

AN ORDINANCE 2012-06-07-0405

AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION AND/OR CONDEMNATION OF INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES IN A PORTION OF FIVE PARCELS OF PRIVATELY-OWNED REAL PROPERTY LOCATED IN N.C.B. 2533 AND 2534 FOR THE SOUTH ZARZAMORA AND CERALVO INTERSECTION IMPROVEMENT PROJECT IN COUNCIL DISTRICT 5; DECLARING IT TO BE A PUBLIC USE PROJECT; AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$200,000.00 PAYABLE TO THE SELECTED TITLE COMPANY FOR LAND AND ASSOCIATED CLOSING COSTS.

* * * * *

WHEREAS, the City of San Antonio (“City”) desires to acquire fee simple title interests to five parcels of privately owned real property as part of the South Zarzamora and Ceralvo Intersection Improvement 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 the fee simple title interest to portions of five parcels of privately owned real property in Council District 5 as part of the Project as further described in SECTION 2 below; and

WHEREAS, the Project will improve traffic flow and pedestrian safety at the intersection of South Zarzamora and Ceralvo as well as provide enough right-of-way for the installation of left turn bays for northbound and southbound Zarzamora left turning traffic; and

WHEREAS, funding for the project is from the previously authorized General Obligation Bond funds; **NOW THEREFORE**,

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

SECTION 1. The South Zarzamora and Ceralvo Intersection Improvement Project is hereby declared to be a necessary public use project.

SECTION 2. The City Council of the City of San Antonio finds a public use necessity exists to acquire the fee simple title to privately owned real property, by negotiation and/or condemnation, if necessary, as part of the South Zarzamora and Ceralvo Intersection Improvement Project. Said parcels of land are generally located in the following:

PARCEL NO.	LEGAL DESCRIPTION
18912	0.0419 acres (1,826 sq. ft.) out of Lots 24, 26, 27, Block “D”, NCB 2534
18913	0.0106 acres (463 sq ft.) out of Lot 25, Block “D”, NCB 2534

18914	0.0239 acres (1,043 sq. ft.) out of Lot 1, Block "C", NCB 2533
18915	0.0192 acres (834 sq. ft.) out of Lot 13, Block "C", NCB 2533
18916	0.0149 acres (651 sq. ft.) out of Lot 43, Block "C", NCB 2533

The properties for the Project are more specifically shown on the Site Map attached hereto as **Exhibit A** and further described by metes and bounds in **Exhibits A-1 through A-5** incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 3. A Payment not to exceed \$200,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00250, Zarzamora Road Intersection Improvements, is authorized to be encumbered and made payable to the selected title company for the acquisition of 5 parcels of privately owned real property located in NCB 2533 and NCB 2534 in Council District 5 in Bexar County, Texas.

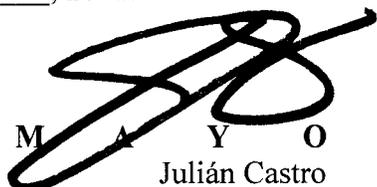
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 Chief Financial Officer 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 7th day of June, 2012.


M A Y O R
Julián Castro

ATTEST:

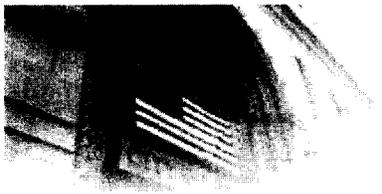


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

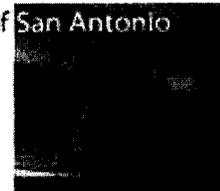


for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - 10

Name:	10						
Date:	06/07/2012						
Time:	10:02:50 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition through negotiation or condemnation of interests in land sufficient for project purposes in a portion of five parcels of privately-owned real property located in NCBs 2533 and 2534 in Council District 5 for the South Zarzamora and Ceralvo Intersection Improvement Project; declaring it to be a public project; and a public necessity for the acquisition; and authorizing expenditures not to exceed \$200,000.00 payable to the selected title company for land and associated closing costs. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x			x	
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Zarzamora and Ceralvo Intersection Project

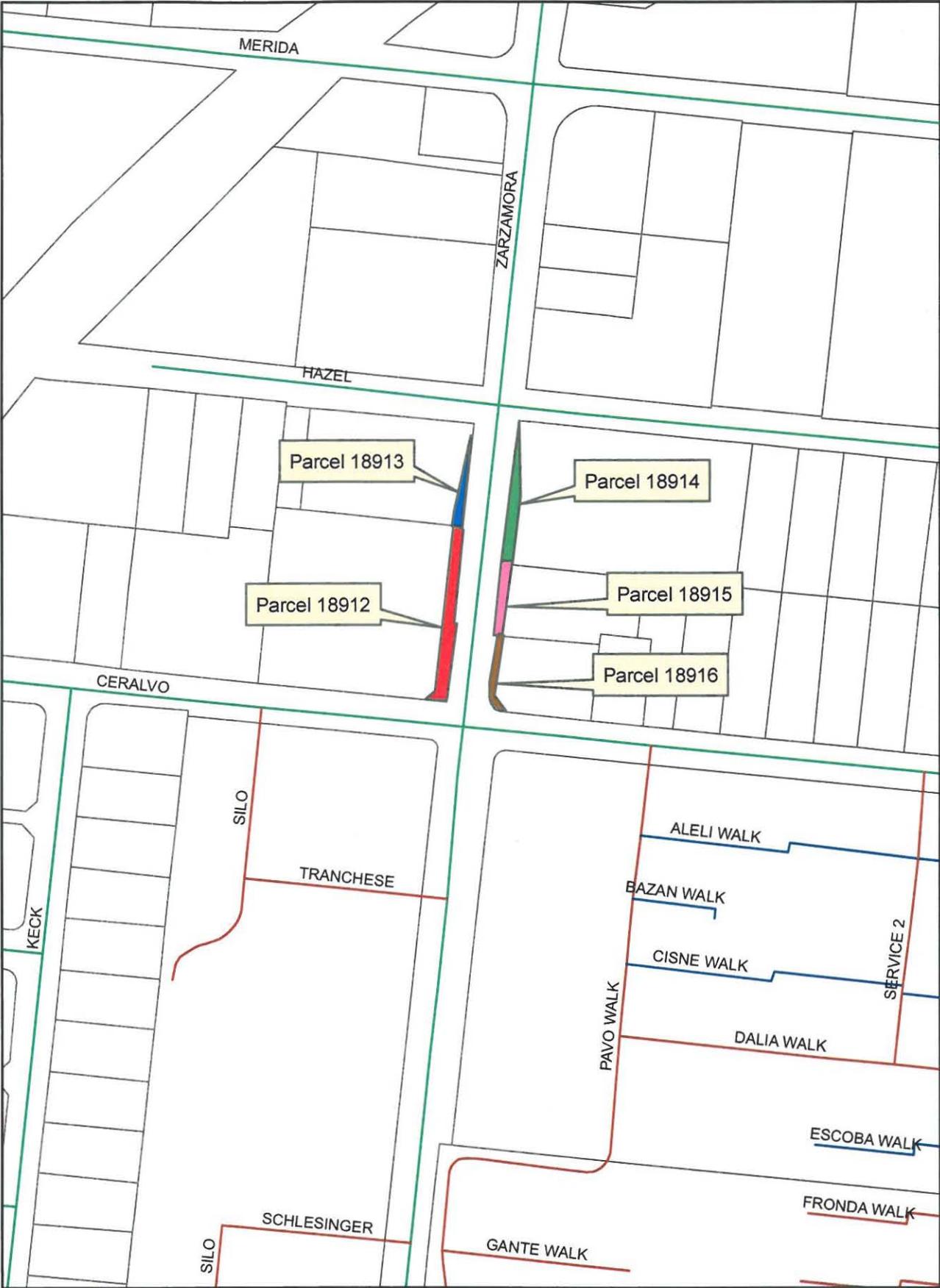
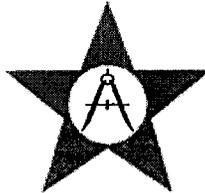


EXHIBIT A



0.0419 ACRE TRACT
(1,826 Sq. Ft.)
10LAN010.DWG

FN NO. 10LAN011-1
MAY 7, 2012
JOB NO. 10LAN010

**FIELDNOTE DESCRIPTION (PARCEL NO.18912)
RIGHT OF WAY TAKING**

BEING A 0.0419 ACRE TRACT OF LAND OUT OF THE SOUTHERLY 90 FEET OF LOT 24, BLOCK "D", NEW CITY BLOCK (NCB) 2534, AND LOTS 26 AND 27, BARSHOP SUBDIVISION, VOLUME 5300, PAGE 160, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL BEING THOSE CERTAIN PROPERTIES DESCRIBED AND CONVEYED TO BUTTERCRUST BAKERY, INC., VOLUME 7562, PAGE 365, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½" IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID NCB 2534 AND SITUATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CERALVO STREET WITH THE WESTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE SOUTHEASTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, N 84° 05' 51" W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID CERALVO STREET, A DISTANCE OF 22.04 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, INTO AND ACROSS SAID BUTTERCRUST BAKERY, INC. PROPERTIES THE FOLLOWING COURSES:

N 51° 10' 32" E, A DISTANCE OF 18.55 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER OF THIS TRACT;

N 06° 10' 32" E, A DISTANCE OF 198.85 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON NORTHERLY BOUNDARY LINE OF SAID LOT 26 AND SOUTHERLY BOUNDARY LINE OF LOT 25, SAID BARSHOP SUBDIVISION, MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, S 84° 36' 12" E, A DISTANCE OF 7.83 FEET TO A FOUND ½" IRON ROD SITUATED ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF ZARZMORA STREET, MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

S 06° 28' 30" W, A DISTANCE OF 121.96 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 27 AND AN INTERIOR CORNER OF THIS TRACT;

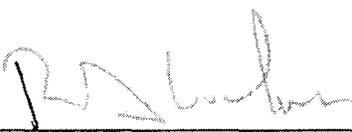
S 83° 31' 28" E, A DISTANCE OF 2.20 FEET TO A POINT, MARKING A CORNER OF THIS TRACT;

S 06° 28' 30" W, A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0419 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

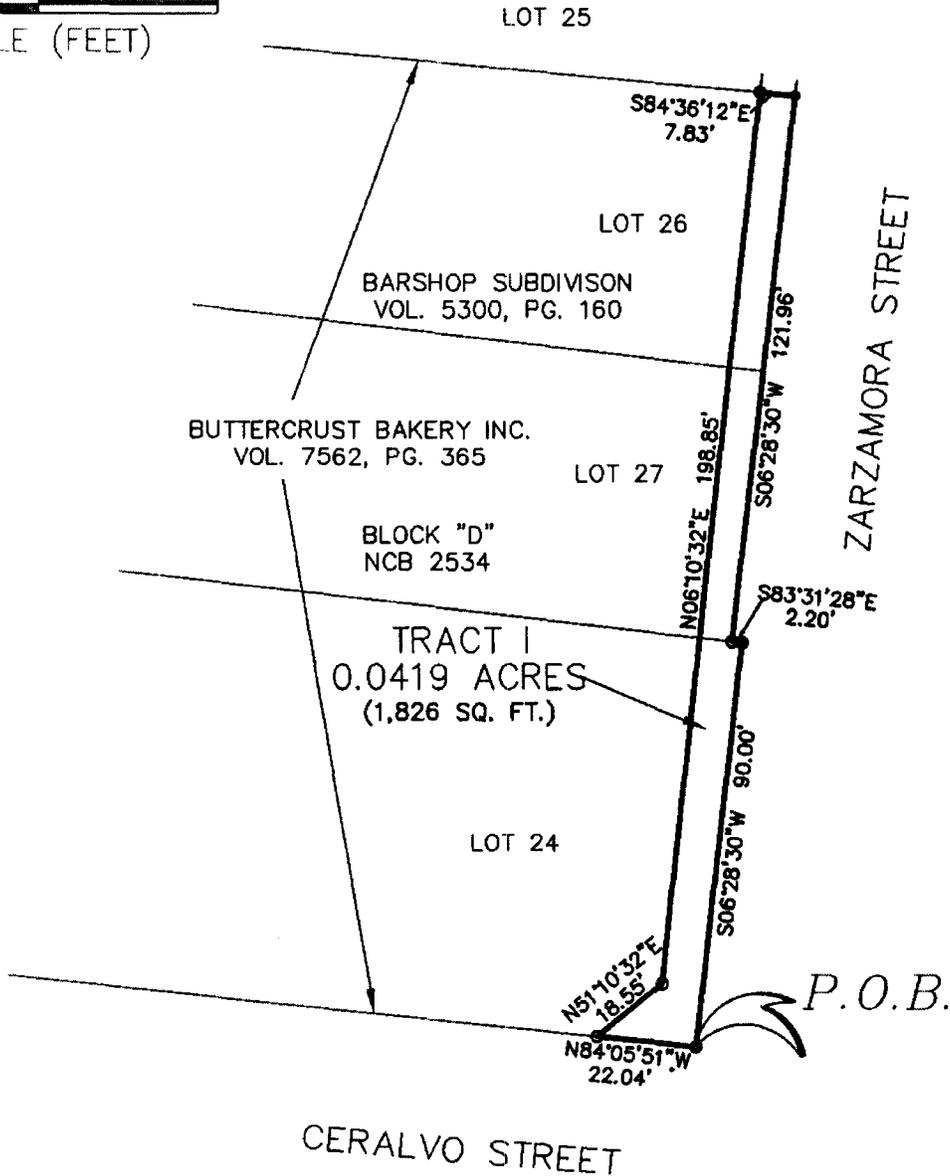
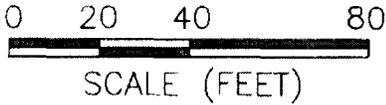
A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070



RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS





NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- X FOUND "X"
- D.P.R. DEED AND PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

CITY OF
SAN ANTONIO

6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5446
FAX # (830) 885-2170

SHERWOOD



SURVEYING, L.L.C.

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0419 ACRE TRACT OF LAND OUT OF LOT 24, BLOCK D, NCB 2534, AND LOTS 26 AND 27, BARSHOP SUBDIVISION IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5300, PAGE 160, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DATE: 5/7/12

DRAWN BY: VLH

FILE: I:\SURVEY\ .dwg

FN NO. 10LAN010

PROJECT No. 10LAN010

EXHIBIT A-1



0.0106 ACRE TRACT
(463 Sq. Ft.)
10LAN010.DWG

FN NO. 10LAN010-2
MAY 7, 2012
JOB NO. 10LAN010

**FIELDNOTE DESCRIPTION (PARCEL NO. 18913)
RIGHT OF WAY TAKING**

BEING A 0.0106 ACRE TRACT OF LAND OUT OF LOT 25, BLOCK "D", NEW CITY BLOCK (NCB) 2534, BARSHOP SUBDIVISION, VOLUME 5300, PAGE 160, DEED AND FLAT RECORDS OF BEXAR COUNTY, TEXAS; BEING THAT CERTAIN PROPERTY DESCRIBED AND CONVEYED TO JESUS ARTURO AVILA AND GRETA TERESA SANTOS, VOLUME 13110, PAGE 354, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0106 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½" IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 25 AND THE NORTHEASTERLY CORNER OF LOT 26, SAID BARSHOP SUBDIVISION AND SITUATED ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE SOUTHEASTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, N 84° 36' 12" W, ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 7.83 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, INTO AND ACROSS SAID LOT 25 THE FOLLOWING COURSES:

N 06° 10' 32" E, A DISTANCE OF 11.48 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER OF THIS TRACT;

N 11° 13' 33" E, A DISTANCE OF 90.73 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON NORTHERLY BOUNDARY LINE OF SAID LOT 25 AND WESTERLY RIGHT OF WAY LINE OF SAID ZARZAMORA STREET AND ON THE ARC OF A CURVE TO THE RIGHT, MARKING THE NORTHERLY CORNER OF THIS TRACT;

THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°45'48", AN ARC LENGTH OF 5.13 FEET AND A CHORD BEARING: S 02°14'58" W, 5.12 FEET TO A POINT MARKING A CORNER OF THIS TRACT;

S 06° 28' 34" W, A DISTANCE OF 96.64 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0106 ACRES OF LAND, MORE OR LESS.

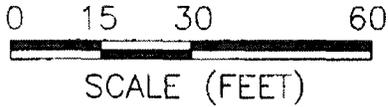
I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LL
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

 5/7/12
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS





HAZEL STREET

R=25.00
L=5.13
 $\Delta=11^{\circ}45'48''$
S02 $^{\circ}14'58''$ W, 5.12

JESUS ARTURO AVILA &
GRETA TERESA SANTOS
VOL. 13110, PG. 354

TRACT 2
0.0106 ACRES
(463 SQ. FT.)

BARSHOP SUBDIVISION
VOL. 5300, PG. 160

ZARZAMORA STREET

BLOCK "D"
NCB 2534

LOT 25

N11 $^{\circ}13'33''$ E 90.73'
S06 $^{\circ}28'34''$ W 96.64'

P.O.B.

LOT 26

N84 $^{\circ}36'12''$ W
7.83'

NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- X FOUND "X"
- D.P.R. DEED AND PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

CITY OF
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6477 FM 311
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PHONE * (830) 228-5446
FAX * (830) 885-2170

SHERWOOD



SURVEYING, L.L.C.

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0106 ACRE TRACT OF LAND OUT OF LOT 25, BLOCK D, NCB 2534, BARSHOP SUBDIVISION IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5300, PAGE 160, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

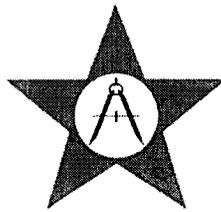
DATE: 5/7/12

DRAWN BY: VLH

FILE: I:\SURVEY\ .dwg

FN NO. 10LAN010

PROJECT No. 10LAN010



0.0239 ACRE TRACT
(1,043 Sq. Ft.)
10LAN010.DWG

FN NO. 10LAN011-3
MARCH 6, 2012
JOB NO. 10LAN010

**FIELDNOTE DESCRIPTION (PARCEL NO. 18914)
RIGHT OF WAY TAKING**

BEING A 0.0239 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK "C", NEW CITY BLOCK (NCB) 2533, VOLUME 3535, PAGE 58, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THAT CERTAIN PROPERTY DESCRIBED AND CONVEYED TO JOSE I. CARRILLO AND MARIA GRISELDA CARRILLO, VOLUME 12541, PAGE 2354, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0239 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT MARKING THE NORTHWESTERLY CORNER OF SAID NCB 2533 AND SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL STREET WITH THE EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, S 83° 03' 10" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HAZEL STREET, A DISTANCE OF 0.10 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, INTO AND ACROSS SAID LOT 1 THE FOLLOWING COURSES:

S 01° 53' 55" W, A DISTANCE OF 115.47 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER OF THIS TRACT;

S 06° 10' 32" W, A DISTANCE OF 53.09 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON SOUTHERLY BOUNDARY LINE OF SAID LOT 1 AND NORTHERLY BOUNDARY LINE OF THE REMAINDER OF LOT 13, BLOCK "C", NCB 2533, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, N 83° 31' 28" W, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 9.59 FEET TO A POINT SITUATED ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, N 06° 28' 30" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 168.20 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0239 ACRES OF LAND, MORE OR LESS.

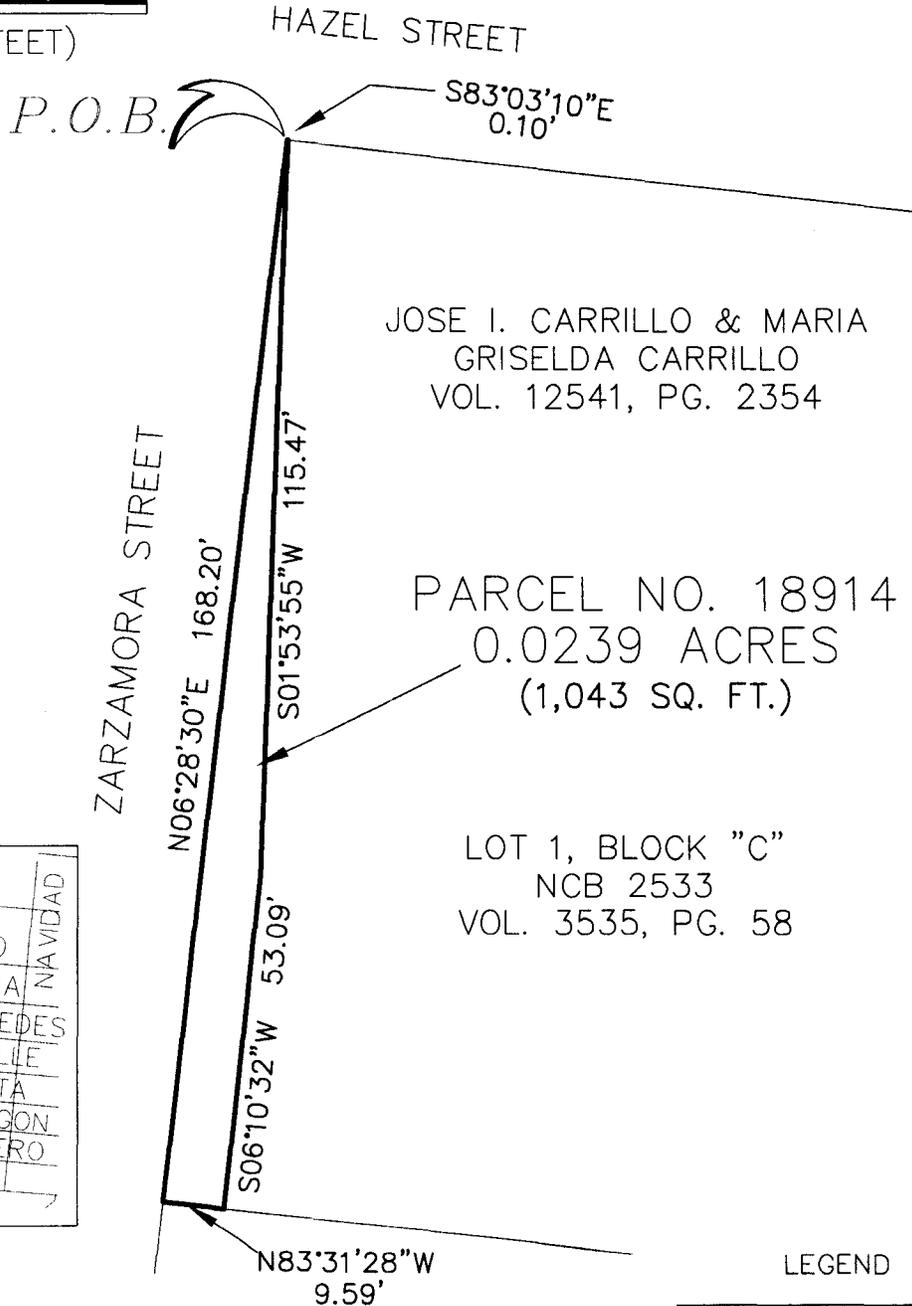
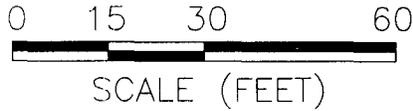
I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

Richard A. Goodwin 3/6/12
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS





JOSE I. CARRILLO & MARIA
GRISELDA CARRILLO
VOL. 12541, PG. 2354

PARCEL NO. 18914
0.0239 ACRES
(1,043 SQ. FT.)

LOT 1, BLOCK "C"
NCB 2533
VOL. 3535, PG. 58

Location Map
Not To Scale



NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

REMAINDER
LOT 13

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- X FOUND "X"
- D.P.R. DEED AND PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

CITY OF
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SHERWOOD



SURVEYING, L.L.C.

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0239 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK C, NCB 2533 IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3535, PAGE 58, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

EXHIBIT A-3



0.0192 ACRE TRACT
(834 SQ. FT.)
10LAN010.DWG

FN NO. 10LAN011-4
MARCH 6, 2012
JOB NO. 10LAN010

**FIELDNOTE DESCRIPTION (PARCEL NO. 18915)
RIGHT OF WAY TAKING**

BEING A 0.0192 ACRE TRACT OF LAND OUT OF THE REMAINDER OF LOT 13, BLOCK "C", NEW CITY BLOCK (NCB) 2533 AND BEING THAT CERTAIN PROPERTY DESCRIBED AND CONVEYED TO BERTHA ORTIZ, VOLUME 6823, PAGE 887, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT MARKING THE NORTHWESTERLY CORNER OF SAID REMAINDER OF LOT 13 AND THE SOUTHWESTERLY CORNER OF LOT 1, NCB 2533 BLOCK "C", VOLUME 3535, PAGE 58, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, S 83° 31' 28" E, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF LOT 13 AND SAID LOT 1, A DISTANCE OF 9.59 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, S 06° 10' 32" W, INTO AND ACROSS SAID REMAINDER OF LOT 13, A DISTANCE OF 85.05 FEET TO A SCRIBED "+" IN CONCRETE SITUATED ON THE COMMON SOUTHERLY BOUNDARY LINE OF SAID REMAINDER OF LOT 13 AND THE NORTHERLY BOUNDARY LINE OF LOT 43, C.F.C. SUBDIVISION, VOLUME 6100, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

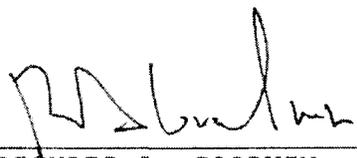
THENCE, N 83° 31' 07" W, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 10.03 FEET TO A POINT SITUATED ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, N 06° 28' 30" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 85.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0192 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED
FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS
NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

 3/6/12
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



ZARZAMORA STREET

LOT 1, BLOCK "C"
NCB 2533
VOL. 3535, PG. 58

P.O.B.

S83°31'28"E
9.59'

PARCEL NO. 18915
0.0192 ACRES
(834 SQ. FT.)

REMAINDER LOT 13, BLOCK "C"
NCB 2533
BERTHA ORTIZ
VOL. 6823, PG. 887

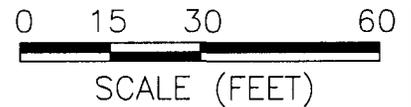
N06°28'30"E 85.05'

S06°10'32"W 85.05'

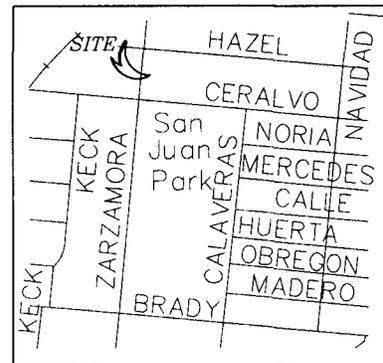
N83°31'07"W
10.03'
SCRIBED "+"

LOT 43, BLOCK "C",
NCB 2533
C.F.C. SUBDIVISION
VOL. 6100, PG. 138

±57' TO CUTBACK
RETURN AT CERALVO
STREET



Location Map
Not To Scale



NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- x FOUND "x"
- D.P.R. DEED AND PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

CITY OF
SAN ANTONIO

6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 226-5446
FAX # (830) 885-2170

SHERWOOD



SURVEYING, L.L.C.

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0192 ACRE TRACT OF LAND OUT OF THE REMAINDER OF LOT 13, BLOCK "C", NCB 2533 IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO DEED RECORDED IN VOLUME 6823, PAGE 887, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

DATE: 03/06/12

DRAWN BY: VLH

FILE: I:\SURVEY\ 10LAN010.dwg

FN NO. 10LAN010

PROJECT No. 10LAN010

EXHIBIT A-4



0.0149 ACRE TRACT
(651 SQ. FT.)
10LAN010.DWG

FN NO. 10LAN011-5
MARCH 6, 2012
JOB NO. 10LAN010

**FIELDNOTE DESCRIPTION (PARCEL NO. 18916)
RIGHT OF WAY TAKING**

BEING A 0.0149 ACRE TRACT OF LAND OUT OF LOT 43, C.F.C. SUBDIVISION, VOLUME 6100, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN PROPERTY DESCRIBED AND CONVEYED TO FRIS CHKN, LLC, VOLUME 11349, PAGE 249, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0149 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT MARKING THE NORTHWESTERLY CORNER OF SAID LOT 43 AND THE SOUTHWESTERLY CORNER OF THE REMAINDER OF LOT 13, BLOCK "C", NEW CITY BLOCK (NCB) 2533, AND SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, S 83° 31' 07" E, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF LOT 13 AND SAID LOT 43, A DISTANCE OF 7.80 FEET TO A SCRIBED "+" IN CONCRETE, MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, INTO AND ACROSS SAID LOT 43 THE FOLLOWING COURSES:

S 06° 10' 32" W, A DISTANCE OF 69.81 FEET TO A SCRIBED "+" IN CONCRETE, MARKING A CORNER OF THIS TRACT;

S 51° 20' 35" E, A DISTANCE OF 23.51 FEET TO A SCRIBED "+" IN CONCRETE, SITUATED ON THE EXISTING NORTHERLY RIGHT OF WAY OF CERALVO STREET MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, N 84° 15' 09" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2.88 FEET TO A FOUND PK NAIL MARKING THE BEGINNING OF A CURVE TO THE RIGHT AT THE CUTBACK RETURN OF ZARZAMORA STREET;

THENCE, ALONG SAID RETURN AND RIGHT OF WAY OF ZARZAMORA STREET THE FOLLOWING COURSES:

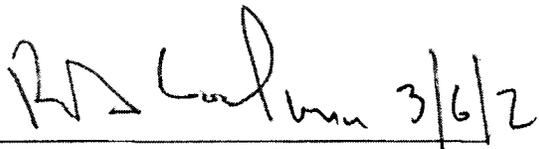
NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°25'46", AN ARC LENGTH OF 39.02 FEET AND A CHORD BEARING: N 39°13'57" W, 35.18 FEET TO A POINT MARKING A CORNER OF THIS TRACT;

N 06° 28' 33" E, A DISTANCE OF 57.80 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0149 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

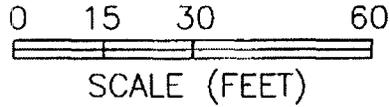
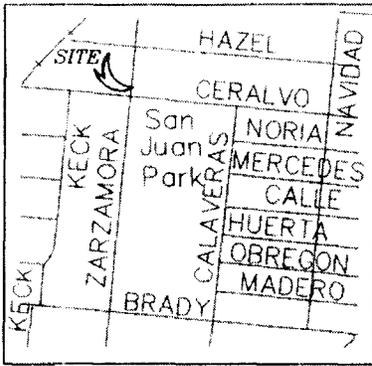
A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

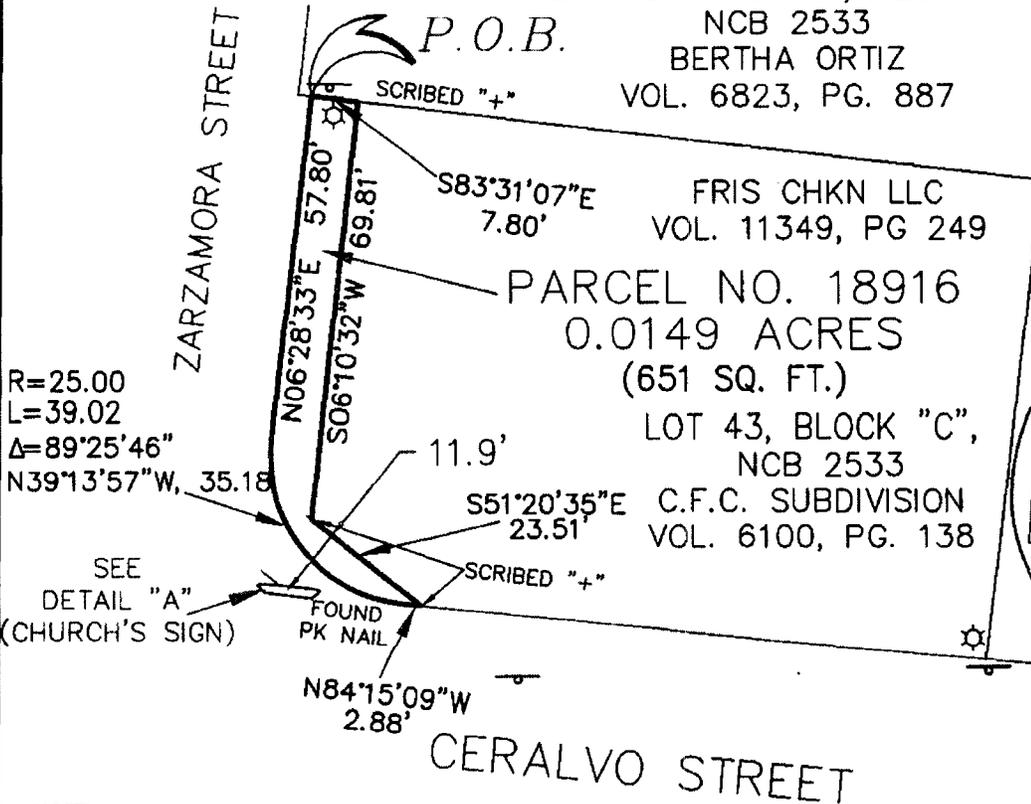

RICHARD A. GOODWIN DATE 3/6/2
R.P.L.S. #4069 STATE OF TEXAS



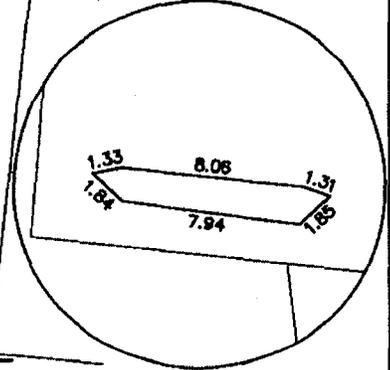
Location Map
Not To Scale



REMAINDER LOT 13, BLOCK "C"
NCB 2533
BERTHA ORTIZ
VOL. 6823, PG. 887



DETAIL "A"
(CHURCH'S SIGN)



R=25.00
L=39.02
Δ=89°25'46"
N39°13'57"W, 35.18'

SEE
DETAIL "A"
(CHURCH'S SIGN)

NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- X FOUND "X"
- D.P.R. DEED AND PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT OF WAY
- ⊙ LIGHT POLE
- ⚡ SIGN

CITY OF
SAN ANTONIO

6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5446
FAX # (830) 885-2170

SHERWOOD



SURVEYING, L.L.C.

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0149 ACRE TRACT OF LAND OUT OF LOT 43, BLOCK "C", NCB 2533, C.F.C. SUBDIVISION IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6100, PAGE 138, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DATE: 03/06/12

DRAWN BY: VLH

FILE: F:\SURVEY\ 10LAN010.dwg

FN NO. 10LAN010

PROJECT No. 10LAN010

EXHIBIT A-5

(Page 3 of 3)