

ORDINANCE 2020-06-11_0403

APPROVING A JOINT USE AGREEMENT WITH THE SAN ANTONIO WATER SYSTEM TO ASSIST IN THE COMPLETION OF THE W-6 UPPER SEGMENT: HIGHWAY 90 TO SW MILITARY DRIVE SEWER MAIN PROJECT; ACCEPTING AN AMOUNT OF \$276,726.00 FOR THE PERMANENT AND TEMPORARY USE OF CITY PROPERTY AT NELSON W. WOLFF MUNICIPAL STADIUM; AND APPROVING DISBURSEMENT TO THE SAN ANTONIO MISSIONS BASEBALL CLUB INC. OF \$25,000.00 AT THE END OF EACH OF THE NEXT THREE PLAYED SEASONS, FOR A TOTAL OF UP TO \$75,000.00, TO OFFSET PARKING REVENUE LOSS.

* * * * *

WHEREAS, as part of the July 23, 2013 Consent Decree between the San Antonio Water System (SAWS) and the Environmental Protection Agency (EPA), SAWS will be addressing capacity constraints in the western sewer shed of San Antonio and the W-6 Upper Segment Sewer Main Project (“Project”), a SAWS capital project, will replace and upsize approximately five miles of 54-inch pipe currently running through Lackland Air Force Base with a new 104-inch sewer main, with the extent of this segment running through both City Council Districts 4 and 6 from a point just south of Southwest Military Drive near Leon Creek and just east of Old Pearsall Road, to a point near the intersection of Highway 90 and Callaghan Road; and

WHEREAS, in order to complete this Project SAWS requires the temporary and joint use of City-owned property, specifically 2.63 total acres on the south portion of the Nelson W. Wolff Municipal Stadium property, with 1.5387 acres of the total acres to be used on a permanent basis with the remaining acreage being used temporarily during construction; and

WHEREAS, SAWS received an appraisal from Eckmann Groll Inc. establishing a value of \$106,626.00 for the permanent joint use area and such valuation was reviewed and accepted by the City’s Real Estate division and the City and SAWS also agreed to compensation in the amount of \$170,100.00 for anticipated parking revenue loss, from which the City has agreed to pay the San Antonio Missions Baseball Club Inc. \$25,000.00 at the end of each of the next three played seasons at Wolff Stadium ending on or before October 31, 2023, for a total of up to \$75,000.00, to offset parking revenue loss; and

WHEREAS, the City and SAWS desire to enter into a Joint Use Agreement for the temporary and permanent joint use of City property for the Project; **NOW THEREFORE:**

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

SECTION 1. The terms and conditions of the Joint Use Agreement between the City of San Antonio and San Antonio Water System for the Project are authorized and approved. The City

Manager, or his designee, is authorized to execute the Joint Use Agreement, a copy of which has been previously executed by the SAWS Board and is attached to this Ordinance as **Exhibit I**.

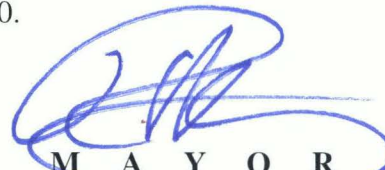
SECTION 2. Funds generated by this Ordinance will be deposited in Fund 29067000, Internal Order 245000000294, and General Ledger Account 4502280.

SECTION 3. Payment is authorized to San Antonio Missions Baseball Club Inc. in the amount of \$25,000.00 at the end of each of the next three played seasons at Wolff Stadium ending on or before October 31, 2023, for a total of up to \$75,000.00 from Fund 29067000 and General Ledger 2120255 to offset parking revenue loss and shall be encumbered with a purchase order.


SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon the receipt of eight affirmative votes; otherwise it shall be effective ten days after its passage.

PASSED AND APPROVED this 11th day of June, 2020.


M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

June 11, 2020

Item: 13

File Number: 20-3378

Enactment Number:

2020-06-11-0403

Ordinance approving a Joint Use Agreement with the San Antonio Water System to assist in the completion of the W-6 Upper Segment: Highway 90 to SW Military Drive Sewer Main Project; accepting an amount of \$276,726.00 for the permanent and temporary use of City property at Nelson W. Wolff Municipal Stadium; and approving disbursement to the San Antonio Missions Baseball Club Inc. of \$25,000.00 at the end of each of the next three played seasons, for a total up to \$75,000.00, to offset parking revenue loss. The agreement will extend for three years beginning in July 2020. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention and Sports Facilities]

Councilmember Manny Pelaez made a motion to approve. Councilmember Melissa Cabello Havrda 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

LB
06/11/20
Item No. 13

EXHIBIT I

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

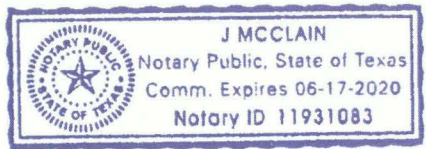
SAN ANTONIO WATER SYSTEM



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.

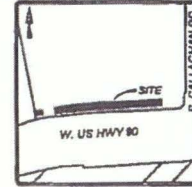
PROJECT: W-8 UPPER SEGMENT
 HWY 90-S.W. MILITARY DR.
 SAWS PARCEL NO.: P19-081
 OWNER: CITY OF SAN ANTONIO



SCALE: 1"=30'



Exhibit "B"



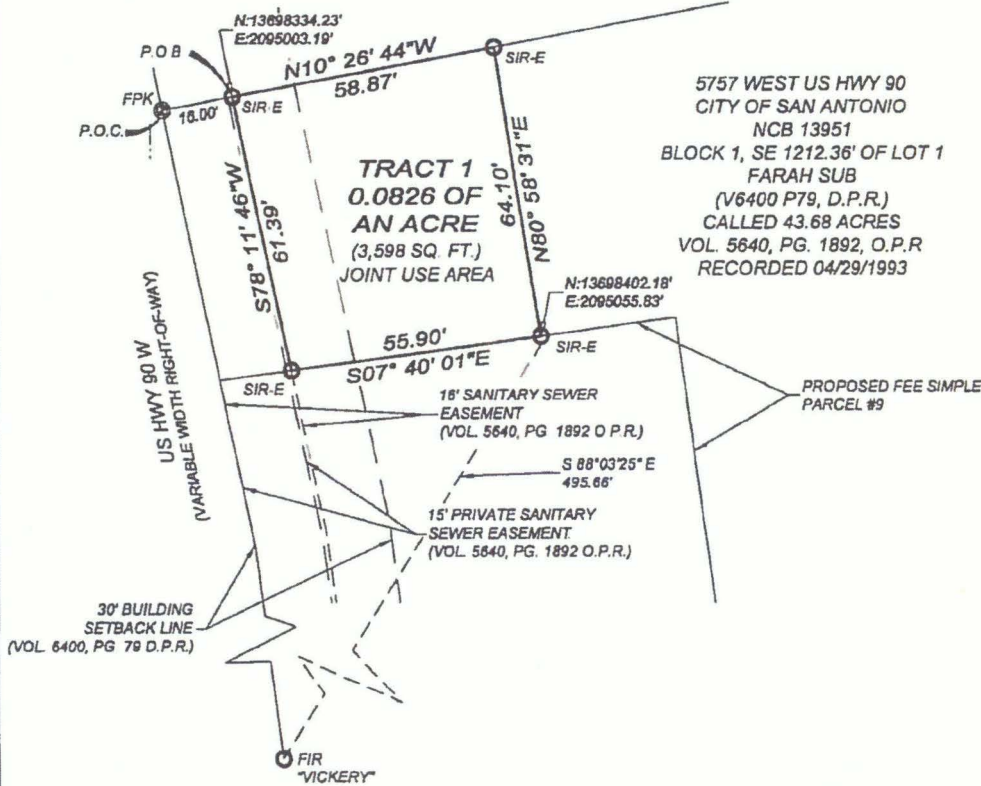
LOCATION MAP
 NOT-TO-SCALE

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND FPK 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

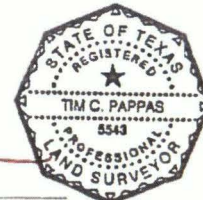
5827 WEST US HWY 90
 H.G. PROPERTY MANAGEMENT LP
 NCB 13951
 BLOCK 1, SW 1020' OF LOT 1
 FARAH SUB
 (V6400 P79, D.P.R.)
 CALLED 22.976 ACRES
 VOL. 18055, PG. 306, O.P.R.
 RECORDED 08/29/2016

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
 12701 PARK 28 CIRCLE, SUITE A, SUITE 100, AUSTIN, TX 78758
 PHONE: 512-224-2527 FAX: 512-224-2528



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

DATE	06/24/2019	DRAWN BY	TP
CHECKED BY	TP	DATE	06/24/2019



SHEET: 1 OF 2

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:

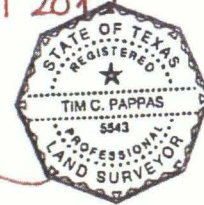
COMMENCING: at a ½" iron rod found for the westerly southwest corner at the intersection of the northerly right-of-way (R.O.W.) line of US Highway 90 W, a variable width R.O.W. and the westerly R.O.W. line of S. Callaghan Road, a variable width R.O.W.;

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.

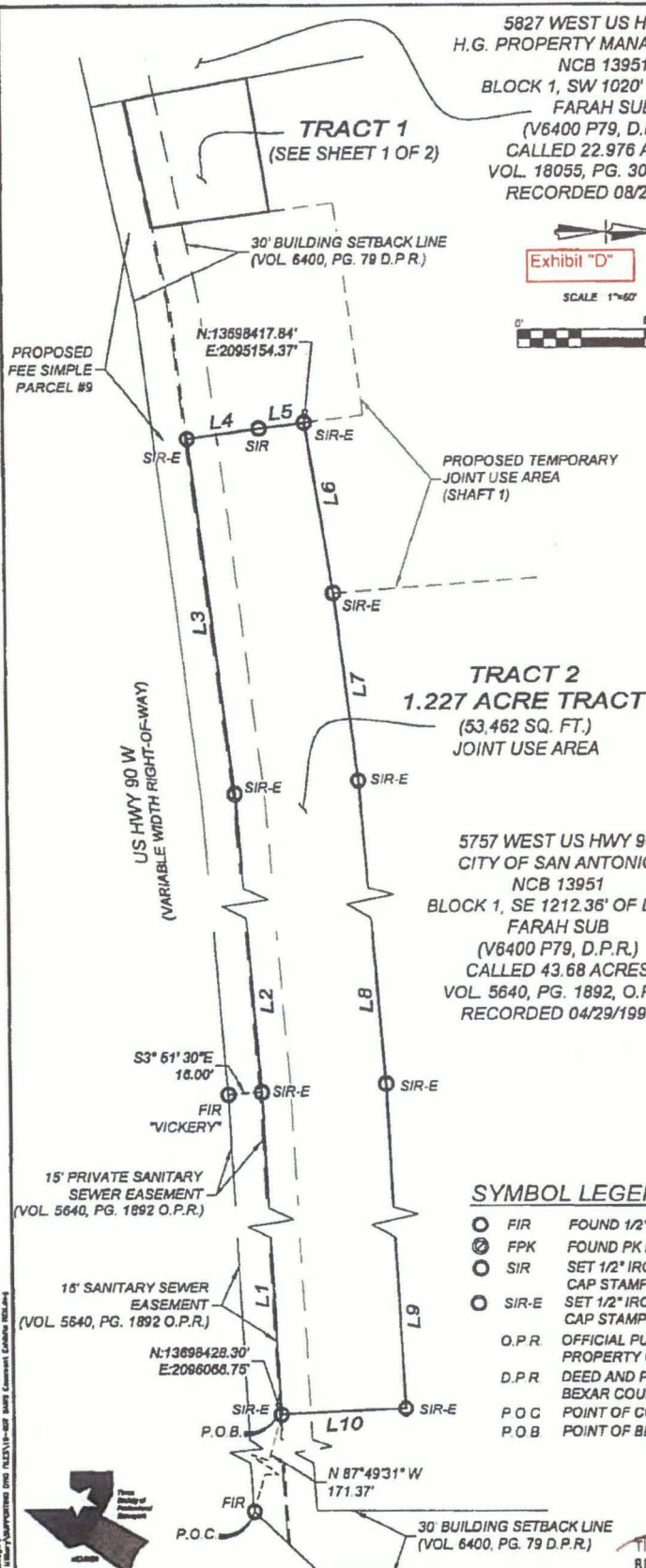
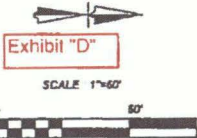
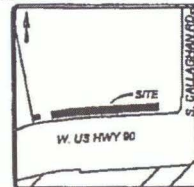
2 JULY 2019



Job No.: 19-007
Prepared by: KFW Surveying
Date: June 20, 2019
File: 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



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.

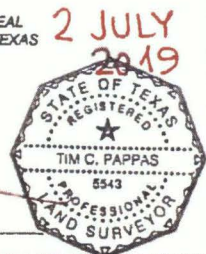
TRACT 2
 1.227 ACRE TRACT
 (53,462 SQ. FT.)
 JOINT USE AREA

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

Line Table		
LINE #	LENGTH	DIRECTION
L1	517.33'	S87°00'46"W
L2	222.59'	S85°18'14"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'	N80°58'31"E
L7	88.29'	N82°51'49"E
L8	224.73'	N85°16'14"E
L9	518.20'	N87°00'48"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



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 BOARD OF PROFESSIONAL LAND SURVEYORS
 1209 PARK 18 CIRCL E SUITE A, RILEY 18 SEC 230 AUSTIN, TX 78701
 PHONE: 512-533-1200 FAX: 512-533-0200



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

DATE	17-08	DATE	06/24/2019	DATE	06/24/2019
BY	TP	DATE	06/24/2019	DATE	06/24/2019
CHECKED	TP	CHECKED	TP	CHECKED	TP

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. P19-081A
 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;

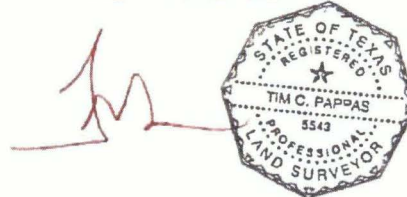
THENCE: departing the south line of said 43.68 acre tract of land, over and across the 43.68 acre tract of land, the following four (4) courses:

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

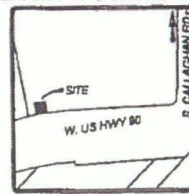
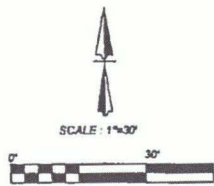


Job No.: 19-007
 Prepared by: KFW Surveying
 Date: June 20, 2019
 Revised: February 28, 2020
 File: S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM JUA DESC TCP 022820.doc

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.

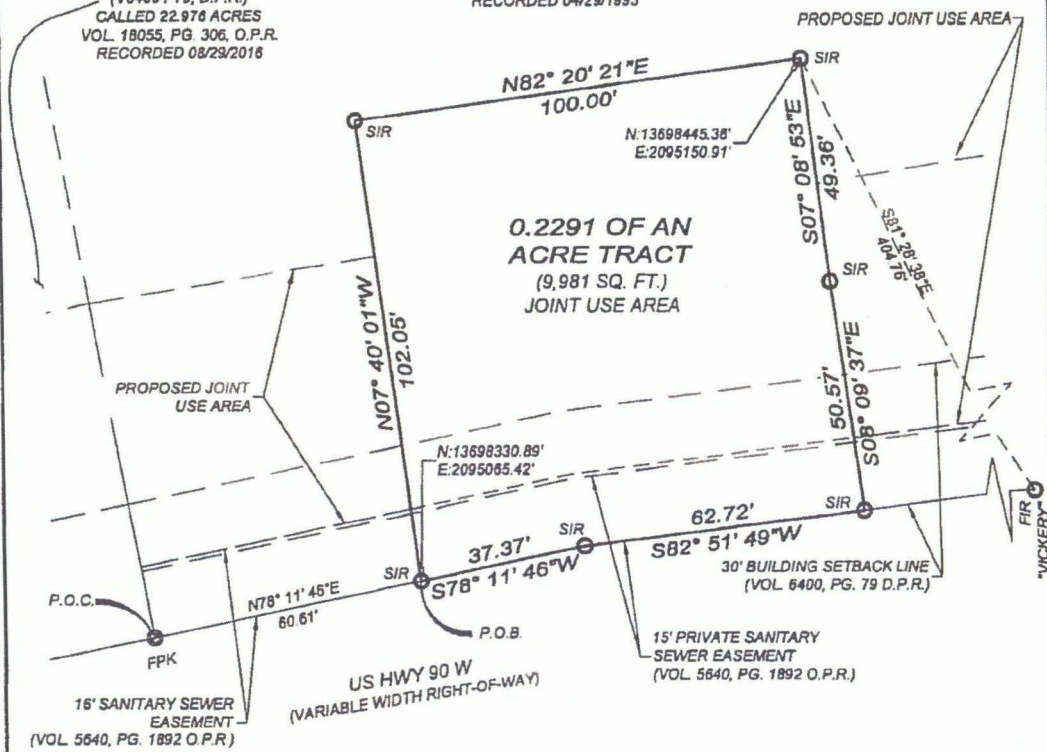
PROJECT: W-8 UPPER SEGMENT
 HWY 90-S.W. MILITARY DR.
 SAWS PARCEL NO.: P19-081A
 OWNER: CITY OF SAN ANTONIO



LOCATION MAP
 NOT-TO-SCALE

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 1212.38' OF LOT 1
 FARAH SUB
 (V6400 P79, D.P.R.)
 CALLED 43.68 ACRES
 VOL. 5840, PG. 1892, O.P.R.
 RECORDED 04/29/1993



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



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
 17900 PARK 28 CIRCLE, SUITE 100, SAN ANTONIO, TX 78258
 PHONE: 512-338-6000, FAX: 512-338-0002



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

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

ADDED PARCELS #	ADDED JAN
ADDED JAN	ADDED JAN
JOB NO. 17-007	DATE 02/24/2020
DRAWN BY	CHECKED BY



SHEET: 1 OF 1



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.;

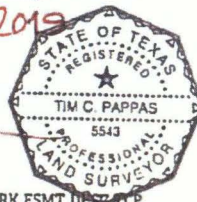
THENCE: N 10°26'44" W, along and with the west line of said 43.68 acre tract of land and the east line of said 22.976 acre tract of land, a distance of 74.88 feet to a 1/2" iron rod with plastic cap stamped KFW EASEMENT (hereinafter referred to as SET KFW-E) for the southwest corner and POINT OF BEGINNING 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 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°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 1/2" 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



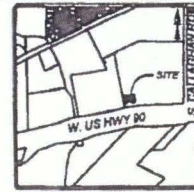
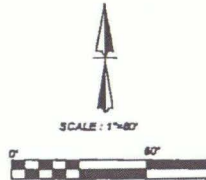
Job No.: 19-007
 Prepared by:
 Date: June 20, 2019
 File:
 062519.doc

KFW Surveying
 June 20, 2019
 S:\Draw 2019\19-007 SAWS W-6 Military\DOCS\COSA STADIUM TEMP WORK ESMT DESG.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.

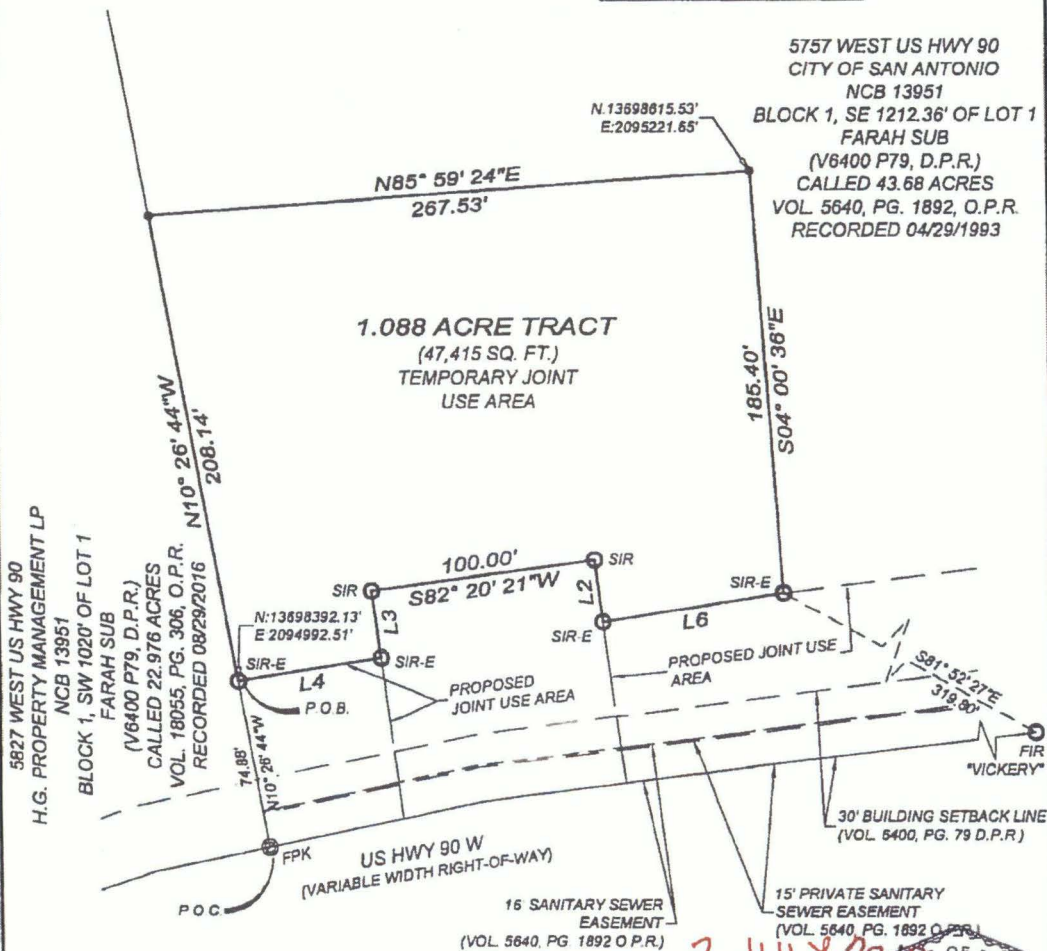
PROJECT: W-6 UPPER SEGMENT
 HWY 90-S.W. MILITARY DR.
 SAWS PARCEL NO.: P19-081T
 OWNER: CITY OF SAN ANTONIO



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
- P.O.B. POINT OF BEGINNING

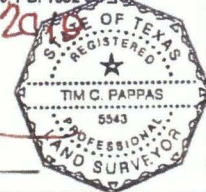
Line Table		
LINE #	LENGTH	DIRECTION
L2	27.74'	N07°08'53"W
L3	30.12'	S07°40'01"E
L4	64.10'	S80°58'31"W
L5	81.26'	S80°58'31"W



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
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 (V6400 P79, D.P.R.)
 CALLED 22.976 ACRES
 VOL. 18055, PG. 306, O.P.R.
 RECORDED 08/29/2016

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



WEST MILITARY DRIVE & US HWY 90
 W-6 UPPER SEGMENT
 SEWER IMPROVEMENTS
 TEMPORARY JOINT USE AREA
 P19-081T

DATE	REVISIONS	DESCRIPTION	BY

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
 17020 PARK 20 CIRCLE SUITE A, DALLAS TX 75248
 PHONE: 972-251-2522 FAX: 972-251-2523
 WWW.TBPLS.COM

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