

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

**AUTHORIZING THE EXCHANGE OR TRANSFER OF OWNERSHIP
OF TWO CITY OWNED PROPERTIES ON THE CURRENT SITE OF
THE SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK
VISITOR CENTER AND FOUR PROPERTIES ADJACENT TO THE
SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK TO
THE NATIONAL PARK SERVICE.**

* * * * *

WHEREAS, in April of 2014 the National Park Service requested from the City of San Antonio conveyance of property associated with former road alignments, in addition to two other tracts of City-owned property on the site of the Visitor Center and four tracts of City-owned property adjacent to the San Antonio Missions National Historical Park; and

WHEREAS, according to the National Park Service, these tracts of land are part of their long range master plan necessary to enhance the visitor experience for all guests, the general public, and San Antonio residents; and

WHEREAS, in 1993 and 1994 the City of San Antonio attempted to acquire and convey needed property to the National Park Service but that transaction was not accepted; and

WHEREAS, Local Government Code Section 280.001 allows a municipality to acquire land for the use of the United States government; and

WHEREAS, on May 10, 2017, the City's Planning Commission voted to support the conveyance by the City of San Antonio of this property to the National Park Service; **NOW THEREFORE**,

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

SECTION 1. The City Council finds that the improvements proposed by the National Park Service serve a public purpose and will provide an enhanced experience for San Antonio residents, the general public, and visitors upon completion. Therefore, the City Manager and her designee, jointly and severally, are authorized and directed to convey, or exchange for other property, the real property interests described and as shown in **Attachment I** to or with the National Park Service. The City Manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the city quitclaim deeds or deeds without warranty, substantially in the form shown in **Attachment II**, as needed and appropriate, exchanging or conveying the above-described property to the National Park Service. The City Manager and her designee, severally, are authorized to take all additional actions reasonably necessary or convenient to effectuate the transactions, including executing and delivering all instruments and

agreements conducive to effectuating the transactions and reserving any necessary easements or other property interests for CPS Energy or the San Antonio Water System.

SECTION 2. All costs and fees associate with the transfer are hereby waived. There is no financial account language associated with this ordinance.

SECTION 3. The disposition of surplus property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

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. 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 6. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this _____ day of _____, 2017.

M A Y O R
Ivy R. Taylor

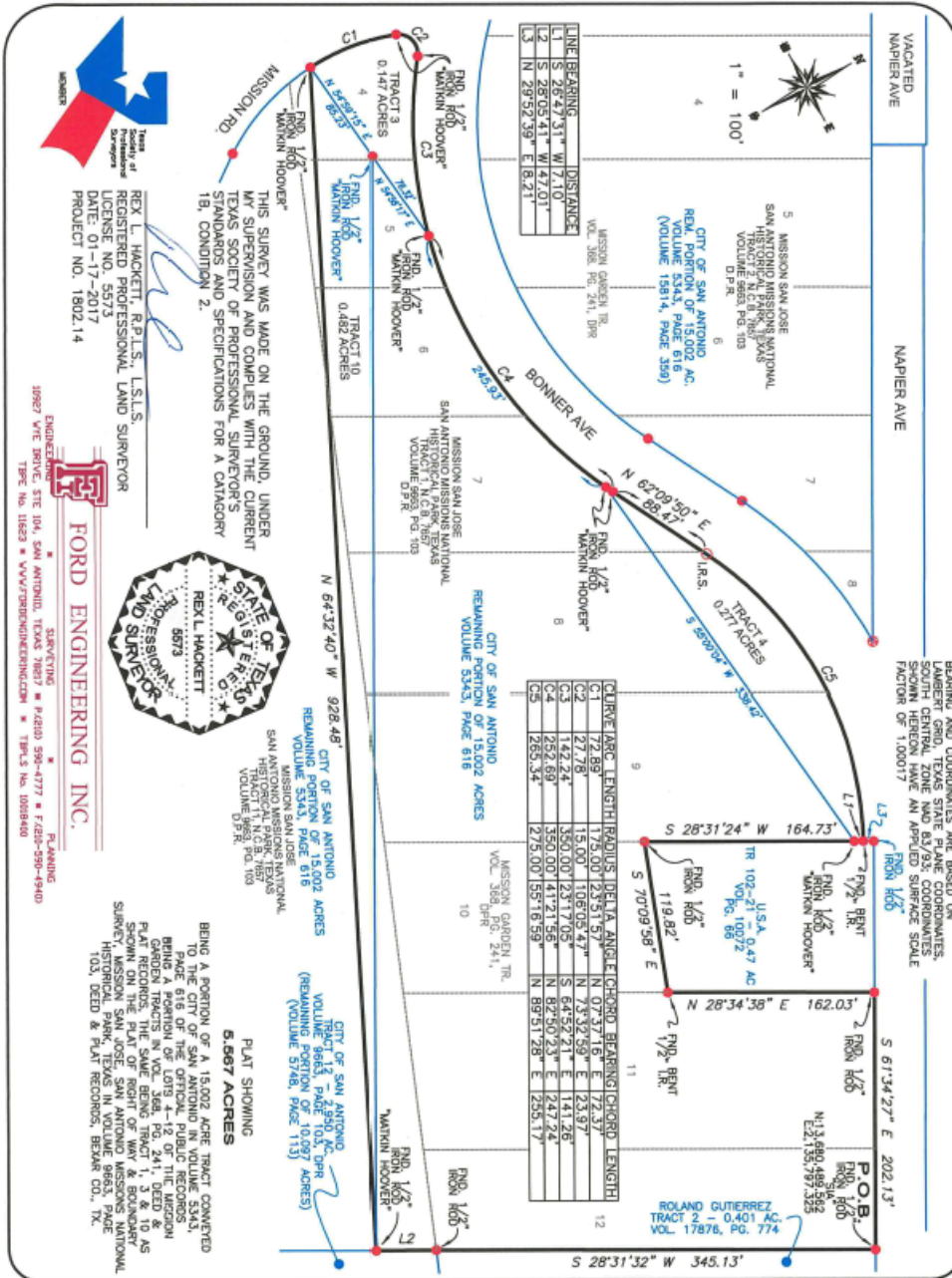
ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

Attachment I





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 5.567 ACRES

A 5.567 acre tract of land, being a portion of the remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 4 - 12 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tracts 1, 3, 4 and 10, N.C.B. 7657 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an ½ inch iron rod (N = 13,680,489.562, E = 2,135,797.325) with cap marked "SIA" found on the Southwestern line of Napier Avenue, for the Northeastern corner of the remainder of the said 15.002 acre tract, the Northeastern corner of said Tract 1 of the said Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park and the Northwestern corner of that certain Tract 2 - 0.401 acres conveyed to Roland Gutierrez in Volume 17876, Page 774 of the Official Public Records of Real Property of Bexar County, Texas, for the Northeastern corner of this tract;

THENCE: S 28°31'32" W - 345.13 feet along the Southeastern line of the Tract 1 of the said San Antonio National Historical Park, the Northwestern line of the said Roland Gutierrez Tract 2 to a ½ inch iron rod found for the Southwestern corner of the said Roland Gutierrez Tract 2, the Northwestern corner of Tract 12 - 2.950 acres as shown on the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park, being a remainder of a 10.097 acre tract of land conveyed to the City of San Antonio in Volume 5748, Page 113 of the Official Public Record of Real Property of Bexar County, Texas, for a corner of said Tract 1 as shown on the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°05'41" W - 47.01 feet continuing along the Southeastern line of said Tract 1, the Northwestern line of said Tract 12 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of said Tract 1, a corner of the remainder of the said 15.002 acre tract and the Easternmost corner of Tract 10 of the said San Antonio Missions National Historical Park, for the Southeastern corner of this tract;

THENCE: N 64°32'40" W - 928.48 feet along the Southwestern line of said Tract 10, across the remainder of the said 15.002 acre tract to a ½ inch iron rod with cap marked "Matkin Hoover" found on the Northeastern line of Mission Road, for the Southwestern corner of said



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Tract 10, the Southernmost corner of Tract 3 of the said San Antonio National Historical Park, a corner of the remainder of the said 15.002 acre tract, for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a Northwestern corner of said Tract 10 on the Southeastern line of said Tract 3 bears N 54°59'15" E – 85.23 feet;

THENCE: Along the Northeastern line of said Mission Road, the Northwestern line of said Tract 3, a curve to the right having a Delta angle of 23°51'57", a Radius of 175.00 feet, an Arc length of 72.89 feet and a Chord bearing of N 07°37'16" E – 72.37 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, for a corner of this tract;

THENCE: Continuing along a line of said Tract 3, a curve to the right at the intersection of Mission Road and Bonner Avenue, having a Delta angle of 106°05'47", a Radius of 15.00 feet, an Arc length of 27.78 feet and a Chord bearing of N 73°32'59" E – 23.97 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Along a Southern line of said Bonner Avenue, a Northern line of said Tract 3, a curve to the left having a Delta angle of 23°17'05", a Radius of 350.00 feet, an Arc length of 142.24 feet and a Chord bearing of S 64°52'21" E – 141.26 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Easternmost corner of said Tract 3, a corner of said Tract 1, for a corner of this tract;

THENCE: Continuing along a Southern line of said Bonner Avenue, a line of said Tract 1, a curve to the left having a Delta angle of 41°21'56", a Radius of 350.00 feet, at 245.93 feet pass a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southwestern corner of said Tract 4, a corner of said Tract 1 of the San Antonio Missions National Historical Park, and having a **total Arc length of 252.69 feet** and a Chord bearing of N 82°50'23" E – 247.24 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 4, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: N 62°09'50" E – 88.47 feet along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4 to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Bonner Avenue, a corner of said Tract 4, for a corner of this tract;

THENCE: Continuing along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4, a curve to the right having a Delta angle of 55°16'59", a Radius of 275.00 feet, an Arc length of 265.34 feet and a Chord bearing of N 89°51'28" E – 255.17 feet to a bent ½ inch iron rod found on the Northwestern line of that certain tract of land called Tract 102-21 – 0.47 acres conveyed to the United States of America in Volume 10072, Page 66 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 4, for a corner of this tract, from which a ½ inch iron rod found on the Southwestern line of Napier Avenue, for the Northwestern corner of said Tract 102-21 bears N 29°52'39" E – 8.21 feet;



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THENCE: S 26°47'31" W – 7.10 feet along the Northwestern line of said Tract 102-21 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of Tract 4, a corner of Tract 1 of the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°31'24" W – 164.73 feet along the Northwestern line of said Tract 102-21, a line of said Tract 1 of the said San Antonio National Historical Park to a ½ inch iron rod found for the Southwestern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: S 70°09'58" E – 119.82 feet along the Southern line of the said Tract 102-21, a line of said Tract 1 to a bent ½ inch iron rod found for the Southeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: N 28°34'38" E – 162.03 feet along the Southeastern line of said Tract 102-21, a line of said Tract 1 to a ½ inch iron rod found on the Southwestern line of Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, for the Northeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

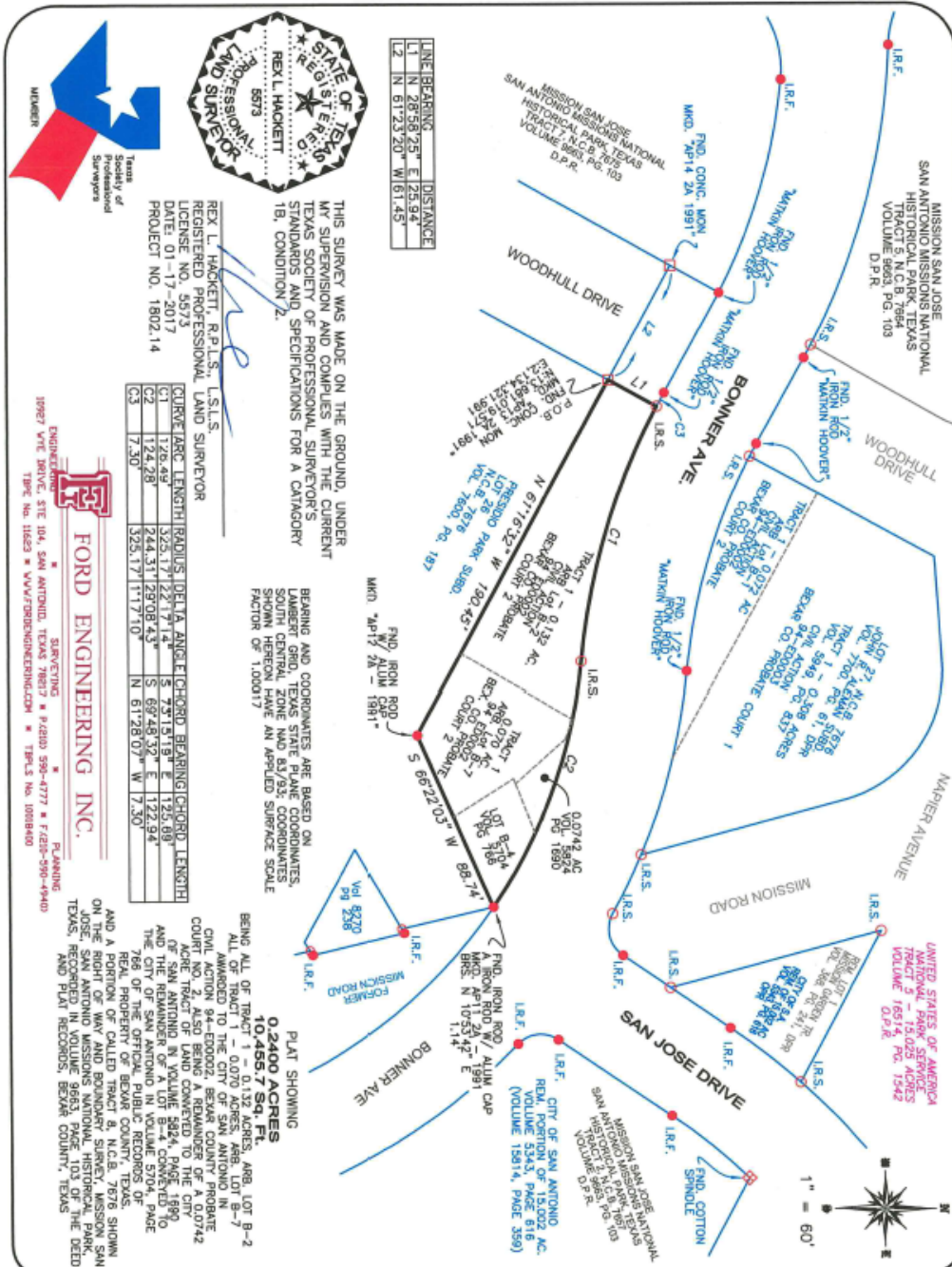
THENCE: S 61°34'27" E – 202.13 feet along the Southwestern line of said Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, a Northeastern line of said Tract 1 to the **POINT OF BEGINNING** and containing 5.567 acres of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 1.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.2400 ACRES (10,455.7 sq. ft.)

A 0.2400 acre (10,455.7 sq. ft.) tract of land, being all of Tract 1 – 0.132 acres, ARB. Lot B-2, All of Tract 1 – 0.070 acres, ARB. Lot B-7 awarded to the City of San Antonio in Civil Action 94-ED0002, Bexar County Probate Court No. 2, also being a remainder of a 0.0742 acre tract of land conveyed to the City of San Antonio in Volume 5824, Page 1690, the remainder of a Lot B-4 conveyed to the City of San Antonio in Volume 5704, Page 766 of the Official Public Records of Real Property of Bexar County, Texas and a portion of Tract 8 – 0.277 acres, N.C.B. 7676 shown on the Right of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an concrete monument (N = 13,681,019.571, E = 2,134,321.991) marked "AP13 2A – 1991" found on the Southeastern line of Woodhull Drive, for the Northwestern corner of Lot 26, N.C.B. 7676 of the Presidio Park Subdivision as shown on a plat recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, the same being the Southwestern corner of said Tract 1, ARB. Lot B-2 – 0.132 acres, a corner of Tract 8 – 0.277 acres, for the Southwestern corner of this tract, from which a concrete monument marked "AP14 2A – 1991" found on the Northwestern line of Woodhull Drive, the Southeastern line of Tract 7, N.C.B. 7675 of the said Right of way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas, for the Southwestern corner of said Tract 8 Bears N 61°23'20" W – 61.45 feet;

THENCE: N 28°58'25" E – 25.94 feet along the Southeastern line of Woodhull Drive, the Northwestern line of said Tract 1, ARB Lot B-2 – 0.132 acres and across said Tract 8 to a ½ inch iron rod with cap marked "Ford Eng Inc" set on the Southern line of Bonner Avenue for the Northwestern corner of said Tract 1, ARB Lot B-2 – 0.132 acres, for the Northwestern corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 8, a corner of said Bonner Avenue bears with a curve to the right (Northwesterly) having a Delta angle of 01°17'10", a Radius of 325.17 feet, an Arc length of 7.30 feet and a Chord bearing of N 61°28'07" W – 7.30 feet;

THENCE: Along the Southern line of Bonner Avenue, a Northern line of said Tract 8, a Northern line of said Tract 1, ARB Lot B-2 – 0.132 acres, a curve to the left (Southeasterly) having a Delta angle of 22°17'14", a Radius of 325.17 feet, an Arc length of 126.49 feet and a Chord bearing of S 73°15'19" E – 125.69 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Tract 1, ARB Lot B-2 – 0.132 acres, a corner of said Tract 8 and a corner of Bonner Avenue, for a corner of this tract;



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THENCE: Continuing along the Southern line of Bonner Avenue, a Northern line of said Tract 1, ARB Lot B-2 – 0.132 acres, and across the said 0.0742 acre tract and Lot B-4 in Volume 5704, Page 766, a curve to the right having a Delta angle of $29^{\circ}08'43''$, a Radius of 244.31 feet, an Arc length of 124.28 feet and a Chord bearing of $S\ 69^{\circ}48'32''\ E - 122.94$ feet to an iron rod found for a corner of the remainder of said Lot B-4, on the Western line of Former Mission Road, for the Northeastern corner of the said Presidio Park Subdivision, for the Northeastern corner of this tract, from which a iron rod with aluminum cap marked AP11 2A – 1991 found bears $N\ 10^{\circ}53'42''\ E - 1.14$ feet;

THENCE: $S\ 66^{\circ}22'03''\ W - 88.74$ feet along a Northern line of said Presidio Park Subdivision, a Southeastern line of the remainder of said Lot B-4 and the Southeastern line of the said Tract 1, ARB Lot B-7 – 0.070 acres to an iron rod with aluminum cap marked "AP12 2A – 1991" found for the Southeastern corner of said Tract 1, ARB Lot B-7 – 0.070 acres, a corner of the said Presidio Park Subdivision, the Southeastern corner of said Tract 8, for the Southeastern corner of this tract;

THENCE: $N\ 61^{\circ}16'32''\ W - 190.45$ feet along a Northern line of said Presidio Park Subdivision, the Southern line of said Tract 8, the Southern line of the said Tract 1, ARB Lot B-2 – 0.132 acres, the Southern line of said Tract 1, ARB Lot B-7 – 0.070 acres to the **POINT OF BEGINNING** and containing 0.2400 acres (10,455.7 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 8.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



FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.3850 ACRES (16,770.6 sq. ft.)

A 0.3850 acre (16,770.6 sq. ft.) tract of land, being the remainder of Lot 27, N.C.B. 7676, John R. Aleman Subdivision in Volume 7700, Page 61 of the Deed and Plat Records, called Tract 1 – 0.308 acres awarded to the City of San Antonio in Civil Action 94-ED0003, Bexar County Probate Court No. 1 and Tract 1 – 0.072 acres, ARB Lot B-1 awarded to the City of San Antonio in Civil Action 94-ED0002 of the Bexar County, Probate Court No. 2, also being a portion of Tract 5, N.C.B. 7664 conveyed to the United States of America, c/o National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas, also shown as Tract 5 – 15.025 Acres on the plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,681,033.843, E = 2,134,545.728) with cap marked “Ford Eng Inc” set at the intersection of the western line of Mission Road, the Eastern line of said Lot 27, John R. Aleman Subdivision and the Northern line of Bonner Avenue and being on the Southern line of said Tract 5, from which a ½ inch iron rod with cap marked “Ford Eng Inc” set for a corner of said Tract 5, a corner of said Bonner Avenue bears with a curve to the right (Southeasterly) having a Delta angle of 06°03’42”, a Radius of 294.31 feet, an Arc length of 31.14 feet and a Chord bearing of S 63°57’25” E – 31.12 feet;

THENCE: Along the Northern line of said Bonner Avenue, the Southern line of said Tract 5, a curve to the left (Northwesterly) and passing a corner of said Tract 1 – 0.072 acres, having a Delta angle of 17°20’22”, a Radius of 294.31 feet, an Arc length of 89.07 feet and a Chord bearing of N 75°39’27” W – 88.73 feet to a ½ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 1 – 0.072 acres, a corner of said Tract 5, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Continuing along the Northern line of said Bonner Avenue, the Southern line of said Tract 5 and the Southern line of said Tract 1 – 0.072 acres, a curve to the right having a Delta angle of 22°09’12”, Radius of 275.17 feet, an Arc length of 106.39 feet and a Chord bearing of N 73°20’07” W – 105.73 feet to a ½ inch iron rod with cap marked “Ford Eng Inc” for the Southwestern corner of said Tract 1 – 0.072 acres at the intersection of Southeastern line of Woodhull Drive and the Northern line of Bonner Avenue, for the Southwestern corner of this tract, from which a ½ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 5, a corner of Bonner Avenue, bears with a curve to the right having a Delta angle of



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01°24'50", a Radius of 275.17 feet, an Arc length of 6.79 feet and a Chord bearing of N 61°33'06" W – 6.79 feet;

THENCE: N 28°43'28" E – 99.46 feet across said Tract 5 and along the Southeastern line of Woodhull Drive, the Northwestern line of said Tract 1 – 0.072 acres, the Northwestern line of said Lot 27, John R. Aleman Subdivision to a point for corner (un-able to set) for the Northwestern corner of said Lot 27, the Northwestern corner of said Tract 1 – 0.308 acres, for the Northwestern corner of this tract;

THENCE: N 85°52'28" E – 48.97 feet continuing across said Tract 5 and along a Southern line of Napier Avenue, a Northern line of said Lot 27, a Northern line of said Tract 1 – 0.308 acres to a point for corner (un-able to set) for a corner of said Lot 27, a corner of said Tract 1 – 0.308 acres, a corner of Napier Avenue, for a corner of this tract;

THENCE: Continuing across said Tract 5 and along a Southern line of Napier Avenue, a Northern line of said Lot 27, a Northern line of said Tract 1 – 0.308 acres, a curve to the right (Southeasterly), having a Delta angle of 79°13'10", a Radius of 62.50 feet, an Arc length of 86.42 feet and a Chord bearing of S 54°43'15" E – 79.69 feet to a point for corner (un-able to set) on the Southwestern line of Mission Road, a corner of said Lot 27, a corner of said Tract 1 – 0.308 acres, for a corner of this tract;

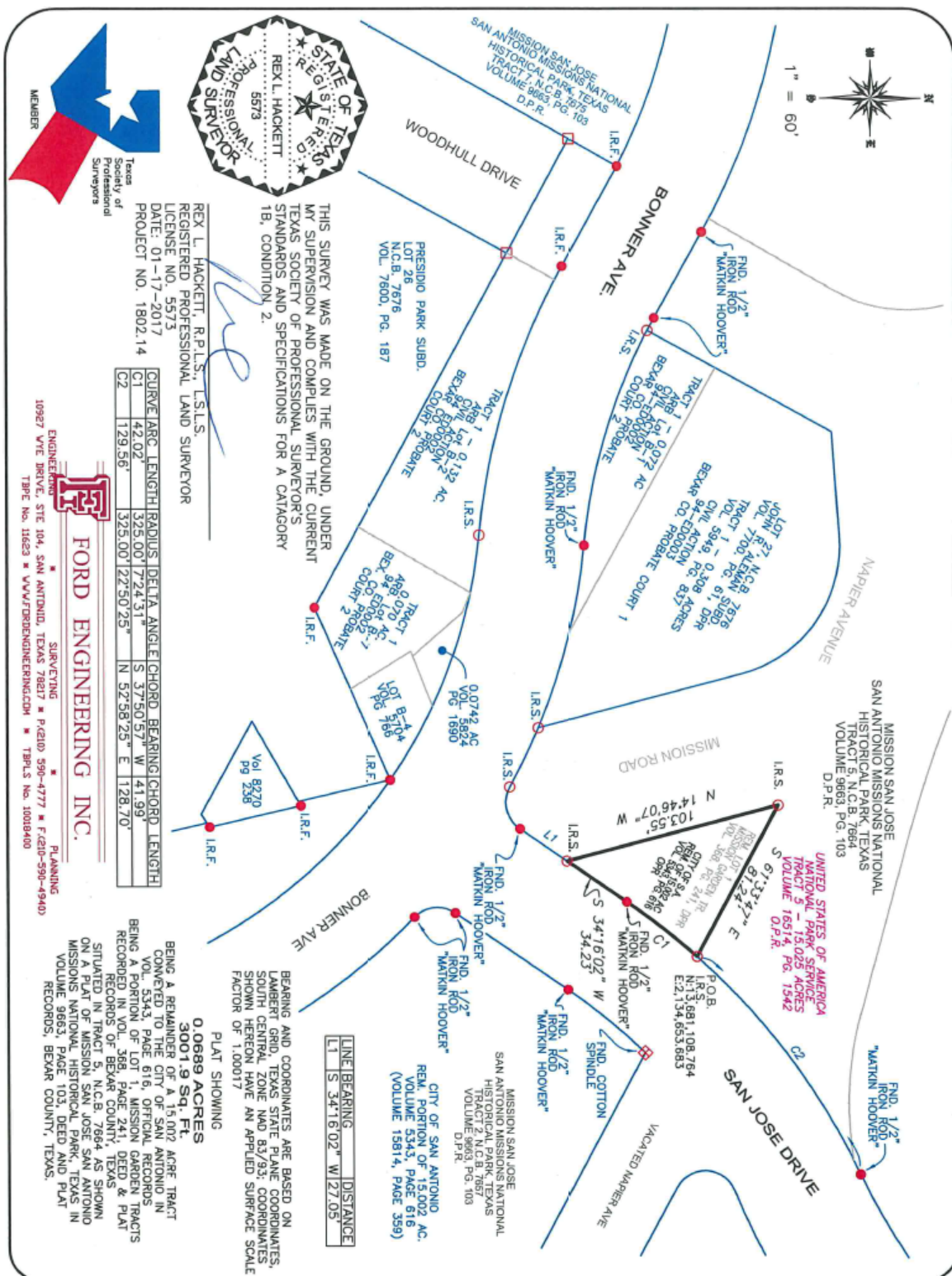
THENCE: S 14°45'32" E – 100.32 feet along the Southwestern line of Mission Drive, the Northeastern line of said Lot 27, the Northeastern line of said Tract 1 – 0.308 acres to the **POINT OF BEGINNING** and containing 0.3850 acres (16,770.6 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 John R Aleman Lot 27.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.0689 ACRES (3,001.9 sq. ft.)

A 0.0689 acre (3,001.9 sq. ft.) tract of land, being a remainder of Lot 1 of the Mission Garden Tracts as shown on a plat in Volume 368, Page 241 of the Deed and Plat Records, a remainder of a 15.002 acre tract of land conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, situated in Tract 5 – 15.025 acres conveyed to the United States of America National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas also shown as Tract 5, N.C.B. 7664 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,681,108.764, E = 2,134,653.683) with cap marked "Ford Eng Inc" set on the Southwestern line of Napier Avenue for the Northeastern corner of this tract at the intersection of the Northern line of the remainder of said Lot 1, Mission Garden Tract, the Northern line of the remainder of the said 15.002 acre tract, the Western line of San Jose Drive and an Eastern line of said Tract 5, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said San Jose Drive bears with a curve to the right (Northeasterly) having a Delta angle of 22°50'25", a Radius of 325.00 feet, an Arc length of 129.56 feet and a Chord bearing of N 52°58'25" E – 128.70 feet;

THENCE: Along an Western line of San Jose Drive, an Eastern line of said Tract 5, a curve to the left (Southwesterly) having a Delta angle of 07°24'31", a Radius of 325.00 feet, an Arc length of 42.02 feet and a Chord bearing of S 37°50'57" W – 41.99 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said San Jose Drive, for a corner of this tract;

THENCE: S 34°16'02" W – 34.23 feet continuing along an Eastern line of said Tract 5, a Western line of San Jose Drive to a ½ inch iron rod with cap marked "Ford Eng Inc" set at the intersection of the Northeastern line of Mission Road and San Jose Drive, being on a Southwestern line of the remainder of said Lot 1 of the Mission Garden Tract and a Southwestern line of the remainder of the said 15.002 acre tract, for the Southernmost corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5 at a point of curvature to the right at the intersection of San Jose Drive and Bonner Avenue bears S 34°16'02" W – 27.05 feet;



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THENCE: N 14°46'07" W – 103.55 feet across said Tract 5 and along the Northeastern line of Mission Road, the Southwestern line of the remainder of said Lot 1 of the Mission Garden Tract, the Southwestern line of the remainder of the said 15.002 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set for the Westernmost corner of the remainder of said Lot 1, the Westernmost corner of the remainder of the said 15.002 acre tract on the Southwestern line of Napier Avenue, for the Westernmost corner of this tract;

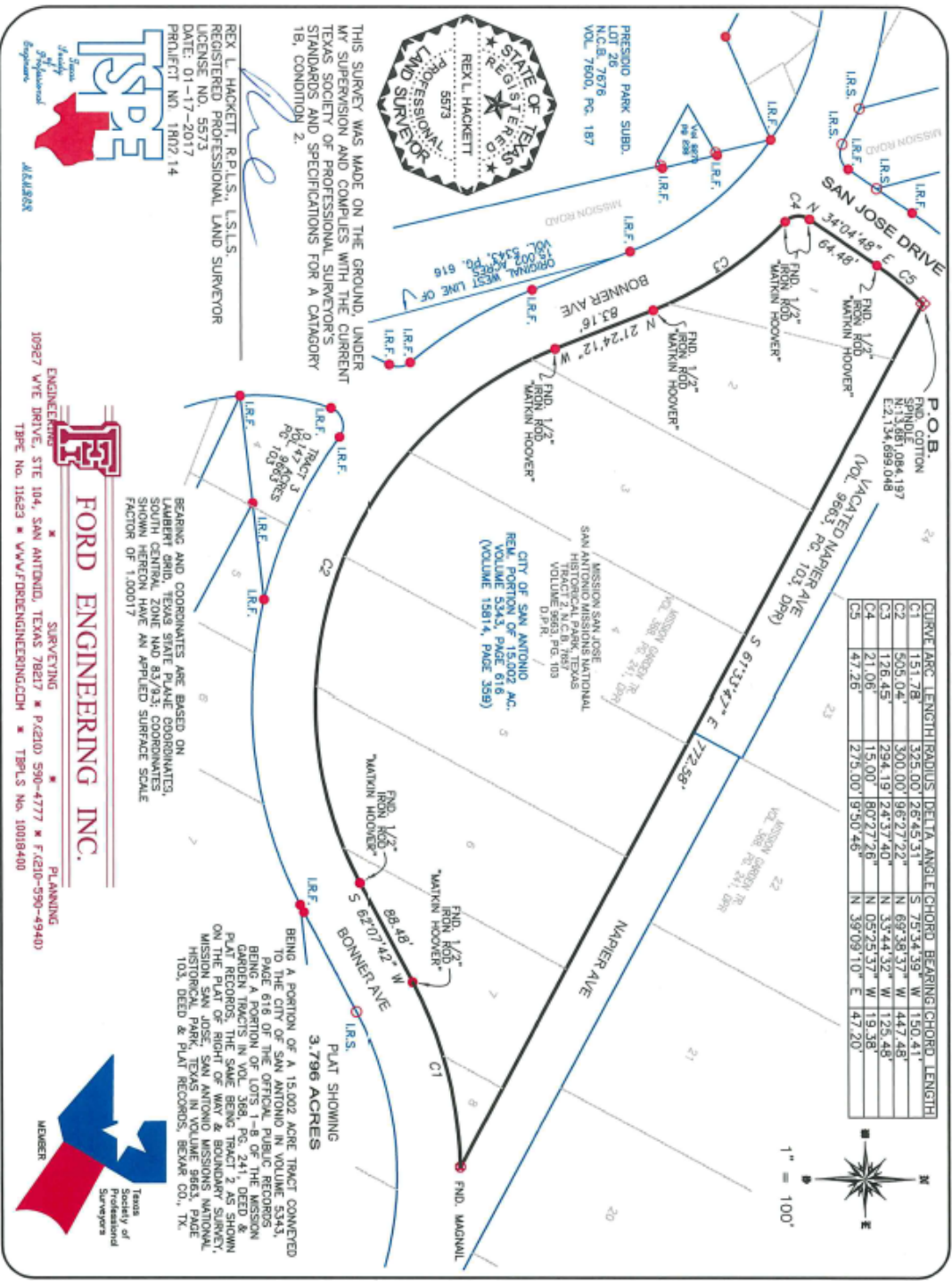
THENCE: S 61°33'47" E – 81.24 feet continuing across said Tract 5 and along a Southern line of said Napier Avenue, a Northern line of the remainder of said Lot 1 of the Mission Garden Tracts, a Northern line of the remainder of the said 15.002 acre tract to the **POINT OF BEGINNING** and containing 0.0689 acres (3,001.9 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 Mission Garden Lot 1.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 3.796 ACRES

A 3.796 acre tract of land, being a portion of the remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 1 - 8 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tract 2, N.C.B. 7657 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an cotton spindle (N = 13,681,084.197, E = 2,134,699.048) found on the Southwestern line of Vacated Napier Avenue as shown on said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park in Volume 9663, Page 103 and the Southeastern right of way line of San Jose Drive, for the Northwestern corner of said Tract 2, for the Northwestern corner of this tract;

THENCE: S 61°33'47" E - 772.58 feet along the Southwestern line of said Vacated Napier Avenue and current Napier Avenue, the same being the Northeastern line of said Tract 2 to a Mag Nail found at the intersection of Napier Avenue and Bonner Avenue, for the Easternmost corner of said Tract 2, for the Easternmost corner of this tract;

THENCE: Along a Northwestern line of Bonner Avenue, a Southeastern line of said Tract 2, a non-tangent curve to the left (Southwesterly) having a Delta angle of 26°45'31", a Radius of 325.00 feet, an Arc length of 151.78 feet and a Chord bearing of S 75°34'39" W - 150.41 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 2, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: S 62°07'42" W - 88.48 feet continuing along a Northwestern line of said Bonner Avenue, a Southeastern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 2, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Continuing along a Northern line of said Bonner Avenue, a Southern line of said Tract 2, a curve to the right (Northwesterly) having a Delta angle of 96°27'22", a Radius of 300.00 feet, an Arc length of 505.04 feet and a Chord bearing of N 69°38'37" W - 447.48 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;



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THENCE: N 21°24'12" W – 83.16 feet continuing along a Northeastern line of said Bonner Avenue, a Southwestern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;

THENCE: Continuing the Northeastern line of said Bonner Avenue, a Southwestern line of said Tract 2, a curve to the left having a Delta angle of 24°37'40", a Radius of 294.19 feet, an Arc length of 126.45 feet and a Chord bearing of N 33°44'32" W – 125.48 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;

THENCE: Continuing along a line of said Tract 2 at the intersection of Bonner Avenue and San Jose Drive, with a curve to the right having a Delta angle of 80°27'26", a Radius of 15.00 feet, an Arc length of 21.06 feet and a Chord bearing of N 05°25'37" W – 19.38 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found on the Southeastern line of San Jose Drive, for a corner of said Tract 2, a corner of said San Jose Drive, for a corner of this tract;

THENCE: N 34°04'48" E – 64.48 feet along the Southeastern line of said San Jose Drive, a Northwestern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 2, for a corner of this tract;

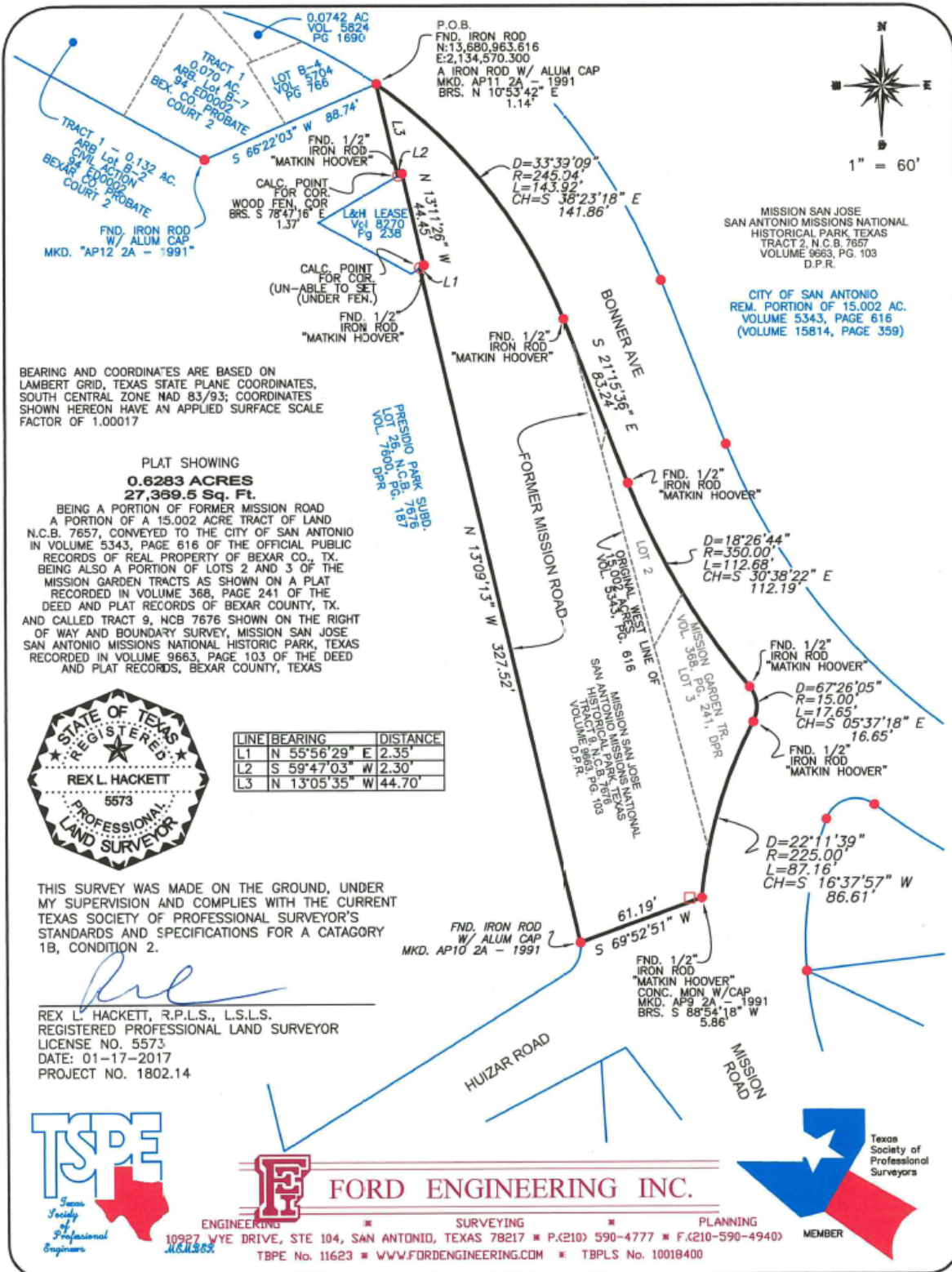
THENCE: Continuing along a Southeastern line of said San Jose Drive, a Northwestern line of said Tract 2, a curve to the right having a Delta angle of 09°50'46", a Radius of 275.00 feet, an Arc length of 47.26 feet and a Chord bearing of N 39°09'10" E – 47.20 feet to the **POINT OF BEGINNING** and containing 3.796 acres of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 2.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.6283 ACRES (27,369.5 sq. ft.)

A 0.6283 acre (27,369.5 sq. ft.) tract of land, being a portion of the former Mission Road, a remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 2 and 3 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tract 9, N.C.B. 7676 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an iron rod (N = 13,680,963.616, E = 2,134,570.300) found for the Northernmost corner of said Tract 9, the Easternmost corner of Tract 8 of the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park on a Southeastern line of the remainder of that certain Lot B-4 conveyed to the City of San Antonio in Volume 5704, Page 766 of the Official Public Records of Real Property of Bexar County, Texas at the intersection of the Southwestern line of former Mission Road right of way and the Southwestern line of Bonner Avenue for the Northeastern corner of Lot 26, N.C.B. 7676 of the Presidio Park Subdivision as shown on a plat recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, from which an iron rod with aluminum cap marked "AP11 2A - 1991" found bears N 10°53'42" E - 1.14 feet and an iron rod with aluminum cap marked "AP12 2A - 1991" found for the Southernmost corner of Tract 1 - 0.070 acres, ARB Lot B-7 awarded to the City of San Antonio in Civil Action 94-ED0002 recorded in Bexar County Probate Court No. 2 bears S 66°22'03" W - 88.74 feet;

THENCE: Along the Southwestern line of said Bonner Avenue, an Eastern line of said Tract 9, a curve to the right having a Delta angle of 33°39'09", a Radius of 245.04 feet, an Arc length of 143.92 feet and a Chord bearing of S 38°23'18" E - 141.86 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: S 21°15'36" E - 83.24 feet continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;



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THENCE: Continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue, a curve to the left having a Delta angle of $18^{\circ}26'44''$, a Radius of 350.00 feet, an Arc length of 112.68 feet and a Chord bearing of $S\ 30^{\circ}38'22''\ E$ – 112.19 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found at the intersection of Bonner Road and the current Mission Road right of way, for a corner of said Tract 9, a corner of said Bonner Road, for a corner of this tract;

THENCE: Continuing along a line of said Tract 9, curve to the right having a Delta angle of $67^{\circ}26'05''$, a Radius of 15.00 feet, an Arc length of 17.65 feet and a Chord bearing of $S\ 05^{\circ}37'18''\ E$ – 16.65 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 9, a corner of the current Mission Road right of way, for a corner of this tract;

THENCE: Continuing along a line of said Tract 9, a line of the current Mission Road right of way, a curve to the left having a Delta angle of $22^{\circ}11'39''$, a Radius of 225.00 feet, an Arc length of 87.16 feet and a Chord bearing of $S\ 16^{\circ}37'57''\ W$ – 86.61 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for the Southeastern corner of said Tract 9, for the Southeastern corner of this tract, from which a concrete monument with cap marked “AP9 2A – 1991” found bears $S\ 88^{\circ}54'18''\ W$ – 5.86 feet;

THENCE: $S\ 69^{\circ}52'51''\ W$ – 61.19 feet along the Southern line of said Tract 9, a line of Huizar Road to an iron rod with aluminum cap marked “AP10 2A – 1991” found for a Southeastern corner of said Presidio Park Subdivision, the Southwestern corner of said Tract 9 on the Western line of former Mission Road right of way, for the Southwestern corner of this tract;

THENCE: $N\ 13^{\circ}09'13''\ W$ – 327.52 feet along the Eastern line of the said Presidio Park Subdivision, the Western line of the former Mission Road right of way to a calculated point for corner (un-able to set) on a line of that certain 0.02 acre tract of land conveyed to L & H Leasing Company in Volume 8270, Page 238 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 9, a corner of said Presidio Park Subdivision, for a corner of this tract;

THENCE: $N\ 55^{\circ}56'29''\ E$ – 2.35 feet along a line of the said 0.02 acre tract, line of the former Mission road right of way to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 9, a corner of the former Mission Road right of way, for a corner of this tract;

THENCE: $N\ 13^{\circ}11'26''\ W$ – 44.45 feet along an Eastern line of the said 0.02 acre tract, a line of said Tract 9 and a Southwestern line of the former Mission road right of way to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of the said 0.02 acre tract, a corner of said Tract 9 and a corner of the former Mission Road right of way, for a corner of this tract;



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THENCE: S 59°47'03" W – 2.30 feet along a line of the said 0.02 acre tract, a line of said Tract 9 and a line of the former Mission road right of way to a calculated point (un-able to set) for a corner of said Tract 9, a corner of former Mission Road right of way, for a corner of this tract, from which a wood fence corner found bears S 78°47'16" E – 1.37 feet;

THENCE: N 13°05'35" W – 44.70 feet continuing along a Southwestern line of said Tract 9, a Southwestern line of said former Mission Road right of way to the **POINT OF BEGINNING** and containing 0.6283 acres (27,369.5 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 9.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

Attachment II:

Form of Deed Without Warranty

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

State of Texas }
 }
County of Bexar }

Deed Without Warranty

Authorizing Ordinance:

Statutory Authority: Act of November 10, 1978 (P.L. 95-629, 3635) and Act of November 28, 1990 (P.L. 101-628, 104 Stat.4469) for administration by the Department of the Interior through the National Park Service.

Local Government Code §272.001 (b) (5)

SP No./Parcel: 1791

Grantor: City of San Antonio

Grantor's Mailing Address: City Of San Antonio,
P.O. Box 839966
San Antonio, Texas 78283-3966
(Attn: TCI)

Grantor's Street Address: City Hall
100 Military Plaza
San Antonio, Texas 78205 (Bexar County)

Grantee: The United States of America, and its assignees,
c/o National Park Service, Intermountain Region
Land Resources Program Center

Grantee's Mailing Address: P.O. Box 25287
Denver, Colorado 80225-0287

Public Purpose: The preservation, restoration, and interpretation of the Spanish Missions of San Antonio and for the benefit and enjoyment of present and future generations of citizens of San Antonio and of Americans

Property: Being XXX, in the City of San Antonio, Bexar, County, Texas as recorded in Volume XXX, Page X of the Deed and Plat Records of Bexar County and more particularly described by metes and bounds, and shown by survey, on **Deed Exhibit "A"** attached hereto and incorporated herein verbatim for all purposes.

Grantor Donates, Grants and Conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, To Have and To Hold unto Grantee, Grantee's successors and assigns forever, **Without Any Express Or Implied Warranty Whatsoever, Including But Not Limited to Warranties of Title, Condition, or Character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

Reservations, Restrictions, Exceptions, And Conditions To Conveyance: This conveyance is explicitly subject to the following:

A. Reservations and Easements: All instruments of record affecting the Property; (reservations below as applicable to individual properties)

1.
 - a. The reservation of a perpetual easement for the use, benefit and control of the SAN ANTONIO WATER SYTEM over and across the 0.8620 acre area more particularly described on **Exhibit "B"** attached hereto and made a part of for all purposes (the "Water Easement Area") for the purpose of constructing, reconstructing, realigning, inspecting, patrolling, maintaining, operating, repairing, adding and removing water lines, facilities and related appurtenances, together with the right of ingress and egress over said Water Easement Area for the purpose of constructing, reconstructing, realigning, inspecting, patrolling, maintaining, operating, repairing, adding and removing said lines, facilities and appurtenances; the right to relocate said lines, facilities and appurtenances within said Water Easement Area; the right to remove from said Water Easement Area all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; and Grantee expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that no building or structure of any kind will be placed on said Water Easement Area and that removal of any building or structure placed on said Water Easement Area shall be at Grantee expense.

- b. The reservation of a perpetual easement for the use, benefit and control of the SAN ANTONIO WATER SYTEM over and across the 0.5410 acre area more particularly described on Exhibit "C" attached hereto and made a part of for all purposes (the "Sewer and Gas Easement Area") for the purpose of constructing, reconstructing, realigning, inspecting, patrolling, maintaining, operating, repairing, adding and removing sewer lines, facilities and related appurtenances, together with the right of ingress and egress over said Sewer and Gas Easement Area for the purpose of constructing, reconstructing, realigning, inspecting, patrolling, maintaining, operating, repairing, adding and removing said lines, facilities and appurtenances; the right to relocate said lines, facilities and appurtenances within said Sewer and Gas Easement Area; the right to remove from said Sewer and Gas Easement Area all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; and Grantee expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that no building or structure of any kind will be placed on said Sewer and Gas Easement Area and that removal of any building or structure placed on said Sewer and Gas Easement Area shall be at Grantee expense.
- c. The reservation of a perpetual easement for the use, benefit and control of the CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, a Municipal Board of the CITY OF SAN ANTONIO over and across the Sewer and Gas Easement Area more particularly described on Exhibit "C" for the purpose of inspecting, patrolling, constructing, reconstructing, maintaining, removing and replacing a gas line and related appurtenances, together with (i) the right of ingress and egress over the Sewer and Gas Easement Area for the purpose of inspecting, patrolling, constructing, reconstructing, maintaining, removing and replacing said gas line and related appurtenances, (ii) the right to remove from Sewer and Gas Easement Area by standard industry practices employed in vegetation management, all trees, and parts thereof, and any vegetation or obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

B. Restrictions: All covenants and restrictions of record affecting the Property;

C. Exceptions: All recorded instruments affecting the Property.

D. Conditions: All conditions affecting the Property.

In Witness Whereof, Grantor has caused its representative to set its hand:

Grantor:

City of San Antonio, a Texas municipal corporation

By:_____

Printed
Name:_____

Title:_____

Date: _____

Approved As To Form:

By: _____
City Attorney

The State of Texas }

County of Bexar }

Before me, the undersigned authority, this instrument was this day acknowledged by _____, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: _____

Notary Public, State of Texas

My Commission Expires: _____

ACCEPTANCE:

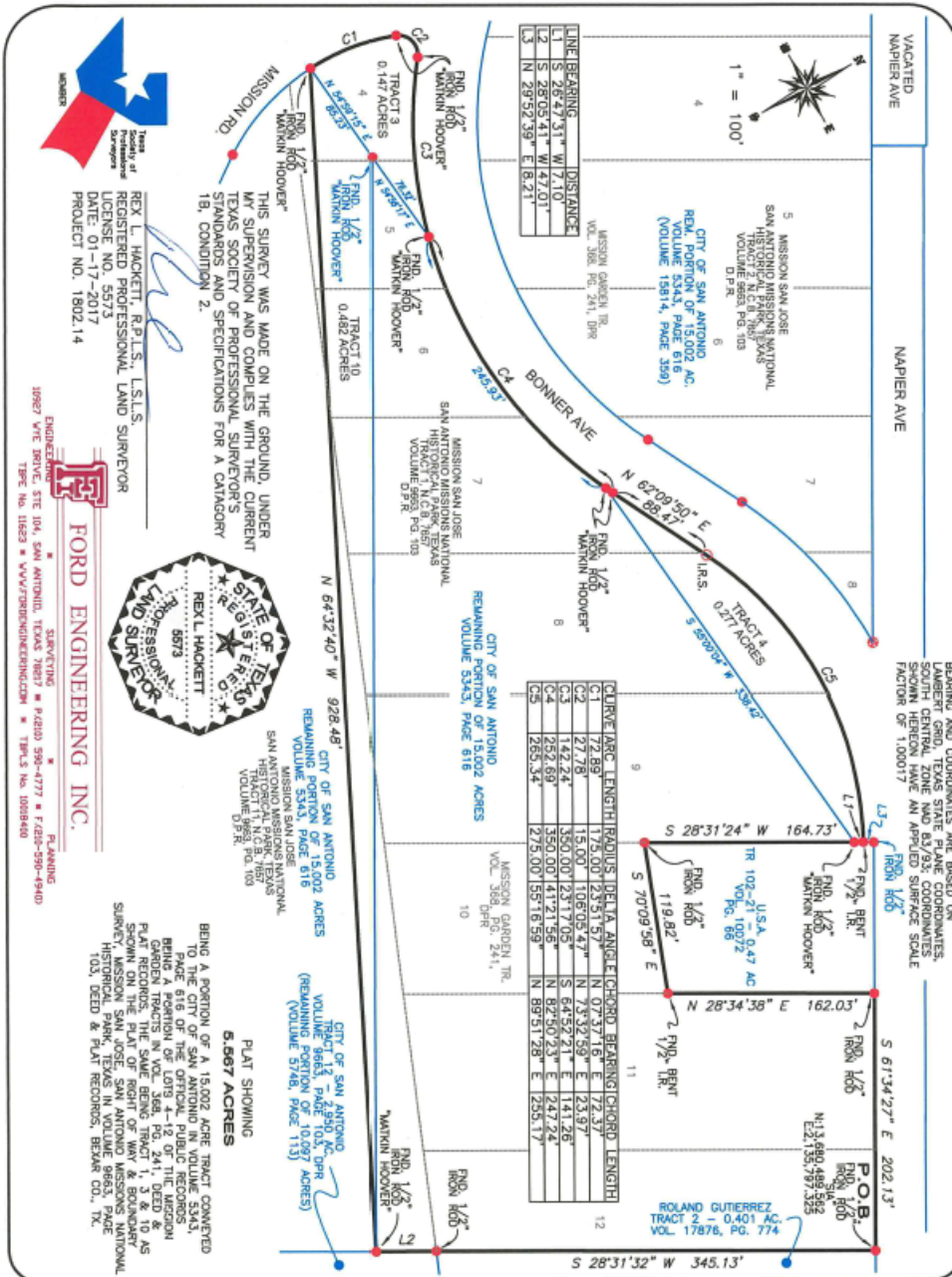
This instrument accepted on behalf of the United States of America, Department of the Interior, National Park Service, by _____, _____, Land Resources Program Center, Intermountain Region.

BY: _____ **Date:** _____

[Name, Title]

After Recording, Return To:
National Park Service
Intermountain Region
Land Resources Program Center
12795 W. Alameda Pkwy.
Lakewood, CO 80228

EXHIBIT A





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 5.567 ACRES

A 5.567 acre tract of land, being a portion of the remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 4 - 12 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tracts 1, 3, 4 and 10, N.C.B. 7657 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an ½ inch iron rod (N = 13,680,489.562, E = 2,135,797.325) with cap marked "SIA" found on the Southwestern line of Napier Avenue, for the Northeastern corner of the remainder of the said 15.002 acre tract, the Northeastern corner of said Tract 1 of the said Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park and the Northwestern corner of that certain Tract 2 - 0.401 acres conveyed to Roland Gutierrez in Volume 17876, Page 774 of the Official Public Records of Real Property of Bexar County, Texas, for the Northeastern corner of this tract;

THENCE: S 28°31'32" W - 345.13 feet along the Southeastern line of the Tract 1 of the said San Antonio National Historical Park, the Northwestern line of the said Roland Gutierrez Tract 2 to a ½ inch iron rod found for the Southwestern corner of the said Roland Gutierrez Tract 2, the Northwestern corner of Tract 12 - 2.950 acres as shown on the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park, being a remainder of a 10.097 acre tract of land conveyed to the City of San Antonio in Volume 5748, Page 113 of the Official Public Record of Real Property of Bexar County, Texas, for a corner of said Tract 1 as shown on the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°05'41" W - 47.01 feet continuing along the Southeastern line of said Tract 1, the Northwestern line of said Tract 12 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of said Tract 1, a corner of the remainder of the said 15.002 acre tract and the Easternmost corner of Tract 10 of the said San Antonio Missions National Historical Park, for the Southeastern corner of this tract;

THENCE: N 64°32'40" W - 928.48 feet along the Southwestern line of said Tract 10, across the remainder of the said 15.002 acre tract to a ½ inch iron rod with cap marked "Matkin Hoover" found on the Northeastern line of Mission Road, for the Southwestern corner of said



FORD ENGINEERING, INC

Tract 10, the Southernmost corner of Tract 3 of the said San Antonio National Historical Park, a corner of the remainder of the said 15.002 acre tract, for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a Northwestern corner of said Tract 10 on the Southeastern line of said Tract 3 bears N 54°59'15" E – 85.23 feet;

THENCE: Along the Northeastern line of said Mission Road, the Northwestern line of said Tract 3, a curve to the right having a Delta angle of 23°51'57", a Radius of 175.00 feet, an Arc length of 72.89 feet and a Chord bearing of N 07°37'16" E – 72.37 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, for a corner of this tract;

THENCE: Continuing along a line of said Tract 3, a curve to the right at the intersection of Mission Road and Bonner Avenue, having a Delta angle of 106°05'47", a Radius of 15.00 feet, an Arc length of 27.78 feet and a Chord bearing of N 73°32'59" E – 23.97 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Along a Southern line of said Bonner Avenue, a Northern line of said Tract 3, a curve to the left having a Delta angle of 23°17'05", a Radius of 350.00 feet, an Arc length of 142.24 feet and a Chord bearing of S 64°52'21" E – 141.26 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Easternmost corner of said Tract 3, a corner of said Tract 1, for a corner of this tract;

THENCE: Continuing along a Southern line of said Bonner Avenue, a line of said Tract 1, a curve to the left having a Delta angle of 41°21'56", a Radius of 350.00 feet, at 245.93 feet pass a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southwestern corner of said Tract 4, a corner of said Tract 1 of the San Antonio Missions National Historical Park, and having a **total Arc length of 252.69 feet** and a Chord bearing of N 82°50'23" E – 247.24 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 4, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: N 62°09'50" E – 88.47 feet along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4 to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Bonner Avenue, a corner of said Tract 4, for a corner of this tract;

THENCE: Continuing along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4, a curve to the right having a Delta angle of 55°16'59", a Radius of 275.00 feet, an Arc length of 265.34 feet and a Chord bearing of N 89°51'28" E – 255.17 feet to a bent ½ inch iron rod found on the Northwestern line of that certain tract of land called Tract 102-21 – 0.47 acres conveyed to the United States of America in Volume 10072, Page 66 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 4, for a corner of this tract, from which a ½ inch iron rod found on the Southwestern line of Napier Avenue, for the Northwestern corner of said Tract 102-21 bears N 29°52'39" E – 8.21 feet;



FORD ENGINEERING, INC

THENCE: S 26°47'31" W – 7.10 feet along the Northwestern line of said Tract 102-21 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of Tract 4, a corner of Tract 1 of the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°31'24" W – 164.73 feet along the Northwestern line of said Tract 102-21, a line of said Tract 1 of the said San Antonio National Historical Park to a ½ inch iron rod found for the Southwestern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: S 70°09'58" E – 119.82 feet along the Southern line of the said Tract 102-21, a line of said Tract 1 to a bent ½ inch iron rod found for the Southeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: N 28°34'38" E – 162.03 feet along the Southeastern line of said Tract 102-21, a line of said Tract 1 to a ½ inch iron rod found on the Southwestern line of Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, for the Northeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

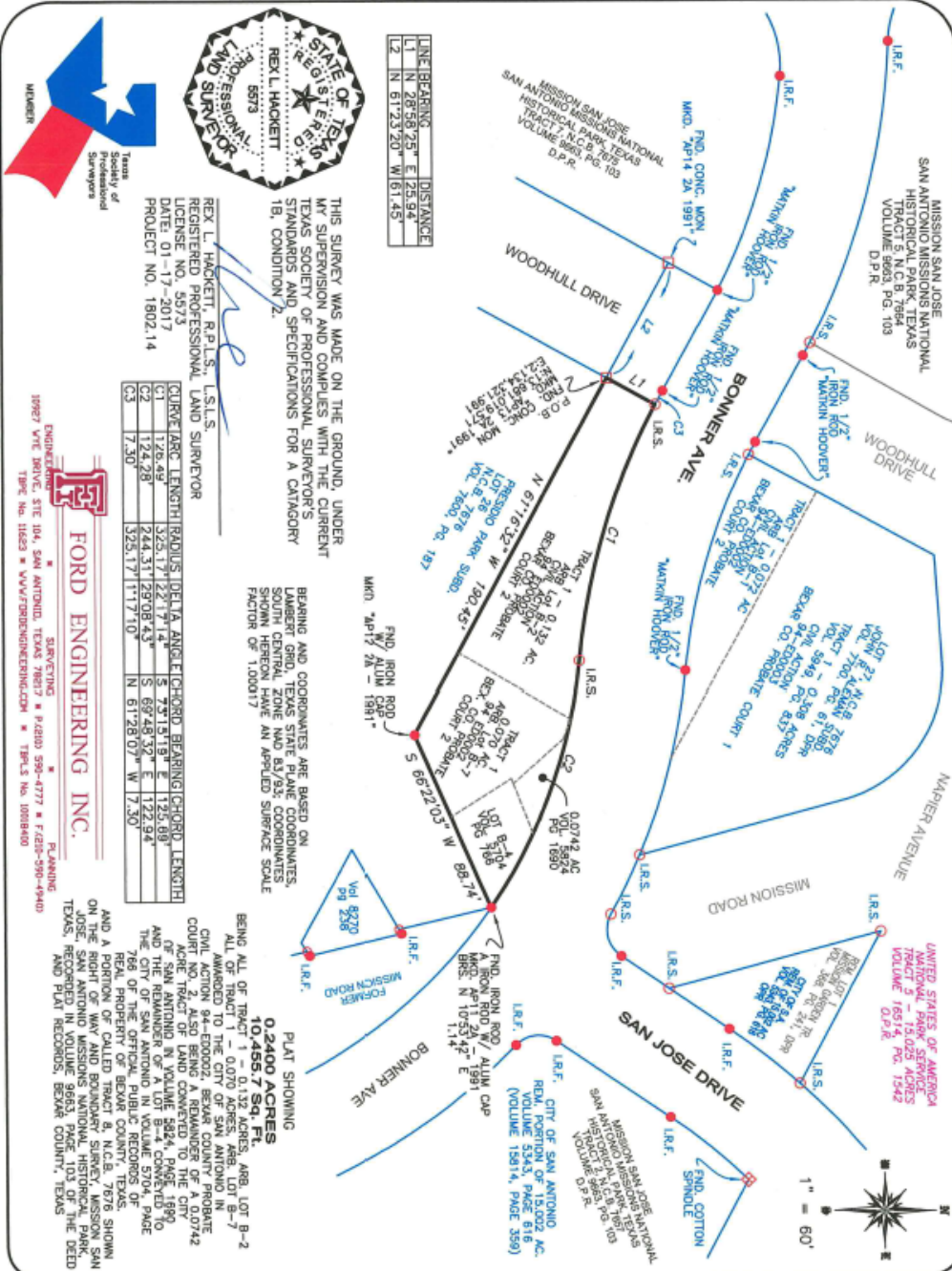
THENCE: S 61°34'27" E – 202.13 feet along the Southwestern line of said Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, a Northeastern line of said Tract 1 to the **POINT OF BEGINNING** and containing 5.567 acres of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 1.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.2400 ACRES (10,455.7 sq. ft.)

A 0.2400 acre (10,455.7 sq. ft.) tract of land, being all of Tract 1 – 0.132 acres, ARB. Lot B-2, All of Tract 1 – 0.070 acres, ARB. Lot B-7 awarded to the City of San Antonio in Civil Action 94-ED0002, Bexar County Probate Court No. 2, also being a remainder of a 0.0742 acre tract of land conveyed to the City of San Antonio in Volume 5824, Page 1690, the remainder of a Lot B-4 conveyed to the City of San Antonio in Volume 5704, Page 766 of the Official Public Records of Real Property of Bexar County, Texas and a portion of Tract 8 – 0.277 acres, N.C.B. 7676 shown on the Right of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an concrete monument (N = 13,681,019.571, E = 2,134,321.991) marked "AP13 2A – 1991" found on the Southeastern line of Woodhull Drive, for the Northwestern corner of Lot 26, N.C.B. 7676 of the Presidio Park Subdivision as shown on a plat recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, the same being the Southwestern corner of said Tract 1, ARB. Lot B-2 – 0.132 acres, a corner of Tract 8 – 0.277 acres, for the Southwestern corner of this tract, from which a concrete monument marked "AP14 2A – 1991" found on the Northwestern line of Woodhull Drive, the Southeastern line of Tract 7, N.C.B. 7675 of the said Right of way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas, for the Southwestern corner of said Tract 8 Bears N 61°23'20" W – 61.45 feet;

THENCE: N 28°58'25" E – 25.94 feet along the Southeastern line of Woodhull Drive, the Northwestern line of said Tract 1, ARB Lot B-2 – 0.132 acres and across said Tract 8 to a ½ inch iron rod with cap marked "Ford Eng Inc" set on the Southern line of Bonner Avenue for the Northwestern corner of said Tract 1, ARB Lot B-2 – 0.132 acres, for the Northwestern corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 8, a corner of said Bonner Avenue bears with a curve to the right (Northwesterly) having a Delta angle of 01°17'10", a Radius of 325.17 feet, an Arc length of 7.30 feet and a Chord bearing of N 61°28'07" W – 7.30 feet;

THENCE: Along the Southern line of Bonner Avenue, a Northern line of said Tract 8, a Northern line of said Tract 1, ARB Lot B-2 – 0.132 acres, a curve to the left (Southeasterly) having a Delta angle of 22°17'14", a Radius of 325.17 feet, an Arc length of 126.49 feet and a Chord bearing of S 73°15'19" E – 125.69 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Tract 1, ARB Lot B-2 – 0.132 acres, a corner of said Tract 8 and a corner of Bonner Avenue, for a corner of this tract;



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THENCE: Continuing along the Southern line of Bonner Avenue, a Northern line of said Tract 1, ARB Lot B-2 – 0.132 acres, and across the said 0.0742 acre tract and Lot B-4 in Volume 5704, Page 766, a curve to the right having a Delta angle of $29^{\circ}08'43''$, a Radius of 244.31 feet, an Arc length of 124.28 feet and a Chord bearing of $S 69^{\circ}48'32'' E - 122.94$ feet to an iron rod found for a corner of the remainder of said Lot B-4, on the Western line of Former Mission Road, for the Northeastern corner of the said Presidio Park Subdivision, for the Northeastern corner of this tract, from which a iron rod with aluminum cap marked AP11 2A – 1991 found bears $N 10^{\circ}53'42'' E - 1.14$ feet;

THENCE: $S 66^{\circ}22'03'' W - 88.74$ feet along a Northern line of said Presidio Park Subdivision, a Southeastern line of the remainder of said Lot B-4 and the Southeastern line of the said Tract 1, ARB Lot B-7 – 0.070 acres to an iron rod with aluminum cap marked "AP12 2A – 1991" found for the Southeastern corner of said Tract 1, ARB Lot B-7 – 0.070 acres, a corner of the said Presidio Park Subdivision, the Southeastern corner of said Tract 8, for the Southeastern corner of this tract;

THENCE: $N 61^{\circ}16'32'' W - 190.45$ feet along a Northern line of said Presidio Park Subdivision, the Southern line of said Tract 8, the Southern line of the said Tract 1, ARB Lot B-2 – 0.132 acres, the Southern line of said Tract 1, ARB Lot B-7 – 0.070 acres to the **POINT OF BEGINNING** and containing 0.2400 acres (10,455.7 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 8.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



FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.3850 ACRES (16,770.6 sq. ft.)

A 0.3850 acre (16,770.6 sq. ft.) tract of land, being the remainder of Lot 27, N.C.B. 7676, John R. Aleman Subdivision in Volume 7700, Page 61 of the Deed and Plat Records, called Tract 1 – 0.308 acres awarded to the City of San Antonio in Civil Action 94-ED0003, Bexar County Probate Court No. 1 and Tract 1 – 0.072 acres, ARB Lot B-1 awarded to the City of San Antonio in Civil Action 94-ED0002 of the Bexar County, Probate Court No. 2, also being a portion of Tract 5, N.C.B. 7664 conveyed to the United States of America, c/o National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas, also shown as Tract 5 – 15.025 Acres on the plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,681,033.843, E = 2,134,545.728) with cap marked “Ford Eng Inc” set at the intersection of the western line of Mission Road, the Eastern line of said Lot 27, John R. Aleman Subdivision and the Northern line of Bonner Avenue and being on the Southern line of said Tract 5, from which a ½ inch iron rod with cap marked “Ford Eng Inc” set for a corner of said Tract 5, a corner of said Bonner Avenue bears with a curve to the right (Southeasterly) having a Delta angle of 06°03’42”, a Radius of 294.31 feet, an Arc length of 31.14 feet and a Chord bearing of S 63°57’25” E – 31.12 feet;

THENCE: Along the Northern line of said Bonner Avenue, the Southern line of said Tract 5, a curve to the left (Northwesterly) and passing a corner of said Tract 1 – 0.072 acres, having a Delta angle of 17°20’22”, a Radius of 294.31 feet, an Arc length of 89.07 feet and a Chord bearing of N 75°39’27” W – 88.73 feet to a ½ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 1 – 0.072 acres, a corner of said Tract 5, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Continuing along the Northern line of said Bonner Avenue, the Southern line of said Tract 5 and the Southern line of said Tract 1 – 0.072 acres, a curve to the right having a Delta angle of 22°09’12”, Radius of 275.17 feet, an Arc length of 106.39 feet and a Chord bearing of N 73°20’07” W – 105.73 feet to a ½ inch iron rod with cap marked “Ford Eng Inc” for the Southwestern corner of said Tract 1 – 0.072 acres at the intersection of Southeastern line of Woodhull Drive and the Northern line of Bonner Avenue, for the Southwestern corner of this tract, from which a ½ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 5, a corner of Bonner Avenue, bears with a curve to the right having a Delta angle of



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01°24'50", a Radius of 275.17 feet, an Arc length of 6.79 feet and a Chord bearing of N 61°33'06" W – 6.79 feet;

THENCE: N 28°43'28" E – 99.46 feet across said Tract 5 and along the Southeastern line of Woodhull Drive, the Northwestern line of said Tract 1 – 0.072 acres, the Northwestern line of said Lot 27, John R. Aleman Subdivision to a point for corner (un-able to set) for the Northwestern corner of said Lot 27, the Northwestern corner of said Tract 1 – 0.308 acres, for the Northwestern corner of this tract;

THENCE: N 85°52'28" E – 48.97 feet continuing across said Tract 5 and along a Southern line of Napier Avenue, a Northern line of said Lot 27, a Northern line of said Tract 1 – 0.308 acres to a point for corner (un-able to set) for a corner of said Lot 27, a corner of said Tract 1 – 0.308 acres, a corner of Napier Avenue, for a corner of this tract;

THENCE: Continuing across said Tract 5 and along a Southern line of Napier Avenue, a Northern line of said Lot 27, a Northern line of said Tract 1 – 0.308 acres, a curve to the right (Southeasterly), having a Delta angle of 79°13'10", a Radius of 62.50 feet, an Arc length of 86.42 feet and a Chord bearing of S 54°43'15" E – 79.69 feet to a point for corner (un-able to set) on the Southwestern line of Mission Road, a corner of said Lot 27, a corner of said Tract 1 – 0.308 acres, for a corner of this tract;

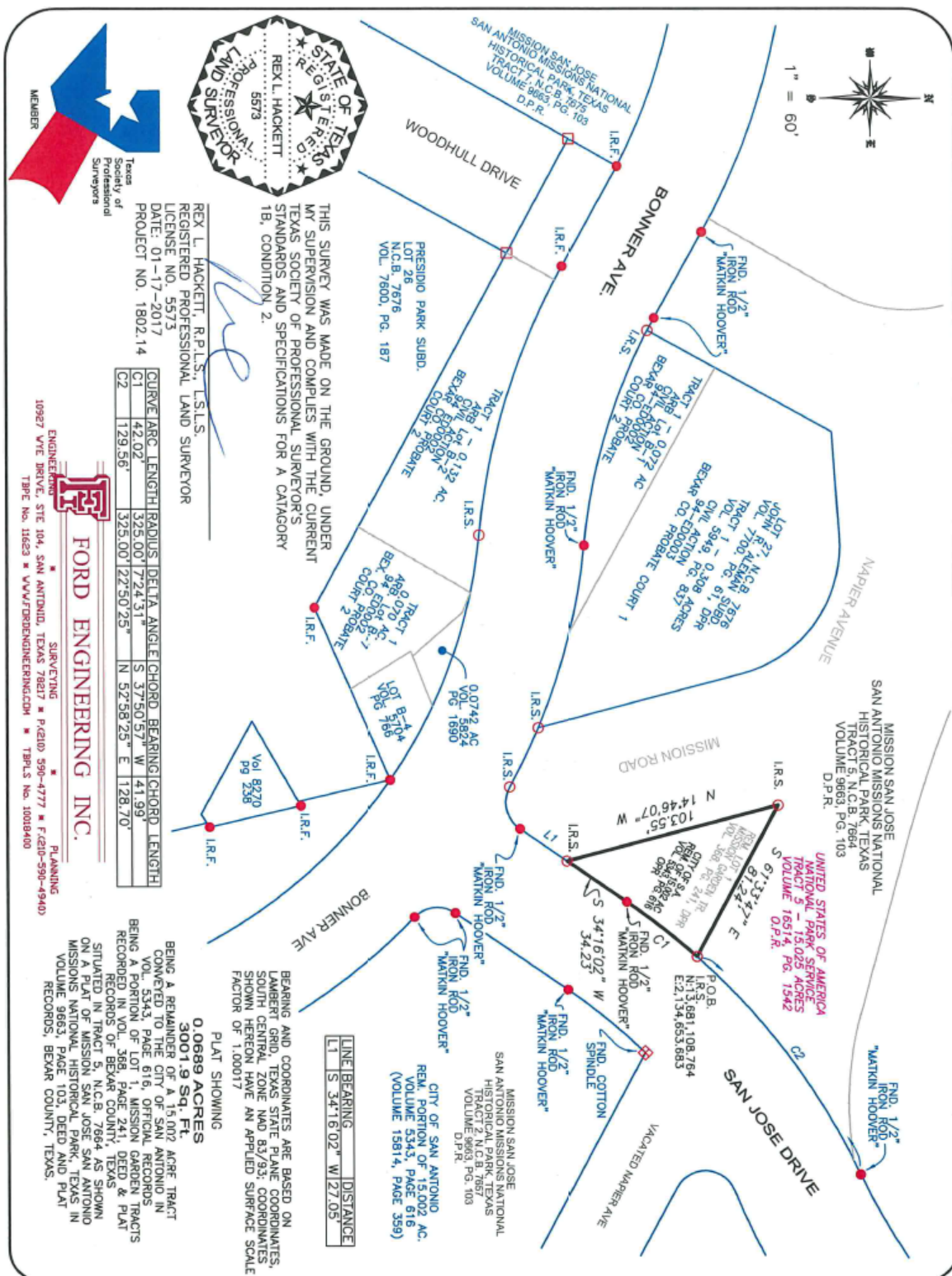
THENCE: S 14°45'32" E – 100.32 feet along the Southwestern line of Mission Drive, the Northeastern line of said Lot 27, the Northeastern line of said Tract 1 – 0.308 acres to the **POINT OF BEGINNING** and containing 0.3850 acres (16,770.6 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 John R Aleman Lot 27.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.0689 ACRES (3,001.9 sq. ft.)

A 0.0689 acre (3,001.9 sq. ft.) tract of land, being a remainder of Lot 1 of the Mission Garden Tracts as shown on a plat in Volume 368, Page 241 of the Deed and Plat Records, a remainder of a 15.002 acre tract of land conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, situated in Tract 5 – 15.025 acres conveyed to the United States of America National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas also shown as Tract 5, N.C.B. 7664 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,681,108.764, E = 2,134,653.683) with cap marked "Ford Eng Inc" set on the Southwestern line of Napier Avenue for the Northeastern corner of this tract at the intersection of the Northern line of the remainder of said Lot 1, Mission Garden Tract, the Northern line of the remainder of the said 15.002 acre tract, the Western line of San Jose Drive and an Eastern line of said Tract 5, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said San Jose Drive bears with a curve to the right (Northeasterly) having a Delta angle of 22°50'25", a Radius of 325.00 feet, an Arc length of 129.56 feet and a Chord bearing of N 52°58'25" E – 128.70 feet;

THENCE: Along an Western line of San Jose Drive, an Eastern line of said Tract 5, a curve to the left (Southwesterly) having a Delta angle of 07°24'31", a Radius of 325.00 feet, an Arc length of 42.02 feet and a Chord bearing of S 37°50'57" W – 41.99 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said San Jose Drive, for a corner of this tract;

THENCE: S 34°16'02" W – 34.23 feet continuing along an Eastern line of said Tract 5, a Western line of San Jose Drive to a ½ inch iron rod with cap marked "Ford Eng Inc" set at the intersection of the Northeastern line of Mission Road and San Jose Drive, being on a Southwestern line of the remainder of said Lot 1 of the Mission Garden Tract and a Southwestern line of the remainder of the said 15.002 acre tract, for the Southernmost corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5 at a point of curvature to the right at the intersection of San Jose Drive and Bonner Avenue bears S 34°16'02" W – 27.05 feet;



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THENCE: N 14°46'07" W – 103.55 feet across said Tract 5 and along the Northeastern line of Mission Road, the Southwestern line of the remainder of said Lot 1 of the Mission Garden Tract, the Southwestern line of the remainder of the said 15.002 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set for the Westernmost corner of the remainder of said Lot 1, the Westernmost corner of the remainder of the said 15.002 acre tract on the Southwestern line of Napier Avenue, for the Westernmost corner of this tract;

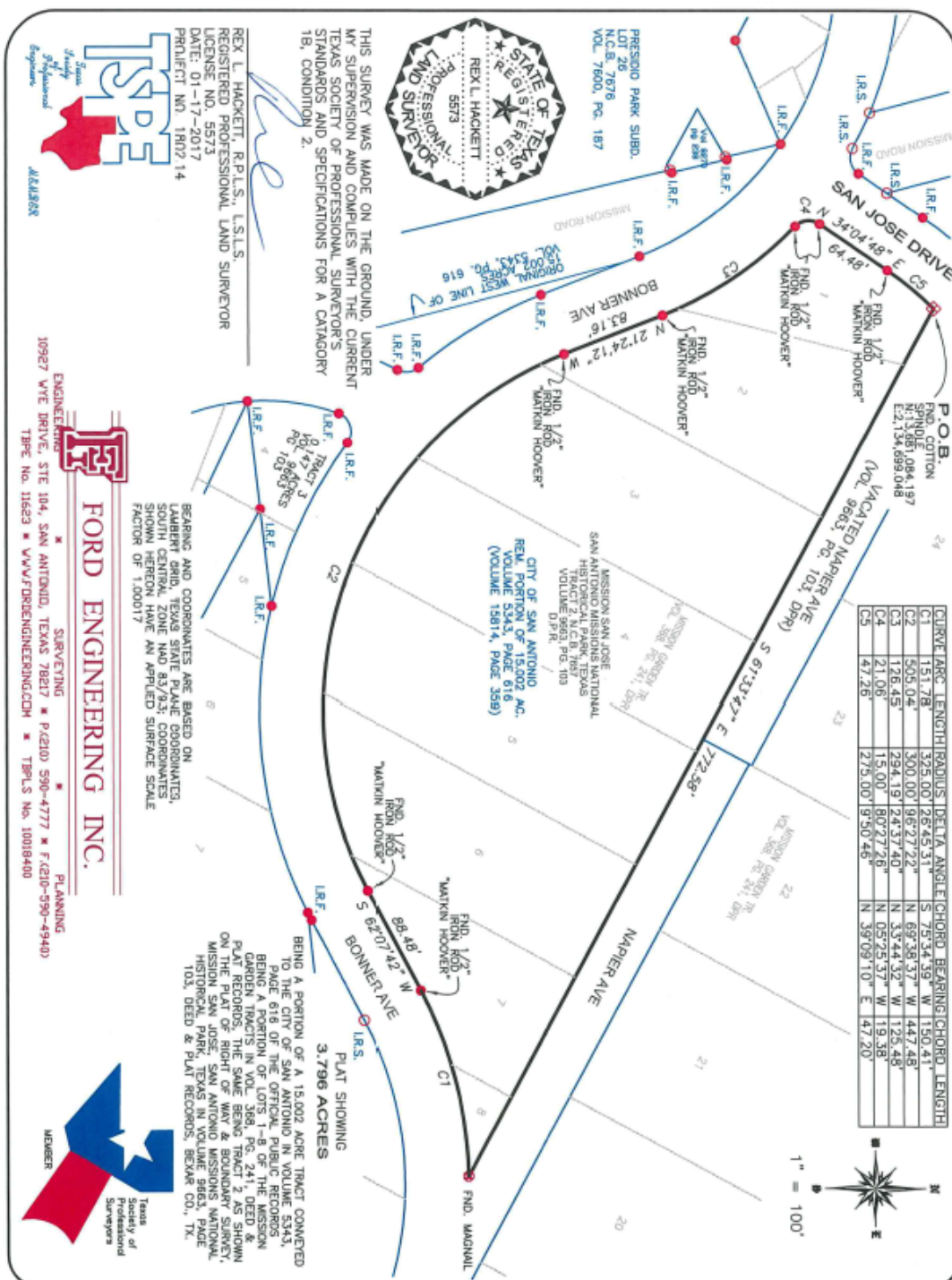
THENCE: S 61°33'47" E – 81.24 feet continuing across said Tract 5 and along a Southern line of said Napier Avenue, a Northern line of the remainder of said Lot 1 of the Mission Garden Tracts, a Northern line of the remainder of the said 15.002 acre tract to the **POINT OF BEGINNING** and containing 0.0689 acres (3,001.9 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 Mission Garden Lot 1.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 3.796 ACRES

A 3.796 acre tract of land, being a portion of the remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 1 - 8 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tract 2, N.C.B. 7657 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an cotton spindle (N = 13,681,084.197, E = 2,134,699.048) found on the Southwestern line of Vacated Napier Avenue as shown on said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park in Volume 9663, Page 103 and the Southeastern right of way line of San Jose Drive, for the Northwestern corner of said Tract 2, for the Northwestern corner of this tract;

THENCE: S 61°33'47" E - 772.58 feet along the Southwestern line of said Vacated Napier Avenue and current Napier Avenue, the same being the Northeastern line of said Tract 2 to a Mag Nail found at the intersection of Napier Avenue and Bonner Avenue, for the Easternmost corner of said Tract 2, for the Easternmost corner of this tract;

THENCE: Along a Northwestern line of Bonner Avenue, a Southeastern line of said Tract 2, a non-tangent curve to the left (Southwesterly) having a Delta angle of 26°45'31", a Radius of 325.00 feet, an Arc length of 151.78 feet and a Chord bearing of S 75°34'39" W - 150.41 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 2, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: S 62°07'42" W - 88.48 feet continuing along a Northwestern line of said Bonner Avenue, a Southeastern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 2, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Continuing along a Northern line of said Bonner Avenue, a Southern line of said Tract 2, a curve to the right (Northwesterly) having a Delta angle of 96°27'22", a Radius of 300.00 feet, an Arc length of 505.04 feet and a Chord bearing of N 69°38'37" W - 447.48 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;



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THENCE: N 21°24'12" W – 83.16 feet continuing along a Northeastern line of said Bonner Avenue, a Southwestern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;

THENCE: Continuing the Northeastern line of said Bonner Avenue, a Southwestern line of said Tract 2, a curve to the left having a Delta angle of 24°37'40", a Radius of 294.19 feet, an Arc length of 126.45 feet and a Chord bearing of N 33°44'32" W – 125.48 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 2, for a corner of this tract;

THENCE: Continuing along a line of said Tract 2 at the intersection of Bonner Avenue and San Jose Drive, with a curve to the right having a Delta angle of 80°27'26", a Radius of 15.00 feet, an Arc length of 21.06 feet and a Chord bearing of N 05°25'37" W – 19.38 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found on the Southeastern line of San Jose Drive, for a corner of said Tract 2, a corner of said San Jose Drive, for a corner of this tract;

THENCE: N 34°04'48" E – 64.48 feet along the Southeastern line of said San Jose Drive, a Northwestern line of said Tract 2 to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 2, for a corner of this tract;

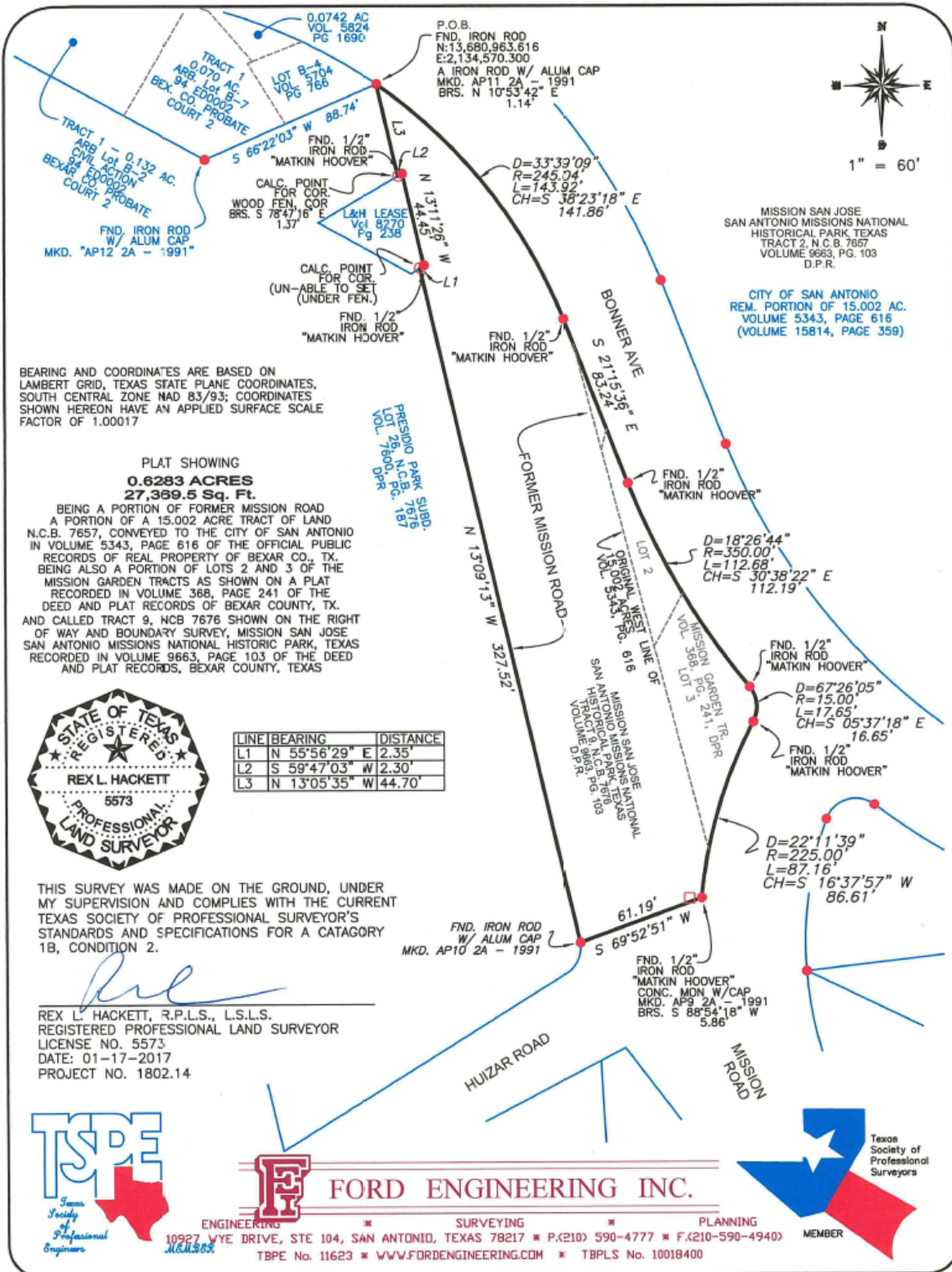
THENCE: Continuing along a Southeastern line of said San Jose Drive, a Northwestern line of said Tract 2, a curve to the right having a Delta angle of 09°50'46", a Radius of 275.00 feet, an Arc length of 47.26 feet and a Chord bearing of N 39°09'10" E – 47.20 feet to the **POINT OF BEGINNING** and containing 3.796 acres of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 2.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





FORD ENGINEERING, INC

Date: January 17, 2017
Project No: 1802.14

FIELD NOTES DESCRIPTION 0.6283 ACRES (27,369.5 sq. ft.)

A 0.6283 acre (27,369.5 sq. ft.) tract of land, being a portion of the former Mission Road, a remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 2 and 3 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tract 9, N.C.B. 7676 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an iron rod (N = 13,680,963.616, E = 2,134,570.300) found for the Northernmost corner of said Tract 9, the Easternmost corner of Tract 8 of the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park on a Southeastern line of the remainder of that certain Lot B-4 conveyed to the City of San Antonio in Volume 5704, Page 766 of the Official Public Records of Real Property of Bexar County, Texas at the intersection of the Southwestern line of former Mission Road right of way and the Southwestern line of Bonner Avenue for the Northeastern corner of Lot 26, N.C.B. 7676 of the Presidio Park Subdivision as shown on a plat recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, from which an iron rod with aluminum cap marked "AP11 2A - 1991" found bears N 10°53'42" E - 1.14 feet and an iron rod with aluminum cap marked "AP12 2A - 1991" found for the Southernmost corner of Tract 1 - 0.070 acres, ARB Lot B-7 awarded to the City of San Antonio in Civil Action 94-ED0002 recorded in Bexar County Probate Court No. 2 bears S 66°22'03" W - 88.74 feet;

THENCE: Along the Southwestern line of said Bonner Avenue, an Eastern line of said Tract 9, a curve to the right having a Delta angle of 33°39'09", a Radius of 245.04 feet, an Arc length of 143.92 feet and a Chord bearing of S 38°23'18" E - 141.86 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: S 21°15'36" E - 83.24 feet continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;



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THENCE: Continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue, a curve to the left having a Delta angle of $18^{\circ}26'44''$, a Radius of 350.00 feet, an Arc length of 112.68 feet and a Chord bearing of $S\ 30^{\circ}38'22''\ E$ – 112.19 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found at the intersection of Bonner Road and the current Mission Road right of way, for a corner of said Tract 9, a corner of said Bonner Road, for a corner of this tract;

THENCE: Continuing along a line of said Tract 9, curve to the right having a Delta angle of $67^{\circ}26'05''$, a Radius of 15.00 feet, an Arc length of 17.65 feet and a Chord bearing of $S\ 05^{\circ}37'18''\ E$ – 16.65 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 9, a corner of the current Mission Road right of way, for a corner of this tract;

THENCE: Continuing along a line of said Tract 9, a line of the current Mission Road right of way, a curve to the left having a Delta angle of $22^{\circ}11'39''$, a Radius of 225.00 feet, an Arc length of 87.16 feet and a Chord bearing of $S\ 16^{\circ}37'57''\ W$ – 86.61 feet to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for the Southeastern corner of said Tract 9, for the Southeastern corner of this tract, from which a concrete monument with cap marked “AP9 2A – 1991” found bears $S\ 88^{\circ}54'18''\ W$ – 5.86 feet;

THENCE: $S\ 69^{\circ}52'51''\ W$ – 61.19 feet along the Southern line of said Tract 9, a line of Huizar Road to an iron rod with aluminum cap marked “AP10 2A – 1991” found for a Southeastern corner of said Presidio Park Subdivision, the Southwestern corner of said Tract 9 on the Western line of former Mission Road right of way, for the Southwestern corner of this tract;

THENCE: $N\ 13^{\circ}09'13''\ W$ – 327.52 feet along the Eastern line of the said Presidio Park Subdivision, the Western line of the former Mission Road right of way to a calculated point for corner (un-able to set) on a line of that certain 0.02 acre tract of land conveyed to L & H Leasing Company in Volume 8270, Page 238 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 9, a corner of said Presidio Park Subdivision, for a corner of this tract;

THENCE: $N\ 55^{\circ}56'29''\ E$ – 2.35 feet along a line of the said 0.02 acre tract, line of the former Mission road right of way to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of said Tract 9, a corner of the former Mission Road right of way, for a corner of this tract;

THENCE: $N\ 13^{\circ}11'26''\ W$ – 44.45 feet along an Eastern line of the said 0.02 acre tract, a line of said Tract 9 and a Southwestern line of the former Mission road right of way to a $\frac{1}{2}$ inch iron rod with cap marked “Matkin Hoover” found for a corner of the said 0.02 acre tract, a corner of said Tract 9 and a corner of the former Mission Road right of way, for a corner of this tract;



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THENCE: S 59°47'03" W – 2.30 feet along a line of the said 0.02 acre tract, a line of said Tract 9 and a line of the former Mission road right of way to a calculated point (un-able to set) for a corner of said Tract 9, a corner of former Mission Road right of way, for a corner of this tract, from which a wood fence corner found bears S 78°47'16" E – 1.37 feet;

THENCE: N 13°05'35" W – 44.70 feet continuing along a Southwestern line of said Tract 9, a Southwestern line of said former Mission Road right of way to the **POINT OF BEGINNING** and containing 0.6283 acres (27,369.5 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

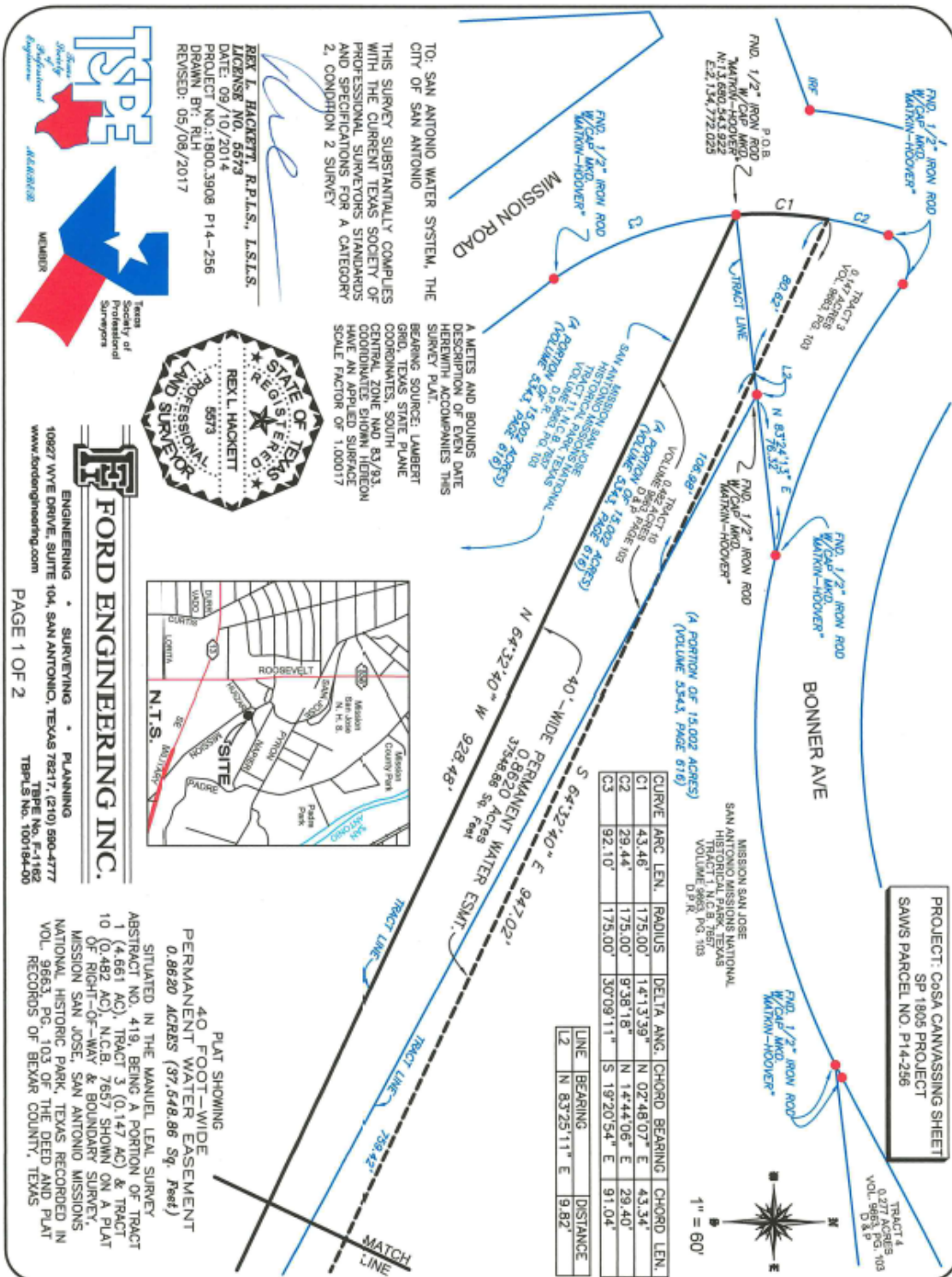
Corresponding plat prepared.
1802.14 San Jose Mission Tract 9.docx

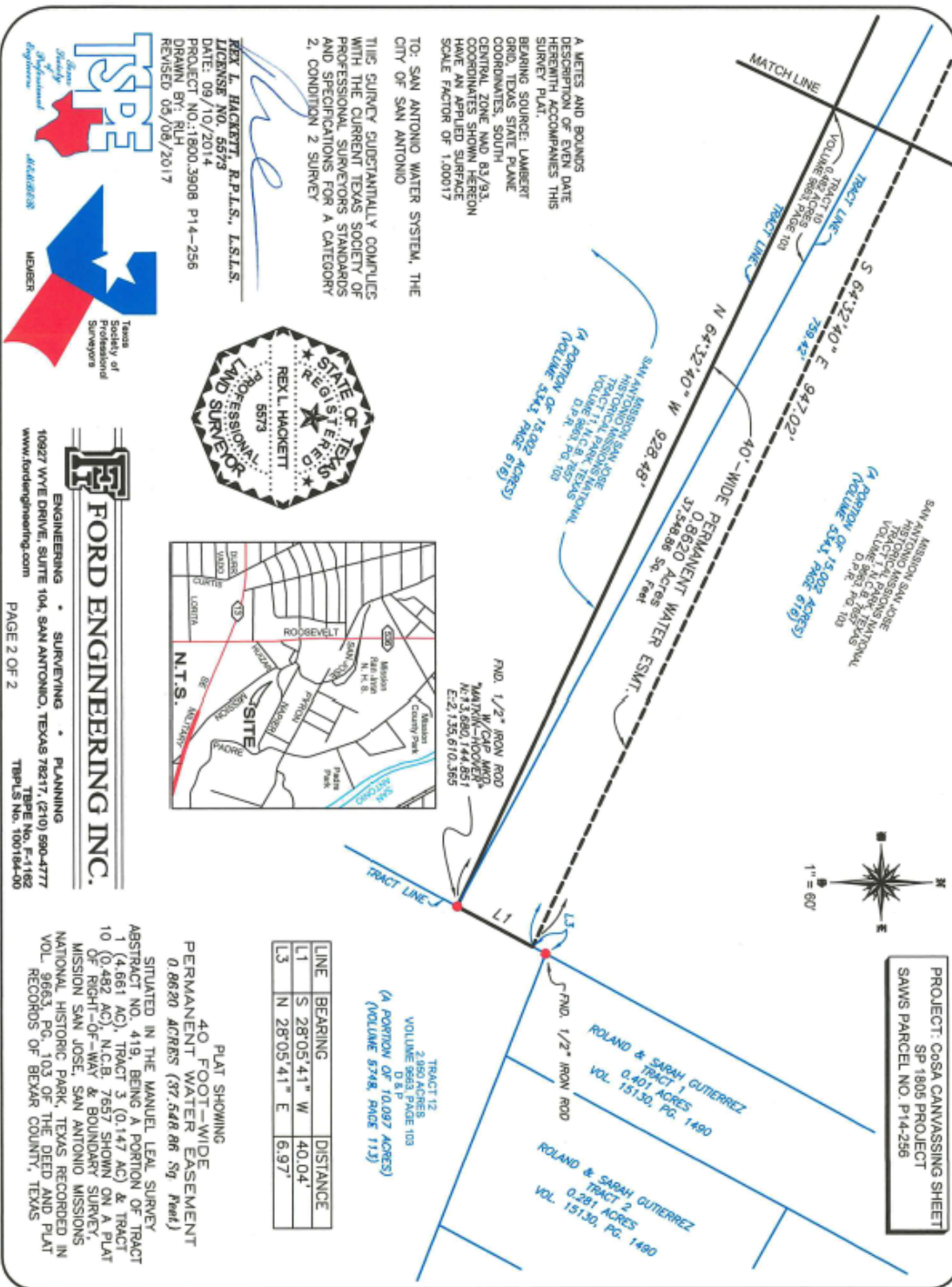
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.



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

DEED EXHIBIT B







FORD ENGINEERING, INC

Date: September 10, 2014
Project No: 1800.3908

Project: CoSA Canvassing Sheet
SP 1805 Project
SAWS Parcel No: P14-256

FIELD NOTES DESCRIPTION
0.8620 ACRES (37,548.86 sq. ft.)
40-Wide foot Permanent Water Easement

A 0.8620 acre (37,548.86 sq. ft.) permanent water easement situated in the Manuel Leal Survey Abstract No. 419, being a portion of Tract 1 (4.661 Acres), Tract 3 (0.147 Acres) and Tract 10 (0.482 Acres) N.C.B. 7657 shown on a plat of Right-of-Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historic Park, Texas, recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,680,543.922, E = 2,134,772.025) with cap marked "Matkin-Hoover" found on the Eastern line of Mission Road, for the Southern corner of said Tract 3, the Westernmost corner of said Tract 10 and the Northwestern corner of Tract 11 (4.061 Acres) as shown on said Plat of Right-of-Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historic Park, Texas, for the Westernmost Southwestern corner of this easement, from which a ½ inch iron rod with cap marked "Matkin-Hoover" found for a corner of said Tract 11 bears with a curve to the left having a Delta angle of 30°09'11", a Radius of 175.00 feet, an Arc length of 92.10 feet and a Chord bearing of S 19°20'54" E - 91.04 feet;

THENCE: Along the Eastern line of said Mission Road, the Western line of said Tract 3, a curve to the right having a Delta angle of 14°13'39", a Radius of 175.00 feet, an Arc length of 43.46 feet and a Chord bearing of N 02°48'07" E - 43.34 feet, from which a ½ inch iron rod with cap marked "Matkin-Hoover" found for a corner of said Tract 3 at the intersection of Mission Road and Bonner Avenue bears with a curve to the right having a Delta angle of 09°38'18", a Radius of 175.00 feet, an Arc length of 29.44 feet and a Chord bearing of N 14°44'06" E - 29.40 feet;

THENCE: S 64°32'40" E - across said Tracts 3, 10 and 11, at 80.62 feet pass the common line of said Tract 3 and Tract 10, at 187.60 feet pass the common line of said Tract 1 and Tract 10, a distance in all of 947.02 feet to a point for the Easternmost Northeastern corner of this easement on the Southeastern line of said Tract 1, the Northwestern line of Tract 12 (2.950 Acres) shown on said Plat of Right-of-Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historic Park, Texas, from which a ½ inch iron rod found for the Northwestern corner of said Tract 12, the Southwestern corner of that certain Tract 1 - 0.401



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acres conveyed to Roland and Sarah Gutierrez in Volume 15130, Page 1490 of the Official Public Records of Real Property of Bexar County, Texas bears N 28°05'41" E – 6.97 feet;

THENCE: S 28°05'41" W – 40.04 feet along the Southeastern line of said Tract 1, the Northwestern line of said Tract 12 to a ½ inch iron rod (N = 13,680,144.851, E = 2,135,610.365) with cap marked "Matkin-Hoover" found for the Southeastern corner of said Tract 1 and the Northeastern corner of said Tract 11, for the Southeastern corner of this easement;

THENCE: N 64°32'40" W – 928.48 feet along the Southwestern line of the said Tract 1, the Northeastern line of said Tract 11 to the **POINT OF BEGINNING** and containing 0.8620 acres (37,548.86 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.

1800.3908 P14-256.docx

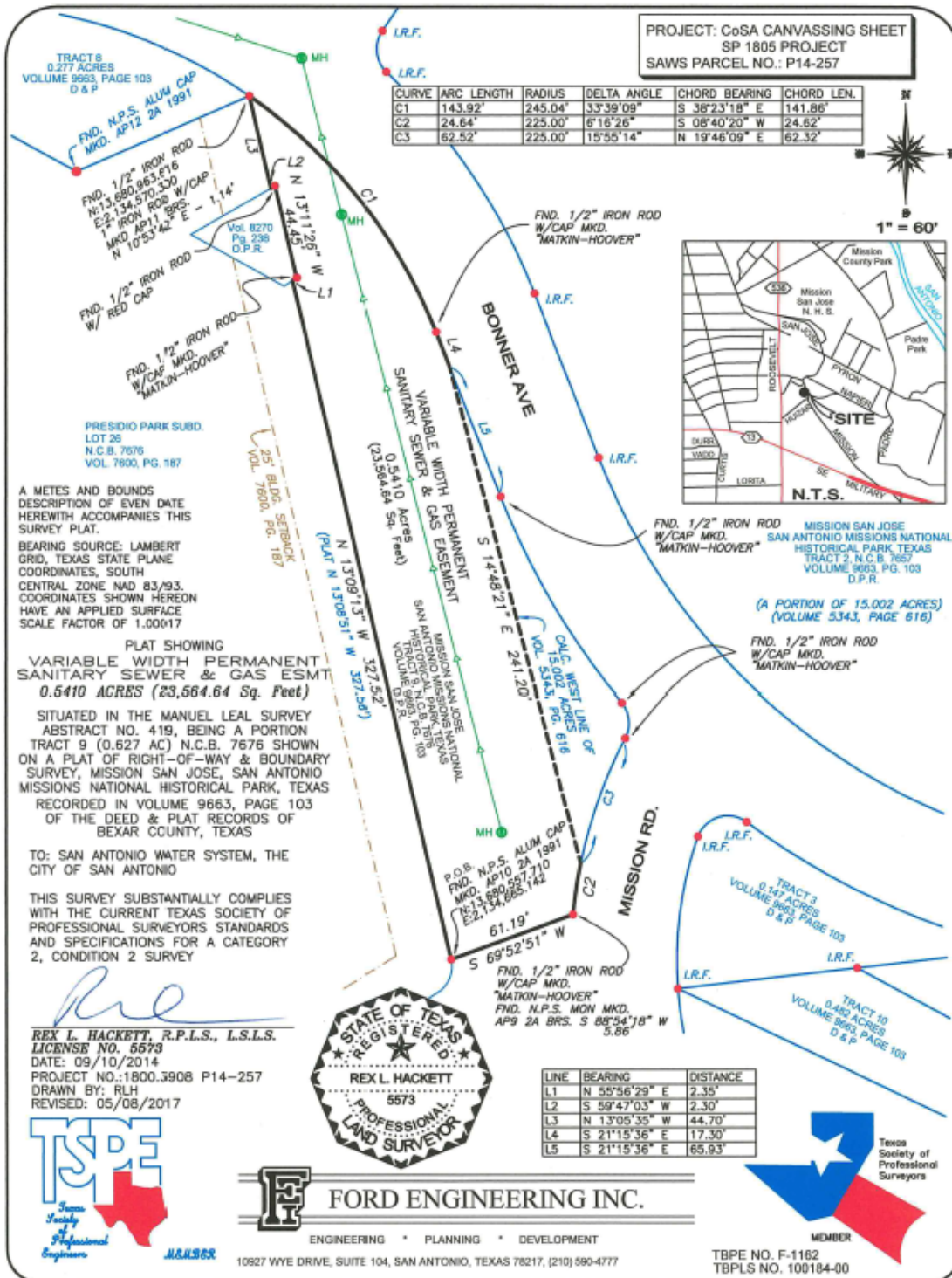
REVISED 05-08-2017

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

DEED EXHIBIT C





FORD ENGINEERING, INC

Date: September 10, 2014
Project No: 1800.3908

Project: CoSA Canvassing Sheet
SP 1805 Project
SAWS Parcel No: P14-257

FIELD NOTES DESCRIPTION
0.5410 ACRES (23,564.64 sq. ft.)
Variable Width Permanent
Sanitary Sewer & Gas Easement

A 0.5410 acre (23,564.64 sq. ft.) variable width permanent sanitary sewer and gas easement situated in the Manuel Leal Survey Abstract No. 419, being a portion of Tract 9 (0.627 Acres) N.C.B. 7676 shown on a plat of Right-of-Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historic Park, Texas, recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a National Park Service monument (N = 13,680,557.710, E = 2,134,665.142) with Aluminum Cap stamped AP10 2A 1991 found for the Southwestern corner of said Tract 9, a corner of Presidio Park Subdivision, Lot 26, N.C.B. 7676 recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, for the Southwestern corner of this easement;

THENCE: N 13°09'13" W – 327.52 feet along the Western line of said Tract 9, the Eastern line of said Presidio Park Subdivision to a point for a corner of said Tract 9, a corner of that 0.02 acre tract called Tract 102-18 conveyed to L & H Leasing Company, a Texas Limited Partnership in Volume 8270, Page 234 of the Official Public Records of Real Property of Bexar County, Texas, for a corner of this easement;

THENCE: N 55°56'29" E – 2.35 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of 2.2 foot street dedication of Mission Road, as shown on said Presidio Park Subdivision, for a corner of this easement;

THENCE: N 13°11'26" W – 44.45 feet along a Western line of said Tract 9, the old Right of Way line of Mission Road to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said 2.2 foot street dedication of Mission Road, for a corner of this easement;

THENCE: S 59°47'03" W – 2.30 feet to a point for a corner of said Tract 9, a corner of said Presidio Park Subdivision, for a corner of this easement;



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THENCE: N 13°05'35" W – 44.70 feet along a Western line of said Tract 9, an Eastern line of said Presidio Park Subdivision to a ½ inch iron rod (N = 13,680,963.616, E = 2,134,570.300) found on the Southwestern line of Bonner Avenue as Shown on the said plat of Right-of-Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park, Texas, for the Northernmost corner of said Tract 9, the Easternmost corner of said Tract 8 (0.277 Acres) shown on said plat, for the Northernmost corner of this easement, from which a 1 inch iron with cap marked "AP 11" bears N 10°53'42" E – 1.14 feet;

THENCE: Along the Southwestern line of said Bonner Avenue, the Northeastern line of said Tract 9 with a curve to the Southeast having a Delta angle of 33°39'09", a Radius of 245.04 feet, an Arc length of 143.92 feet and a Chord bearing of S 38°23'18" E – 141.86 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this easement;

THENCE: S 21°15'36" E – 17.30 feet to a point for a corner of this easement, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue bears S 21°15'36" E – 65.93 feet;

THENCE: S 14°48'21" E – 241.20 feet across said Tract 9 and along the calculated Western line of that certain 15.002 acre tract of land conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas to a point on the Northwestern line of Mission Road, a Southeastern line of said Tract 9, for a corner of this easement, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9 at the intersection of Mission Road and Bonner Avenue bears with a curve to the right having a Delta angle of 15°55'14", a Radius of 225.00 feet, an Arc length of 62.52 feet and a Chord bearing of N 19°46'09" E – 62.32 feet;

THENCE: Along the Southeastern line of said Tract 9, the Northwestern line of said Mission Road, a curve to the left having a Delta angle of 06°16'26", a Radius of 225.00 feet, an Arc length of 24.64 feet and a Chord bearing of S 08°40'20" W – 24.62 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of said Tract, for the Southeastern corner of this easement, from which a National Park Service Monument with aluminum cap marked "AP9 2A" bears S 88°54'18" W – 5.86 feet;

THENCE: S 69°52'51" W – 61.19 feet along the Southern line of the said Tract 9 to the **POINT OF BEGINNING** and containing 0.5410 acres (23,564.64 sq. ft.) of land, *according to a survey made on the ground under my supervision*



FORD ENGINEERING, INC

Corresponding plat prepared.
1800.3908 P14-257.docx
REVISED 05-08-2017

***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

Form of Quitclaim

Notice Of Confidentiality Rights: If You Are A Natural Person, You May Remove Or Strike Any Of The Following Information From This Instrument Before It Is Filed For Record In The Public Records: Your Social Security Number Or Your Driver's License Number.

State of Texas }
 }
County of Bexar }

Quitclaim Deed

Authorizing Ordinance:

Grantor: City Of San Antonio, a Texas municipal corporation

Grantor's Mailing Address: City Hall, 2nd Floor, 100 Military Plaza, San Antonio, TX
78205, Attn: City Clerk

Grantee:

Grantee's Mailing Address:

Consideration: \$10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

Property: All of the real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, described by metes and bounds in **Exhibit A** attached hereto and incorporated herein verbatim for all purposes.

Grantor, for the Consideration, Bargains, Sells, Quitclaims, and Releases to Grantee all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging as per the Authorizing Ordinance. Grantor does not know whether its interest in the Property is an easement or the fee.

By this instrument, Grantor intends that such interest as it may have in the Property pass to the adjoining or underlying owners [subject to any reservations] but Grantor does not warrant that it has any interest in the Property.

In Witness Whereof, Grantor has caused its representative to set its hand:

City of San Antonio,
a Texas municipal corporation

By:_____

Printed
Name:_____

Title:_____

Date:_____

Attest:

City Clerk

Approved As To Form:

City Attorney

State of Texas §
 §
County of Bexar §

This instrument was acknowledged before me this date by _____, of the
City of San Antonio, a Texas municipal corporation, in the capacity therein stated and on behalf
of that entity.

Date:_____

Notary Public, State of Texas
My Commission expires:_____

After Recording, Return To: