

AN ORDINANCE 2016-01-28-0020

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING PERMANENT SANITARY SEWER EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS (COLLECTIVELY, THE "EASEMENTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE "PROPERTIES") FOR A SEWER PROJECT CONSISTING OF THE ELIMINATION OF TWO LIFTSTATIONS AND THE CONSTRUCTION OF APPROXIMATELY 10,200 LINEAR FEET OF NEW SANITARY SEWER MAIN BEGINNING AT SALADO CREEK RUNNING PARALLEL TO WETMORE ROAD AND TERMINATING AT THOUSAND OAKS DRIVE, BEING IN THE NORTHEAST QUADRANT OF BEXAR COUNTY, TEXAS, AND BEING ALONG A GENERAL ROUTE AND GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-3, ALL ATTACHED HERETO AND INCORPORATED HEREIN, WHICH EASEMENTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE LIFT STATIONS 11 AND 111 ELIMINATION PROJECT (THE "PROJECT"); (II) AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER OF THE SYSTEM, BEING THE PRESIDENT/CEO, OR THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of permanent and temporary easement rights to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the "System") in connection with the construction, operation and maintenance of Lift Stations 11 and 111 Elimination Project (the "Project"), which Project includes the elimination of Lift Station 11 (Feathercrest) and 111 (Stone Ridge) by constructing approximately 10,200 linear feet of 12-inch and 24-inch diameter gravity sewer main running parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive located in northeast Bexar County along the route shown by the Overall Project Drawing marked **Exhibit A - 1** attached

hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of such permanent and temporary easements (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such permanent and temporary easement rights, it may be necessary for the System to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement or conveyance document, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE**,

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

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire permanent sewer easements and temporary construction easements (collectively, the "Property Interests"), over, under, across, and upon certain real properties (the Properties") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing marked **Exhibit A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of permanent recycled water easements, permanent sanitary sewer easements and temporary construction easements, located generally along the route described in **Exhibit A-2** and in the County Blocks and New City Blocks listed in **Exhibit A-2**, and more particularly described in **Exhibit A-3**, which Exhibits are attached to and is made a part of this Ordinance for all purposes.

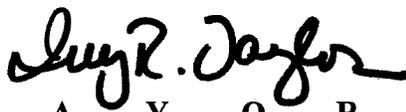
SECTION 4. The Chief Administrative Officer of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, is hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of the System for the acquisition of such property interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that 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 28th day of January, 2016.


M A Y O R
Ivy R. Taylor

ATTEST:

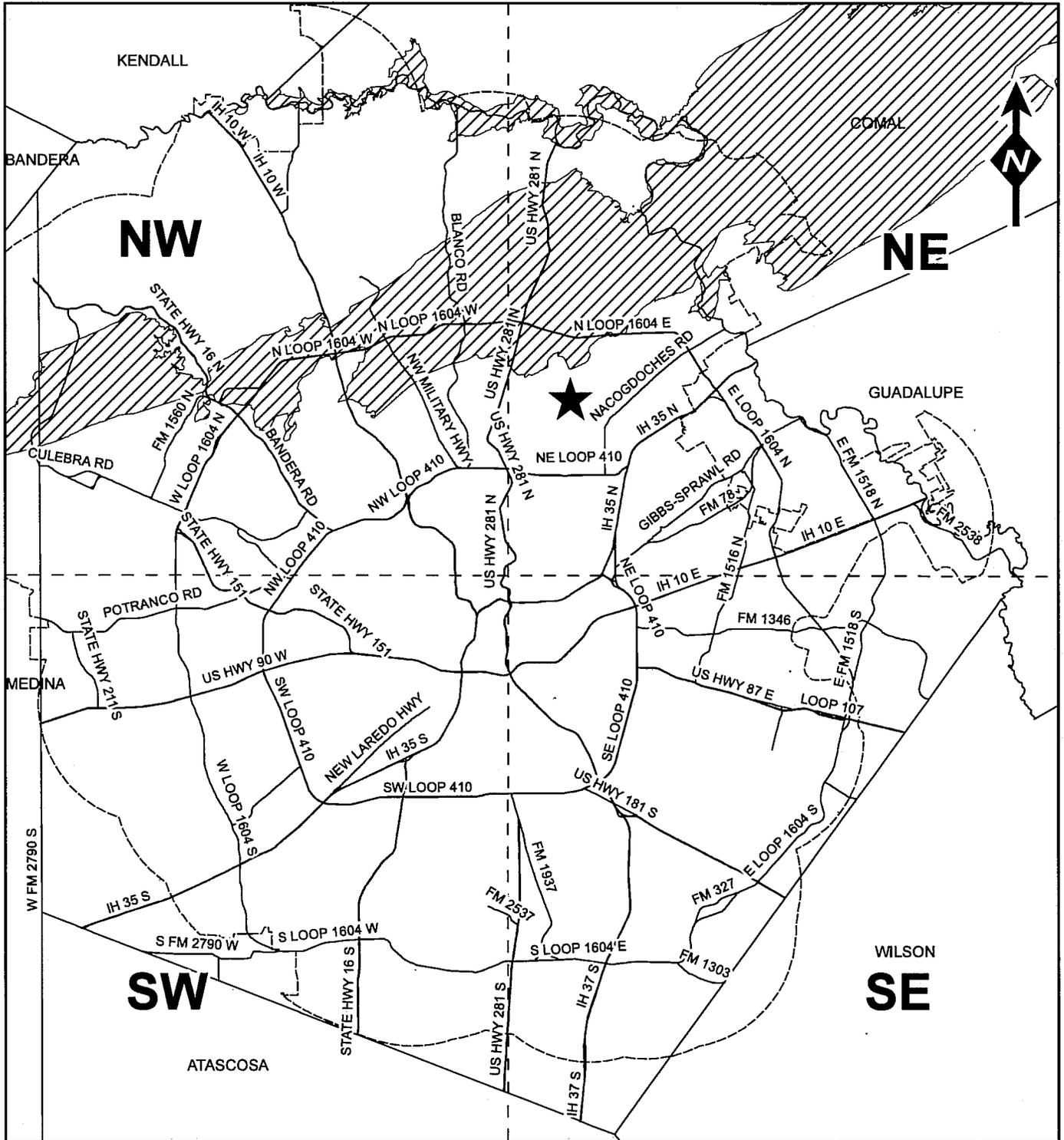

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	8						
Date:	01/28/2016						
Time:	09:26:05 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation of interests in approximately 15.4 acres of privately-owned real property located in NCB 13753 and 15683 to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		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			x	

**SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
EXHIBIT A-1**



**LIFT STATIONS 11 AND 111
ELIMINATION PROJECT**

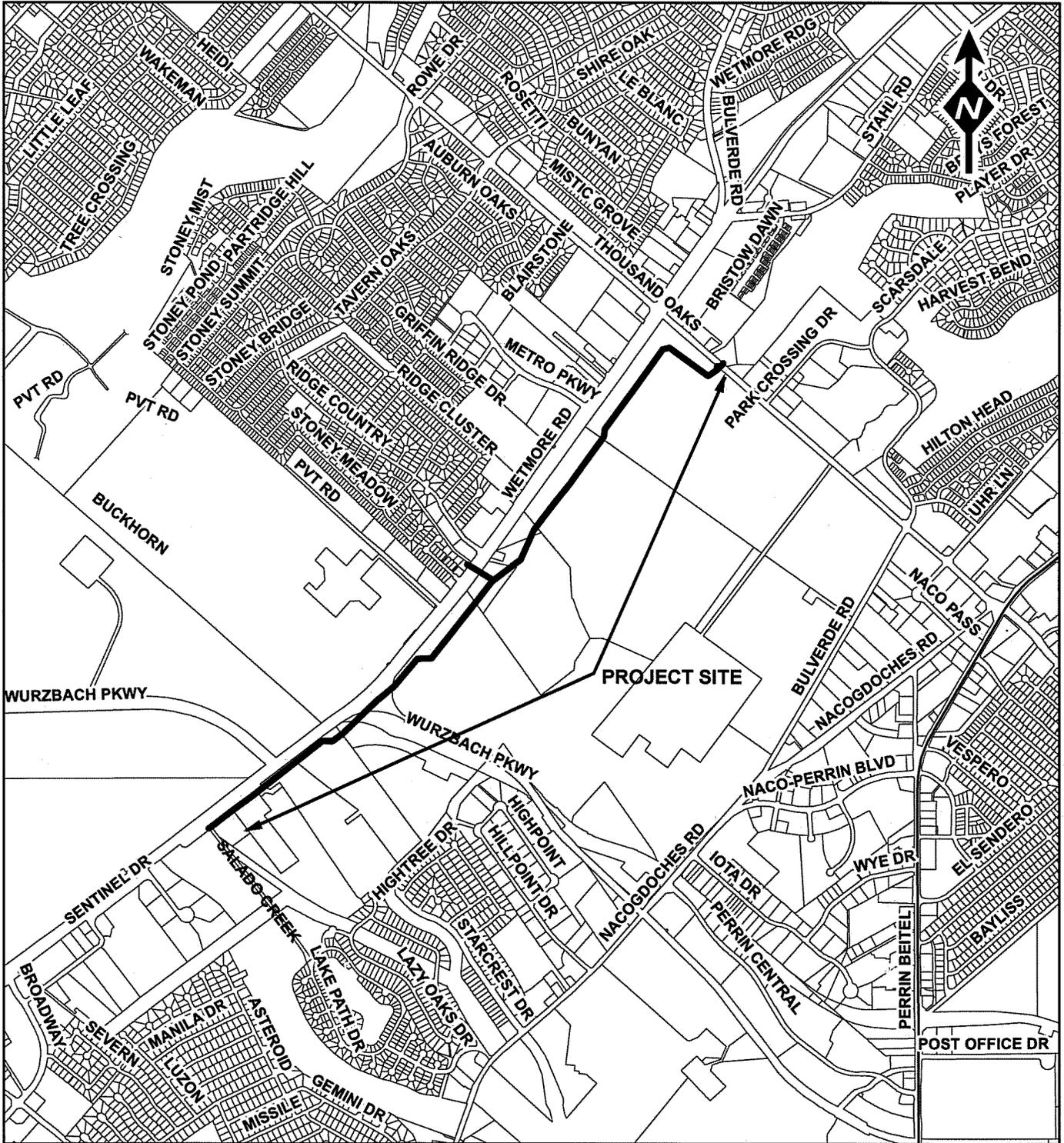
Legend

★ PROJECT SITE

EXHIBIT A-1



SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
EXHIBIT A-1



LIFT STATIONS 11 AND 111
ELIMINATION PROJECT

Legend

— 12_Weston_LS11and111



Exhibit A-2

Route Description

The Project will consist of the elimination of Lift Station 11 (Feathercrest) and 111 (Stone Ridge) by constructing approximately 10,200 linear feet of 12-inch and 24-inch diameter gravity sewer main running parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive.

AFFECTING PROPERTY LOCATED IN:

New City Blocks: 13753 & 15683

EXHIBIT A-2

EXHIBIT A-3

Field Notes

*SAWS LIFT STATIONS 11
AND 111 ELIMINATION PROJECT*

Parcel No: P 14 - 371
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Sanitary
Sewer Easement
2.8904 Acres (125,904.89 Square Feet)

A 2.8904 acre tract out of P - 62A, ABS 391, NCB 15683, being the remaining 103.6246 acres of a 150 acre tract recorded in Volume 6649, Page 776, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at the point of intersection of the south Right-of-Way line of Thousand Oaks Boulevard with the east Right-of-Way line of the Union Pacific Railroad;

Thence S 48° 48' 36" E, 953.03 feet along the south Right-of-Way line of Thousand Oaks Blvd. and the north line of said 150 acre tract to the Point of Beginning of herein described tract:

Thence continuing along the south Right-of-Way line of Thousand Oaks Blvd and the north line of said 150 acre tract:

S 48° 48' 36" E, 84.70 feet to a point for an exterior corner;

Thence S 62° 22' 32" W, 194.51 feet to a point for an exterior corner;

Thence along a line in a northwesterly direction, the following calls:

N 56° 15' 46" W, 402.80 feet;

N 40° 54' 50" W, 56.68 feet;

N 56° 15' 46" W, 188.86 feet to a point for an interior corner;

Thence along a line in a southwesterly direction, the following calls:

S 76° 16' 22" W, 70.44 feet;

S 37° 08' 35" W, 986.97 feet;

S 35° 37' 01" W, 303.12 feet;

S 21° 33' 47" W, 102.68 feet;

S 35° 30' 00" W, 1.14 feet to a point on the south line of said 150 acre tract and the north line of a 116.543 acre tract recorded in Volume 5097, Page 188 Deed Records, Bexar County, Texas for the most southeasterly corner of this tract;

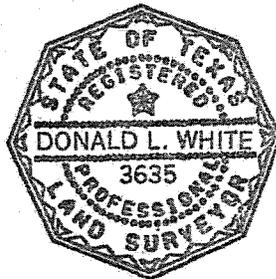
Thence N 54° 16' 21" W, 51.29 feet along the south line of said 150 acre tract and the north line of said 116.543 acre tract to a point for the most southwesterly corner of this tract;

Thence along a line in a northeasterly direction, the following calls:

N 21° 33' 47" E, 97.40 feet;
N 35° 37' 01" E, 310.20 feet;
N 37° 08' 12" E, 1,005.00 feet;
N 76° 16' 22" E, 110.38 feet to a point for an exterior corner;

Thence S 56° 15' 46" E, 602.45 feet to a point for an interior corner;

Thence N 66° 29' 52" E, 138.76 feet to the Point of Beginning of said south Right-of-Way line of Thousand Oaks Blvd. and containing 2.8904 acres (125,904.89 sq. ft.) of land more or less.



Donald L. White
Donald L. White, R.P.L.S.
January 12, 2015
Job No. 3440
TBPLS No. 10048900

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

LEGEND

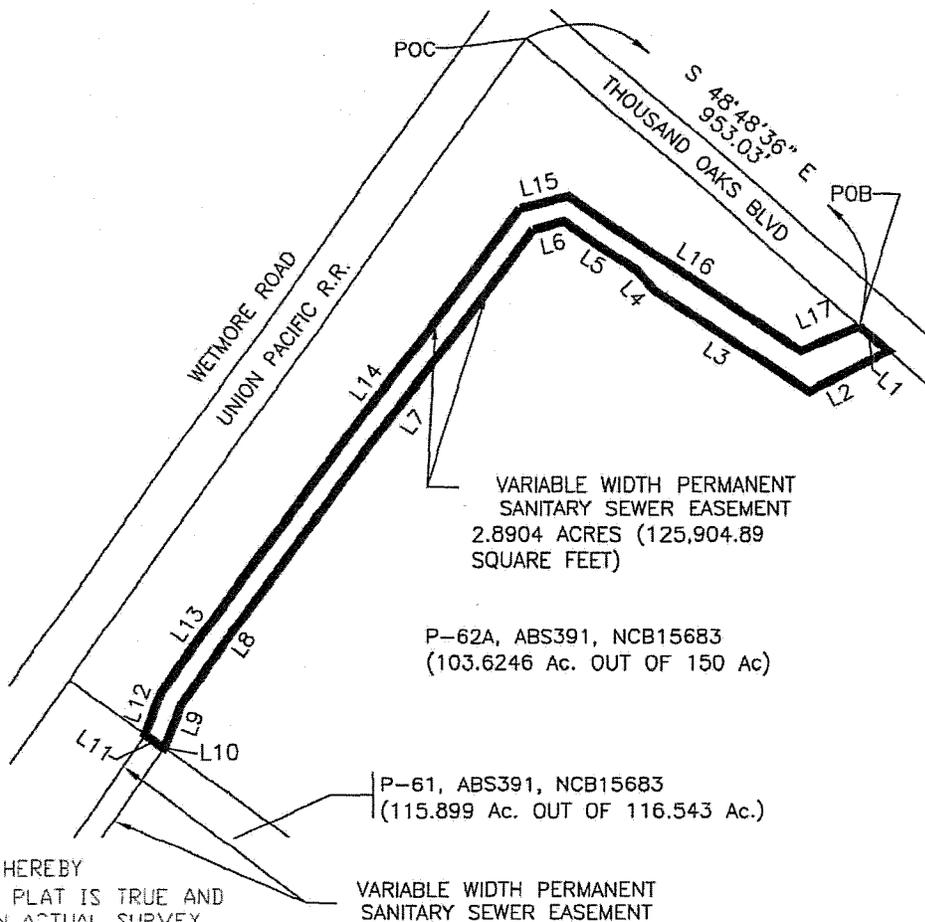
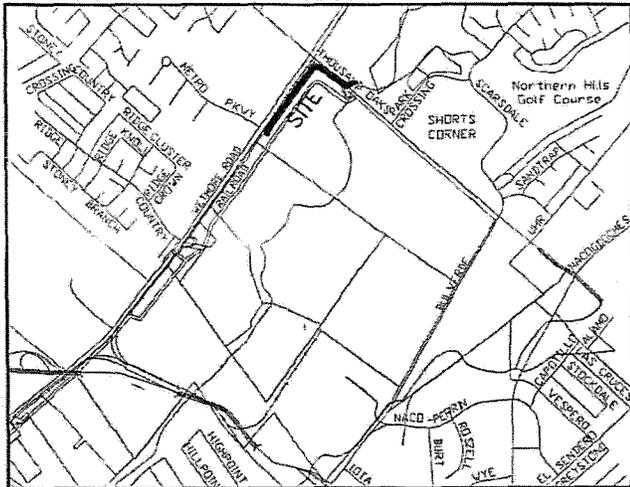
P Ac. PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME
 PAGE

PARCEL NO: P14-371
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT

JOB NO. 12-2512

OWNER: CAPITAL AGGREGATES

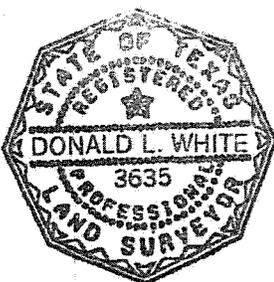
LINE	BEARING	DISTANCE
L1	S 48°48'36" E	84.70'
L2	S 62°22'32" W	194.51'
L3	N 56°15'46" W	402.80'
L4	N 40°54'50" W	56.68'
L5	N 56°15'46" W	188.86'
L6	S 76°16'22" W	70.44'
L7	S 37°08'35" W	986.97'
L8	S 35°37'01" W	303.12'
L9	S 21°33'47" W	102.68'
L10	S 35°30'00" W	1.14'
L11	N 54°16'21" W	51.29'
L12	N 21°33'47" E	97.40'
L13	N 35°37'01" E	310.20'
L14	N 37°08'12" E	1005.00'
L15	N 76°16'22" E	110.38'
L16	S 56°15'46" E	602.45'
L17	N 66°29'52" E	138.76'



VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
 2.8904 ACRES (125,904.89 SQUARE FEET)

P-62A, ABS391, NCB15683
 (103.6246 Ac. OUT OF 150 Ac)

P-61, ABS391, NCB15683
 (115.899 Ac. OUT OF 116.543 Ac.)



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 SAN ANTONIO, TEXAS 78216
 TBPLS No. 0048900 210/377-0774
 11824 RADIUM
 Parcel P14-371
 REVISIONS
 DRAWN BY: DLD CHECKED BY: DLW
 DATE: 01/12/15
 PROJECT NO: 3440
 SHEET 1 OF 1 SHEETS

Parcel No: P 14 - 371 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a Variable Width Permanent Access
and Temporary Construction Easement
1.546 Acres (67,345.43 Square Feet)

An 1.546 acres tract out of P - 62A, ABS 391, NCB 15683, being the remaining 103.6246 acres of a 150 acre tract recorded in Volume 6649, Page 776, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Beginning at the point of intersection of the south Right-of-Way line of Thousand Oaks Boulevard with the east Right-of-Way line of the Union Pacific Railroad for the northwest corner of said 150 acre tract and herein described tract;

Thence S 48° 48' 36" E, 684.28 feet along the south Right-of-Way line of Thousand Oaks Blvd. and the north line of said 150 acre tract to a point for a corner;

Thence S 21° 04' 58" E, 199.36 feet to a point for a corner;

Thence S 87° 05' 50" E, 98.42 feet to a point on the west line of a proposed variable width permanent sanitary sewer easement and the northeast corner of herein described tract;

Thence S 66° 29' 52" W, 103.61 feet along the west line of said proposed variable width permanent sanitary sewer easement to a point for an interior corner of said proposed variable width permanent sanitary sewer easement and herein described tract;

Thence N 56° 15' 46" W, 19.80 feet along the north line of said proposed variable width permanent sanitary sewer easement to a point for a corner;

Thence N 21° 04' 58" W, 221.39 feet to a point for a corner;

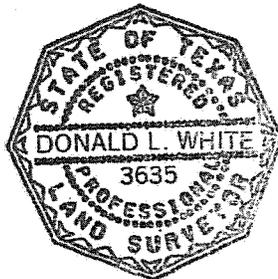
Thence N 48° 48' 36" W, 650.60 feet along a line parallel with and 25 feet south of the south Right-of-Way line of Thousand Oaks Blvd. and the north line of said 150 acre tract to a point for an interior corner;

Thence S 35° 43' 39" W, 1,696.58 feet along a line parallel with and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 150

acre tract to a point on the south line of said 150 acre tract and the north line of a 116.543 acre tract as recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 54° 61' 21" W, 25.00 feet along the south line of said 150 acre tract and the north line of said 116.543 acre tract to a point for the southwest corner of this tract;

Thence S 35° 43' 39" E, 1,724.09 feet along the east Right-of-Way line of Union Pacific Railroad and the west line of said 150 acre tract to the Point of Beginning and containing 1.546 acres (67,345.43 sq. ft.) of land more or less.



Donald L. White

Donald L. White, R.P.L.S.

March 25, 2015

Job No. 3440

TBPLS No. 10048900

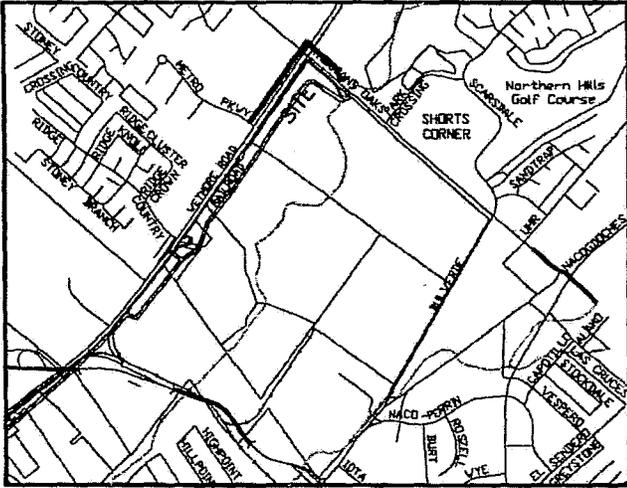
Bearings Based on
Texas South Central
State Plane Coordinate
System. All distances are
ground.
grnd= 1.00017 x grid



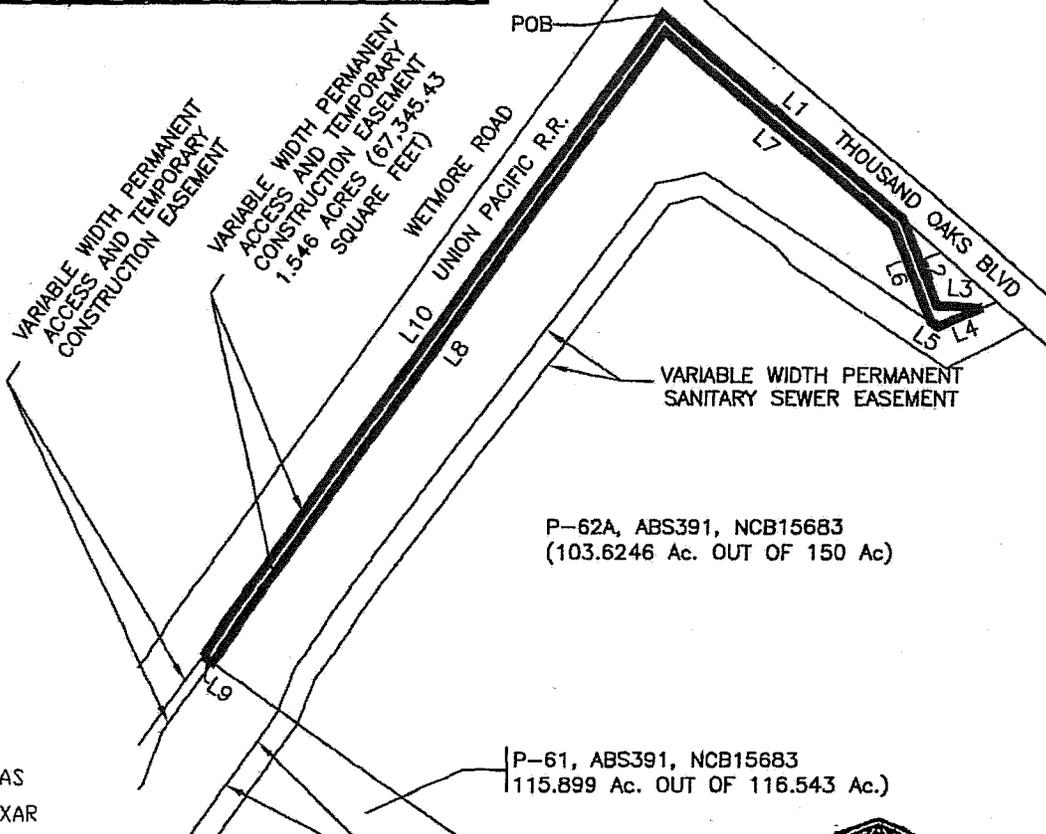
SCALE: 1"=400'

LEGEND
 P. AC. S.F. VOL. PG. PROPERTY LINE
 ACRE SQUARE FEET VOLUME PAGE

PARCEL NO: P14-371A
 PROJECT NAME: LIFT STATIONS 011
 & 111 ELIMINATION
 PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	S 48°48'36" E	684.28'
L2	S 21°04'58" E	199.36'
L3	S 87°05'50" E	98.42'
L4	S 66°29'52" W	103.61'
L5	N 56°15'46" W	19.80'
L6	N 21°04'58" W	221.39'
L7	N 48°48'36" W	650.60'
L8	S 35°43'39" W	1696.58'
L9	N 54°16'21" W	25.00'
L10	N 35°43'39" E	1724.09'



P-62A, ABS391, NCB15683
 (103.6246 Ac. OUT OF 150 Ac.)

P-61, ABS391, NCB15683
 115.899 Ac. OUT OF 116.543 Ac.)

STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR

VARIABLE WIDTH PERMANENT
 SANITARY SEWER EASEMENT



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 TRPLS No. 10048900 EID/377-9774 SAN ANTONIO, TEXAS 78216
 11824 RAUDEM

Parcel P14-371A

REVISIONS	
DRAWN BY	CHECKED BY
D.L.D.	D.L.V.
DATE:	
03/25/2015	
PROJECT NO.:	
3440	
SHEET 1	
OF 1 SHEETS	

Parcel No: P 14 - 372
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Sanitary
Sewer Easement
1.6813 Acres (73,237.87 Square Feet)

A 1.6813 acre tract out of P - 61, ABS 391, NCB 15683, being out of the 115.899 acre tract out of the 116.543 acre tract recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 116.543 acre tract and the southwest corner of a 150 acre tract recorded in Volume 6649, Page 776, Deed Records, Bexar County, Texas;

Thence S 54° 16' 21" E, 203.58 feet along the north line of said 116.543 acre tract and the south line of said 150 acre tract to the Point of Beginning and the northwest corner of herein described tract:

Thence continuing along the north line of said 116.543 acre tract and the south line of said 150 acre tract S 54° 16' 21" E, 51.29 feet to a point for the northeast corner of herein described tract;

Thence along a line in a southwesterly direction, the following calls:

S 35° 30' 00" W, 314.23 feet;

S 34° 13' 30" W, 531.50 feet;

S 37° 39' 52" W, 580.32 feet to a point for on the south line of said 116.543 acre tract and the north line of a 41.896 acre tract as recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 40° 57' 11" W, 51.01 feet along the south line of said 116.543 acre tract and the north line of said 41.896 acre tract to a point for the southwest corner of herein described tract;

Thence along a line in a northeasterly direction, the following calls:

N 37° 39' 52" E, 147.60 feet;

N 26° 13' 05" E, 50.40 feet;

N 37° 39' 52" E, 178.55 feet;

N 53° 03' 25" E, 37.68 feet;
N 37° 39' 52" E, 156.87 feet;
N 34° 13' 30" E, 530.55 feet;
N 35° 30' 00" E, 309.81 feet;
N 21° 33' 47" E, 5.33 feet to the Point of Beginning and containing
1.6813 acres (73,237.87 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

January 12, 2015

Job No. 3440

TBPLS No. 10048900

Parcel No: P 14 - 372 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a Variable Width Permanent Access
and Temporary Construction Easement
0.9122 of an Acre (39,735.18 Square Feet)

A 0.9122 of an acre tract out of P - 61, ABS 391, NCB 15683, being out of the 115.899 acre tract out of the 116.543 acre tract recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Beginning at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 116.543 acre tract and the southwest corner of a 150 acre tract recorded in Volume 6649, Page 776, Deed Records, Bexar County, Texas for the northwest corner of herein described tract;

Thence S 54° 16' 21" E, 25.00 feet along the north line of said 116.543 acre tract and the south line of said 150 acre tract to a point for the northeast corner of herein described tract;

Thence S 35° 55' 01" W, 185.31 feet along a line parallel to and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 116.543 acre tract to a point for a corner;

Thence in a southwesterly direction, the following calls:

S 20° 54' 19" W, 124.00 feet;
S 33° 54' 42" W, 64.38 feet;
S 57° 53' 27" W, 91.86 feet to a point for a corner;

Thence in a southwesterly direction, the following calls along a line parallel to and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 116.543 acre tract:

S 35° 55' 01" W, 910.61 feet;
S 35° 43' 19" W, 5.88 feet to a point on the south line of said 116.543 acre tract and the north line of a 41.896 acre tract as recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas, for the southeast corner of herein described tract;

Thence N 40° 57' 11" W, 25.70 feet along the south line of said 116.543 acre tract and the north line of said 41.896 acre tract to a point on the east Right-of-Way line of the Union Pacific Railroad and being the southwest corner of said 116.543 acre tract and the northwest corner of said 41.896 acre tract, for the southwest corner of herein described tract;

Thence N 35° 55' 01" E, 1,365.17 feet along the east Right-of-Way line of the Union Pacific Railroad and the west line of said 116.543 acre tract to the Point of Beginning and containing 0.9122 of an acre (39,735.18 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

March 25, 2015

Job No. 3440

TBPLS No. 10048900

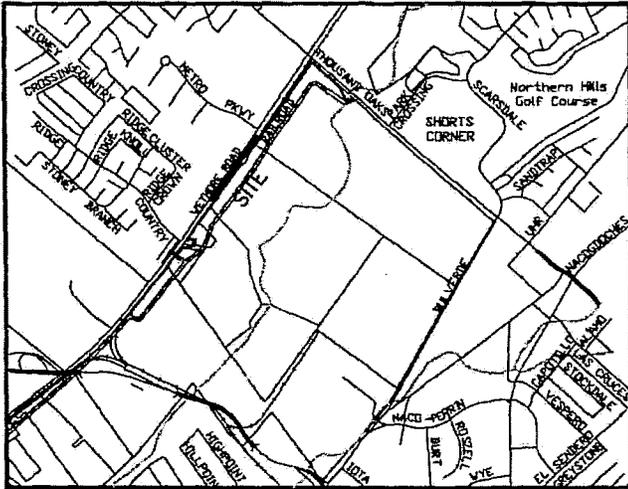
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground. grnd= 1.00017 x grid

SCALE: 1"=400'

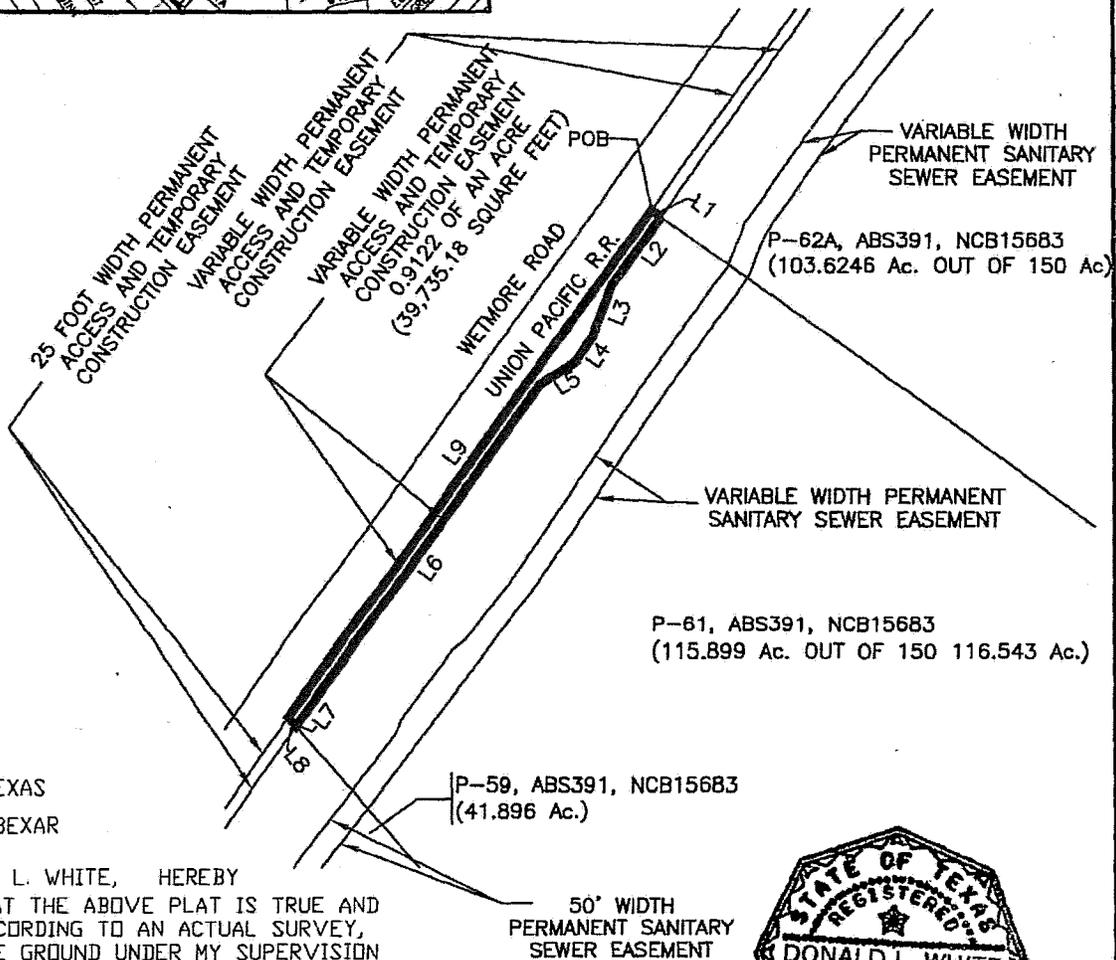
PARCEL NO: P14-372A
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES

LEGEND

█	PROPERTY LINE
█	ACRE
█	SQUARE FEET
█	VOLUME
█	PAGE



LINE	BEARING	DISTANCE
L1	S 54°16'21" E	25.00'
L2	S 35°55'01" W	185.31'
L3	S 20°54'19" W	124.00'
L4	S 33°54'42" W	64.38'
L5	S 57°53'27" W	91.86'
L6	S 35°55'01" W	910.61'
L7	S 35°43'19" W	5.88'
L8	N 40°57'11" W	25.70'
L9	N 35°55'01" E	1365.17'



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR

50' WIDTH PERMANENT SANITARY SEWER EASEMENT



REVISIONS	
DATE:	03/25/2015
PROJECT NO.:	3440
SHEET	1
OF	1 SHEETS

Parcel P14-372A

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 11824 RADBURN
 TEMPL No. 1004890 EID/377-0774 SAN ANTONIO, TEXAS 78216

Parcel No: P 14 -373
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
50 Foot Width Permanent Sanitary
Sewer Easement
0.3866 of an Acre (16,841.26 Square Feet)

A 0.3866 of an acre tract out of P – 59 , ABS 391, NCB 15683, being out of a 41.896 acre tract recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point on the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 41.896 acre tract and the southwest corner of an 116.543 acre tract as recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas;

Thence S 40° 57' 11" E, 210.99 feet along the north line of said 41.896 acre tract and the south line of said 116.543 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence continuing along the north line of said 41.896 acre tract and the south line of said 116.543 acre tract S 40° 57' 11" E, 51.01 feet to a point for the northeast corner of herein described tract;

Thence along a line in a southwesterly direction, the following calls:

S 37° 39' 52" W, 183.99 feet;

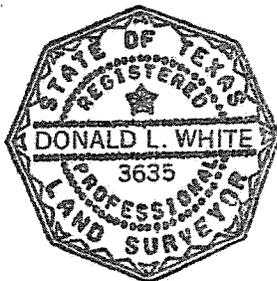
S 19° 58' 01" W, 152.81 feet to a point on the south line of said 41.896 acre tract and the north line of a 2.811 acre tract as recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 42° 49' 55" W, 56.23 feet along the south line of said 41.896 acre tract and the north line of said 2.811 acre tract to a point for the southwest corner of herein described tract;;

Thence along a line in a northerly direction, the following calls:

N 19° 58' 01" E, 134.89 feet;

N 37° 39' 52" E, 201.84 feet to the Point of Beginning and containing 0.3866 of an acre (16,841.26 sq. ft.) of land, more or less.



Donald L. White
Donald L. White, R.P.L.S.
January 12, 2015
Job No. 3440
TBPLS No. 10048900

Parcel No: P 14 - 373 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Sanitary
Sewer Easement
0.0129 of an Acre (560.06 Square Feet)

A 0.0129 of an acre tract out of P – 59 , ABS 391, NCB 15683, being out of a 41.896 acre tract recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point on the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 41.896 acre tract and the southwest corner of an 116.543 acre tract as recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas;

Thence S 35° 43' 19" W, 332.58 feet along the west line of said 41.896 acre tract and the east Right-of-Way line of the Union Pacific Railroad to a point for an exterior corner of said 41.896 acre tract, also being the northwest corner of a 2.811 acre tract as recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas;

Thence S 42° 49' 55" E, 443.73 feet along a line of said 41.896 acre tract and the north line of said 2.811 acre tract to a point for an interior corner of said 41.896 acre tract and the northeast corner of said 2.811 acre tract;

Thence S 37° 30' 09" W, 169.19 feet along a west exterior line of said 41.896 acre tract and the east line of said 2.811 acre tract to a point for an interior corner of said 41.896 acre tract and the southeast corner of said 2.811 acre tract;

Thence N 79° 44' 56" W, 81.50 feet along an exterior line of said 41.896 acre tract and the south line of said 2.811 acre tract to the Point of Beginning and the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 19° 58' 01" W, 41.58 feet;

S 51° 58' 24" W, 20.57 feet to a point on a line of said 41.896 acre tract and the east line of a 0.0712 of an acre tract as recorded in Volume 2460, Page 1463 and Volume 3983, Page 47, Deed Records, Bexar County, Texas, for the most southerly corner of herein described tract;

Thence N 19° 12' 17" E, 57.04 feet along a line of said 41.896 acre tract and the east line of said 0.0712 of an acre tract to a point on the south line of said 2.811 acre tract and being an exterior corner of said 41.896 acre tract, the northeast corner of said 0.712 of an acre tract and the northwest corner of herein described tract;
P 14-373 A

Thence S 79° 44' 56" E, 11.83 feet along a line of said 41.896 acre tract and the south line of said 2.811 acre tract to the Point of Beginning and containing 0.0129 of an acre (560.06 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

January 12, 2015

Job No. 3440

TBPLS No. 10048900

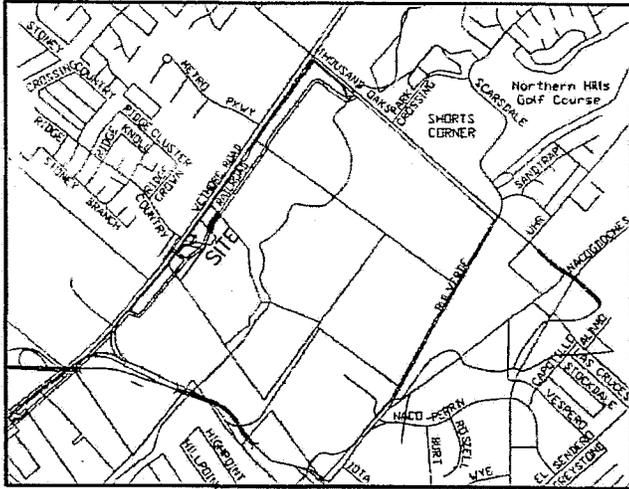
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

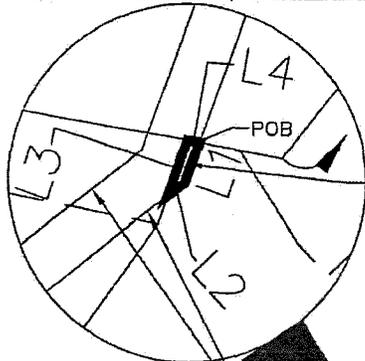
LEGEND

E PROPERTY LINE
 Ac. ACRE
 S.F. SQUARE FEET
 VOL. VOLUME
 PG. PAGE

PARCEL NO: P14-373A
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	S 19°58'01" W	41.58'
L2	S 51°58'24" W	20.57'
L3	N 19°12'17" E	57.04'
L4	S 79°44'56" E	11.83'



VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
 0.0129 OF AN ACRE (560.06 SQUARE FEET)

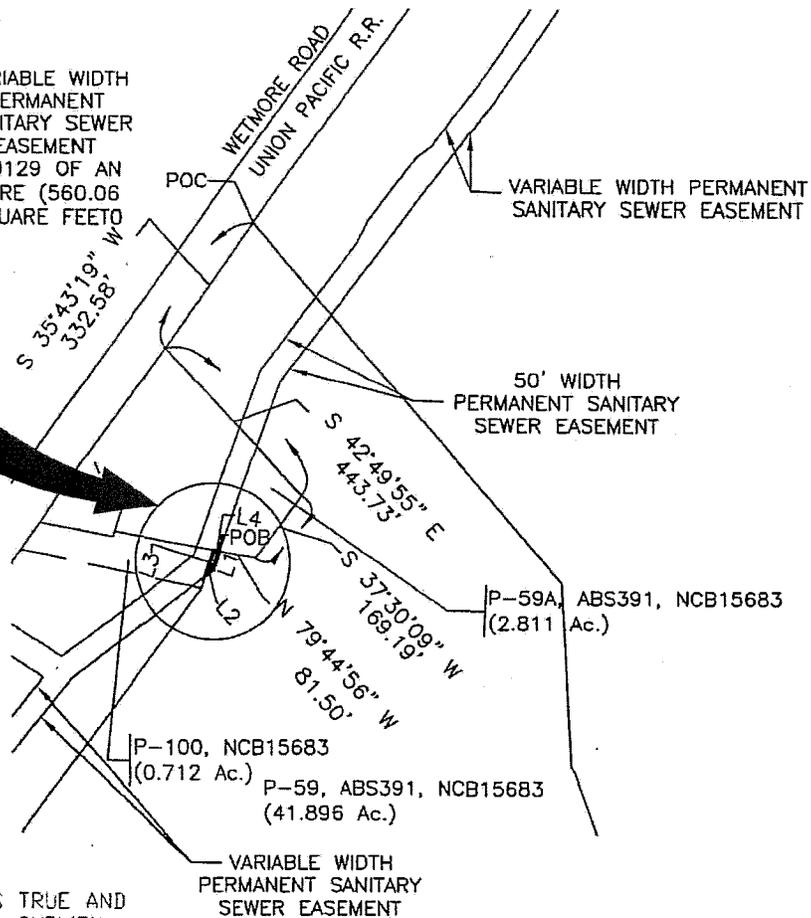
50' WIDTH PERMANENT SANITARY SEWER EASEMENT



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 11624 RABBIT
 210/377-0774
 SAN ANTONIO, TEXAS 78216

Parcel P14-373A

REVISIONS	
04/11/2012	
DRAWN BY	CHECKED BY
DLW	DLW
DATE:	
01/12/2015	
PROJECT NO.:	
3440	
SHEET 1	
OF 1 SHEETS	

Parcel No: P 14 - 373 B
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
25 Foot Width Permanent Access
and Temporary Construction Easement
0.1907 of an Acre (8,305.19 Square Feet)

A 0.1907 of an acre tract out of P – 59 , ABS 391, NCB 15683, being out of a 41.896 acre tract recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a point on the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 41.896 acre tract and the southwest corner of an 116.543 acre tract as recorded in Volume 5097, Page 188, Deed Records, Bexar County, Texas, for the northwest corner of herein described tract;

Thence S 40° 57' 11" E, 25.70 feet along the north line of said 41.896 acre tract and the south line of said 116.543 acre tract to a point for the northeast corner of herein described tract;

\Thence in a southwesterly direction along a line parallel with and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 41.896 acre tract the following calls:

S 35° 43' 19" W, 326.64 feet;

S 35° 38' 18" W, 5.0.8 feet to a point on a line of said 41.896 acre tract and the north line of a 2.811 acre tract as recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas, for the southeast corner of herein described tract;

Thence N 42° 49' 55" W, 25.52 feet along the south line of said 41.896 acre tract and the north line of said 2.811 acre tract to a point on the east Right-of-Way line of the Union Pacific Railroad, being an exterior corner of said 41.896 acre tract and the northwest corner of said 2.811 acre tract for the southwest corner of herein described tract;;

Thence N 35° 43' 19" E, 332.58 feet along the east line of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 41.896 acre tract to the Point of Beginning and containing 0.1907 of an acre (8,305.19 sq. ft.) of land, more or less.



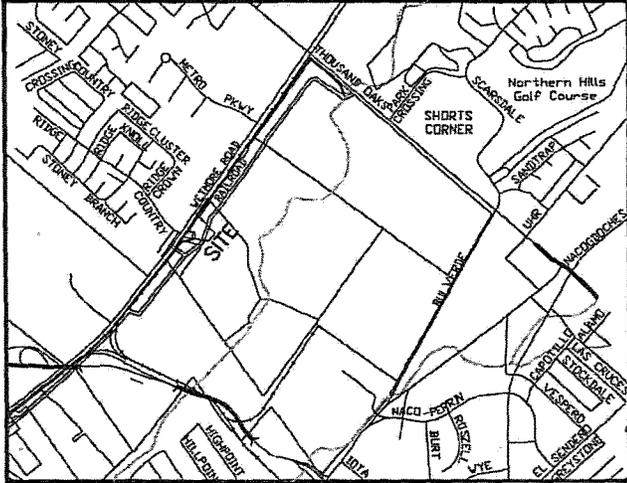
Donald L. White
Donald L. White, R.P.L.S.
March 25, 2015
Job No. 3440
TBPLS No. 10048900

Bearings Based on
Texas South Central
State Plane Coordinate
System. All distances are
ground.
grnd= 1.00017 x grld

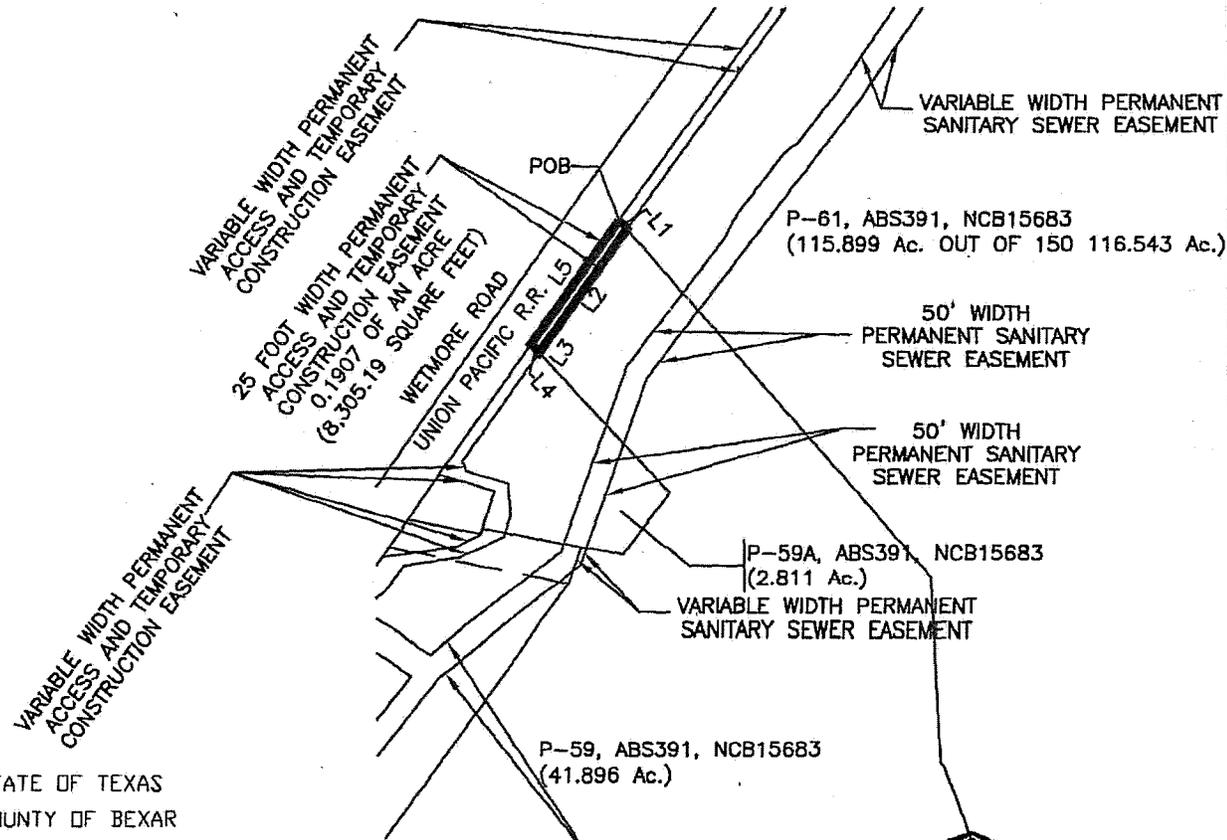
SCALE: 1"=400'

LEGEND	
▬	PROPERTY LINE
■	ACRE
■	SQ. FT.
■	VOL.
■	PG.
■	SQ. FT.
■	VOLUME
■	PAGE

PARCEL NO: P14-373B
PROJECT NAME: LIFT STATIONS 011
& 111 ELIMINATION
PROJECT
JOB NO. 12-2512
OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	S 40°57'11" E	25.70'
L2	S 35°43'19" W	326.64'
L3	S 35°38'18" W	5.08'
L4	N 42°49'55" W	25.52'
L5	N 35°43'19" E	332.58'

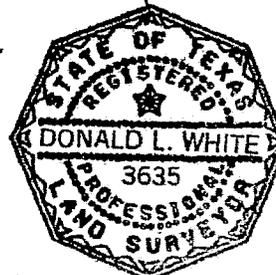


STATE OF TEXAS
COUNTY OF BEXAR

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

Donald L. White

REGISTERED PROFESSIONAL LAND SURVEYOR



REVISIONS	
DRAWN BY	CHECKED BY
DLD	DLW
DATE:	
03/25/2015	
PROJECT NO.:	
3440	
SHEET 1	
OF 1 SHEETS	

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 11824 RAUBEN
 TPLS No. 10048900 EID/377-9774 SAN ANTONIO, TEXAS 78216

Parcel P14-373B

Parcel No: P 14 - 374
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
50 Foot Width Permanent Sanitary
Sewer Easement
0.2981 of an Acre (12,987.27 Square Feet)

A 0.2981 of an acre tract out of P – 59 A, ABS 391, NCB 15683, being out of a 2.811 acre tract recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point on the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 2.811 acre tract an a exterior corner of an 41.896 acre tract as recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas;

Thence S 42° 49' 55" E, 239.87 feet along the north line of said 2.811 acre tract and a line of said 41.896 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence continuing along the north line of said 2.811 acre tract and a line of said 41.896 acre tract S 42° 49' 55" E, 56.23 feet to a point for the northeast corner of herein described tract;

Thence S 19° 58' 01" W, 242.57 feet to a point on the south line of said 2.811 acre tract for the southeast corner of herein described tract;

Thence N 79° 44' 56" W, 50.74 feet along the south line of said 2.81 acre tract to a point for the southwest corner of herein described tract;

Thence N 19° 58' 01" E, 276.83 feet to the Point of Beginning and containing 0.2981 of an acre (12,987.27 sq. ft.) of land, more or less.



Donald L. White
Donald L. White, R.P.L.S.
January 12, 2015
Job No. 3440
TBPLS No. 10048900

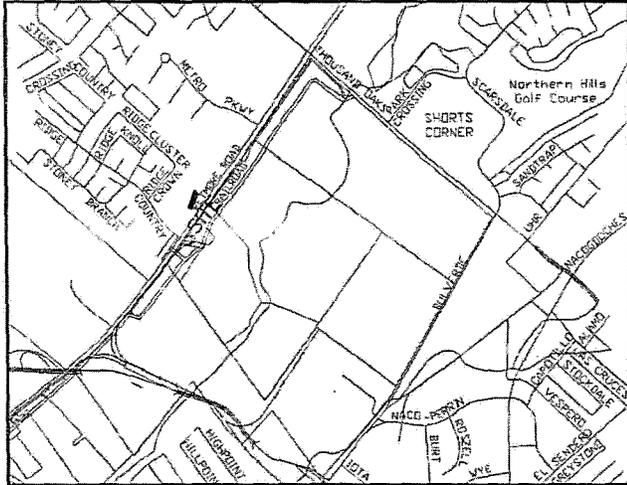
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

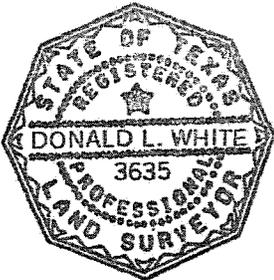
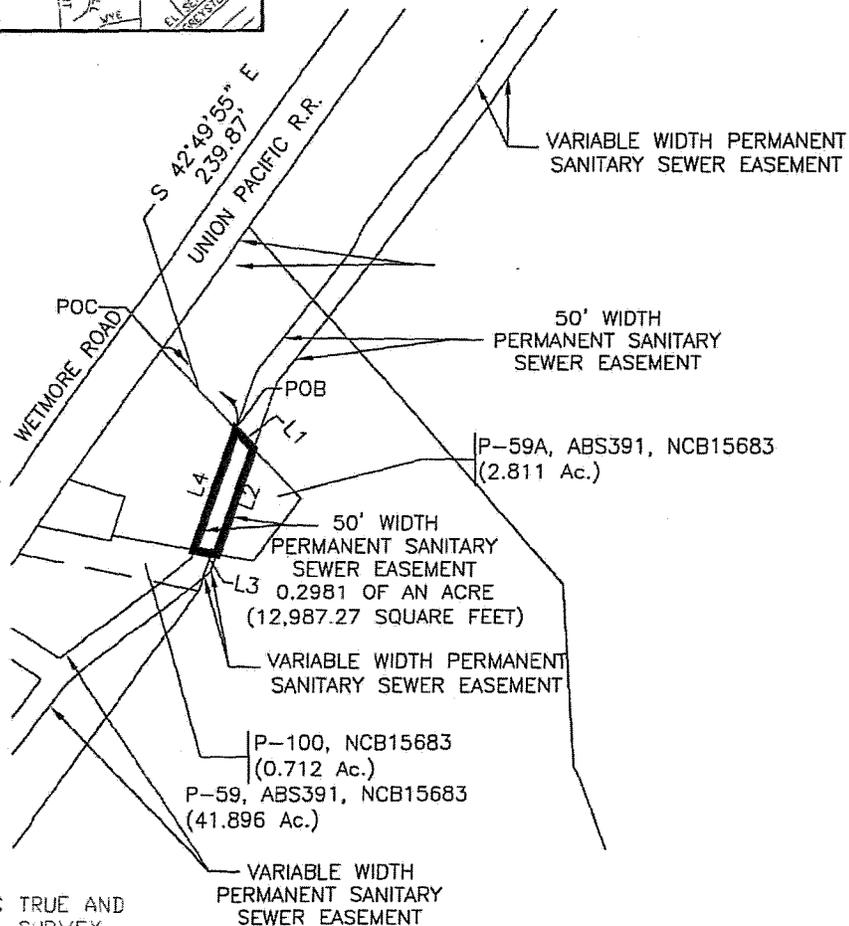
PARCEL NO: P14-374
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES

LEGEND

P PROPERTY LINE
 AC ACRE
 S.F. SQUARE FEET
 VOL VOLUME
 PG. PAGE



LINE	BEARING	DISTANCE
L1	S 42°49'55" E	56.23'
L2	S 19°58'01" W	242.57'
L3	N 79°44'56" W	50.74'
L4	N 19°58'01" E	276.83'



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 TBPLS No. 10048900 210/377-0774 SAN ANTONIO, TEXAS 78216



Parcel P14-374

REVISIONS	
DRAWN BY	CHECKED BY
DLW	DLW
DATE:	
01/12/2015	
PROJECT NO.:	
3440	
SHEET 1	
OF 1 SHEETS	

Parcel No: P 14 - 374 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Access
and Temporary Construction Easement
0.3595 of an Acre (15,661.41 Square Feet)

A 0.3595 of an acre tract out of P – 59 A, ABS 391, NCB 15683, being out of a 2.811 acre tract recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Beginning at a point on the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 2.811 acre tract and an exterior corner of a 41.896 acre tract as recorded in Volume 5085, Page 28, Deed Records, Bexar County, Texas, for the northwest corner of herein described tract;

Thence S 42° 49' 55" E, 25.52 feet along the north line of said 2.811 acre tract and a line of said 41.896 acre tract to a point for the northeast corner of herein described tract;

Thence S 35° 38' 18" W, 291.84 feet along a line parallel to and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 2.811 acre tract to a point for a corner;

Thence S 23° 06' 38" E, 22.14 feet to a point for a corner;

Thence S 72° 31' 48" E, 95.57 feet to a point for a corner;

Thence S 03° 33' 45" E, 71.12 feet to a point for a corner;

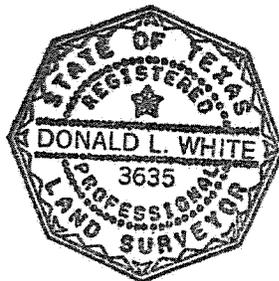
Thence S 19° 00' 52" W, 38.83 feet to a point on the south line of said 2.811 acre tract and the north line of a 0.712 of an acre tract as recorded in Volume 2460, Page 1463, and Volume 3983, Page 47, Deed Records, Bexar County, Texas, for the southeast corner of herein described tract;

Thence N 79° 44' 56" W, 50.60 feet along the south line of said 2.811 acre tract and the north line of said 0.712 of an acre tract to a point on the east line of a 0.375 of an acre cemetery tract as recorded in Volume 1907, Page 314, Deed Records, Bexar County, Texas, and an exterior corner of said 2.811 acre tract and said 0.712 of an acre tract for the southwest corner of herein described tract;

Thence N 19° 00' 52" E, 86.59 feet along the west line of said 2.811 acre tract and the east line of said 0.375 of an acre cemetery tract to a point for an interior corner of said 2.811 acre tract and the northeast corner of said 0.375 of an acre cemetery tract for an interior corner of herein described tract;

Thence N 72° 31' 48" W, 126.63 feet along the south line of said 2.811 acre tract and the north line of said 0.375 of an acre cemetery tract to a point on the east Right-of-Way line of the Union Pacific Railroad and an exterior corner of said 2.811 acre tract and the northwest corner of said 0.375 of an acre cemetery tract and for an exterior corner of herein described tract;

Thence N 35° 38' 18" E, 349.17 feet along the west line of said 2.811 acre tract and the east Right-of-Way line of the Union Pacific Railroad to the Point of Beginning and containing 0.3595 of an acre (15,661.41 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

March 25, 2015

Job No. 3440

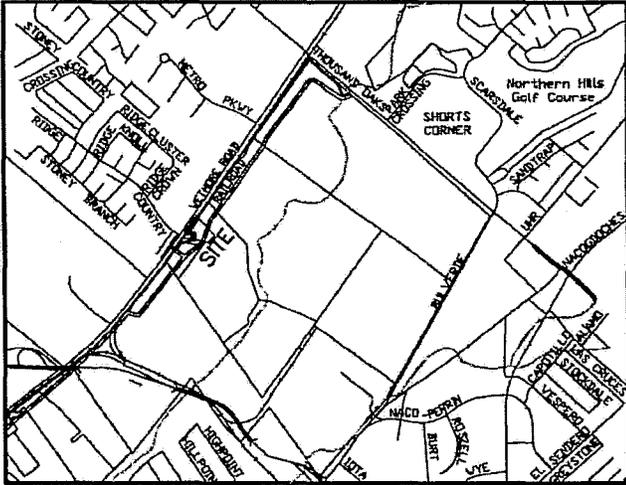
TBPLS No. 10048900

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground. $grnd = 1.00017 \times grid$

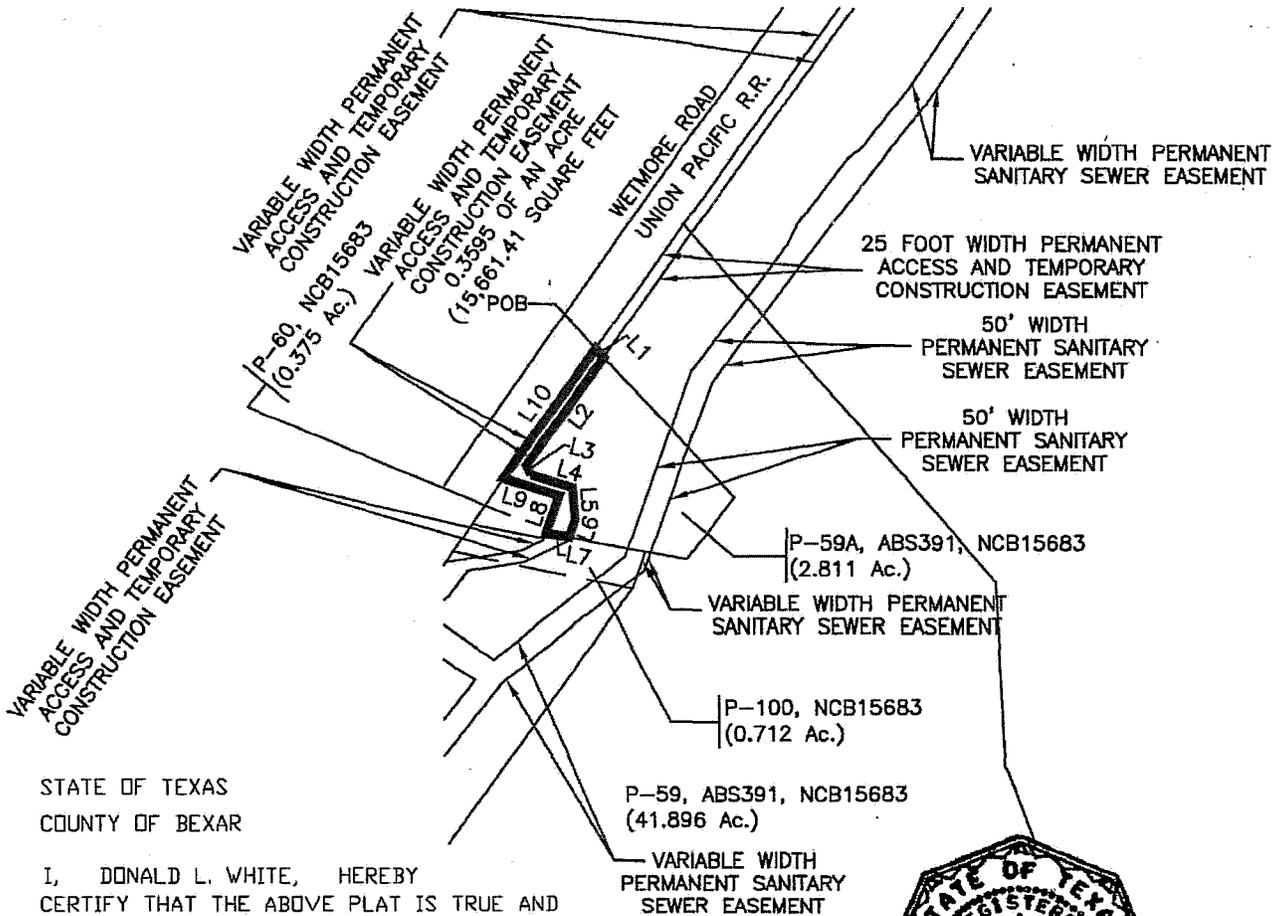
SCALE: 1" = 400'

LEGEND
 E. AC. PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME
 PAGE PAGE

PARCEL NO: P14-374A
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	S 42°49'55" E	25.52'
L2	S 35°38'18" W	291.84'
L3	S 23°06'38" E	22.14'
L4	S 72°31'48" E	95.57'
L5	S 03°33'45" E	71.12'
L6	S 19°00'52" W	38.83'
L7	N 79°44'56" W	50.60'
L8	N 19°00'52" E	86.59'
L9	N 72°31'48" W	126.63'
L10	N 35°38'18" E	349.17'



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



REVISIONS	
04/11/2012	
DRAWN BY	CHECKED BY
D.L.W.	D.L.W.
DATE:	
03/25/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 1824 RAIBURN
 SAN ANTONIO, TEXAS 78216
 TEL: 210-377-6774
 FAX: 210-377-6900

Parcel P14-374A

Parcel No: P 14 - 375
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Sanitary
Sewer Easement
1.1274 Acres (49,110.31 Square Feet)

A 1.1274 acre tract out of P - 58, ABS 391, NCB 15683, being a 4.7360 acre tract recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas, and out of P- 100, NCB 15683, being a 0.712 of an acre tract as recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas, and Volume 3983, Page 470, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 0.712 of an acre tract and the southwest corner of an 0.375 of an acre cemetery tract, as recorded in Volume 1907, Page 314, Deed Records, Bexar County, Texas;

Thence S 79° 08' 44" E, 160.89 feet along the north line of said 0.712 of an acre tract and the south line of said 0.375 of an acre cemetery tract to a point for an interior corner of said 0.712 of an acre tract and the southeast corner of said 0.375 of an acre cemetery tract;

Thence N 19° 00' 52" E, 11.85 feet along the west line of said 0.712 of an acre tract and the east line of said 0.375 of an acre cemetery tract to a point for an exterior corner of said 0.712 of an acre tract;

Thence S 79° 44' 56" E, 182.32 feet along the north line of said 0.712 of an acre tract and the south line of a 2.811 acre tract as recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas, to the Point of Beginning and the northwest corner of herein described tract;

Thence S 79° 44' 56" E, 38.90 feet along the north line of said 0.712 of an acre tract and the south line of said 2.811 acre tract to a point for the northeast corner of herein described tract;

Thence along a line in a southwesterly direction, the following calls:
S 19° 12' 17" W, 57.04 feet;

S 51° 58' 24" W, at 38.61 feet crossing the south line of said 0.712 of an acre tract and the north line of said 4.736 acre tract and at 376.20 feet an interior corner;

S 39° 05' 26" W, 329.57 feet to a point for on the south line of said 4.736 acre tract and the north line of a 189.99 acre tract as recorded in Volume 2598, Page 1542, Deed Records, Bexar County, Texas, for the southeast corner of herein described tract;

Thence S 35° 31' 58" W, 51.87 feet along the south line of said 4.736 acre tract and the north line of said 189.99 acre tract to a point for the southwest corner of herein described tract;

Thence N 39° 05' 26" E, 283.43 feet to a point for an interior corner of herein described tract;

Thence N 57° 15' 46" W, 201.52 feet to a point on the west line of said 4.736 acre tract and the east Right-of-Way line of the Union Pacific Railroad for an exterior corner of herein described tract;

Thence N 35° 39' 54" E, 60.09 feet along the west line of said 4.736 acre tract and the east Right-of-Way line of the Union Pacific Railroad to a point for an exterior corner of herein described tract;

Thence S 57° 15' 46" E, 210.41 feet to a point for interior corner of herein described tract;

Thence N 51° 58' 24" E, 277.43 feet to the north line of said 4.736 acre tract and the south line of said 0.712 of an acre tract and at 364.56 feet, an interior corner of herein described tract;

Thence N 19° 58' 01" E, 18.67 feet to the Point of Beginning and containing 1.1274 acres (49,110.31 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

January 12, 2015

Job No. 3440

TBPLS No. 10048900

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

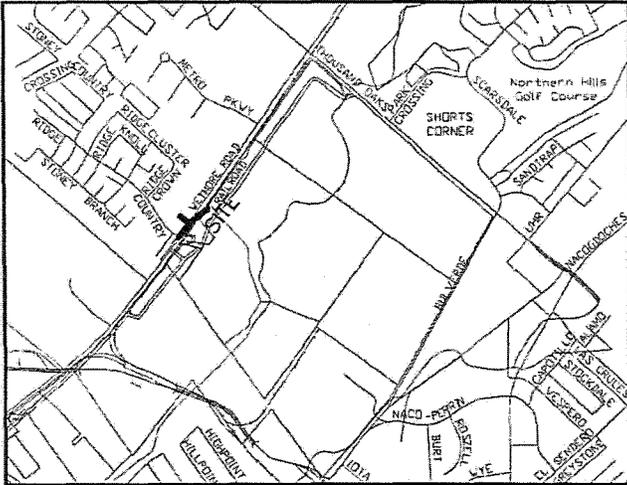
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LEGEND

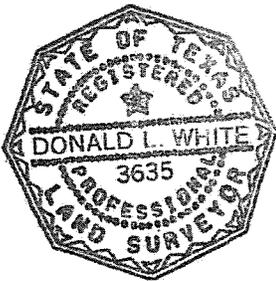
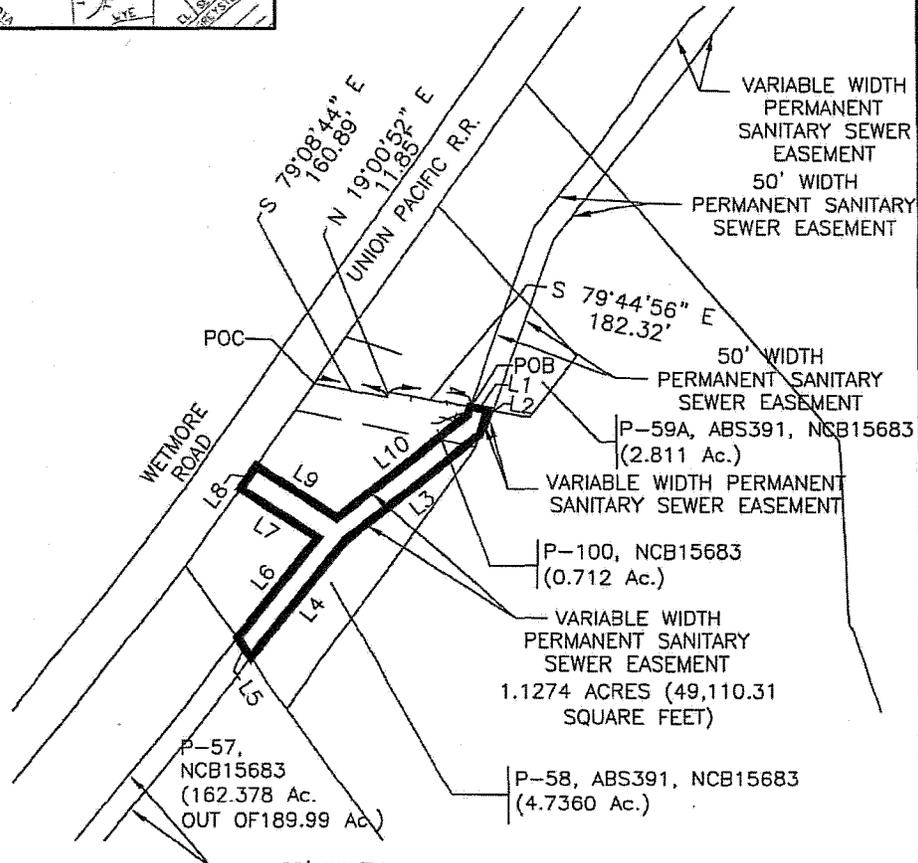
E. ACRE
 S.F. SQUARE FEET
 VOL. VOLUME
 PG. PAGE

PROPERTY LINE
 ACRE
 SQUARE FEET
 VOLUME
 PAGE

PARCEL NO: P14-375
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	S 79°44'56" E	38.90'
L2	S 19°12'17" W	57.04'
L3	S 51°58'24" W	376.20'
L4	S 39°05'26" W	329.57'
L5	N 35°31'58" W	51.87'
L6	N 39°05'26" E	283.43'
L7	N 57°15'46" W	201.52'
L8	N 35°39'54" E	60.09'
L9	S 57°15'46" E	210.41'
L10	N 51°58'24" E	364.56'
L11	N 19°58'01" E	18.67'



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR

50' WIDTH PERMANENT SANITARY SEWER EASEMENT

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 TBPLS No. 1004890 210/377-0774 SAN ANTONIO, TEXAS 78216
 11824 RADLUX

Parcel P14-375

REVISIONS	
DRAWN BY	CHECKED BY
BLD	BLW
DATE:	
01/12/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

Parcel No: P 14 - 375 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Access
and Temporary Construction Easement
0.2777 of an Acre (12,097.22 Square Feet)

A 0.2777 of an acre tract out of P - 58, ABS 391, NCB 15683, being a 4.7360 acre tract recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas, and out of P- 100, NCB 15683, being a 0.712 of an acre tract as recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas, and Volume 3983, Page 470, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Commencing at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 0.712 of an acre tract and the southwest corner of an 0.375 of an acre cemetery tract, as recorded in Volume 1907, Page 314, Deed Records, Bexar County, Texas;

Thence S 79° 08' 44" E, 160.89 feet along the north line of said 0.712 of an acre tract and the south line of said 0.375 of an acre cemetery tract to a point for an interior corner of said 0.712 of an acre tract and the southeast corner of said 0.375 of an acre cemetery tract;

Thence N 19° 00' 52" E, 11.85 feet along the west line of said 0.712 of an acre tract and the east line of said 0.375 of an acre cemetery tract to a point for an exterior corner of said 0.712 of an acre tract, the Point of Beginning and the northwest corner of herein described tract;

Thence S 79° 44' 56" E, 50.60 feet along the north line of said 0.712 of an acre tract and the south line of a 2.811 acre tract as recorded in Volume 2460, Page 1471, Deed Records, Bexar County, Texas, to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 19° 00' 52" W, 9.31 feet;

S 64° 53' 26" W, 103.87 feet;

S 81° 28' 55" W, at 28.91 feet crossing the south line of said 0.712 of an acre tract and the north line of said 4.736 acre tract and at 126.16 feet an interior corner;

S 35° 51' 50" W, 70.84 feet;

S 49° 37' 51" W, 63.89 feet to a point on the north line of a proposed variable width permanent sanitary sewer easement for the southeast corner of herein described tract;

Thence N 57° 15' 46" W, 34.34 feet along the north line of said proposed variable width permanent sanitary sewer easement to a point on the west line of said 4.736 acre tract and the east Right-of-Way line of the Union Pacific Railroad for the southwest corner of herein described tract;

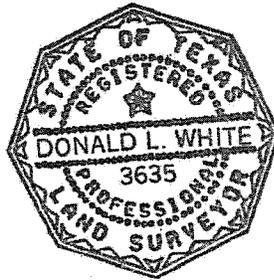
Thence N 35° 39' 54" E, 120.91 feet along the west line of said 4.736 acre tract and the east Right-of-Way line of the Union Pacific Railroad to a point for an exterior corner of herein described tract;

Thence continuing in a northeasterly direction, the following calls:

N 81° 28' 55" E, at 74.92 feet crossing the north line of said 4.736 acre tract and the south line of said 0.712 of an acre tract and at 167.88, feet an interior corner;

N 64° 53' 26" E, 54.81 feet;

N 19° 00' 52" E, at 3.42 feet southeast corner of said 0.375 of an acre cemetery tract and at 15.27 feet to the Point of Beginning and containing 0.2777 of an acre (12,097.22 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

March 25, 2015

Job No. 3440

TBPLS No. 10048900

Parcel No: P 14 - 375 B
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
25 Foot Width Permanent Access
and Temporary Construction Easement
0.1212 of an Acre (5,280.01 Square Feet)

A 0.1212 of an acre tract out of P - 58, ABS 391, NCB 15683, being a 4.7360 acre tract recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas and being more fully described by Metes and Bounds as follows:

Beginning at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the southwest corner of said 4.7360 acre tract and the northwest corner of an 189.99 acre tract, as recorded in Volume 2598, Page 1542, Deed Records, Bexar County, Texas, for the southwest corner of herein described tract;

Thence N 36° 03' 46" E, 209.38 feet along the west Right-of-Way line of the Union Pacific Railroad and the east line of said 4.7360 acre tract to a point on the south line of a proposed variable width permanent sanitary sewer easement for the northwest corner of herein described tract;

Thence S 57° 15' 46" E, 24.31 feet along the south line of said proposed variable width permanent sanitary sewer easement to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction parallel to and 25 feet east of the west Right-of-Way line of the Union Pacific Railroad and the east line of said 4.7360 acre tract, the following calls:

S 35° 51' 50" W, 210.96 feet;
S 37° 01' 02" W, 8.11 feet to a point on the north line of said variable width permanent sanitary sewer easement for the southeast corner of herein described tract;

Thence N 35° 31' 58" W, 26.21 feet along north line of said proposed variable width permanent sanitary sewer easement to the Point of Beginning and containing 0.1212 of an Acre (5,280.01 sq. ft.) of land, more or less.


Donald L. White, R.P.L.S.
March 25, 2015
Job No. 3440
TBPLS No. 10048900

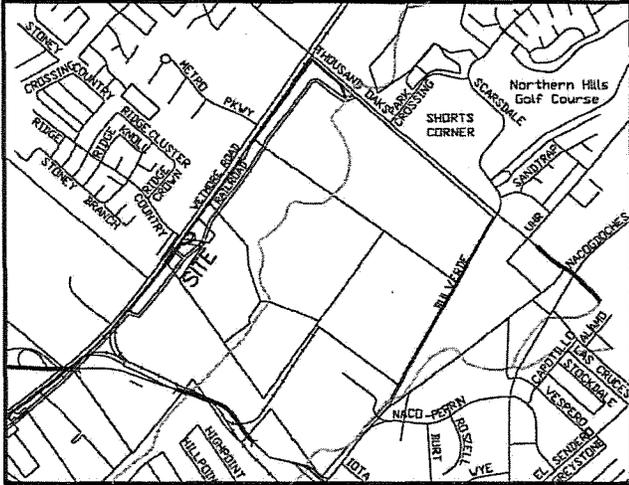
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

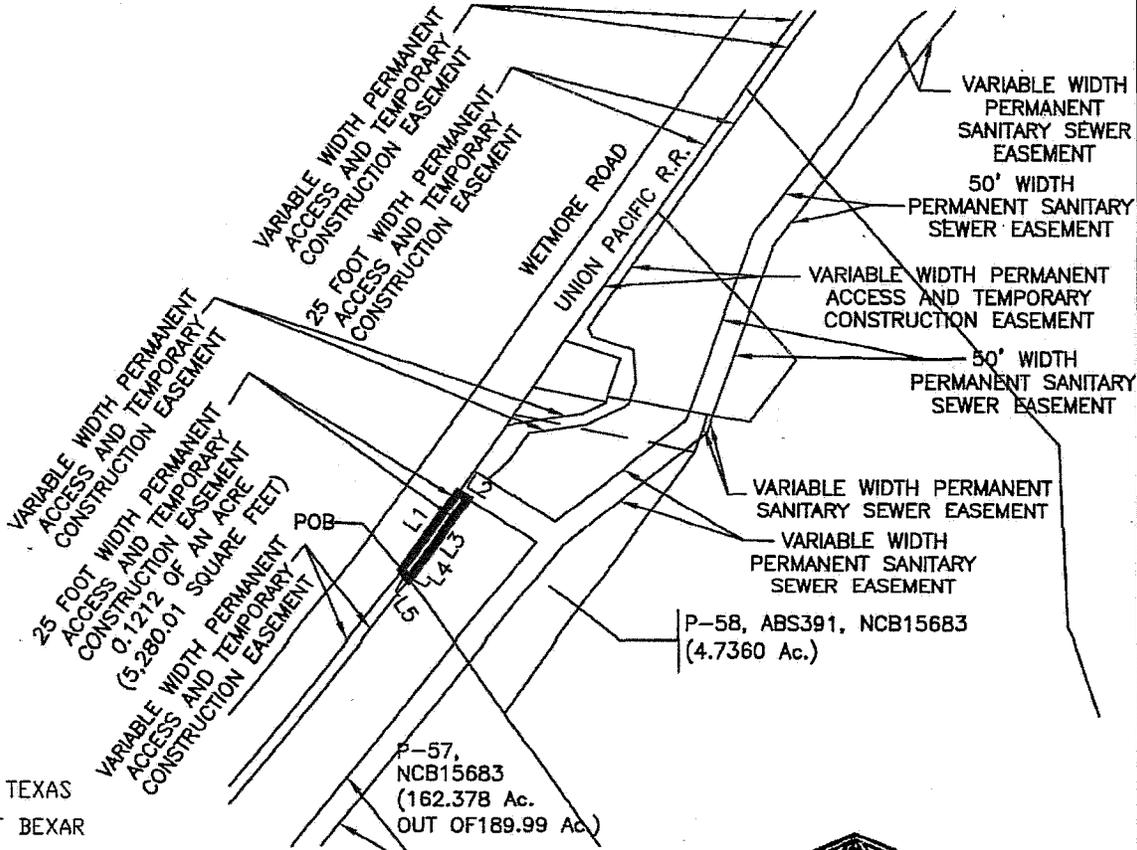
LEGEND	
P	PROPERTY LINE
Ac	ACRE
S.F.	SQUARE FEET
VDL	VOLUME
PG.	PAGE



PARCEL NO: P14-375B
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CAPITAL AGGREGATES



LINE	BEARING	DISTANCE
L1	N 36°03'46" E	209.38'
L2	S 57°15'46" E	24.31'
L3	S 35°51'50" W	210.96'
L4	S 37°01'02" W	8.11'
L5	N 35°31'58" W	26.21'



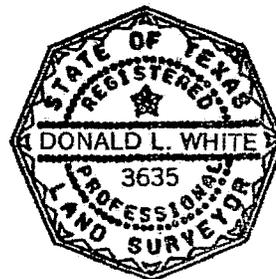
STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White

REGISTERED PROFESSIONAL LAND SURVEYOR

50' WIDTH PERMANENT SANITARY SEWER EASEMENT



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 TPLS No. 3004690 210/377-0774 SAN ANTONIO, TEXAS 78216



Parcel P14-375B

REVISIONS	
DATE	BY
03/25/2015	DLV
PROJECT NO.	
3440	
SHEET	1
OF	1 SHEETS

Parcel No: P 14 - 376
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
50 Foot Width Permanent Sanitary
Sewer Easement
1.8878 Acres (82,231.66 Square Feet)

A 1.8878 acre tract out of P - 57, ABS 391, NCB 15683, being a 162.378 acre tract out of a 189.99 acre tract and a 31.98 acre tract both recorded in Volume 5019, Page 481, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 189.99 acre tract and the southwest corner of an 4.736 acre tract, as recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas;

Thence S 35° 31' 58" E, 196.25 feet along the north line of said 189.99 acre tract and the south line of said 4.736 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence S 35° 31' 58" E, 51.87 feet continuing along the north line of said 189.99 acre tract and the south line of said 4.736 acre tract to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 39° 05' 26" W, 360.07 feet;
S 39° 04' 41" W, 635.22 feet;
N 72° 56' 18" W, 188.46 feet;
S 40° 47' 45" W, 473.16 feet;
S 45° 36' 38" W, 22.93 feet to a point for on the south line of said 189.99

acre tract and the north Right-of-Way line of the Union Pacific Railroad for the southeast corner of herein described tract;

Thence in a northeasterly direction, the following calls:

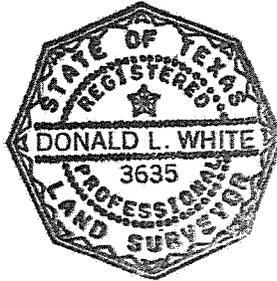
N 03° 45' 02" E, 5.63 feet;
N 09° 49' 02" E, 50.00 feet;
N 19° 00' 02" E, 50.00 feet;
N 27° 41' 02" E, 4.12 feet along the south line of said 189.99 acre tract to

a point for the southwest corner of herein described tract;

Thence in a northeasterly direction, the following calls:

N 40° 47' 45" E, 430.64 feet;
S 72° 56' 18" E, 187.38 feet;
N 39° 04' 41" E, 601.97 feet;

N 39° 05' 26" E, 373.36 feet to the Point of Beginning and containing 1.8878 acres (82,231.66 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

April 21, 2015

Job No. 3440

TBPLS No. 10048900

P14-376-Lot Report.txt

Lot Report

Tue Oct 21 11:09:06 2014

Lot File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-parcels.lot
 CRD File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-jodfile-ground.crd

PNT#	Bearing	Distance	Northing	Easting
80			13750618.53	2150332.81
	S 35°31'58" E	51.87		
79			13750576.33	2150362.95
	S 39°05'26" W	360.07		
93			13750296.86	2150135.91
	S 39°04'41" W	635.22		
94			13749803.75	2149735.48
	N 72°56'18" W	188.46		
95			13749859.04	2149555.32
	S 40°47'45" W	473.16		
96			13749500.84	2149246.18
	S 45°36'38" W	22.93		
97			13749484.80	2149229.79
	N 03°45'02" E	5.63		
98			13749490.41	2149230.16
	N 09°49'02" E	50.00		
99			13749539.68	2149238.68
	N 19°40'02" E	50.00		
100			13749586.77	2149255.51
	N 27°41'02" E	4.12		
101			13749590.41	2149257.42
	N 40°47'45" E	430.64		
102			13749916.43	2149538.79
	S 72°56'18" E	187.38		
103			13749861.45	2149717.92
	N 39°04'41" E	601.97		
104			13750328.75	2150097.39
	N 39°05'26" E	373.36		
80			13750618.53	2150332.81

Closure Error Distance > 0.0000

Total Distance > 3434.79

Area: 82231.66 Sq. Feet, 1.8878 Acres

Block Total Area: 82231.66 Sq. Feet, 1.8878 Acres

Parcel No: P 14- 376 A
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Permanent Access
and Temporary Construction Easement
0.8315 of an Acre (36,222.00 Square Feet)

A 0.8315 of an acre tract out of P - 57, ABS 391, NCB 15683, being a 162.378 acre tract out of a 189.99 acre tract and a 31.98 acre tract both recorded in Volume 5019, Page 481, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a point in the east Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 189.99 acre tract and the southwest corner of an 4.736 acre tract, as recorded in Volume 2460, Page 1463, Deed Records, Bexar County, Texas for the northwest corner of herein described tract;

Thence S 35° 31' 58" E, 26.21 feet along the north line of said 189.99 acre tract and the south line of said 4.736 acre tract to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction parallel with and 25 feet east of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 189.99 acre tract, the following calls:

S 37° 01' 02" W, 57.61 feet;
S 37° 49' 02" W, 101.35 feet;
S 39° 05' 02" W, 101.19 feet;
S 39° 35' 02" W, 200.46 feet;
S 39° 48' 02" W, 529.56 feet to a point for a corner;

Thence S 27° 27' 30" W, 35.81 feet to a point for a corner;

Thence in a southeasterly direction, the following calls:

S 01° 57' 46" E, 26.64 feet;
S 21° 20' 47" E, 39.25 feet to a point on the north line of a proposed 50 foot width permanent sanitary sewer easement for a corner;

Thence N 72° 56' 18" W, 69.62 feet along the north line of said proposed 50 foot width permanent sanitary sewer easement to a point for a corner of said proposed 50 foot width permanent sanitary sewer easement;

Thence S 40° 47' 45" W, 430.64 feet along the west line of said proposed 50 foot width permanent sanitary sewer easement to a point on the south line of said 189.99 acre tract and the north Right-of-Way line of the Union Pacific Railroad for the most southerly corner of herein described tract;

Thence in a northeasterly direction along of the east Right-of-Way line of the Union Pacific Railroad and the west line of said 189.99 acre tract, the following calls:

N 27° 41' 02" E, 62.38 feet;

N 39° 48' 02" E, 999.80 feet;

N 39° 35' 02" E, 200.30 feet;

N 39° 05' 02" E, 100.80 feet;

N 37° 49' 02" E, 100.90 feet;

N 37° 01' 02" E, 65.30 feet to the Point of Beginning and containing 0.8315 of an acre (36,222.00 sq. ft.) of land, more or less.



Donald L. White

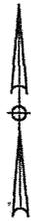
Donald L. White, R.P.L.S.

April 21, 2015

Job No. 3440

TBPLS No. 10048900

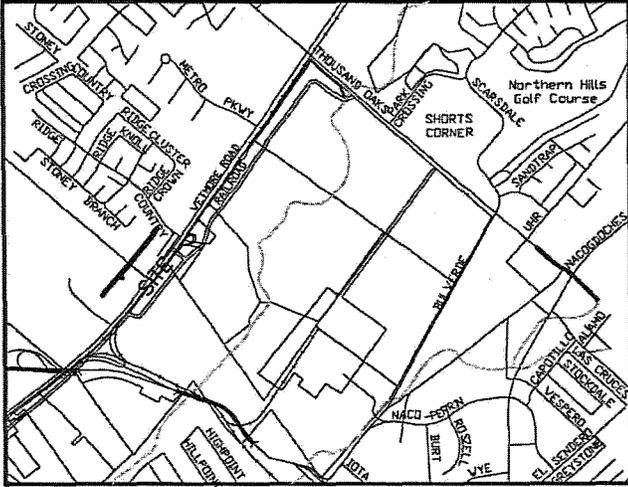
Bearings Based on
Texas South Central
State Plane Coordinate
System. All distances are
ground.
grnd= 1.00017 x grid



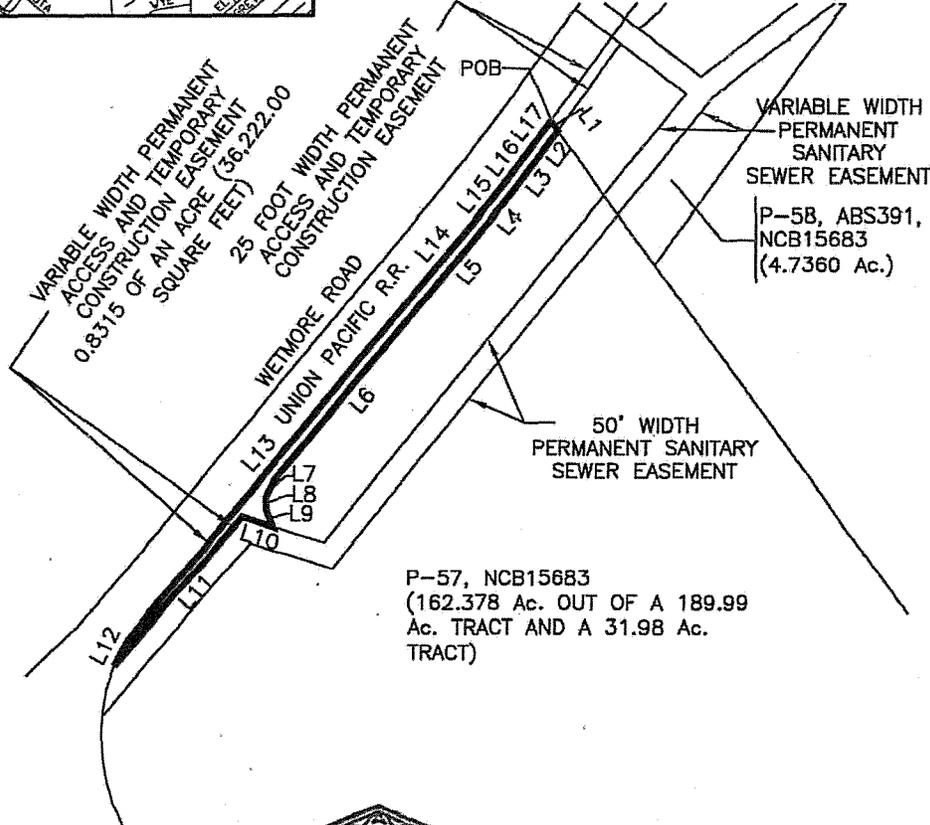
SCALE: 1"=400'

LEGEND
PROPERTY LINE
ACRE
SQUARE FEET
VOLUME
PAGE

PARCEL NO: P14-376A
PROJECT NAME: LIFT STATIONS 011
& 111 ELIMINATION
PROJECT
JOB NO. 12-2512
OWNER: CAPITAL AGGREGATES



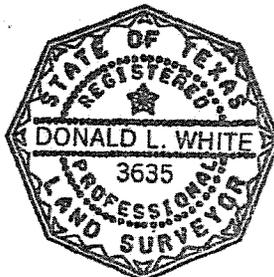
LINE	BEARING	DISTANCE
L1	S 35°31'58" E	26.21'
L2	S 37°01'02" W	57.61'
L3	S 37°49'02" W	101.35'
L4	S 39°05'02" W	101.19'
L5	S 39°35'02" W	200.46'
L6	S 39°48'02" W	529.56'
L7	S 27°27'30" W	35.81'
L8	S 01°57'46" E	26.64'
L9	S 21°20'47" E	39.25'
L10	N 72°56'18" W	69.62'
L11	S 40°47'45" W	430.64'
L12	N 27°41'02" E	62.38'
L13	N 39°48'02" E	999.80'
L14	N 39°35'02" E	200.30'
L15	N 39°05'02" E	100.80'
L16	N 37°49'02" E	100.90'
L17	N 37°01'02" E	65.30'



STATE OF TEXAS
COUNTY OF BEXAR

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

Donald L. White
REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
CIVIL ENGINEERS / SURVEYORS
TEPLS No. 30046990 210/377-0774 SAN ANTONIO, TEXAS 78216
11824 RADIUM

Parcel P14-376A

REVISIONS	
DRAWN BY	CHECKED BY
DLW	DLV
DATE:	
04/21/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

P14-376A-Lot Report.txt

Lot Report

Tue Oct 21 11:28:34 2014

Lot File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-parcels.lot
 CRD File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-jodfile-ground.crd

Lot: P14-376A		, Block: ,	Type: LOT	
PNT#	Bearing	Distance	Northing	Easting
89			13750778.24	2150218.76
	S 35°31'58" E	26.21		
92			13750756.91	2150233.99
	S 37°01'02" W	57.61		
105			13750710.90	2150199.30
	S 37°49'02" W	101.35		
106			13750630.84	2150137.16
	S 39°05'02" W	101.19		
107			13750552.30	2150073.37
	S 39°35'02" W	200.46		
108			13750397.81	2149945.64
	S 39°48'02" W	529.56		
109			13749990.96	2149606.65
	S 27°27'30" W	35.81		
110			13749959.18	2149590.14
	S 01°57'46" E	26.64		
111			13749932.56	2149591.05
	S 21°20'47" E	39.25		
112			13749896.00	2149605.34
	N 72°56'18" W	69.62		
102			13749916.43	2149538.79
	S 40°47'45" W	430.64		
101			13749590.41	2149257.42
	N 27°41'02" E	62.38		
113			13749645.65	2149286.41
	N 39°48'02" E	999.80		
114			13750413.78	2149926.39
	N 39°35'02" E	200.30		
115			13750568.15	2150054.03
	N 39°05'02" E	100.80		
116			13750646.39	2150117.58
	N 37°49'02" E	100.90		
117			13750726.10	2150179.44
	N 37°01'02" E	65.30		
89			13750778.24	2150218.76

Closure Error Distance > 0.0000
 Total Distance > 3147.82
 Area: 36222.00 Sq. Feet, 0.8315 Acres

Block Total Area: 36222.00 Sq. Feet, 0.8315 Acres

Parcel No: P 14 - 377
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: JM Assets, LP

Field Notes
For a
50 Foot Width Permanent Sanitary Sewer Easement
0.7489 of an Acre (32,620.16 Square Feet)

A 0.7489 of an acre tract out of a 23.542 acre tract, being the west 486.38 feet of the east irregular 718.87 feet of Lot H, NCB 13753, out of the Antonio Perez Survey 10, Abstract 571, as recorded in Volume 17189, Page 0443, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at the point of intersection of the south Right-of-Way line of Wurzbach Parkway and the southeast Right-of-Way line of the Union Pacific Railroad; said point also being the northwest corner of said 23.542 acre tract;

Thence N 88° 35' 46" E, 147.31 feet along the south Right-of-Way line of Wurzbach Parkway and the north line of said 23.542 acre tract to the Point of Beginning of herein described tract;

Thence N 88° 35' 46" E, 73.37 feet continuing along the south Right-of-Way line of Wurzbach Parkway and the north line of said 23.542 acre tract to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

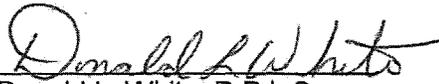
S 45° 38' 16" W, 92.20 feet to a point for a corner;
S 87° 01' 18" W, 126.62 feet to a point for a corner;
S 51° 49' 51" W, 458.52 feet to a point on the southwest line of said 23.542 acre tract and the northeast line of a 24.0830 acre tract as recorded in Volume 14042, Page 1524, Deed Records, Bexar County, Texas, for the southeast corner of this tract;

Thence N 49° 20' 57" W, 50.97 feet along the southwest line of said 23.542 acre tract and the northeast line of said 24.0830 acre tract to a point for the southwest corner of herein described tract;

Thence in a northeasterly, the following calls:

N 51° 48' 51" E, 484.26 feet to a point for a corner;
N 87° 01' 18" E, 123.59 feet to a point for a corner;
N 45° 38' 16" E, 19.62 feet to the Point of Beginning and containing 0.7489 of an acre (32,620.16 sq. ft.) of land, more or less.




Donald L. White, R.P.L.S.
August 13, 2015
Job No. 3440
TBPLS No. 10048900

Parcel No: P 14 - 377 T
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: JM Assets, LP

Field Notes
For a
25 Foot Width Temporary Easement
0.3959 of an Acre (17,245.19 Square Feet)

A 0.3959 of an acre tract out of a 23.542 acre tract, being the west 486.38 feet of the east irregular 718.87 feet of Lot H, NCB 13753, out of the Antonio Perez Survey 10, Abstract 571, as recorded in Volume 17189, Page 0443, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at the point of intersection of the south Right-of-Way line of Wurzbach Parkway and the southeast Right-of-Way line of the Union Pacific Railroad; said point also being the northwest corner of said 23.542 acre tract;

Thence N 88° 35' 46" E, 220.68 feet along the south Right-of-Way line of Wurzbach Parkway and the north line of said 23.542 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence N 88° 35' 46" E, 36.69 feet continuing along the south Right-of-Way line of Wurzbach Parkway and the north line of said 23.542 acre tract to a point for the northeast corner of herein described tract;

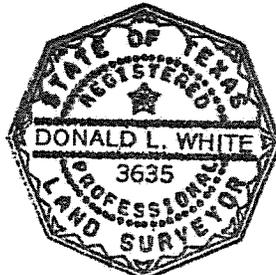
Thence in a southwesterly direction, the following calls:

S 45° 38' 16" W, 128.49 feet to a point for a corner;
S 87° 01' 18" W, 128.13 feet to a point for a corner;
S 51° 49' 51" W, 445.65 feet to a point on the southwest line of said 23.542 acre tract and the northeast line of a 24.0830 acre tract as recorded in Volume 14042, Page 1524, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 49° 20' 57" W, 25.48 feet along the southwest line of said 23.542 acre tract and the northeast line of said 24.0830 acre tract to a point at the southeast corner of a proposed 50 foot wide permanent sanitary sewer easement and the southwest corner of herein described tract;

Thence in a northeasterly direction along the southeast line of said proposed 50 foot wide permanent sanitary sewer easement, the following calls:

N 51° 49' 51" E, 458.52 feet to a point for a corner;
N 87° 01' 18" E, 126.62 feet to a point for a corner;
N 45° 38' 16" E, 92.20 feet to the Point of Beginning and containing 0.3959 of an acre (17,245.19 sq. ft.) of land, more or less.



Donald L. White
Donald L. White, R.P.L.S.
August 13, 2015
Job No. 3440
TBPLS No. 10048900

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground. grnd= 1.00017 x grid

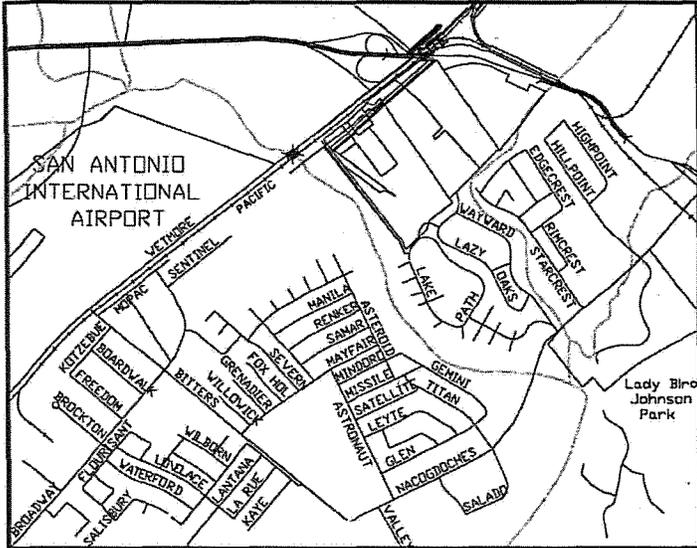


SCALE: 1"=400'

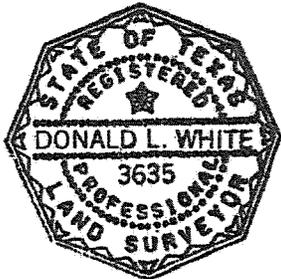
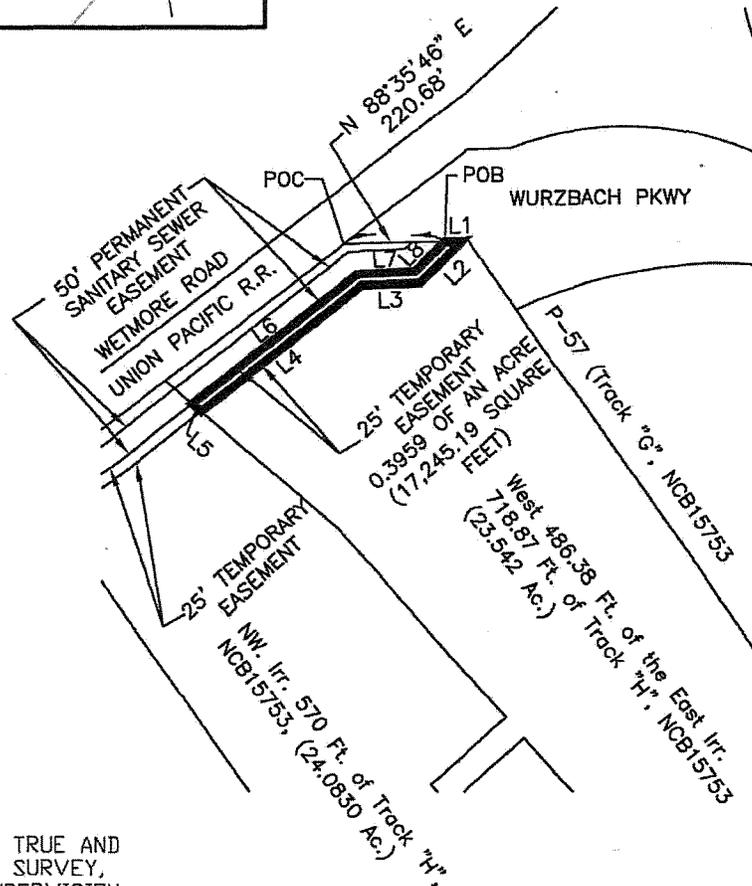
LEGEND

E PROPERTY LINE
Ac ACRE
S.F. SQUARE FEET
VOL. VOLUME
PG. PAGE

PARCEL NO: P14-377T
PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
JOB NO. 12-2512
OWNER: JM ASSETS, LP



LINE	BEARING	DISTANCE
L1	N 88°35'46" E	36.69'
L2	S 45°38'16" W	128.49'
L3	S 87°01'18" W	128.13'
L4	S 51°49'51" W	445.65'
L5	N 49°20'57" W	25.48'
L6	N 51°49'51" E	458.52'
L7	N 87°01'18" E	126.62'
L8	N 45°38'16" E	92.20'



STATE OF TEXAS
COUNTY OF BEXAR

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

Donald L. White
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISIONS	
DRAWN BY	CHECKED BY
DLW	DLW
DATE:	
08/13/2015	
PROJECT NO.:	
3440	
SHEET 1	
OF 1 SHEETS	

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 TRPLS No. 10048900 210/377-0774 SAN ANTONIO, TEXAS 78216
 11824 RADIUM

Parcel P14-377T

Parcel No: P 14 - 378

Project Name: Lift Stations 011 & 111 Elimination Project

Job No. 12-2512

Owner Name: JM Assets, LP

Field Notes

For a

50 Foot Width Permanent Sanitary Sewer Easement
0.6642 of an Acre (28,931.14 Square Feet)

A 0.6642 of an acre tract out of the northwest irregular 570 feet of Lot H, NCB 13753, a 24.0830 acre tract out of the Antonio Perez Survey 10, Abstract 571, as recorded in Volume 17190, Page 2113, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point on the southeast Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 24.0830 acre tract and the southwest corner of a 23.542 acre tract as recorded in Volume 14042, Page 1521, Deed Records, Bexar County, Texas;

Thence S 49° 20' 57" E, 26.90 feet along the northeast line of said 24.0830 acre tract and the southwest line of said 23.542 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence S 49° 20' 57" E, 50.97 feet continuing along the northeast line of said 24.0830 acre tract and the southwest line of said 23.542 acre tract to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 51° 49' 51" W, 203.40 feet to a point for a corner;

S 55° 53' 54" W, 368.64 feet to a point on the southwest line of said 24.0830 acre tract and a north line of a 0.626 of an acre tract, being the northeast irregular 75.77 feet of a 42.194 acre tract recorded in Volume 4655, Page 32, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas;

Thence N 67° 32' 38" W, 47.73 feet along the south line of said 24.0830 acre tract and the north line of said 0.626 of an acre tract to a point on the north line of Old Wetmore Road, a 40 foot wide tract recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas, for the southwest corner of said 24.0830 acre tract, a westerly corner of said 0.626 of an acre tract and the southwest corner of herein described tract;

Thence N 33° 40' 02" E, 26.89 feet along the west line of said 24.0830 acre tract and the north line of said Old Wetmore Road tract to a point for a corner;

Thence in a northeasterly direction, the following calls:

N 55° 53' 54" E, 368.28 feet;

N 51° 49' 51" E, 191.74 feet to the Point of Beginning and containing 0.6642 of an acre (28,931.14 sq. ft.) of land, more or less.



A handwritten signature in cursive script that reads "Donald L. White".

Donald L. White, R.P.L.S.

August 13, 2015

Job No. 3440

TBPLS No. 10048900

Parcel No: P 14 – 378 T
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: JM Assets, LP

Field Notes
For a
25 Foot Width Temporary Easement
0.3251 of an Acre (14,161.91 Square Feet)

A 0.3251 of an acre tract out of the northwest irregular 570 feet of Lot H, NCB 13753, a 24.0830 acre tract out of the Antonio Perez Survey 10, Abstract 571, as recorded in Volume 17190, Page 2113, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point on the southeast Right-of-Way line of the Union Pacific Railroad, said point being the northwest corner of said 24.0830 acre tract and the southwest corner of a 23.542 acre tract as recorded in Volume 14042, Page 1521, Deed Records, Bexar County, Texas;

Thence S 49° 20' 57" E, 77.87 feet along the northeast line of said 24.0830 acre tract and the southwest line of said 23.542 acre tract to the Point of Beginning and the northwest corner of herein described tract;

Thence S 49° 20' 57" E, 25.48 feet continuing along the northeast line of said 24.0830 acre tract and the southwest line of said 23.542 acre tract to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls;

S 51° 49' 51" W, 209.23 feet to a point for a corner;
S 55° 53' 54" W, 182.84 feet to a point on the southwest line of said 24.0830 acre tract and a north line of a 0.626 of an acre tract, being the northeast irregular 75.77 feet of a 42.194 acre tract recorded in Volume 4655, Page 32, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas;

Thence N 35° 03' 46" W, 2.44 feet along the southwest line of said 24.0830 acre tract and the northeast line of said 0.626 of an acre tract to a point for an interior corner of said 24.0830 acre tract, the northwest corner of said 0.626 of an acre tract and an interior corner of herein described tract;

Thence S 45° 50' 32" W, 13.94 feet along a southeast line of said 24.0830 acre tract and the northwest line of said 0.626 of an acre tract to a point for a corner;

Thence S 55° 53' 54" W, 156.41 feet to a point on the south line of said 24.0830 acre tract and a north line of said 0.626 of an acre tract for the southeast corner of herein described tract;

Thence N 67° 32' 38" W, 29.96 feet along the south line of said 24.0830 acre tract and a north line of said 0.626 of an acre tract to a point for the southeast corner of a Proposed 50 foot Width Permanent Sanitary Sewer Easement and southwest corner of herein described tract;

Thence in a northeasterly direction, along the east line of said Proposed 50 foot Width Permanent Sanitary Sewer Easement, the following calls:

N 55° 53' 54" E, 368.64 feet to a point for a corner;

N 51° 49' 51" E, 203.40 feet to the Point of Beginning and containing 0.3251 of an acre (14,161.91 sq. ft.) of land, more or less.



A handwritten signature in cursive script that reads "Donald L. White".

Donald L. White, R.P.L.S.

August 13, 2015

Job No. 3440

TBPLS No. 10048900

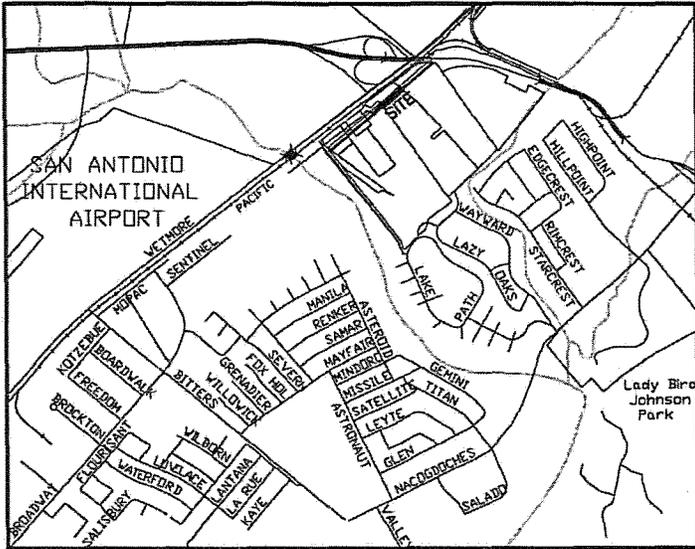
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground. grnd= 1.00017 x grid

SCALE: 1"=400'

LEGEND

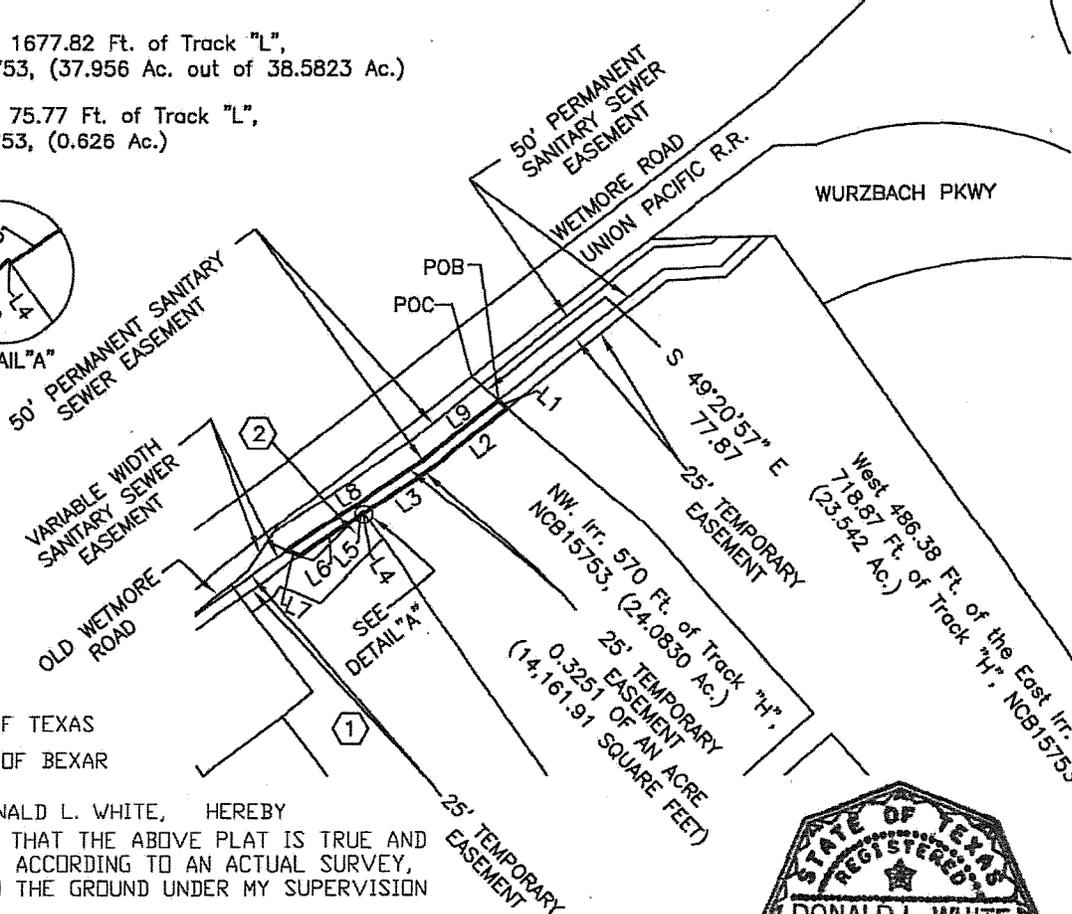
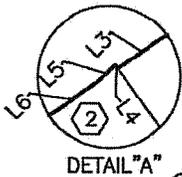
P. PROPERTY LINE
AC. ACRE
S.F. SQUARE FEET
VOL. VOLUME
PG. PAGE

PARCEL NO: P14-378T
PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
JOB NO. 12-2512
OWNER: JM ASSETS, LP



LINE	BEARING	DISTANCE
L1	S 49°20'57" E	25.48'
L2	S 51°49'51" W	209.23'
L3	S 55°53'54" W	182.84'
L4	N 35°03'46" W	2.44'
L5	S 45°50'32" W	13.94'
L6	S 55°53'54" W	156.41'
L7	N 67°32'38" W	29.96'
L8	N 55°53'54" E	368.64'
L9	N 51°49'51" E	203.40'

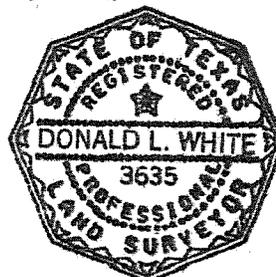
- ① SE. Irr. 1677.82 Ft. of Track "L", NCB15753, (37.956 Ac. out of 38.5823 Ac.)
- ② NE. Irr. 75.77 Ft. of Track "L", NCB15753, (0.626 Ac.)



STATE OF TEXAS
COUNTY OF BEXAR

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

Donald L. White
REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
CIVIL ENGINEERS / SURVEYORS
1824 RADIUM
210/377-0774
SAN ANTONIO, TEXAS 78216



Parcel P14-378T

REVISIONS	
DRAWN BY	CHECKED BY
DLD	DLV
DATE:	
08/13/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

Parcel No: P 14- 379
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Crestmore, Inc.

Field Notes
For a
Variable Width Permanent Sanitary Sewer Easement
0.0641 of an Acre (2,793.24 Square Feet)

A 0.0641 of an acre tract out of the northeast irregular 75.77 feet of Lot L, NCB 13753, a 0.626 of an acre tract being the northwest remainder of a 42.194 acre tract recorded in Volume 4655, Page 32, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract, as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a point at a northerly corner of said 0.626 of an acre tract and the most westerly corner of a 24.0830 acre tract as recorded in Volume 14042, Page 1524, Deed Records, Bexar County, Texas, and on the north line of Old Wetmore Road, a 40 foot wide tract recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas, for the most northerly corner of herein described tract;

Thence S 67° 32' 38" E, 47.73 feet along a north line of said 0.626 of an acre tract and the south line of said 24.0830 acre tract to a point for the most easterly corner of herein described tract;

Thence S 55° 53' 54" W, 139.79 feet to a point on the southwest line of said 0.626 of an acre tract and the northeast line of an 8.0 acre tract as recorded in Volume 12719, Page 1806, Deed Records, Bexar County, Texas, for the most southerly corner of herein described tract;

Thence N 37° 12' 21" W, 9.78 feet along the southwest line of said 0.626 of an acre tract and the northeast line of said 8.0 acre tract to a point on the north line of said Old Wetmore Road for the southwest corner of herein described tract;

Thence the following calls along the southwest line of said 0.626 of an acre tract and the north line of said Old Wetmore Road:

N 52° 41' 02" E, 46.98 feet to a point for a corner;
N 33° 40' 02" E, 72.50 feet to the Point of Beginning and containing 0.0641 of an acre (2,793.24 sq. ft.) of land, more or less.



Donald L. White
Donald L. White, R.P.L.S.
July 15, 2015
Job No. 3440
TBPLS No. 10048900

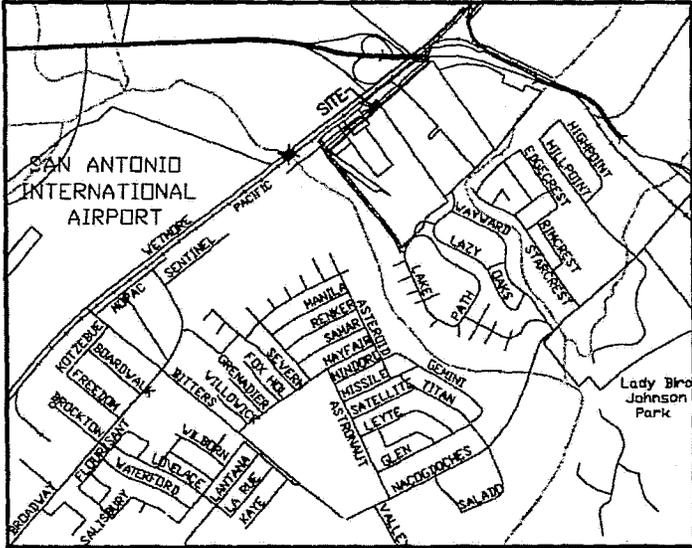
Bearings Based on
Texas South Central
State Plane Coordinate
System. All distances are
ground.
Grid = 1.00017 x grid

SCALE: 1"=400'

LEGEND
 L. AC. PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME

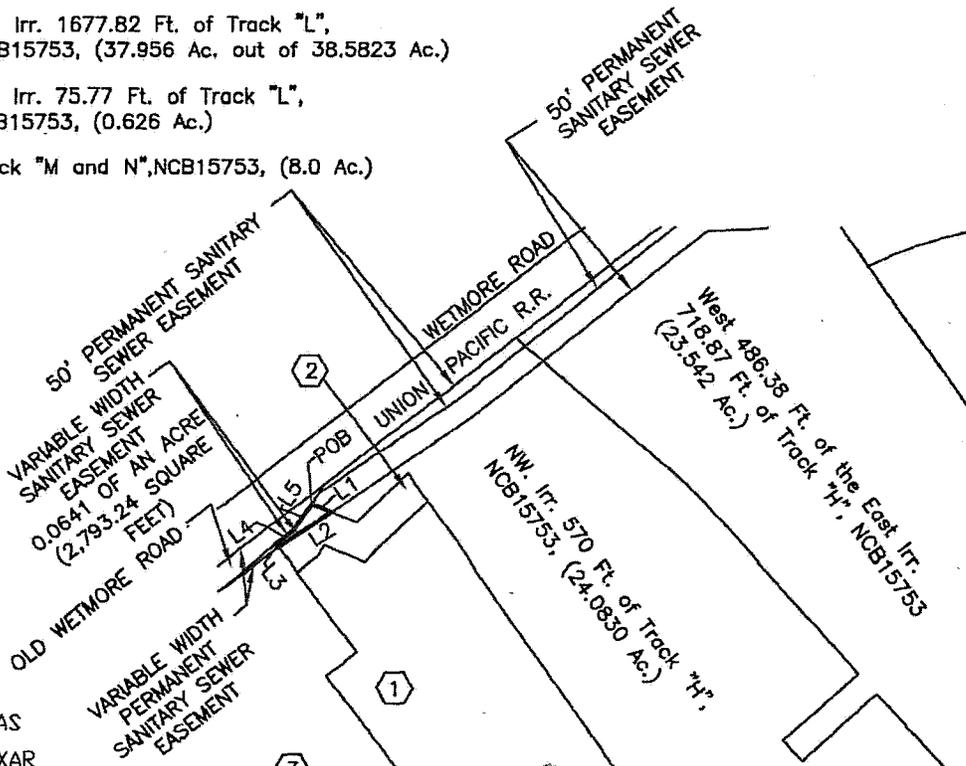


PARCEL NO: P14-379
 PROJECT NAME: LIFT STATIONS 011
 & 111 ELIMINATION
 PROJECT
 JOB NO. 12-2512
 OWNER: CRESTMORE



LINE	BEARING	DISTANCE
L1	S 67°32'38" E	47.73'
L2	S 55°53'54" W	139.79'
L3	N 37°12'21" W	9.78'
L4	N 52°41'02" E	46.98'
L5	N 33°40'02" E	72.50'

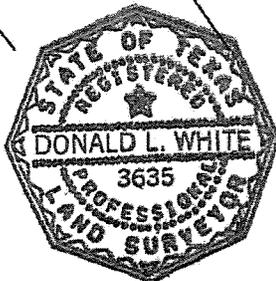
- ① SE. Irr. 1677.82 Ft. of Track "L",
NCB15753, (37.956 Ac. out of 38,5823 Ac.)
- ② NE. Irr. 75.77 Ft. of Track "L",
NCB15753, (0.626 Ac.)
- ③ Track "M and N", NCB15753, (8.0 Ac.)



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 1884 RADIUM
 TBFLS No. 10048900 210/377-0774 SAN ANTONIO, TEXAS 78216



Parcel P14-379

REVISIONS	
DRAWN BY	CHECKED BY
DLJ	DLW
DATE:	
07/15/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

Parcel No: P 14 - 381
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Crestmore, Inc.

Field Notes
For a
Variable Width Permanent Sanitary Sewer Easement
0.0190 of an Acre (827.45 Square Feet)

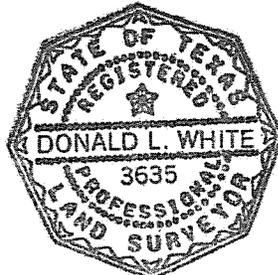
A 0.0190 of an acre tract out of the southeast irregular 1,677.82 feet of Tracts M and N, NCB 13753; said Tracts M and N being an 8.0 acre tract as recorded in Volume 12719, Page 1806, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a point on the southeast line of Old Wetmore Road, a 40 foot width tract as recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas, said point being the northwest corner of said 8.0 acre tract and the southwest corner of a 0.626 of an acre tract, said 0.626 of an acre tract being the northwest remainder of a 42.194 acre tract recorded in Volume 4655, Page 32, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas for the most northerly corner of herein described tract;

Thence S 37° 12' 21" E, 9.78 feet along the northeast line of said 8.0 acre tract and the southwest line of said 0.626 for the most easterly corner of herein described tract;

Thence S 55° 53' 54" W, 169.51 feet to a point on the northwest line of said 8.0 acre tract and the southeast line of said Old Wetmore Road for the southwest corner of herein described tract;

Thence N 52° 35' 31" E, 169.27 feet along on the northwest line of said 8.0 acre tract and the southeast line of said Old Wetmore Road to the Point of Beginning and containing 0.0190 of an acre (827.45 sq. ft.) of land, more or less.



Donald L. White

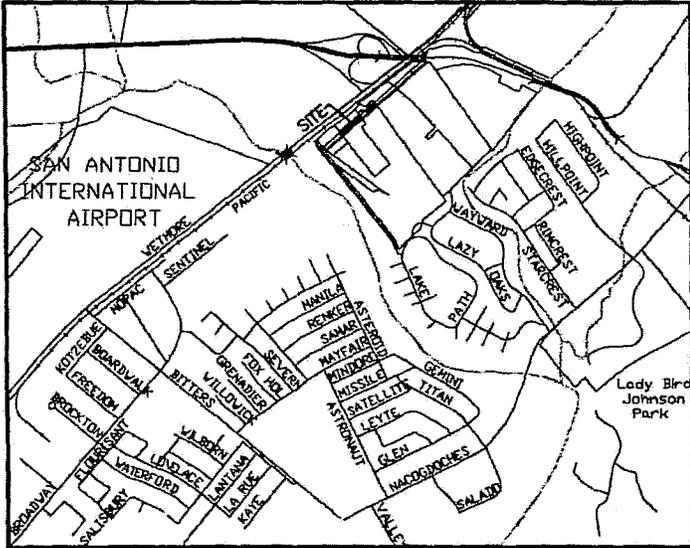
Donald L. White, R.P.L.S.
July 15, 2015
Job No. 3440
TBPLS No. 10048900

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

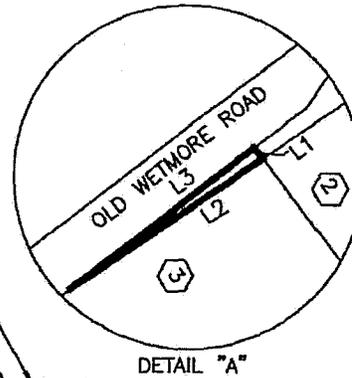
SCALE: 1" = 400'

LEGEND
 E Ac. PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME
 PAGE

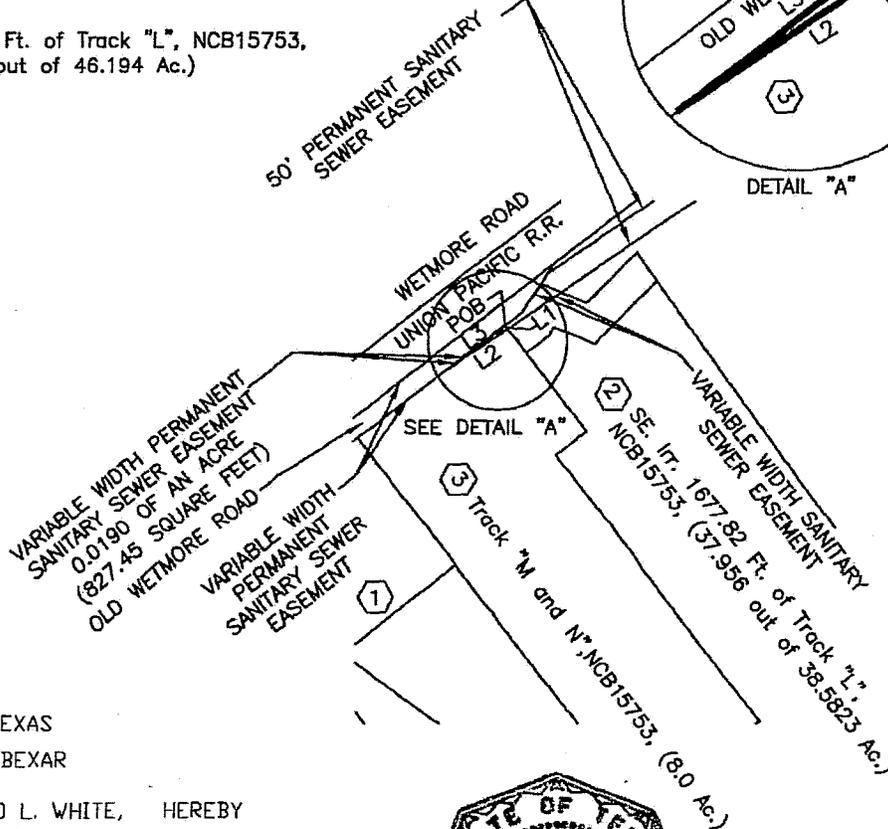
PARCEL NO: P14-381
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CRESTMORE



LINE	BEARING	DISTANCE
L1	S 37°12'21" E	9.78'
L2	S 55°53'54" W	169.51'
L3	N 52°35'31" E	169.27'



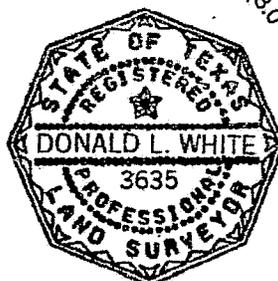
① NW. 349.62 Ft. of Track "L", NCB15753, (2.986 Ac. out of 46.194 Ac.)



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS
 11824 RADDUM
 TBPLS No. 10046900 210/377-0774 SAN ANTONIO, TEXAS 78261

Parcel P14-381

REVISIONS	
DRAWN BY	CHECKED BY
D.L.D.	D.L.W.
DATE:	
07/15/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

Parcel No: P 14 – 381 T
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Crestmore, Inc.

Field Notes
For a
25 Foot Width Temporary Easement
0.2325 of an Acre (10,129.22 Square Feet)

A 0.2325 of an acre tract out of the southeast irregular 1,677.82 feet of Tracts M and N, NCB 13753; said Tracts M and N being an 8.0 acre tract as recorded in Volume 12719, Page 1806, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point on the southeast line of Old Wetmore Road, a 40 foot width tract as recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas, said point being the northwest corner of said 8.0 acre tract and the southwest corner of a 0.626 of an acre tract, said 0.626 of an acre tract being the northwest remainder of a 42.194 acre tract recorded in Volume 4655, Page 32, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas;

Thence S 37° 12' 21" E, 9.78 feet along the northeast line of said 8.0 acre tract to the Point of Beginning and for the northwest corner of herein described tract;

Thence S 37° 12' 21" E, 25.04 feet continuing along the northeast line of said 8.0 acre tract and the southwest line of said 0.626 of an acre tract for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 55° 53' 54" W, 170.15 feet to a point for a corner;

S 52° 35' 31" W, 130.03 feet to a point for a corner;

S 52° 51' 27" W, 104.97 feet to a point on the southwest line of said 8.0 acre tract and a northeast line of a tract, being the remaining 2.986 acres of a 42.194 acre tract recorded in Volume 7253, Page 973, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 37° 18' 57" W, 25.00 feet along the southwest line of said 8.0 acre tract and the northeast line of said 2.986 acre tract to a point on the southeast line of said Old Wetmore Road for the northwest corner of said 8.0 acre tract, the northeast corner of said 2.986 acre tract and the southwest corner herein described tract;

Thence in a northwesterly direction, the following calls along the northwest line of said 8.0 acre tract and the southeast line of Old Wetmore Road:

N 52° 51' 27" E, 104.99 feet to a point for a corner;

N 52° 35' 31" E, 130.69 feet to a point for a corner;

Thence N 55° 53' 54" E, 169.51 feet to the Point of Beginning and containing 0.2325 of an acre (10,129.22 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.

July 15, 2015

Job No. 3440

TBPLS No. 10048900

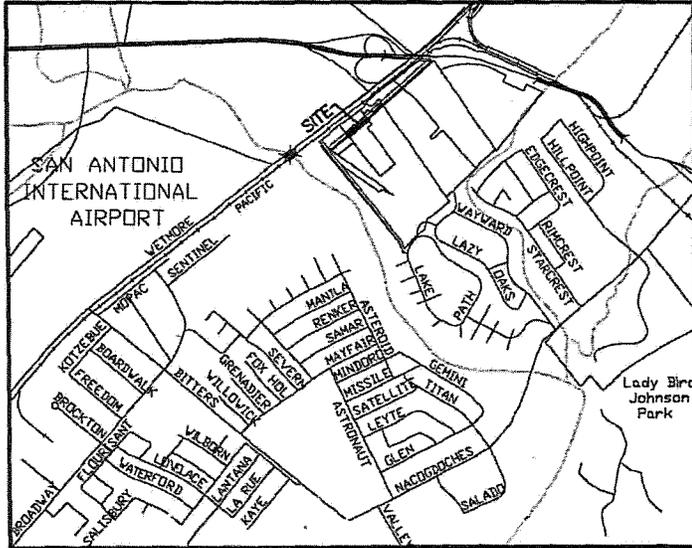
Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

LEGEND

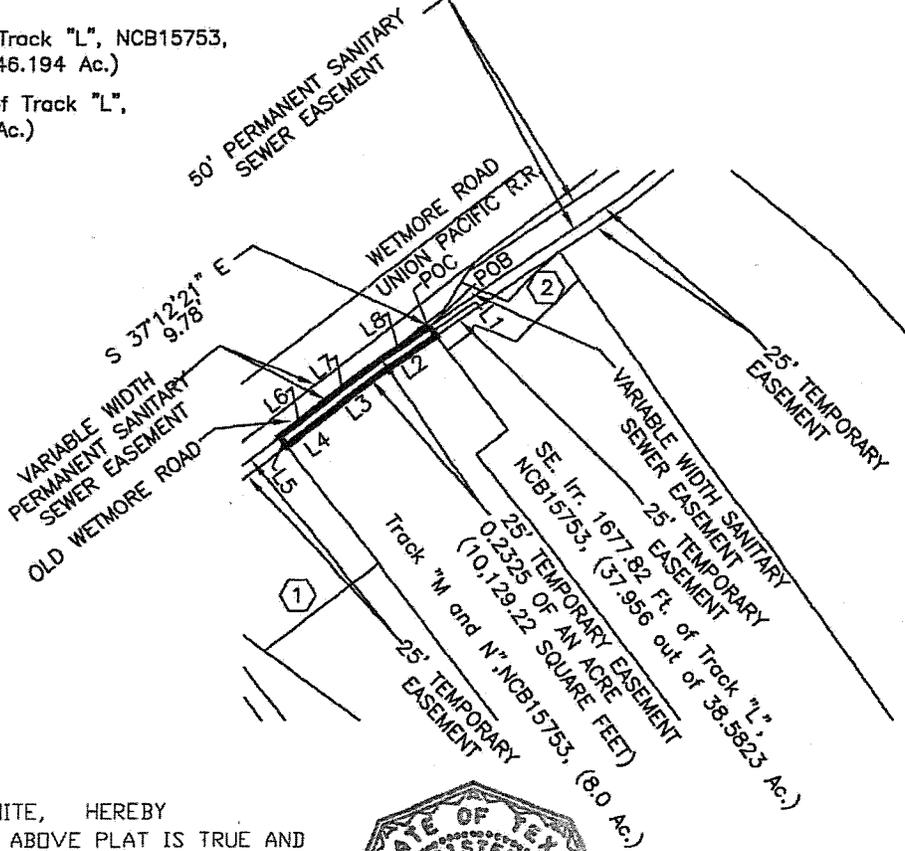
P. AC. PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME PAGE

PARCEL NO: P14-381T
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT
 JOB NO. 12-2512
 OWNER: CRESTMORE



LINE	BEARING	DISTANCE
L1	S 37°12'21" E	25.04'
L2	S 55°53'54" W	170.15'
L3	S 52°35'31" W	130.03'
L4	S 52°51'27" W	104.97'
L5	N 37°18'57" W	25.00'
L6	N 52°51'27" E	104.99'
L7	N 52°35'31" E	130.69'
L8	N 55°53'54" E	169.51'

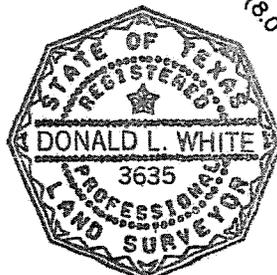
- ① NW. 349.62 Ft. of Track "L", NCB15753, (2.986 Ac. out of 46.194 Ac.)
- ② NE. Irr. 75.77 Ft. of Track "L", NCB15753, (0.626 Ac.)



STATE OF TEXAS
 COUNTY OF BEXAR

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

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



REVISIONS	
DRAWN BY	CHECKED BY
DLD	DLV
DATE:	
07/15/2015	
PROJECT NO.:	
3440	
SHEET	
1	
OF	1 SHEETS

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERS / SURVEYORS
 1884 RADIUM
 TBPLS No. 10048900 210/377-0774
 SAN ANTONIO, TEXAS 78216

Parcel P14-381T

Parcel No: P 14- 382 T
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: James W. Hill, Jr.
Thomas D. Hill
Kenneth L. Hill

Field Notes
For a
25 Foot Width Temporary Easement
0.2145 of an Acre (9,342.42 Square Feet)

A 0.2145 of an acre tract out of the northwest 349.62 feet of Tract "L", NCB 13753; being the remaining southwest 2.986 acres out of a 42.194 acre tract as recorded in Volume 7253, Page 973, Deed Records, Bexar County, Texas, save and except a 38.5823 acre tract as recorded in Volume 6149, Page 556, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at west corner of said 2.986 acre tract for the southwest corner of herein described tract;

Thence N 52° 34' 56" E, 373.80 feet along the northwest line of said 2.986 acre tract and the southeast line of Old Wetmore Road, a 40 foot width tract as recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas, to a point for the north corner of said 2.986 acre tract and the northwest corner of herein described tract;

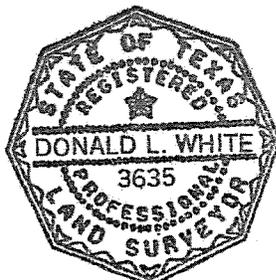
Thence S 37° 18' 57" E, 25.00 feet along the northeast line of said 2.986 acre tract and the southwest line of an 8.0 acre tract recorded in Volume 12719, Page 1806, Deed Records, Bexar County, Texas to a point for the northeast corner of herein described tract;

Thence in a southwesterly direction, the following calls:

S 52° 51' 27" W, 0.02 feet to a point for a corner;

S 52° 34' 56" W, 373.58 feet to a point on the southwest line of said 2.986 acre tract and the northeast line of Carver Road, a 40 foot width tract as recorded in Volume 172, Page 427, Deed Records, Bexar County, Texas for the southeast corner of herein described tract;

Thence N 37° 47' 23" W, 25.00 feet along the southwest line of said 2.986 acre tract and the northeast line of Carver Road to the Point of Beginning and containing 0.2145 of an acre (9,342.42 sq. ft.) of land, more or less.



Donald L. White
Donald L. White, R.P.L.S.
July 15, 2015
Job No. 3440
TBPLS No. 10048900

