

AN ORDINANCE 2014 - 09 - 04 - 0657

**AUTHORIZING A MUNICIPAL BOUNDARY ADJUSTMENT TO RELEASE TWO TRACTS OF REAL PROPERTY FROM THE CITY OF SAN ANTONIO TO THE CITY OF SHAVANO PARK (APPROXIMATELY 6.24 ACRES); AND TO ACCEPT ONE TRACT OF REAL PROPERTY FROM THE CITY OF SHAVANO PARK TO THE CITY OF SAN ANTONIO (APPROXIMATELY 31.81 ACRES). THE SUBJECT AREA BEING GENERALLY LOCATED SOUTH OF WEST LOOP 1604, NORTH OF HUEBNER ROAD AND WEST OF SALADO CREEK IN BEXAR COUNTY, TEXAS.**

\* \* \* \* \*

**WHEREAS**, the City of Shavano Park has requested to add two separate tracts of land, approximately 6.24 acres, to its municipal boundary from the City of San Antonio and in exchange, has agreed to release one tract of land of approximately 31.81 acres to the City of San Antonio; and,

**WHEREAS**, these municipal boundary adjustments will result in the clarification of service delivery between the two municipalities; and

**WHEREAS**, the Texas Local Government Code, Section 43.031, authorizes adjacent cities to make mutually agreeable boundary adjustments; and,

**WHEREAS**, the proposed Municipal Boundary Adjustment agreement includes a \$15,000 payment to the City of San Antonio to be paid in annual installments of \$3,750.00 over the next four years; and,

**WHEREAS**, a public hearing was held on August 13, 2014 by the City of San Antonio's Planning Commission allowing all interested citizens to be heard and approved the proposed boundary adjustment; and,

**WHEREAS**, the City of San Antonio Planning Commission considered the matter on August 13, 2014 and approved the proposed boundary adjustment; and

**WHEREAS**, the City Council has considered the effect of this boundary adjustment and finds that it is in the best interest of the City of San Antonio and its citizens; **NOW THEREFORE**,

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

**SECTION 1.** The adjustment of the boundary between the City of San Antonio and the City of Shavano Park is approved.

**SECTION 2.** Tract 1 (approximately 1.88 acres), Tract 2 (approximately 4.36 acres) are hereby released by the City of San Antonio to the City of Shavano Park and the boundary between the City of San Antonio and the City of Shavano Park is hereby adjusted to remove the property from the City of San Antonio.

**SECTION 3.** Tract 3 (approximately 31.81 acres) is hereby accepted by the City of San Antonio from the City of Shavano Park and the boundary between the City of San Antonio and the City of Shavano Park is hereby adjusted to remove the property from the City of Shavano Park and more particularly described by metes and bounds in **ATTACHMENT I**, and depicted on the map in **ATTACHMENT II**, to the City Council for adoption.

**SECTION 4.** The City Manager or designee is hereby authorized to enter into and execute a Municipal Boundary Adjustment with the City of Shavano Park for the release of two tracts of real property from the City of San Antonio to the City of Shavano Park (approximately 6.24 acres); and to accept one tract of real property from the City of Shavano Park to the City of San Antonio (approximately 31.81 acres). The Municipal Boundary Agreement is attached hereto and incorporated as **ATTACHMENT III**.

**SECTION 5.** The City of San Antonio shall accept the payment of \$15,000.00 in annual installments of \$3,750.00 over the next four years.

**SECTION 6.** Fund 11001000 and Internal Order 250-022 are hereby designated for use in the accounting for the fiscal transaction in authorization of this agreement.

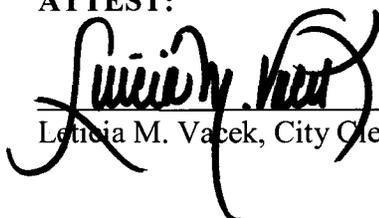
**SECTION 7.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 for the purpose of this Ordinance.

**SECTION 8.** This Ordinance shall be effective immediately upon its final passage.

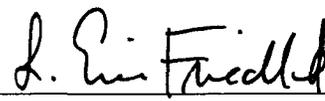
**PASSED AND APPROVED on this 4th day of September 2014.**

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	23 ( in consent vote: 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16A, 16B, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28A, 28B, 28C )
<b>Date:</b>	09/04/2014
<b>Time:</b>	09:32:40 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance approving a Municipal Boundary Adjustment with the City of Shavano Park for two tracts of land from the City of San Antonio municipal boundary to the City of Shavano Park (approximately 6.24 acres) and one tract of land from the City of Shavano Park to the City of San Antonio (approximately 31.81 acres), to provide for approximately 1 mile of improved hike and bike trails to the City's Howard W. Peak Greenway Trails System. [Peter Zanoni, Deputy City Manager; John M. Dugan, Director, Planning and Community Development]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				



METES AND BOUNDS DESCRIPTION  
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

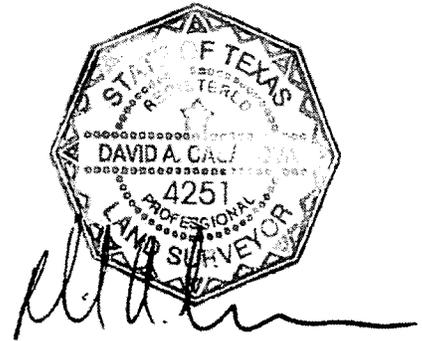
- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
  - N 30°30'36" E, a distance of 135.00 feet to a point;
  - S 79°00'32" E, a distance of 210.00 feet to a point;
  - S 73°15'33" E, a distance of 239.00 feet to a point;
  - S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

1.88 Acre  
Job No. 9347-13  
Page 2 of 2

THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 9, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





**LOCATION MAP**

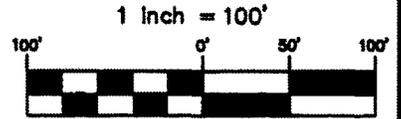
MAPSCO MAP GRID: 518D4  
NOT-TO-SCALE

**NOTES:**

1. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



2.559 ACRES  
LEE-1604 NO. ONE, LTD.  
(VOL. 3098, PG. 106 OPR)

**1.88  
ACRES**

REMAINING PORTION OF A  
409.0636 ACRES  
ROGERS SHAVANO RANCH, LTD.  
(VOL. 5553, PG. 103 OPR)

(EXISTING)  
SAN ANTONIO CITY LIMITS  
SHAVANO PARK CITY LIMITS  
(EXISTING)

**CLIFFSIDE**  
(50' R.O.W.)

LOT 14  
SHAVANO PARK  
(VOL. 2222, PG. 337 DPR)

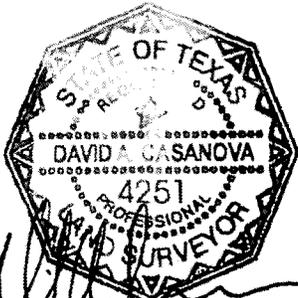


EXHIBIT  
OF

A PORTION OF THE CITY OF SAN ANTONIO  
TO BE ANNEXED BY THE CITY OF SHAVANO PARK

A 1.88 ACRE, MORE OR LESS, TRACT OF LAND OUT  
OF THE COLLIN MCCRAE SURVEY NO. 391,  
ABSTRACT 482, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

555 EAST RANSLEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.370.9000  
FAX: 210.375.9070

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100289-01

DECEMBER 9, 2013

JOB No.:

SHEET 1 OF 1

9347-13

Date: Dec 10, 2013, 1:16pm User ID: MfHolmes  
File: N:\Survey\13-9300\9347-13 EX-17 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

METES AND BOUNDS DESCRIPTION  
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

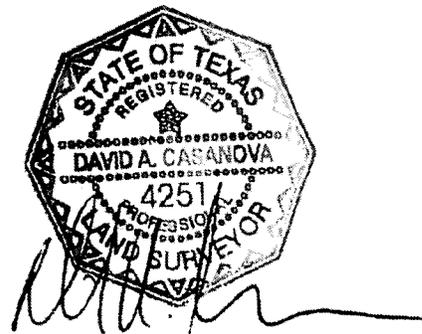
S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

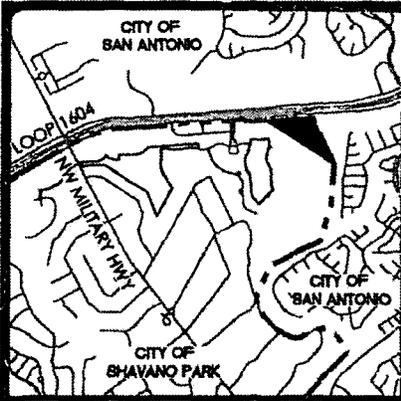
THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

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PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 27, 2013  
JOB NO. 9347-13  
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TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



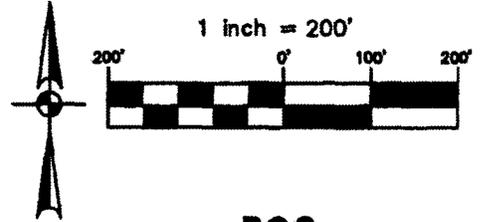


**LOCATION MAP**

MAPSCO MAP GRID: S15D4  
NOT-TO-SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



**NOTES:**

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°58'19"E	143.30'
L2	S48°58'19"E	130.11'
L3	N86°01'41"E	217.61'
L4	S02°46'36"W	22.59'
L5	S02°54'17"E	108.73'
L6	S04°35'58"W	217.89'
L7	S23°10'19"W	65.11'
L8	S09°26'33"W	258.28'
L9	S05°07'00"E	71.84'

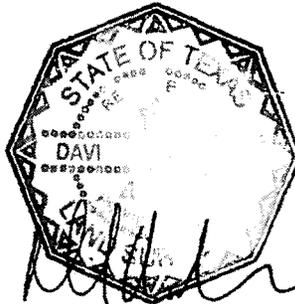
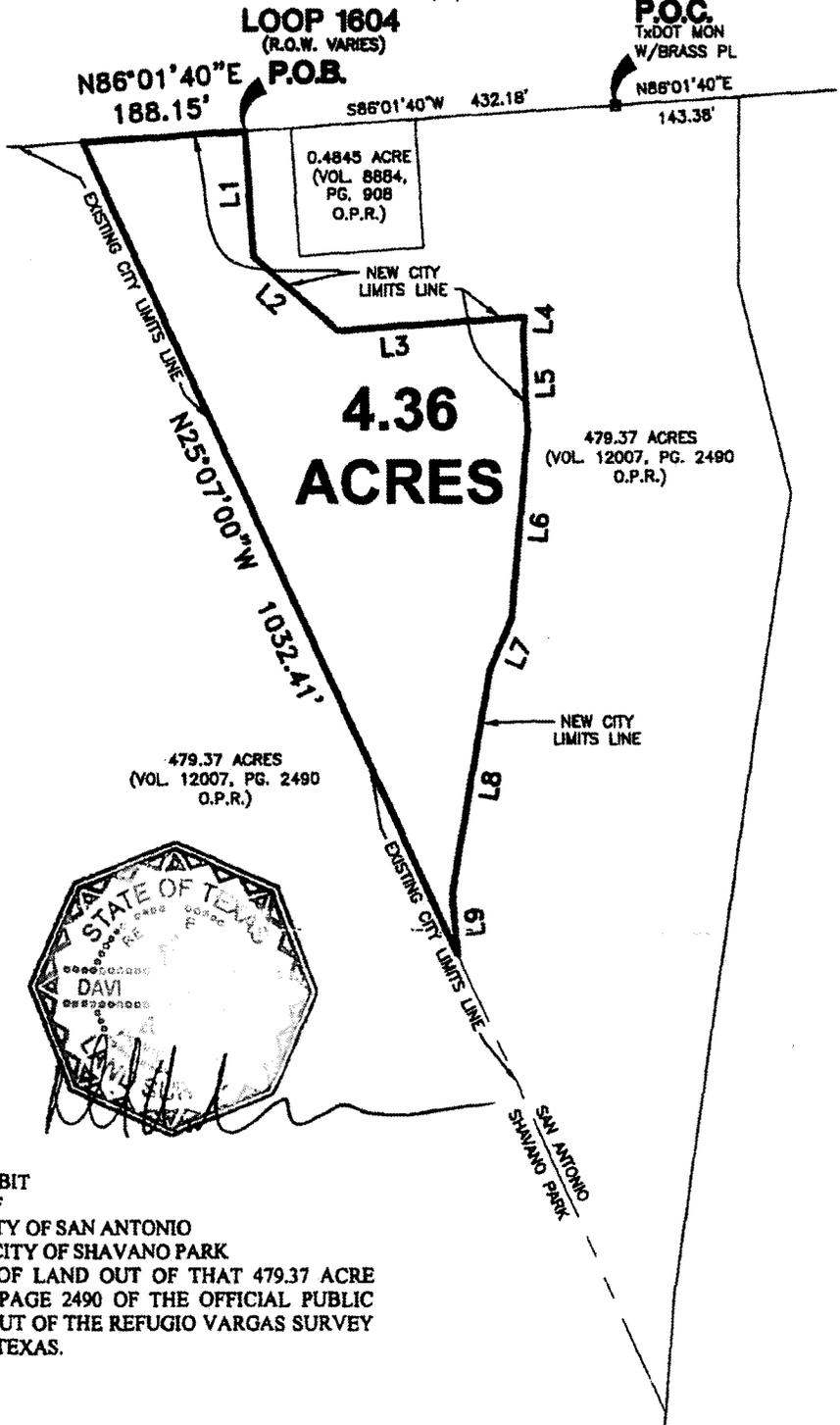


EXHIBIT OF  
A PORTION OF THE CITY OF SAN ANTONIO  
TO BE ANNEXED BY THE CITY OF SHAVANO PARK  
A 4.36 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, BEXAR COUNTY, TEXAS.



555 EAST MAUREY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.8000  
FAX: 210.378.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FEEL REGISTRATION # 478  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FEEL REGISTRATION # 100260-02

NOVEMBER 27, 2013

JOB No.:

SHEET 1 OF 1

9347-13

Date: Nov 27, 2013, 2:16pm User: D: Mholmes  
File: N:\Survey\13-9300\9347-13\9347-13 EX-4.36 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

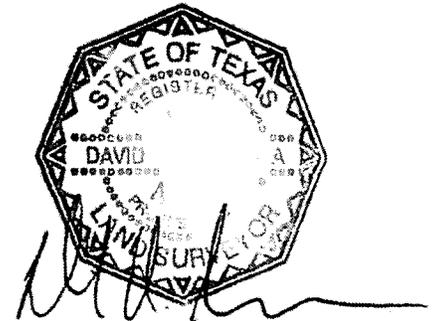
N 13°12'24" E, a distance of 285.36 feet to a point;

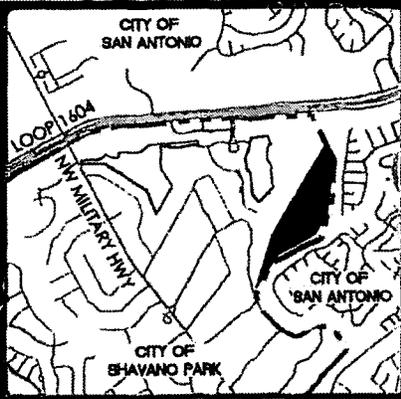
N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

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PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 13, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-31.81 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

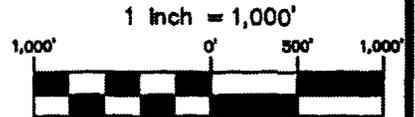




**LOCATION MAP**  
MAPSCO MAP GRID: 515D4  
NOT-TO-SCALE

**NOTES:**

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'40"E	143.38'
L2	S00°08'11"E	212.82'
L3	S14°28'24"E	249.81'
L4	S08°04'49"W	936.72'
L5	S04°07'07"W	129.82'
L6	S04°07'07"W	492.49'
L7	S06°34'01"W	581.08'
L8	S25°20'01"W	501.07'
L9	S01°03'05"W	608.50'
L10	S42°26'22"W	240.00'
L11	S86°19'52"W	448.30'
L12	S66°10'21"W	1011.55'
L13	S25°06'56"W	961.63'
L14	N21°10'29"W	281.94'
L15	N13°53'17"W	376.28'
L16	N01°06'42"E	142.47'
L17	N51°01'33"E	580.67'
L18	N55°21'33"E	469.77'
L19	N80°34'35"E	927.55'
L20	N49°43'13"E	256.93'
L21	N19°49'39"E	380.68'
L22	N04°42'19"E	614.97'
L23	N03°41'18"W	535.82'
L24	N13°12'24"E	285.36'
L25	N04°55'59"E	636.81'
L26	S25°07'00"E	578.62'

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

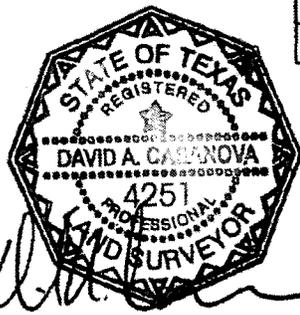
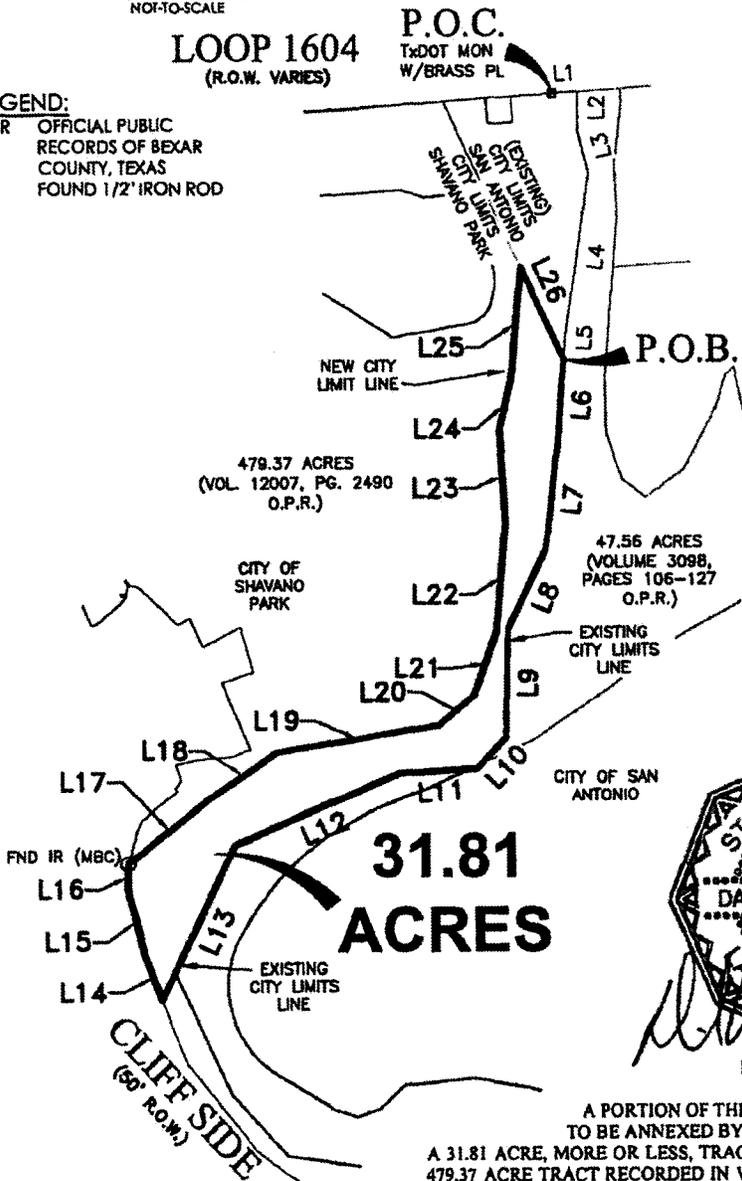


EXHIBIT OF

A PORTION OF THE CITY OF SHAVANO PARK TO BE ANNEXED BY THE CITY OF SAN ANTONIO  
A 31.81 ACRE, MORE OR LESS, TRACT OF LAND TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, BEXAR COUNTY, TEXAS.

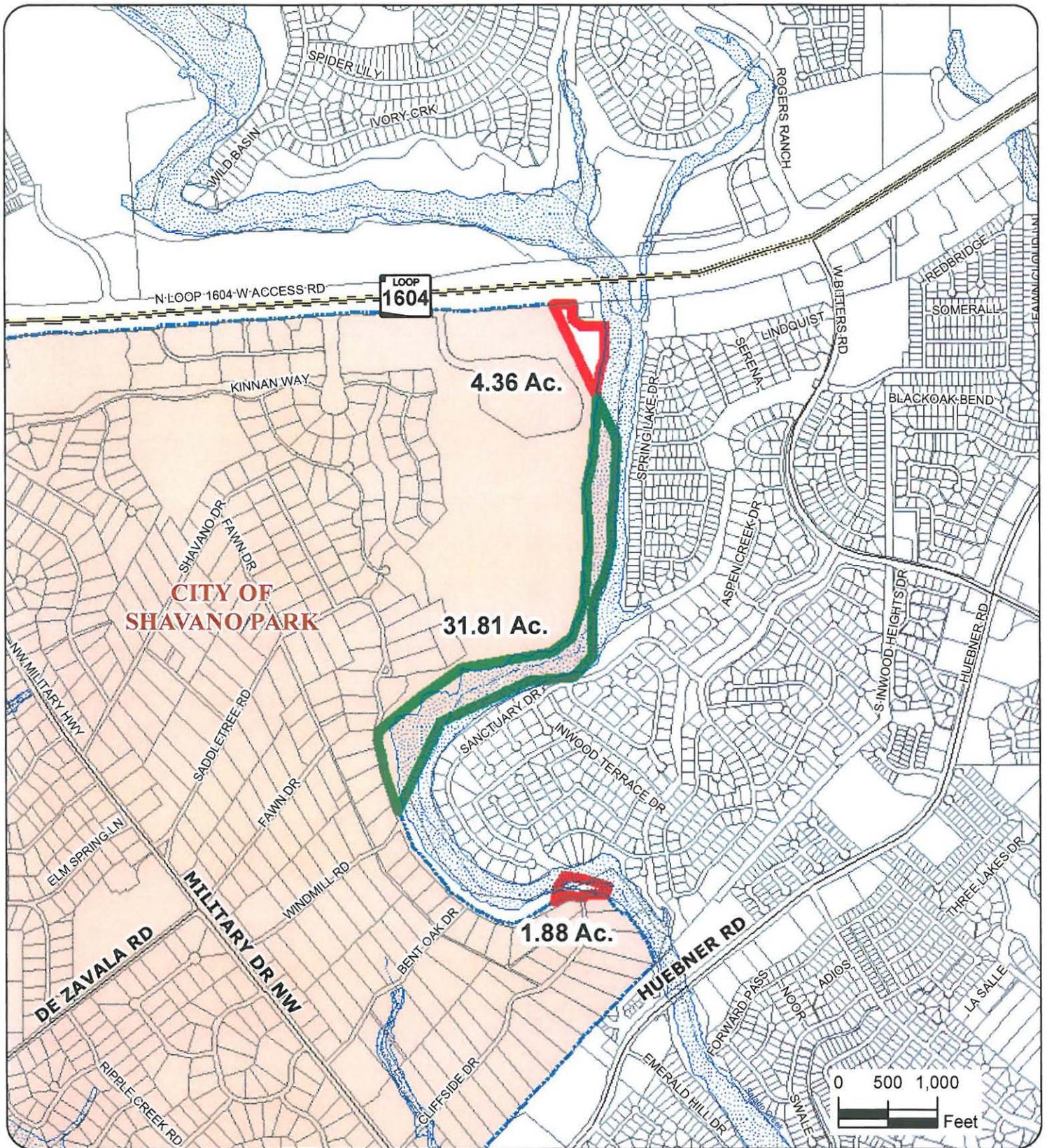


355 EAST RAISBY | SAN ANTONIO TEXAS 78210 | PHONE: 210.379.9000  
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100286-01

Date: Dec 19, 2013, 10:58am User ID: mhaines  
File: N:\Survey\13-9300\9347-13 EX-34.277 AC.dwg

DECEMBER 19, 2013

SHEET 1 OF 1  
JOB No.: 9347-13



- Release to City of Shavano Park
- Release to City of San Antonio
- City of San Antonio
- Cities and Towns
- Expressways
- Creeks



Data Source: City of San Antonio Enterprise GIS, Bexar Metro GIS, Bexar Appraisal District  
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# City of San Antonio

## City of Shavano Park Municipal Boundary Adjustment

City of San Antonio  
 Cliff Morton Development and  
 Business Services Center  
 P.O. Box 853088  
 San Antonio, TX 78285-3088