

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

AN ORDINANCE

AUTHORIZING THE EXECUTION OF A JOINT USE AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND VIA METROPOLITAN TRANSIT FOR PLACEMENT OF PASSENGER AMENITIES ON TWELVE CITY OWNED OR CITY CONTROLLED PROPERTIES IN COUNCIL DISTRICTS 1, 2 AND 5, AND WAIVING ASSOCIATED FEES.

* * * * *

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

SECTION 1. The City Manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the City a Master Joint Use Agreement substantially in the form attached as **Attachment I**, which is incorporated into this ordinance by reference for all purposes as if it were fully set forth, for the placement of passenger amenities and shelters on various sites throughout the City of San Antonio. The City Manager and her designee, severally, should take all other actions reasonably necessary or convenient to effectuate the transaction described in Attachment I, including agreeing to nonmaterial changes to its terms and executing and delivering ancillary documents and instruments conducive to effectuating the transaction.

SECTION 2. There is no fiscal language associated with this ordinance. All fees associated with this Master Joint Use Agreement and its approval are waived.

SECTION 3. 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 _____, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney

Attachment I

Joint Use Agreement

(VIA Bus Stops)

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1. Pertinent Information.

Authorizing Ordinance:

SP No: 1908

City: City of San Antonio

City's Address: City Hall, P.O. Box 839966, San Antonio, Texas 3966
(Attention: Director, Transportation and Capital
Improvements Department)

Joint User: VIA Metropolitan Transit

Joint User's Address: 1720 N. Flores, San Antonio, TX 78212

Term: For so long as VIA Metropolitan Transit continues to
provide services at the Premises and subject to the rights of
termination set out in this agreement.

Premises: Segments of 12 properties owned by the City of San
Antonio and as more particularly described in **Exhibit B**.

Scope of Permission:

Installation, construction, reconstruction, realignment, inspection, patrolling, operation, maintenance, repair, removal, replacement and use of bus shelters and related infrastructure as shown in **Exhibit A**, including the rights of (a) ingress and egress over the Premises (b) conducting transit operations including but not limited to waiting, loading and unloading of transit patrons and to otherwise accomplish the acts authorized by this agreement; (c) to remove vegetation and other obstructions from the Premises that may endanger or interfere with the efficiency of the bus shelters.

Consideration:

The reciprocal benefits, rights and interest City and Joint User grant each other under and through this agreement.

2. Permission.

2.01. City acknowledge that Joint User's activities, if within the Scope of Permission and conforming to the terms and conditions of this Agreement, do not, as of the date of the City's execution of this Permission set forth below, unreasonably interfere with use of the Premises by the City. The Permission is non-exclusive. This instrument does not create an easement, but only a license defined by the terms of this instrument. City will coordinate with Joint User any access or use that could affect Joint User's infrastructure within the Premises.

2.02. City will not construct improvements over the Premises that would unreasonably interfere with Joint User's use within the Scope of Permission.

2.03. This Permission does not exempt Joint User from rules of general applicability governing activities within the Scope of Permission or from getting applicable permits required generally for activities within the Scope of Permission. Additionally, for Premises not owned by City, Joint User agrees that it will acquire permission for any and all activities prior to initiating any work or activity under this Joint Use Agreement.

3. Construction, Maintenance, and Operations.

3.01. **Costs.** Joint User is solely responsible for all costs of construction, installation, repairs, maintenance, operation, and the like of any property placed by Joint User in the Premises.

3.02. **Installation and Maintenance.** All bus shelters and related infrastructure must be installed according to any applicable standards imposed by local, state, or federal law. Joint User must maintain all improvements constructed or installed by Joint User. In so doing, Joint User must adhere to all applicable safety standards and must adhere to all applicable federal, state, or local laws. Without limiting the foregoing, Joint User must assure that nothing it does causes the Premises to fail to comply with any aspect of Chapter 35 of the City Code.

3.03. **No Power to Bind.** Joint User cannot bind or permit another to bind City for payment of money or for any other obligation.

3.04. **Contractors and Subcontractors.** Joint User must promptly pay anyone who could legally file a mechanics' or materialmen's lien on the Premises, unless there is a good faith dispute about the right to payment. If any such lien is filed, Joint User shall pay or bond around such claim within 30 days after Joint User's notice of the lien, failing which, City may treat it as an event of default and terminate this Permission as provided in Section 6 below entitled "Termination." Joint User remains obligated to clear the lien without cost to City even after termination.

3.05 **Restoration.** If Joint User buries any part of the bus shelter or related infrastructure, promptly upon covering it, Joint User must restore the original contours and vegetation disturbed by the burial to a condition substantially equivalent to their pre-existing condition unless necessary for operation of the bus shelter, substantial equivalence to be determined by industry standards. If an area has a natural appearance, Joint User must restore that natural appearance unless City otherwise agrees in writing. City's determination of natural appearance controls provided said determination is reasonable.

3.06 Conditions.

a) In accordance with the applicable procedures of Chapter 35 of the City Code, the Joint User shall be required to obtain the appropriate Certificates of Appropriateness from the Historic and Design Review Commission or Historic Preservation Officer ("approvals"). Specifically, the Joint User shall be required to obtain approval of the "Next Gen" shelter design for use throughout the city. In addition, the Joint User shall be required to obtain approval of the specific locations designated herein for installation of the 13 bus shelters to be installed under this agreement.

b) Shelters may not encroach in an area defined by a line from the corner of the door of a fire station at a 45 degree angle to the street.

4. Insurance.

Joint User and City are both self-insured.

5. Indemnity.

Joint User and City are political subdivisions of the State of Texas. As such they are subject to, and comply with the applicable provisions of, the Texas Tort Claims Act, as set out in the Civil Practice and Remedies Code, Section 101.001, et. seq., and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

6. Termination.

6.01. City may terminate this Permission at any time by giving Joint User 60-days' written notice of said termination. Termination under this provision must be by formal action of City Council in the form of a resolution finding that Joint User's use of the Premises has, or in the future may reasonably be expected to, substantially interfere with an intended City use of the Premises. City shall notify Joint User at least 10 business days in advance of any such council meeting at which such resolution will be considered by City Council. City will provide at least 90 days for Joint User to remove and relocate its infrastructure.

6.02. Upon expiration or termination, all rights and privileges cease, and Joint User must promptly cease use of the Premises and remove all its property installed on the Premises at its own expense.

6.03. Improvements or appurtenances not removed within 90 days after termination of the Permission, whether by expiration or otherwise, become the property of City. City may, without liability to Joint User, dispose of such property at a public or private sale, or in any other manner, without notice to Joint User.

6.04. Joint User may terminate this License at any time by providing the City with notice and documentation of the termination of its use of the Premises and delivering such notice to City at least 60 days prior to termination. Such requirement may be waived or altered if approved by the City in writing.

7. Assignment.

7.01. This Permission cannot be assigned by Joint User without written permission of City.

7.02. Subject to the rights of termination set out in Section 6.01 above, should City convey fee simple title of any Premises upon which a license has been granted to Joint User under this Agreement, at the time of said conveyance City will reserve an easement for Joint User for the permitted uses provided herein, without additional cost to Joint User.

8. Condemnation.

If the Premises are taken, in whole or in part, by eminent domain not for the benefit of City, then this Permission, at the option of City, ceases on the date title to the land so taken or transferred vests in the condemning authority. Joint User waives all rights to any condemnation proceeds awarded to the City in the condemnation proceeding, as undivided fee title; however, Joint User may counter claim against the condemnor only for its own award for loss or damages to its fixtures, if any, "leasehold advantage" damages, if any, and relocation expenses, if any.

9. Taxes.

City and Joint User are governmental entities and do not expect to pay taxes. The foregoing notwithstanding, Joint User is responsible for taxes attributable to its use of the Premises, if any. In no case will City ever be responsible for taxes, local, state, or federal, if any, that may be assessed against Joint User for the permission granted hereunder.

10. Appropriations.

All obligations of the City of San Antonio under this instrument are funded through the City of San Antonio General Fund and are subject to the discretion of City Council whether to appropriate funding for any given year of a term. If the City Council fails to appropriate money for an obligation arising under this agreement, the City cannot be required to fulfill the obligation. Joint User's funding hereunder is from current funds available to Joint User for the purposes herein stated.

11 Dispute Resolution.

11.01. As a condition precedent to bringing any action arising out of or relating to this agreement or any aspect thereof, including an action for declaratory relief but not an action specifically excepted below, the City and Joint User must first submit in good faith to mediation. The parties may not assert limitations, laches, waiver, and estoppel based upon attempts to mediate.

11.02. Filing suit on a claim that should be mediated hereunder waives the filer's right to demand mediation. But one party's waiver does not affect another party's right. The defendant in the case does not waive mediation so long as, within a reasonable time after appearing, the defendant gives written notice to the filer or its counsel of intent to require compliance with this paragraph.

11.03. Mediation must be conducted in San Antonio, Bexar County, Texas.

11.04. The party desiring relief has the burden to initiate mediation. Waiting for another party to initiate mediation does not waive the right to it.

11.05. If the parties can otherwise agree on a mediator, they may do so. Alternatively, either party may petition any court of competent jurisdiction to appoint a mediator. The only predicate issues the court need consider before appointing a mediator are whether (i) the copy of the contract before the court is authentic and (ii) the contract was duly signed and delivered by all parties to be bound to mediate. If neither of those issues is denied under oath, the court may appoint a mediator upon motion, without trial.

11.06. Mediator fees must be borne equally.

11.07. The parties need not mediate before going to court to seek emergency injunctive relief.

12. Miscellaneous Provisions.

12.01. **Relationship Limited.** This instrument creates only the relationship of Licensor and Licensee. The parties are not principal and agent, partners, joint venturers, or participants in any common enterprise.

12.02. **Nondiscrimination.** Joint User must not discriminate against any individual or group on account of race, color, gender, age, religion, national origin, or handicap, in employment practices or in the use of the Premises.

12.03. **Release from Liability/Notice of Sale.** If City transfers ownership of the Premises, City shall comply with the requirements of this Agreement but will have no liability or obligation relating to the period after transfer.

12.04. **Consent/Approval of City.** As to any matter hereunder in which City's consent is required, the consent may be granted by the Director of the Transportation and Capital Improvements Department or the Director of the Parks and Recreation Department, City of San Antonio, as designee(s) of the City Manager, without council action, unless the City Charter requires City Council action.

12.05. **Severability.** If any portion hereof is determined to be invalid or unenforceable, the determination does not affect the remainder hereof.

12.06. **Successors.** This Permission inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

12.07. **Integration. This Written Permission Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties.**

12.08. **Modification.** This Permission may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought.

12.09. **Third Party Beneficiaries.** This Permission is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third party beneficiaries hereof.

12.10. **Notices.** Any notice provided for or permitted hereunder must be in writing and by certified mail, return receipt requested, addressed to the parties at their respective addresses set forth at the beginning. The giving of notice is complete three days after its deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice hereunder.

12.11. **Captions.** Paragraph captions in this Permission are for ease of reference only and do not affect the interpretation hereof.

12.12. **Counterparts.** This Permission may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement. In making proof of this Permission, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

12.13. **Further Assurances.** The parties must execute and deliver such additional documents and instruments as may be required to fully give effect to the provisions hereof. But no such additional document(s) may alter the rights or obligations of the parties as contained in this Permission.

13. Public Information.

Joint User acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

In Witness Whereof, the parties have caused their representatives to set their hands.

City:

Joint User:

City of San Antonio, a Texas municipal corporation

VIA Metropolitan Transit, acting by and through its Board, a Texas Metropolitan Transit Authority

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Attest:

Approved As To Form:

City Clerk

City Attorney

ACKNOWLEDGEMENTS

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: _____

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this _____ day of _____, 2016 by _____, _____, a Texas Metropolitan Transit Authority, on behalf of said agency.

Notary Public, State of Texas

My Commission expires: _____

Exhibit A:

Next Generation Shelter examples



2 module



3 module



4 module



6 module



DRAFT

Exhibit B:

Stop ID number	Intersection	Address	Type of COSA property	City Council District
49539	Culebra @ Zarzamora	1107 CULEBRA RD	Fire Station #10	1
19397	S. St Mary's & Chavez	107 KING WILLIAM	Huziar Park	1
89443	Buena Vista @ Calaveras	2322 BUENA VISTA ST	WIC clinic	5
49547	Zarzamora @ Culebra	1107 CULEBRA RD	Fire Station #10	1
46966	Vance Jackson near La Manda	1310 VANCE JACKSON	D1 Field Office	1
33499	Fredericksburg Rd @ French	726 FREDERICKSBURG RD	Liz Davies Park	1
62446	Nogalitos @ Ripford	2100 NOGALITOS ST	Fire Station #16	5
39756	McCullough @ Ashby	E Ashby Place	Parking lot	1
83283	Nolan between Live Oak and Chestnut	210 NOLAN	Healy Murphy Park	2
72366	Walters @ Gabriel	1526 N WALTERS	vacant lot	2
99917	New Braunfels @ East Commerce		Cemetery #4	2
63696	E. Jones Street @ Broadway Street		Maverick Jones Park	1

EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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BUS STOP No. 49539

BEING A 0.0.129 ACRE (564 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, BLOCK 2 OF THE H. C. THORMAN'S SUBDIVISION, A SUBDIVISION OF RECORD RECORDED IN VOLUME 368, PAGE 193 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 125112, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with plastic cap stamped "CEC 641-9999" for the southwest corner of Lot 3, Block 4 of said subdivision, the southeast corner of Lot 4, Block 4 of said subdivision and the existing north right-of-way line of Culebra Avenue (as shown in Vol. 9537, Pg. 126 of the Deed Records of Bexar County, Texas);

THENCE South 83°42'08" East 82.80 feet with the south line of Lots 3 and 2 and the existing north right-of-way line of Culebra Avenue to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the **POINT OF BEGINNING** of the herein described easement;

THENCE North 06°17'42" East 25.83 feet through Lot 2, Block 4 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 83°42'18" East 21.83 feet through Lots 2 and 1, Block 4 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 06°17'42" West 25.83 feet through Lot 1, Block 4 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the south line of Lot 1, Block 4 and the existing north right-of-way line of Culebra Avenue;

EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
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BUS STOP No. 49539


THENCE North 83°42'18" West 21.83 feet with the south line of Lots 1 and 2, Block 4 and the existing north right-of-way line of Culebra Avenue to the **POINT OF BEGINNING** and containing 0.0129 acre (564 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are surface: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date,

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-22-2015
Texas Registered Professional Land Surveyor No. 6500
Hall Associates, Inc.
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



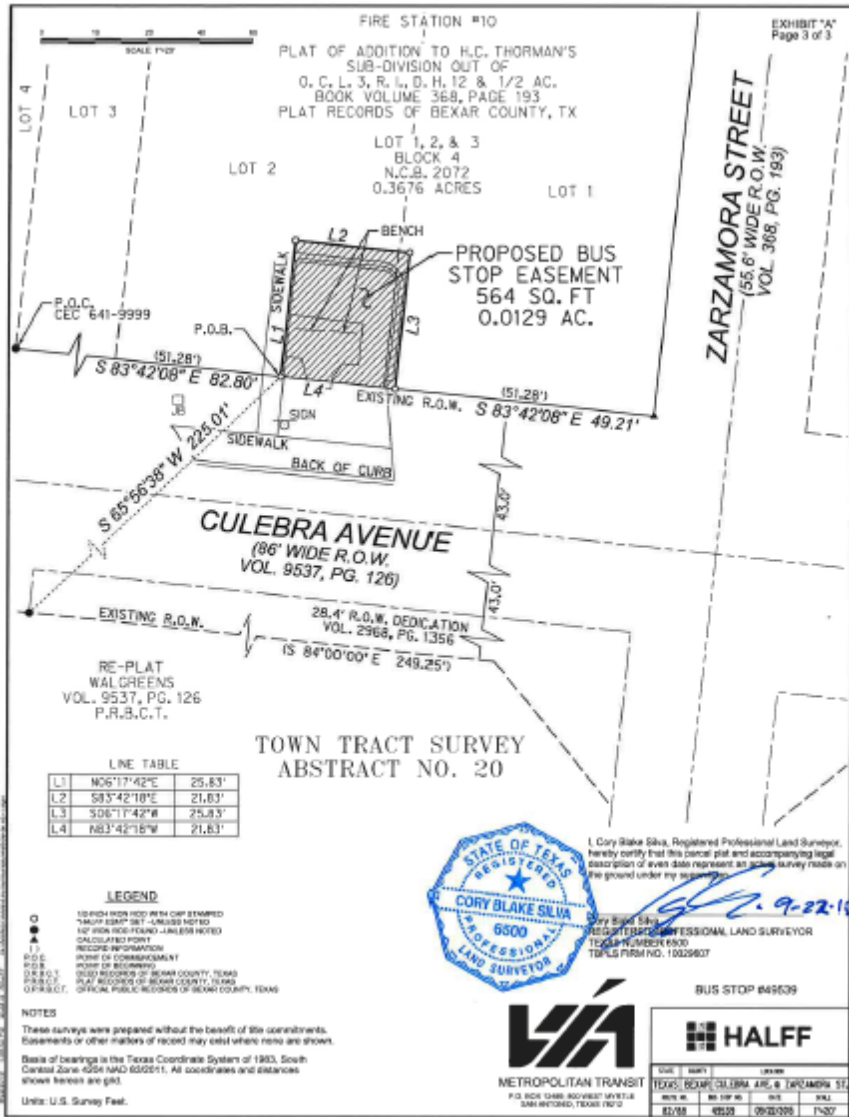


EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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BUS STOP No. 19397

BEING A 0.0045 ACRE (196 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOTS A-1,2 (A-2 AND 5 (B)), NEW CITY BLOCK 894 IN SAN ANTONIO, TEXAS AND DESCRIBED AS A 1.425 ACRE TRACT IN WARRANTY DEED TO SAN ANTONIO CONSERVATION SOCIETY FOUNDATION OF THE COUNTY OF BEXAR AND THE STATE OF TEXAS, RECORDED IN VOLUME 7357, PAGE 981 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found axle at the intersection of the existing north right-of-way of Washington Street and the existing west right-of-way of King William Street (as shown in Vol. 642, Pg. 242 of said Deed Records);

THENCE North 37°22'44" East 220.35 feet with the existing west right-of-way line of King William Street and the east line of said 1.425 acre tract to a 1/2-inch iron rod found for the southeast corner of said 1.425 acre tract and the intersection of the existing west right-of-way of King William Street and the existing west right-of-way line west right-of-way line of St. Mary's Street (as shown in Vol. 5970, Pg. 39 of said Deed Records);

THENCE North 16°58'33" West 9.13 feet with the east line of said 1.425 acre tract and the existing west line of St. Mary's Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the **POINT OF BEGINNING** of the herein described easement;

THENCE South 73°01'27" West 7.00 feet over and across said 1.425 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 16°58'33" West 28.00 feet over and across said 1.425 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 73°01'27" East 7.00 feet over and across said 1.425 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the east line of said 1.425 acre tract and the existing west right-of-way line of St. Mary's Street;

EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
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BUS STOP No. 19397

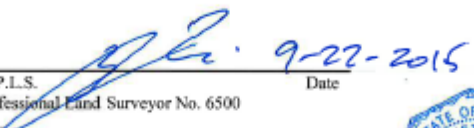
THENCE South 16°58'33" East 28.00 feet with the east line of said 1.425 acre tract and the existing west right-of-way line of St. Mary's Street to the **POINT OF BEGINNING** and containing 0.0045 acre (196 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. Date
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



DRY

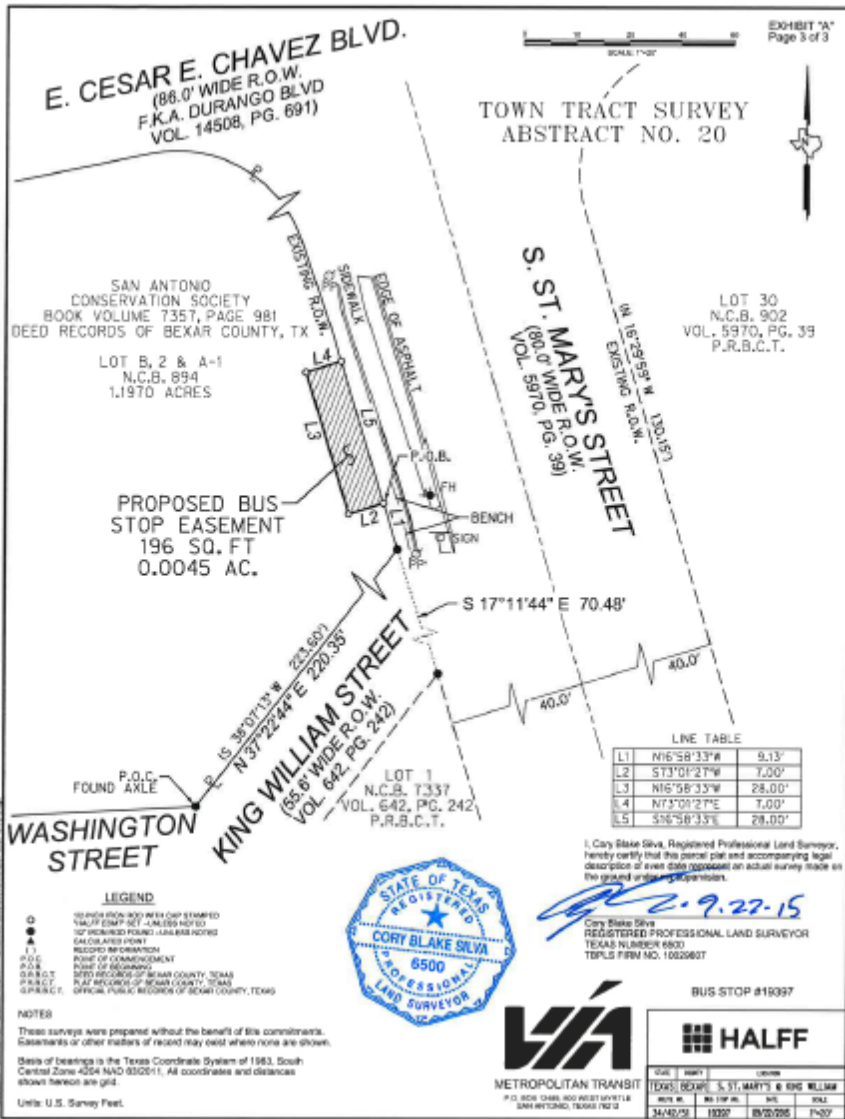


EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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BUS STOP No. 89443

BEING A 0.0058 ACRE (254 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, BLOCK 18, NEW CITY BLOCK 2332 IN SAN ANTONIO, TEXAS AND SHOW IN BEXAR COUNTY APPRAISAL DISTRICT AS OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 130229, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of a tract of land described as Lots 7 and 8, Block 23 of New City Block number 2319 conveyed to Michael David Komet recorded in Document Number 20130023559 of the Official Public Records of Bexar County, Texas;

THENCE South 06°17'54" West 156.45 feet with the west line of said Lot 7 and 8, Block 23 and the existing east row line of South Calaveras Street to a found PK nail at the intersection of the east row of South Calaveras Street and the existing north row of Buena Vista Street;

THENCE South 84°15'06" East 45.64 feet with the south line of said Lot 7 and 8, Block 23 and the existing north row line of Buena Vista Street to a calculated point;

THENCE South 05°44'54" West 55.60 feet through the existing row of Buena Vista Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the existing south row line of Buena Vista Street and the north line of Lot 6, Block 18 of said New City Block 2333 for the **POINT OF BEGINNING** of the herein described easement;

THENCE South 84°15'06" East 28.50 feet with the north line of Lot 6, Block 18 and the existing south row line of Buena Vista Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 08°44'54" 8.92 feet over and across Lot 6, Block 18 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 84°15'06" 28.50 feet over and across Lot 6, Block 18 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
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BUS STOP No. 89443


THENCE North 08°44'54" East 8.92 feet over and across Lot 6, Block 18 to the POINT OF BEGINNING and containing 0.0058 acre (254 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-22-2015
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



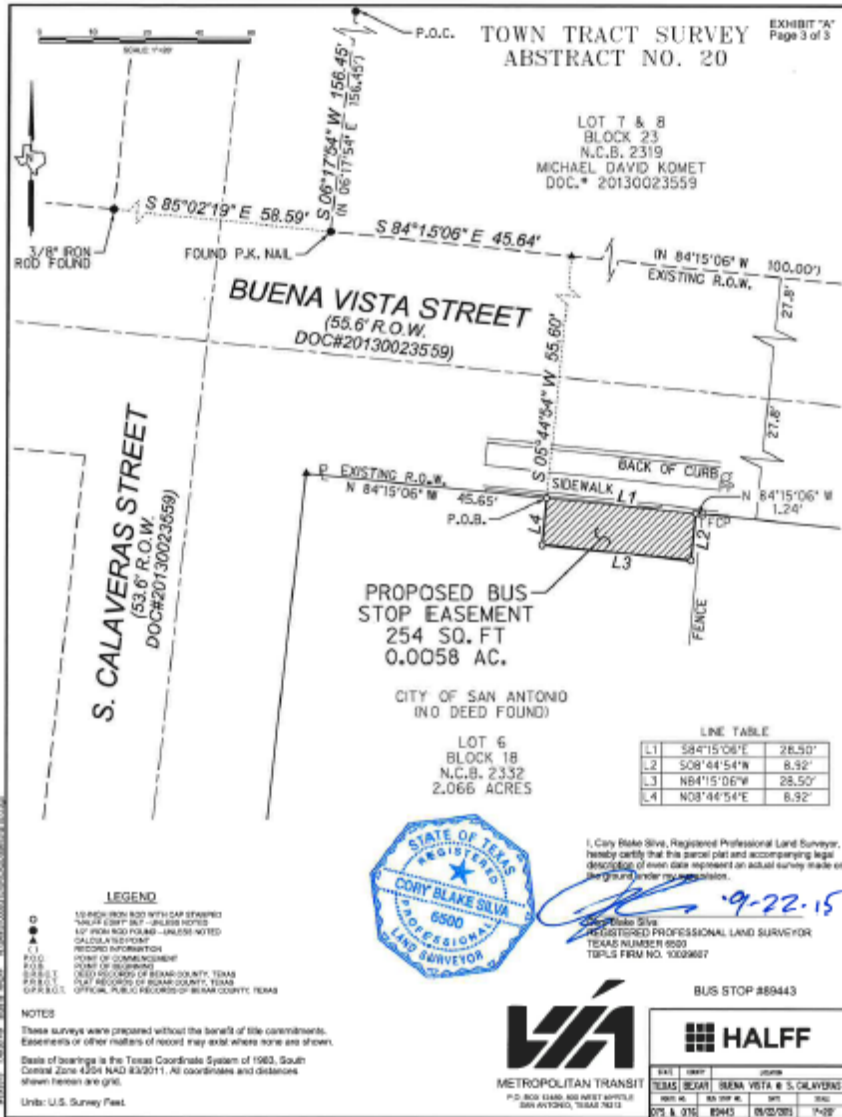


EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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BUS STOP No. 46966

BEING A 0.0030 ACRE (132 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, BLOCK 3, NEW CITY BLOCK 10375 IN SAN ANTONIO, TEXAS AND SHOWN IN GREENLAWN TERRACE A SUBDIVISION OF RECORD IN VOLUME 4900, PAGE 152 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 455528, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION" found for an angle point in the west line of said Lot 6, Block 3 and the existing east right-of-way line of Vance Jackson Road (as shown in TxDOT right-of-way map, CSJ No. 0072-12-130);

THENCE North 00°26'00" West 111.98 feet with the west line of said Lot 6, Block 3 and the existing east right-of-way line of Vance Jackson Road to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the **POINT OF BEGINNING** of the herein described easement;

THENCE North 00°26'00" West 16.00 feet with the west line of Lot 6, Block 3 and the existing east right-of-way line of Vance Jackson Road to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the northwest corner of Lot 6, Block 3 and the south line of a 15 foot Alley (as shown in Volume 3850, Page 85 of said Plat Records);

THENCE South 90°00'00" East 8.58 feet with the north line of said Lot 6, Block 3 and the south line of said Alley to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 00°26'00" East 15.94 over and across Lot 3, Block 6 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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BUS STOP No. 46966


THENCE South 89°34'00" West 8.58 feet over and across Lot 6, Block 3 to the POINT OF BEGINNING and containing 0.0030 acre (132 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



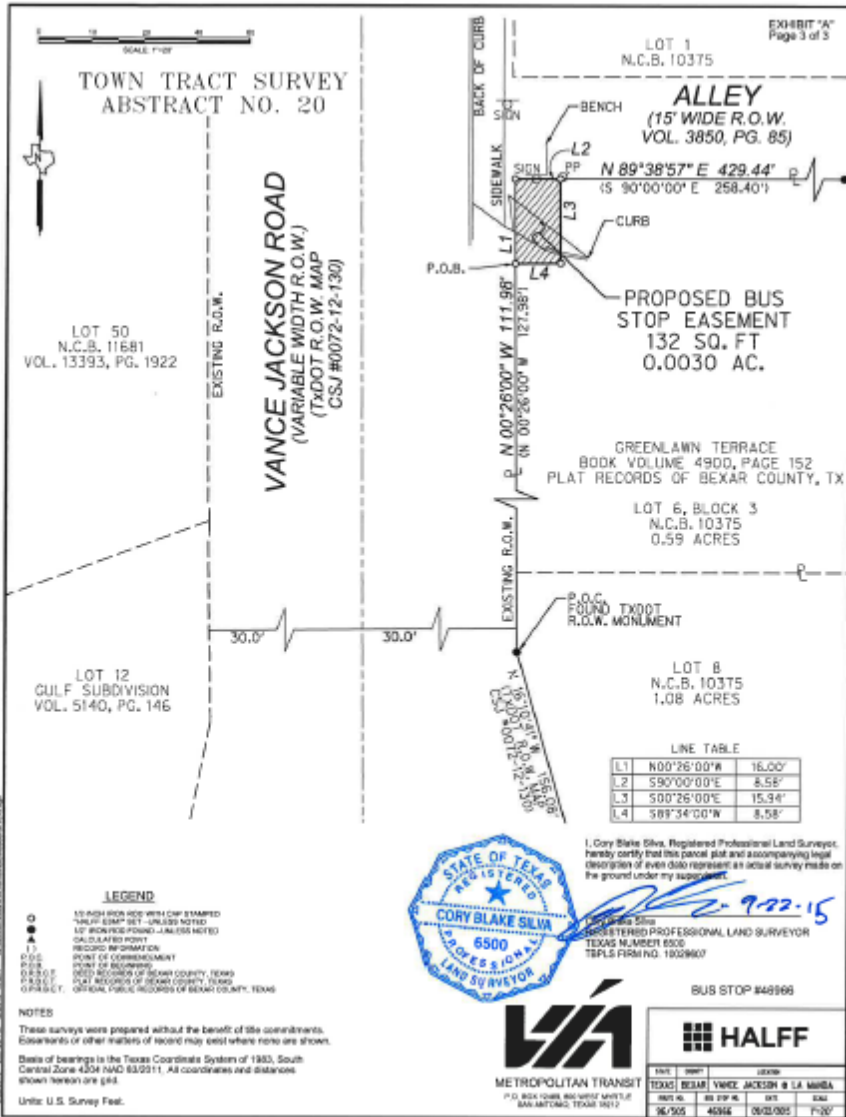


EXHIBIT "A"

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BUS STOP No. 33499

BEING A 0.0024 ACRE (106 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, BEING A TRACT OF LAND SHOWN IN THE PLAT OF TREASURE HILL RECORDED IN VOLUME 105, PAGE 75 OF THE PLAT RECORDES OF BEXAR COUNTY, TEXAS AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 139200, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a PK nail found for the southeast corner of New City Block number 1994 and the intersection of the existing north row line of West French Place with the existing west row of Fredricksburg Road (as shown in Vol. 105, Pg. 172 of said Plat Records);

THENCE South 40°27'58" East 117.08 feet over and across the existing row of West French Place, the existing west row line of Fredrickburg Road and the east line of New City Block number 1995 to a calculated point;

THENCE North 49°32'02" East 55.60 feet through the existing row line of Fredricksburg Road to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" on the existing east row line of Fredricksburg Road and the west line of said Park tract for the **POINT OF BEGINNING** of the herein described easement;

THENCE North 49°32'02" East 8.50 feet over and across said Park tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 40°27'58" East 12.50 feet over and across said Park tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 49°32'02" West 8.50 feet over and across said Park tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the west line of said Park tract and the existing east row line of Fredricksburg Road;

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THENCE North 40°27'58" West 12.50 feet with the west line of said Park tract and the existing east row line of Fredricksburg Road to the **POINT OF BEGINNING** and containing 0.0024 acre (106 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-22-2015
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



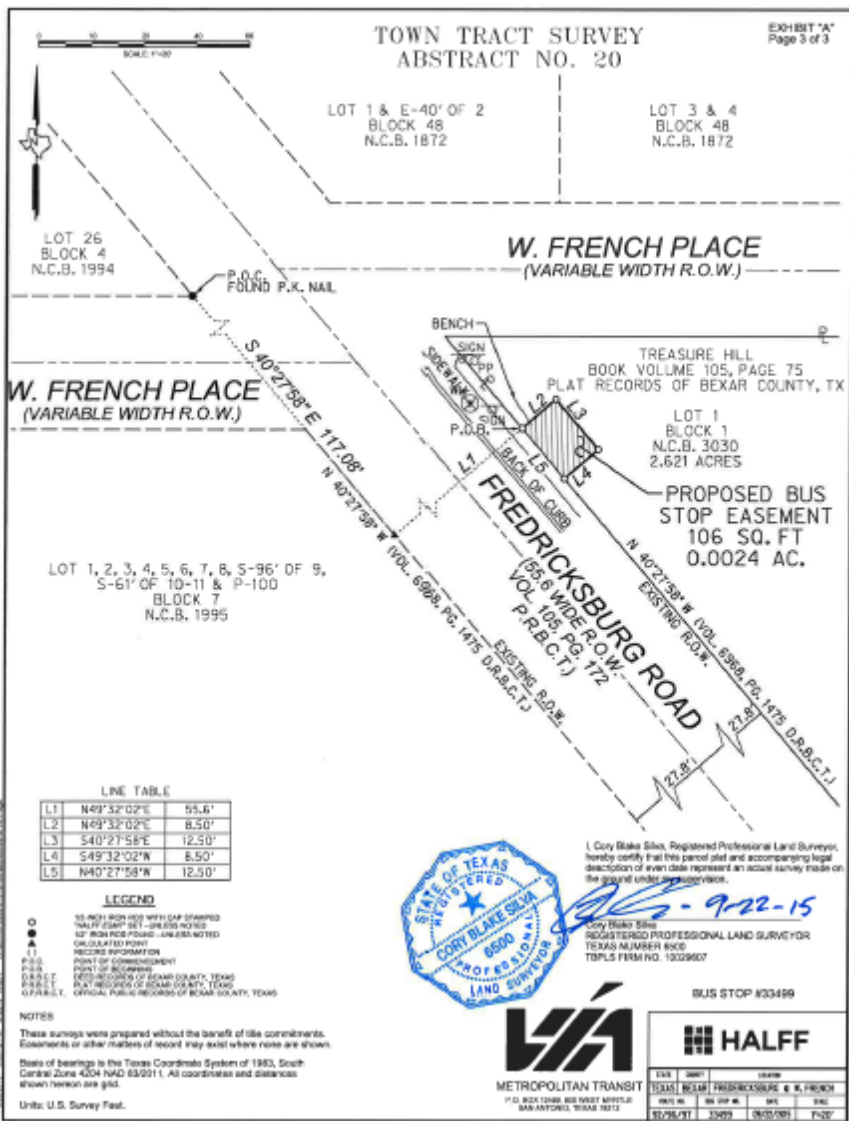


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BUS STOP No. 62446

BEING A 0.0018 ACRE (79 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, BEING SHOWN IN THE PLAT OF FIRE STATION NUMBER 16 RECORDED IN VOLUME 9545, PAGE 203 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 134326, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a PK nail found for the southeast corner of New City Block number 3508 and the intersection of the existing north row line of East Thompson with the existing west row of Nogalitos Street (as shown in Vol. 9545, Pg. 203 of said Plat Records);

THENCE South 36°37'03" East 61.78 feet over and across the existing row of Nogalitos Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" on the existing east row line of Nogalitos Street and the west line of said Fire Station plat for the **POINT OF BEGINNING** of the herein described easement;

THENCE South 52°19'20" East 6.83 feet over and across said Fire Station plat to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 37°40'40" West 11.50 feet over and across said Fire Station plat to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 52°19'19" West 6.83 feet over and across said Fire Station plat to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the west line of said Fire Station plat and the existing east row line of Nogalitos Street;

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THENCE North 37°40'40" East 11.50 feet with the west line of said Fire Station plat and the existing east row line of Nogalitos Street to the **POINT OF BEGINNING** and containing 0.0018 acre (79 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

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I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-22-2015
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



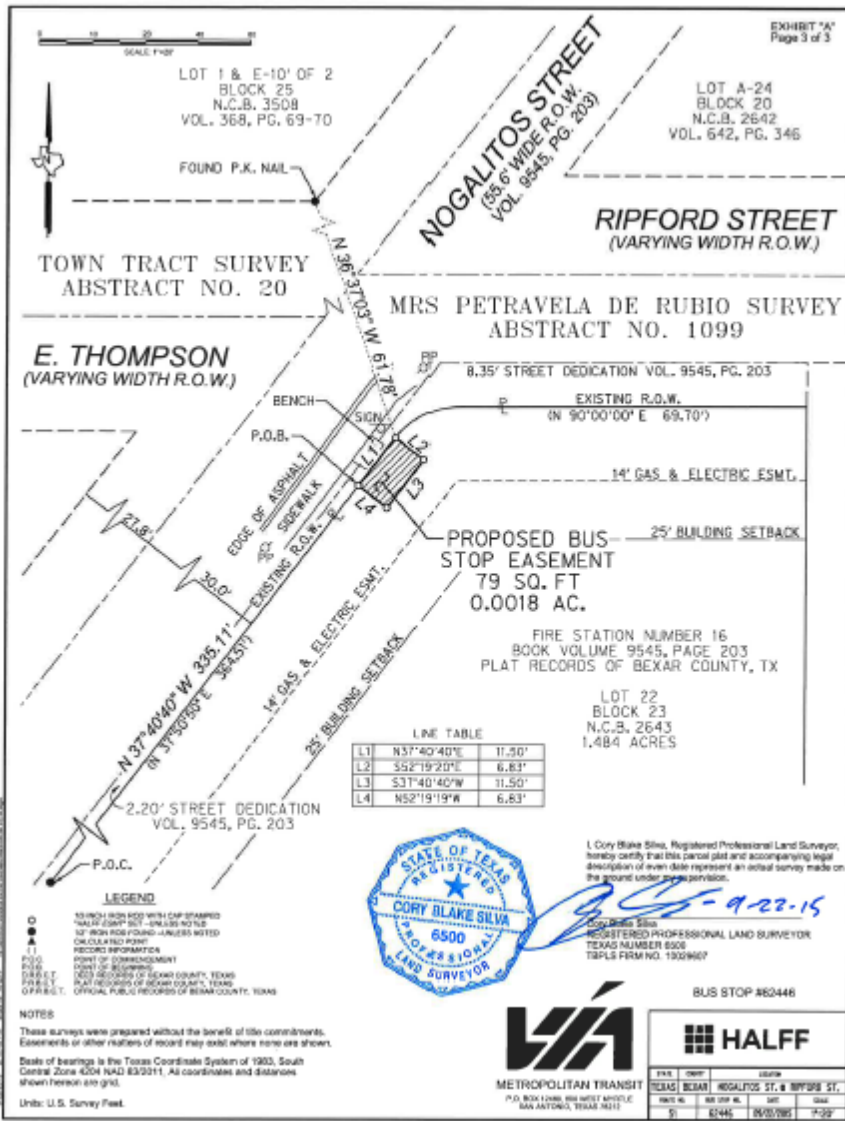


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BUS STOP No. 39756

BEING A 0.0026 ACRE (114 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, BEING A PORTION OF BLOCK 5, NEW CITY BLOCK 2995 IN SAN ANTONIO, TEXAS, SHOWN IN WARRANTY DEED TO PATTON EAGLE FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 20100158873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SHOWN IN BEXAR COUNTY APPRAISAL DISTRICT AS OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY ID NUMBER 138863, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with plastic cap stamped "PAPE DAWSON" for the northeast corner of Lot 14 of the Resubdivision of N.C.B. 1726, a subdivision of record recorded in Volume 368, Page 38 of the Plat Records of Bexar County, Texas same being owned by Weekley Homes, LLC. recorded in Document Number 20150039124 of the Official Public Records of Bexar County, Texas, the south line of a 14 foot Alley as shown in said subdivision and the existing west right-of-way line of McCullough Avenue (a varying width right-of-way);

THENCE North 88°09'59" East 54.69 feet over and across McCullough Avenue to a calculated point on the existing east right-of-way line of said McCullough Avenue, the northwest corner of Lot 14, Block 5 of the Resubdivision of Block 5 and 8 of McNutt's Subdivision a subdivision of record recorded in Volume 105, Page 318 of said Plat Records and the south line of a 13.7 foot Alley as shown in said McNutt's plat;

THENCE North 05°42'27" East 13.77 feet over and across said Alley and with the existing east right-of-way of said McCullough Avenue to a calculated point for the southwest corner of Lot 7, Block 5 of said McNutt's plat;

THENCE 44.56 feet along a curve to the **left** having a radius of **339.33 feet**, a delta angle of **07°30'34"** and a chord that bears **North 08°06'34" East 44.53** with the west line of Lot 7, Block 5 and the existing east right-of-way line of McCullough Avenue to a calculated point;

THENCE 72.32 feet along a curve to the **left** having a radius of **353.33 feet**, a delta angle of **11°43'39"** and a chord that bears **North 08°00'23" East 72.19 feet** with the west line of Lot 7, Block 5 and the existing east right-of-way line of McCullough Avenue to a calculated point;

THENCE North 00°08'34" East 13.33 feet with the west line of Lot 7, Block 5 and the existing east right-of-way line of McCullough Avenue to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

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BUS STOP No. 39756

THENCE North 00°08'34" East 6.87 feet with the west line of Lot 7, Block 5 and the existing east right-of-way line of McCullough Avenue to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE 4.68 feet along a curve to the **right** having a radius of **20.00 feet**, a delta angle of **13°24'07"** and a chord that bears **North 06°51'19" East 4.67 feet** with the west line of Lot 7, Block 5 and the existing east right-of-way line of McCullough Avenue to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE leaving said east right-of-way line of McCullough Avenue and said west line of Lot 7, Block 5, the following three (3) courses and distances:

1. North 90°00'00" East 9.43 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. S00°00'00"W a distance of 11.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
3. N90°00'00"W a distance of 10.00 feet to said **POINT OF BEGINNING** and containing 0.0023 acre (101 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



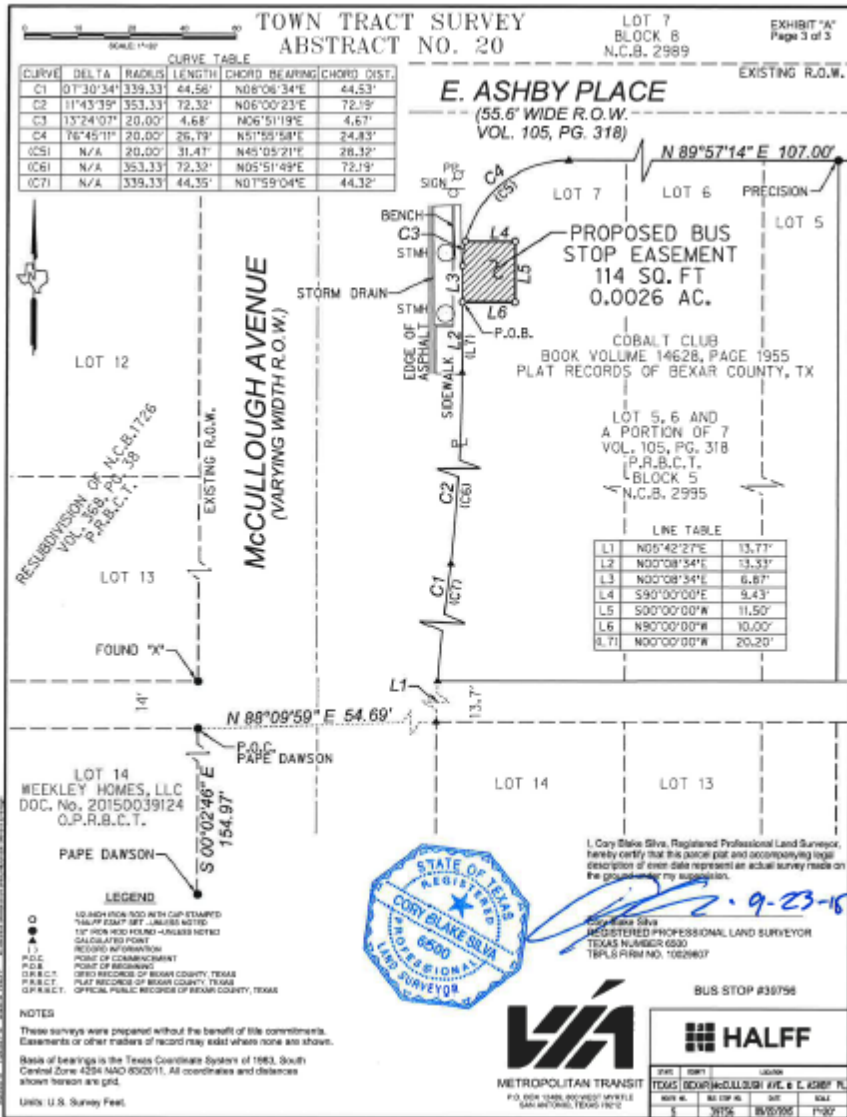


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BUS STOP No. 83283

BEING A 0.0022 ACRE (95 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, BLOCK 40, NEW CITY BLOCK 557 IN SAN ANTONIO, AS CONVEYED TO THE CITY OF SAN ANTONIO IN A WARRANTY DEED AS RECORDED IN VOLUME 1106, PAGE 598 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the south right-of-way line of Nolan Street, a 55-foot wide right-of-way according to the plat of record in Document No. 20090097053 of the Plat Records of Bexar County, Texas, for the northwest corner of said Lot 3, same being the northeast corner of Lot 2, said Block 40, New City Block 557, and from which a 1/2-inch iron rod with plastic cap stamped "CDS/MUERY" found in the north right-of-way line of said Nolan Street, for the southeast corner of Lot 19, Block 32, New City Block 543, said Document No. 20090097053, same being the southwest corner of a tract described in a Cash Warranty Deed to Brian Loranger and Martha Loranger and recorded in Volume 7883, Page 42 of said Deed Records of Bexar County, Texas;

THENCE with said south right-of-way line of Nolan Street, same being the north line of said Lot 3, S89°52'47"E a distance of 23.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

CONTINUING with said south right-of-way line of Nolan Street and said north line of Lot 3, S89°52'47"E a distance of **11.50 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said south right-of-way line of Nolan Street and said north line of Lot 3, crossing said Lot 3 the following three (3) courses and distances:

1. S00°07'13"W a distance of **8.25 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. N89°52'47"W a distance of **11.50 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and

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3. **N00°07'13"E** a distance of **8.25 feet** to said **POINT OF BEGINNING** and containing 0.0022 acre (95 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-23-2015
Texas Registered Professional Land Surveyor No. 6500
Halff Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



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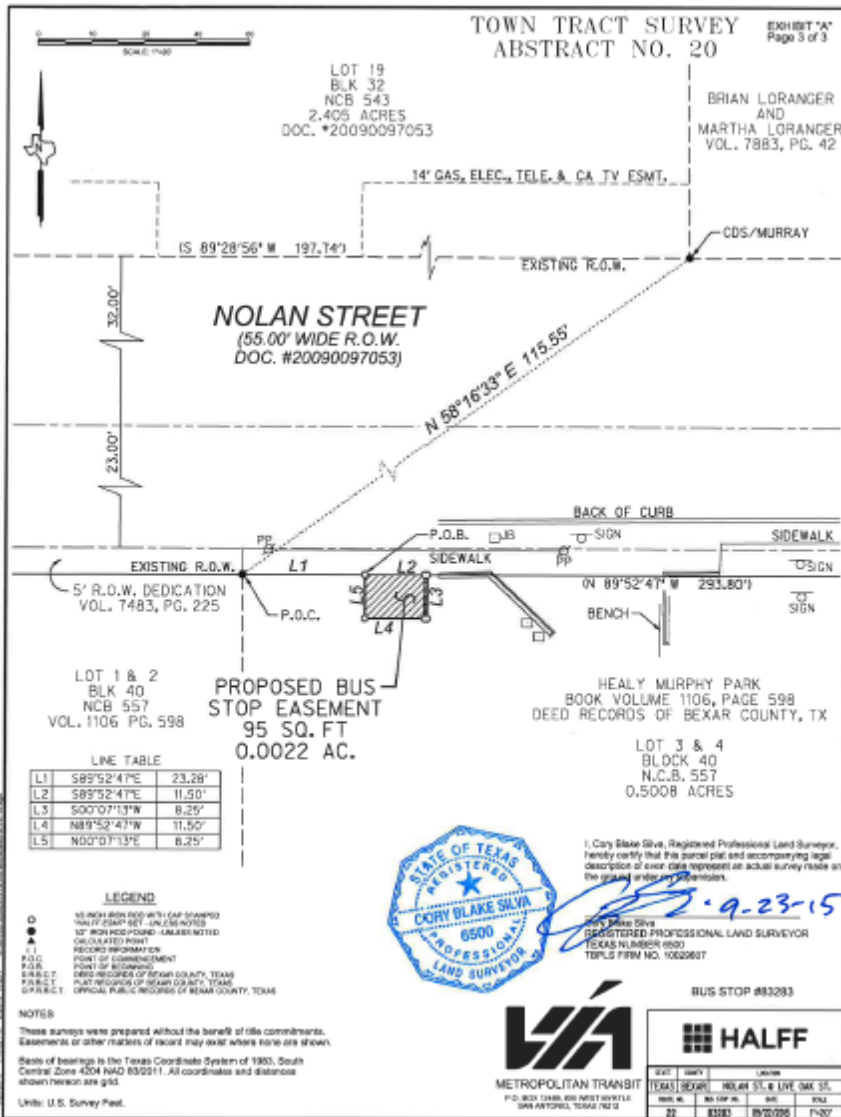


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BUS STOP No. 72366

BEING A 0.0042 ACRE (181 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 3 OF NEW CITY BLOCK 9537 AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT WEB SITE AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY LD. NUMBER 441160, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found for the northeast corner of Lot 1, Block 3 and the existing south right-of-way line of Gabriel Street (as shown in Vol. 1625, Page 194 of the Deed Records of Bexar County, Texas);

THENCE South 89°26'23" West 29.10 feet with the north line of Lot 1, Block 3 and the existing south right-of-way line of Gabriel Street to a calculated point for the northwest corner of Lot 1, Block 3 and the intersection of the existing south right-of-way line of Gabriel Street and the existing east right-of-way line of North Walters Street (as shown in Vol. 1625, Pg. 194 of said Deed Records);

THENCE South 00°12'37" East 26.87 feet with the west line of Lot 1, Block 3 and the existing east right-of-way line of North Walters Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the **POINT OF BEGINNING** of the herein described easement;

THENCE North 89°47'22" East 8.83 feet over and across Lot 1, Block 3 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 00°12'37" East 20.50 feet over and across Lot 1, Block 3 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE South 89°47'22" West 8.83 feet over and across Lot 1, Block 3 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the west line of Lot 1, Block 3 and the existing east row line of North Walters Street;

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THENCE North 00°12'37" West 20.50 feet with the west line of Lot 1, Block 3 and the existing east row line of North Walters Street to the **POINT OF BEGINNING** and containing 0.0042 acre (181 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-22-2015
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



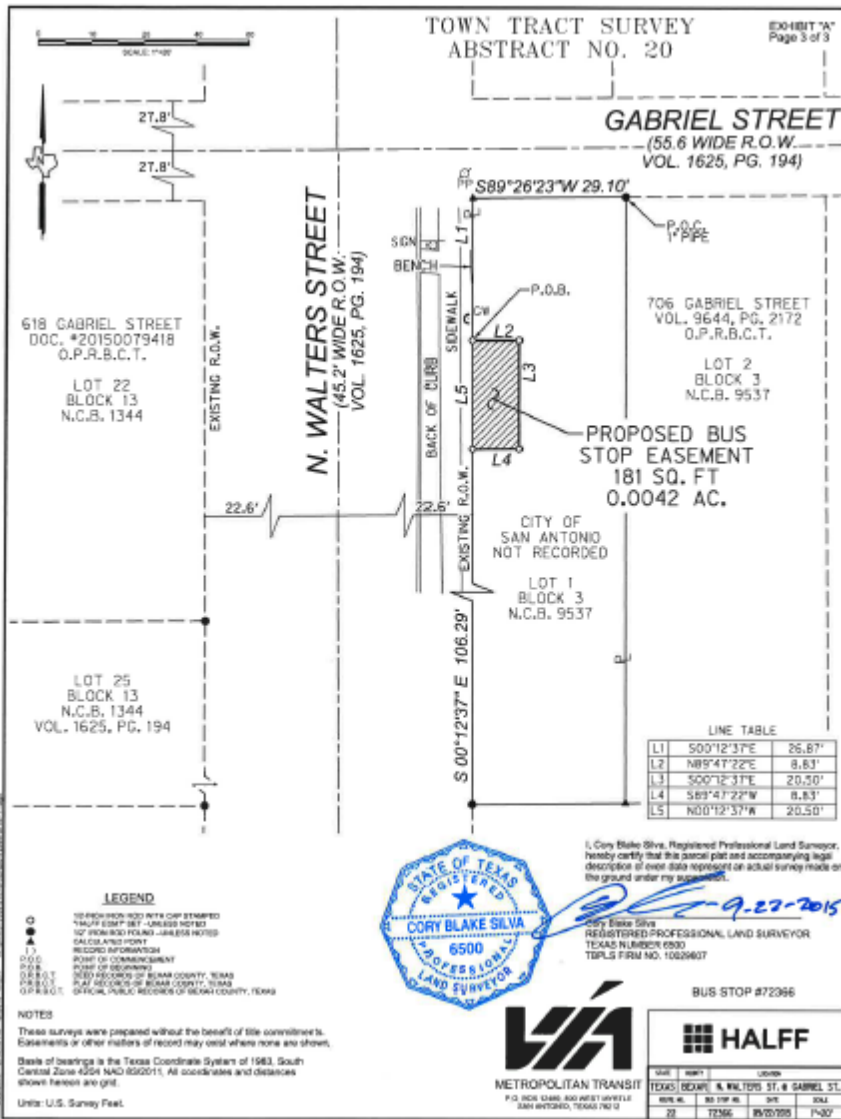


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BUS STOP No. 99917

BEING A 0.0005 ACRE (21 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF "CEMETERY #4", NEW CITY BLOCK 1418 IN SAN ANTONIO, TEXAS AND SHOW IN BEXAR COUNTY APPRAISAL DISTRICT UNDER PROPERTY ID NUMBER 115121, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the intersection of the east right-of-way line of North New Braunfels Avenue, a 55.6-foot wide right-of-way, with the south right-of-way line of Belmont St, a 50-foot wide right-of-way, for the northwest corner of Lot 1, Block 7, all shown on the plat of East End Addition, a legal subdivision according to the plat of record in Volume 72, Page 501 of the Plat Records of Bexar County, Texas;

THENCE with said east right-of-way line of North New Braunfels Avenue, same being the west lines of Lot 1 and Lot 14, said Block 7, S00°20'16"E a distance of 260.09 feet to a 1/2-inch iron rod found at the intersection of said east right-of-way line of North New Braunfels Avenue with the north right-of-way line of East Commerce Street, an 80-foot wide right-of-way according to said plat of East End Addition, for the southwest corner of said Lot 14, Block 7;

THENCE crossing said North New Braunfels Avenue, S89°39'44"W a distance of 55.60 feet to the intersection of said west right-of-way line of North New Braunfels Avenue with the north right-of-way line of said East Commerce Street for the southeast corner of said "Cemetery #4";

THENCE with said west right-of-way line of North New Braunfels Avenue, same being the east line of said "Cemetery #4", N00°20'16"W a distance of 1.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said west right-of-way line of North New Braunfels Avenue and said east line of "Cemetery #4", crossing said "Cemetery #4" the following three (3) courses and distances:

1. S89°39'44"W a distance of 1.08 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. N00°20'16"E a distance of 19.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and

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3. **N89°39'44"W** a distance of **1.08 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in said west right-of-way line of North New Braunfels Avenue and said east line of "Cemetery #4";


THENCE with said west right-of-way line of North New Braunfels Avenue and said east line of "Cemetery #4", **S00°20'16"E** a distance of **19.25 feet** to the **POINT OF BEGINNING** and containing 0.0005 acre (21 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

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I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date
Texas Registered Professional Land Surveyor No. 6500
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TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



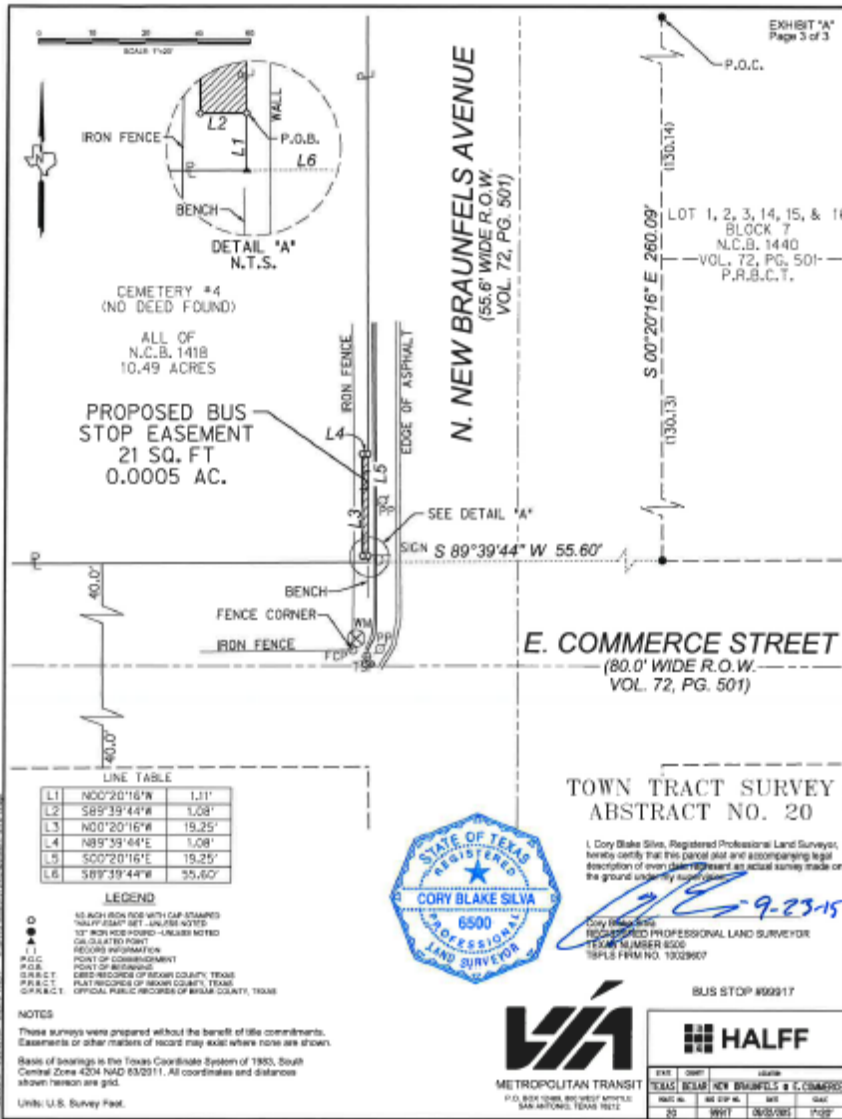


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BUS STOP No. 63696

BEING A 0.0021 ACRE (93 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF MAVERICK SQUARE, NEW CITY BLOCK 459 IN SAN ANTONIO, BEXAR COUNTY, TEXAS AND SHOWN IN THE BEXAR COUNTY APPRAISAL DISTRICT AS BEING OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY I.D. NUMBER 104519, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an "X" found etched in concrete at the intersection of the northwest right-of-way line of Broadway Street, an 80-foot wide right-of-way, with the northeast right-of-way line of East Jones Street, an 80-foot wide right-of-way, both as shown on the plat of 1130 Broadway, a legal subdivision according to the plat of record in Volume 9669, Page 91 of the Plat Records of Bexar County, Texas, for the south corner of Lot 8, Block 44, New City Block 464 of the City of San Antonio, Bexar County, Texas;

THENCE crossing said East Jones Street, **S42°38'07"W** a distance of **80.03 feet** to a 1/2-inch iron rod found at the intersection of the southwest right-of-way line of said East Jones Street with the northwest right-of-way line of Broadway Street, a 78-foot wide right-of-way according to Sawco Subdivision, a legal subdivision according to the plat of record in Volume 9513, Page 116, said Plat Records of Bexar County, Texas, for the east corner of New City Block 458 of the City of San Antonio, Bexar County, Texas;

THENCE crossing said Broadway Street, **S50°58'09"E** a distance of **78.41 feet** to the intersection of the southwest right-of-way line of said East Jones Street with the southeast right-of-way line of said Broadway Street, for the north corner of said Maverick Square, and from which a 1/2-inch iron rod found bears **S50°58'09"E** a distance of 307.99 feet;

THENCE with said southeast right-of-way line of Broadway Street, same being the northwest line of said Maverick Square, **S44°55'39"W** a distance of **25.48 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said southeast right-of-way line of Broadway Street and said northwest line of Maverick Square, crossing said Maverick Square, the following three (3) courses and distances:

1. **S45°04'21"E** a distance of **8.08 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,

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2. **S44°55'39"W** a distance of **11.50 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
3. **N45°04'21"W** a distance of **8.08 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in said southeast right-of-way line of Broadway Street and said northwest line of Maverick Square;

THENCE with said southeast right-of-way line of Broadway Street and said northwest line of Maverick Square, **N44°55'39"E** a distance of **11.50 feet** to said **POINT OF BEGINNING** and containing 0.0021 acre (93 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

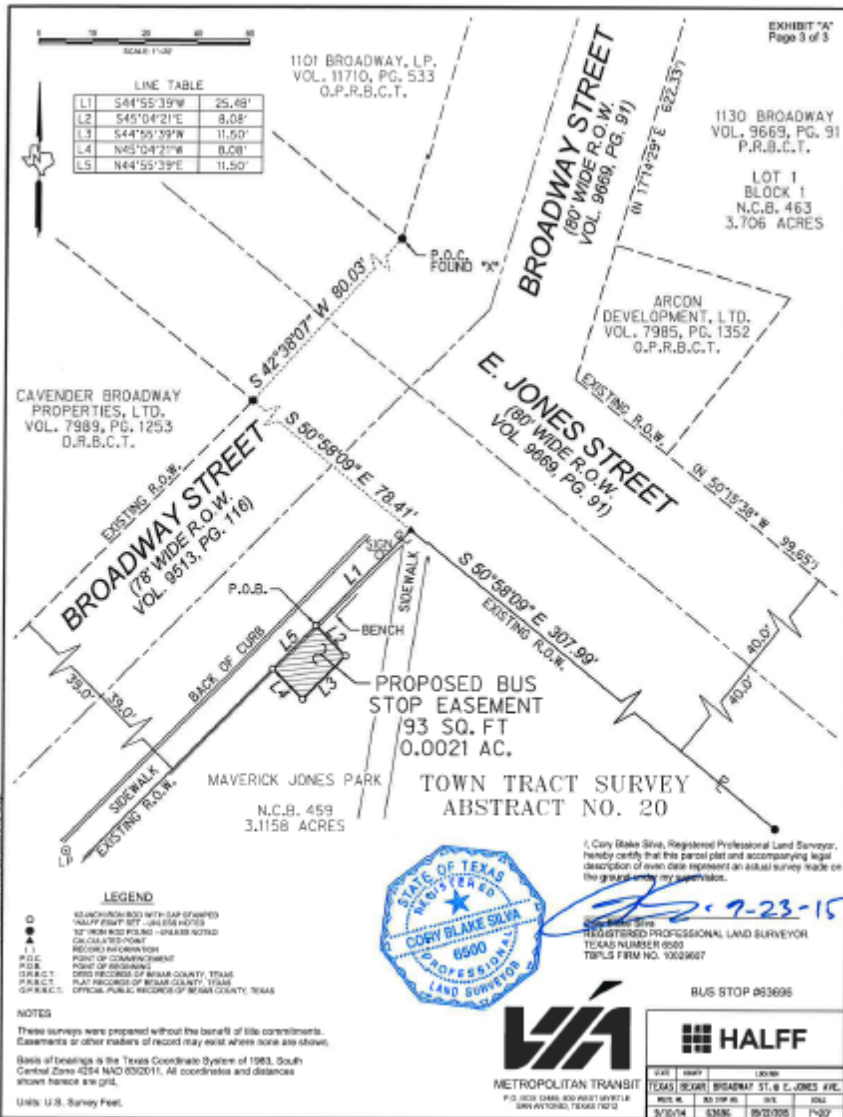
This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

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I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date
Texas Registered Professional Land Surveyor No. 6500
Halff Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600





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9/23/2015

BUS STOP No. 49547

BEING A 0.0034 ACRE (150 SQUARE FEET) TRACT SITUATED IN THE TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 4, NEW CITY BLOCK 2072 IN SAN ANTONIO, TEXAS AND SHOW IN BEXAR COUNTY APPRAISAL DISTRICT AS OWNED BY THE CITY OF SAN ANTONIO UNDER PROPERTY ID NUMBER 125112, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the north east corner of Lot 1, Block 4 and the existing west row line of Zaramora Street;

THENCE South 06°00'00" West 116.50 feet with the east line of Lot 1, Block 4 and the existing west row line of Zarzamora Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the **POINT OF BEGINNING** of the herein described easement;

THENCE South 06°00'00" West 15.00 feet with the east line of Lot 1, Block 4 and the existing west row line of Zarzamora Street to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 84°00'00" West 10.00 feet over and across Lot 1, Block 4 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

THENCE North 06°00'00" East 15.00 feet over and across Lot 1, Block 4 to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

9/22/EXHIBIT "A"

County: Bexar
Project: Metropolitan Transit Bus Stops
AVO: 31070A

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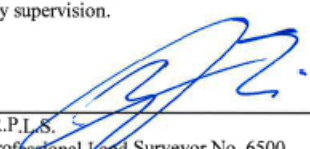
THENCE South 84°00'00" East 10.00 feet over and across Lot 6, Block 18 to the **POINT OF BEGINNING** and containing 0.0058 acre (254 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.


Cory Blake Silva, R.P.L.S. _____ Date 9-23-2015
Texas Registered Professional Land Surveyor No. 6500
Half Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



