



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

September 4, 2013

San Antonio Water System  
Michael S. Brinkmann  
Vice President – Operation Services  
Corporate Real Estate  
2800 U. S. Hwy. 281 North  
San Antonio, TX 78712

Re: S. P. No. 1570—Request to declare as surplus and sell an approximate 0.16 acre tract adjacent to the Olmos Creek Drainage Right of Way abutting NCB 10353

Dear Mr. Brinkmann:

With reference to the captioned project, please be advised that the canvassing process has been completed and staff will recommend approval of your request subject to the following conditions:

#### DEVELOPMENT SERVICES DEPARTMENT

The property must be platted as applicable in the Unified Development Code, per Section 35-430.

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SVCS. (CIMS)

Capital Programs Division – The CIMS 2007-2012 Bond Project Blanco-Hildebrand to Jackson Keller is using a portion of this parcel for Storm Sewer improvements. This parcel also provides an access point for Storm Water Operations for channel maintenance. Attached are survey plats and field notes of the drainage easement Right of Way that must be retained for the proposed storm drain outfall to Olmos Creek.

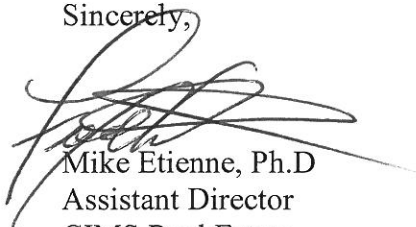
#### CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner.

This Letter of Agreement is being offered by City of San Antonio only to the Petitioner named here in and will expire thirty (30) days after date of issuance unless a specific extension is requested by the Petitioner and granted by the City.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, we will continue processing subject request.*

Sincerely,




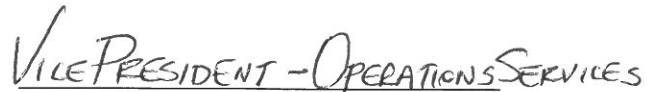
Mike Etienne, Ph.D  
Assistant Director  
CIMS Real Estate

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

**San Antonio Water System (SAWS)**

  
By \_\_\_\_\_  
VALENTIN T. RUIZ JR  
Print Name

  
Title \_\_\_\_\_  
9-17-13  
Date

Parcel No.: 18675 E

Project Name: Blanco Road  
(Hildebrand to Jackson-Keller)

Project Number: 40-00004

Owner's Name: City of San Antonio

Page 1 of 3

**DRAINAGE EASEMENT  
FIELD NOTE  
DESCRIPTION OF BLANCO ROAD DRAINAGE EASMENT  
0.02 OF ONE ACRE (889 SQ. FT.) TRACT OF LAND**

Being a 0.02 of one acre (889 square feet) tract of land in Bexar County, Texas, being part of a 0.301 of one acre tract out of Lot 15, New City Block 10353, Annie Beck Subdivision recorded in Volume 5140, Page 73, Deed and Plat Records of Bexar County, Texas, which said 0.301 of one acre was conveyed to the City of San Antonio in Volume 1562, Page 50, Real Property Records of Bexar County, Texas, which said 0.02 of one acre (889 square feet) of land being more particularly described by metes & bounds as follows:

**COMMENCING** at a mag nail with a CEC washer set along the west right-of-way line of Blanco Road and at the southeast end of a curve return to the south right-of-way line of Gilbert Lane, Thence in a southerly direction, generally along the west right-of-way line of Blanco Road a distance of 1,043 feet to the southeast corner of Lot 16 of said subdivision and the northeast corner of said Lot 15, Thence South 00°11'29" East along the west right-of-way line of Blanco Road and the east line of said Lot 15 a distance of 77.00 feet to a mag nail with a CEC washer set at the northeast corner of said 0.301 of one acre tract, for the **POINT OF BEGINNING** and northeast corner of this parcel;

**THENCE** South 00°11'29" East, along the west right-of-way line of Blanco Road and the east line of said Lot 15 and the east line of said 0.301 of one acre tract, a distance of 52.66 feet to a mag nail with a CEC washer set, for the southeast corner of this parcel;

**THENCE** South 89°47'16" West (L1), departing the west right-of-way line of Blanco Road, crossing said Lot 15 and said 0.301 of one acre tract, a distance of 15.00 feet (L1) to a mag nail with a CEC washer set, for the southwest corner of this parcel;

**THENCE** North 00°11'29" West, continuing across said Lot 15 and said 0.301 of one acre tract, a distance of 65.88 feet to a ½" iron rod with a CEC plastic cap set on the northeast line of said 0.301 acre tract, for the northwest corner of this parcel;

**THENCE** South 48°49'45" East (L2), continuing across said Lot 15 and along the northeast line of said 0.301 of one acre tract, a distance of 19.99 feet (L2) to the **POINT OF BEGINNING** and containing 0.02 of one acre (889 square feet) of land, more or less.

Parcel No.: 18675 E

Project No.: 40-00004

Page 2 of 3

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.302 Acre
Parcel 18675 E	<u>0.020 Acre</u>
Remainder	0.282 Acre

Notes:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD (83). All distances are U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 0.999830029.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants.

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat of like job number accompanies this metes and bounds description.

CEC Job Number E0334401.

C. Gordon Clark  
C. Gordon Clark, R.P.L.S. #3999

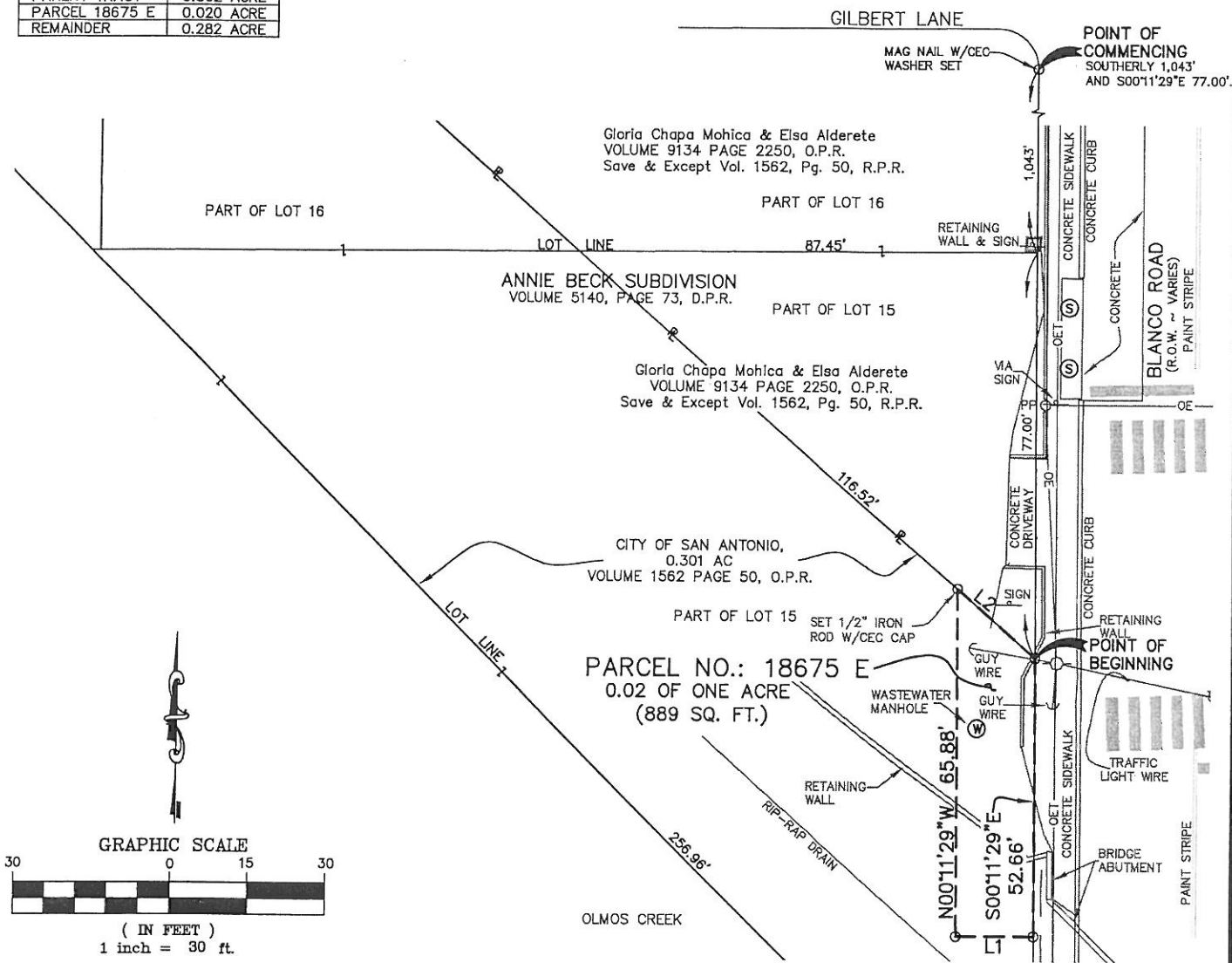
6-09-2010  
Date



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S89°47'16"W
L2	19.99'	S48°49'45"E

PARENT TRACT	0.302 ACRE
PARCEL 18675 E	0.020 ACRE
REMAINDER	0.282 ACRE

PARCEL NO.: 18675 E  
 PROJECT NAME: BLANCO ROAD  
 PROJECT NO.: 40-00004  
 DOCUMENT TYPE: DRAINAGE EASEMENT  
 OWNER'S NAME: CITY OF SAN ANTONIO



**NOTES**

1. A MAG NAIL WITH A WASHER WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED ON 06/09/2010.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. A DESCRIPTION OF LIKE JOB NUMBER ACCOMPANIES THIS EXHIBIT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. THE DIMENSIONS RECITED HEREIN ARE MATHEMATICAL CALCULATIONS AND ARE SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.

**LEGEND**

- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- WM WATER METER
- WV WATER VALVE
- OET OVERHEAD ELECTRIC & TELEPHONE
- OE OVERHEAD ELECTRIC
- MAG NAIL WITH CEC WASHER
- PP TELEPHONE PEDESTAL
- PP POWER POLE
- G UNDERGROUND GAS LINE
- SAME OWNER
- PROPERTY LINE
- SIGN
- MANHOLE STORM DRAIN
- MANHOLE WASTEWATER



REVISED: 7/15/2010

CEC JOB NO.: E0334401



CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: cec@cectexas.com  
 REGISTRATION NO.: F-2214

**SURVEY PLAT SHOWING**  
 BLANCO ROAD EXTENSION  
 DRAINAGE EASEMENT  
 0.02 OF ONE ACRE

PART OF LOT 15, ANNIE BECK SUBDIVISION  
 , NEW CITY BLOCK (N.C.B.) 10353,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	06/09/2010
JOB NUMBER	40-00004
SHEET	3
OF	3

Parcel No 18675 Esmt.txt

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Parcel name: Parcel No 18675 Esmt

North: 13729913.1025 East : 2125395.8986  
Line Course: S 00-11-29 E Length: 52.663  
North: 13729860.4398 East : 2125396.0745  
Line Course: S 89-47-16 W Length: 15.000  
North: 13729860.3842 East : 2125381.0746  
Line Course: N 00-11-29 W Length: 65.875  
North: 13729926.2589 East : 2125380.8545  
Line Course: S 48-49-45 E Length: 19.985  
North: 13729913.1026 East : 2125395.8983

Perimeter: 153.523 Area: 889.0 sq.ft. 0.020 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0003 Course: N 70-16-48 W  
Error North: 0.00011 East : -0.00032  
Precision 1: 511,743.333

Parcel No.: 18674 E

Project Name: Blanco Road  
(Hildebrand to Jackson-Keller)  
Project Number: 40-00004  
Owner's Name: Gloria Chapa Mohica and  
Elsa Alderete

Page 1 of 3

**DRAINAGE EASEMENT  
FIELD NOTE  
DESCRIPTION OF BLANCO ROAD DRAINAGE EASEMENT  
0.02 OF ONE ACRE (875 SQ. FT.) TRACT OF LAND**

Being a 0.02 of one acre (875 square feet) tract of land in Bexar County, Texas, being out of and part of Lot 15, New City Block 10353, Annie Beck Subdivision recorded in Volume 5140, Page 73, Deed and Plat Records of Bexar County, Texas, which said Lot 15, save & except 0.301 of one acre conveyed to the City of San Antonio in Volume 1562, Page 50, Real Property Records of Bexar County, Texas, was conveyed to Gloria Chapa Mohica and Elsa Alderete by a Correction Special Warranty Deed of record in Volume 9134, Page 2250, Official Public Records of Real Property of Bexar County, Texas, which said 0.02 of one acre (875 square feet) of land being more particularly described by metes & bounds as follows:

**COMMENCING** at a mag nail with a CEC washer set along the west right-of-way line of Blanco Road and at the southeast end of a curve return to the south right-of-way line of Gilbert Lane, Thence in a southerly direction, generally along the west right-of-way line of Blanco Road a distance of 1,043 feet to the southeast corner of Lot 16 of said subdivision and the northeast corner of said Lot 15, thence South 00°11'29" East along the west right-of-way line of Blanco Road and the east line of said Lot 15 a distance of 12.08 feet to a ½" iron rod with a CEC plastic cap set for the **POINT OF BEGINNING** and northeast corner of this parcel;

**THENCE** South 00°11'29" East, along the west right-of-way line of Blanco Road and the east line of said Lot 15, a distance of 64.92 feet to a mag nail with a CEC washer set at the northeast corner of said 0.301 of one acre tract, for the southeast corner of this parcel;

**THENCE** North 48°49'45" West (L1), departing the west right-of-way line of Blanco Road, crossing said Lot 15 and along the northeast line of said 0.301 of one acre tract, a distance of 19.99 feet (L1) to a ½" iron rod with a CEC plastic cap set for the southwest corner of this parcel;

**THENCE** North 00°11'29" West, departing the northeast line of said 0.301 of one acre tract and continuing across said Lot 15, a distance of 51.70 feet to a ½" iron rod with a CEC plastic cap set for the northwest corner of this parcel;

**THENCE** North 89°47'16" East (L2), continuing across said Lot 15, a distance of 15.00 feet (L2) to the **POINT OF BEGINNING** and containing 0.02 of one acre (875 square feet) of land, more or less.



Parcel No.: 18674 E

Project No.: 40-00004

Page 2 of 3

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.569 Acre
Parcel 18674 E	<u>0.020 Acre</u>
Remainder	0.549 Acre

Notes:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD (83). All distances are U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 0.999830029.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants.

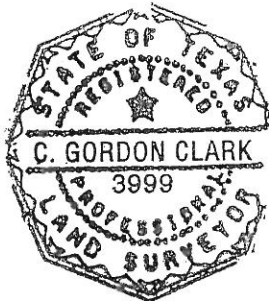
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C. Gordon Clark  
C. Gordon Clark, R.P.L.S. #3999

6-09-2010  
Date

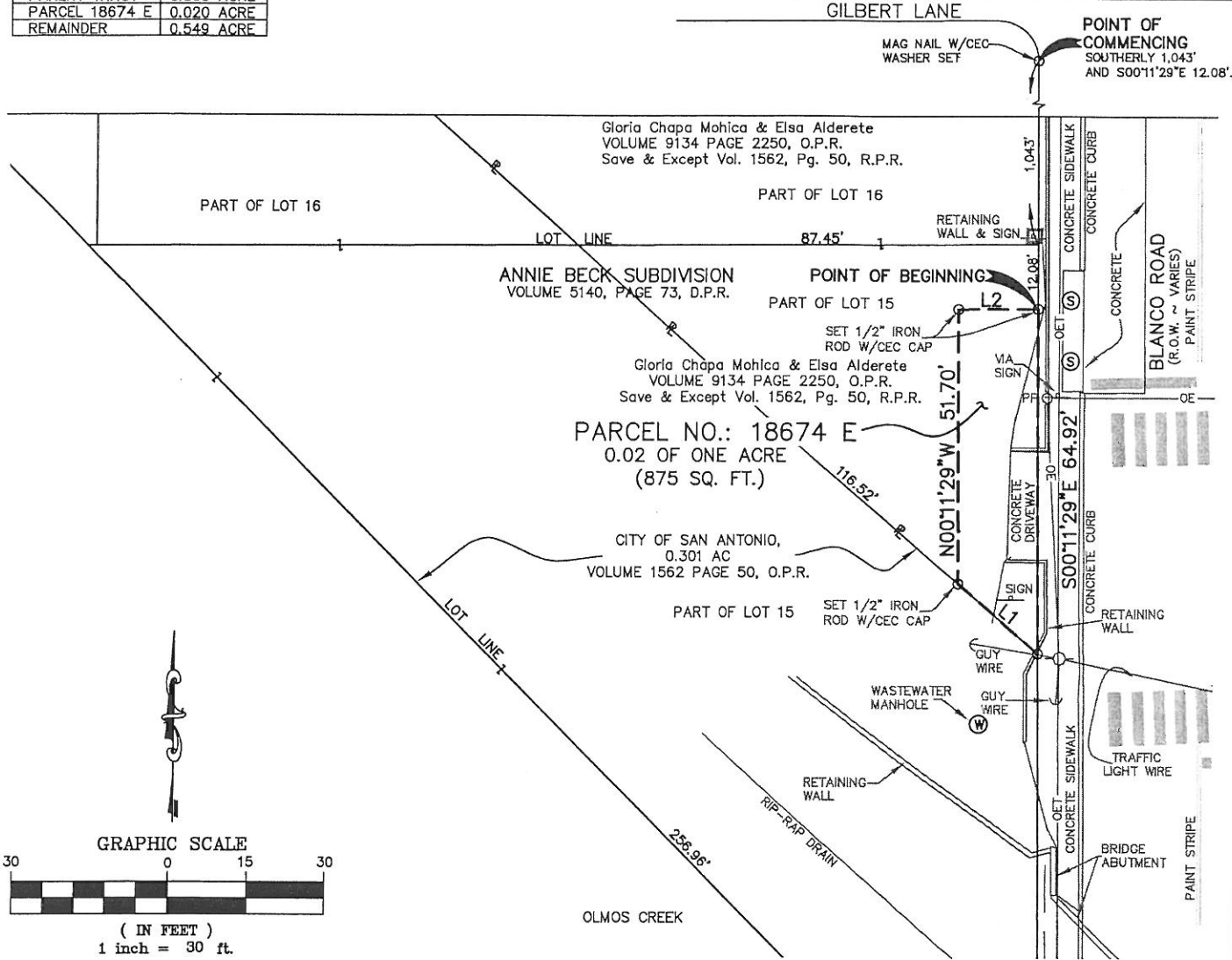




LINE TABLE		
LINE	LENGTH	BEARING
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L2	15.00'	N89°47'16"E

PARENT TRACT	0.569 ACRE
PARCEL 18674 E	0.020 ACRE
REMAINDER	0.549 ACRE

PARCEL NO.: 18674 E  
 PROJECT NAME: BLANCO ROAD  
 PROJECT NO.: 40-00004  
 DOCUMENT TYPE: DRAINAGE EASEMENT  
 OWNER'S NAME: GLORIA CHAPA MOHICA & ELSA ALDERETE



**NOTES**

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- SAME OWNER
- PROPERTY LINE
- SIGN
- W MANHOLE WASTEWATER
- S MANHOLE STORM DRAIN



CEC JOB NO.: E0334401

REVISED: 7/15/2010

**CEC**  
 CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 I.H. 10 WEST, SUITE 395  
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 REGISTRATION NO.: F-2214

**SURVEY PLAT SHOWING**  
 BLANCO ROAD EXTENSION  
 DRAINAGE EASEMENT  
 0.02 OF ONE ACRE  
 PART OF LOT 15, ANNIE BECK SUBDIVISION  
 , NEW CITY BLOCK (N.C.B.) 10353,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	06/09/2010
JOB NUMBER	40-00004
SHEET	3
OF	3

Parcel No 18674 Esmt.txt

-----  
Parcel name: Parcel No 18674 Esmt

North: 13729978.0177      East : 2125395.6818  
Line Course: S 00-11-29 E Length: 64.916  
      North: 13729913.1021      East : 2125395.8987  
Line Course: N 48-49-45 W Length: 19.985  
      North: 13729926.2583      East : 2125380.8550  
Line Course: N 00-11-29 W Length: 51.703  
      North: 13729977.9610      East : 2125380.6823  
Line Course: N 89-47-16 E Length: 15.000  
      North: 13729978.0166      East : 2125395.6822

Perimeter: 151.604    Area: 874.6 sq.ft. 0.020 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0012      Course: S 16-07-28 E  
Error North: -0.00111      East : 0.00032  
Precision 1: 126,336.667