

AN ORDINANCE 2012-02-02-0067

AUTHORIZING THE ACCEPTANCE OF AN EASEMENT FROM THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM OVER TWO PARCELS LOCATED AT THE INTERSECTION OF VON SCHEELE AND MEDICAL DRIVE FOR THE MEDICAL CENTER INTERSECTION IMPROVEMENTS, PHASE VIII PROJECT; DECLARING IT TO BE A PUBLIC PROJECT; AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$1,500.00

* * * * *

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

SECTION 1. The City authorizes and directs the City Manager and her designee, severally, to accept on behalf of the City a public street right-of-way easement substantially in the form attached as **Attachment I**. The City Manager and her designee, severally, should take all other actions necessary or convenient to effectuate the transaction, including agreeing to non-material changes to the approved form.

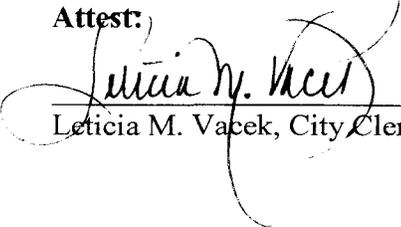
SECTION 2. Payment in the amount of \$1,500.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 40-00022, Medical Center Intersection Improvement Phase IV-VIII, and is authorized to be encumbered and made payable to the selected title company for the acquisition of 2 parcels of privately owned real property located at NCB 13663 in Council District 8 in Bexar County, Texas.

SECTION 3. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 2nd day of February 2012.

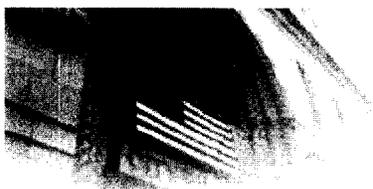

M A Y O R
Julián Castro

Attest:


Leticia M. Vabek, City Clerk

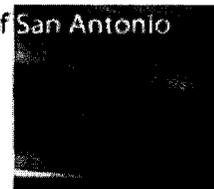
Approved As To Form:


Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - 11

Name:	6, 7, 9, 10, 11, 12, 13, 14A, 14B, 14C, 14D, 14E, 14F, 16, 17, 18, 19, 20, 22A, 22B, 22C						
Date:	02/02/2012						
Time:	10:31:09 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition of easement interest by dedication from Board of Regents of the University of Texas System of two parcels of privately owned real property located within NCB 13663 at the intersection of Von Scheele Drive and Medical Drive for the Medical Center Intersection Improvements, Phase VIII project; declaring it to be a public project; and authorizing expenditures not to exceed \$1,500.00 to the selected title company for title 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				
Ivy R. Taylor	District 2	x					
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
Carlton Soules	District 10	x					

Attachment I

PUBLIC STREET EASEMENT
Project 18188A-B Von Scheele and Medical Drive

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

EFFECTIVE DATE: December 27, 2011

GRANTOR: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM

GRANTOR'S MAILING ADDRESS: The University of Texas System
 201 West Seventh, Suite 416
 Austin, Travis County, Texas 78701
 Attention: Executive Director of Real Estate

GRANTEE: CITY OF SAN ANTONIO

GRANTEE'S MAILING ADDRESS: City of San Antonio
 P. O. Box 839966
 San Antonio, Texas 78283-3900

CONSIDERATION AND CONVEYANCE: Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, has this day **GRANTED** and **CONVEYED**, and by these presents does **GRANT** and **CONVEY**, unto the Grantee an easement for public street right-of-way purposes (the "Project"), allowing all rights incident to public streets or alleys in, upon and across the land, described as follows:

That certain 2 tracts of land in Bexar County, Texas as more fully described on **Exhibits "A"** and **"B"** attached hereto and incorporated herein for all purposes (the "**Easement Property**").

Grantor hereby grants to Grantee an easement (the "**Easement**") in, upon, and across the Easement Property solely for the purpose of the Project. It is distinctly understood and agreed that the Easement granted herein does not constitute a conveyance in fee of the Easement Property, nor of the minerals therein and thereunder, but grants only an easement subject to the following:

a. If Grantee at any time permanently abandons the Easement Property, then in any such event this conveyance shall be null and void and of no further force and effect as to the Easement Property, and the Easement Property shall absolutely revert to and revest in Grantor, its successors or assigns, without the necessity of any further act, suit, or action on the part of either

Grantor or Grantee. Provided, however, that Grantee agrees in such event to execute and deliver to Grantor, its successors or assigns, a proper release of easement, duly executed and acknowledged, on the written request of Grantor.

b. The Easement is made subject to any and all existing easements, prescriptive rights, rights-of-way, leases, and subleases affecting the Easement Property (or any part thereof) and either shown of record or apparent on the Easement Property, and all presently recorded matters that affect the Easement Property. Grantor reserves the right to use and enjoy the Easement Property insofar as the exercise thereof does not interfere with the right granted herein.

c. Prior to performing any work on the Easement Property, Grantee shall cause its contractors to name Grantor as an additional insured on a commercial general liability ("CGL") insurance policy and on a commercial auto liability ("Auto Liability") insurance policy applicable to the Project and all work appurtenant thereto providing, on an occurrence basis, Auto Liability insurance covering all owned, non-owned or hired automobiles to be used on or for the Project with limits on such CGL and Auto Liability policies of not less than \$500,000 combined single limit bodily injury and property damage. Grantee shall also name or cause its contractors to provide Workers' Compensation coverage with the statutorily required limits and Employers' Liability insurance coverage with limits of no less than \$500,000 with appropriate waivers of subrogation in favor of Grantor. Prior to the Grantee's contractor performing any activity on the Easement Property, Grantee or its contractor will provide Grantor a certificate of insurance evidencing the aforementioned insurance coverages.

d. Grantee will be solely responsible for the construction and maintenance of the Project, and will keep the same in good and safe condition at all times during the existence of this Easement.

e. All work to be performed by Grantee or its agents, employees, representatives, or any other persons acting under its control or at its direction or request shall:

1. be done at the sole risk, cost and expense of Grantee;
2. be done in accordance with the applicable requirements of all Federal, state and local governmental and regulatory authorities having jurisdiction thereof, including, without limitation, complying with all applicable zoning ordinances, building codes and environmental laws; and
3. be done in a manner as will not unreasonably interfere with access to the adjacent or remainder property of Grantor.

f. Grantee will not create or permit to be created or remain any and all valid and legally recognized liens, encumbrances or charges levied on account of any builder's, supplier's, mechanic's, laborer's, materialmen's or similar claim that might become a valid and legally recognized lien, encumbrance or charge upon the Easement Property or other property of Grantor

or any part thereof or the income derived therefrom, with respect to any work or services performed or material furnished by or at the direction of Grantee.

g. Grantee will not cause or permit the Easement Property, any other property of Grantor, or Grantor to be in violation, by its exercise of its rights hereunder, of or do anything or permit anything to be done by Grantee, its contractors, subcontractors, agents or employees that will subject the Easement Property, any other property of Grantor, or Grantor to any remedial obligations under applicable laws pertaining to health or the environment (such laws as they now exist or are hereafter enacted and/or amended are hereinafter sometimes collectively called "Applicable Environmental Laws"), including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (as amended, hereinafter called "CERCLA"), the Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984 (as amended, hereinafter called "RCRA"), the Texas Water Code and the Texas Solid Waste Disposal Act, as each of said laws may be amended from time to time, assuming disclosure to the applicable governmental authorities of all relevant facts, conditions and circumstances, if any, pertaining to Grantee's exercise of its rights hereunder.

h. Any and all obligations of the City of San Antonio under this agreement are funded through the City of San Antonio General Fund and are subject to the discretion of City Council whether to appropriate funding for any given year of a term. It is expressly understood by Grantor that the City may fail to appropriate money for any obligation arising under this agreement in an annual City of San Antonio Budget and Grantor expressly agrees that Grantee's failure to perform any obligation under sections (c) through (g) above may be resolved through any available remedies at law or equity but will not affect title or the rights herein granted to Grantee..

This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon Grantee and Grantor, and their respective personal representatives, successors, and assigns.

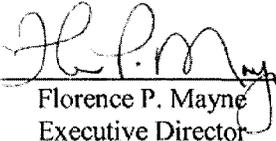
TO HAVE AND HOLD the possession of the Easement Property for the purposes and subject to the limitations described above, without warranties or representations of any kind, express or implied.

Each party acknowledges that it and its counsel have reviewed this Easement Agreement and that the normal rule of construction shall not be applicable and there shall be no presumption that any ambiguities will be resolved against the drafting party in interpretation of this Easement Agreement.

When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "Grantee" includes the employees and authorized agents of Grantee.

GRANTOR:

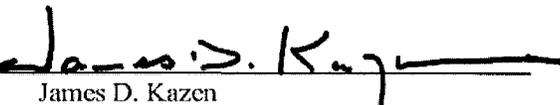
BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM

By: 

Florence P. Mayne
Executive Director
Real Estate Office
The University of Texas System

Approved as to Content:

The University of Texas Health Science Center
at San Antonio

By: 

James D. Kazen
Executive Vice President for Facility
Planning and Operations
The University of Texas Health Science
Center at San Antonio

GRANTEE:

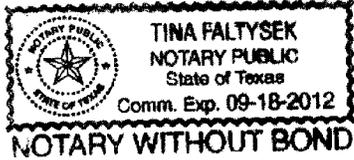
CITY OF SAN ANTONIO

By: _____
Name: _____
City Manager

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 27th day of December, 2011 by Florence P. Mayne, Executive Director, Real Estate Office, of The University of Texas System, for and on behalf of the Board of Regents of The University of Texas System.



Tina Faltysek
Notary Public, State of Texas

TINA FALTYSEK
(typed or printed name)
Notary commission expires:

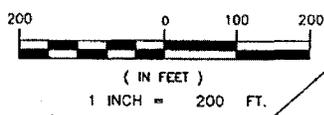
9-18-2012

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, _____, City of San Antonio, Texas.

Notary Public, State of Texas

(typed or printed name)
Notary commission expires:



FLOYD CURL DRIVE
(86-FOOT R.O.W.)

PAPE-DAWSON ENGINEERS

355 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, JOHN REGIS WARDEN # 479
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PAW REGISTRATION # 100488-00
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NOTES:
 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



N.C.B. 13663

OWNER: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 25.00 ACRES
 (VOL. 4596, PGS. 1353-1357 O.P.R.)

OWNER: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 21.591 ACRES
 (VOL. 9104, PGS. 1221-1226 O.P.R.)

LEGEND:
 O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 F.D. FOUND
 N.C.B. NEW CITY BLOCK

0.037 ACRE
 (1,633 SQUARE FEET MORE LESS)

AN EXHIBIT OF PARCEL NO. 18188A

A 0.037 ACRE, OR 1,633 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 25.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN CORRECTION WARRANTY DEED RECORDED IN VOLUME 4596, PAGES 1353-1357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

MEDICAL DRIVE
 (86-FOOT R.O.W.)

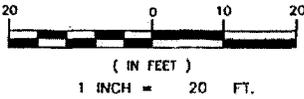
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

9/22/11 *G.E. Buchanan*
 DATE: G.E. BUCHANAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188A	COUNTY BEXAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.037 ACRE		
REMAINDER	24.963 ACRES	PAGE 2 OF 2

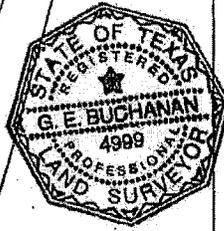
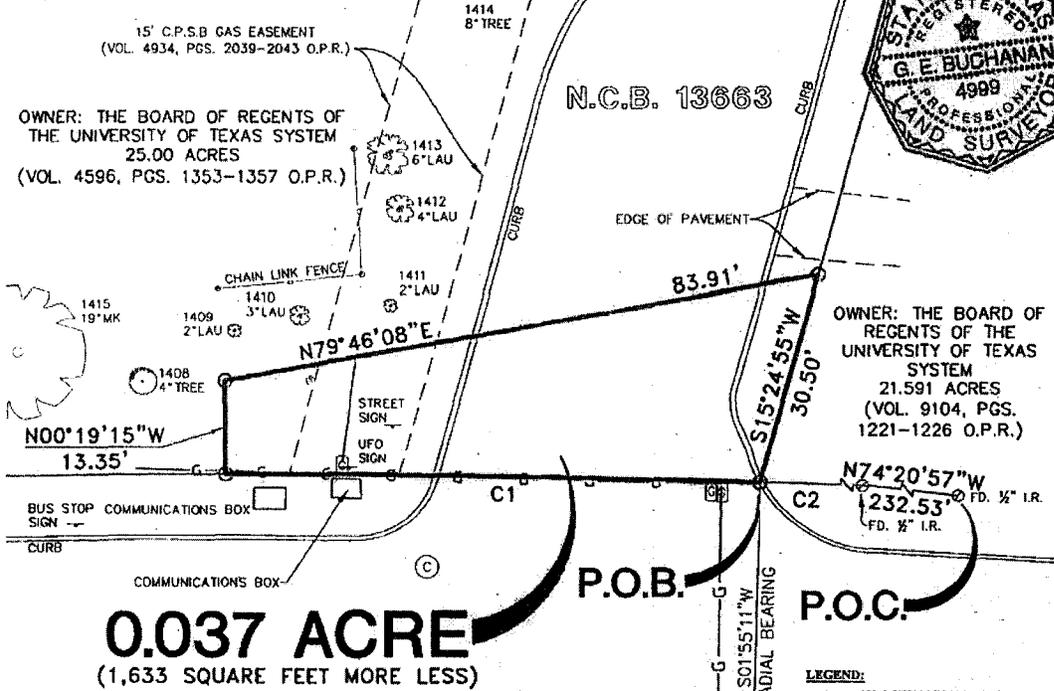
PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000
 FAX: 210.375.9510
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 100880-00
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NOTES:
 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2060.49	2°04'08"	N 89°06'53" W	74.40'	74.40'
C2	2060.19	13°46'47"	N 81°35'10" W	494.29'	495.48'



- LEGEND**
- (C) COMMUNICATION, TELEPHONE, CABLE
 - (B) GAS VALVE
 - (O) LAMP POST
 - (S) ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
 - (LAU 6) 6" LAUREL
 - (MK6) 6" MESQUITE
 - (TREE 6) 6" TREE - UNIDENTIFIED SPECIES
 - (---) CHAIN LINK FENCE
 - (G-G) GAS LINE
 - (-UGE-UGE) UNDERGROUND ELECTRIC

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

9/22/11
 DATE: *G.E. Buchanan*
 C.E. BUCHANAN
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 4999

PARCEL NO. 18188A
 A 0.037 ACRE, OR 1,633 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 25.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN CORRECTION WARRANTY DEED RECORDED IN VOLUME 496, PAGES 1353-1357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188A	COUNTY BEKAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELLE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.0059 ACRE		
REMAINDER 1.5419 ACRES	PAGE 1 OF 2	



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

PARCEL NO: 18188A

METES AND BOUNDS DESCRIPTION

(0.037 ACRE)

A 0.037 acre, or 1,633 square feet more or less, tract of land being out of a 25.00 acre tract described in conveyance to the Board of Regents of the University of Texas System in Correction Warranty Deed recorded in Volume 4596, Pages 1353-1357 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 13663 of the City of San Antonio, Bexar County, Texas. Said 0.037 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a found ½" iron rod, on the north right-of-way line of Medical Drive, an 86-foot right-of-way, the southeast corner of a 21.591 acre tract recorded in Volume 9104, Pages 1221-1226 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the north right-of-way line of said Medical Drive, the south line of said 21.591 acre tract the following calls and distances:

N 74°20'57" W, a distance of 232.53 feet to a found ½" iron rod, a point of curvature;

Northwesterly, along a curve to the left, said curve having a radius of 2060.19 feet, a central angle of 13°46'47", a chord bearing and distance of N 81°35'10" W, 494.29 feet, for an arc length of 495.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of the herein described tract, the southeast corner of said 25.00 acre tract, the southwest corner of said 21.591 acre tract;

THENCE: Northwesterly, continuing along and with the north right-of-way line of said Medical Drive, the south line of said 25.00 acre tract, with a curve to the left, said curve having a radial bearing of S 01°55'11" W, a radius of 2060.49 feet, a central angle of 02°04'08", a chord bearing and distance of N 89°06'53" W, 74.40 feet, for an arc length of 74.40 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

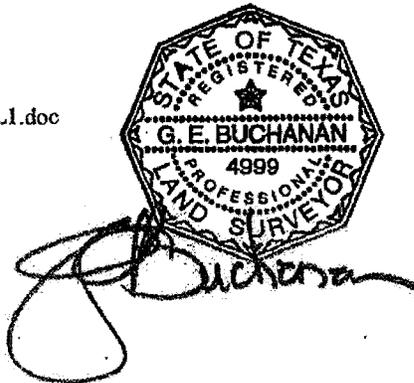
THENCE: Departing the north right-of-way line of said Medical Drive, over and across said 25.00 acre tract, the following calls and distances:

N 00°19'15" W, a distance of 13.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 79°46'08" E, a distance of 83.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the west line of the aforementioned 21.591 acre tract, the east line of said 25.00 acre tract;

THENCE: S 15°24'55" W, along and with the west line of said 21.591 acre tract, the east line of said 25.00 acre tract, a distance of 30.50 feet to the POINT OF BEGINNING, and containing 0.037 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 22, 2011
REVISED: December 21, 2011
JOB No.: 5241-33
DOC.ID.: N:\CIVIL\5241-33\WORD\5241-33-PARCEL1.doc





(IN FEET)
1 INCH = 200 FT.



FLOYD CURL DRIVE
(86-FOOT R.O.W.)

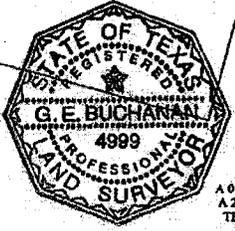
OWNER: THE BOARD OF
REGENTS OF THE
UNIVERSITY OF TEXAS
SYSTEM
25.00 ACRES
(VOL. 4596, PGS.
1353-1357 O.P.R.)

OWNER: THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
21.591 ACRES
(VOL. 9104, PGS. 1221-1226 O.P.R.)

N.C.B. 13663

0.082 ACRE
(3,577 SQUARE FEET MORE LESS)

MEDICAL DRIVE
(86-FOOT R.O.W.)



LEGEND:
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS
D.F.R. DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
F.D. FOUND
N.C.B. NEW CITY BLOCK

NOTES:
1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE
NORTH AMERICAN DATUM OF 1983 (CONS. 1996) FROM THE
TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH
CENTRAL ZONE.
2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH
INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

**AN EXHIBIT
OF
PARCEL NO. 18188B**

A 0.082 ACRE, OR 3,577 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF
A 21.591 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM IN SPECIAL WARRANTY DEED RECORDED IN
VOLUME 9104, PAGES 1221-1226 OF THE OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

255 EAST RANSLEY | SAN ANTONIO, TEXAS 78219 | PHONE: 210.375.8000
FAX: 210.375.8000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10028-07
Copyright © 2011 Pape-Dawson Engineers, Inc. All Rights Reserved.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
ACCORDING TO AN ACCURATE SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION.

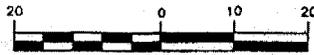
DATE: 9/22/11
G.E. Buchanan
G.E. BUCHANAN
PROFESSIONAL LAND SURVEYOR NO. 4999

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188B	COUNTY BEXAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.082 ACRE		
REMAINDER	21.509 ACRES	PAGE 4 OF 4

File: N:\CIVIL\15241-33\PARCEL2.dwg

PAPE-DAWSON ENGINEERS

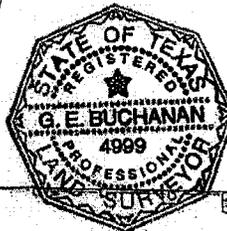
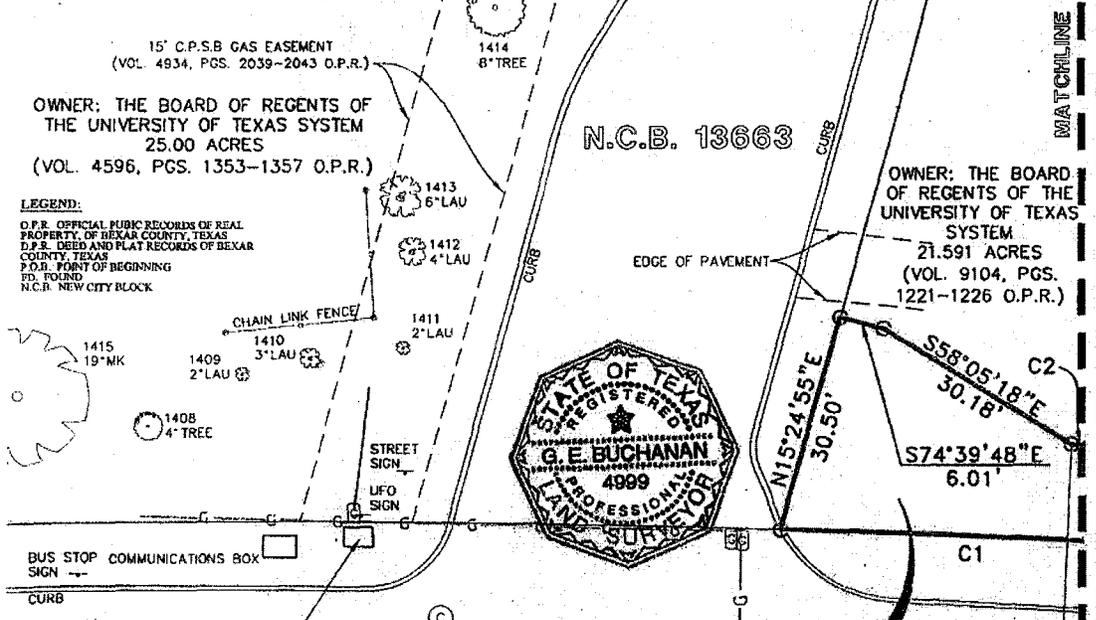
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.0000 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, PLAN REGISTRATION # 499
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PLAN REGISTRATION # 180281-00
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(IN FEET)
 1 INCH = 20 FT.

NOTES:
 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2060.19	8°30'50"	N 84°13'09" W	305.85'	308.13'
C2	2084.98	7°44'59"	S 85°18'42" E	136.41'	136.43'
C3	2060.19	5°15'57"	N 77°19'46" W	189.28'	189.35'



MEDICAL DRIVE
 (86-FOOT R.O.W.)

0.082 ACRE
 (3,577 SQUARE FEET MORE OR LESS)

- LEGEND**
- (C) COMMUNICATION, TELEPHONE, CABLE
 - CPED COMMUNICATION, TELEPHONE, CABLE PEDESTAL
 - (G) GAS VALVE
 - (X) LAMP POST
 - (S) ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
 - (LAU 6) 6" LAUREL
 - (MK6) 6" MESQUITE
 - (TREE 6) 6" TREE - UNIDENTIFIED SPECIES
 - (---G---G---) CHAIN LINK FENCE
 - (---G---G---) GAS LINE
 - (---UG---UG---) UNDERGROUND ELECTRIC

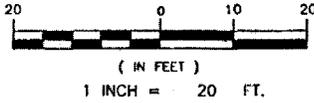
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

9/22/11
 DATE: *G.E. Buchanan*
 G.E. BUCHANAN
 PROFESSIONAL LAND SURVEYOR NO 4999

AN EXHIBIT OF PARCEL NO. 18188B

A 0.082 ACRE, OR 3,577 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 21.591 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9104, PAGES 1221-1226 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188B	COUNTY BEXAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.082 ACRE		
REMAINDER	21.509 ACRES	PAGE 1 OF 4

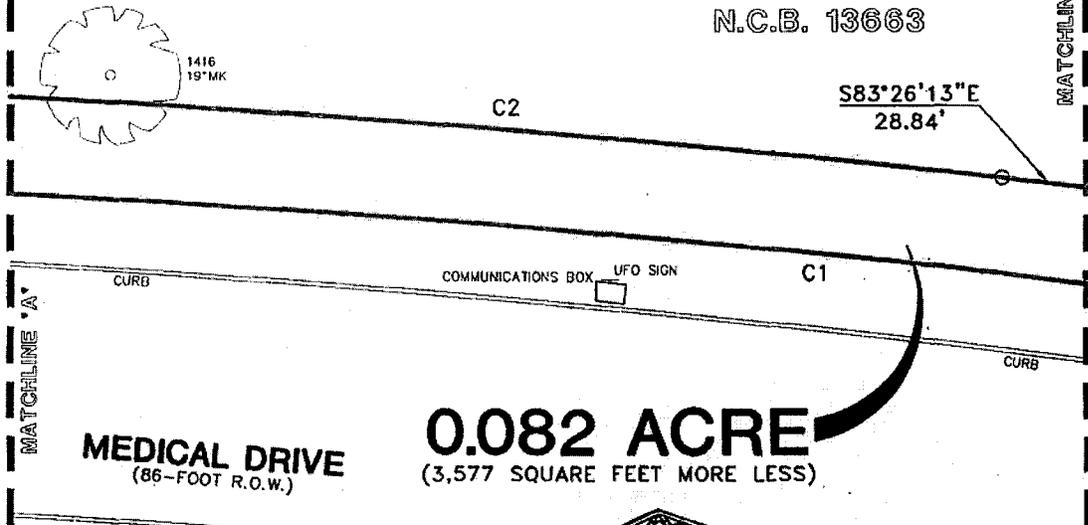


NOTES:
 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2060.19	8°30'50"	N 84°13'09" W	305.85'	306.13'
C2	2084.56	3°44'59"	S 85°18'42" E	136.41'	136.43'
C3	2060.19	5°15'57"	N 77°19'46" W	189.28'	189.35'

OWNER: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 21.591 ACRES
 (VOL. 9104, PGS. 1221-1226 O.P.R.)

N.C.B. 13663



LEGEND

	COMMUNICATION, TELEPHONE, CABLE
	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
	GAS VALVE
	LAMP POST
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
	LAU 6 6" LAUREL
	MK6 6" MESQUITE
	TREE 6 6" TREE - UNIDENTIFIED SPECIES
	CHAIN LINK FENCE
	GAS LINE
	UNDERGROUND ELECTRIC



LEGEND:
 O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 F.O.B. POINT OF BEGINNING
 F.D. FOUND
 N.C.B. NEW CITY BLOCK

AN EXHIBIT OF PARCEL NO. 18188B

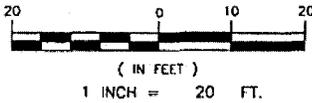
A 0.082 ACRE, OR 3,577 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 21.591 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 9104, PAGES 1221-1226 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188B	COUNTY BEXAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELLE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.082 ACRE		
REMAINDER	21.509 ACRES	PAGE 2 OF 4

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ORIGINAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
 9/22/11 *G.E. Buchanan*
 G.E. BUCHANAN
 PROFESSIONAL LAND SURVEYOR NO 4999

PAPE-DAWSON ENGINEERS

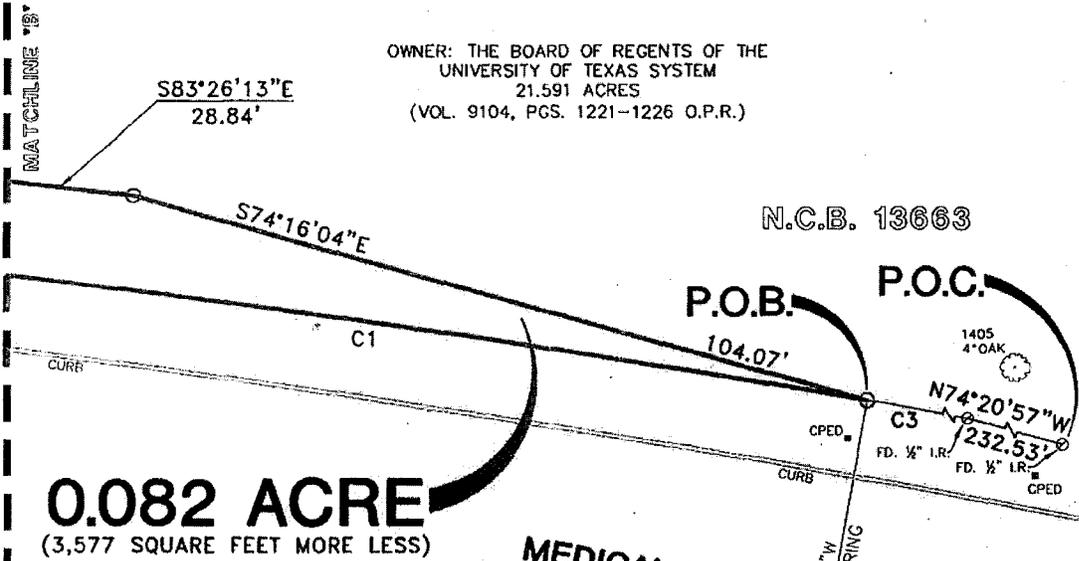
553 EAST HANLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 4192
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100380-20
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NOTES:
 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2060.19	8°30'50"	N 84°13'09" W	305.85'	308.13'
C2	2084.56	3°44'59"	S 85°18'42" E	136.41'	136.43'
C3	2060.19	5°15'57"	N 77°19'46" W	189.28'	189.35'

OWNER: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 21.591 ACRES
 (VOL. 9104, PGS. 1221-1226 O.P.R.)



0.082 ACRE
 (3,577 SQUARE FEET MORE LESS)

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 F.D. FOUND
 N.C.B. NEW CITY BLOCK

LEGEND

- COMMUNICATION, TELEPHONE, CABLE
- CPED COMMUNICATION, TELEPHONE, CABLE PEDESTAL
- GAS VALVE
- LAMP POST
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- LAU 6 6" LAUREL
- MK6 6" MESQUITE
- TREE 6 6" TREE - UNIDENTIFIED SPECIES
- CHAIN LINK FENCE
- GAS LINE
- UNDERGROUND ELECTRIC

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE: 9/22/11
 G. E. BUCHANAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999



AN EXHIBIT OF

PARCEL NO. 18188B

A 0.082 ACRE, OR 3,577 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 21.591 ACRE TRACT DESCRIBED IN CONVEYANCE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9104, PAGES 1221-1226 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 13663 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SAN ANTONIO	AN EXHIBIT OF PARCEL NO. 18188B	COUNTY BEXAR
CONTRACT NO:	MEDICAL DRIVE AND VON SCHEELE DRIVE	DATE OF SURVEY OCTOBER 2011
WORK ORDER NO.		
PROPERTY ACQUISITION: 0.082 ACRE		
REMAINDER	21.509 ACRES	PAGE 3 OF 4



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

PARCEL NO: 18188B

METES AND BOUNDS DESCRIPTION

(0.082 ACRE)

A 0.082 acre, or 3,577 square feet more or less, tract of land being out of a 21.591 acre tract described in conveyance to the Board of Regents of the University of Texas System in Special Warranty Deed recorded in Volume 9104, Pages 1221-1226 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 13663 of the City of San Antonio, Bexar County, Texas. Said 0.082 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a found ½" iron rod, on the north right-of-way line of Medical Drive, an 86-foot right-of-way, the southeast corner of said 21.591 acre tract;

THENCE: Along and with the north right-of-way line of said Medical Drive, the south line of said 21.591 acre tract the following calls and distances:

N 74°20'57" W, a distance of 232.53 feet to a found ½" iron rod, a point of curvature;

Northwesterly, along a curve to the left, said curve having a radius of 2060.19 feet, a central angle of 05°15'57", a chord bearing and distance of N 77°19'46" W, 189.28 feet, for an arc length of 189.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of the herein described tract;

Northwesterly, along a curve to the left, said curve having a radius of 2060.19 feet, a central angle of 08°30'50", a chord bearing and distance of N 84°13'09" W, 305.85 feet, for an arc length of 306.13 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of a 25.00 acre tract recorded in Volume 4596, Pages 1353-1357 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of said 21.591 acre tract;

THENCE: N 15°24'55" E, departing the north right-of-way line of said Medical Drive, along and with the east line of said 25.00 acre tract, the west line of said 21.591 acre tract, a distance of 30.50 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east line of said 25.00 acre tract, over and across said 21.591 acre tract, the following calls and distances:

S 74°39'48" E, a distance of 6.01 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 58°05'18" E, a distance of 30.18 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 02°48'48" W, a radius of 2084.58 feet, a central angle of 03°44'59", a chord bearing and distance of S 85°18'42" E, 136.41 feet, for an arc length of 136.43 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 83°26'13" E, a distance of 28.84 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S. 74°16'04" E, a distance of 104.07 feet to the POINT OF BEGINNING, and containing 0.082 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 22, 2011
REVISED: December 21, 2011
JOB No.: 5241-33
DOC.ID.: N:\CIVIL\5241-33\WORD\5241-33-PARCEL2.doc

