistletoe Ave. from whence a 1/2-inch iron rod found bears North 34° 39' West, a distance of 0.4 feet ;

Thence South 83° 55' 53" East, a distance of 60.10 feet to the **POINT OF BEGINNING** and containing a computed area of 0.004 of one acre (180 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





November 16, 2011  
2414 W. Mistletoe Ave. – Parcel 18840-ROW Take

Metes and Bounds  
Description

0.006 of one acre (244 square feet) of land out of Lot 7, Block 10, New City Block Number (N.C.B.) 9109, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point from whence a 1/2-inch iron rod found bears South 57° 43' West, a distance of 0.6 feet on the south right-of-way line of W. Mistletoe Ave. (110-foot right-of-way), for the northeast corner of Lot 6, said Block and Subdivision, same being the northwest corner of said Lot 7; (Y = 13,716,015.49, X = 2,115,233.27)

Thence South 83° 55' 53" East, along the south right-of-way line of said W. Mistletoe Ave., a distance of 60.10 feet to a 1/2-inch iron rod found which bears South 08° 14' West, a distance of 0.7' for the northwest corner of Lot 8 said Block and Subdivision same being the northeast corner of said Lot 7;

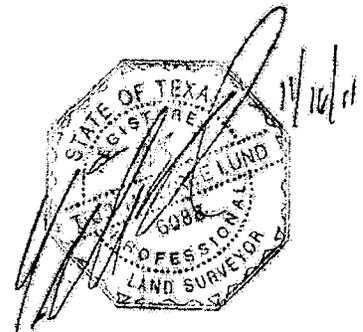
Thence South 06° 04' 07" West, with the common line of said Lots 7 and 8, a distance of 5.12 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

Thence North 81° 54' 37" West, departing the common line of said Lots 7 and 8 and crossing said Lot 7, a distance of 60.14 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 6 and 7;

Thence North 06° 04' 07" East, 3.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.006 of one acre (244 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





Metes and Bounds  
Description

0.007 of one acre (308 square feet) of land out of Lot 8, Block 10, New City Block Number (N.C.B.) 9109, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point from whence a 1/2-inch iron rod found bears South 08° 14' West, a distance of 0.7 feet on the south right-of-way line of W. Mistletoe Ave. (110-foot right-of-way), for the northwest corner of Lot 8, said Block and Subdivision, same being the northeast corner of said Lot 7; (Y = 13,716,009.13, X = 2,115,352.79)

Thence South 83° 55' 53" East, along the south right-of-way line of said W. Mistletoe Ave., a distance of 60.10 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set for the northwest corner of Lot 9 said Block and Subdivision same being the northeast corner of said Lot 8;

Thence South 06° 04' 07" West, departing the south right-of-way line of said W. Mistletoe Ave. and with the common line of said Lots 8 and 9, a distance of 5.25 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set at the beginning of a non-tangent curve to the left;

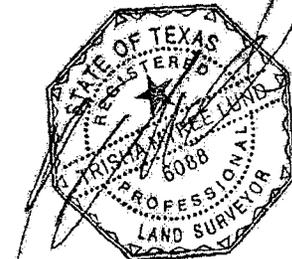
Thence 7.39 feet along the arc of said curve to the left having a radius of 232.25 feet departing the common line of said Lots 8 and 9 and crossing said Lot 8 with a delta angle of 01° 49' 27" and a chord bearing and distance of North 83° 00' 37" West, 7.39 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

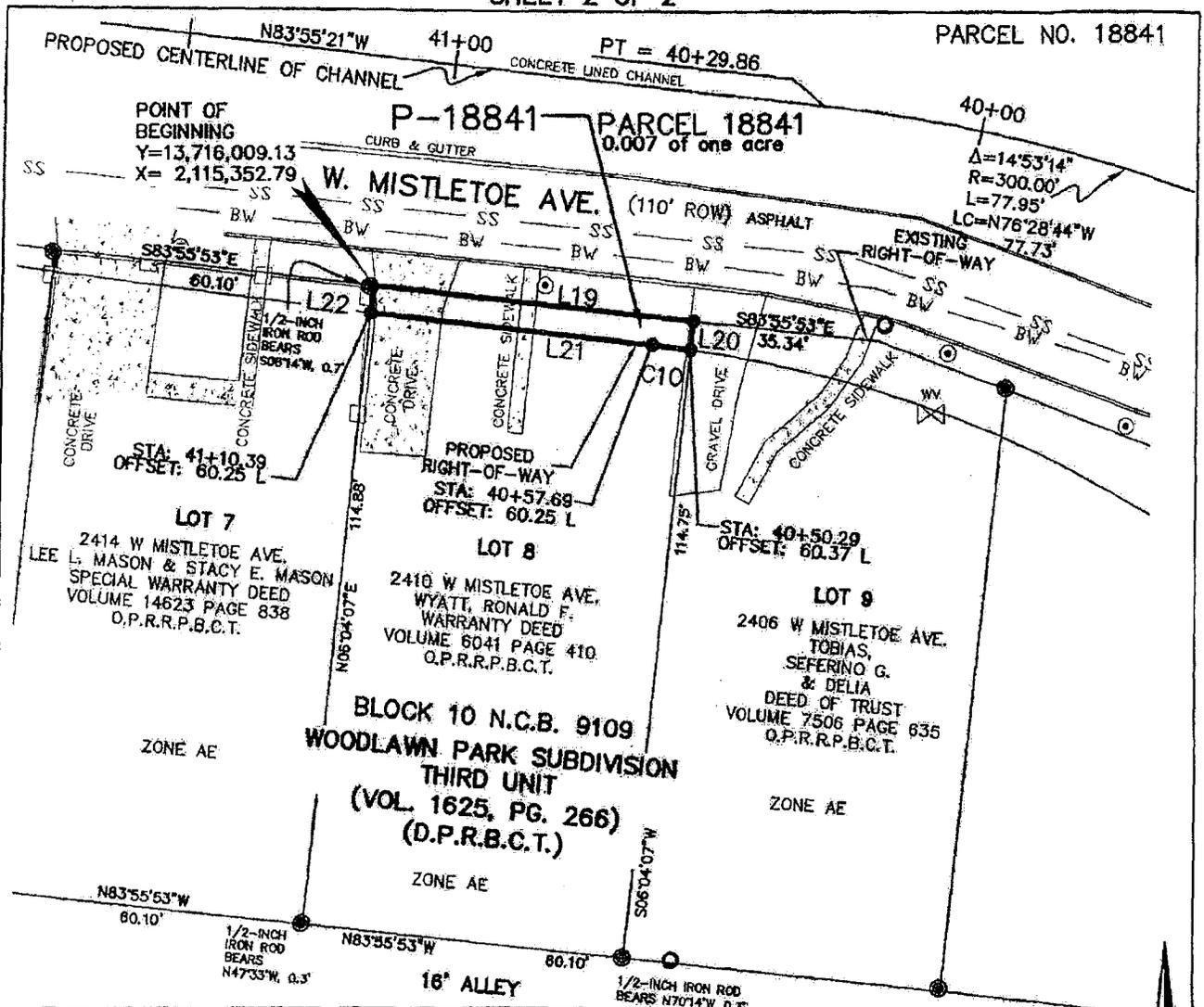
North 83° 55' 21" West, continuing across said Lot 8, a distance of 52.71 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lots 7 and 8;

Thence North 06° 04' 07" East, 5.12 feet to the **POINT OF BEGINNING** and containing a computed area of 0.007 of one acre (308 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.





POINT OF BEGINNING  
 Y=13,716,009.13  
 X= 2,115,352.79

P-18841 PARCEL 18841  
 0.007 of one acre

$\Delta=14^{\circ}53'14''$   
 $R=300.00'$   
 $L=77.95'$   
 $LC=N76^{\circ}28'44''W$   
 $77.73'$

STA: 41+10.39  
 OFFSET: 60.25 L

PROPOSED RIGHT-OF-WAY  
 STA: 40+57.68  
 OFFSET: 60.25 L

STA: 40+50.29  
 OFFSET: 60.37 L

LOT 7  
 2414 W MISTLETOE AVE.  
 L. MASON & STACY E. MASON  
 SPECIAL WARRANTY DEED  
 VOLUME 14623 PAGE 838  
 O.P.R.R.P.B.C.T.

LOT 8  
 2410 W MISTLETOE AVE.  
 WYATT, RONALD F.  
 WARRANTY DEED  
 VOLUME 6041 PAGE 410  
 O.P.R.R.P.B.C.T.

LOT 9  
 2406 W MISTLETOE AVE.  
 TOBIAS, SEFERINO G.  
 & DELIA  
 DEED OF TRUST  
 VOLUME 7506 PAGE 635  
 O.P.R.R.P.B.C.T.

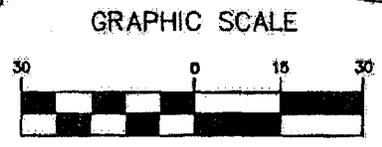
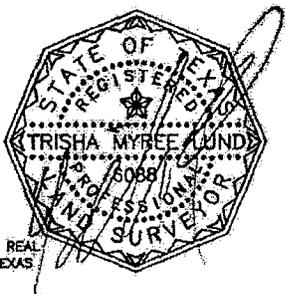
BLOCK 10 N.C.B. 9109  
 WOODLAWN PARK SUBDIVISION  
 THIRD UNIT  
 (VOL. 1625, PG. 266)  
 (D.P.R.B.C.T.)

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C10	7.39'	1°49'27"	232.25'	N83°00'37"W	7.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S83°56'53"E	60.10'
L20	S08°04'07"W	5.25'
L21	N83°56'21"W	52.71'
L22	N08°04'07"E	5.12'

**LEGEND**

- FOUND 1/2-INCH IRON ROD
- SET 1/2-INCH IRON ROD WITH "AECOM" CAP
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



(IN FEET)

1 inch = 30 ft.

**EXHIBIT SHOWING PARCEL 18841**  
 0.007 OF ONE ACRE (308 SQ. FT.)  
 OUT OF LOT 8  
 BLOCK 10, N.C.B. 9109,  
 WOODLAWN PARK SUBDIVISION,  
 THIRD UNIT, SAN ANTONIO, TEXAS  
 VOLUME 1625, PAGE 266, D.P.R.B.C.T.

**NOTES:**

1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.999863.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANEL 48029C-03850 DATED SEPTEMBER 29, 2010  
 ZONE AE: THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 8 IS IN THE FLOOD PLAIN

**UTILITY LEGEND**

- ⊙ WATER METER
- BW — WATER MAIN
- SS — SANITARY SEWER
- ⊗ WATER VALVE

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 30'	JOB #:	60184822.60001
DATE:	08-11-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	CEM	CAD DATE:	08-11-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL (CON) SEELING CHANNEL_PARCEL_18841.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

Metes and Bounds  
Description

0.010 of one acre (453 square feet) of land out of Lot 9, Block 10, New City Block Number (N.C.B.) 9109, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.E.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the south right-of-way line of W. Mistletoe Ave. (110-foot right-of-way) for the northeast corner of Lot 10, said Block and Subdivision same being the northwest corner of said Lot 9; (Y = 13,716,002.13, X = 2,115,352.79)

Thence South  $83^{\circ} 55' 53''$  East, along the south right-of-way line of said W. Mistletoe Ave., a distance of 35.34 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

Thence South  $69^{\circ} 28' 35''$  East, continuing along the south right-of-way line of said W. Mistletoe Ave., a distance of 25.57 feet to a point from whence a 1/2-inch iron rod found bears North  $36^{\circ} 14'$  West, a distance of 0.4 feet for the northwest corner of Lot 10 said Block and Subdivision, same being the northeast corner of said Lot 9;

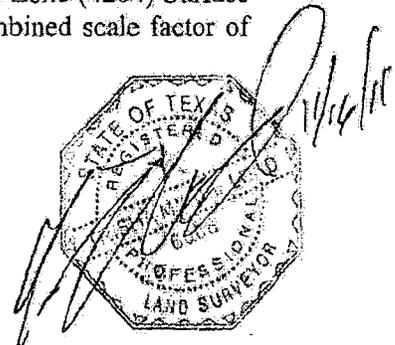
Thence South  $06^{\circ} 04' 07''$  West, departing the south right-of-way line of said W. Mistletoe Ave., and with the common line of said Lots 9 and 10, a distance of 8.78 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set at the beginning of a non-tangent curve to the left;

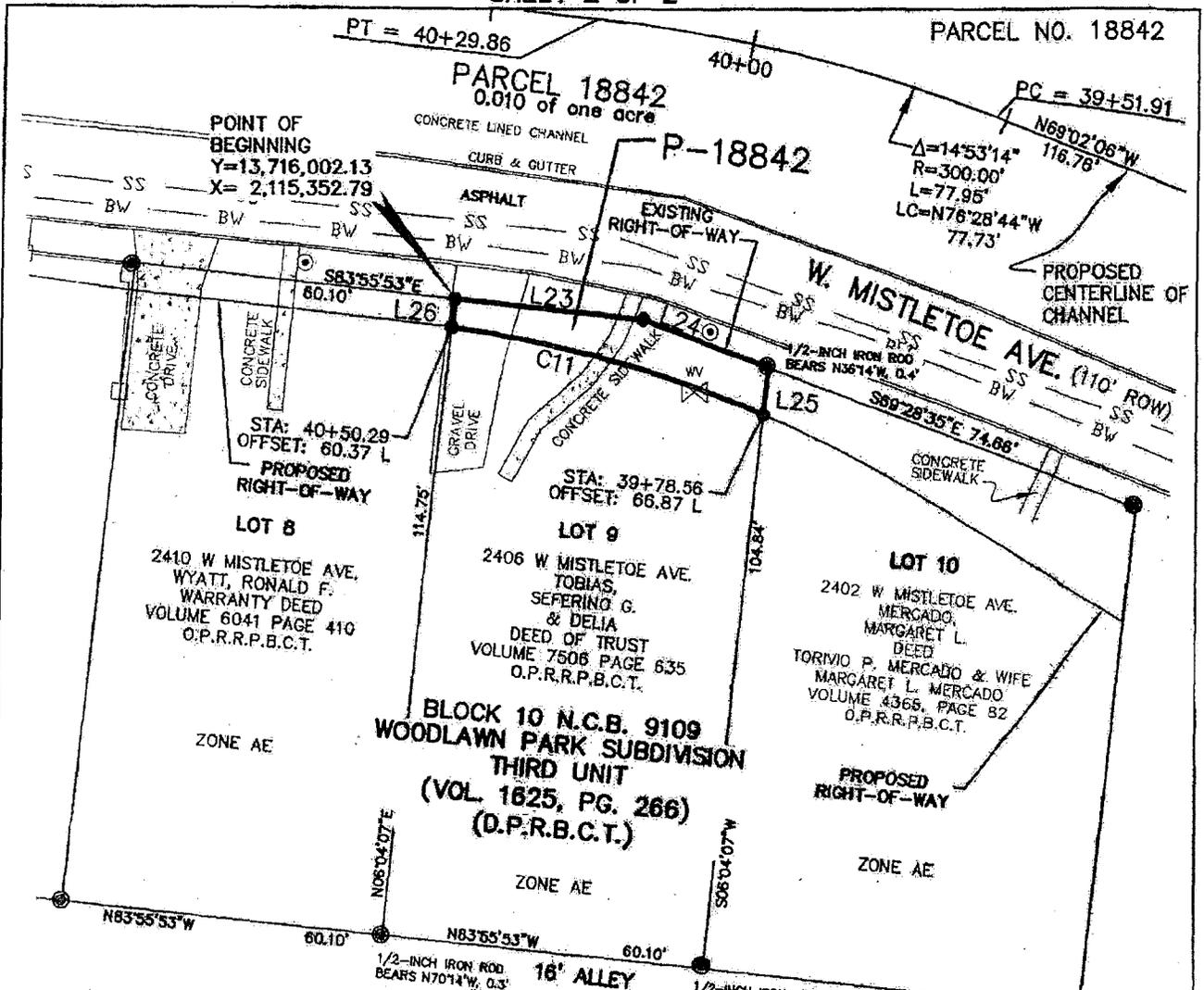
Thence 61.09 feet along the arc of said curve to the left having a radius of 232.25 feet departing the common line of said Lots 9 and 10 and crossing said Lot 9 with a delta angle of  $15^{\circ} 04' 14''$  and a chord bearing and distance of North  $74^{\circ} 33' 47''$  West, 60.91 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lot 8 and 9;

Thence North  $06^{\circ} 04' 07''$  East, 5.25 feet with the common line of said Lots 8 and 9 to the **POINT OF BEGINNING** and containing a computed area of 0.010 of one acre (453 square feet) of land.

Bearings based on State Plane Coordinates. NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.

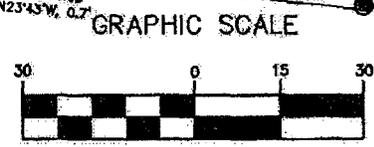




CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C11	61.09'	15^{\circ}04'14''	232.25'	N74^{\circ}33'47''W	60.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S83^{\circ}55'53''E	35.34'
L24	S89^{\circ}28'35''E	25.57'
L25	S06^{\circ}04'07''W	8.78'
L26	N08^{\circ}04'07''E	5.25'

- LEGEND**
- FOUND 1-INCH IRON PIPE
  - ⊙ FOUND 1/2-INCH IRON ROD
  - SET 1/2-INCH IRON ROD WITH "AECOM" CAP
  - D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



(IN FEET)  
 1 inch = 30 ft.

**EXHIBIT SHOWING PARCEL 18842**  
 0.010 OF ONE ACRE (453 SQ. FT.)  
 OUT OF LOT 9  
 BLOCK 10, N.C.B. 9109,  
 WOODLAWN PARK SUBDIVISION,  
 THIRD UNIT, SAN ANTONIO, TEXAS  
 VOLUME 1625, PAGE 266, D.P.R.B.C.T.

- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83 SOUTH CENTRAL ZONE (4204) SURFACE COORDINATES, WHICH CAN BE CONVERTED TO GRID COORDINATES, DIVIDING BY A COMBINED SCALE FACTOR OF 0.99983.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - FLOOD PLAN NOTES (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 480290-D3856 DATED SEPTEMBER 29, 2010.  
 ZONE AE-THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 9 IS IN THE FLOOD PLAN

- UTILITY LEGEND**
- ⊙ WATER METER
  - BW — WATER MAIN
  - SS — SANITARY SEWER
  - WV WATER VALVE

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE: 1" = 30'	JOB #: 80184822.60001	DATE: 08-11-2011	F.B. #: SEELING CHANEL BK.2
DRAWN BY: GEM	CAD DATE: 08-11-2011	CHECKED BY: TML	CAD FILE: S SEELING CHANEL AND SEELING CHANEL PARCEL 18842

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

Metes and Bounds  
Description

0.023 of one acre (1,023 square feet) of land out of Lot 10, Block 10, New City Block Number (N.C.B.) 9109, Woodlawn Park Subdivision Third Unit as shown in Volume 1625, Page 266, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) all being within the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a point on the south right-of-way line of W. Mistletoe Ave. (variable width right-of-way) from whence a 1/2-inch iron rod found bears North 36° 14' West, a distance of 0.4 feet for the northwest corner of Lot 9, said Block and Subdivision, same being the northeast corner of said Lot 10; (Y = 13,716,124.87, X = 2,115,244.89)

Thence South 69° 28' 35" East, continuing along the south right-of-way line of said W. Mistletoe Ave., to the intersection of the west right-of-way line of Wilson Boulevard (80-foot right-of-way), a distance of 74.66 feet to a point from whence a 1/2-inch iron rod found bears North 36° 36' West, a distance of 0.7 feet;

Thence South 06° 04' 07" West, departing the south right-of-way line of said W. Mistletoe Ave. and with the west right-of-way line of said Wilson Boulevard, a distance of 21.39 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set;

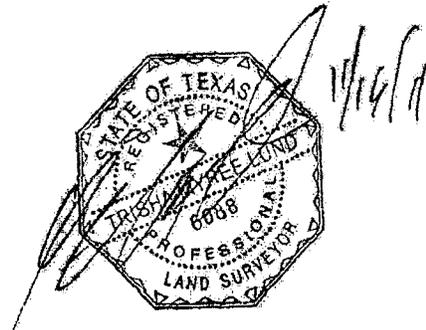
Thence North 58° 50' 13" West, departing the west right-of-way line of said Wilson Boulevard and crossing said Lot 10, a distance of 45.64 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set at the beginning of a curve to the left;

Thence 33.20 feet along the arc of said curve to the left having a radius of 232.25 feet, a delta angle of 08° 11' 27" and a chord bearing and distance of North 62° 55' 57" West, 33.17 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" set on the common line of said Lot 9 and 10;

Thence North 06° 04' 07" East, a distance of 8.78 feet with the common line of said Lots 9 and 10 to the **POINT OF BEGINNING** and containing a computed area of 0.023 of one acre (1,023 square feet) of land.

Bearings based on State Plane Coordinates, NAD 83 south Central Zone (4204) Surface coordinates, which can be converted to Grid coordinates by a combined scale factor of 0.99983.

Prepared by  
AECOM Technical Services, Inc.



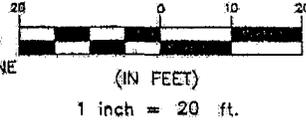


**LEGEND**

- FND. 1/2" I.R.
- SET 1/2" I.R. W/CAP STAMPED "AECOM"
- WATER METER
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- POWER POLE
- B.S.L. BUILDING SETBACK LINE (VOL. 1625, PG. 287)
- D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

- DHE— OVERHEAD ELECTRIC
- SS— SANITARY SEWER LINE
- BV— BURIED WATER LINE
- BG— BURIED GAS LINE

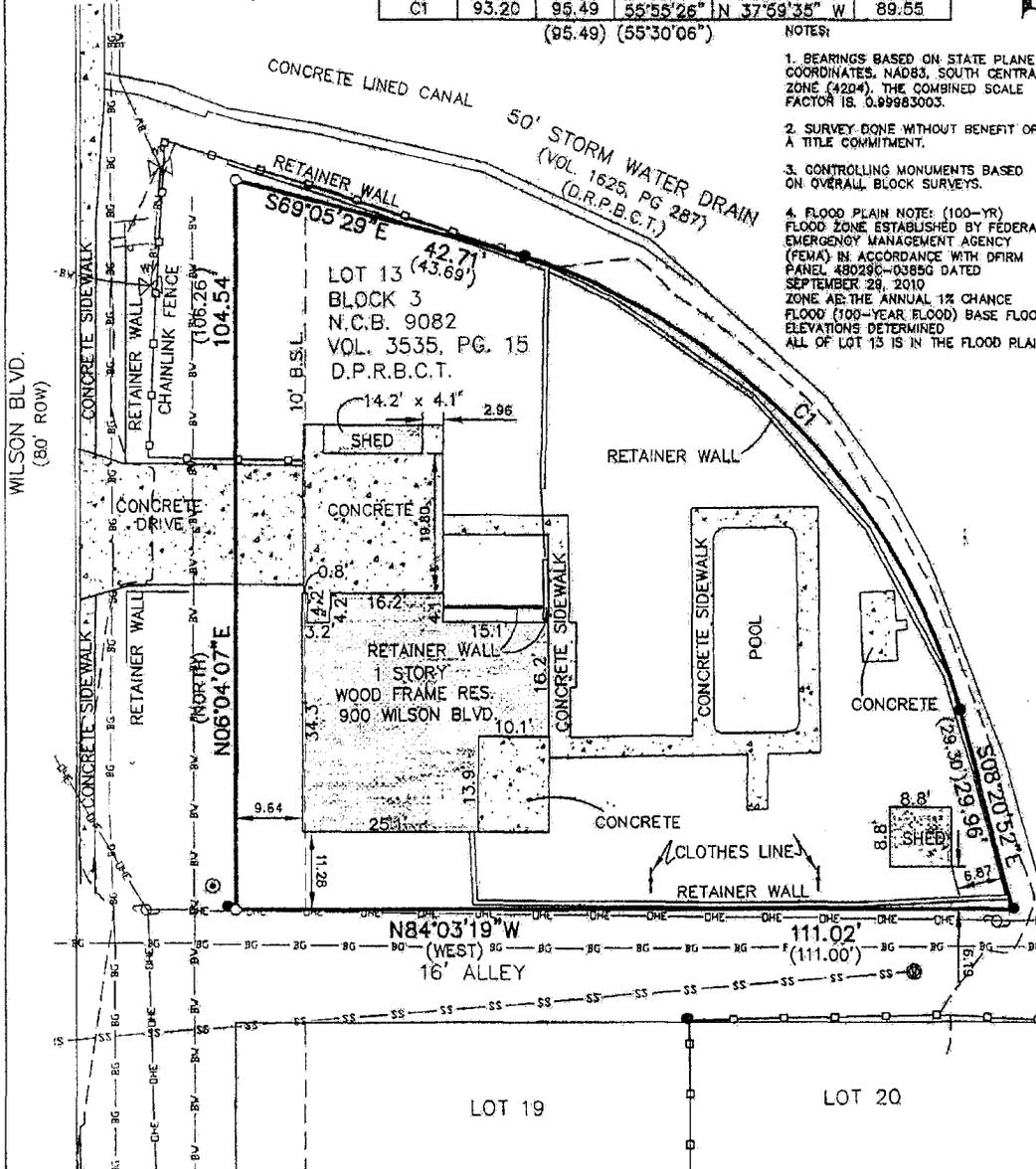
**GRAPHIC SCALE**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	93.20	95.49	55°55'26"	N 37°59'35" W	89.55
		(95.49)	(55°30'06")		

**NOTES:**

1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, SOUTH CENTRAL ZONE (4204), THE COMBINED SCALE FACTOR IS 0.99983003.
2. SURVEY DONE WITHOUT BENEFIT OF A TITLE COMMITMENT.
3. CONTROLLING MONUMENTS BASED ON OVERALL BLOCK SURVEYS.
4. FLOOD PLAIN NOTES (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010. ZONE AE: THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED ALL OF LOT 13 IS IN THE FLOOD PLAIN



**SURVEYOR'S CERTIFICATION**

I TRISHA MYREE LUND, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.



*Trisha Myree Lund*  
 TRISHA MYREE LUND  
 Registered Professional Land Surveyor No. 6068

**BOUNDARY SURVEY OF  
 PARCEL 18844  
 CORRECTION PLAT  
 LOT 13, BLOCK 3, N.C.B. 9082  
 WOODLAWN PARK, SUBDIVISION  
 UNIT 2, SAN ANTONIO, TEXAS  
 VOLUME 3535, PAGE 15  
 D.P.R.B.C.T.**

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE: 1" = 20'	JOB #:	60154822/50001	
DATE: 02-03-2011	F.B. #:	SEELING CHANNEL BK.2	
DRAWN BY: BW	CAD DATE:	02-03-2011	
CHECKED BY: TML	CAD FILE:	E:\SURVEY\CHANNEL\SEELING CHANNEL_BOUNDARY_SURVEY.DWG	

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

S:\AECOM\Survey\Parcel.dwg 12/07/09 06:34:17 AM AST

**LEGEND**

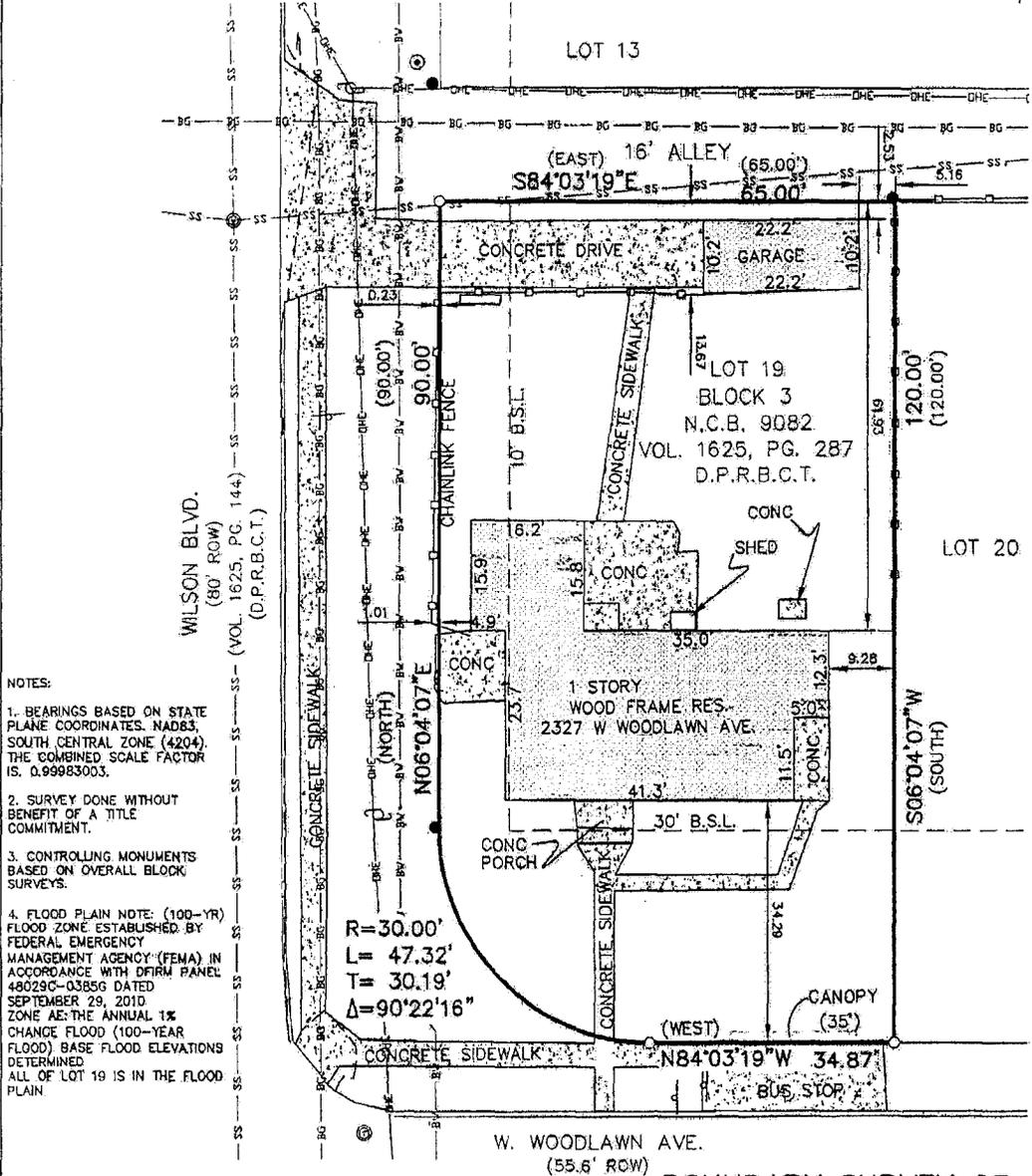
- FND. 1/2" I.R.
- SET 1/2" I.R. W/CAP STAMPED "AECOM"
- ⊙ WATER METER
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ B.S.L. BUILDING SETBACK LINE (VOL. 1625, PG. 287)
- ⊙ D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

**GRAPHIC SCALE**



(IN FEET)  
1 inch = 20 ft.

- DHE — OVERHEAD ELECTRIC
- SS — SANITARY SEWER LINE
- BV — BURIED WATER LINE
- BG — BURIED GAS LINE



- NOTES:**
1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, SOUTH CENTRAL ZONE (4204). THE COMBINED SCALE FACTOR IS: 0.99983003.
  2. SURVEY DONE WITHOUT BENEFIT OF A TITLE COMMITMENT.
  3. CONTROLLING MONUMENTS BASED ON OVERALL BLOCK SURVEYS.
  4. FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010. ZONE AE-THE ANNUAL 1% CHANGE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED. ALL OF LOT 19 IS IN THE FLOOD PLAIN.

**SURVEYOR'S CERTIFICATION**

I TRISHA MYREE LUND, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.



*[Signature]*  
TRISHA MYREE LUND  
Registered Professional Land Surveyor No. 6088

**BOUNDARY SURVEY OF**

**PARCEL 18845**  
**LOT 19, BLOCK 3, N.C.B. 9082,**  
**RESUBDIVISION OF NEW CITY BLOCKS**  
**9080, 9081, 9082, WOODLAWN PARK,**  
**SECOND UNIT, SAN ANTONIO, TEXAS**  
**VOLUME 1625, PAGE 287**  
**D.P.R.B.C.T.**

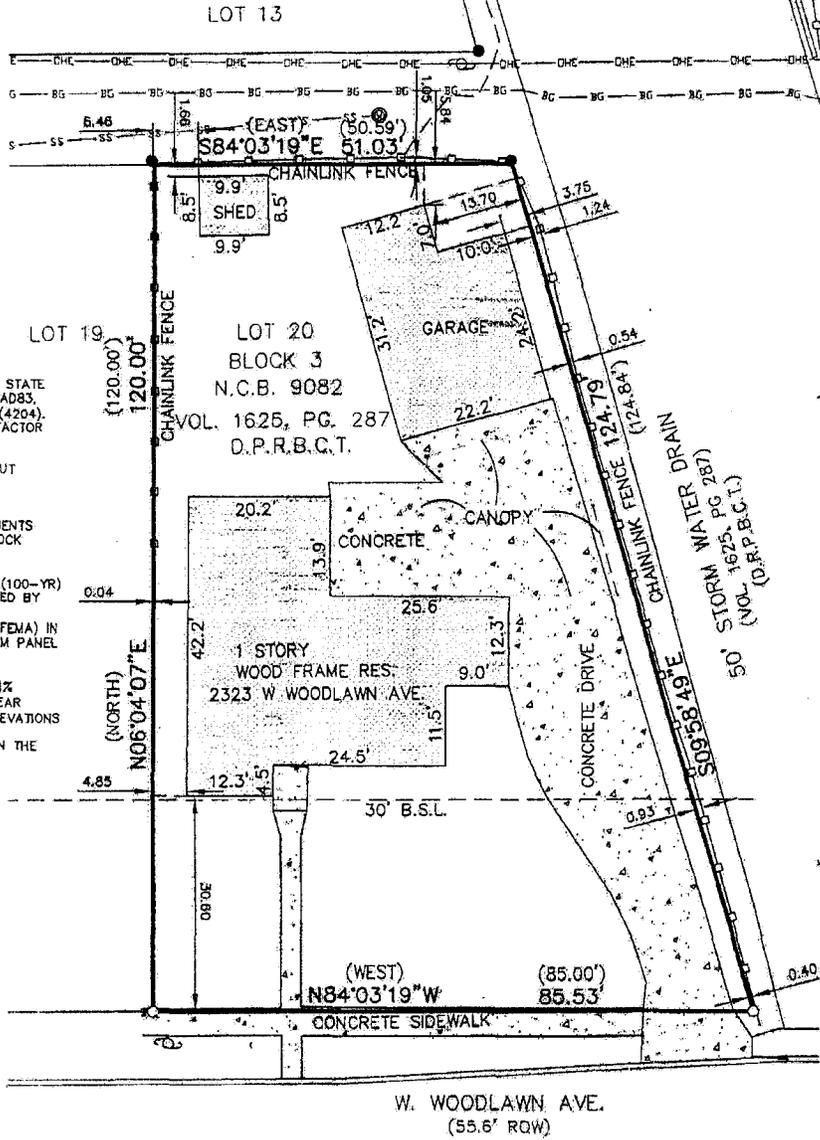
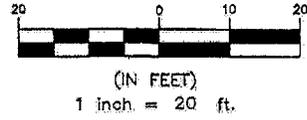
<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC. 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 20'	JOB #:	80184822-80001
DATE:	02-03-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	EM	CAD DATE:	02-03-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL BK.2 BOUNDARY SURVEYS.PDW

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

**LEGEND**

- FND. 1/2" I.R.
- SET 1/2" I.R. W/CAP STAMPED "AEGOM"
- WATER METER
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- POWER POLE
- B.S.L. BUILDING SETBACK LINE (VOL 1625, PG. 287)
- D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- DHE — OVERHEAD ELECTRIC
- SS — SANITARY SEWER LINE
- BG — BURIED GAS LINE

**GRAPHIC SCALE**



- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, SOUTH CENTRAL ZONE (4204). THE COMBINED SCALE FACTOR IS: 0.99983003.
  - SURVEY DONE WITHOUT BENEFIT OF A TITLE COMMITMENT.
  - CONTROLLING MONUMENTS BASED ON OVERALL BLOCK SURVEYS.
  - FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0385G DATED SEPTEMBER 29, 2010. ZONE AE (THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED). ALL OF LOT 20 IS IN THE FLOOD PLAIN.

**SURVEYOR'S CERTIFICATION**

I TRISHA MYREE LUND, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.



*[Signature]*  
**TRISHA MYREE LUND**  
 Registered Professional Land Surveyor No. 6088

**BOUNDARY SURVEY OF**

**PARCEL 18846**  
**LOT 20, BLOCK 3, N.C.B. 9082,**  
**RESUBDIVISION OF NEW CITY BLOCKS**  
**9080, 9081, 9082, WOODLAWN PARK,**  
**SECOND UNIT, SAN ANTONIO, TEXAS**  
**VOLUME 1625, PAGE 287**  
**D.P.R.B.C.T.**

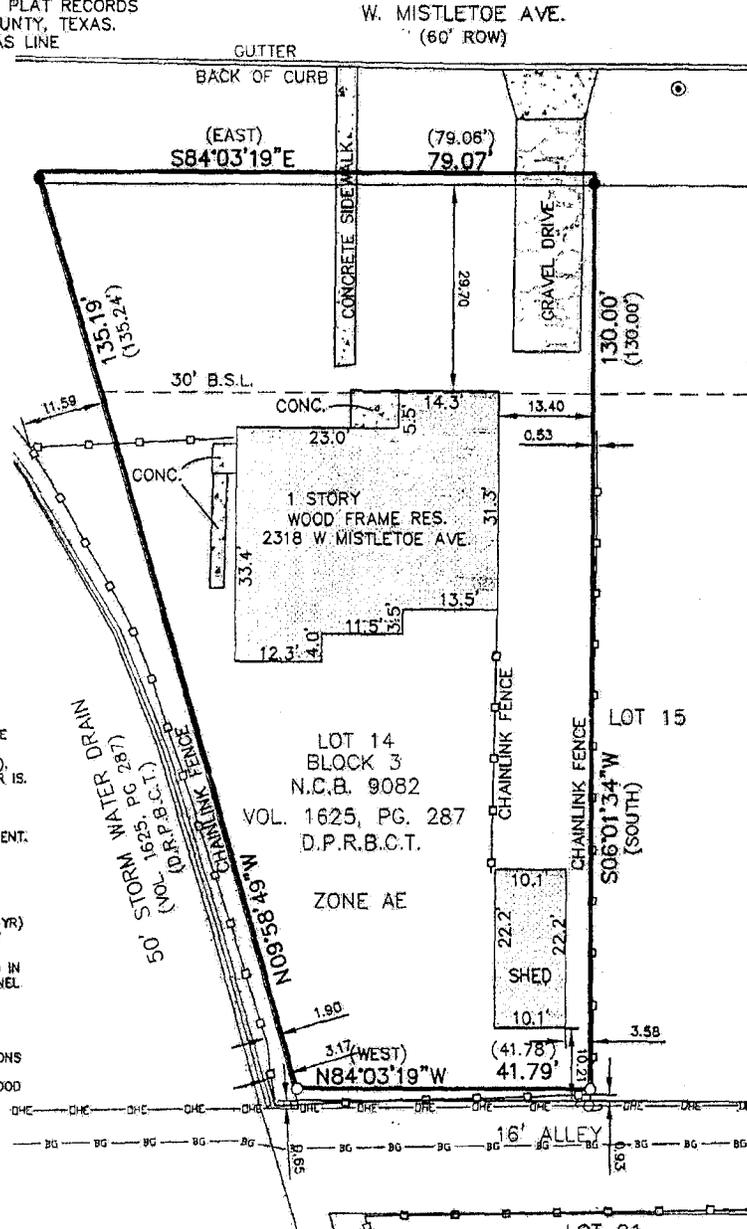
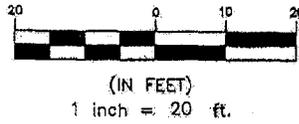
<b>AEGOM</b>	AEGOM TECHNICAL SERVICES, INC. 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AEGOM.COM
SCALE: 1" = 20'	JOB #: 60184822.60001
DATE: 02-03-2011	F.B. #: SEELING CHANNEL BK.2
DRAWN BY: BM	CAD DATE: 02-03-2011
CHECKED BY: TML	CAD FILE: SEELING CHANNEL DROPPED CHANNEL, BOUNDARY-SURVEYS.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AEGOM TECHNICAL SERVICES, INC.

**LEGEND**

- FND. 1/2" I.R.
- SET 1/2" I.R. W/CAP STAMPED "AECOM"
- ⊙ WATER METER
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- B.S.L. BUILDING SETBACK LINE  
(VOL. 1625, PG. 287)
- D.P.R.B.C.T. DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS.
- BG — BURIED GAS LINE

**GRAPHIC SCALE**



**NOTES:**

1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, SOUTH CENTRAL ZONE (420#), THE COMBINED SCALE FACTOR IS 0.99983003.
2. SURVEY DONE WITHOUT BENEFIT OF A TITLE COMMITMENT.
3. CONTROLLING MONUMENTS BASED ON OVERALL BLOCK SURVEYS.
4. FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 480290-03850 DATED SEPTEMBER 29, 2010. ZONE AE: THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED. ALL OF LOT 14 IS IN THE FLOOD PLAIN.

**SURVEYOR'S CERTIFICATION**

I TRISHA MYREE LUND, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.



*Trisha Myree Lund*  
**TRISHA MYREE LUND**  
 Registered Professional Land Surveyor No. 6088

**BOUNDARY SURVEY OF**  
**PARCEL 18847**  
 LOT 14, BLOCK 3, N.C.B. 9082,  
 RESUBDIVISION OF NEW CITY BLOCKS  
 9080, 9081, 9082, WOODLAWN PARK,  
 SECOND UNIT, SAN ANTONIO, TEXAS  
 VOLUME 1625, PAGE 287  
 D.P.R.B.C.T.

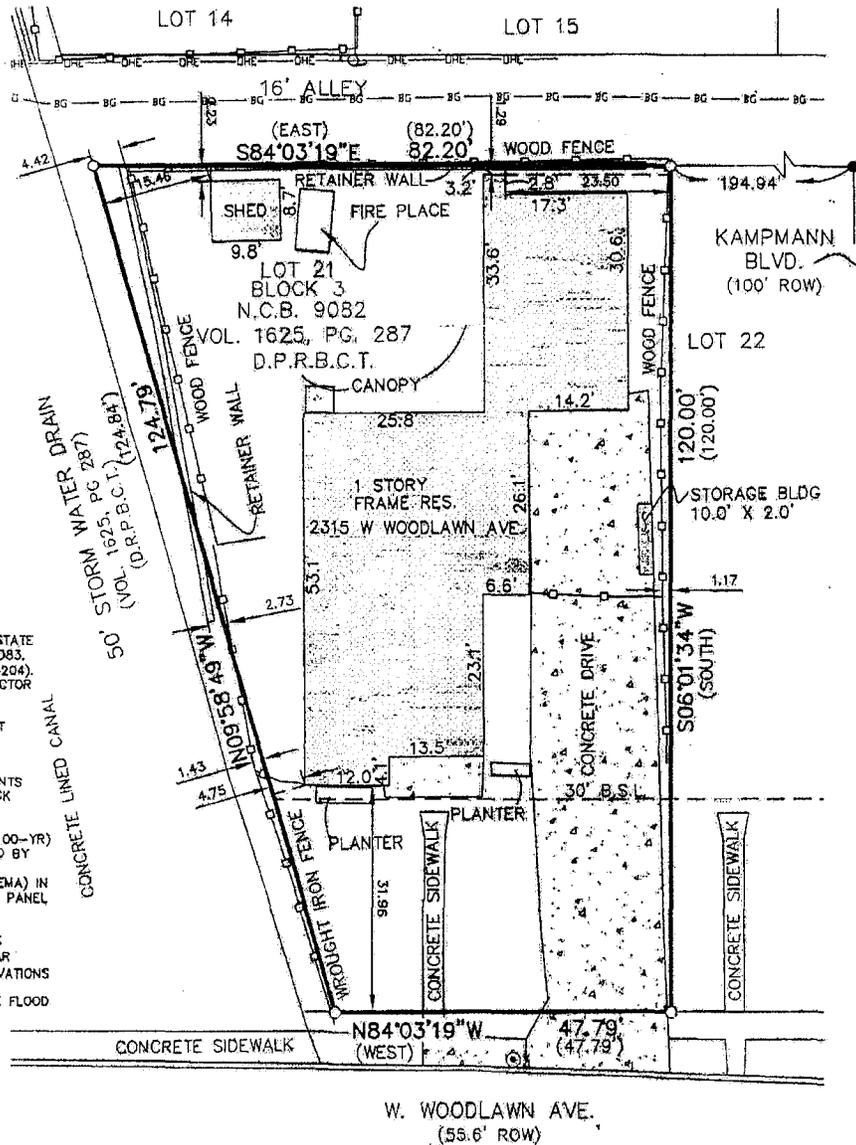
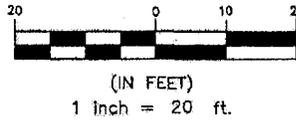
<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 20'	JOB #:	80184822.60001
DATE:	02-03-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	BM	CAD DATE:	02-03-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL VPC/SEELING CHANNEL_BOUNDARY-SURVEY.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.

**LEGEND**

- FND. 1/2" I.R.
- SET 1/2" I.R. W/CAP STAMPED "AECOM"
- ⊙ WATER METER
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- B.S.L. BUILDING SETBACK LINE  
(VOL. 1625, PG. 287)
- D.P.R.B.C.T. DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS.
- BG— BURIED GAS LINE

**GRAPHIC SCALE**



- NOTES:**
1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, SOUTH CENTRAL ZONE (4204). THE COMBINED SCALE FACTOR IS: 0.99983003.
  2. SURVEY DONE WITHOUT BENEFIT OF A TITLE COMMITMENT.
  3. CONTROLLING MONUMENTS BASED ON OVERALL BLOCK SURVEYS.
  4. FLOOD PLAIN NOTE: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-03850 DATED SEPTEMBER 29, 2010. ZONE AE-THE ANNUAL 1% CHANGE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED. ALL OF LOT 21 IS IN THE FLOOD PLAIN.

**SURVEYOR'S CERTIFICATION**

I TRISHA MYREE LUND, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.



*Trisha Myree Lund*  
**TRISHA MYREE LUND**  
 Registered Professional Land Surveyor No. 8088

**BOUNDARY SURVEY OF PARCEL 18848**

**LOT 21, BLOCK 3, N.C.B. 9082, RESUBDIVISION OF NEW CITY BLOCKS 9080, 9081, 9082, WOODLAWN PARK, SECOND UNIT, SAN ANTONIO, TEXAS VOLUME 1625, PAGE 287 D.P.R.B.C.T.**

<b>AECOM</b>		AECOM TECHNICAL SERVICES, INC 6800 PARK TEN BOULEVARD, SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM	
SCALE:	1" = 20'	JOB #:	80184822.60001
DATE:	02-03-2011	F.B. #:	SEELING CHANNEL BK.2
DRAWN BY:	BM	CAD DATE:	02-03-2011
CHECKED BY:	TML	CAD FILE:	SEELING CHANNEL.DWG/SEELING CHANNEL_BOUNDARY_SURVEY.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF AECOM TECHNICAL SERVICES, INC.