

## JOINT USE AGREEMENT

**An Agreement is made this day between the City of San Antonio ("CITY") in cooperation with the San Antonio Water System ("SAWS"), acting by and through duly authorized representatives, as follows:**

WHEREAS, CITY owns or controls certain properties upon which SAWS desires to establish as a Joint Use Area to install a sewer replacement line on the properties located in the parking lot of Nelson W. Wolff Municipal Stadium ("Stadium") as part of the W6 Upper Segment Sewer Project ("Project"), said properties ("Properties") being:

- a 0.0826 acre tract – tract 1 and a 1.227 acre tract – tract 2 (P19-081),
- a 0.2291 acre tract (P19-081A) and
- a 1.088 acre tract (P19-081T)

more particularly described by Exhibits A - H, which are attached and incorporated into this Agreement; and

WHEREAS, Stadium is operated and maintained by the San Antonio Missions Baseball Club, Inc.; and

WHEREAS, SAWS has requested permission to use the above-described Properties for the purpose of installing and operating a sewer replacement line in conjunction with its W-6 Upper Segment: Hwy 90 to SW Military Drive Sewer Main project; and

WHEREAS, SAWS is a municipally owned utility of CITY and joint use of the Properties would benefit both parties.

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

SECTION I. CITY agrees to allow the SAWS and/or its agents, employees and contractors to enter the Properties following execution of this instrument on a non-exclusive basis for the purpose of using the Properties for any and all things necessary for constructing, operating, replacing, repairing, adding, removing, inspecting and maintaining a sewer line and all necessary and desirable improvements and appurtenances (collectively, the "Improvements"). SAWS' use of the Properties may begin July 1, 2020 and, with respect to the use of tract P19-081T and the use of the surface of tract P19-081 (excluding rights of ingress and egress with respect to tract P19-081), shall terminate upon completion of construction of the Improvements and all related testing, demobilization and restoration activities, which shall be completed no later than December 31, 2023. CITY acknowledges and agrees that SAWS shall continue to have the right to operate and maintain the Improvements located on tract P19-081 following completion of construction, but that SAWS activities on such parcel shall be limited to subsurface uses, save and except for vehicular ingress and egress over and across tract P19-081. CITY acknowledges and agrees that SAWS shall have continued use of tract P19-081A, including the right, with prior notification to City, to fence such parts of Tract P19-081 that are not part of the Stadium parking lot or existing drives.

SECTION II. Prior to the commencement of construction on the Properties, CITY and SAWS and/or their contractors shall coordinate with one another in order to ensure such construction will not conflict with any ongoing or scheduled projects and/or activities. CITY Staff Contact is Guillermo G. Moya, City of San Antonio Convention & Sports Facilities Department, 210-207-8528, Guillermo.Moya@sanantonio.gov. SAWS Staff Contact is Cristina de la Garza, San Antonio Water System, 210-233-3255, Cristina.DeLaGarza@saws.org.

SECTION III. SAWS shall pay CITY a total of \$276,726 for its use of the Properties under this Agreement and the loss of parking revenue associated with such use. One payment will be made to City of San Antonio within 30 days of final execution of this Agreement.

SECTION IV. The parties acknowledge and understand that they are both self-insured. Prior to the commencement of any construction activity, SAWS shall cause its contractors to provide to CITY executed certificates of insurance naming CITY as an additional insured on all liability insurance policies for which SAWS is named as an additional insured.

SECTION V. CITY and SAWS acknowledge that they are both political subdivisions of the State of Texas and that they are subject to and shall comply with the applicable provisions of the Texas Tort Claims Act, as set out in Civil Practice and Remedies Code, Section 101.001 *et seq.* and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death. This Agreement will be interpreted according to the Constitution and laws of the State of Texas. Venue of any court action brought directly or indirectly by reason of this Agreement shall be in Bexar County, Texas. This Agreement is made and is to be performed in Bexar County, Texas, and is governed by the laws of the State of Texas.

SECTION VI. If SAWS defaults in the performance of any of SAWS's obligations under this Agreement, then CITY may, after notice to SAWS and reasonable opportunity for SAWS to cure the default, at CITY's option, suspend SAWS' use of the surface of the Properties (except in the case of emergencies) until such default is remedied. No waiver by CITY of any breach of any of the covenants to be performed by SAWS shall be construed as a waiver of any other breach of any of the covenants of this Agreement.

SECTION VII. CITY will not alter or modify any Improvements without the prior written approval of SAWS, and CITY will not construct any buildings on the Properties. SAWS shall retain ownership of the Improvements on the Properties 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 Properties for all purposes which do not unreasonably interfere with or interrupt its use by SAWS, including, without limitation, the development of said Properties for non-building structures and improvements over and upon said Properties, including but not limited to: surface parking lots, roads, driveways, sidewalks, trails, landscaping, and fencing. Should CITY's improvements or Properties be damaged as a result of SAWS' work involved in constructing, operating, replacing and repairing its Improvements, SAWS will restore CITY's improvements or Properties to their condition prior to said work. SAWS' repair and restoration plans shall be subject to prior review and approval by CITY. CITY may, at its option and sole discretion, cause such work to be performed and SAWS shall promptly reimburse CITY for any and all reasonable costs and expenses incurred. It is expressly agreed and understood that SAWS shall be required at the time of expiration of use of tract P19-081T and expiration of surface use of P19-081 to surrender same in good repair and at a minimum in the same condition as such Properties were at the beginning of the Agreement period, and SAWS shall similarly promptly restore all affected areas of tract P19-081A, subject to all permanent at-grade and above ground facilities installed by SAWS.

SECTION VIII. Neither SAWS nor CITY by execution of this Agreement, waive or relinquish any right which they may have under the law or constitution, state or federal. SAWS agrees to comply with all valid laws, ordinances, codes, and regulations of any governmental authority having jurisdiction, applicable to SAWS's occupancy or use of the Properties. This Agreement does not constitute a conveyance or release of any real property rights held by CITY. The parties are acting for their own benefit and no benefit shall accrue to any third party.

SECTION IX. If any portion or section of this Agreement is found to be invalid, it shall not invalidate the entire Agreement. The remaining portion or sections of this Agreement shall be valid and in effect.

SECTION X. SAWS agrees to keep the site free of litter, garbage and other debris generated by its use under this Agreement, save and except normal construction related soils and other materials.

SECTION XI. This Agreement shall immediately terminate should CITY sell or otherwise convey the entirety of Properties. If only a portion of the Properties is sold or conveyed, this Agreement shall immediately terminate as to that portion of the Properties. In the event of such full or partial conveyance, CITY shall reserve an easement for the benefit of SAWS, covering such portion of the Properties as are affected by such conveyance, reserving for SAWS easement rights to the Properties consistent with SAWS' uses of the Properties provided for in this Agreement.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures effective this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF SAN ANTONIO

\_\_\_\_\_  
Carlos J. Contreras, III  
Assistant City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to Form:

*Lisa Biediger for*  
City Attorney  
By electronic signature on June 8, 2020

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
by Carlos J. Contreras, III, Assistant City Manager of the **CITY OF SAN ANTONIO**, on its behalf.

\_\_\_\_\_  
Notary Public

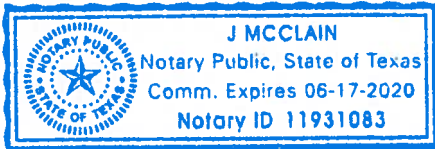
SAN ANTONIO WATER SYSTEM



By: Nancy Belinsky, Vice President and General Counsel

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 9 day of June, 2020,  
by Nancy Belinsky, Vice President and General Counsel of the **SAN ANTONIO WATER SYSTEM**,  
a municipal utility of the City of San Antonio, a Texas municipal corporation, on behalf of said  
municipal utility.

  
\_\_\_\_\_  
Notary Public



Project Name: W-6 Upper Segment  
Highway 90 to SW Military Drive  
SAWS Job No. 19-4519  
SAWS Parcel No. P19-081  
BCAD ID No.539277

Exhibit "A"

**DESCRIPTION FOR  
A 0.0826 OF AN ACRE - TRACT 1  
JOINT USE AREA**

A 0.0826 of an acre tract of land situated in the Jose Delgado, Abstract 1, and being a portion of Block 1, Lot 1, N.C.B. 13951, FARAH SUBDIVISION, a plat of record in Volume 6400, Page 79, Deed and Plat Records of Bexar County, Texas (D.P.R.), in the City of San Antonio, Bexar County, Texas and being out of that called 43.68 acre tract of land conveyed to the City of San Antonio and recorded in Volume 5640, Page 1892 in the Official Public Records of Bexar County, Texas (O.P.R.), said 0.0826 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found PK nail in the northerly right-of-way (R.O.W.) line of US Highway 90 W, a variable width R.O.W. at this point, and for the southwest corner of said 43.68 acre tract of land and the southeast corner of that called 22.976 acre tract of land conveyed to H.G. Property Management, LP and recorded in Volume 18055, Page 306 in the O.P.R.;

**THENCE:** N 10°26'44" W, along and with the west line of said 43.68 acre tract of land and the east line of said 22.976 acre tract of land, a distance of 16.00 feet to a ½" iron rod with plastic cap stamped KFW EASEMENT (hereinafter referred to as SET KFW-E) for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE:** N 10°26'44" W, continuing along and with the west line of said 43.68 acre tract of land and the east line of said 22.976 acre tract of land, a distance of 58.87 feet to a SET KFW-E, for the northwest corner of the tract described herein;

**THENCE:** departing the west line of said 43.68 acre tract of land, over and across the 43.68 acre tract of land, the following three (3) courses:

1. N 80°58'31" E, a distance of 64.10 feet to a SET KFW-E, for the northeast corner of the tract described herein, whence a ½" iron rod found stamped VICKERY for an angle point in the northerly R.O.W. line of US Highway 90 W, bears S 88°03'25" E, a distance of 495.66 feet,
2. S 07°40'01" E, a distance of 55.90 feet to a SET KFW-E, for the southeast corner of the tract described herein, and
3. S 78°11'46" W, a distance of 61.39 feet to the **POINT OF BEGINNING** and containing 0.0826 of an acre in TRACT 1, or 3,598 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

**NOTES**

1. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. COORDINATES SHOWN HEREON ARE SURFACE AND ARE DERIVED FROM GRID BY USING A COMBINED SCALE FACTOR OF 1.00017.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

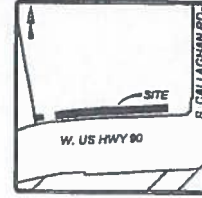
PROJECT: W-8 UPPER SEGMENT  
 HWY 90-S.W. MILITARY DR.  
 SAWS PARCEL NO.: P19-081  
 OWNER: CITY OF SAN ANTONIO



SCALE: 1"=30'



Exhibit "B"



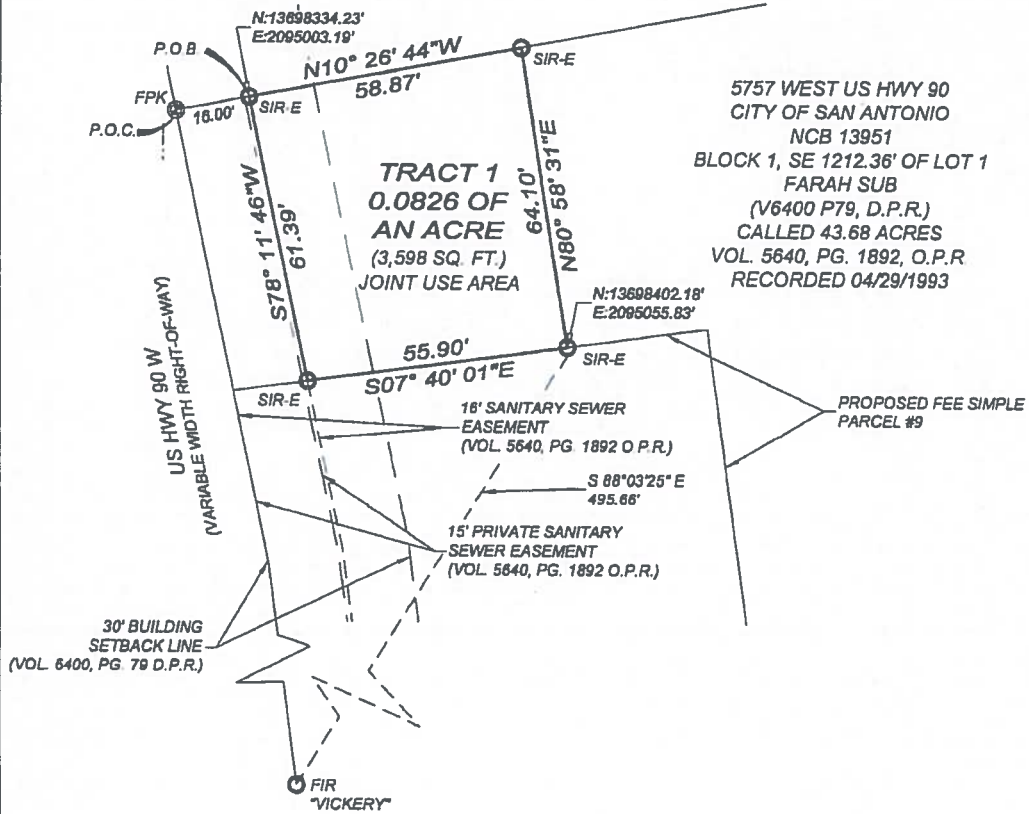
LOCATION MAP  
 NOT-TO-SCALE

**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND PK NAIL
- SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "KFW EASEMENT"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

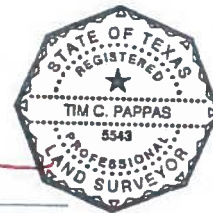
5827 WEST US HWY 90  
 H.G. PROPERTY MANAGEMENT LP  
 NCB 13951  
 BLOCK 1, SW 1020' OF LOT 1  
 FARAH SUB  
 (V6400 P79, D.P.R.)  
 CALLED 22.976 ACRES  
 VOL. 18055, PG. 306, O.P.R.  
 RECORDED 08/29/2016

5757 WEST US HWY 90  
 CITY OF SAN ANTONIO  
 NCB 13951  
 BLOCK 1, SE 1212.36' OF LOT 1  
 FARAH SUB  
 (V6400 P79, D.P.R.)  
 CALLED 43.68 ACRES  
 VOL. 5640, PG. 1892, O.P.R.  
 RECORDED 04/29/1993



2 JULY  
 2019

*[Handwritten Signature]*



TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 EMAIL: TPAPPAS@KFWENGINEERS.COM  
 DATE OF SURVEY: 06/24/2019  
 PROJECT NO.: 19-007

**KFW SURVEYING**  
 1000 North Loop West, Suite 100, Houston, TX 77006  
 PHONE: 281.238.2222 FAX: 281.238.2223

EXHIBIT OF  
 JOINT USE AREA  
 SAWS PARCEL NO. P19-081

REVISIONS:	ISSUE DATE:
JOB NO. 17-008	DATE: 06/24/2019
DRAWN: CH	CHECKED: TCP

**STATE OF TEXAS**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 5543  
 TIM C. PAPPAS

Project Name: W-6 Upper Segment  
Highway 90 to SW Military Drive  
SAWS Job No. 19-4519  
SAWS Parcel No. P19-081  
BCAD ID No.539277

Exhibit "C"

TOGETHER WITH  
DESCRIPTION FOR  
A 1.227 ACRES - TRACT 2  
JOINT USE AREA

A 1.227 acres tract of land situated in the Jose Delgado, Abstract 1, and being a portion of Block 1, Lot 1, N.C.B. 13951, FARAH SUBDIVISION, a plat of record in Volume 6400, Page 79, Deed and Plat Records of Bexar County, Texas (D.P.R.), in the City of San Antonio, Bexar County, Texas and being out of that called 43.68 acre tract of land conveyed to the City of San Antonio and recorded in Volume 5640, Page 1892 in the Official Public Records of Bexar County, Texas (O.P.R.), said 1.227 acres being more particularly described by metes and bounds as follows:

**COMMENCING:** at a ½" iron rod found for the westerly southwest corner at the intersection of the northerly right-of-way (R.O.W.) line of US Highway 90 W, a variable width R.O.W. and the westerly R.O.W. line of S. Callaghan Road, a variable width R.O.W.;

**THENCE:** N 87°49'31" W, over and across said 43.68 acre tract of land, a distance of 171.37 feet to a ½" iron rod with a plastic cap stamped KFW EASEMENT (hereinafter referred to as SET KFW-E) set for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE:** continuing over and across said 43.68 acre tract of land, the following ten (10) courses:

1. S 87°00'46" W, a distance of 517.33 feet to a SET KFW-E, for an angle point of the tract described herein, whence a ½" iron rod found stamped VICKERY, for an angle point in the northerly R.O.W. line of US Highway 90 W, bears S 03°51'30 E, a distance of 16.00 feet,
2. S 85°16'14" W, a distance of 222.59 feet to a SET KFW-E, for an angle point of the tract described herein,
3. S 82°51'49" W, a distance of 167.63 feet to a SET KFW-E, for the southwest corner of the tract described herein,
4. N 08°09'37" W, a distance of 34.57 feet to a ½" iron rod set with a plastic cap stamped KFW SURVEYING, for an angle point of the tract described herein,
5. N 07°08'53" W, a distance of 21.62 feet to a SET KFW-E, for the northwest corner of the tract described herein,
6. N 80°58'31" E, a distance of 81.26 feet to a SET KFW-E, for an angle point of the tract described herein,
7. N 82°51'49" E, a distance of 88.29 feet to a SET KFW-E, for an angle point of the tract described herein,
8. N 85°16'14" E, a distance of 224.73 feet to a SET KFW-E, for an angle point of the tract described herein,
9. N 87°00'46" E, a distance of 518.20 feet to a SET KFW-E, for the northeast corner of the tract described herein, and
10. S 02°59'14" E, a distance of 58.86 feet to the **POINT OF BEGINNING** and containing 1.227 acres in TRACT 2, or 53,462 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

2 JULY 2019

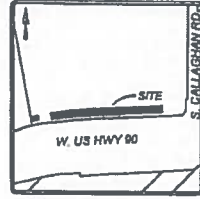
  


Job No.: 19-007  
Prepared by:  
Date:  
File:

KFW Surveying  
June 20, 2019  
S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM PERM ESMT DESC TCP 062619.doc

5827 WEST US HWY 90  
H.G. PROPERTY MANAGEMENT LP  
NCB 13951  
BLOCK 1, SW 1020' OF LOT 1  
FARAH SUB  
(V6400 P79, D.P.R.)  
CALLED 22.976 ACRES  
VOL. 18055, PG. 306, O.P.R.  
RECORDED 08/29/2016

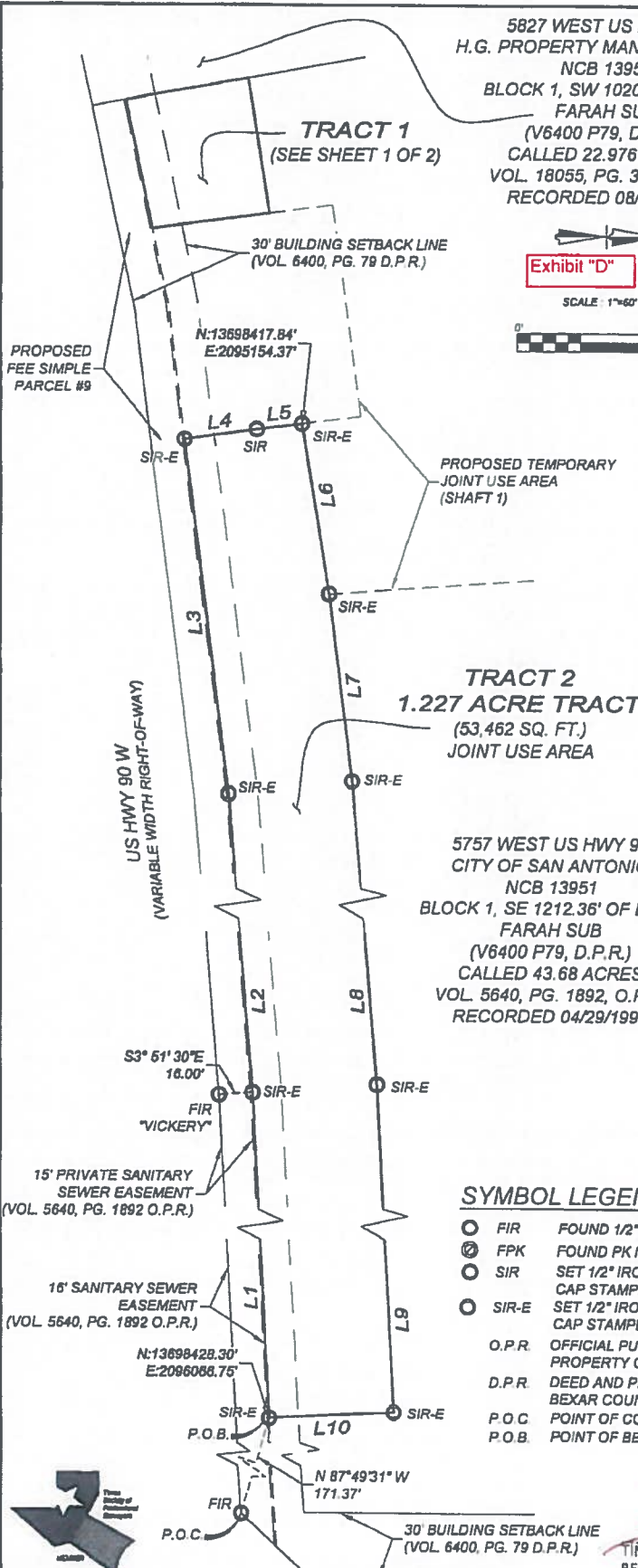
PROJECT: W-6 UPPER SEGMENT  
HWY 90-S.W. MILITARY DR.  
SAWS PARCEL NO.: P19-081  
OWNER: CITY OF SAN ANTONIO



LOCATION MAP  
NOT-TO-SCALE



Exhibit "D"



NOTES

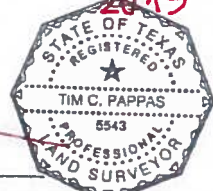
1. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. COORDINATES SHOWN HEREON ARE SURFACE AND ARE DERIVED FROM GRID BY USING A COMBINED SCALE FACTOR OF 1.00017.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
5. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
6. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Line Table		
LINE #	LENGTH	DIRECTION
L1	517.33'	S87°00'46"W
L2	222.59'	S85°16'14"W
L3	167.63'	S82°51'49"W
L4	34.57'	N08°09'37"W
L5	21.62'	N07°08'53"W
L6	81.26'	N60°58'31"E
L7	88.29'	N82°51'49"E
L8	224.73'	N65°16'14"E
L9	518.20'	N87°00'46"E
L10	58.86'	S02°59'14"E

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND PK NAIL
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "KFW EASEMENT"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

2 JULY 2019



TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
EMAIL: TPAPPAS@KFWENGINEERS.COM  
DATE OF SURVEY: 06/24/2019  
PROJECT NO.: 19-007

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED  
CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
12109 PARK DR CIRCLE ALDRA, A. SUITE 100 MC-COY AUSTIN, TX 78703  
PHONE: 512-226-2323 FAX: 512-226-2322



S. CALLAGHAN ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

EXHIBIT OF  
JOINT USE AREA  
SAWS PARCEL NO. P19-081

REVISIONS:	FILE DATE:
DATE: 06/27/19	DRAWN: TTP
DRAWN: CR	CHECKED: TTP
SHEET 2 OF 2	





Project Name: W-6 Upper Segment  
 Highway 90 to SW Military Drive  
 SAWS Job No. 19-4519  
 SAWS Parcel No. P19-081A  
 BCAD ID No.539277

Exhibit "E"

**DESCRIPTION FOR  
 A 0.2291 OF AN ACRE TRACT  
 JOINT USE AREA**

A 0.2291 of an acre tract of land situated in the Jose Delgado, Abstract 1, and being a portion of Block 1, Lot 1, N.C.B. 13951, FARAH SUBDIVISION, a plat of record in Volume 6400, Page 79, Deed and Plat Records of Bexar County, Texas (D.P.R.), in the City of San Antonio, Bexar County, Texas and being out of that called 43.68 acre tract of land conveyed to the City of San Antonio and recorded in Volume 5640, Page 1892 in the Official Public Records of Bexar County, Texas (O.P.R.), said 0.2291 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a found PK nail in the northerly right-of-way (R.O.W.) line of US Highway 90 W, a variable width R.O.W. at this point, and for the southwest corner of said 43.68 acre tract of land and the southeast corner of that called 22.976 acre tract of land conveyed to H.G. Property Management, LP and recorded in Volume 18055, Page 306 in the O.P.R.;

THENCE: N 78°11'16" E, along and with the south line of said 43.68 acre tract of land and the northerly R.O.W. line of US Highway 90 W, a distance of 60.61 feet to a 1/2" iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) for the southwest corner and POINT OF BEGINNING of the tract described herein;

THENCE: departing the south line of said 43.68 acre tract of land, over and across the 43.68 acre tract of land, the following four (4) courses:

1. N 07°40'01" W, a distance of 102.05 feet to a SET KFW, for the northwest corner of the tract described herein,
2. N 82°20'21" E, a distance of 100.00 feet to a SET KFW, for the northeast corner of the tract described herein, whence a 1/2" iron rod found stamped VICKERY for an angle point in the northerly R.O.W. line of US Highway 90 W, bears S 81°28'38" E, a distance of 404.76 feet,
3. S 07°08'53" E, a distance of 49.36 feet to a SET KFW, for an angle point of the tract described herein, and
4. S 08°09'37" E, a distance of 50.57 feet to a SET KFW, for the southeast corner of the tract described herein;

THENCE: S 82°51'49" W, along and with the south line of said 43.68 acre tract of land and the northerly R.O.W. line of US Highway 90 W, a distance of 62.72 feet to a SET KFW, for an angle point of the tract described herein;

THENCE: S 78°11'46" W, a distance of 37.37 feet to the POINT OF BEGINNING and containing 0.2291 of an acre or 9,981 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

28 FEB 2020

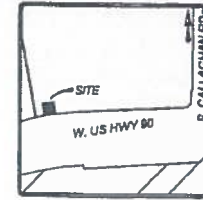
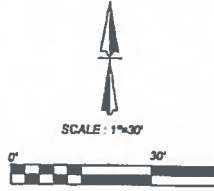


Job No.: 19-007  
 Prepared by: KFW Surveying  
 Date: June 20, 2019  
 Revised: February 28, 2020  
 File: S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM JUA DESC TCP 022820.doc

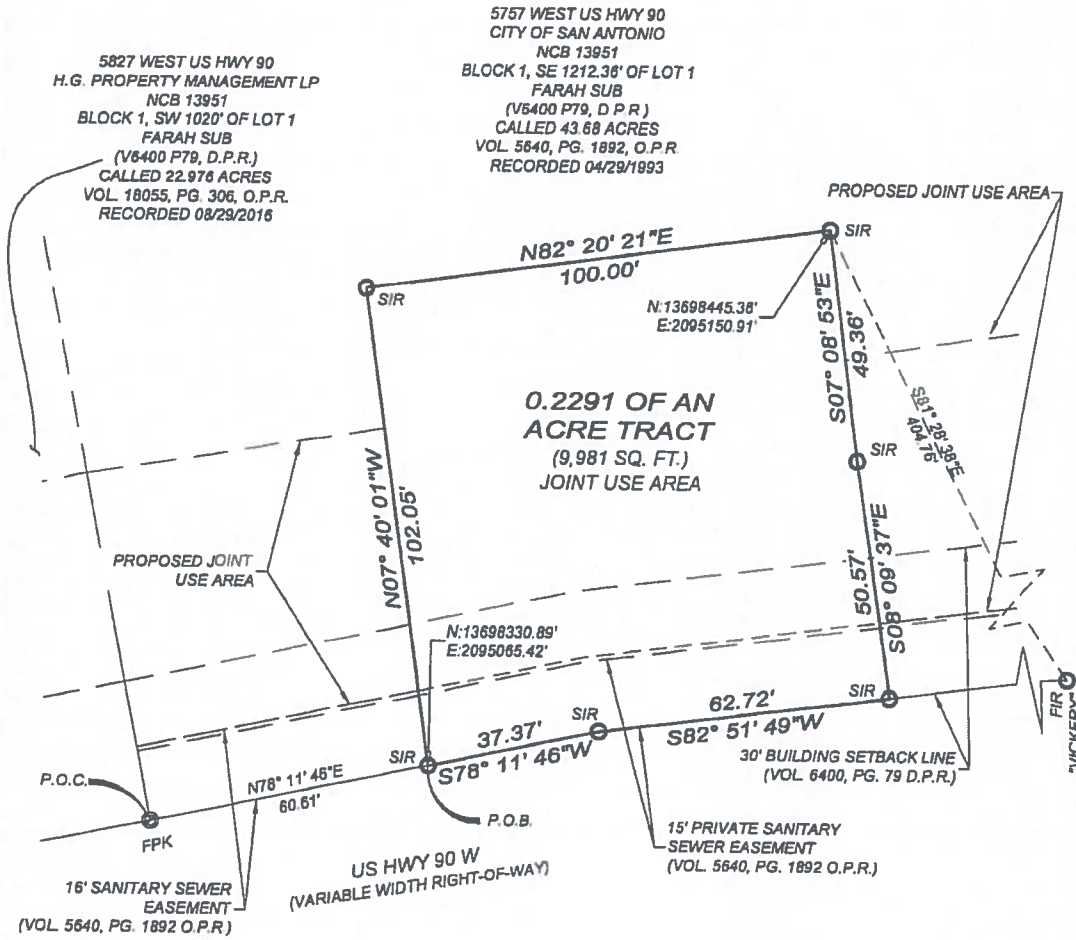
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5. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
6. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PROJECT: W-6 UPPER SEGMENT  
 HWY 90-S.W. MILITARY DR.  
 SAWS PARCEL NO.: P19-081A  
 OWNER: CITY OF SAN ANTONIO



LOCATION MAP  
 NOT-TO-SCALE



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND PK NAIL
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

28 FEB 2020

*Handwritten signature of Tim C. Pappas*



TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 EMAIL: TPAPPAS@KFWENGINEERS.COM  
 DATE OF SURVEY: 06/24/2019  
 PROJECT NO.: 19-007

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
 12000 PARK 35 CIRCLE, SUITE 400, DALLAS, TEXAS 75244  
 PHONE: 972-252-8200, FAX: 972-252-8202



EXHIBIT OF  
 A 0.2291 OF AN ACRE TRACT  
 SAWS PARCEL NO. P19-081A  
 JOINT USE AREA

REVISION	DATE
ADDED PARCEL #	2019-08
ADDED AREA	2019-08
JOB NO.	17-009
DATE	06/24/2019
DESIGNED BY	TOP
DRAWN BY	TOP
CHECKED BY	TOP



SHEET: 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Project Name: W-6 Upper Segment  
 Highway 90 to SW Military Drive  
 SAWS Job No. 19-4519  
 SAWS Parcel No. P19-081T  
 BCAD ID No.539277

Exhibit "G"

**DESCRIPTION FOR  
 A 1.088 ACRE  
 TEMPORARY JOINT USE AREA**

A 1.088 acre tract of land situated in the Jose Delgado, Abstract 1, and being a portion of Block 1, Lot 1, N.C.B. 13951, FARAH SUBDIVISION, a plat of record in Volume 6400, Page 79, Deed and Plat Records of Bexar County, Texas (D.P.R.), in the City of San Antonio, Bexar County, Texas and being out of that called 43.68 acre tract of land conveyed to the City of San Antonio and recorded in Volume 5640, Page 1892 in the Official Public Records of Bexar County, Texas (O.P.R.), said 1.088 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a found PK nail in the northerly right-of-way (R.O.W.) line of US Highway 90 W, a variable width R.O.W. at this point, and for the southwest corner of said 43.68 acre tract of land and the southeast corner of that called 22.976 acre tract of land conveyed to H.G. Property Management, LP and recorded in Volume 18055, Page 306 in the O.P.R.;

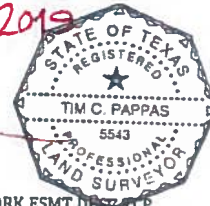
**THENCE:** N 10°26'44" W, along and with the west line of said 43.68 acre tract of land and the east line of said 22.976 acre tract of land, a distance of 74.88 feet to a ½" iron rod with plastic cap stamped KFW EASEMENT (hereinafter referred to as SET KFW-E) for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE:** N 10°26'44" W, continuing along and with the west line of said 43.68 acre tract of land and the east line of said 22.976 acre tract of land, a distance of 208.14 feet to a calculated point, for the northwest corner of the tract described herein;

**THENCE:** departing the west line of said 43.68 acre tract of land, over and across the 43.68 acre tract of land, the following seven (7) courses:

1. N 85°59'24" E, a distance of 267.53 feet to a calculated point, for the northeast corner of the tract described herein,
2. S 04°00'36" E, a distance of 185.40 feet to a SET KFW-E, for the southeast corner of the tract described herein for an exterior corner of the easement described herein, whence a ½" iron rod found stamped VICKERY for an angle point in the northerly R.O.W. line of US Highway 90 W, bears S 81°52'57" E, a distance of 319.80 feet,
3. S 80°58'31" W, a distance of 81.26 feet to a SET KFW-E, for an exterior corner of the tract described herein,
4. N 07°08'53" W, a distance of 27.74 feet to a ½" iron rod with a plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW), for an interior corner of the tract described herein,
5. S 82°20'21" W, a distance of 100.00 feet to a SET KFW, for an interior corner of the tract described herein,
6. S 07°40'01" E, a distance of 30.12 feet to a SET KFW-E, for an exterior corner of the easement described herein,
7. S 80°58'31" W, a distance of 64.10 feet to the **POINT OF BEGINNING** and containing 1.088 acres or 47,415 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

2 JULY 2019



Job No.: 19-007  
 Prepared by:  
 Date: June 20, 2019  
 File: S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM TEMP WORK ESMT DESA.TCP  
 062519.doc

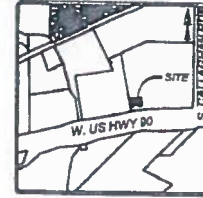
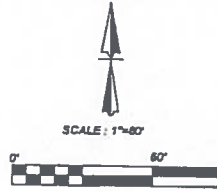
KFW Surveying  
 June 20, 2019

S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM TEMP WORK ESMT DESA.TCP

**NOTES**

1. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. COORDINATES SHOWN HEREON ARE SURFACE AND ARE DERIVED FROM GRID BY USING A COMBINED SCALE FACTOR OF 1.00017.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PROJECT: W-6 UPPER SEGMENT  
 HWY 90-S W. MILITARY DR.  
 SAWS PARCEL NO.: P19-081T  
 OWNER: CITY OF SAN ANTONIO

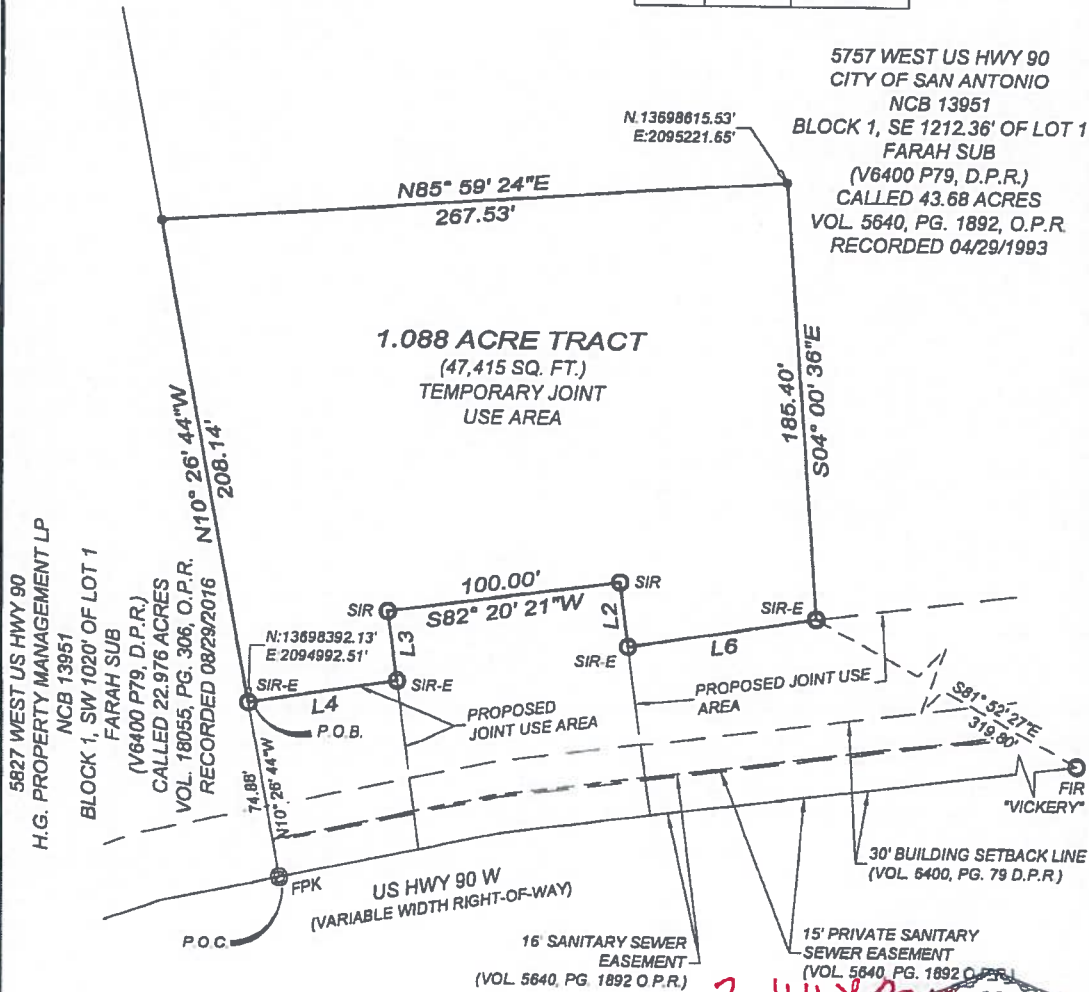


LOCATION MAP  
 NOT-TO-SCALE

**SYMBOL LEGEND**

- POINT
- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND PK NAIL
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "KFW EASEMENT"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
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Line Table		
LINE #	LENGTH	DIRECTION
L2	27.74'	N07°08'53"W
L3	30.12'	S07°40'01"E
L4	64.10'	S80°58'31"W
L6	81.26'	S80°58'31"W



5757 WEST US HWY 90  
 CITY OF SAN ANTONIO  
 NCB 13951  
 BLOCK 1, SE 1212.36' OF LOT 1  
 FARAH SUB  
 (V6400 P79, D.P.R.)  
 CALLED 43.68 ACRES  
 VOL. 5640, PG. 1892, O.P.R.  
 RECORDED 04/29/1993

5827 WEST US HWY 90  
 H.G. PROPERTY MANAGEMENT LP  
 NCB 13951  
 BLOCK 1, SW 1020' OF LOT 1  
 FARAH SUB  
 (V6400 P79, D.P.R.)  
 CALLED 22.976 ACRES  
 VOL. 18055, PG. 306, O.P.R.  
 RECORDED 08/29/2016

US HWY 90 W  
 (VARIABLE WIDTH RIGHT-OF-WAY)

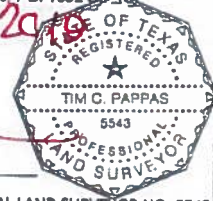
30' BUILDING SETBACK LINE  
 (VOL. 6400, PG. 79 D.P.R.)

16' SANITARY SEWER EASEMENT  
 (VOL. 5640, PG. 1892 O.P.R.)

15' PRIVATE SANITARY SEWER EASEMENT  
 (VOL. 5640, PG. 1892 O.P.R.)

2 JULY 2010

TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 EMAIL: TPAPPAS@KFWENGINEERS.COM  
 DATE OF SURVEY: 06/24/2019  
 PROJECT NO.: 19-007



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 SHOULD BE DIRECTED TO:  
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
 12119 PARK 35 CIRCLE BLDG. A, SUITE 100 MC COMB AUSTIN, TX 78733  
 PHONE: 817-259-2207, FAX: 817-259-2207

	EXHIBIT OF WEST MILITARY DRIVE & US HWY 90 W-6 UPPER SEGMENT SEWER IMPROVEMENTS TEMPORARY JOINT USE AREA P19-081T	REVISIONS: _____ ISSUE DATE: _____	
		JOB NO. 17-009 DATE: 06/24/2019 DRAWN: CR CHECKED: TFP	

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