LEF:mb
04/02/15
Item No. 26A.

AN ORDINANCE 2015-04-02-0226

AUTHORIZING THE ACQUISITION, ON BEHALF OF THE CITY OF SAN ANTONIO, THROUGH NEGOTIATION OR CONDEMNATION, APPROXIMATELY 11.049 ACRES FOR INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES IN A PORTION OF FIVE PARCELS OF PRIVATELY OWNED REAL PROPERTY LOCATED IN NCBS 15210, 15258, AND 16000; AND DECLARING THE INDIAN CREEK CHANNEL PHASE II PROJECT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION; AND AUTHORIZING EXPENDITURES NOT TO EXCEED $60,000.00 PAYABLE TO THE SELECTED TITLE COMPANY FOR LAND, RELOCATION, LITIGATION EXPENSES AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, the City of San Antonio ("City") desires to acquire fee simple interests of privately owned real property in Council District 4 as part of the Indian Creek Channel Phase II 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 interests of privately owned real property as part of the Project as further described in SECTION 2 below; and

WHEREAS, the acquisitions will be used for the reconstruction of portions of the Indian Creek Channel and upgrade the box culvert bridge at Ray Ellison to improve water conveyance; and

WHEREAS, after completion, twenty-seven lots will be removed from the floodplain; and

WHEREAS, funds for the property acquisitions are available from previously authorized 2012-2017 Bond Program; **NOW THEREFORE,**

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

SECTION 1. A public use and necessity is hereby declared for the City of San Antonio to acquire fee simple title interests of privately owned real property in Council District 4, by negotiation or condemnation, as part of the Indian Creek Channel Phase II Project of approximately 11.049 acres out of a portion of five parcels as described below:

Parcel Number	Legal Description
19257	6.603 acres out of a 6.574 acre tract, New City Block 15258
19258	2.472 acres (Part I) and 0.186 acres (Part II) for a total of 2.658 acres out of Lackland Spur Line (abandoned) and a 8.1 acre tract, NCB 15258
19259	0.652 acres out of Lot 60, Block 1, New City Block 15210, Lackland Heights Subdivision TIF
19260	0.461 acres out of a 3.821 acre tract, New City Block 16000
19261	0.675 acres out of a 3.535 acre tract, New City Block 16000

The Project is depicted in **Exhibit A** and more particularly 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 2. 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 3. Payment in the amount not to exceed $60,000.00 is authorized for payment for negotiation or condemnation from project 40-00326 Indian Creek Channel Phase II and should be encumbered with a purchase order and made payable to the selected title company for the acquisition of 5 parcels of privately owned real property located in NCB's 15210, 15258, and 16000 in Council District 4 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 owner(s) of the respective 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 the 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 one or more parcels 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 upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED and **APPROVED** this 2 day of April, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

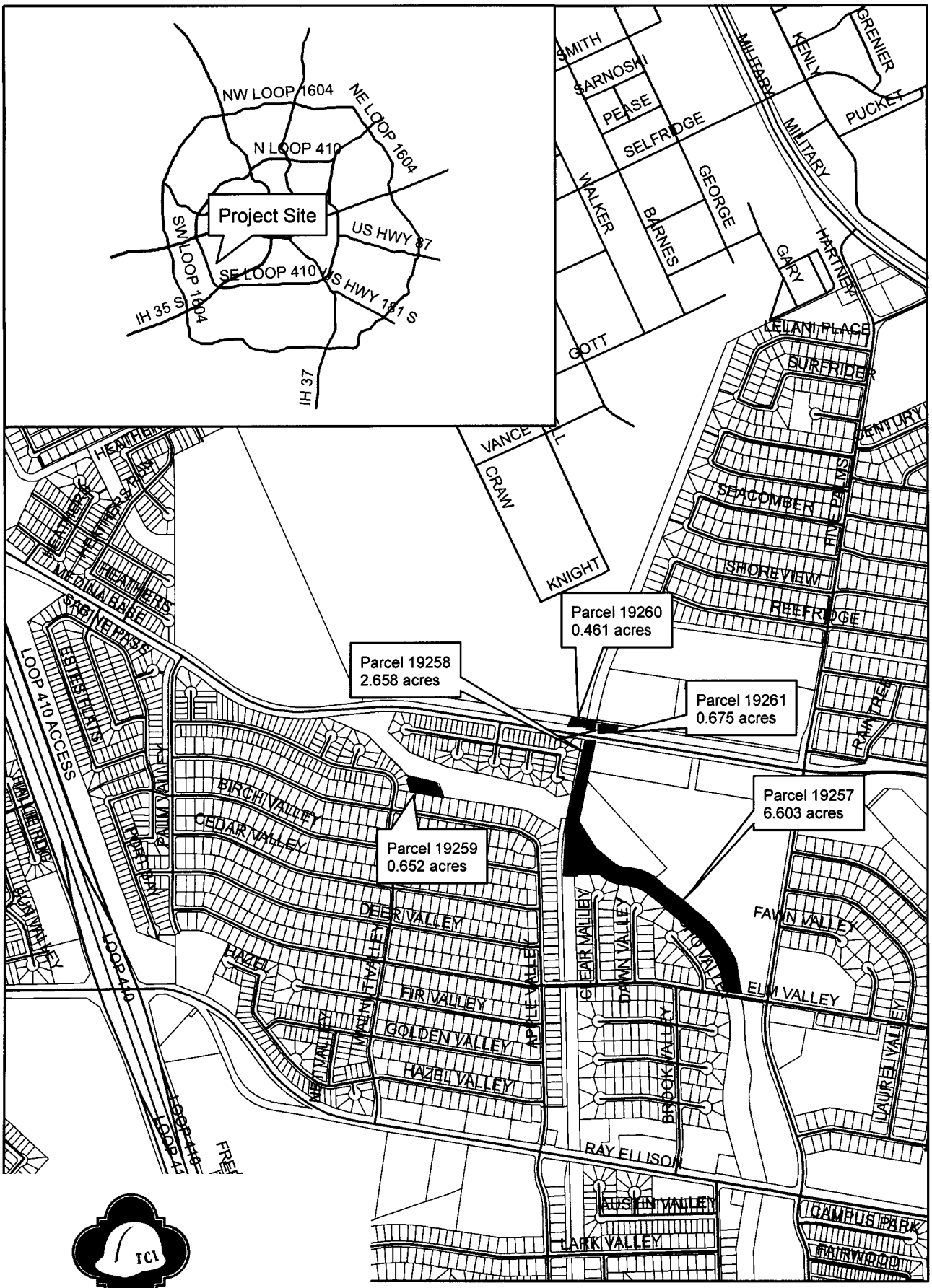
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**26A**
Date:	04/02/2015
Time:	02:37:00 PM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing the acquisition on behalf of the City of San Antonio, through negotiation or condemnation, of approximately 11.049 acres for interests in land sufficient for project purposes in a portion of five parcels of privately-owned real property located in New City Blocks 15210, 15258 and 16000; and declaring the project to be a public use project for the acquisition; and authorizing expenditures not to exceed $60,000.00 payable to the selected title company for land, relocation, litigation expenses and associated title fees.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Indian Creek Channel Phase II



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

EXHIBIT "A"

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19257
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Rafael Morin

FIELD NOTE
DESCRIPTION OF A 6.603 ACRE TRACT

Being 6.603 acres out of a 6.574 acre tract(Tract 3) as recorded in Volume 6501, Page 892, Real Property Records and being out of N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 6.603 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the north corner of Lot 11, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Plat Records, Bexar County, Texas, said point being in the east line of Lackland Spur Line (abandoned) and being the east line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, for the southwest corner of the herein described tract;

Thence with said line, North 01°29'10" West, a distance of 16.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the right having a Radius: 1911.12', a Delta: 12°41'53", a Tangent: 212.65' and a Chord: 422.68' which bears North 04° 51' 48" East;

Thence along the arc of said curve and continuing along said east line, a distance of 423.55 feet to a 1" iron rod found for the northwest corner of the herein described tract and the south west corner of a 5.698 acre tract as recorded in Volume 17878, Page 930, R.P.R., Bexar County, Texas,

Thence along the north line of the herein described tract and the south line of said 5.698 acre tract, South 32°11'55" East, a distance of 261.13 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing along the north line of the herein described tract and the south line of said 5.698 acre tract, South 49°43'50" East, a distance of 180.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of curvature of a curve to the left having a Radius: 174.00', a Delta: 36°58'50", a Tangent: 58.19' and a Chord: 110.37' which bears South 68° 13' 10" East;

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EXHIBIT "B"

Thence continuing along the north line of the herein described tract and the south line of said 5.698 acre tract and along the arc of said curve to the left, a distance of 112.31 feet to a 1/2" iron rod found for the Point of Reverse Curvature of a curve to the right having a Radius: 426.00', a Delta: 36°58'50", a Tangent: 142.46' and a Chord: 270.21' which bears South 68° 13' 10" East;

Thence continuing along the north line of the herein described tract and the south line of said 53.698 acre tract and along the arc of said curve to the right, a distance of 274.96 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of tangency of said curve;

Thence continuing along the north line of the herein described tract and the south line of 31.487 acre tract as recorded in Volume 16022, Page 587, Real Property Records, Bexar County, Texas, South 50°12'37" East, a distance of 418.65 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the right having a Radius: 1442.06', a Delta: 20°42'10", a Tangent: 263.39' and a Chord: 518.21' which bears South 37° 41' 30" East;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract and the arc of said curve to the right, a distance of 521.04 feet to a 1/2" iron rod found for the end of said curve to the right;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract, South 09°49'16" East, a distance of 190.43 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the left having a Radius: 735.00', a Delta: 05°03'00", a Tangent: 32.42' and a Chord: 64.77' which bears South 11° 22' 20" East;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract and the arc of said curve to the left, a distance of 64.79 feet to a 1/2" iron rod found in the north right-of-way line of Elm Valley Drive for the southeast corner of the herein described tract;

Thence along the south line of the herein described tract and the north right-of-way line of Elm Valley Drive, North 80°29'50" West, a distance of 143.96 feet to a 1/2" iron rod found for the southwest corner of the herein described tract and the southeast corner of Lot 61, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Plat Records, Bexar County, Texas;

Thence along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 11°43'00" West, a distance of 168.14 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 1104.72', a Delta: 24°00'00", a Tangent: 234.81' and a Chord: 459.36' which bears North 37° 43' 20" West;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve to the left, a distance of 462.74 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Tangency of said curve to the left;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 49°43'20" West, a distance of 416.60 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 284.00', a Delta: 36°58'50", a Tangent: 94.97' and a Chord: 180.14' which bears North 68° 12' 50" West;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve left, a distance of 183.31 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Reverse Curvature of a curve to the right having a Radius: 316.00', a Delta: 36°58'50", a Tangent: 105.67' and a Chord: 200.44' which bears North 68° 12' 50" West;
Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve to the right, a distance of 203.96 feet to a 1/2" iron rod with a "CEC" plastic cap set in the north line of Lackland City Subdivision for the point of tangency of said curve to the right;

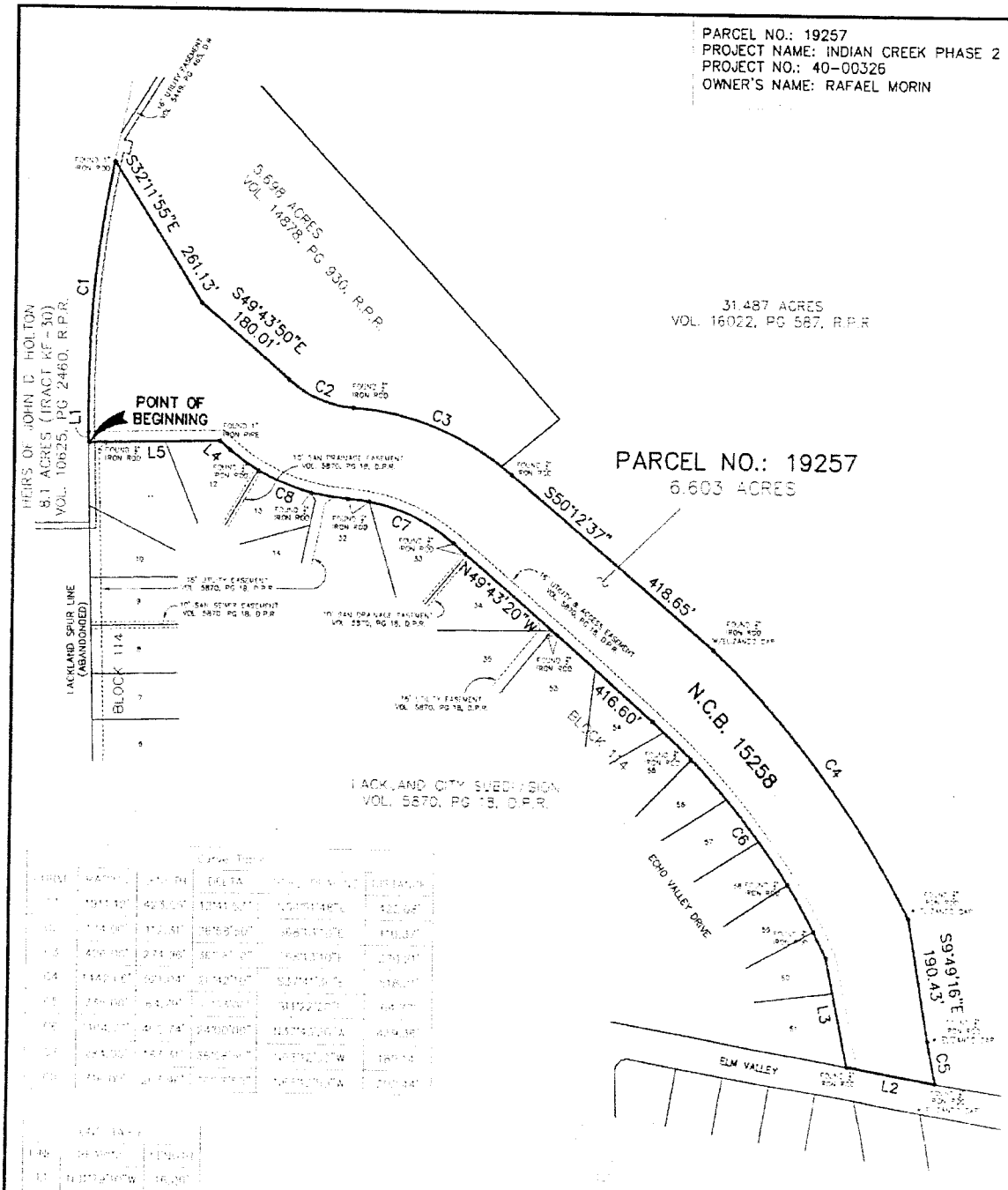
Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 49°43'20" West, a distance of 20.87 feet to a 1" iron pipe found for a corner of the herein described tract;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, South 88°30'50" West, a distance of 204.84 feet to the **POINT OF BEGINNING** containing 6.603 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner R.P.L.S.
Chester A. Varner, RPLS # 4812 4/25/14

PARCEL NO.: 19257
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: RAFAEL MORIN



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Charles Young, RPLS
4/8/19

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Email: cecdocs@texas.com
Engineering No.: F-2214
Surveying No.: 100410-00

BOUNDARY SURVEY OF
A 6.603 ACRES OF LAND

N.C.B. 15258, COUNTY BLOCK (C.B.) 4303,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
JOB NUMBER
SHEET 4
OF

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19258
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Heirs of John D. Holton, Jr. ETAL

FIELD NOTE
DESCRIPTION OF A 2.472 ACRE TRACT (PART I)
AND
A 0.186 OF ONE ACRE TRACT (PART II)

Being 2.472 acres (PART I) and 0.186 of one acre (PART II) for a total of 2.658 acres out of Lackland Spur Line (abandoned) and a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas and being out of N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 2.658 acre tract being more particularly described as follows:

2.472 ACRE TRACT (PART I)

BEGINNING at a 1/2" iron rod with CEC cap set for the north corner of Lot 13, Block 99, Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, Bexar County, Texas, said point being in the west line of said Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the south line of Medina Base Road, for the northwest corner of the herein described tract;

Thence with said Medina Base Road line South 83°37'30" East, a distance of 100.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" in the east line of Lackland Spur Line (abandoned), the east line of the 8.1 acre tract (Tract KF-30) and being in the west line of a remaining portion of a 41.095 acre tract as recorded in Volume 8583, Page 1096, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said remaining portion of a 41.095 acre tract, the west line of a 31.487 acre tract as recorded in Volume 16022, Page 587, R.P.R., Bexar County, Texas and being in the west line of a 5.698 acre tract as recorded in Volume 14878, Page 930, R.P.R., Bexar County, Texas, South 11°40'12" West, a distance of 615.27 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 1911.12', a Delta: 13°09'21", a Tangent: 220.38' and a Chord: 437.85' which bears South 05° 05' 30" East;

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EXHIBIT "C"

Thence along the arc of said curve and continuing along said east line, a distance of 438.82 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence with said east line, South 01°29'10" East, a distance of 16.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of Lot 11, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Deed and Plat Records, Bexar County, Texas, for the southeast corner of the herein described tract;

Thence crossing the aforementioned Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South 88°30'50" West, 100.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the west line of said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being on the east line of a 40' drain easement as recorded in Volume 5580, Page 93, Deed Records, Bexar County, Texas, for the southwest corner of the herein described tract;

Thence continuing along the said west line and the said east line, North 01°29'10" West, 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of curvature of a curve to the right having a Radius: 2011.12', a Delta: 13°09'21", a Tangent: 231.19' and a Chord: 460.76' which bears North 05° 05' 30" East;

Thence along the arc of said curve and continuing along said west and east line, a distance of 461.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence continuing along the said west and east line, North 11°40'12" East, 606.00 feet to the **POINT OF BEGINNING** containing 2.472 acres of land, more or less.

0.186 OF ONE ACRE TRACT (PART II)

BEGINNING at a 1/2" iron rod with CEC cap set for the southeast corner of a 3.821 acre tract of land as recorded in Volume 10010, Page 405, R.P.R., Bexar County, Texas, said point being in the west line of said Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the north line of Medina Base Road, for the southwest corner of the herein described tract;

Parcel No.: 19258
Project Number: 40-00326

Thence with said west line and the east line of said 3.821 acre tract, North 11°40'12" East, a distance of 78.87 feet to 1/2" iron rod set with plastic cap stamped "CEC" in said west line and being the northeast corner of the 3.821 acre tract, for the northeast corner of the herein described tract;

Thence crossing said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South 81°31'52" East, 100.16 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the east line of the Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being the northwest corner of a 3.535 acre tract as recorded in Volume 10554, Page 1345, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said 3.535 acre tract, South 11°40'12" West, a distance of 83.55 feet to 1/2" iron rod set with plastic cap stamped "CEC" for a Point on the aforementioned north line of Medina Base Road, for the southeast corner of the herein described tract;

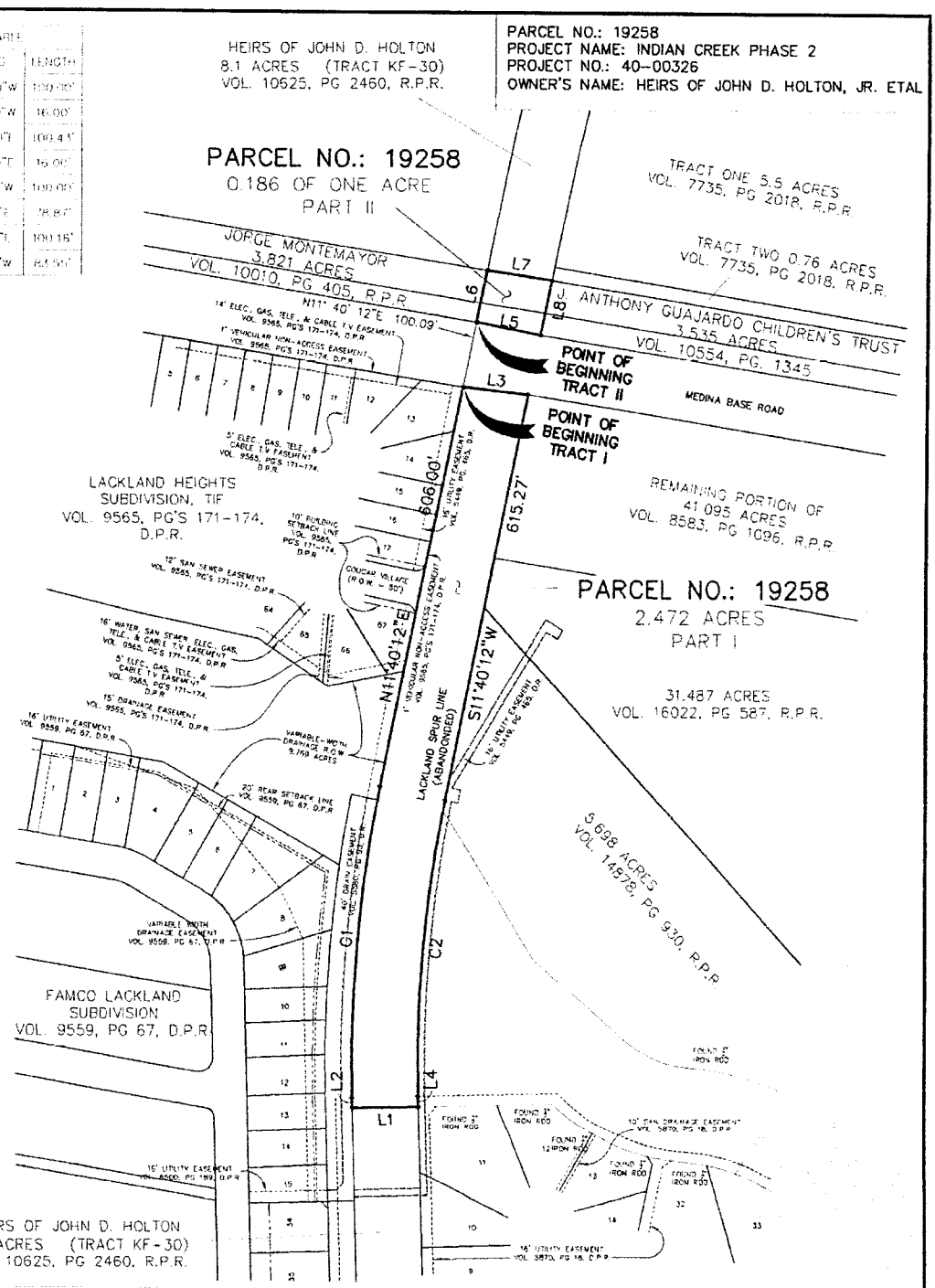
Thence continuing along the said north line, North 78°15'19" West, 100.00 feet to the **POINT OF BEGINNING** containing 0.186 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner R.P.L.S.
Chester A. Varner, RPLS # 4812
4/25/14

PARCEL NO.: 19258
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: HEIRS OF JOHN D. HOLTON, JR. ETAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°30'50"W	100.00'
L2	N01°29'10"W	16.00'
L3	S88°30'50"W	100.43'
L4	S01°29'10"E	16.00'
L5	N88°30'50"W	100.00'
L6	N11°40'12"E	78.87'
L7	S81°31'52"E	100.16'
L8	S11°40'12"W	83.50'



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	2011.12'	461.78'	13°09'21"	N05°05'30"E	460.76'
C2	1911.12'	438.82'	13°09'21"	S05°05'30"W	437.85'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THE PROFESSIONAL SERVICES CONFORM TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION II SURVEY. SURVEYED THIS THE 7th DAY OF APRIL, 2014.

Chester A. Warner, R.P.L.S.

CHESTER A. WARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4312

4/23/14

SCALE: 1" = 200'

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Email: ceceasctexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

BOUNDARY SURVEY OF
A 2.472 ACRE TRACT OF LAND,
AND A 0.186 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15258,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
JOB NUMBER
SHEET 4
OF

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19259
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Lackland Heights Homeowners Association Inc.

FIELD NOTE
DESCRIPTION OF A 0.652 OF ONE ACRE TRACT

Being 0.652 acres and being Lot 60, Block 1, N.C.B. 15210, Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas, said 0.652 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southwest corner of Lot 60, Block 1, N.C.B. 15210, said point being the southeast corner of Lot 59, Block 1 and the north line of Lot 2, Block 99, Lackland City Subdivision Unit 47 as recorded in Volume 5580, Page 203, Plat Records, Bexar County, Texas, for the southwest corner of the herein described tract;

Thence with and along the west line of the herein described tract and the east line of said Lackland Heights, North 08°32'00" West, a distance of 115.63 feet to a 1/2" iron rod found for an angle point of the herein described tract;

Thence continuing along said lines, North 39°21'40" West, a distance of 31.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract and the northwest corner of Lot 60, Block 1;

Thence along the north line of the herein described tract and the north line of Lot 60, Block 1, South 70°24'09" East, a distance of 136.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing along the north line of the herein described tract and the north line of Lot 60, Block 1, South 78°29'57" East, a distance of 141.57 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract and the northeast corner of Lot 60, Block 1;

Thence along the east line of the herein described tract and the east line of Lot 60, Block 1, South 17°33'01" East, a distance of 113.20 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract and the southeast corner of Lot 60, Block 1, said point being in the north line of aforementioned Lackland City Subdivision Unit 47;

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EXHIBIT "D"

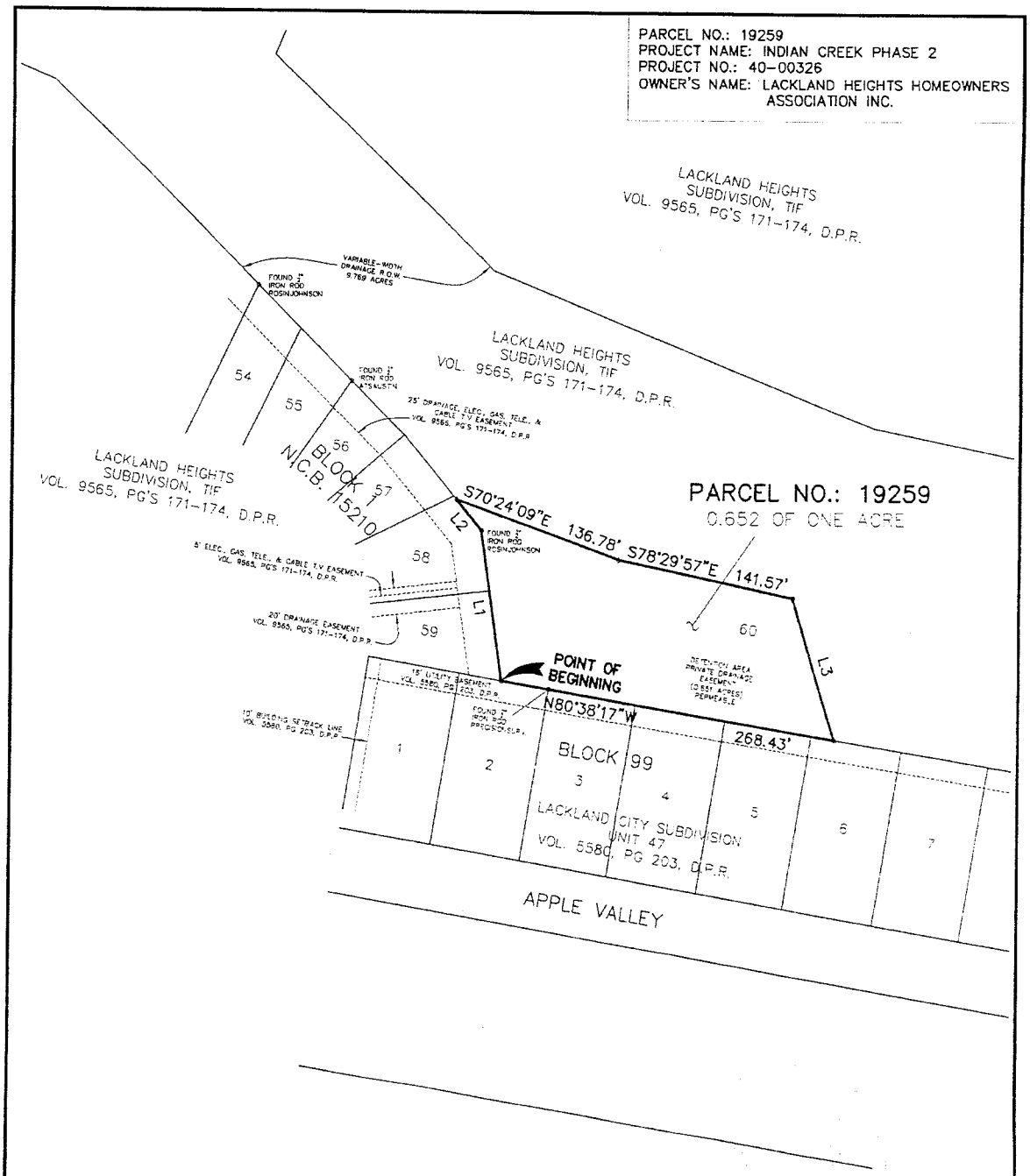
Parcel No.: 19259
Project Number: 40-00326

Thence along the south line of the herein described tract, the south line of Lot 60, Block 1 and the north line of said Lackland City Subdivision, North 80°38'17" West, a distance of 268.43 feet to the **POINT OF BEGINNING** containing 0.652 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812
4/25/14

PARCEL NO.: 19259
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: LACKLAND HEIGHTS HOMEOWNERS ASSOCIATION INC.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°32'00"W	115.63'
L2	N39°21'46"W	31.07'
L3	S17°33'01"E	113.20'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OVERLAPPING OR IMPROVEMENTS EXCEPT AS SHOWN, AND THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MINIMUM STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY. SURVEYED THIS THE 7th DAY OF APRIL, 2014.

Chester A. Warner R.P.L.S.

CHESTER A. WARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4910

4/25/15

NORTH

SCALE: 1" = 100'

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Engineering No.: F-2214
Surveying No.: 100410-00

BOUNDARY SURVEY OF
0.652 OF ONE ACRE, OUT OF
LACKLAND HEIGHTS SUBDIVISION, TIF

NEW CITY BLOCK (N.C.B.) 15210,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE 03/16/14
JOB NUMBER 00-40-0326
SHEET 3
OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19260
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Jorge Montemayor

FIELD NOTE
DESCRIPTION OF A 0.461 OF ONE ACRE TRACT

Being 0.461 acres out of a 3.821 acre tract as recorded in Volume 10010, Page 405, Real Property Records and being out of N.C.B. 16000, City of San Antonio, Bexar County, Texas, said 0.461 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southeast corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned) and being the west line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, and being in the north right-of-way line of Medina Base Road, said point being North 11°40'12" East, a distance of 100.09 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence with and along the north right-of-way line of Medina Base Road, the south line of said 3.821 acre tract and the south line of the herein described tract, North 80°46'46" West, a distance of 252.49 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence along the west line of the herein described tract, North 08°28'08" East, a distance of 78.81 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being on the north line of said 3.821 acre tract and the south line of Lackland Air Force Base;

Thence along the north line of the herein described tract and the south line of Lackland Air Force Base, South 80°46'46" East, a distance of 256.90 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract, said point being the northeast corner of said 3.821 acre tract and being on the west line of Lackland Spur Line (abandoned) and being the west line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas;

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EXHIBIT "E"

Parcel No.: 19260
Project Number: 40-00326

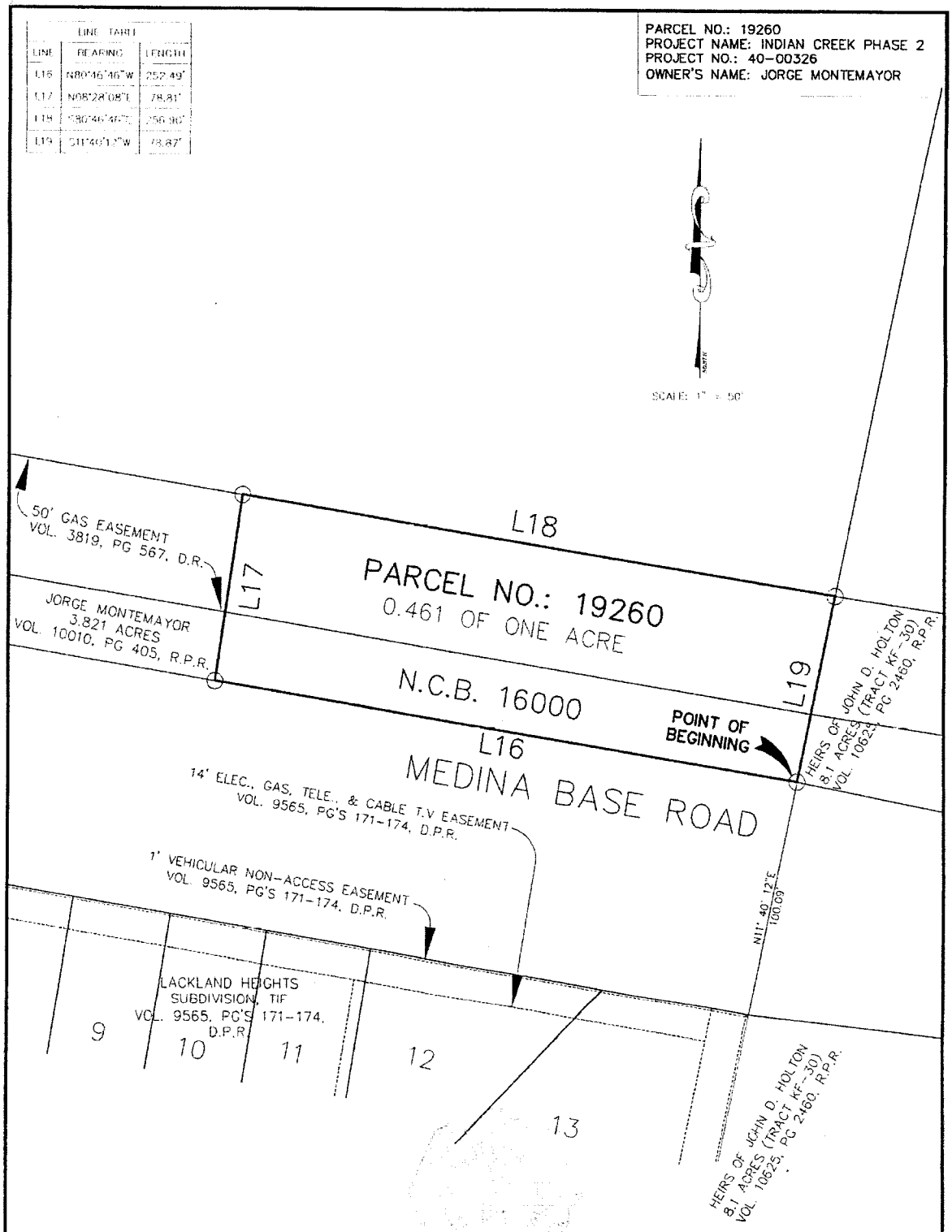
Thence along the east line of the herein described tract and the west line of said Lackland Spur Line, South 11°40'12" West, a distance of 78.87 feet to the **POINT OF BEGINNING** containing 0.461 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812
4/27/14

LINE TABLE		
LINE	BEARING	LENGTH
L16	N80°46'46"W	252.49'
L17	N08°28'08"E	78.81'
L18	S80°46'46"E	256.90'
L19	S11°40'12"W	78.87'

PARCEL NO.: 19260
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: JORGE MONTEMAYOR



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OF OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 7th DAY OF APRIL, 2014.

Chester A. Varner R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

4/25/14

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Engineering No.: F-2214
Surveying No.: 100410-00

BOUNDARY SURVEY OF
A 0.461 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 16000,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE 03/29/14
JOB NUMBER E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19261
Project Name: Indian Creek Phase 2
Project Number: 40-0032
Owner's Name: J. Anthony Guajardo Child Trust

FIELD NOTE
DESCRIPTION OF A 0.675 OF ONE ACRE TRACT

Being 0.675 acres out of a 3.535 acre tract as recorded in Volume 10554, Page 1345, Real Property Records and being out of N.C.B. 16000, City of San Antonio, Bexar County, Texas, said 0.675 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southwest corner of the herein described tract, said point being in the east line of Lackland Spur Line (abandoned) and being the east line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, and being in the north right-of-way line of Medina Base Road, said point being North 11°40'12" East, a distance of 100.09 feet and South 78°51'20" East, a distance of 100.00 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence along the west line of the herein described tract and the east line of said Lackland Spur Line, North 11°40'10" East, a distance of 83.55 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being the southwest corner of a 0.76 acre tract (Tract Two), as recorded in Volume 7735, Page 2018, R.P.R., Bexar County, Texas;

Thence along the north line of the herein described tract and the south line of said 0.76 acre tract, South 80°47'48" East, a distance of 352.28 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence along the east line of the herein described tract, South 09°08'40" West, a distance of 82.70 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the south line of the aforementioned 3.535 acre tract and the north right-of-way line of Medina Base Road;

Thence with and along the north right-of-way line of Medina Base Road, the south line of said 3.535 acre tract and the south line of the herein described tract, North 80°55'12" West, a distance of 355.97 feet to the **POINT OF BEGINNING** containing 0.675 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 9th day of June, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812
6/13/14

EXHIBIT "F"

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION
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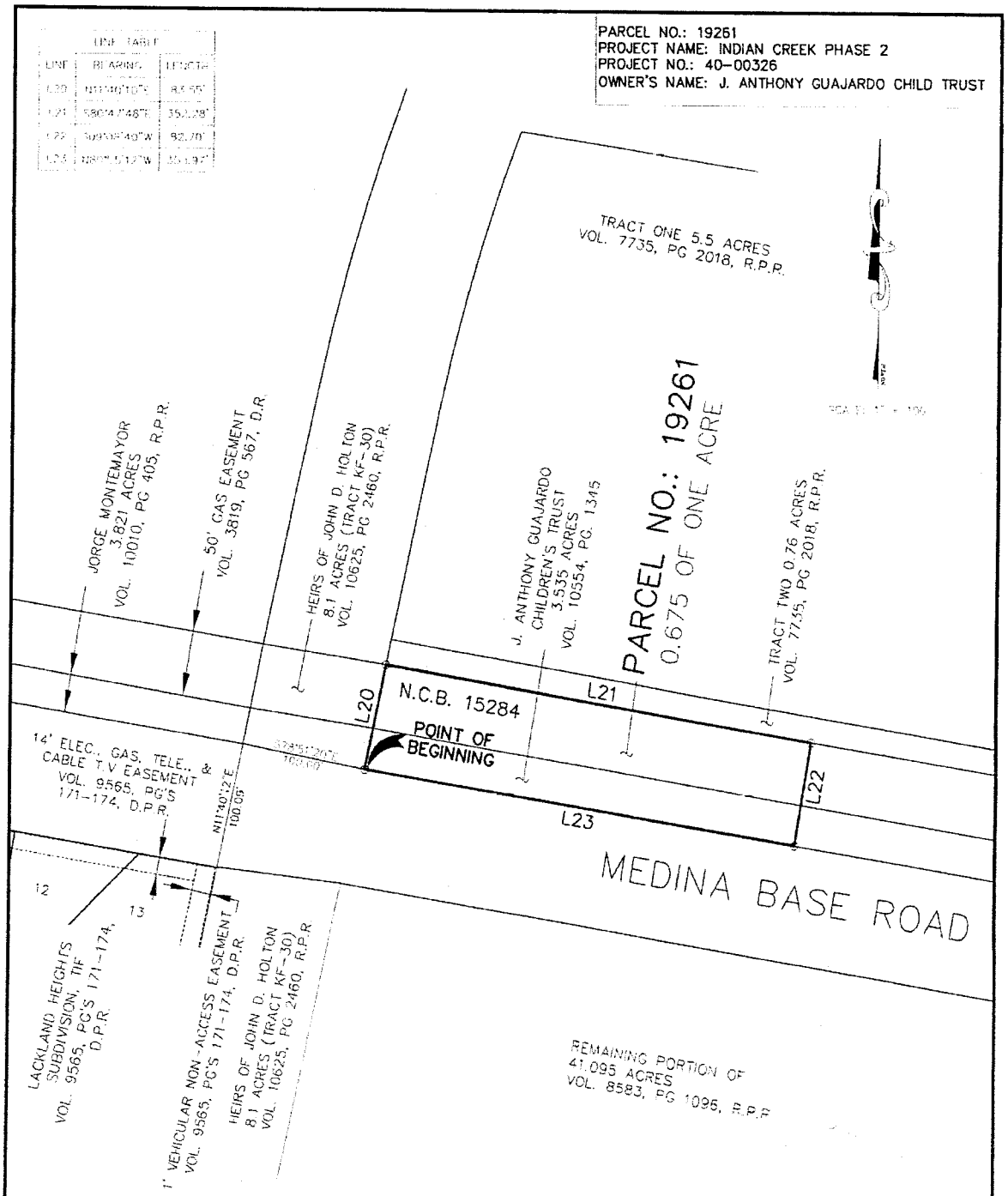
PARCEL NO.: 19261
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: J. ANTHONY GUAJARDO CHILD TRUST

LINE TABLE		
LINE	BEARING	LENGTH
L20	N11°40'10"E	88.55'
L21	S80°14'48"E	35.28'
L22	S08°05'49"W	92.70'
L23	N80°14'12"W	35.19'



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THE PLAT HEREWITH REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PROFESSIONAL SERVICE PURSUANT TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION 2 SURVEY. SURVEYED THIS THE 7th DAY OF APRIL, 2014

Chester A. Warner R.P.L.S.

CHESTER A. WARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

6/13/14

REVISED 06/10/14

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Engineering No.: F-2214
Surveying No.: 100410-00

BOUNDARY SURVEY OF
A 0.675 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15284,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE 05/25/14
JOB NUMBER K0447800
SHEET 2 OF