

AN ORDINANCE 2018-02-08-0078

AUTHORIZING THE RELEASE OF THREE CITY DRAINAGE EASEMENTS (APPROXIMATELY 0.05, 0.02, AND 0.12 OF AN ACRE) TO HDC FREEDOM HILLS, LLC, ALONG RAY ELLISON BOULEVARD FOR A FEE OF \$13,972.56, LOCATED IN COUNCIL DISTRICT 4.

* * * * *

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

SECTION 1. The City Manager, or her designee, is authorized to execute and deliver releases of the following drainage easements:

- A. An approximately 0.05-acre drainage easement described by metes and bounds on **Attachment I.**
- B. An approximately 0.02-acre drainage easement described by metes and bounds on **Attachment II.**
- C. An approximately 0.12-acre drainage easement described by metes and bounds on **Attachment III.**

SECTION 2. All attachments to this ordinance are incorporated into it by reference for all purposes as if fully set forth. The City Manager, or her designee, is further authorized to execute and deliver all other documents necessary or convenient to effect the transactions contemplated in the above agreement; and otherwise to do all things necessary or convenient to effectuate the transaction.

SECTION 3. The amount of \$6,632.22 will be deposited into 2012-2017 General Obligation Bond Project Fund 45099000, WBS Project# 40-00312, General Ledger 5209010. The remaining amount will be deposited to Fund 11001000, Internal Order 223000000253 and GL 4903101.

SECTION 4. The disposition of property must be coordinated through the city's Finance Department to assure the removal of these assets out of the City's financial records and to record the proper accounting transactions.

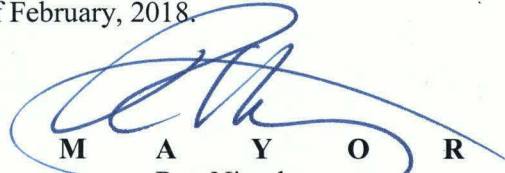
SECTION 5. All presently existing water and wastewater lines and facilities, electric transmission and distribution lines and facilities, gas lines and facilities, communication lines and facilities, or any other public utility lines and facilities, if any, may remain in place despite this Ordinance and may continue to be used, repaired, enlarged, and maintained in the ordinary course of business. Any person wanting removal of an existing utility line or facility must negotiate separately with the pertinent utility. Any person building on the released utility easements without first reaching an agreement with a utility having lines or facilities in the segment does so at his own risk. After the date of this Ordinance, no utility may add additional utility lines or facilities in the released utility easements.

SECTION 6. 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

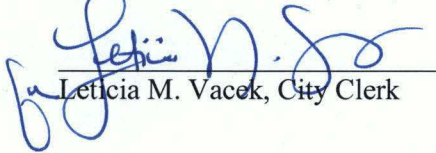
Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 7. This Ordinance shall become effective immediately upon passage by eight or more affirmative votes; otherwise it shall become effective on the tenth day after passage.


PASSED AND APPROVED this 8th day of February, 2018.


M A Y O R
Ron Nirenberg

Attest:


Leticia M. Vacek, City Clerk

Approved As To Form:


Andrew Segovia, City Attorney
For

Agenda Item:	10 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19A, 19B, 20A, 20B, 20C, 20E, 20H, 20I, 20L, 20M, 20P)						
Date:	02/08/2018						
Time:	09:51:22 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance authorizing the release of three city drainage easements (approximately 0.05, 0.02, and 0.12 of an acre), to HDC Freedom Hills LLC along Ray Ellison Boulevard for a fee of \$13,972.56, located in Council District 4. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]						
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				
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			x	
Clayton H. Perry	District 10		x				

JH
2/8/2018
Item No. 10

Attachment I

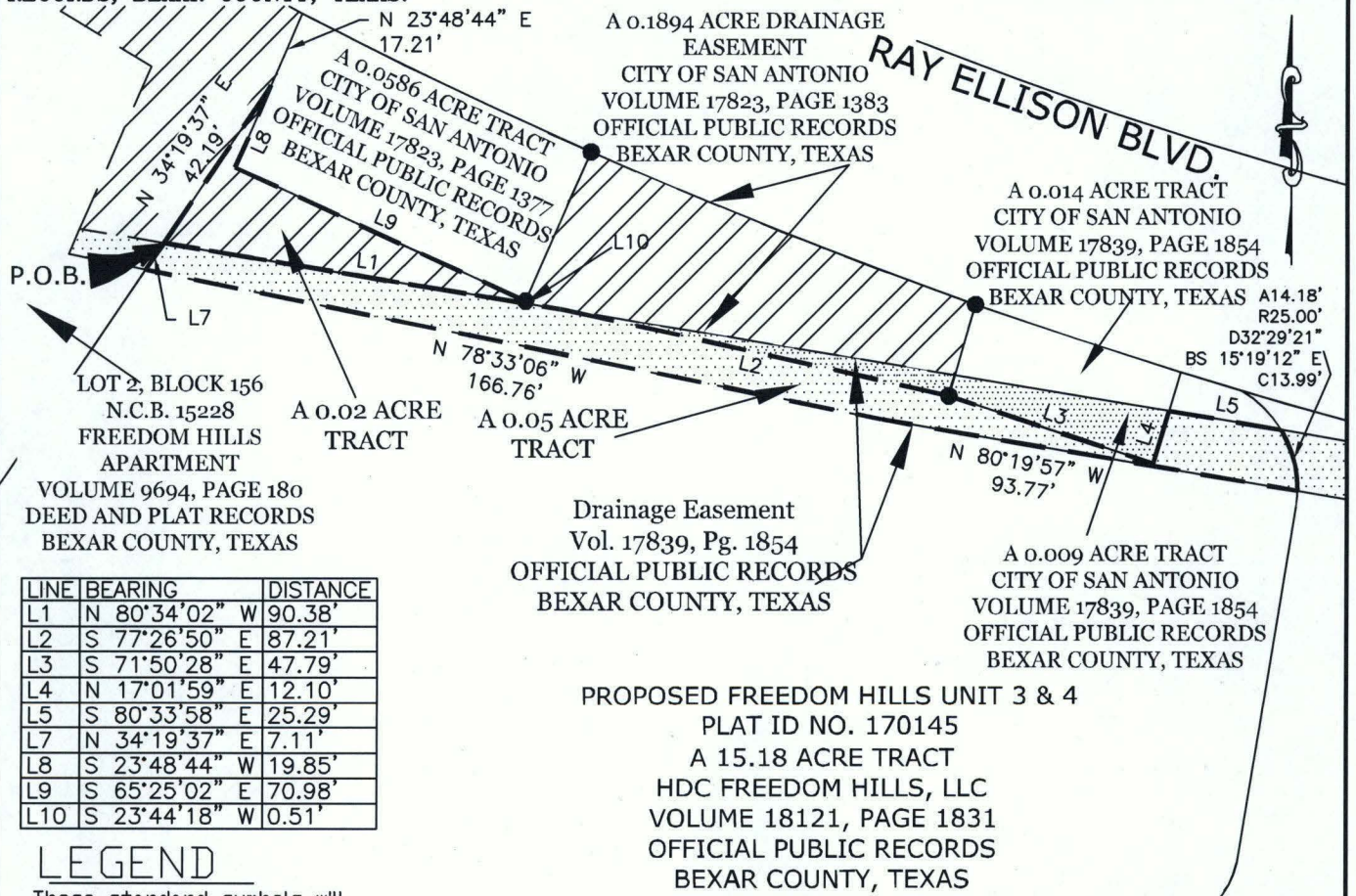
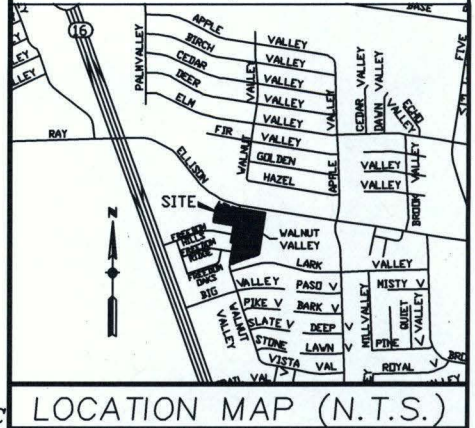
A 0.05 ACRE TRACT & A 0.02 ACRE TRACT

NOTES:

1. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PURPLE PLASTIC CAP STAMPED "RICKMAN RPLS 5826".
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83.
3. NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
4. CORRESPONDING METES AND BOUNDS DESCRIPTION PREPARED.
5. IMPROVEMENTS NOT SHOWN.

SURVEY OF A 0.05 ACRE (2,088 SQUARE FEET, MORE OR LESS) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, CITY OF SAN ANTONIO, TEXAS, AND BEING A PORTION OF A DRAINAGE EASEMENT RECORDED IN VOLUME 17839, PAGE 1854, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS, AND A 0.02 ACRE (868 SQUARE FEET, MORE OR LESS) TRACT OF LAND OUT OF A 0.1894 ACRE DRAINAGE EASEMENT RECORDED IN VOLUME 17823, PAGE 1383, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BOTH BEING OUT OF A 15.18 ACRE TRACT CONVEYED TO HDC FREEDOM HILLS, LLC, IN DEED RECORDED IN VOLUME 18121, PAGE 1831, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

6010 RAY ELLISON BLVD
SAN ANTONIO, TEXAS



LINE	BEARING	DISTANCE
L1	N 80°34'02" W	90.38'
L2	S 77°26'50" E	87.21'
L3	S 71°50'28" E	47.79'
L4	N 17°01'59" E	12.10'
L5	S 80°33'58" E	25.29'
L7	N 34°19'37" E	7.11'
L8	S 23°48'44" W	19.85'
L9	S 65°25'02" E	70.98'
L10	S 23°44'18" W	0.51'

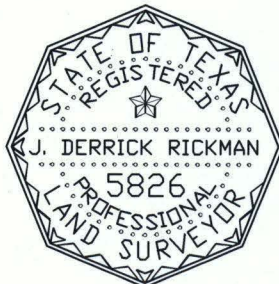
LEGEND

These standard symbols will be found in the drawing.

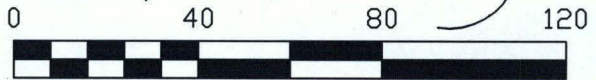
- Drainage Esmnt (17839/1854)
- 0.1894 Acre Drainage Esmnt (17823/1383)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

RICKMAN LAND SURVEYING

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM



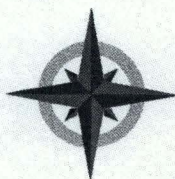
PROPOSED FREEDOM HILLS UNIT 3 & 4
PLAT ID NO. 170145
A 15.18 ACRE TRACT
HDC FREEDOM HILLS, LLC
VOLUME 18121, PAGE 1831
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS



CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON NOVEMBER 15, 2016 OF THE PROPERTY SHOWN HEREON

J. Derrick Rickman

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5826
DATE DRAWN: AUGUST 31, 2017 DRAWN BY: CAR



RICKMAN LAND SURVEYING

A 0.05 ACRE TRACT

FIELD NOTES OF A 0.05 ACRE (2,088 SQUARE FEET MORE OR LESS) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, CITY OF SAN ANTONIO, TEXAS, AND BEING A PORTION OF A DRAINAGE EASEMENT RECORDED IN VOLUME 17839, PAGE 1854, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (HEREINAFTER CALLED "DRAINAGE EASEMENT,") AND BEING OUT OF A 15.18 ACRE TRACT CONVEYED TO HDC FREEDOM HILLS, LLC, IN DEED RECORDED IN VOLUME 18121, PAGE 1831, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At a point in the southeast line of Lot 2, Block 156, NCB 15228, Freedom Hills Apartment Subdivision, according to plat recorded in Volume 9694, Page 180, Deed and Plat Records, Bexar County, Texas, and the northwest line of the 15.18 Acre Tract, the south line of a 0.1894 Acre Drainage Easement conveyed to the City of San Antonio in deed recorded in Volume 17823, Page 1383, Official Public Records, Bexar County, Texas, for the northwest corner of This Tract and the POINT OF BEGINNING, from which the northwest corner of the 15.18 Acre Tract bears N 34°19'37" E, a distance of 42.19 feet, and from which a point in the south right of way line of Ray Ellison Blvd., for the north corner of a 0.0586 Acre Tract conveyed to the City of San Antonio in deed recorded in Volume 17823, Page 1377, Official Public Records, Bexar County, Texas, and the northeast corner of Lot 2 bears N 23°48'44" E, a distance of 17.21 feet;

THENCE: S 80°34'02" E, departing the southeast line of Lot 2, across the 15.18 Acre Tract, with the south line of the 0.1894 Acre Drainage Easement, and the north line of the Drainage Easement and This Tract, a distance of 90.38 feet to a point for an angle point;

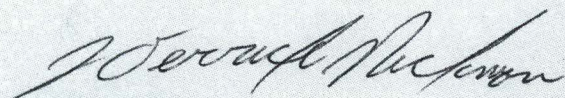
THENCE: S 77°26'50" E, departing the south line of the 0.1894 Acre Drainage Easement, continuing across the 15.18 Acre Tract, across the Drainage Easement, with the north line of This Tract, a distance of 87.21 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set for the west corner of a 0.009 Acre Tract conveyed to the City of San Antonio in deed recorded in Volume 17839, Page 1854, Official Public Records, Bexar County, Texas, and an angle point in This Tract;

THENCE: Across the 15.18 Acre Tract and the Drainage Easement, with the south line of the 0.009 Acre Tract and the north line of This Tract, the following calls and distances:

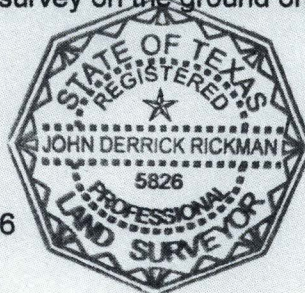
S 71°50'28" E, a distance of 47.79 feet to a point for the south corner of the 0.009 Acre Tract and a reentrant corner of This Tract;

N 17°01'59" E, a distance of 12.10 feet to a point in the north line of the Drainage Easement for the southeast corner of a 0.014 Acre Tract conveyed to the City of San Antonio in deed recorded in Volume 17839, Page 1854, Official Public Records, Bexar County, Texas, and the northeast corner of the 0.009 Acre Tract;

- THENCE: S 80°33'58" E, continuing across the 15.18 Acre Tract, with the north line of the Drainage Easement and This Tract, a distance of 25.29 feet to a point in a curve for a point of non-tangency;
- THENCE: Southeasterly across the Drainage Easement, with the east line of This Tract and an arc of a curve to the right having a radius of 25.00 feet, a delta angle of 32°29'21", an arc length of 14.18 feet, and a chord that bears S 15°19'12" E, a distance of 13.99 feet to a point in the south line of the Drainage Easement, for the southeast corner of This Tract;
- THENCE: Continuing across the 15.18 Acre Tract, with the south line of the Drainage Easement and This Tract, the following calls and distances:
- N 80°19'57" W, a distance of 93.77 feet to a point for an angle point;
- N 78°33'06" W, a distance of 166.76 feet to a point in the southeast line of Lot 2 and the northwest line of the 15.18 Acre Tract, for the southwest corner of This Tract;
- N 34°19'37" E, across the Drainage Easement, with the southeast line of Lot 2, and the northwest line of the 15.18 Acre Tract and This Tract, a distance of 7.11 feet to the POINT OF BEGINNING and containing 0.05 acres of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on November 15, 2016, by Rickman Land Surveying.

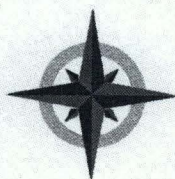


J. Derrick Rickman
Registered Professional Land Surveyor # 5826



JH
2/8/2018
Item No. 10

Attachment II



RICKMAN LAND SURVEYING

A 0.02 ACRE TRACT

FIELD NOTES OF A 0.02 ACRE (868 SQUARE FEET MORE OR LESS) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, CITY OF SAN ANTONIO, TEXAS, AND BEING A PORTION OF A 0.1894 ACRE DRAINAGE EASEMENT RECORDED IN VOLUME 17823, PAGE 1383, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 15.18 ACRE TRACT CONVEYED TO HDC FREEDOM HILLS, LLC, IN DEED RECORDED IN VOLUME 18121, PAGE 1831, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At a point in the southeast line of Lot 2, Block 156, NCB 15228, Freedom Hills Apartment Subdivision, according to plat recorded in Volume 9694, Page 180, Deed and Plat Records, Bexar County, Texas, and the northwest line of the 15.18 Acre Tract, the north line of a Drainage Easement conveyed to the City of San Antonio in deed recorded in Volume 17839, Page 1854, Official Public Records, Bexar County, Texas, (hereinafter referred to as "Drainage Easement,") for the southwest corner of This Tract and the POINT OF BEGINNING;

THENCE: N 34°19'37" E, across the 0.1894 Acre Drainage Easement, with the southeast line of Lot 2 and the northwest line of the 15.18 Acre Tract and This Tract, a distance of 42.19 feet to a point in the northwest line of a 0.0586 Acre Tract conveyed to City of San Antonio in deed recorded in Volume 17823, Page 1377, Official Public Records, Bexar County, Texas, for the northwest corner of the 15.18 Acre Tract and This Tract, and from which a point in the south right of way line of Ray Ellison Blvd., for the north corner of the 0.0586 Acre Tract and the northeast corner of Lot 2 bears N 23°48'44" E, a distance of 17.21 feet;

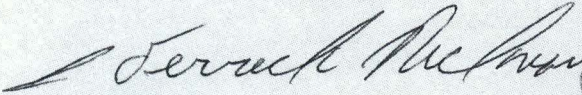
THENCE: Departing the southeast line of Lot 2, across the 15.18 Acre Tract, with the west and south line of the 0.0586 Acre Tract and the north line of the 0.1894 Acre Drainage Easement and This Tract, the following calls and distances:

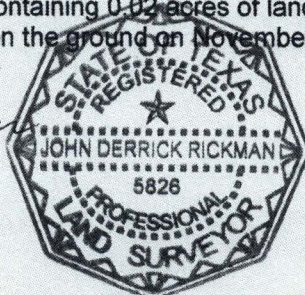
S 23°48'44" W, a distance of 19.85 feet to a point for the west corner of the 0.0586 Acre Tract;

S 65°25'02" E, a distance of 70.98 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set for the south corner of the 0.0586 Acre Tract and the northeast corner of This Tract;

THENCE: S 23°44'18" W, across the 15.18 Acre Tract and the 0.1894 Acre Drainage Easement, with the east line of This Tract, a distance of 0.51 feet to a point in the north line of the Drainage Easement and the south line of the 0.1894 Acre Easement, for the southeast corner of This Tract;

THENCE: N 80°34'02" W, continuing across the 15.18 Acre Tract, with the north line of the Drainage Easement, the south line of the 0.1894 Acre Easement and This Tract, a distance of 90.38 feet to the POINT OF BEGINNING and containing 0.02 acres of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on November 15, 2016, by Rickman Land Surveying.


J. Derrick Rickman
Registered Professional Land Surveyor # 5826



JH
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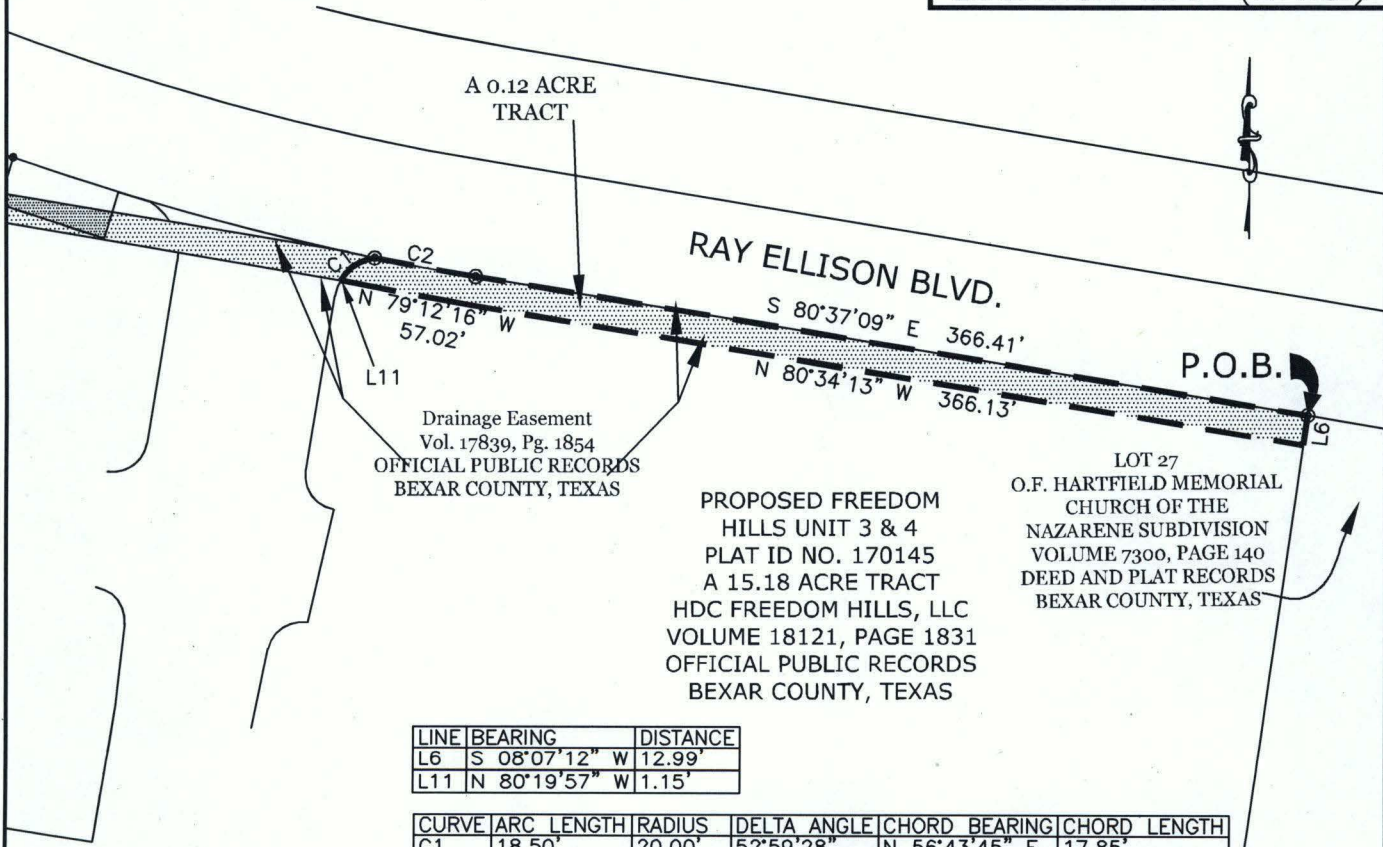
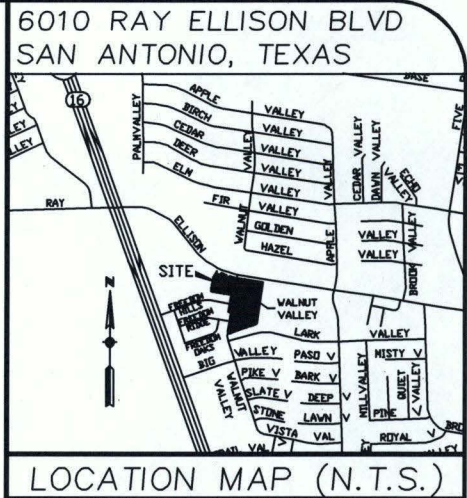
Attachment III

A 0.12 ACRE TRACT

NOTES:

1. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PURPLE PLASTIC CAP STAMPED "RICKMAN RPLS 5826".
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83.
3. NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
4. CORRESPONDING METES AND BOUNDS DESCRIPTION PREPARED.
5. IMPROVEMENTS NOT SHOWN.

SURVEY OF A 0.12 ACRE (5,361 SQUARE FEET, MORE OR LESS) EASEMENT OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, CITY OF SAN ANTONIO, TEXAS, BEING A PORTION OF A DRAINAGE EASEMENT RECORDED IN VOLUME 17839, PAGE 1854, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 15.18 ACRE TRACT CONVEYED TO HDC FREEDOM HILLS, LLC, IN DEED RECORDED IN VOLUME 18121, PAGE 1831, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



Drainage Easment
Vol. 17839, Pg. 1854
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

PROPOSED FREEDOM
HILLS UNIT 3 & 4
PLAT ID NO. 170145
A 15.18 ACRE TRACT
HDC FREEDOM HILLS, LLC
VOLUME 18121, PAGE 1831
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

LOT 27
O.F. HARTFIELD MEMORIAL
CHURCH OF THE
NAZARENE SUBDIVISION
VOLUME 7300, PAGE 140
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

LINE	BEARING	DISTANCE
L6	S 08°07'12" W	12.99'
L11	N 80°19'57" W	1.15'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.50'	20.00'	52°59'28"	N 56°43'45" E	17.85'
C2	44.48'	1195.00'	2°07'58"	S 79°33'11" E	44.48'

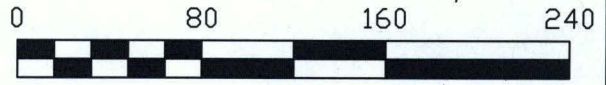
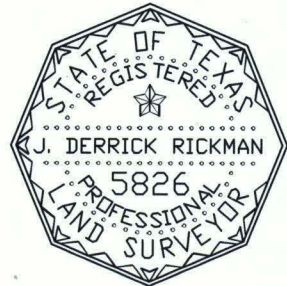
LEGEND

These standard symbols will be found in the drawing.

- Drainage Esmt (17839/1854)
- 0.1894 Acre Drainage Esmt (17823/1383)
- 1/2' IRON ROD FOUND
- 1/2' IRON ROD SET

RICKMAN LAND SURVEYING

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM



CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON NOVEMBER 15, 2016 OF THE PROPERTY SHOWN HEREON

J. Derrick Rickman

J. DERRICK RICKMAN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5826
DATE DRAWN: AUGUST 31, 2017 DRAWN BY: CAR



RICKMAN LAND SURVEYING

A 0.12 ACRE TRACT

FIELD NOTES OF A 0.12 ACRE (5,361 SQUARE FEET MORE OR LESS) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, CITY OF SAN ANTONIO, TEXAS, AND BEING A PORTION OF A DRAINAGE EASEMENT RECORDED IN VOLUME 17839, PAGE 1854, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 15.18 ACRE TRACT CONVEYED TO HDC FREEDOM HILLS, LLC, IN DEED RECORDED IN VOLUME 18121, PAGE 1831, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At a ½" iron rod found in the south right of way line of Ray Ellison Blvd., for the northwest corner of Lot 27, O.F. Hartfield Memorial Church of the Nazarene Subdivision according to plat recorded in Volume 7300, Page 140, Deed and Plat Records, Bexar County, Texas, the northeast corner of the Drainage Easement, the 15.18 Acre Tract and This Easement, and the POINT OF BEGINNING;

THENCE: S 08°07'12" W, departing the south right of way line of Ray Ellison Blvd., with the west line of Lot 27, the east line of the 15.18 Acre Tract, the Drainage Easement, and This Tract, a distance of 12.99 feet to a point for the southeast corner of the Drainage Easement and This Tract;

THENCE: Departing the west line of Lot 27, across the 15.18 Acre Tract, with the south line of the Drainage Easement and This Tract, the following calls and distances;

N 80°34'13" W, a distance of 366.13 feet to a point for an angle point;

N 79°12'16" W, a distance of 57.02 feet to a point for an angle point;

N 80°19'57" W, a distance of 1.15 feet for a point of non-tangency for the southwest corner of This Tract;

THENCE: Northeasterly, across the Drainage Easement, with the west line of This Tract and the arc of a curve to the right having a radius of 20.00 feet, a delta angle of 52°59'28", and an arc length of 18.50 feet, and a chord that bears N 56°43'45" E, a distance of 17.85 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set in the south right of way line of Ray Ellison Blvd., for a point in a curve for the northwest corner of This Tract;

THENCE: With the south right of way line of Ray Ellison Blvd., the north line of the 15.18 Acre Tract, the Drainage Easement and This Tract, the following calls and distances:

Southeasterly with the arc of a curve to the left having a radius of 44.48 feet, a delta angle 2°07'58", and arc length of 44.48 feet and a chord that bears S 79°33'11" E, a distance of 44.48 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set for an angle point;

S 80°37'09" E, a distance of 366.41 feet to the POINT OF BEGINNING and containing 0.12 acres of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on November 15, 2016, by Rickman Land Surveying.


J. Derrick Rickman
Registered Professional Land Surveyor # 5826

