

ORDINANCE 2020-06-04-0363

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING APPROXIMATELY 234.07 ACRES OF LAND (THE "PROPERTY"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") FOR THE MITCHELL LAKE WETLANDS WATER QUALITY TREATMENT PROJECT LOCATED IN THE SOUTHWEST QUADRANT OF BEXAR COUNTY, TEXAS AND BEING SOUTH OF MITCHELL LAKE AND WEST OF HIGHWAY 281 THE LOCATION IS DEPICTED IN EXHIBIT A-1 AND THE LEGAL DESCRIPTION IN A-2 ATTACHED HERETO AND INCORPORATED HEREIN, WHICH PROPERTY SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE MITCHELL LAKE WETLANDS WATER QUALITY TREATMENT PROJECT (THE "PROJECT"); (II) AUTHORIZING THE PRESIDENT/CEO OF THE SYSTEM, OR THE CITY MANAGER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTEREST BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE THE PROPERTY.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of the Property located in Bexar County, Texas is necessary and desirable for the System to construct a natural wetland that will provide water quality treatment for water leaving Mitchell Lake, the location of the Property is depicted in **EXHIBIT A-1** attached hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of such Property (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of the Property, it may be necessary for the System to enter upon the Property to perform any additional investigations necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE**,

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

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire the Property (the "Property") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing market **EXHIBIT A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location, the Property for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property.

SECTION 3. The Property noted in Section 2 is described in **EXHIBIT A-2** attached to and made a part of this Ordinance for all purposes.

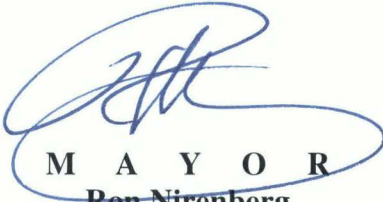
SECTION 4. The City Manager of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, are hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the Property described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of the Property as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of the System for the acquisition of the Property rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that 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 4th day of June, 2020.



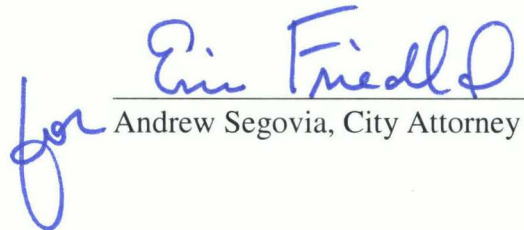
M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

June 04, 2020

Item: 22

File Number: 20-3380

Enactment Number:

2020-06-04-0363

Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, for project purpose of privately-owned real property located in County Block 4006 and declaring the project to be a public use project and a public necessity for the acquisition to construct a water treatment facility (wetlands) related to the Mitchell Lake Wetlands Water Quality Treatment Project located south of Mitchell Lake and east of Pleasanton Road in Council District 3. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Public Works]

Councilmember Rebecca Viagran made a motion to approve. Councilmember Shirley Gonzales seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

EXHIBIT “A-1”



FORD ENGINEERING, INC

Date: April 25, 2018
Project No: 1800.3935

FIELD NOTES DESCRIPTION 234.07 ACRES

A 234.07 acre tract of land, situated in the Jose Antonio De La Garza Survey No. 3, County Block 4006, being a portion of that certain remainder tract of land called to contain 834.145 acres conveyed to SA Miers, LTD in Volume 15749, Page 931 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,648,103.136, E = 2,130,307.950) with cap marked "CDS" found on the Northeastern line of Pleasanton Road shown to be a 80 foot R.O.W. on a Bexar County Road Department Map, File No. B-882, dated August, 1962, for the Southwestern corner of that certain 47.841 acre tract of land conveyed to San Antonio Water System in Volume 14345, Page 781 of the Official Public Records of Real Property of Bexar County, Texas, a corner of the 834.145 acre remainder tract, for the Westernmost Northwestern corner of this tract of land;

THENCE: S 89°05'05" E – 1378.09 feet along the Southern line of the said 47.841 acre tract, a line of 834.145 acre remainder tract to a ½ inch iron rod found for the Southeastern corner of the said 47.841 acre tract, a corner of the 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: N 39°23'02" E – 991.62 feet along the Southeastern line of the said 47.841 acre tract, a line of the 834.145 acre remainder tract of land, to a ½ inch iron rod with cap marked "PCI" found for a corner of the said 47.841 acre tract, a corner of the 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: N 27°03'19" E – 251.14 feet continuing along the Southeastern line of the said 47.841 acre tract, a line of the 834.145 acre remainder tract to a ½ inch iron rod found for the Easternmost Northeastern corner of the said 47.841 acre tract, a corner of the 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: N 62°59'01" W – 250.12 feet continuing along a line of the said 47.841 acre tract, a line of the said 834.145 acre remainder tract to a ½ inch iron rod with cap marked "PCI" found on the Southeastern line of Mitchell Lake called to contain 876.91 acres conveyed to the City of San Antonio in Volume 4999, Page 728 of the Deed Records of Bexar County, Texas, for a corner of the said 47.841 acre tract, a corner of the said 834.145 acre remainder tract of land, for a corner of this tract of land;

Exhibit "A-1"



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THENCE: N 26°50'08" E – 109.86 feet along the Southeastern line of said Mitchell Lake to a ½ inch iron rod found for a corner of said Mitchell Lake, a corner of the said 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: N 13°35'24" E – 75.72 feet continuing along the Southeastern line of said Mitchell Lake, a line of the said 834.145 acre remainder tract, to a ½ inch iron rod with cap marked "Ford Eng Inc" set for the Northernmost corner of this tract of land, from which a ½ inch iron rod found for a corner of said Mitchell Lake bears N 13°35'24" E – 202.01 feet;

THENCE: S 62°59'01" E – 838.67 feet across the said 834.145 acre remainder tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of this tract of land;

THENCE: S 00°52'26" W – 874.71 feet continuing across the said 834.145 acre remainder tract to a ½ inch iron rod (N = 13,648,100.286, E = 2,133,008.826) with broken cap found for the Northwestern corner of that certain 285.47 acre tract of land conveyed to San Antonio Water System in Volume 18949, Page 495 of the Official Public Records of Bexar County, Texas, for a corner of this tract of land;

THENCE: S 33°12'51" W – 276.51 feet along a Western line of the said 285.47 acre tract, a line of the said 834.145 acre remainder tract to a 4 inch cedar fence post found for a corner of the said 285.47 acre tract, a corner of the said 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: S 48°26'51" E – 39.56 feet to a point in the center of the Mitchell Lake Outfall Ditch, being the same center of a Drain (no width defined) as described in an Ordinance conveyed to the City of San Antonio by Sidney J. Brooks and Cora Ogden in Volume 1309, Page 248 of the Deed Records of Bexar County, for a corner of the said 285.47 acre tract, a corner of the said 834.145 acre remainder tract, for a corner of this tract of land;

THENCE: With the center of the Mitchell Lake Outfall Ditch, the Southwestern line of the said 285.47 acre tract, a line of the said 834.145 acre remainder tract and the Northeastern line of this tract of land as follows:

S 42°08'28" E – 86.90 feet to an angle point;
S 49°06'54" E – 398.10 feet to an angle point;
S 27°42'46" E – 87.86 feet to an angle point;
S 29°10'21" E – 123.35 feet to an angle point;
S 06°40'57" E – 177.98 feet to an angle point;
S 06°25'00" W – 131.72 feet to an angle point;
S 15°16'33" E – 80.90 feet to an angle point;
S 04°12'13" E – 76.11 feet to an angle point;
S 25°40'09" E – 105.25 feet to an angle point;
S 22°31'02" E – 78.85 feet to an angle point;



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S 13°54'53" E – 133.97 feet to an angle point;
S 00°29'44" W – 91.12 feet to an angle point;
S 27°23'57" E – 113.22 feet to an angle point;
S 22°55'05" E – 43.34 feet to an angle point;
S 07°16'17" E – 48.47 feet to an angle point;
S 35°16'54" E – 37.74 feet to an angle point;
S 68°40'03" E – 38.29 feet to an angle point;
S 86°47'48" E – 28.26 feet to an angle point;
N 85°33'33" E – 40.40 feet to an angle point;
S 40°11'11" E – 61.38 feet to an angle point;
S 45°09'20" E – 108.66 feet to an angle point;
S 67°13'23" E – 76.13 feet to an angle point;
S 43°12'56" E – 80.31 feet to an angle point;
S 31°32'29" E – 69.46 feet to an angle point;
S 51°20'01" E – 44.06 feet to an angle point;
S 42°52'44" E – 57.99 feet to an angle point;
S 17°14'35" E – 41.29 feet to an angle point;
S 55°47'13" E – 34.71 feet to an angle point;
S 35°07'14" E – 38.18 feet to an angle point;
S 17°18'30" E – 42.90 feet to an angle point;
S 28°53'23" E – 30.60 feet to an angle point;
S 71°24'48" E – 45.85 feet to an angle point;
S 32°23'18" E – 63.78 feet to an angle point;
S 37°42'57" E – 29.23 feet to an angle point;
S 16°51'47" W – 24.79 feet to an angle point;
S 27°33'27" E – 95.58 feet to an angle point;
S 57°33'27" E – 59.54 feet to an angle point;
S 54°02'28" E – 69.80 feet to an angle point;
S 66°02'26" E – 95.18 feet to an angle point;
S 89°36'08" E – 37.18 feet to an angle point;
N 70°15'58" E – 36.75 feet to an angle point;
S 79°40'59" E – 71.92 feet to an angle point;
S 59°41'46" E – 26.32 feet to an angle point;
S 21°10'27" E – 27.35 feet to an angle point;
S 44°35'42" E – 68.13 feet to an angle point;
S 67°49'48" E – 21.72 feet to an angle point;
N 85°40'36" E – 57.80 feet to an angle point;
S 78°59'04" E – 48.22 feet to an angle point;
S 47°47'03" E – 87.33 feet to an angle point;
S 68°20'12" E – 38.65 feet to an angle point;
S 49°43'40" E – 42.17 feet to an angle point;
S 72°53'57" E – 113.39 feet to an angle point;
S 49°43'39" E – 32.91 feet to an angle point;



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S 23°22'49" E – 31.75 feet to an angle point;
S 52°37'55" E – 109.17 feet to an angle point;
S 64°31'15" E – 44.87 feet to an angle point;
S 66°40'26" E – 79.24 feet to an angle point;
S 89°32'36" E – 35.07 feet to an angle point;
S 50°35'12" E – 91.85 feet to an angle point;
S 07°58'12" E – 26.16 feet to an angle point;
S 31°16'07" E – 46.54 feet to an angle point;
S 28°02'30" E – 133.84 feet to an angle point;
S 32°48'06" E – 34.19 feet to an angle point;
S 04°45'43" W – 82.10 feet to an angle point;
S 19°03'06" E – 50.03 feet to an angle point;
S 30°40'14" E – 33.72 feet to an angle point;
S 14°47'01" E – 32.72 feet to an angle point;
S 58°23'45" E – 22.32 feet to an angle point;
S 26°47'41" E – 31.29 feet to an angle point;
S 64°56'25" E – 94.67 feet to an angle point;
N 79°39'13" E – 110.05 feet to an angle point;
S 77°39'45" E – 57.04 feet to an angle point;
N 83°00'13" E – 33.47 feet to an angle point;
S 28°31'19" E – 19.91 feet to an angle point;
N 89°28'53" E – 19.24 feet to an angle point;
N 52°11'25" E – 13.72 feet to an angle point;
S 88°58'27" E – 15.53 feet to an angle point;
N 63°34'17" E – 20.85 feet to an angle point;
S 71°38'50" E – 58.35 feet to an angle point;
S 49°29'40" E – 38.15 feet to an angle point;
S 27°51'37" E – 16.93 feet to an angle point;
S 86°47'20" E – 36.54 feet to an angle point;
S 78°46'45" E – 66.90 feet to an angle point;
S 41°43'49" E – 36.46 feet to an angle point;
S 07°11'48" W – 23.70 feet to an angle point;
S 11°19'52" W – 27.68 feet to an angle point;
S 21°41'02" W – 44.56 feet to an angle point;
S 15°22'24" E – 28.49 feet to an angle point;
S 08°51'35" W – 56.82 feet to an angle point;
S 03°35'47" E – 27.45 feet to an angle point;
S 21°02'33" E – 19.21 feet to an angle point;
S 34°12'19" E – 39.23 feet to an angle point;
S 04°01'09" E – 29.52 feet to an angle point;
S 29°02'50" W – 24.90 feet to an angle point;
S 15°26'54" E – 20.82 feet to an angle point;
S 01°51'44" W – 133.99 feet to an angle point;



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S 11°05'34" E – 22.46 feet to an angle point;
S 23°57'33" E – 21.06 feet to an angle point;
S 50°06'26" E – 37.38 feet to an angle point;
S 37°44'08" E – 34.90 feet to an angle point;
S 29°48'50" E – 32.58 feet to an angle point;
S 15°19'37" E – 34.19 feet to an angle point;
S 29°11'37" E – 39.81 feet to an angle point;
S 09°25'54" E – 14.49 feet to an angle point;
S 05°47'16" E – 24.85 feet to an angle point;

THENCE: S 01°51'48" W – 45.29 feet continuing along the said Mitchell Lake Outfall Ditch to a point of intersection of the center of Mitchell Lake Outfall Ditch and the Northeastern bank of the Medina River, for a corner of the said 285.47 acre tract and the Southeastern corner of this tract;

THENCE: Along the Northeastern and Eastern bank of the Medina River as follows;

N 50°54'05" W – 20.01 feet to an angle point;
N 33°45'26" W – 64.87 feet to an angle point;
N 11°54'14" W – 76.73 feet to an angle point;
N 51°36'43" W – 178.36 feet to an angle point;
S 72°19'40" W – 123.53 feet to an angle point;
S 46°40'41" W – 172.91 feet to an angle point;
S 67°48'53" W – 68.09 feet to an angle point;
S 77°52'53" W – 48.06 feet to an angle point;
S 86°56'20" W – 15.92 feet to an angle point;
S 28°36'52" W – 171.75 feet to an angle point;
S 21°27'10" W – 56.60 feet to an angle point;
S 07°26'17" E – 51.65 feet to an angle point;
S 05°08'36" W – 143.15 feet to an angle point;
S 23°00'31" W – 134.93 feet to an angle point;
S 13°51'56" W – 98.63 feet to an angle point;
S 49°48'01" W – 151.47 feet to an angle point;
N 85°41'25" W – 86.63 feet to an angle point;
S 87°10'49" W – 26.43 feet to an angle point;
N 72°40'51" W – 118.04 feet to an angle point;
N 40°46'43" W – 34.04 feet to an angle point;
N 51°31'36" W – 127.09 feet to an angle point;
N 46°21'43" W – 68.39 feet to an angle point;
N 65°20'23" W – 212.35 feet to an angle point;
N 37°33'47" W – 148.60 feet to an angle point;
N 00°12'25" E – 126.75 feet to an angle point;
N 06°07'20" W – 89.83 feet to an angle point;



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N 09°01'31" E – 26.04 feet to an angle point;
N 26°20'56" W – 167.63 feet to an angle point;
N 28°12'01" W – 74.74 feet to an angle point;
N 44°26'51" W – 53.76 feet to an angle point;
N 55°22'29" W – 53.30 feet to an angle point;
N 44°42'32" W – 75.52 feet to an angle point;
N 59°32'44" W – 117.44 feet to an angle point;
N 48°20'56" W – 90.04 feet to an angle point;
N 45°48'25" W – 107.08 feet to an angle point;
N 07°13'58" W – 110.94 feet to an angle point;
N 17°46'06" W – 116.34 feet to an angle point;
N 42°03'11" W – 82.12 feet to an angle point;
N 44°48'01" W – 34.65 feet to an angle point;
N 42°59'10" W – 91.16 feet to an angle point;
N 60°36'42" W – 76.22 feet to an angle point;
N 71°38'47" W – 57.64 feet to an angle point;
S 79°06'14" W – 66.87 feet to an angle point;
S 78°39'49" W – 46.24 feet to an angle point;
S 43°57'21" W – 116.13 feet to an angle point;
S 67°19'04" W – 40.35 feet to an angle point;
S 67°29'40" W – 68.66 feet to an angle point;
S 73°09'47" W – 76.75 feet to an angle point;
S 67°57'52" W – 49.98 feet to an angle point;
S 82°15'25" W – 58.86 feet to an angle point;
N 80°16'24" W – 136.49 feet to an angle point;
N 86°37'31" W – 52.43 feet to an angle point;
S 76°28'43" W – 29.70 feet to an angle point;
N 89°37'36" W – 35.89 feet to an angle point;
S 75°17'27" W – 58.97 feet to an angle point;
S 35°03'39" W – 13.59 feet to an angle point;
S 73°26'24" W – 77.83 feet to an angle point;
S 71°46'42" W – 65.24 feet to an angle point;
N 70°29'02" W – 84.59 feet to an angle point;
S 73°55'21" W – 65.68 feet to an angle point;
S 88°05'32" W – 70.98 feet to an angle point;
N 83°08'36" W – 246.69 feet to an angle point;
N 78°26'36" W – 69.17 feet to an angle point;
N 50°05'15" W – 26.81 feet to an angle point;
N 86°50'07" W – 17.02 feet to an angle point;
N 65°39'44" W – 93.75 feet to an angle point;
N 39°25'39" W – 134.21 feet to an angle point;
N 15°26'09" W – 193.29 feet to an angle point;
N 13°00'41" W – 269.78 feet to an angle point;



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N 17°24'54" W – 101.44 feet to an angle point;
N 20°19'22" W – 120.29 feet to an angle point;
N 21°36'08" W – 32.03 feet to an angle point;
N 02°14'52" E – 58.23 feet to an angle point;
N 04°19'16" W – 76.45 feet to an angle point;
N 08°58'14" W – 36.47 feet to an angle point;
N 27°52'59" E – 42.35 feet to an angle point;
N 46°23'11" E – 39.87 feet to an angle point;
N 38°23'34" E – 69.01 feet to an angle point;
N 10°48'13" E – 20.31 feet to an angle point;
N 31°32'52" E – 86.40 feet to an angle point;
N 51°09'05" E – 31.09 feet to an angle point;
N 54°31'33" E – 30.90 feet to an angle point;
N 85°08'11" E – 50.60 feet to an angle point;
N 85°53'04" E – 73.85 feet to an angle point;
S 08°28'34" E – 11.38 feet to an angle point;
N 59°42'29" E – 42.19 feet to an angle point;
N 38°06'41" E – 19.09 feet to an angle point;
N 16°10'37" E – 49.40 feet to an angle point;
N 06°01'57" E – 21.96 feet to an angle point;
N 55°00'27" E – 22.79 feet to an angle point;
N 06°34'28" E – 40.13 feet to an angle point;
N 74°55'23" W – 11.15 feet to an angle point;
N 11°41'56" E – 34.95 feet to an angle point;
N 06°44'17" W – 22.36 feet to an angle point;
N 25°36'19" E – 29.53 feet to an angle point;
N 08°56'51" W – 20.20 feet to an angle point;
N 28°20'06" E – 19.78 feet to an angle point;
N 06°39'22" E – 21.34 feet to an angle point;
N 04°23'01" W – 54.47 feet to an angle point;
N 10°47'01" W – 29.29 feet to an angle point;
N 31°33'45" W – 58.26 feet to an angle point;
N 07°44'42" W – 31.55 feet to an angle point;
N 04°20'09" W – 74.94 feet to an angle point;
N 39°39'59" W – 31.17 feet to an angle point;
N 20°15'24" E – 21.49 feet to an angle point;
N 24°43'34" E – 33.99 feet to an angle point;
S 73°12'10" E – 10.43 feet to an angle point;
S 86°09'27" E – 11.49 feet to an angle point;
S 52°02'20" E – 51.76 feet to an angle point;
S 11°46'40" E – 18.91 feet to an angle point;
S 00°23'14" E – 32.82 feet to an angle point;
S 16°33'10" E – 33.62 feet to an angle point;



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S 53°06'25" E – 28.03 feet to an angle point;
S 77°13'33" E – 37.73 feet to an angle point;
S 73°30'50" E – 25.94 feet to an angle point;
N 65°42'15" E – 36.28 feet to an angle point;
S 80°45'38" E – 18.69 feet to an angle point;
S 79°50'28" E – 51.95 feet to an angle point;
N 23°18'05" E – 31.15 feet to an angle point;
N 31°05'26" E – 26.50 feet to an angle point;
N 72°16'09" E – 14.77 feet to an angle point;
N 36°35'16" E – 12.33 feet to an angle point;
N 46°24'11" E – 22.68 feet to an angle point;
N 08°13'49" E – 29.12 feet to an angle point;
N 17°06'42" E – 17.12 feet to an angle point;
N 65°25'40" E – 14.56 feet to an angle point;
N 18°58'29" E – 47.80 feet to an angle point;
N 29°30'20" E – 21.57 feet to an angle point;
N 03°24'01" E – 45.11 feet to an angle point;
N 21°29'36" E – 37.81 feet to an angle point;
N 09°48'40" W – 29.03 feet to an angle point;
N 08°06'47" E – 30.27 feet to an angle point;
N 10°24'14" E – 58.23 feet to an angle point;
N 03°10'54" E – 44.90 feet to an angle point;
N 17°26'51" E – 45.18 feet to an angle point;
N 21°44'48" W – 9.20 feet to an angle point;
S 85°43'59" E – 11.23 feet to an angle point;
N 27°21'46" E – 12.43 feet to an angle point;
N 54°55'04" E – 22.41 feet to an angle point;
N 01°47'33" E – 41.85 feet to an angle point;
N 02°07'00" W – 61.64 feet to an angle point;
N 14°34'46" W – 31.85 feet to an angle point;
N 32°50'26" W – 62.66 feet to an angle point;
N 46°38'05" W – 37.97 feet to an angle point;
N 75°27'31" W – 59.52 feet to an angle point;
N 81°40'07" W – 20.97 feet to an angle point;
S 82°31'07" W – 45.00 feet to an angle point;
S 24°27'50" W – 53.89 feet to an angle point;

THENCE: N 82°22'51" W – 7.93 feet continuing with the bank of the Medina River to a calculated point of the intersection of the bank of the Medina River and a line of the remainder of a 17.39 acre tract conveyed to Nat Perez in Volume 4127, Page 486 of the Deed Records of Bexar County, Texas;



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THENCE: N 09°56'19" W – along an Eastern line of the remainder of the said 17.39 acre tract, at 40.84 feet pass a 1 inch pipe with pinched top found, **a distance in all of 186.91 feet** to a 1 inch pipe with pinched top found for a corner of the remainder of the said 17.39 acre tract, for a corner of this tract of land;

THENCE: N 44°29'34" W – 118.86 feet continuing along an Eastern line of the remainder of the said 17.39 acre tract to a ½ inch iron pipe found for a corner of the said 17.39 acre tract, for a corner of this tract of land;

THENCE: N 82°30'46" W – 230.03 feet continuing along a Northern line of the remainder of the said 17.39 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of the said 17.39 acre tract, for a corner of this tract of land;

THENCE: S 67°49'22" W – 234.00 feet continuing along a Northern line of the remainder of the said 17.39 acre tract to a ½ inch iron pipe found for a corner of the said 17.39 acre tract, the Easternmost corner of the remainder of a 7.615 acre tract conveyed to Mariano M. Perez in Volume 5495, Page 676 of the Official Public Records of Real Property of Bexar County, Texas, for a corner of this tract of land;

THENCE: N 67°46'37" W – along a Northern line of the remainder of the said 7.615 acre tract, at 59.63 feet pass a ½ inch iron rod found, **a distance in all of 215.51 feet** to a chiseled "X" set on concrete at the base of Fence Corner, for a corner of the said 7.615 acre tract, for a corner of this tract of land;

THENCE: N 79°08'00" W – 436.60 feet continuing along a Northern line of the remainder of the said 7.615 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set at a fence corner, for a corner of the said 7.615 acre tract, for a corner of this tract of land;

THENCE: S 82°14'00" W – 541.73 feet continuing along a Northern line of the remainder of the said 7.615 acre tract to a ½ inch iron rod (N 13,647,154.720, E = 2,130,832.546) found on the Northeastern line of said Pleasanton Road for the Northwestern corner of the said 7.615 acre tract, for a corner of this tract of land, from which a pinched pipe found for the Southwestern corner of the said 7.615 acre tract, the Northwestern corner of the remainder of the said 17.39 acre tract bears S 25°11'11" E – 288.10 feet;

THENCE: N 25°01'53" W – 615.90 feet along the Northeastern line of said Pleasanton Road to a ½ inch iron rod found for a corner of said Pleasanton Road, for a corner of this tract of land;

THENCE: N 34°04'13" W – 471.25 feet continuing along the Northeastern line of said Pleasanton Road to the **POINT OF BEGINNING** and containing 234.07 acres of land, *according to a survey made on the ground under my supervision*



FORD ENGINEERING, INC

Corresponding plat prepared.
1800.3935.docx

***BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE
PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES
SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.***



Rex L. Hackett, R.P.L.S., L.S.L.S.
Registered Professional Land Surveyor
License Number 5573

EXHIBIT “A-2”

