

AN ORDINANCE 2015-04-09-0283

FOR THE ESPADA ROAD (LOOP 410 TO EAST ASHLEY ROAD) PROJECT, A 2012-2017 BOND PROGRAM-FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 3; AUTHORIZING THE ACQUISITION, THROUGH NEGOTIATION OR CONDEMNATION, OF APPROXIMATELY 0.685 ACRES FOR INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES IN A PORTION OF THREE PARCELS OF PRIVATELY-OWNED REAL PROPERTY LOCATED IN NCBS 11173 AND 11168; AND DECLARING IT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$82,500.00, PAYABLE TO THE SELECTED TITLE COMPANY, FOR LAND, RELOCATION, LITIGATION EXPENSES AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, the City of San Antonio (“City”) desires to acquire easement interests of privately owned real property in Council District 3 as part of the Espada Road (Loop 410 to East Ashley Road) Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to obtain and acquire easement interests of privately owned real property as part of the Project as further described in SECTION 1 below; and

WHEREAS, the acquisitions will be used for the reconstruction and widening of Espada Road (Loop 410 to East Ashley Road), to include bike lanes, lighting, aesthetic enhancements and drainage improvements; and

WHEREAS, funds for the property acquisitions are available from previously authorized 2012-2017 Bond Program; **NOW THEREFORE**,

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

SECTION 1. A public use and necessity is hereby declared for the City of San Antonio to acquire easement interests of privately owned real property in Council District 3, by negotiation or condemnation, as part of the Espada Road (Loop 410 to East Ashley Road) Project of approximately 0.685 acres in a portion of three parcels as described below:

Parcel Number	Legal Description
19192	0.054 acres (2,356 sq. ft) out of Lot V, New City Block 11173
19193	0.004 acres (170 sq. ft) out of a 10 foot Right-of-Way, New City Block 11173
19207	0.627 acres (27,332 sq. ft) out of Lot 30, New City Block 11168,

The Project is depicted in **Exhibit A** and more particularly described by metes and bounds in **Exhibits B through D** and incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 2. The City Manager, or her designee, is hereby authorized to direct the City Attorney to institute and prosecute to conclusion all necessary proceedings to condemn such properties if the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. Payment in the amount not to exceed \$82,500.00 is authorized for payment for negotiation or condemnation from project 40-00419, Espada Rd (Loop 410 to E. Ashley Rd) and should be encumbered with a purchase order and made payable to the selected title company for land, relocation, litigation expenses and associated title fees of three parcels of privately owned real property located in NCB's 11173 and 11168 in Council District 3 in Bexar County, Texas.

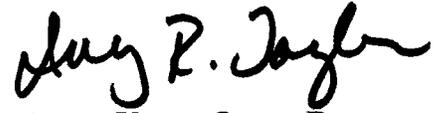
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 5. The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 6. In the event that the City negotiations fail and staff is unable to acquire one or more parcels from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

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

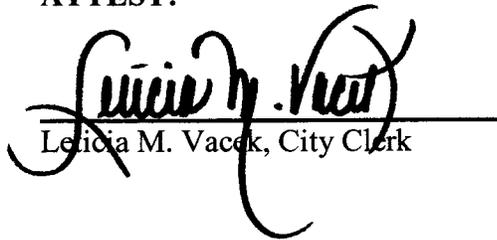
PASSED and **APPROVED** this 9th day of April, 2015.



M A Y O R

Ivy R. Taylor

ATTEST:


Leticia M. Vaccak, City Clerk

APPROVED AS TO FORM:


for
Martha G. Sepeda, Acting City Attorney

Agenda Item:	14						
Date:	04/09/2015						
Time:	10:57:22 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance for the Espada Road Project, a 2012-2017 Bond Program-funded project, located in Council District 3, authorizing the acquisition, through negotiation or condemnation, of approximately 0.685 acres for interests in land sufficient for project purposes in a portion of three parcels of privately-owned real property located in NCBs 11173 and 11168, and declaring it a public use project for the acquisition, and authorizing expenditures not to exceed \$82,500.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zanoni, Deputy City Manager; Mike Frisbee, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10	x					

Metes and Bounds Description
for a
0.075 Ac. Tract
(3,305 sq. ft.)

Being 0.075 acre of land (3,305 sq. ft.) out of a 1.247 acre tract recorded in Volume 13731, Page 1466 of the Official Public Records of Real Property of Bexar County, Texas, out of the Domingo Bustillos Survey No. 31, Abstract 44, County Block 4004, New City Block 11168, San Antonio, Bexar County, Texas; said 0.075 acre tract (3,305 sq. ft.) being more particularly described as follows:

Beginning at a gate corner located on the southwest right-of-way line of Espada Road; said gate corner being the common easterly corner of the said 1.247 acre tract and of a 1.064 acre tract recorded in Volume 5017, Page 1377, Official Public Records of Real Property of Bexar County, Texas; said gate corner being the most northerly corner of the said 1.247 acre tract and also of the tract herein described;

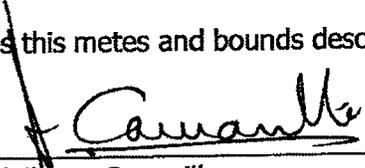
1. Thence S 52°23'42" E, 139.12 feet to a ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set at the common easterly corner of the said 1.247 acre tract and of a 0.212 acre tract recorded in Volume 8615, Page 1045, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the most easterly corner of the said 1.247 acre tract and also of the tract herein described;
2. Thence S 28°41'51" W, 28.85 feet departing the said southwest right-of-way line of Espada Road and continuing along the common line between the said 1.247 acre and 0.212 acre tracts to an IP W/YC set for the most southerly corner of the tract herein described;
3. Thence N 48°22'34" W, 144.00 feet departing the said common line to an IP W/YC set on the common line between the said 1.247 acre and 1.064 acre tracts; said iron pin being the most westerly corner of the tract herein described;

EXHIBIT "B"

4. Thence N 37°48'24" E, 18.41 feet along the said common line to the **Point of Beginning** and containing 0.075 acre of land (3,305 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

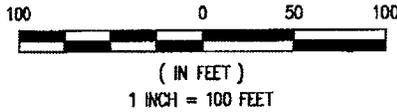




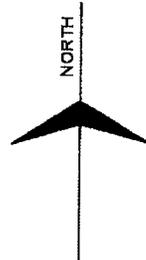
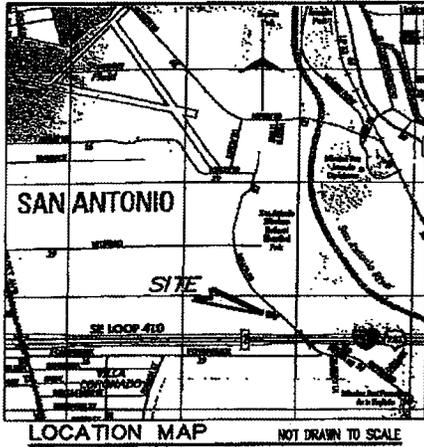
Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
February 21, 2014
Rev. August 15, 2014



5835 GALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.3273

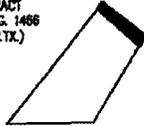


PARCEL NO.: 19212
PROJECT NAME: ESPADA ROAD -
BH 410 TO ASHLEY ROAD



H:\Jobs\11030\Techprod\Survey\LD\11030.dwg\11030 Parcels 26 thru 31.dwg 8/14/2014 8:36:23 AM CDT

1.247 AC. TRACT
VOL. 13731 / PG. 1466
(O.P.R.R.P.B.C.TX.)
(N.T.S.)



1.064 AC. TRACT
VOL. 5017 / PG. 1377
(O.P.R.R.P.B.C.TX.)



PARCEL 19212
0.075 Ac.
(3,305 Sq. Ft.)

1.247 AC. TRACT
VOL. 13731 / PG. 1466
(O.P.R.R.P.B.C.TX.)

0.212 AC. TRACT
VOL. 8615 / PG. 1045
(O.P.R.R.P.B.C.TX.)

NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON PINS SET AT ALL DRAINAGE EASEMENT CORNERS.
- COORDINATES SHOWN ARE SURFACE ADJUSTED. TO CONVERT GRID COORDINATES, DIVIDE BY A COMBINED ADJUSTMENT FACTOR OF 0.999830029.

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.075 ACRE OF LAND (3,305 SQ. FT.) OUT OF A 1.247 ACRE TRACT RECORDED IN VOLUME 13731, PAGE 1466 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, COUNTY BLOCK 4004, NEW CITY BLOCK 11168, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REFERENCES :

- VOL. 5017, PG. 1377 (O.P.R.R.P.B.C.TX.)
- VOL. 13731, PG. 1466 (O.P.R.R.P.B.C.TX.)
- VOL. 8615, PG. 1045 (O.P.R.R.P.B.C.TX.)

JOB NO. : 11030
DWN BY : TALAMANTEZ
DWG FILE : (REF. DATESTAMP)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S52°23'42"E	138.12'
L2	S28°41'51"W	28.85'
L3	N48°22'34"W	144.00'
L4	N37°48'24"E	18.41'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 21 DAY OF FEBRUARY 2014, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
REV. AUGUST 15, 2014 SHEET 3 OF 3

Parcel name: 19212

North: 13667818.4603 East : 2140870.3242
Line Course: S 52-23-42 E Length: 139.12
North: 13667733.5688 East : 2140980.5381
Line Course: S 28-41-51 W Length: 28.85
North: 13667708.2609 East : 2140966.6839
Line Course: N 48-22-34 W Length: 144.00
North: 13667803.9140 East : 2140859.0382
Line Course: N 37-48-24 E Length: 18.41
North: 13667818.4603 East : 2140870.3242

Perimeter: 330.38 Area: 3,305 sq.ft. 0.075 acres

Metes and Bounds Description
for a
0.034 Ac. Tract
(1,486 sq. ft.)

Being 0.034 acre of land (1,486 sq. ft.) out of a 0.212 acre tract recorded in Volume 8615, Page 1045 of the Official Public Records of Real Property of Bexar County, Texas, out of Division No. 5 of the Domingo Bustillos Survey No. 31, Abstract 44, New City Block 11168, San Antonio, Bexar County, Texas; said 0.034 acre tract (1,486 sq. ft.) being more particularly described as follows:

Beginning at a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located on the southwest right-of-way line of Espada Road; said iron pin being the common easterly corner of the said 0.212 acre tract and of a 1.247 acre tract recorded in Volume 13731, Page 1466, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the most northerly corner of the said 0.212 acre tract and also of the tract herein described;

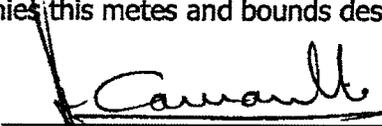
1. Thence S 34°17'57" E, 115.62 feet along the said southwest right-of-way line to an IP W/YC set for the most southerly corner of the tract herein described;

3. Thence N 48°22'34" W, 105.69 feet departing the said southwest right-of-way line to an IP W/YC set on the common line between the said 0.212 acre and 1.247 acre tracts; said iron pin being the most westerly corner of the tract herein described;

3. Thence N 28°41'51" E, 28.85 feet along the said common line to the **Point of Beginning** and containing 0.034 acre of land (1,486 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.





Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
February 21, 2014
Rev. August 15, 2014

EXHIBIT "C"

ROZNECKI
INC
CAMARILLO

5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.5273

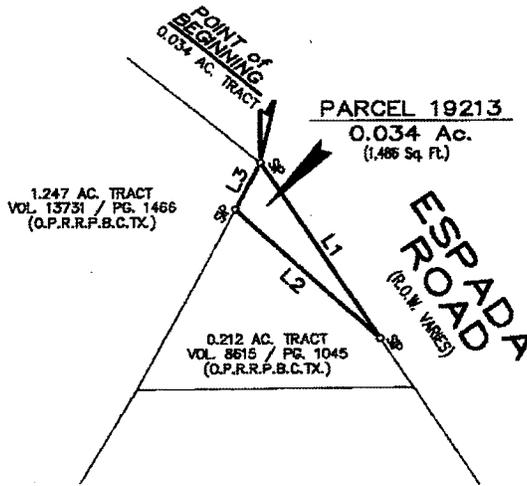
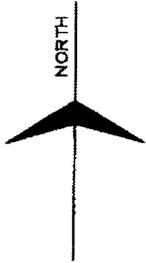
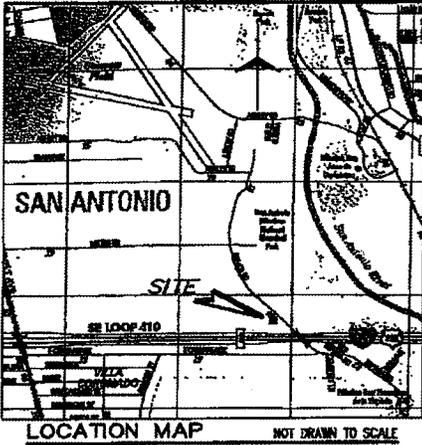
100 0 50 100



(IN FEET)

1 INCH = 100 FEET

PARCEL NO.: 19213
PROJECT NAME: ESPADA ROAD -
IH 410 TO ASHLEY ROAD



H:\Jobs\11030\Techprod\Survey\DD\11030.dwg\11030 Parcels 26 thru 31.dwg 8/14/2014 8:36:23 AM CDT

NOTES :

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "FIP" DENOTES FOUND IRON PIN.
3. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
5. "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.
6. 1/2" IRON PINS SET AT ALL DRAINAGE EASEMENT CORNERS.
7. COORDINATES SHOWN ARE SURFACE ADJUSTED. TO CONVERT GRID COORDINATES, DIVIDE BY A COMBINED ADJUSTMENT FACTOR OF 0.999830029.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S34°17'57"E	115.62'
L2	N48°22'34"W	105.69'
L3	N28°41'51"E	28.65'

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.034 ACRE OF LAND (1,486 SQ. FT.) OUT OF A 0.212 ACRE TRACT RECORDED IN VOLUME 8615, PAGE 1045 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF DIVISION NO. 5 OF THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NEW CITY BLOCK 11168, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REFERENCES :

- VOL. 13731, PG. 1466 (O.P.R.R.P.B.C.TX.)
- VOL. 8615, PG. 1045 (O.P.R.R.P.B.C.TX.)

JOB NO. : 11030
DWN BY : TALAMANTEZ
DWG FILE : (REF. DATESTAMP)



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 21 DAY OF FEBRUARY 2014, A.D.

Adalberto Camarillo
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
REV. AUGUST 15, 2014

Parcel 19213.txt

Parcel name: 19213

North: 13667733.5688 East : 2140980.5381
Line Course: S 34-17-57 E Length: 115.62
North: 13667638.0568 East : 2141045.6901
Line Course: N 48-22-34 W Length: 105.69
North: 13667708.2609 East : 2140966.6839
Line Course: N 28-41-51 E Length: 28.85
North: 13667733.5688 East : 2140980.5381

Perimeter: 250.16 Area: 1,486 sq.ft. 0.034 acres

Metes and Bounds Description
for a
0.627 Ac. Tract
(27,332 sq. ft.)

Being 0.627 acre of land (27,332 sq. ft.) out of Lot 30, New City Block 11168, Dalworth Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 7500, Page 225, Deed and Plat Records of Bexar County, Texas; said 0.627 acre tract (27,332 sq. ft.) being more particularly described as follows:

Beginning at a found iron pin located at the northwesterly end of a curve return from the south right-of-way line of Rilling Road transitioning into the southwest right-of-way line of Espada Road; said iron pin being at the beginning of a tangent curve to the right;

1. Thence Departing the said south right-of-way line, 34.53 feet along the said tangent curve having a central angle of 79°08'00", a radius of 25.00 feet, and whose chord bearing and distance is S 50°29'12" E, 31.85 feet to a ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set at the southeasterly end of the said curve return; said iron pin being located on the said southwest right-of-way line and also being the end of the said tangent curve;

- Thence The following calls along the said southwest right-of-way line:

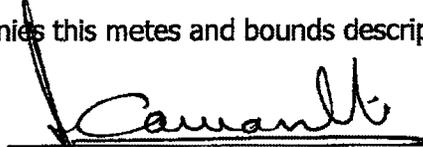
 2. S 10°55'12" E, 195.66 feet to an iron pin found for an interior corner of the said Lot 30 and also of the tract herein described;
 3. S 14°59'12" E, 152.61 feet to an IP W/YC set for an interior corner of the said Lot 30 and also of the tract herein described;
 4. S 21°00'12" E, 142.90 feet to an IP W/YC set for an interior corner of the said Lot 30 and also of the tract herein described;
 5. S 31°42'12" E, 218.00 feet to an iron pin found at the common easterly corner of the said Lot 30 and of a 26.65 acre tract recorded in Volume 1087, Page 428, Deed Records of Bexar County, Texas; said iron pin being the most easterly corner of the said Lot 30 and also of the tract herein described;

EXHIBIT "D"

6. Thence S 89°46'48" W, 47.47 feet departing the said southwest right-of-way line of Espada Road and continuing along the common line between the said Lot 30 and the said 26.65 acre tract to an IP W/YC set for the most southwesterly corner of the tract herein described;
7. Thence N 29°56'19" W, 180.06 feet departing the said common line to an IP W/YC set at the beginning of a tangent curve to the right;
8. Thence 228.67 feet along the said tangent curve having a central angle of 17°45'56", a radius of 737.50 feet, and whose chord bearing and distance are N 21°03'21" W, 227.76 feet to an IP W/YC set for the end of this tangent curve;
9. Thence N 12°10'24" W, 317.39 feet to a set IP W/YC located on the said south right-of-way line of Rilling Road; said iron pin being the most northwesterly corner of the tract herein described;
10. Thence N 89°56'48" E, 19.21 feet along the said south right-of-way line to the **Point of Beginning** and containing 0.627 acre of land (27,332 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

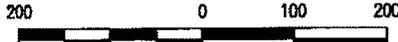




Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
February 21, 2014
Rev. August 15, 2014

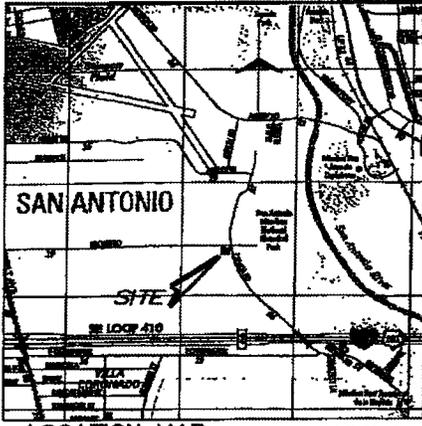


5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.348.3273



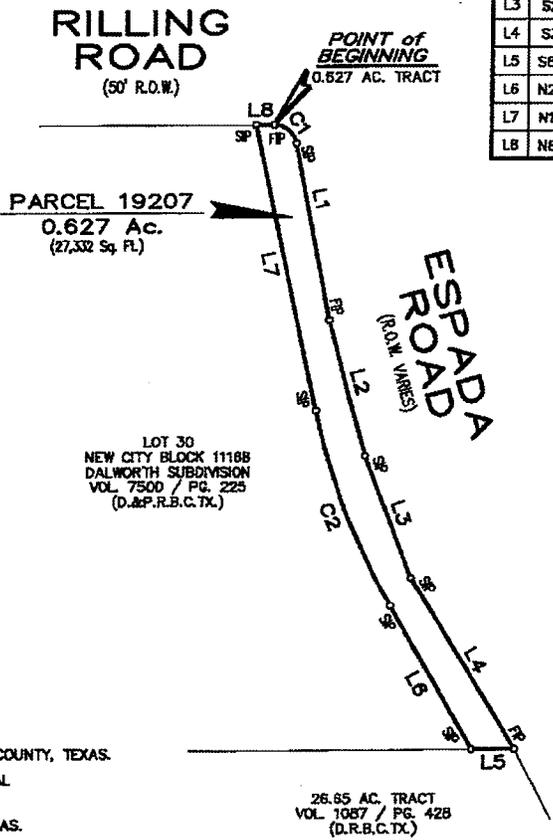
(IN FEET)
1 INCH = 200 FEET

PARCEL NO.: 19207
PROJECT NAME: ESPADA ROAD -
BH 410 TO ASHLEY ROAD



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S10°56'12"E	195.66'
L2	S14°58'12"E	152.61'
L3	S21°00'12"E	142.90'
L4	S31°42'12"E	218.00'
L5	S89°46'48"W	47.47'
L6	N29°56'19"W	180.06'
L7	N12°10'24"W	317.39'
L8	N89°56'48"E	19.21'



LOT 30
NEW CITY BLOCK 11168
DALWORTH SUBDIVISION
VOL. 7500 / PG. 225
(D.&P.R.B.C.TX.)
(N.T.S.)

LOT 30
NEW CITY BLOCK 11168
DALWORTH SUBDIVISION
VOL. 7500 / PG. 225
(D.&P.R.B.C.TX.)

26.65 AC. TRACT
VOL. 1087 / PG. 428
(D.R.B.C.TX.)

NOTES :

- "SP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PC".
- "FP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON PINS SET AT ALL DRAINAGE EASEMENT CORNERS.
- COORDINATES SHOWN ARE SURFACE ADJUSTED. TO CONVERT GRID COORDINATES, DIVIDE BY A COMBINED ADJUSTMENT FACTOR OF 0.999830029.

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.627 ACRE OF LAND (27,332 SQ. FT.) OUT OF LOT 30, NEW CITY BLOCK 11168, DALWORTH SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 7500, PAGE 225, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES :

- VOL. 7500, PG. 225 (D.&P.R.B.C.TX.)
- VOL. 1087, PG. 428 (D.R.B.C.TX.)

JOB NO. : 11030
DWN BY : TALAMANTEZ
DWC FILE : (REF. DATESTAMP)



CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	79°06'00"	25.00'	34.53'	20.66'	S50°29'12"E 31.85'
C2	17°46'56"	737.50'	228.67'	115.26'	N21°03'21"W 227.76'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 21 DAY OF FEBRUARY 2014, A.D.

Adalberto Camarillo
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
REV. AUGUST 15, 2014 SHEET 3 OF 3

H:\Jobs\11030\Techprod\Survey\11030\dwg\11030 Parcels 21 thru 25.dwg 8/14/2014 8:23:46 AM CDT

Parcel name: 19207

North: 13669340.8651 East : 2139793.7718
Line Course: N 89-56-48 E Length: 19.21
North: 13669340.8830 East : 2139812.9829
Curve Length: 34.53 Radius: 25.00
Delta: 79-08-00 Tangent: 20.66
Chord: 31.85 Course: S 50-29-12 E
Course In: S 00-03-12 E Course Out: N 79-04-48 E
RP North: 13669315.8830 East : 2139813.0062
End North: 13669320.6189 East : 2139837.5535
Line Course: S 10-55-12 E Length: 195.66
North: 13669128.5018 East : 2139874.6189
Line Course: S 14-59-12 E Length: 152.61
North: 13668981.0827 East : 2139914.0830
Line Course: S 21-00-12 E Length: 142.90
North: 13668847.6770 East : 2139965.3015
Line Course: S 31-42-12 E Length: 218.00
North: 13668862.2068 East : 2140079.8650
Line Course: S 89-46-48 W Length: 47.47
North: 13668862.0245 East : 2140032.3925
Line Course: N 29-56-19 W Length: 180.06
North: 13668818.0589 East : 2139942.5285
Curve Length: 228.67 Radius: 737.50
Delta: 17-45-56 Tangent: 115.26
Chord: 227.76 Course: N 21-03-21 W
Course In: N 60-03-41 E Course Out: S 77-49-36 W
RP North: 13669186.1251 East : 2140581.6166
End North: 13669030.6098 East : 2139860.6996
Line Course: N 12-10-24 W Length: 317.39
North: 13669340.8651 East : 2139793.7718

Perimeter: 1536.51 Area: 27,332 sq.ft. 0.627 acres