

AN ORDINANCE 2015-04-02-0226

AUTHORIZING THE ACQUISITION, ON BEHALF OF THE CITY OF SAN ANTONIO, THROUGH NEGOTIATION OR CONDEMNATION, APPROXIMATELY 11.049 ACRES FOR INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES IN A PORTION OF FIVE PARCELS OF PRIVATELY OWNED REAL PROPERTY LOCATED IN NCBS 15210, 15258, AND 16000; AND DECLARING THE INDIAN CREEK CHANNEL PHASE II PROJECT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION; AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$60,000.00 PAYABLE TO THE SELECTED TITLE COMPANY FOR LAND, RELOCATION, LITIGATION EXPENSES AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, the City of San Antonio ("City") desires to acquire fee simple interests of privately owned real property in Council District 4 as part of the Indian Creek Channel Phase II Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to obtain and acquire fee simple interests of privately owned real property as part of the Project as further described in SECTION 2 below; and

WHEREAS, the acquisitions will be used for the reconstruction of portions of the Indian Creek Channel and upgrade the box culvert bridge at Ray Ellison to improve water conveyance; and

WHEREAS, after completion, twenty-seven lots will be removed from the floodplain; and

WHEREAS, funds for the property acquisitions are available from previously authorized 2012-2017 Bond Program; **NOW THEREFORE**,

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

SECTION 1. A public use and necessity is hereby declared for the City of San Antonio to acquire fee simple title interests of privately owned real property in Council District 4, by negotiation or condemnation, as part of the Indian Creek Channel Phase II Project of approximately 11.049 acres out of a portion of five parcels as described below:

Parcel Number	Legal Description
19257	6.603 acres out of a 6.574 acre tract, New City Block 15258
19258	2.472 acres (Part I) and 0.186 acres (Part II) for a total of 2.658 acres out of Lackland Spur Line (abandoned) and a 8.1 acre tract, NCB 15258
19259	0.652 acres out of Lot 60, Block 1, New City Block 15210, Lackland Heights Subdivision TIF
19260	0.461 acres out of a 3.821 acre tract, New City Block 16000
19261	0.675 acres out of a 3.535 acre tract, New City Block 16000

The Project is depicted in **Exhibit A** and more particularly described by metes and bounds in **Exhibits B through F** and incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 2. The City Manager, or her designee, is hereby authorized to direct the City Attorney to institute and prosecute to conclusion all necessary proceedings to condemn such properties if the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. Payment in the amount not to exceed \$60,000.00 is authorized for payment for negotiation or condemnation from project 40-00326 Indian Creek Channel Phase II and should be encumbered with a purchase order and made payable to the selected title company for the acquisition of 5 parcels of privately owned real property located in NCB's 15210, 15258, and 16000 in Council District 4 in Bexar County, Texas.

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. The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 6. In the event that the City negotiations fail and staff is unable to acquire one or more parcels from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

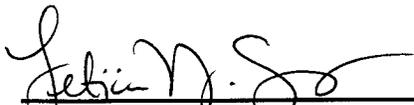
SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED and **APPROVED** this 2 day of April, 2015.



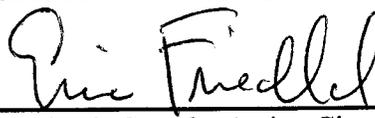
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

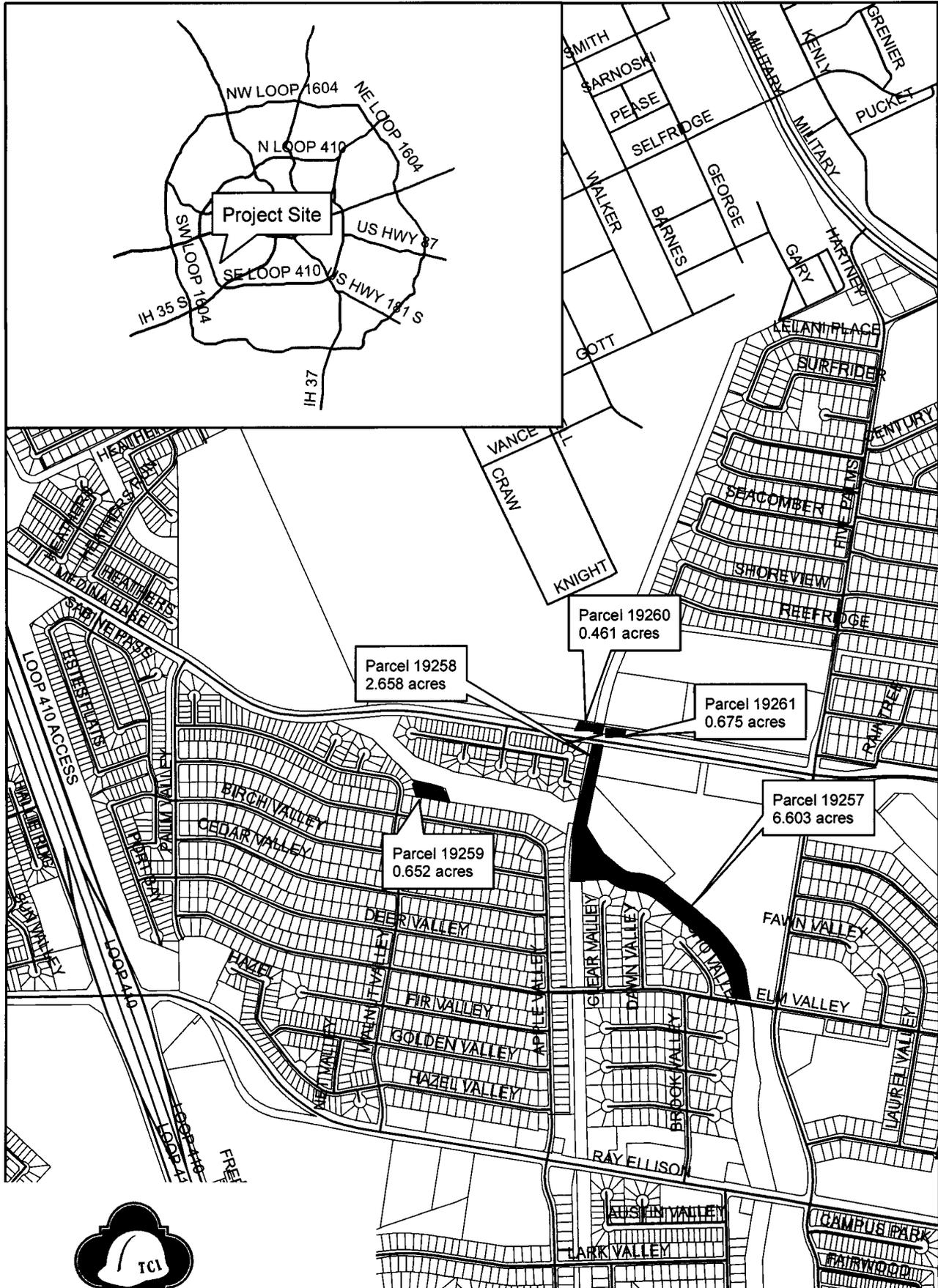
APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Agenda Item:	26A						
Date:	04/02/2015						
Time:	02:37:00 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the acquisition on behalf of the City of San Antonio, through negotiation or condemnation, of approximately 11.049 acres for interests in land sufficient for project purposes in a portion of five parcels of privately-owned real property located in New City Blocks 15210, 15258 and 16000; and declaring the project to be a public use project for the acquisition; and authorizing expenditures not to exceed \$60,000.00 payable to the selected title company for land, relocation, litigation expenses and associated title fees.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Indian Creek Channel Phase II





CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19257
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Rafael Morin

FIELD NOTE DESCRIPTION OF A 6.603 ACRE TRACT

Being 6.603 acres out of a 6.574 acre tract(Tract 3) as recorded in Volume 6501, Page 892, Real Property Records and being out of N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 6.603 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the north corner of Lot 11, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Plat Records, Bexar County, Texas, said point being in the east line of Lackland Spur Line (abandoned) and being the east line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, for the southwest corner of the herein described tract;

Thence with said line, North $01^{\circ}29'10''$ West, a distance of 16.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the right having a Radius: 1911.12', a Delta: $12^{\circ}41'53''$, a Tangent: 212.65' and a Chord: 422.68' which bears North $04^{\circ}51'48''$ East;

Thence along the arc of said curve and continuing along said east line, a distance of 423.55 feet to a 1" iron rod found for the northwest corner of the herein described tract and the south west corner of a 5.698 acre tract as recorded in Volume 17878, Page 930, R.P.R., Bexar County, Texas,

Thence along the north line of the herein described tract and the south line of said 5.698 acre tract, South $32^{\circ}11'55''$ East, a distance of 261.13 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing along the north line of the herein described tract and the south line of said 5.698 acre tract, South $49^{\circ}43'50''$ East, a distance of 180.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of curvature of a curve to the left having a Radius: 174.00', a Delta: $36^{\circ}58'50''$, a Tangent: 58.19' and a Chord: 110.37' which bears South $68^{\circ}13'10''$ East;

Page 1 of 4

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-6440

TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEYING 100410 | WWW.CEOTEXAS.COM

EXHIBIT "B"

Parcel No.: 19257
Project Number: 40-00326

Thence continuing along the north line of the herein described tract and the south line of said 5.698 acre tract and along the arc of said curve to the left, a distance of 112.31 feet to a 1/2" iron rod found for the Point of Reverse Curvature of a curve to the right having a Radius: 426.00', a Delta: 36°58'50", a Tangent: 142.46' and a Chord: 270.21' which bears South 68° 13' 10" East;

Thence continuing along the north line of the herein described tract and the south line of said 53.698 acre tract and along the arc of said curve to the right, a distance of 274.96 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of tangency of said curve;

Thence continuing along the north line of the herein described tract and the south line of 31.487 acre tract as recorded in Volume 16022, Page 587, Real Property Records, Bexar County, Texas, South 50°12'37" East, a distance of 418.65 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the right having a Radius: 1442.06', a Delta: 20°42'10", a Tangent: 263.39' and a Chord: 518.21' which bears South 37° 41' 30" East;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract and the arc of said curve to the right, a distance of 521.04 feet to a 1/2" iron rod found for the end of said curve to the right;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract, South 09°49'16" East, a distance of 190.43 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the left having a Radius: 735.00', a Delta: 05°03'00", a Tangent: 32.42' and a Chord: 64.77' which bears South 11° 22' 20" East;

Thence continuing along the north line of the herein described tract and the south line of said 31.487 acre tract and the arc of said curve to the left, a distance of 64.79 feet to a 1/2" iron rod found in the north right-of-way line of Elm Valley Drive for the southeast corner of the herein described tract;

Thence along the south line of the herein described tract and the north right-of-way line of Elm Valley Drive, North 80°29'50" West, a distance of 143.96 feet to a 1/2" iron rod found for the southwest corner of the herein described tract and the southeast corner of Lot 61, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Plat Records, Bexar County, Texas;

Thence along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 11°43'00" West, a distance of 168.14 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 1104.72', a Delta: 24°00'00", a Tangent: 234.81' and a Chord: 459.36' which bears North 37° 43' 20" West;

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Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve to the left, a distance of 462.74 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Tangency of said curve to the left;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 49°43'20" West, a distance of 416.60 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 284.00', a Delta: 36°58'50", a Tangent: 94.97' and a Chord: 180.14' which bears North 68° 12' 50" West;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve left, a distance of 183.31 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Reverse Curvature of a curve to the right having a Radius: 316.00', a Delta: 36°58'50", a Tangent: 105.67' and a Chord: 200.44' which bears North 68° 12' 50" West;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision and the arc of said curve to the right, a distance of 203.96 feet to a 1/2" iron rod with a "CEC" plastic cap set in the north line of Lackland City Subdivision for the point of tangency of said curve to the right;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, North 49°43'20" West, a distance of 20.87 feet to a 1" iron pipe found for a corner of the herein described tract;

Thence continuing along the south line of the herein described tract and the north line of said Lackland City Subdivision, South 88°30'50" West, a distance of 204.84 feet to the **POINT OF BEGINNING** containing 6.603 acres of land, more or less.

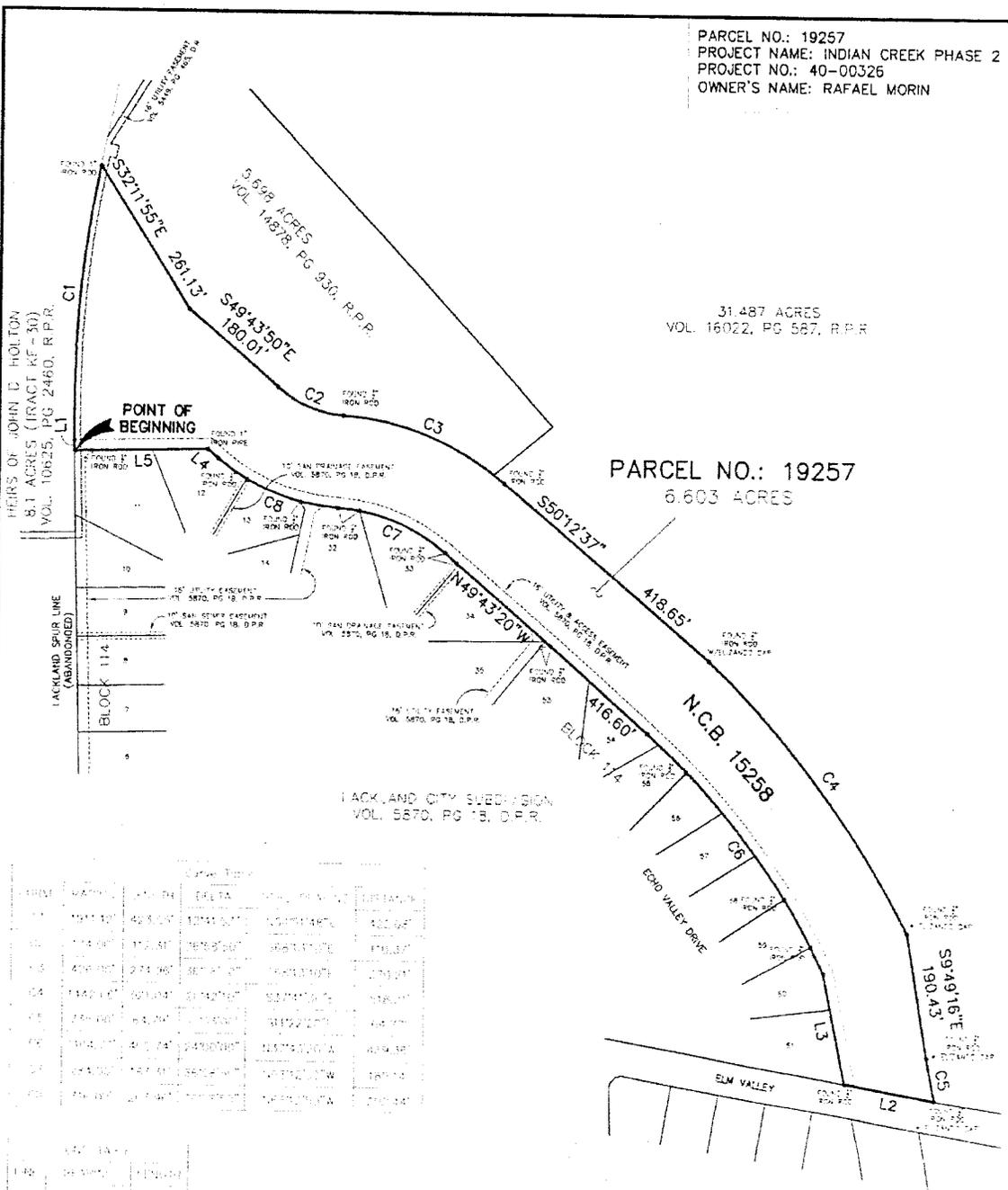
This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812 4/25/14

PARCEL NO.: 19257
 PROJECT NAME: INDIAN CREEK PHASE 2
 PROJECT NO.: 40-00326
 OWNER'S NAME: RAFAEL MORIN

31.487 ACRES
 VOL. 16022, PG. 567, R.P.R.

PARCEL NO.: 19257
 6.603 ACRES



STATION	BEARING	LENGTH	DELTA	STATION	LENGTH	DELTA
1	121°12'	483.07	1074.577	10	174.98'	172.14'
2	174°08'	172.14'	3678.500'	11	409.95'	271.96'
3	142°16'	201.04'	2143.767'	12	142.16'	201.04'
4	75°48'	64.74'	114.571'	13	394.07'	81.74'
5	394.07'	81.74'	2490.987'	14	474.00'	147.01'
6	147.01'	21.74'	221.070'	15	147.01'	21.74'
7	147.01'	21.74'	221.070'	16	147.01'	21.74'

STATION	BEARING	LENGTH
17	N 32°24'00" W	16.20'
18	N 10°07'00" W	14.50'
19	N 22°00'00" W	148.14'
20	N 89°11'00" W	21.08'
21	S 11°12'00" W	104.84'

- NOTES:**
1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
 2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
 4. D.P.R. DENOTES FILED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF TEXAS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OF THIS TRACT OF LAND. THE SURVEYOR HAS FOUND NO OTHER SURVEYS OF THIS TRACT OF LAND. THE SURVEYOR HAS FOUND NO OTHER SURVEYS OF THIS TRACT OF LAND.

Christina Williams, P.E.
 Surveyor
 H/2019

	CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC. 11650 LH. 10 WEST, SUITE 305 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.8440 Email: cec@cectexas.com Engineering No.: E-2214 Surveying No.: 100410-00	BOUNDARY SURVEY OF A 6.603 ACRES OF LAND	DATE 11/11/19
	N.C.B. 15258, COUNTY BLOCK (C.B.) 4303, SAN ANTONIO, BEXAR COUNTY, TEXAS	JOB NUMBER 19257	SHEET 4



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19258
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Heirs of John D.
Holton, Jr. ETAL

FIELD NOTE
DESCRIPTION OF A 2.472 ACRE TRACT (PART I)
AND
A 0.186 OF ONE ACRE TRACT (PART II)

Being 2.472 acres (PART I) and 0.186 of one acre (PART II) for a total of 2.658 acres out of Lackland Spur Line (abandoned) and a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas and being out of N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 2.658 acre tract being more particularly described as follows:

2.472 ACRE TRACT (PART I)

BEGINNING at a 1/2" iron rod with CEC cap set for the north corner of Lot 13, Block 99, Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, Bexar County, Texas, said point being in the west line of said Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the south line of Medina Base Road, for the northwest corner of the herein described tract;

Thence with said Medina Base Road line South 83°37'30" East, a distance of 100.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" in the east line of Lackland Spur Line (abandoned), the east line of the 8.1 acre tract (Tract KF-30) and being in the west line of a remaining portion of a 41.095 acre tract as recorded in Volume 8583, Page 1096, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said remaining portion of a 41.095 acre tract, the west line of a 31.487 acre tract as recorded in Volume 16022, Page 587, R.P.R., Bexar County, Texas and being in the west line of a 5.698 acre tract as recorded in Volume 14878, Page 930, R.P.R., Bexar County, Texas, South 11°40'12" West, a distance of 615.27 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 1911.12', a Delta: 13°09'21", a Tangent: 220.38' and a Chord: 437.85' which bears South 05° 05' 30" East;

Parcel No.: 19258
Project Number: 40-00326

Thence along the arc of said curve and continuing along said east line, a distance of 438.82 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence with said east line, South $01^{\circ}29'10''$ East, a distance of 16.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of Lot 11, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Deed and Plat Records, Bexar County, Texas, for the southeast corner of the herein described tract;

Thence crossing the aforementioned Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South $88^{\circ}30'50''$ West, 100.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the west line of said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being on the east line of a 40' drain easement as recorded in Volume 5580, Page 93, Deed Records, Bexar County, Texas, for the southwest corner of the herein described tract;

Thence continuing along the said west line and the said east line, North $01^{\circ}29'10''$ West, 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of curvature of a curve to the right having a Radius: 2011.12', a Delta: $13^{\circ}09'21''$, a Tangent: 231.19' and a Chord: 460.76' which bears North $05^{\circ}05'30''$ East;

Thence along the arc of said curve and continuing along said west and east line, a distance of 461.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence continuing along the said west and east line, North $11^{\circ}40'12''$ East, 606.00 feet to the **POINT OF BEGINNING** containing 2.472 acres of land, more or less.

0.186 OF ONE ACRE TRACT (PART II)

BEGINNING at a 1/2" iron rod with CEC cap set for the southeast corner of a 3.821 acre tract of land as recorded in Volume 10010, Page 405, R.P.R., Bexar County, Texas, said point being in the west line of said Lackland Spur Lane (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the north line of Medina Base Road, for the southwest corner of the herein described tract;

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Project Number: 40-00326

Thence with said west line and the east line of said 3.821 acre tract, North 11°40'12" East, a distance of 78.87 feet to 1/2" iron rod set with plastic cap stamped "CEC" in said west line and being the northeast corner of the 3.821 acre tract, for the northeast corner of the herein described tract;

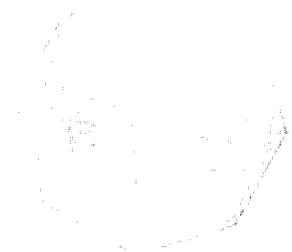
Thence crossing said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South 81°31'52" East, 100.16 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the east line of the Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being the northwest corner of a 3.535 acre tract as recorded in Volume 10554, Page 1345, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said 3.535 acre tract, South 11°40'12" West, a distance of 83.55 feet to 1/2" iron rod set with plastic cap stamped "CEC" for a Point on the aforementioned north line of Medina Base Road, for the southeast corner of the herein described tract;

Thence continuing along the said north line, North 78°15'19" West, 100.00 feet to the **POINT OF BEGINNING** containing 0.186 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner, R.P. & S.
Chester A. Varner, RPLS # 4812
4/25/14



LINE	BEARING	LENGTH
L1	S31°30'50"W	100.00'
L2	N61°12'01"W	36.00'
L3	S53°37'30"E	100.45'
L4	S01°29'10"E	36.00'
L5	N72°50'19"W	100.00'
L6	S11°40'12"E	78.87'
L7	S81°51'52"E	100.18'
L8	S11°40'12"W	64.50'

HEIRS OF JOHN D. HOLTON
8.1 ACRES (TRACT KF-30)
VOL. 10625, PG 2460, R.P.R.

PARCEL NO.: 19258
PROJECT NAME: INDIAN CREEK PHASE 2
PROJECT NO.: 40-00326
OWNER'S NAME: HEIRS OF JOHN D. HOLTON, JR. ETAL

PARCEL NO.: 19258
0.186 OF ONE ACRE
PART II

TRACT ONE 5.5 ACRES
VOL. 7735, PG 201R, R.P.R.

TRACT TWO 0.76 ACRES
VOL. 7735, PG 201B, R.P.R.

ANTHONY GUAJARDO CHILDREN'S TRUST
3.535 ACRES
VOL. 10554, PG. 1345

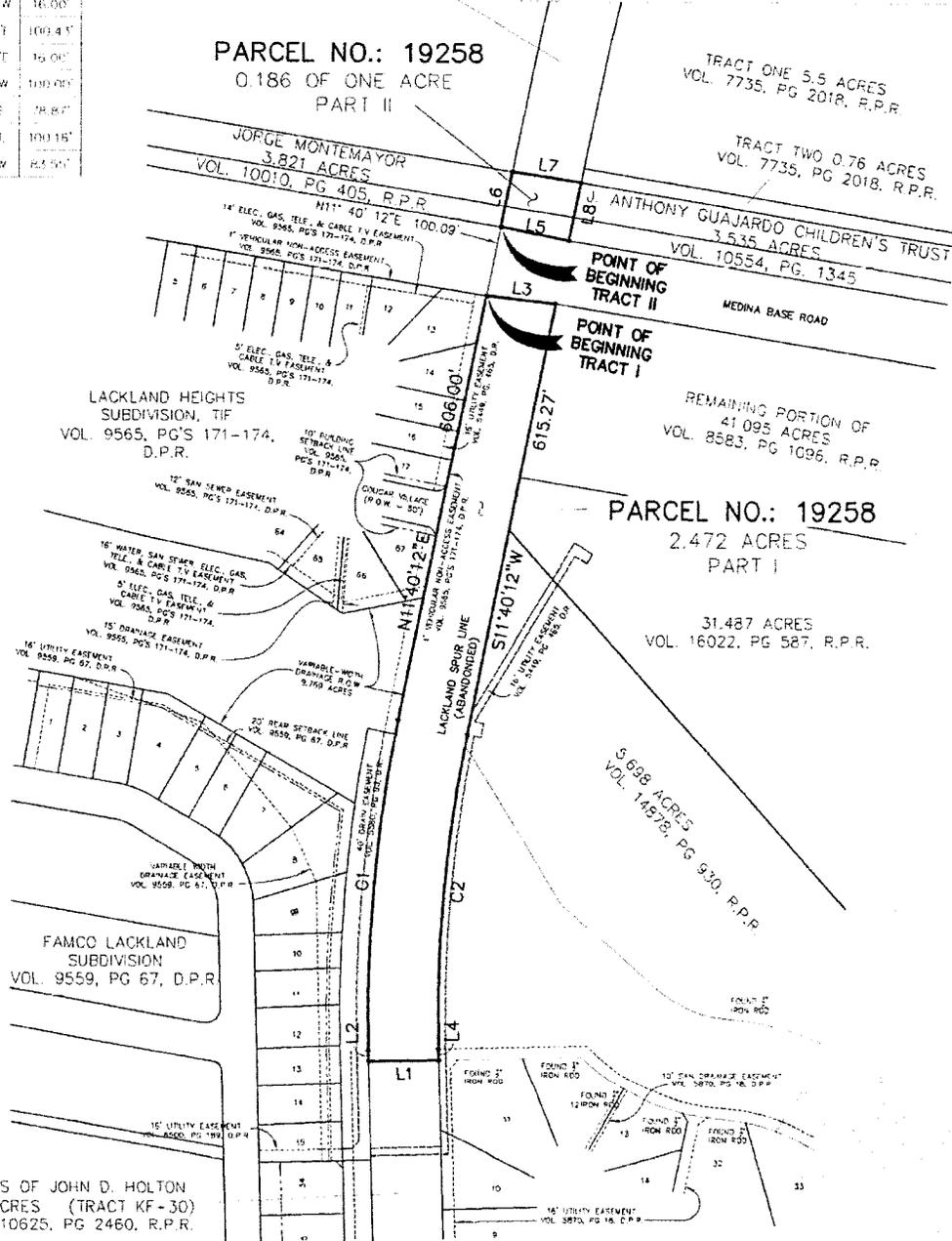
REMAINING PORTION OF
41.095 ACRES
VOL. 8583, PG 1096, R.P.R.

PARCEL NO.: 19258
2.472 ACRES
PART I

31.487 ACRES
VOL. 16022, PG 587, R.P.R.

5.688 ACRES
VOL. 14878, PG 930, R.P.R.

HEIRS OF JOHN D. HOLTON
8.1 ACRES (TRACT KF-30)
VOL. 10625, PG 2460, R.P.R.



CURVE	RADIUS	LENG. CH.	DELTA	CHORD BEARING	DISTANCE
C1	2011.12'	461.78'	133°09'21"	N55°05'30"E	460.76'
C2	1911.12'	438.82'	133°09'21"	S60°05'41"W	437.85'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE FIELD AND THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND THAT THE CALCULATIONS AT THE TIME OF SETTING CORNERS AND MARKS WERE MADE WITH THE MOST ACCURATE METHODS AND THAT THE PROFESSIONAL SERVICE FURNISHED TO THE CLIENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

Christa Warner, P.P.S.
CHRISTA A. WARNER REGISTERED PROFESSIONAL SURVEYOR
TEXAS REGISTRATION NO. 4812

4/25/14

SCALE: 1" = 200'

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
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Engineering No. F-2214
Surveying No. 100410-00

BOUNDARY SURVEY OF
A 2.472 ACRE TRACT OF LAND,
AND A 0.186 OF ONE ACRE TRACT OF LAND
NEW CITY BLOCK (N.C.B.) 15258,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	4/25/14
JOB NUMBER	044714
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19259
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Lackland Heights
Homeowners
Association Inc.

FIELD NOTE
DESCRIPTION OF A 0.652 OF ONE ACRE TRACT

Being 0.652 acres and being Lot 60, Block 1, N.C.B. 15210, Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas, said 0.652 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southwest corner of Lot 60, Block 1, N.C.B. 15210, said point being the southeast corner of Lot 59, Block 1 and the north line of Lot 2, Block 99, Lackland City Subdivision Unit 47 as recorded in Volume 5580, Page 203, Plat Records, Bexar County, Texas, for the southwest corner of the herein described tract;

Thence with and along the west line of the herein described tract and the east line of said Lackland Heights, North 08°32'00" West, a distance of 115.63 feet to a 1/2" iron rod found for an angle point of the herein described tract;

Thence continuing along said lines, North 39°21'40" West, a distance of 31.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract and the northwest corner of Lot 60, Block 1;

Thence along the north line of the herein described tract and the north line of Lot 60, Block 1, South 70°24'09" East, a distance of 136.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing along the north line of the herein described tract and the north line of Lot 60, Block 1, South 78°29'57" East, a distance of 141.57 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract and the northeast corner of Lot 60, Block 1;

Thence along the east line of the herein described tract and the east line of Lot 60, Block 1, South 17°33'01" East, a distance of 113.20 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract and the southeast corner of Lot 60, Block 1, said point being in the north line of aforementioned Lackland City Subdivision Unit 47;

Parcel No.: 19259
Project Number: 40-00326

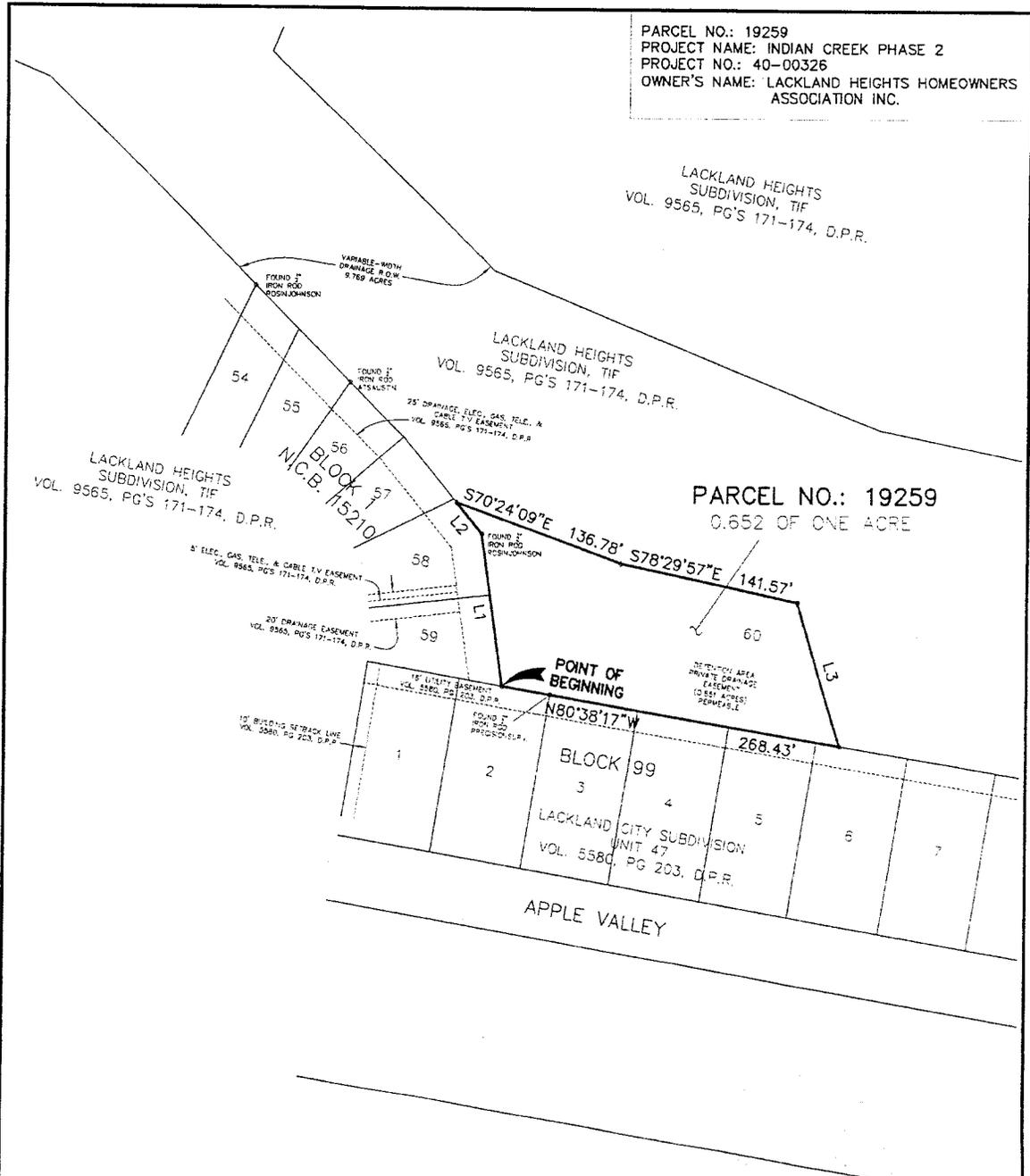
Thence along the south line of the herein described tract, the south line of Lot 60, Block 1 and the north line of said Lackland City Subdivision, North $80^{\circ}38'17''$ West, a distance of 268.43 feet to the **POINT OF BEGINNING** containing 0.652 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

Chester A. Varner, P. E.
Chester A. Varner, RPLS # 4812

4/25/14

PARCEL NO.: 19259
 PROJECT NAME: INDIAN CREEK PHASE 2
 PROJECT NO.: 40-00326
 OWNER'S NAME: LACKLAND HEIGHTS HOMEOWNERS ASSOCIATION INC.



PARCEL NO.: 19259
 0.652 OF ONE ACRE

LACKLAND HEIGHTS SUBDIVISION, TIF VOL. 9565, PG'S 171-174, D.P.R.

LACKLAND HEIGHTS SUBDIVISION, TIF VOL. 9565, PG'S 171-174, D.P.R.

LACKLAND HEIGHTS SUBDIVISION, TIF VOL. 9565, PG'S 171-174, D.P.R.

15' BUILDING SETBACK LINE VOL. 5580, PG 203, D.P.R.

20' DRAINAGE EASEMENT VOL. 9565, PG'S 171-174, D.P.R.

5' ELEC. GAS, TELE. & CABLE TV EASEMENT VOL. 9565, PG'S 171-174, D.P.R.

25' DRAINAGE, ELEC., GAS, TELE. & CABLE TV EASEMENT VOL. 9565, PG'S 171-174, D.P.R.

VARIABLE-WIDTH DRAINAGE ROW- 9.769 ACRES

FOUND 1/2" IRON ROD ROBINSON

FOUND 1/2" IRON ROD KALUSZYN

FOUND 1/2" IRON ROD ROBINSON

FOUND 1/2" IRON ROD PROCTOR, E.P.

15' UTILITY EASEMENT VOL. 5580, PG 203, D.P.R.

DEVELOPMENT AREA PRIVATE DRAINAGE EASEMENT (0.851 ACRES) PERMEABLE

POINT OF BEGINNING

N80°38'17"W

BLOCK 99
 LACKLAND CITY SUBDIVISION UNIT 47
 VOL. 5580, PG 203, D.P.R.

APPLE VALLEY

LINE TABLE		
LINE	BEARING	LENGTH
1	N08°32'00"W	115.63'
2	N39°21'40"W	51.07'
3	S17°33'01"E	113.20'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE TO THE GROUND, THAT THE PLAT CORRECTLY SHOWS THE TRUE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBILITY EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE ETHICS AND SOCIETY OF PROFESSIONAL SURVEYORS, MEASUREMENT AND TRIPPLE RATINGS FOR A CATEGORY 15. SURVEYED AND COMPLETED THIS THE 20th DAY OF APRIL, 2014.

Chester A. Varnie, R.L.S.
 CHESTER A. VARNIE, REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4812

4/25/15

SCALE: 1" = 100'

 CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC. 11550 I.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.841.9999 F) 210.841.8440 Email: cec@cectexas.com Engineering No.: F-2214 Surveying No.: 100410-00	BOUNDARY SURVEY OF 0.652 OF ONE ACRE, OUT OF LACKLAND HEIGHTS SUBDIVISION, TIF	DATE 03/15/14 JOB NUMBER 00447900 SHEET 3 OF 3
	NEW CITY BLOCK (N.C.B.) 15210, SAN ANTONIO, BEXAR COUNTY, TEXAS	



Parcel No.: 19260
Project Name: Indian Creek Phase 2
Project Number: 40-00326
Owner's Name: Jorge Montemayor

FIELD NOTE
DESCRIPTION OF A 0.461 OF ONE ACRE TRACT

Being 0.461 acres out of a 3.821 acre tract as recorded in Volume 10010, Page 405, Real Property Records and being out of N.C.B. 16000, City of San Antonio, Bexar County, Texas, said 0.461 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southeast corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned) and being the west line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, and being in the north right-of-way line of Medina Base Road, said point being North 11°40'12" East, a distance of 100.09 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence with and along the north right-of-way line of Medina Base Road, the south line of said 3.821 acre tract and the south line of the herein described tract, North 80°46'46" West, a distance of 252.49 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence along the west line of the herein described tract, North 08°28'08" East, a distance of 78.81 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being on the north line of said 3.821 acre tract and the south line of Lackland Air Force Base;

Thence along the north line of the herein described tract and the south line of Lackland Air Force Base, South 80°46'46" East, a distance of 256.90 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract, said point being the northeast corner of said 3.821 acre tract and being on the west line of Lackland Spur Line (abandoned) and being the west line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas;

Parcel No.: 19260
Project Number: 40-00326

Thence along the east line of the herein described tract and the west line of said Lackland Spur Line, South 11°40'12" West, a distance of 78.87 feet to the **POINT OF BEGINNING** containing 0.461 acres of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

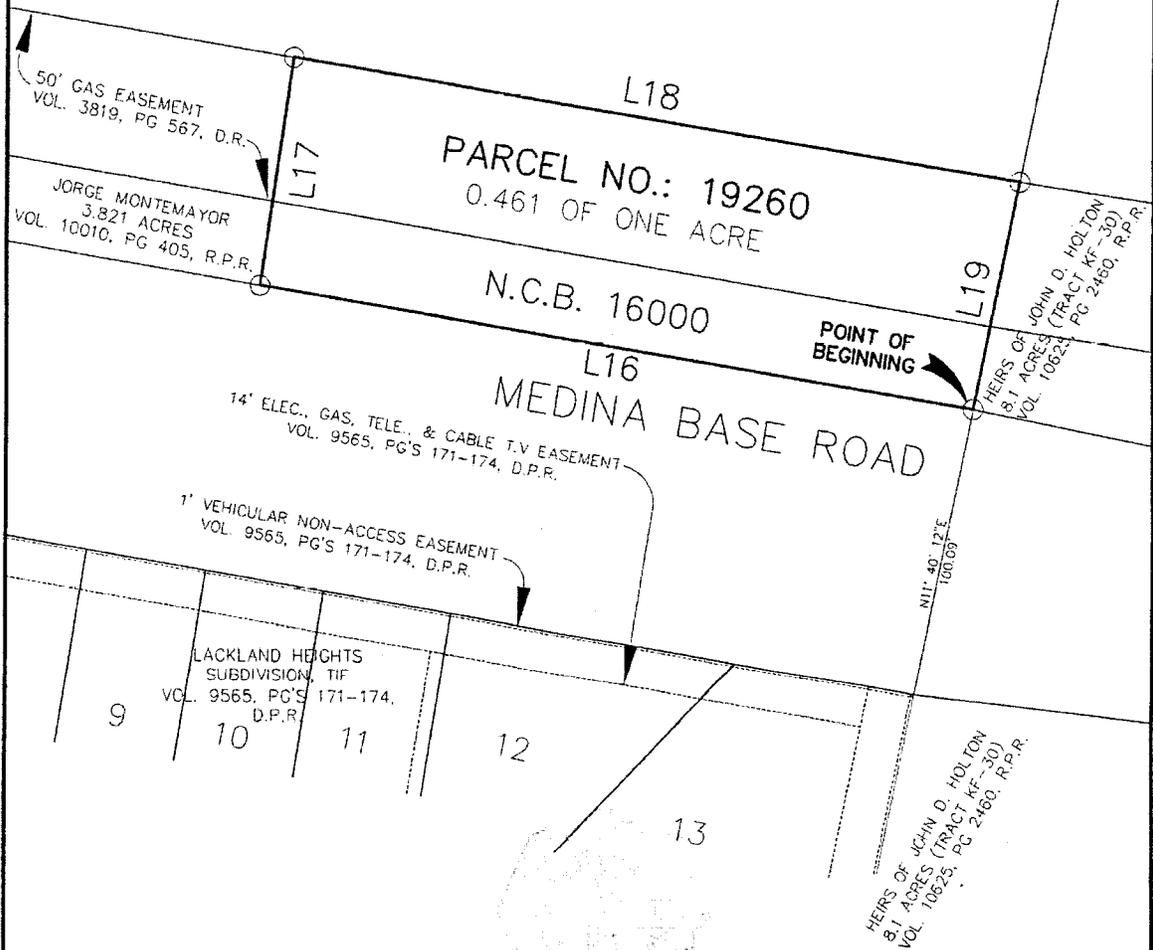
Chester A. Varner, P.L.S.
Chester A. Varner, RPLS # 4812
4/27/14

LINE TABLE		
LINE	BEARING	LENGTH
L16	S80°46'46"W	252.49'
L17	N08°22'08"E	78.81'
L18	S80°46'46"E	256.90'
L19	S11°40'12"W	78.87'

PARCEL NO.: 19260
 PROJECT NAME: INDIAN CREEK PHASE 2
 PROJECT NO.: 40-00326
 OWNER'S NAME: JORGE MONTEMAYOR



SCALE: 1" = 50'



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT ALL INDETERMINATE EASEMENTS, ENCUMBRANCES OR INTERFERENCES OF IMPROVEMENTS EXCEPT AS SHOWN AND THE PROFESSIONAL SERVICE CONTRACT TO THE CLIENT, TEXAS SURVEYING PROFESSIONAL SURVEYING STANDARDS AND SPECIFICATIONS FOR A CATEGORY IB, CONDITION 2 SURVEY SURVEYED THIS THE 7th DAY OF APRIL, 2014.

Christina A. Varnier, R.P.L.S.
 CHRISTINA A. VARNIER, REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4812

4/25/14

	CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC. 11550 L.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.841.9999 F) 210.841.8440 Email: cec@cecotexas.com Engineering No.: F-2214 Surveying No.: 100410-00	BOUNDARY SURVEY OF A 0.461 ACRE TRACT OF LAND	DATE 03/25/14 JOB NUMBER E0447809
	NEW CITY BLOCK (N.C.B.) 16000, SAN ANTONIO, BEXAR COUNTY, TEXAS	SHEET 3 OF 3	



CIVIL ENGINEERING CONSULTANTS
 DON DURDEN, INC.
 SAN ANTONIO • LAREDO
 TEXAS FIRM REGISTRATION NUMBERS
 ENGINEERING P-2214 & SURVEYING 100410

Parcel No.: 19261
 Project Name: Indian Creek Phase 2
 Project Number: 40-0032
 Owner's Name: J. Anthony
 Guajardo Child
 Trust

FIELD NOTE
DESCRIPTION OF A 0.675 OF ONE ACRE TRACT

Being 0.675 acres out of a 3.535 acre tract as recorded in Volume 10554, Page 1345, Real Property Records and being out of N.C.B. 16000, City of San Antonio, Bexar County, Texas, said 0.675 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with CEC cap set for the southwest corner of the herein described tract, said point being in the east line of Lackland Spur Line (abandoned) and being the east line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, and being in the north right-of-way line of Medina Base Road, said point being North 11°40'12" East, a distance of 100.09 feet and South 78°51'20" East, a distance of 100.00 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence along the west line of the herein described tract and the east line of said Lackland Spur Line, North 11°40'10" East, a distance of 83.55 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being the southwest corner of a 0.76 acre tract (Tract Two), as recorded in Volume 7735, Page 2018, R.P.R., Bexar County, Texas;

Thence along the north line of the herein described tract and the south line of said 0.76 acre tract, South 80°47'48" East, a distance of 352.28 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence along the east line of the herein described tract, South 09°08'40" West, a distance of 82.70 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the south line of the aforementioned 3.535 acre tract and the north right-of-way line of Medina Base Road;

Thence with and along the north right-of-way line of Medina Base Road, the south line of said 3.535 acre tract and the south line of the herein described tract, North 80°55'12" West, a distance of 355.97 feet to the **POINT OF BEGINNING** containing 0.675 acres of land, more or less.

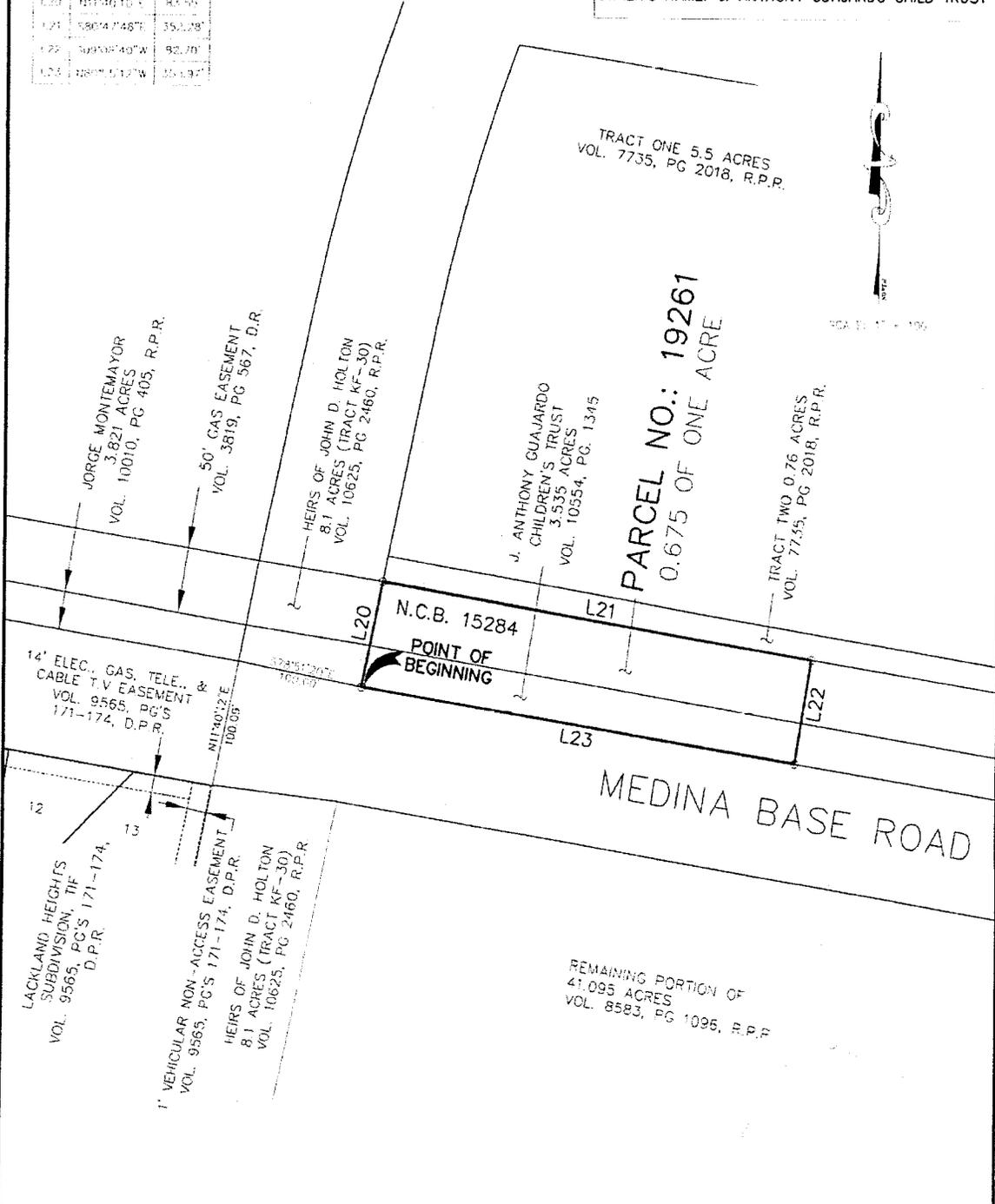
This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 9th day of June, 2014.

Chester A. Varner, R.P.L.S.
 Chester A. Varner, RPLS # 4812

6/13/14

LINE	BEARING	LENGTH
L20	N11°40'10"W	83.55'
L21	S80°47'48"E	352.28'
L22	S89°33'40"W	82.70'
L23	N88°05'12"W	25.19'

PARCEL NO.: 19261
 PROJECT NAME: INDIAN CREEK PHASE 2
 PROJECT NO.: 40-00326
 OWNER'S NAME: J. ANTHONY GUAJARDO CHILD TRUST



REMAINING PORTION OF
 41.095 ACRES
 VOL. 8583, PG 1096, R.P.R.

NOTES:

1. A 1/2" REBAR WITH A "CCC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS EXISTING AT THE TIME OF THE SURVEY AND THERE ARE NO UNDISCOVERED EASEMENTS, ENCUMBRANCES OR OVERLAPPING OF INTERESTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL SURVEYORS' STANDARD AND SPECIFICATIONS FOR A CATEGORY 1E (INDUSTRIAL) SURVEY, EFFECTIVE THE 15th DAY OF APRIL, 2014.

Christa A. Warner, R.P.L.S.
 CHRISTA A. WARNER REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4817
 6/13/14

CEC
 CIVIL ENGINEERING CONSULTANTS
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 P) 210.641.9999
 F) 210.641.6440
 Email: cec@cecotexas.com
 Engineering No.: F-2214
 Surveying No.: 100410-00

BOUNDARY SURVEY OF
 A 0.675 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15284,
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	05/25/14
JOB NUMBER	EM417570
SHEET	2
OF	