WINDCREST
TEXAS

RESOLUTION NO. 2014-499(R)

A RESOLUTION REQUESTING THE CITY OF SAN ANTONIO TO CORRECT OR ADJUST THE MUTUAL BOUNDARY BETWEEN THE CITIES OF SAN ANTONIO AND WINDCREST ADJACENT TO NORTHBOUND IH35 ACCESS ROAD BETWEEN WALZEM ROAD AND A POINT SLIGHTLY NORTH OF CRESTWIND DRIVE.

WHEREAS, the Cities of San Antonio, Texas and Windcrest, Texas are adjacent municipalities and share a common boundary at the location of this requested correction or adjustment; and

WHEREAS, there is a small sliver of land between the eastern edge of the IH35 northbound access road between Walzem Road and a point slightly north of Crestwind Drive which does not appear on the City of San Antonio online GIS map or BCAD, which is disconnected from the City of San Antonio proper by IH35 and which receives municipal services from the City of Windcrest; and

WHEREAS, all municipal development in the small sliver of land is regulated and supported by the City of Windcrest as to economic development, zoning, platting and public safety; and

WHEREAS, the current uncertainty of the correct location of the boundary line between the cities of San Antonio and Windcrest in the area mentioned above creates confusion for those wishing to develop property affected by the uncertainty and hinders economic development in such area; and

WHEREAS, it would be in the public interest of the citizens and property owners in the City of San Antonio and Windcrest to correct or adjust the location of the boundary line between the cities of San Antonio and Windcrest in the area mentioned above; and

WHEREAS, the City Council of the City of Windcrest has determined that the correction or adjustment suggested herein is not an annexation by the City of Windcrest but rather a correction or adjustment of past errors in need of a common sense resolution; and

WHEREAS, by this Resolution the City Council of the City of Windcrest requests that the City Council of the City of San Antonio agree to correct and adjust the municipal boundary between the Cities of San Antonio and Windcrest as shown in Exhibit A.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS:

That the City Council of the City of Windcrest requests the City Council of the City of San Antonio to correct and adjust the mutual boundary between the Cities of San Antonio and Windcrest adjacent to northbound IH35 access road between Walzem Road and a point slightly north of Crestwind Drive by establishing a correct municipal boundary. The land affected by this requested correction and adjustment is depicted in the attached Exhibit A. The City Council of the City of Windcrest hereby determines that as to the City of Windcrest this correction or adjustment is not an annexation by the City of Windcrest.

PASSED AND APPROVED BY the City Council on the 2nd day of June, 2014.

Alan Baxter, Mayor

ATTEST:

Kelly Rodriguez, City Secretary

APPROVED AS TO FORM:

Michael S. Brenan, City Attorney

2014-499(R)

EXHIBIT

A

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 | SAN ANTONIO TEXAS 78283-3966

March 18, 2014

CENCOR Realty Services, Inc.
70 NE Loop 410, Suite 450
San Antonio, Texas 78216

In re: Lots 1 and 2, Block 114, Windcrest UNIT 28, now known as Lots 10A, 10B, and 10C, Block 114, Windcrest UNIT 28

Dear Sir:

This letter is written to confirm that the City of San Antonio does not assert jurisdiction over the demolition of improvements on the above referenced property or the construction of any new improvements and any new freestanding/freeway project signage on said property.

Respectfully,

Roderick J. Sanchez, AICP, CBO
Director, Development Services Department

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

FIELD NOTES

Field notes of a 0.697 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 12189, and being that portion of the City of San Antonio city limits located east of Interstate Highway 35, between the north line of Walzem Road and the south line of Crestwind Drive, and being more particularly described by metes and bounds as follows:

Beginning at a Type II TxDOT right of way monument found in the east line of Interstate Highway 35 at its intersection with a cut back line at the south line of Crestwind Drive, being the northwest corner of this tract.

Thence N 49° 56' 45" E. 38.87 feet along said cut back line between the east line of Interstate Highway 35 and the south line of Crestwind Drive to a point at its intersection with the City of San Antonio city limits line, being the northeast corner of this tract.

Thence S 09° 55' 08" W. 1239.00 feet along a line 25' east of and parallel to the east line of Interstate Highway 35, being the common city limits line between the City of San Antonio and the City of Windcrest, to a point in a cut back line between the north line of Walzem Road and the east line of Interstate Highway 35, being the southeast corner of this tract.

Thence N 39° 59' 52" W. 32.68 feet along said cut back line to a point in the east line of Interstate Highway 35 at the southwest corner of this tract.

Thence N 09° 55' 08" E. 1188.19 feet along the east line of Interstate Highway 35 to the place of Beginning and containing 0.697 of an acre of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".
Job No. 018-14
RE: Plat
Bearing Source: Texas State Plane NAD 83
South Central Zone

Surveyed April 17, 2014

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

14350 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857
windcrest doc

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

FIELD NOTES

Field notes of a 0.163 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 12189, and being that portion of the City of San Antonio city limits located east of Interstate Highway 35, north of the north line of Crestwind Drive, and being more particularly described by metes and bounds as follows:

Beginning at a point in the east line of Interstate Highway 35 at its intersection with a cut back line at the north line of Crestwind Drive, being the southwest corner of this tract, said point being N 40° 05' 46" W. 128.62 feet from a Type II TxDOT right of way monument found in the north line of Crestwind Drive.

Thence N 12° 35' 13" E. 541.74 feet along the east line of Interstate Highway 35 to a point at its intersection with the City of San Antonio city limits line, being the north corner of this tract.

Thence S 09° 55' 08" W. 562.31 feet along the common city limits line between the City of San Antonio and the City of Windcrest, to a point in a cut back line between the north line of Crestwind Drive and the east line of Interstate Highway 35, being the southeast corner of this tract.

Thence N 40° 05' 46" W. 32.91 feet along said cut back line to the place of Beginning and containing 0.163 of an acre of land according to a survey made on the ground.

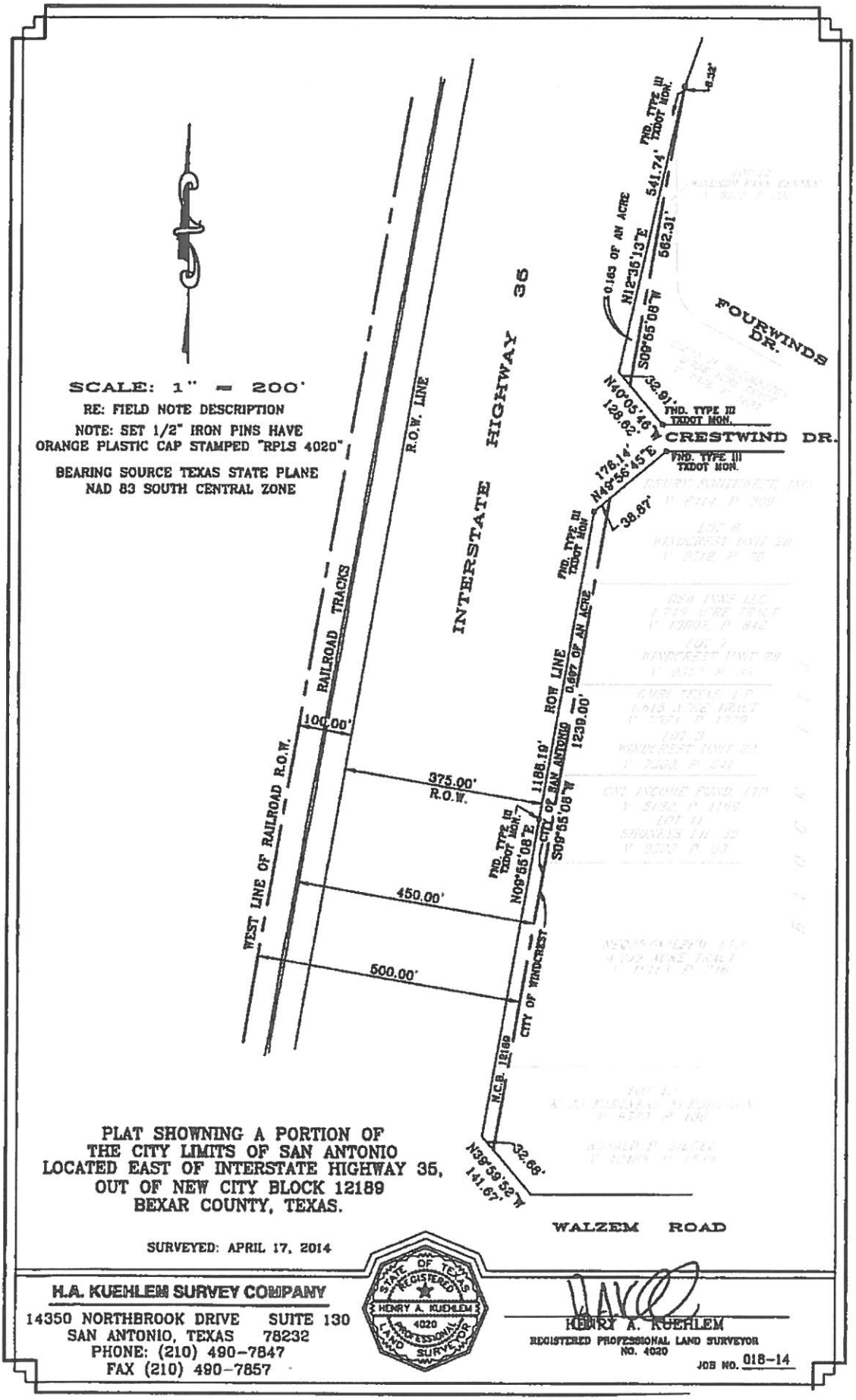
All 1/2" iron pins set with orange plastic cap "RPLS 4020".
Job No. 018-14
RE: Plat
Bearing Source: Texas State Plane NAD 83
South Central Zone

Surveyed April 17, 2014

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

Attachment A
pg 3 of 5

14350 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857
windcrest.doc



PLAT SHOWNING A PORTION OF
THE CITY LIMITS OF SAN ANTONIO
LOCATED EAST OF INTERSTATE HIGHWAY 35,
OUT OF NEW CITY BLOCK 12189
BEXAR COUNTY, TEXAS.

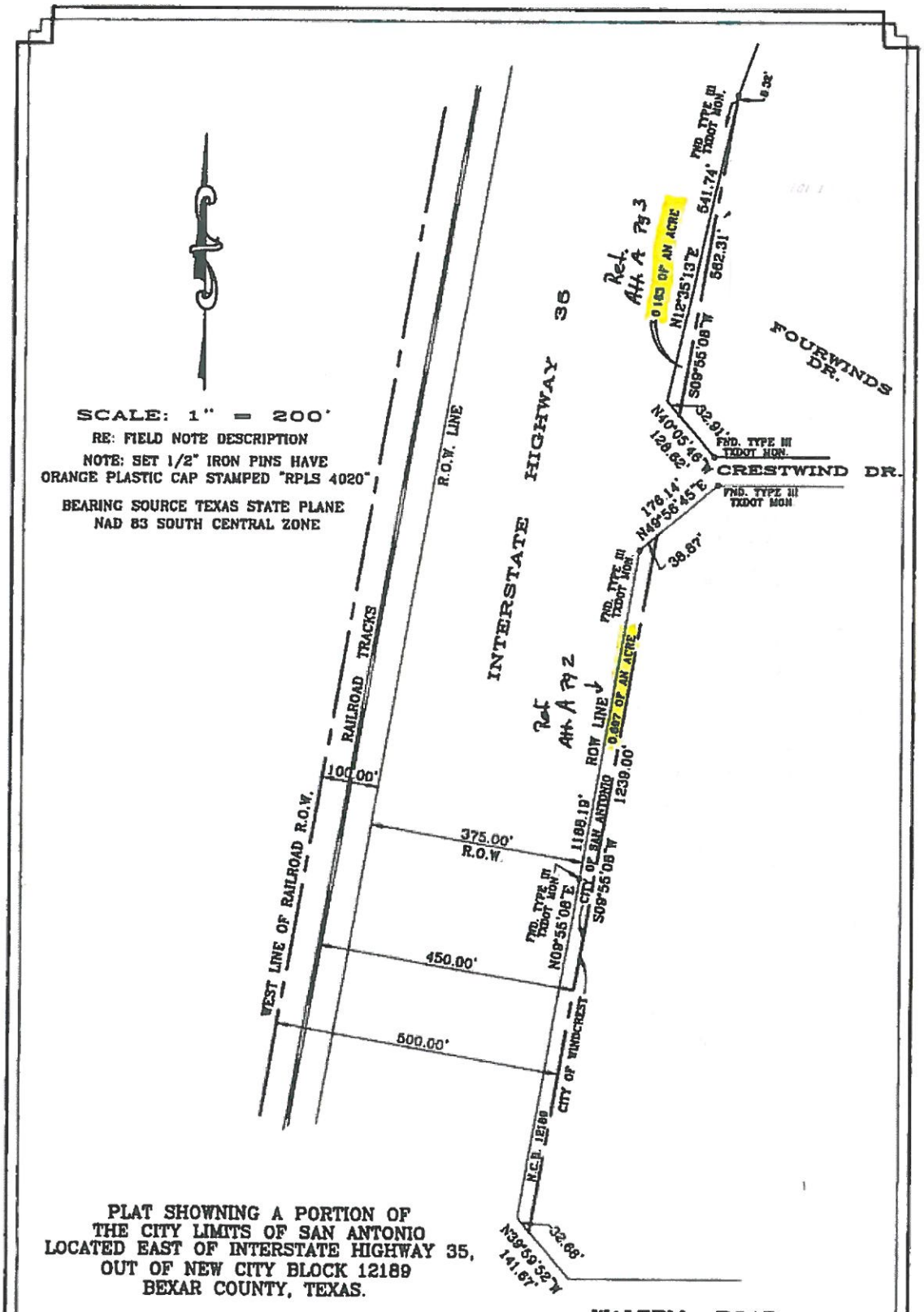
SURVEYED: APRIL 17, 2014

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857

STATE OF TEXAS REGISTERED HENRY A. KUEHLEM 4020 PROFESSIONAL LAND SURVEYOR

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

JOB NO. 018-14



PLAT SHOWNING A PORTION OF
THE CITY LIMITS OF SAN ANTONIO
LOCATED EAST OF INTERSTATE HIGHWAY 35,
OUT OF NEW CITY BLOCK 12189
BEXAR COUNTY, TEXAS.

SURVEYED: APRIL 17, 2014

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
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