

ORDINANCE 2018-06-21-0507

AUTHORIZING THE EXECUTION OF A JOINT USE AGREEMENT WITH PEDCOR INVESTMENTS LLC GRANTING PEDCOR ACCESS TO CITY OWNED PROPERTY NEAR BANDERA ROAD TO INSTALL AND MAINTAIN UTILITY IMPROVEMENTS AND CONSTRUCT SIDEWALK CONNECTIONS TO THE LINEAR TRAILS AT LEON CREEK GREENWAY IN CONNECTION WITH ITS DEVELOPMENT OF THE TRAILS AT LEON CREEK MULTI-FAMILY LIVING FACILITY AT 7635 BANDERA ROAD.

* * * * *

WHEREAS, the Trails at Leon Creek will include approximately 296 units and will be developed over a 23.6 acre tract in NCB 18559 located at the northwest corner of the intersection of Bandera and Ebert Road; and

WHEREAS, the development will also include a recreation center, swimming pool, dog park and playgrounds for their residents; and

WHEREAS, the proposed Joint Use Agreement will grant Pedcor access to Leon Creek Greenway property so they may install and maintain an 8" Sanitary Sewer Main which will connect to an existing 33" SAWS sewer line, two 24" Storm Sewer Mains and two 36" Storm Sewer Mains; and

WHEREAS, although installation of the proposed sanitary and storm sewer improvements will require Pedcor to open-cut across the city property and trails; there will be no interruption of services for users of Leon Creek Greenway; and

WHEREAS, Pedcor will provide a temporary alternative trail route during construction at all times; and

WHEREAS, Pedcor will also provide two sidewalk trail connections from the multi-family development to the existing Leon Creek Trail; and

WHEREAS, these connections are consistent with the SA Tomorrow Comprehensive Plan which identifies increased pedestrian access to trails and neighborhood parks as a priority; and

WHEREAS, the Joint Use Agreement also allows for enhanced security measures at Leon Creek Greenway; and

WHEREAS, Pedcor has committed to purchase and install two Rath Security Emergency Solar Tower Phones, Model 2100-TSC (emergency call boxes) along the greenway within the general proximity of the proposed joint use areas; and

WHEREAS, the precise locations will be determined by appropriate Parks and Recreation staff; **NOW THEREFORE**:

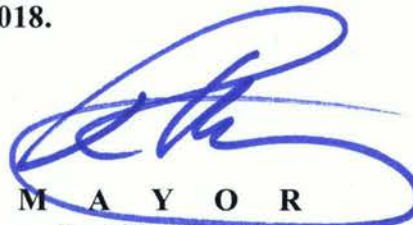
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is authorized to execute a Joint Use Agreement with Pedcor Investments LLC which will allow Pedcor access to Leon Creek Greenway property for the installation of an 8" Sanitary Sewer Main, two 24" Storm Sewer Mains and two 36" Storm Sewer Mains and two sidewalk trail connections from its multi-family development adjacent to the existing Leon Creek Trail. A copy of the Joint Use Agreement is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. This ordinance shall become effective immediately upon passage by eight (8) or more affirmative votes of the entire City Council; otherwise, said effective date shall be ten (10) days from the date of passage hereof.

PASSED AND APPROVED this 21st day of June, 2018.


M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

62 

Leticia M. Vacék, City Clerk



Andrew Segovia, City Attorney

Agenda Item:	50 (in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18A, 18B, 19, 20, 21, 22, 23, 24, 25A, 25B, 25C, 27, 28, 29, 30, 31, 34, 35A, 35B, 36, 37, 38, 39, 40, 41, 42, 43, 46, 47, 49, 50, 51, 52, 53, 54, 56A, 56B, 56C, 56D, 56E)						
Date:	06/21/2018						
Time:	09:39:05 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance approving a Joint Use Agreement with Pedcor Investments LLC for access to City owned property near Bandera Road to install and maintain utility improvements and construct sidewalk connections to the linear trails at Leon Creek Greenway in connection with the development of the Trails at Leon Creek multi-family living facility at 7635 Bandera Road. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SW/ah
6/21/18
Item No. 50

Attachment I

ATTACHMENT I

JOINT USE AGREEMENT

This JOINT USE AGREEMENT (the "Agreement") is made this ___ day of June, 2018 (the "Effective Date"), between the City of San Antonio, hereinafter referred as "CITY" in cooperation with Pedcor Investments, A Limited Liability Company, A Wyoming limited liability company hereinafter referred to as "Pedcor", acting by and through duly authorized representatives, as follows:

WHEREAS, the CITY owns or controls certain property at Leon Creek Greenway at Bandera Road ("Property"); and

WHEREAS, Pedcor desires to enter the Property to install and maintain an 8" Sanitary Sewer Main connecting to an existing SAWS sewer line, two 24" Storm Sewer Mains, two 36" Storm Sewer Mains and two sidewalk trail connections to the existing Property ("Improvements") as part of the Trails at Leon Creek Multi-Family Development ("Project"); and

WHEREAS, Pedcor will open-cut across the Property to install the Sanitary Sewer Main and Storm Sewer Main improvements; and

WHEREAS, Pedcor will make the sidewalk trail connections from Bandera Road (1) and from within the Leon Creek Greenway at Bandera Road to the Project (2); and

WHEREAS, the installation of the Improvements will not interrupt the service of users of the Property; and

WHEREAS, the portion of the Property to which this agreement applies is more particularly described and depicted as (a) a 0.040 acre joint use area in Exhibit A, and (b) a 0.042 acre joint use area in Exhibit B, and a (c) a 0.025 acre joint use area in Exhibit C, and (d) a 0.032 acre joint use area in Exhibit D, and a (e) a 0.036 acre joint use area in Exhibit E, and a (f) a 0.019 acre joint use area in Exhibit F, and a (g) a 0.030 acre joint use area in Exhibit G, all of which Exhibits are attached to and made part of this Agreement and all of which areas being collectively the "Joint Use Area"; and

WHEREAS, as consideration for the Improvements, Pedcor, at Pedcor's sole cost and expense, shall purchase and install two (2) Rath Security Emergency Solar Tower Phones Model 2100-TSC at locations to be determined by the CITY on the Property; however, the parties hereto hereby acknowledge and agree that all on-going monthly cellular services charges shall be the responsibility of the CITY; and

WHEREAS, Pedcor and the CITY are in agreement that joint use of the Property, as detailed herein, will benefit both parties.

NOW THEREFORE, THE PARTIES AGREE TO THE FOLLOWING JOINT USE OF THE PROPERTY:

SECTION I. The CITY agrees to allow Pedcor and/or its agents, employees and contractors to enter the Property immediately following execution of this instrument on a non-exclusive basis for the purpose of using the Joint Use Area for any and all things necessary for the relocating, installing, constructing, reconstructing, realigning, inspecting, patrolling, operating, maintaining, repairing, adding, removing and replacing of Improvements and all necessary and desirable related improvements and appurtenances. All storm crossings will be installed under the trail via open-trench construction, with a headwall downstream of the concrete surface discharging the runoff into Leon Creek in order to help prevent erosion and sediment from washing over the trail during heavy rain events. Any pipes or other

related infrastructure to be located beneath the existing trail shall have a depth no shallower than three feet. In addition to the described permanent joint use areas detailed herein, the CITY hereby issues and conveys temporary joint use areas for the purpose of installing and constructing the Improvements, whereby such joint use areas shall be granted fifteen (15) feet of either side of the centerline of the permanent Joint Use Areas.

SECTION II. Prior to the commencement of any construction activities by CITY or Pedcor on the Property, including use for staging or storage of equipment, CITY and Pedcor and/or their respective contractors shall coordinate with one another in order to ensure such construction will not conflict with any ongoing or scheduled projects and/or activities of the other. The CITY Staff Contact is Rocky Duque de Estrada, City of San Antonio Parks and Recreation Department, 210-207-2873, Roque.Duquedeestrada@sanantonio.gov. The Pedcor Staff Contact is Nick Holscher, Kimley-Horn, 210-321-3232, nick.holscher@kimley-horn.com. Prior to the commencement of any construction activity by Pedcor, Pedcor shall cause its contractors to provide the CITY executed certificates of insurance in form and content acceptable to CITY naming the CITY as an additional insured on all such liability insurance policies for which an additional insured can be named. Pedcor, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots within the Joint Use Area and the temporary construction joint use areas, which may endanger or interfere with said Improvements; provided, however, that in making any excavation on said Property, Pedcor shall make the same in such manner as will cause the least injury to trees, vegetation, grasses and the surface of the ground around such excavation, and shall replace the earth, trees, vegetation, grasses, and trail materials so removed by it and restore the area to equal or better condition as it was prior to such excavation. Any such site alterations shall be coordinated with CITY prior to commencement, approval of which shall not be unreasonably withheld. During any construction by Pedcor within the Property, Pedcor shall ensure unfettered and uninterrupted access by users of the Leon Creek Greenway via temporary trail access.

SECTION III. The CITY will not alter or modify any of Pedcor's Improvements without the prior written approval of Pedcor, and the CITY will not construct any buildings or structures on the Joint Use Area. Pedcor shall retain ownership of the Improvements on the Property and will operate and maintain said Improvements. NOTWITHSTANDING THE FOREGOING, CITY reserves for CITY and CITY's successors and assigns shall have the right to continue to use and enjoy said Property for all purposes which do not unreasonably interfere with or interrupt its use by Pedcor, including, without limitation, the development of said Property for non-building structures and improvements over and upon said Property, including but not limited to: surface parking lots, roads, driveways, sidewalks, landscaping, trail, and fencing. Should CITY's improvements or Property be damaged as a result of Pedcor's work involved in constructing, operating, replacing, and repairing its Improvements, Pedcor will restore CITY's improvements, as near as practicable, to its condition prior to said work.

SECTION IV. Within thirty (30) days following Pedcor's completion of construction, maintenance or repairs to its Project or infrastructure on the CITY's Property, Pedcor will repair any construction related damages within the Property and restore the Property to substantially the same or better condition as existed prior to Pedcor's maintenance or repairs, including, without limitation, compacting, grading and seeding, for the purposes of establishing and restoring grass or vegetation. Pedcor's repair and restoration plans shall be subject to prior review and approval by CITY.

SECTION V. Neither Pedcor nor the CITY by execution of this Joint Use Agreement, waive or relinquish any right which they may have under the law or constitution, state or federal. This Joint Use Agreement does not constitute a conveyance or release of any real property rights held by the CITY. The parties are acting herein for their own benefit and no benefit shall accrue to any third party. This Agreement shall run with the land.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures effective this ___ day of June, 2018.

CITY OF SAN ANTONIO

PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY



Xavier D. Urrutia, Director
Department of Parks and Recreation

Thomas G. Crowe
Executive Vice President

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this _____ day of _____, 2018, by Xavier D. Urrutia, Director of the Department of Parks and Recreation of the **CITY OF SAN ANTONIO**, on its behalf.

Notary Public

STATE OF INDIANA §
COUNTY OF HAMILTON §

This instrument was acknowledged before me on this 7th day of June, 2018, by Thomas G. Crowe, Executive Vice President.





Notary Public

**A METES AND BOUNDS
DESCRIPTION OF A
0.040 ACRE STRIP OF LAND**

EXHIBIT "A"

BEING a 0.040 acre (1,740 square feet – 15 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the eastern most corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 34°03'43" West, 1532.75 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the south easterly line of said 2.864 acre tract;

THENCE, South 46°01'05" West, 15.79 feet along the easterly line of said 2.864 acre tract to a point for corner;

THENCE, crossing the said 2.864 acre tract the following two (2) courses and distances:

1. North 62°09'42" West, 0.60 feet to a point for corner;
2. North 89°50'16" West, 112.66 feet to a point for corner on the northwesterly line of said 2.864 acre tract;

THENCE, North 24°26'04" East, 16.45 feet along the northwesterly line of the said 2.864 acre tract to a point for corner;

THENCE, crossing the said 2.864 acre tract the following two (2) courses and distances:

1. South 89°50'16" East, 109.59 feet to a point for corner on the easterly line of said 2.864 acre tract;
2. South 62°09'42" East, 9.22 feet to the **POINT OF BEGINNING**, and containing 0.040 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*JGM
5/25/2018*

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10183973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	5/15/2018	069245805	1 OF 2

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°01'05"W	15.79'
L2	N62°09'42"W	0.60'
L3	N89°50'16"W	112.66'
L4	N24°26'04"E	16.45'
L5	S89°50'16"E	109.59'
L6	S62°09'42"E	9.22'

LEGEND:
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

NOTES:

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

15' JOINT USE AREA
 0.040 ACRE
 1,740 SQ. FT.

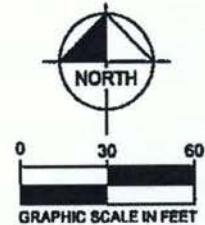
REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

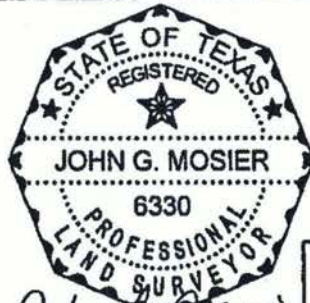
REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

IRFC "CEC"
 BANDERA ROAD (SH 16)
 N53°19'52"W 111.46'
 CALLED 2.864 ACRES CITY OF SAN ANTONIO VOL. 14025, PG. 749 O.P.R.B.C.T.

REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.



EBERT LANE



JOHN G. MOSIER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. 210-541-9166
 greg.mosier@kimley-horn.com

John G. Mosier
 5/25/2018

15' JOINT USE AREA
 NEW CITY BLOCK 18559
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

Kimley»Horn		601 NW Loop 410, Suite 350 San Antonio, Texas 78216		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JGM	5/15/2018	080245805	2 OF 2

**A METES AND BOUNDS
DESCRIPTION OF A
0.042 ACRE STRIP OF LAND**

EXHIBIT "B"

BEING a 0.042 acre (1,825 square feet – 15 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the eastern most corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in Instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 33°56'19" West, 1517.31 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the south easterly line of said 2.864 acre tract;

THENCE, South 46°01'05" West, 15.79 feet along the easterly line of said 2.864 acre tract to a point for corner;

THENCE, crossing and into said 2.864 acre tract the following two (2) courses and distances:

1. North 62°09'42" West, 9.22 feet to a point for a corner;
2. South North 89°50'16" West, 109.59 feet to a point on the westerly line of said 2.864 acre tract;

THENCE, North 24°26'04" East, 16.49 feet along the westerly line of said 2.864 acre tract to a point for corner;

THENCE, crossing and into said 2.864 acre tract the following two (2) courses and distances:

1. South 89°50'52" East, 106.48 feet to a point for a corner;
2. South 62°09'42" East, 17.88 feet to the **POINT OF BEGINNING**, and containing 0.042 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*JGM
5/25/2018*

JOHN G. MOSIER
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15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn

801 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

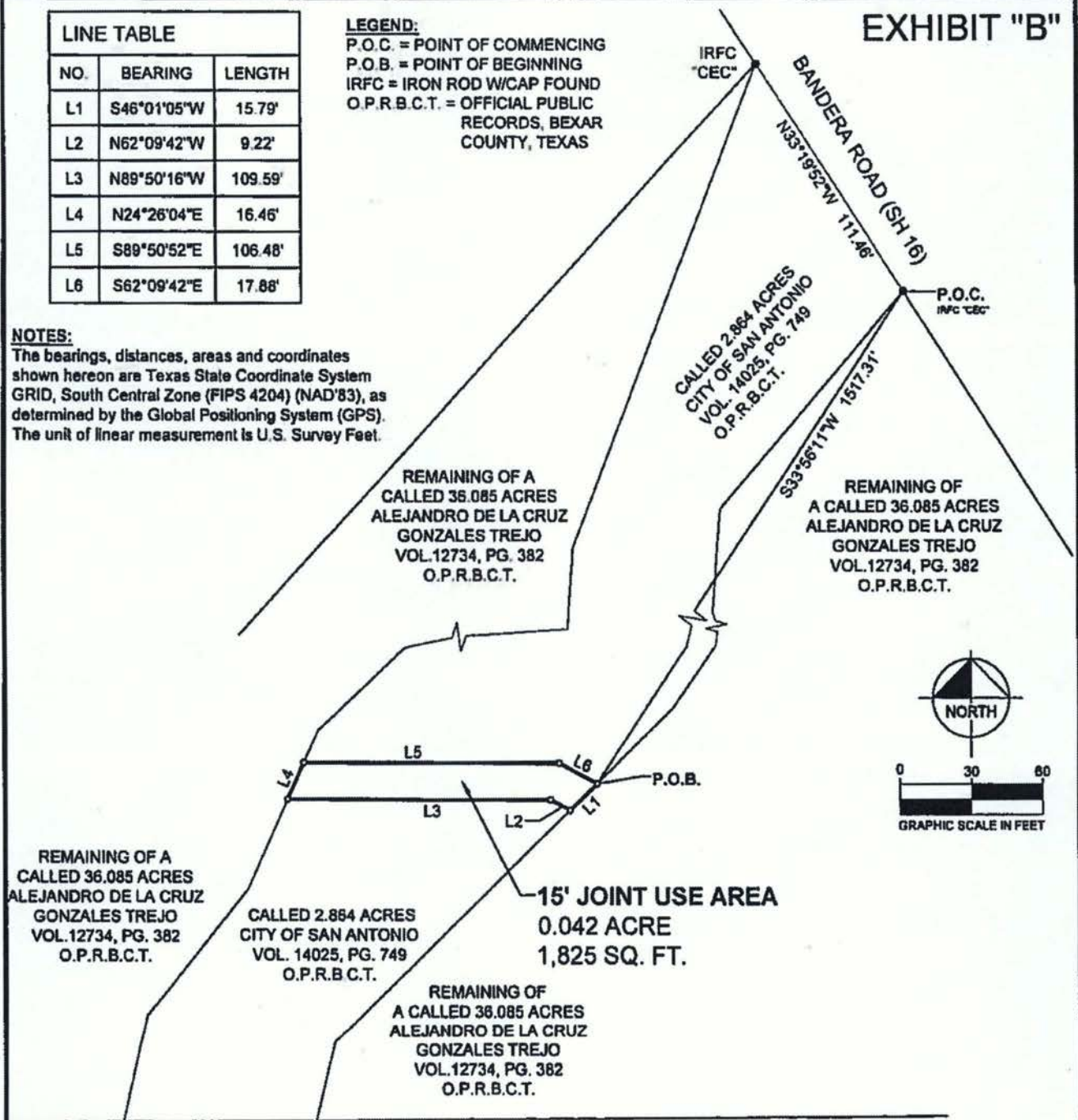
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	5/15/2018	069245805	1 OF 2

EXHIBIT "B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°01'05"W	15.79'
L2	N62°09'42"W	9.22'
L3	N89°50'16"W	109.59'
L4	N24°26'04"E	16.46'
L5	S89°50'52"E	106.48'
L6	S62°09'42"E	17.86'

LEGEND:
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

NOTES:
 The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.



REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

CALLLED 2.864 ACRES CITY OF SAN ANTONIO VOL. 14025, PG. 749 O.P.R.B.C.T.

REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

15' JOINT USE AREA
 0.042 ACRE
 1,825 SQ. FT.

REMAINING OF A CALLED 36.085 ACRES ALEJANDRO DE LA CRUZ GONZALES TREJO VOL.12734, PG. 382 O.P.R.B.C.T.

EBERT LANE

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John G. Mosier
 5/25/2018

15' JOINT USE AREA
 NEW CITY BLOCK 18559
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 BEXAR COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MAV	JGM	5/15/2018	069245805	3 OF 2

**A METES AND BOUNDS
DESCRIPTION OF A
0.025 ACRE STRIP OF LAND**

EXHIBIT "C"

BEING a 0.025 acre (1,070 square feet - 15 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the eastern most corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 33°14'43" West, 1232.20 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the south easterly line of said 2.864 acre tract;

THENCE, South 39°51'19" West, 15.05 feet, along the easterly line of said 2.864 acre tract to a point for corner;

THENCE, North 45°29'30" West, 71.04 feet to a point for corner on the westerly line of said 2.864 acre tract, and from which an iron rod with a plastic cap stamped "CEC" found bears: S37°58'32"W, 14.94 feet;

THENCE, North 37°58'32" East, 15.10 feet, along the westerly line of said 2.864 acre tract to a point for corner;

THENCE, South 45°29'30" East, 71.54 feet to the **POINT OF BEGINNING**, and containing 0.025 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
5/25/2018

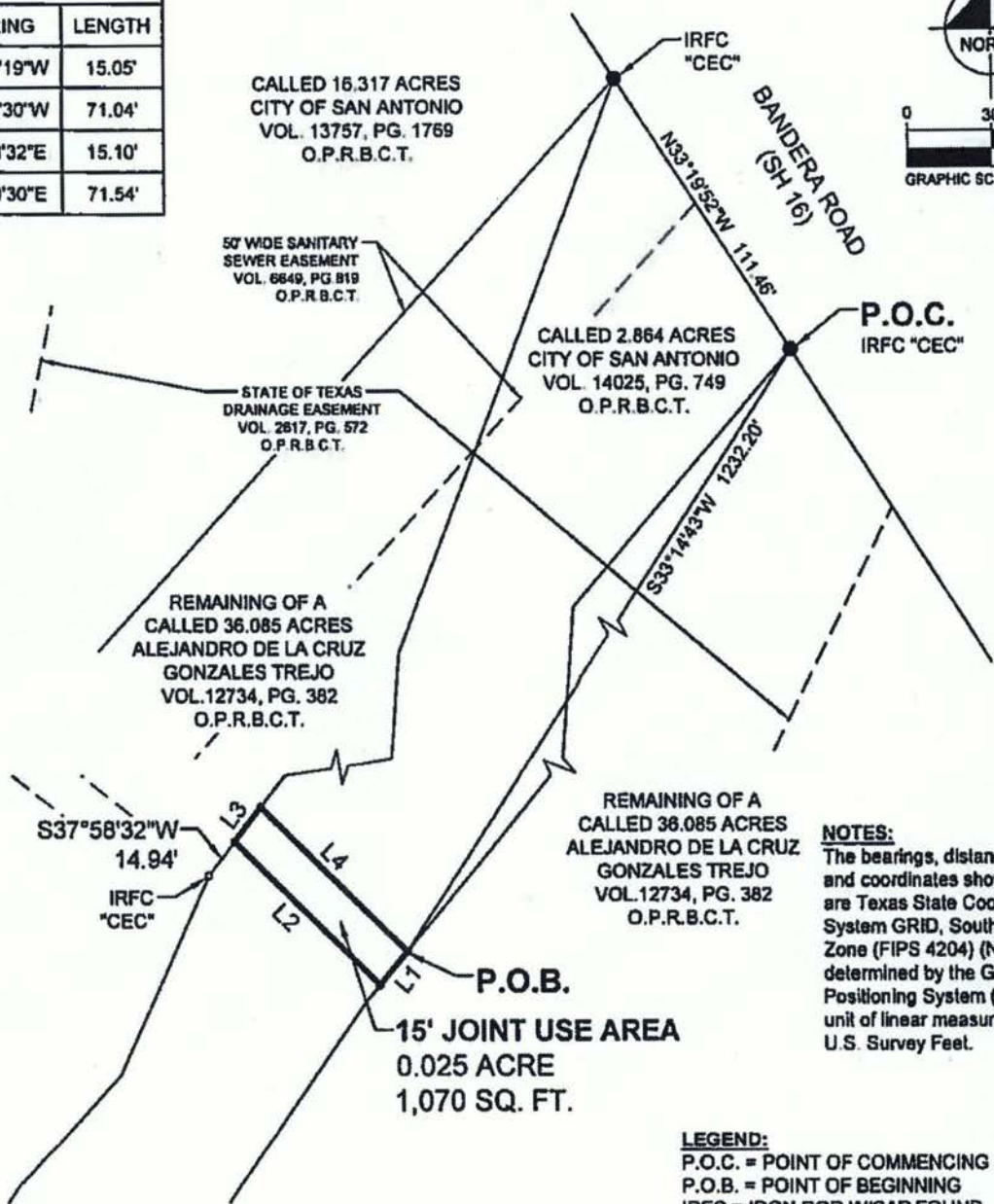
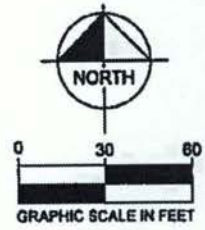
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15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	APR. 2017	069245805	1 OF 2

EXHIBIT "C"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°51'19"W	15.05'
L2	N45°29'30"W	71.04'
L3	N37°58'32"E	15.10'
L4	S45°29'30"E	71.54'



NOTES:
The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

LEGEND:
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
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5/25/2018

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JGM	APR. 2017	069245805	2 OF 2

**A METES AND BOUNDS
DESCRIPTION OF A
0.032 ACRE STRIP OF LAND**

EXHIBIT "D"

BEING a 0.032 acre (1,383 square feet - 15 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the northeasterly corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 20°55'31" West, 662.12 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the easterly line of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking an interior corner on the easterly line of said 2.864 acre tract bears North 43°51'46" East, 21.14 feet;

THENCE, South 43°51'46" West, 16.21 feet along the easterly line of said 2.864 acre tract to a point for corner;

THENCE, North 68°24'53" West, 93.85 feet to a point for corner on the westerly line of said 2.864 acre tract;

THENCE, North 53°48'59" East, 17.73 feet along the westerly line of said 2.864 acre tract to a point for corner;

THENCE, South 68°24'53" East, 90.54 feet to the **POINT OF BEGINNING**, and containing 0.032 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*JGM
5/25/2018*

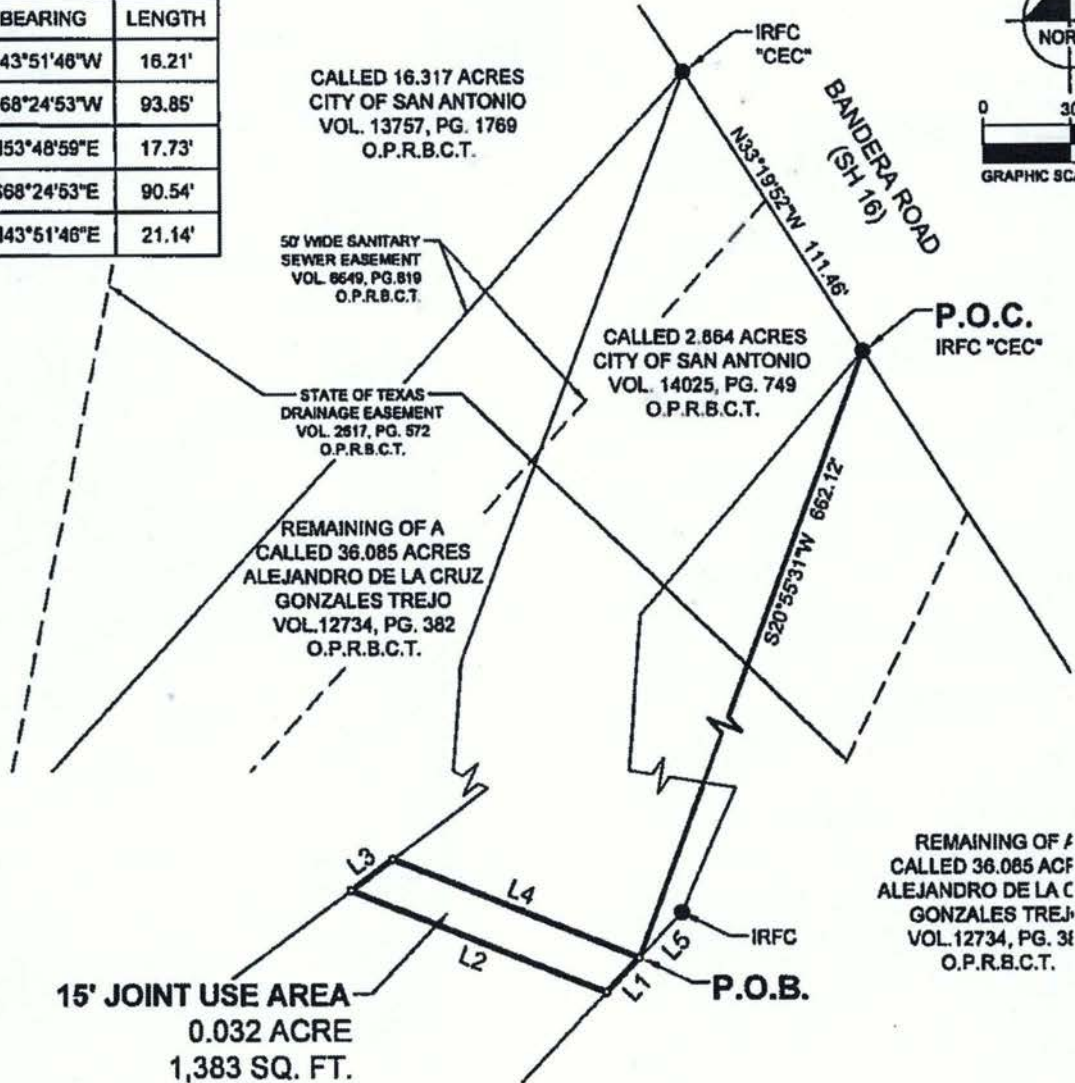
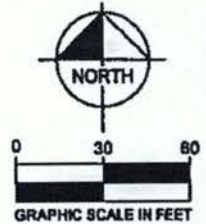
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15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn					
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	APR. 2017	068245805	1 OF 2

EXHIBIT "D"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°51'46"W	16.21'
L2	N68°24'53"W	93.85'
L3	N53°48'59"E	17.73'
L4	S68°24'53"E	90.54'
L5	N43°51'46"E	21.14'



NOTES:
 The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

LEGEND:
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS



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15' JOINT USE AREA
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 BEXAR COUNTY, TEXAS

Kimley»Horn

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Scale 1" = 60'	Drawn by APS	Checked by JGM	Date APR. 2017	Project No. 066245805	Sheet No. 2 OF 2
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**A METES AND BOUNDS
DESCRIPTION OF A
0.036 ACRE STRIP OF LAND**

EXHIBIT "E"

BEING a 0.036 acre (1,551 square feet - 15 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the northeasterly corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 25°16'27" West, 809.50 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the easterly line of said 2.864 acre tract;

THENCE, along the easterly line of said 2.864 acre tract, the following two (2) courses and distances:

1. South 43°51'46" West, 3.47 feet to an iron rod with a plastic cap stamped "CEC" found for corner;
2. North 89°58'29" West, 21.77 feet to a point for corner;

THENCE, North 57°45'27" West, 93.35 feet to a point for corner on the westerly line of said 2.864 acre tract;

THENCE, North 42°04'58" East, 15.22 feet along the westerly line of said 2.864 acre tract to a point for corner;

THENCE, South 57°45'27" East, 109.87 feet to the **POINT OF BEGINNING**, and containing 0.036 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*JGM
5/25/2018*

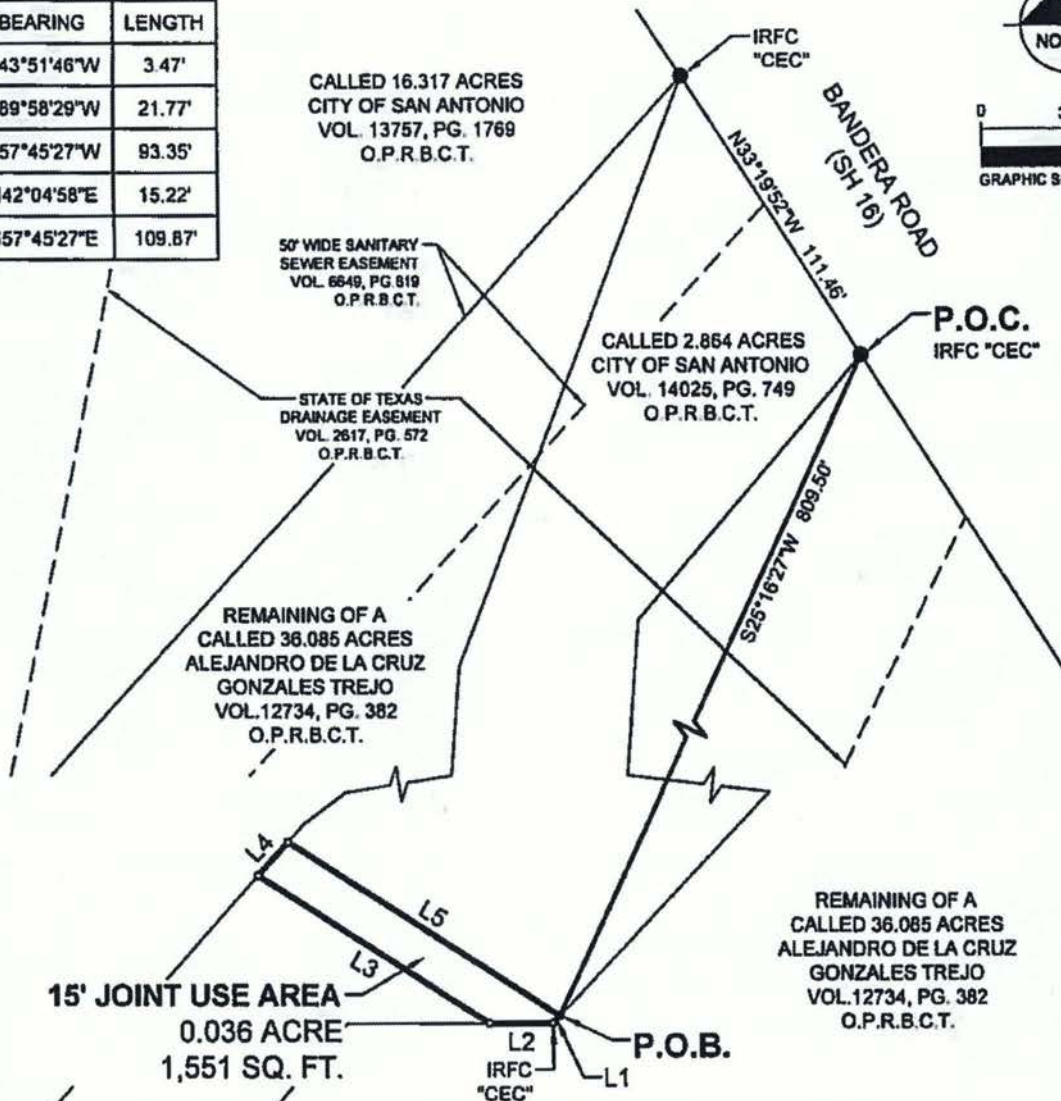
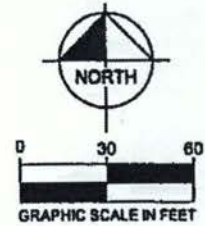
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15' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn					
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	APR. 2017	069245805	1 OF 2

EXHIBIT "E"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°51'46"W	3.47'
L2	N89°58'29"W	21.77'
L3	N57°45'27"W	93.35'
L4	N42°04'58"E	15.22'
L5	S57°45'27"E	109.87'



NOTES:
The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

LEGEND:
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS



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5/25/2018

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JQM	APR. 2017	069245805	2 OF 2

**A METES AND BOUNDS
DESCRIPTION OF A
0.019 ACRE STRIP OF LAND**

EXHIBIT "F"

BEING a 0.019 acre (828 square feet – 25 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the eastern most corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 31°44'40" West, 1021.43 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the easterly line of said 2.864 acre tract;

THENCE, South 41°35'48" West, 25.00 feet to a point for a corner;

THENCE, crossing the said 2.864 acre tract the following three (3) courses and distances:

1. North 48°24'12" West, 33.03 feet to a point for corner;
2. North 41°11'58" East, 25.00 feet to a point for corner;
3. South 48°24'12" East, 33.20 feet to the **POINT OF BEGINNING**, and containing 0.019 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
5/25/2018

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25' JOINT USE AREA
NEW CITY BLOCK 18559
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn

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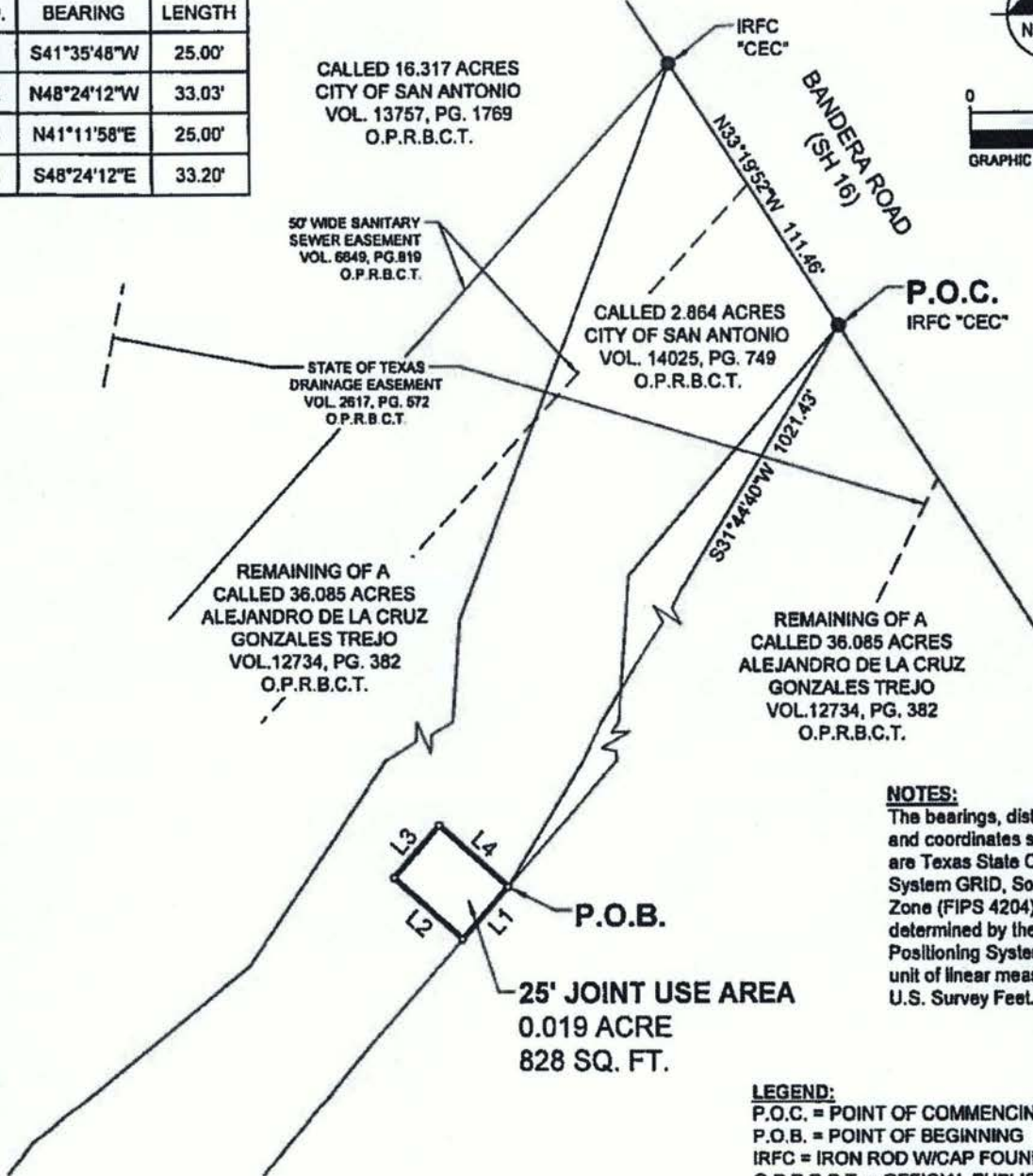
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	APR. 2017	069245805	1 OF 2

EXHIBIT "F"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S41°35'48"W	25.00'
L2	N48°24'12"W	33.03'
L3	N41°11'58"E	25.00'
L4	S48°24'12"E	33.20'



NOTES:
 The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

LEGEND:
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

25' JOINT USE AREA
 NEW CITY BLOCK 18559
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS



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Scale 1" = 60'	Drawn by APS	Checked by JGM	Date APR. 2017	Project No. 069245805	Sheet No. 2 OF 2		

**A METES AND BOUNDS
DESCRIPTION OF A
0.030 ACRE STRIP OF LAND**

EXHIBIT "G"

BEING a 0.030 acre (1,315 square feet – 25 feet wide) strip of land situated in New City Block 18559, City of San Antonio, Bexar County, Texas; and being a portion of a called 2.864 acre tract of land described in instrument to the City of San Antonio in Volume 14025, Page 749 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "CEC" found on the southwesterly right-of-way line of Bandera Road (State Highway No. 16 - variable width) marking the eastern most corner of said 2.864 acre tract; from which, an iron rod with a plastic cap stamped "CEC" found marking the most northerly corner of said 2.864 acre tract and the most northerly corner of a called 36.085 acre tract described in instrument to Alejandro De La Cruz Gonzales Trejo in Volume 12734, Page 382 of the Official Public Records of Bexar County bears North 33°19'52" West, 111.46 feet;

THENCE, South 35°00'24" West, 1662.68 feet departing the southwesterly right-of-way line of said Bandera Road to the **POINT OF BEGINNING** of the herein described strip of land on the easterly line of said 2.864 acre tract;

THENCE, along the easterly line of said 2.864 acre tract the following two (2) courses and distances:

1. South 46°01'05" West, 4.32 feet to a point for a corner;
2. South 13°07'40" West, 21.55 feet to a point for a corner;

THENCE, crossing the said 2.864 acre tract the following three (3) courses and distances:

1. North 76°52'20" West, 53.01 feet to a point for corner;
2. North 17°24'03" East, 25.24 feet to a point for corner;
3. South 76°52'20" East, 53.48 feet to the **POINT OF BEGINNING**, and containing 0.030 acre of land in Bexar County, Texas as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*JGM
5/25/2018*

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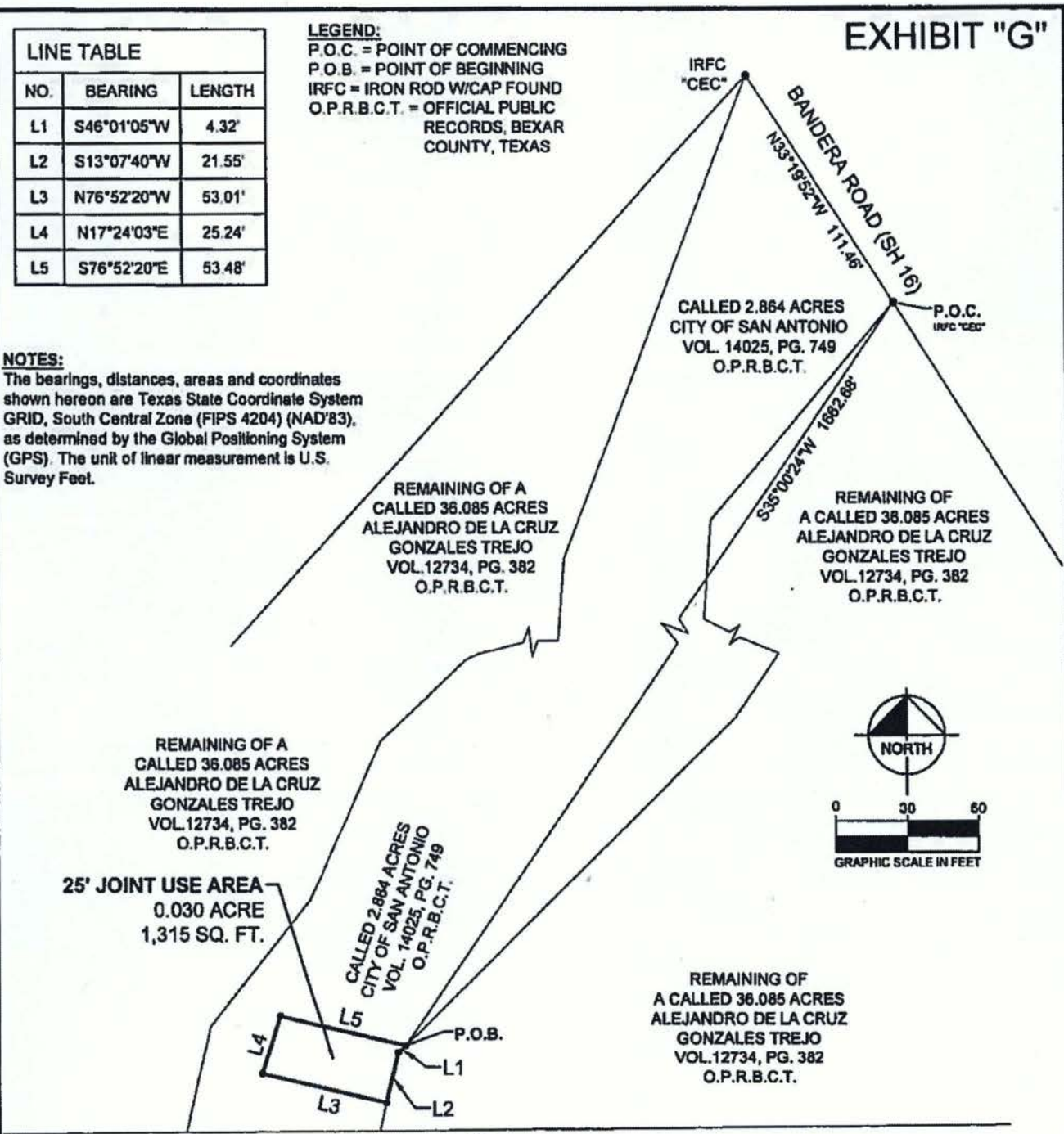
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	5/15/2018	089245805	1 OF 2

EXHIBIT "G"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°01'05"W	4.32'
L2	S13°07'40"W	21.55'
L3	N76°52'20"W	53.01'
L4	N17°24'03"E	25.24'
L5	S76°52'20"E	53.48'

LEGEND:
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NOTES:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JGM	5/15/2018	009245605	2 OF 2