

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

**AN ORDINANCE**

**AUTHORIZING THE CLOSURE, VACATION, ABANDONMENT AND  
TRANSFER OF APPROXIMATELY 2.1676 ACRES OF UNIMPROVED  
PUBLIC RIGHT OF WAY BETWEEN ROOSEVELT AVENUE, EAST  
PYRON AVENUE AND WOODHULL DRIVE IN COUNCIL DISTRICT 3,  
AS REQUESTED BY THE NATIONAL PARK SERVICE.**

\* \* \* \* \*

**WHEREAS**, on April 21, 1994, City Council passed Ordinance No. 80055 authorizing the closing, vacating, abandoning, and quitclaiming of improved Napier Avenue, Mission Road, and Woodhull Drive, as requested by the U.S. Department of the Interior/National Park Service, in exchange for the relocation of Napier Avenue and Mission Road to allow for the construction of a new San Antonio Missions National Historical Park Visitor Center; and

**WHEREAS**, since the construction of the Visitor Center, the National Park Service has operated the center for over 20 years on the site of the former road alignments and other City-owned property south of Mission San José;

**WHEREAS**, the National Park Service would like to clear up any issues related to title of these properties since these former road alignments were never conveyed to the National Park Service; and

**WHEREAS**, this right of way is surplus to the city's needs and will relieve the city from maintenance and other costs while providing an enhanced experience for San Antonio citizens and visitors ; and

**WHEREAS**, on May 10, 2017, the City's Planning Commission recommended approval; **NOW THEREFORE**,

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

**SECTION 1.** Subject to the reservation below, as an exercise of its discretion, the City Council authorizes the closure, vacation, abandonment and transfer or exchange by quitclaim of the right of way segments ("Right of Way Segments") identified in Section 2 of this Ordinance.

**SECTION 2.** The detailed description of the Right of Way Segments are set forth on **Attachment I**. Maps and pictures of the Right of Way Segments are set forth on **Attachment II**. Both **Attachments I and II** are incorporated into this ordinance for all purposes as if they were fully set forth. **Attachment I** controls over any discrepancy between it and **Attachment II**.

**SECTION 3.** In order to allow time for utilities to obtain any necessary permission related to their infrastructure remaining in the Right-of-Way Segments, the Right-of-Way Segments shall remain open until the City Manager or her designee executes, delivers and records in the Bexar County real property records a Certificate of Closure reflecting this ordinance and closing, vacating and abandoning the Right of Way Segments. The City Manager or her designee, severally, are further authorized and directed to execute and deliver all necessary documents, including quit claim deeds approved by the City Attorney's Office and substantially in the form of **Attachment III**, and to do all other things conducive to effect this closure, abandonment, vacation and transfer.

**SECTION 4.** The Right-of-Way Segments exist by easement. The underlying fee ownership of the Right-of-Way Segments by the owners is now unburdened by the rights closed, vacated, and abandoned.

**SECTION 5.** All fees and costs associated with this closure, vacation and abandonment are waived.

**SECTION 6.** 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 7.** The disposition of any surplus property must be coordinated through the city's Finance Department to assure the removal of these assets out of the City's financial records and to record the proper accounting transactions.

**SECTION 8.** 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     **th** day of                     , 2017.

**M     A     Y     O     R**  
**Ivy R. Taylor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_

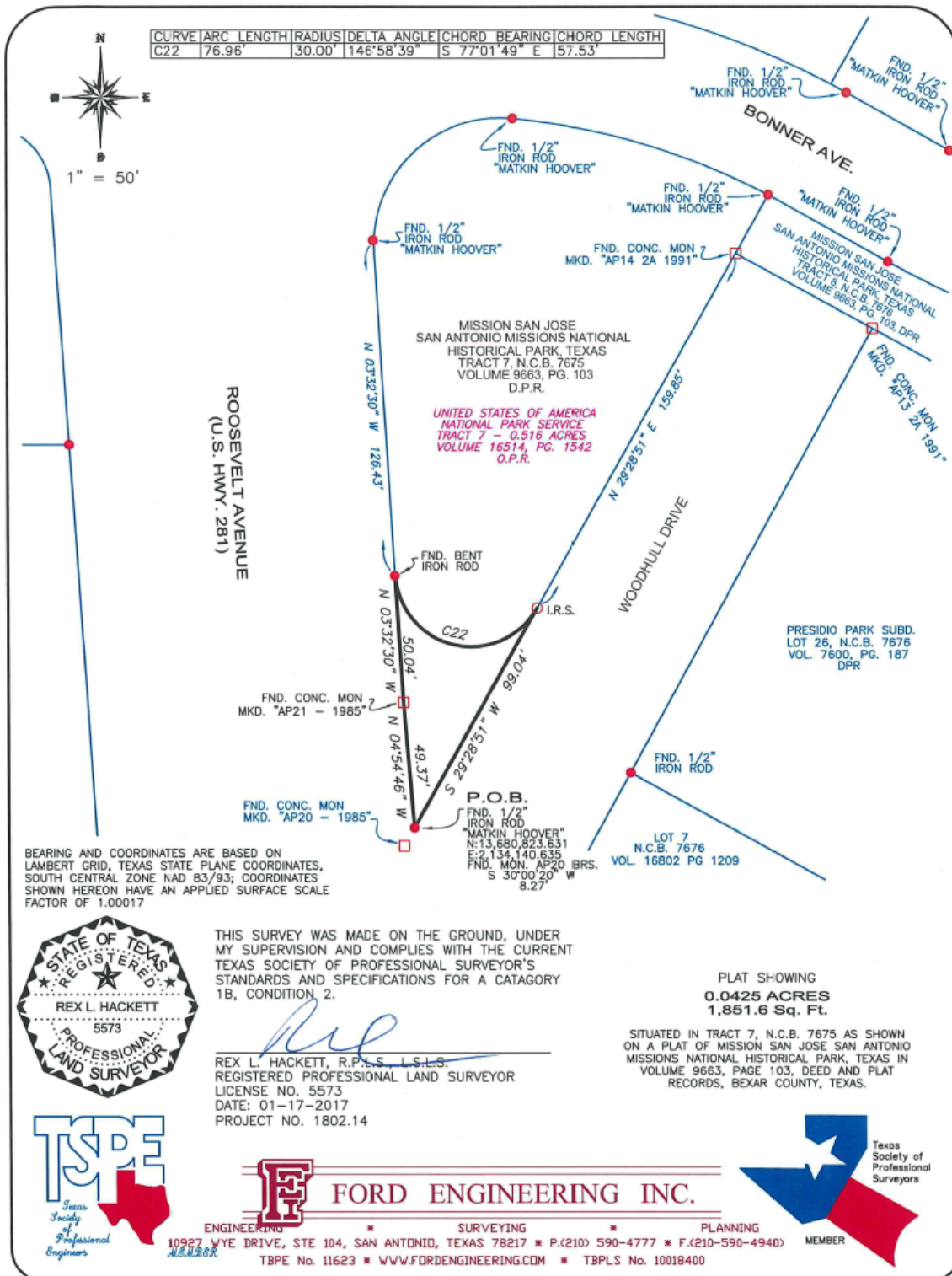
\_\_\_\_\_

**Leticia M. Vacek, City Clerk**  
**Attachment I**

**Andrew Segovia, City Attorney**

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DRAFT





# FORD ENGINEERING, INC

Date: January 17, 2017  
Project No: 1802.14

## FIELD NOTES DESCRIPTION 0.0425 ACRES (1,851.6 sq. ft.)

A 0.0425 acre (1,851.6 sq. ft.) tract of land, being a portion of Tract 7, N.C.B. 7675 conveyed to the United States of America, c/o National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas, also shown as Tract 7 – 0.516 Acres on the plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

**BEGINNING:** at a ½ inch iron rod (N = 13,680,823.631, E = 2,134,140.635) with cap marked “Matkin Hoover” found at the intersection of the Northwestern line of Woodhull Drive and Roosevelt Avenue for the Southernmost corner of said Tract 7, from which a concrete monument found marked “AP20 – 1985” bears S 30°00’20” W – 8.27 feet;

**THENCE:** N 04°54’46” W – 49.37 feet along Eastern line of said Roosevelt Avenue, the Western line of said Tract 7 to a concrete monument found marked “AP21-1985” for a corner of said Tract 7, for a corner of this tract;

**THENCE:** N 03°32’30” W – 50.04 feet continuing along the Eastern line of said Roosevelt Avenue and the Western line of said Tract 7 to a bent iron rod found for a corner of this tract, from which a ½ inch iron rod with cap marked “Matkin Hoover” found at the point of curvature of Bonner Avenue, a corner of said Tract 7 bears N 03°32’30” W – 126.43 feet;

**THENCE:** Across said Tract 7, a non-tangent curve to the left having a Delta angle of 146°58’39”, a Radius of 30.00 feet, an Arc length of 76.96 feet and a Chord bearing of S 77°01’49” E – 57.53 feet to a ½ inch iron rod with cap marked “Ford Eng Inc” set on the Northwestern line of Woodhull Drive, the Southeastern line of said Tract 7, for a corner of this tract, from which a concrete monument marked “AP14 2A 1991” found for a corner of said Tract 7, a corner of Tract 8, N.C.B. 7676 as shown on the said plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas bears N 29°28’51” E – 159.85 feet;

**THENCE:** S 29°28’51” W – 99.04 feet along the Northwestern line of said Woodhull Drive, the Southeastern line of said Tract 7 to the **POINT OF BEGINNING** and containing 0.0425 acres (1,851.6 sq. ft.) of land, *according to a survey made on the ground under my supervision*



# FORD ENGINEERING, INC

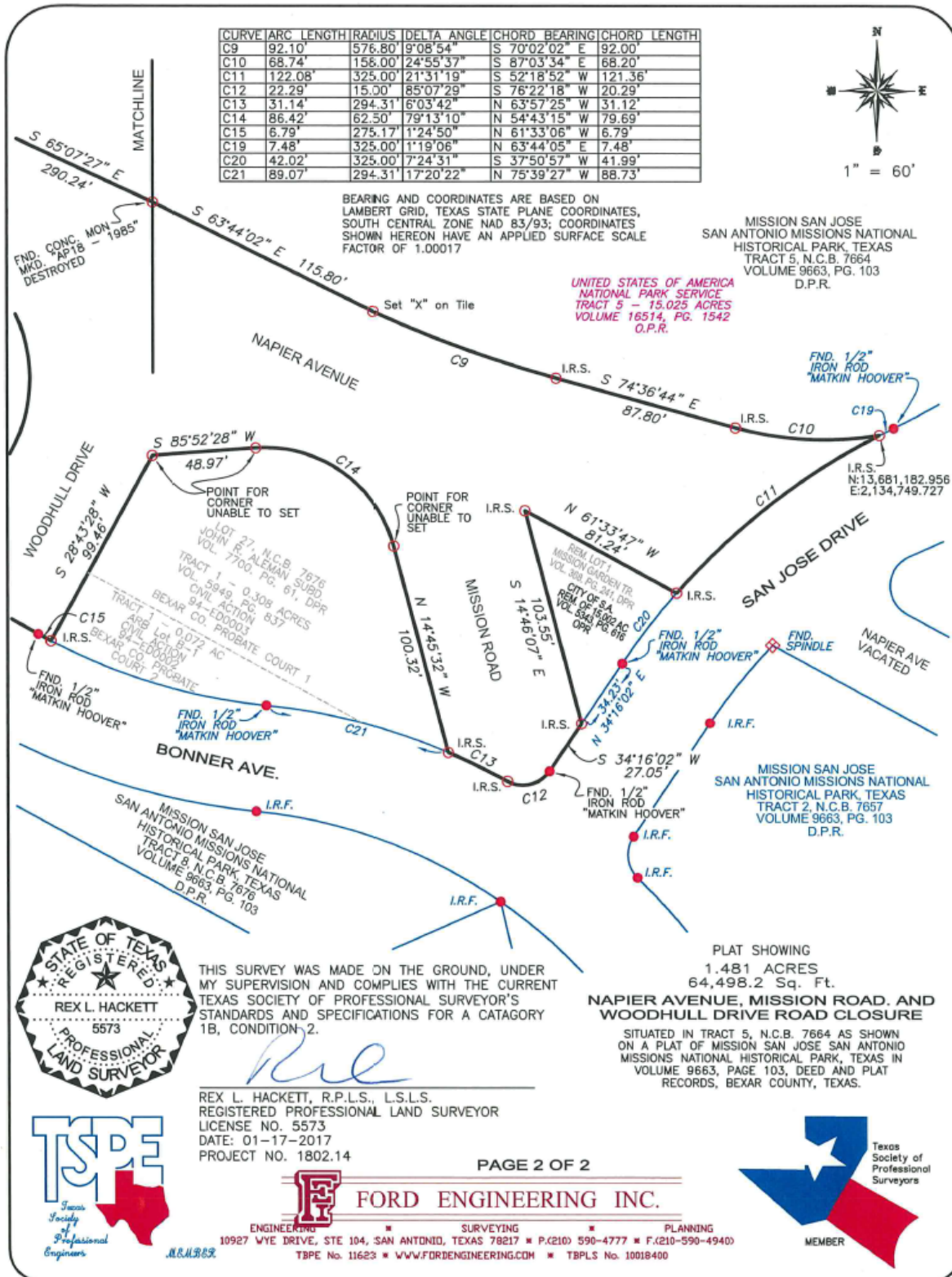
Corresponding plat prepared.  
1802.14 Woodhull Drive - Tract 7.docx

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



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







## FORD ENGINEERING, INC

Date: January 17, 2017  
Project No: 1802.14

### FIELD NOTES DESCRIPTION

**1.481 ACRES (64,498.2 sq. ft.)**

A 1.481 acre (64,498.2 sq. ft.) tract of land, being a portion of a Napier, Mission Road and Woodhull Drive situated in Tract 5 N.C.B. 7664 conveyed to the United States of America, c/o National Park Service in Volume 16514, Page 1542 of the Official Public Records of Real Property of Bexar County, Texas, also shown as Tract 5, 15.025 Acres on the plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

**BEGINNING:** at a ½ inch iron rod (N = 13,681,477.633, E = 2,134,100.931) with cap marked "Matkin Hoover" found on the Eastern line of Roosevelt Avenue (120' R.O.W.) for a corner of said Tract 5, a corner of said Napier Avenue, from which a concrete monument marked "AP25-1985" found on the Eastern line of said Roosevelt Avenue, a corner of said Tract 5 bears with a curve to the right having a Delta angle of 04°32'55", a Radius of 5653.97 feet, an Arc length of 448.85 feet and a Chord bearing of N 00°30'23" E – 448.73 feet;

**THENCE:** Across said Tract 5 and along the Northern line of said Napier Avenue, a curve to the left (Southeasterly) having a Delta angle of 64°14'51", a Radius of 71.51 feet, an Arc length of 80.19 feet and a Chord bearing of S 33°53'30" E – 76.05 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of this tract;

**THENCE:** S 65°07'27" E – 290.24 feet continuing across said Tract 5 and along the Northern line of said Napier Avenue to a point for corner, (concrete monument marked "AP18-1985 found destroyed), for a corner of this tract;

**THENCE:** S 63°44'02" E – 115.80 feet continuing across said Tract 5 and along the Northern line of said Napier Avenue to a "X" set on tile for a corner of this tract;

**THENCE:** Continuing across said Tract 5 and along the Northern line of said Napier Avenue, a curve to the left having a Delta angle of 09°08'54", a Radius of 576.80 feet, an Arc length of 92.10 feet and a Chord bearing of S 70°02'02" E – 92.00 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of this tract;

**THENCE:** S 74°36'44" E – 87.80 feet continuing across said Tract 5 and along the Northern line of said Napier Avenue to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of this tract;



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**THENCE:** Continuing across said Tract 5 and along the Northern line of said Napier Avenue, a curve to the left having a Delta angle of  $24^{\circ}55'37''$ , a Radius of 158.00 feet, an Arc length of 68.74 feet and a Chord bearing of  $S\ 87^{\circ}03'34''\ E - 68.20$  feet to a  $\frac{1}{2}$  inch iron rod (N = 13,681,182.956, E = 2,134,749.727) set on the Northwestern line of San Jose Drive as shown on said plat of Right-of Way and Boundary Survey, Mission San Jose San Antonio Missions National Historical Park, Texas, for a corner of this tract, from which a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 5 bears with a curve to the right (Northeasterly) having a Delta angle of  $01^{\circ}19'06''$ , a Radius of 325.00 feet, an Arc length of 7.48 feet and a Chord bearing of  $N\ 63^{\circ}44'05''\ E - 7.48$  feet;

**THENCE:** Along the Northwestern line of said San Jose Drive, a curve to the left (Southwesterly) having a Delta angle of  $21^{\circ}31'19''$ , a Radius of 325.00 feet, an Arc length of 122.08 feet and a Chord bearing of  $S\ 52^{\circ}18'52''\ W - 121.36$  feet to a  $\frac{1}{2}$  inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Napier Avenue on the Northern line of the Remainder of Lot 1 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records of Bexar County, Texas, the same being a line of the remainder of a 15.002 acre tract of land conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, from which a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 5 bears with a curve to the left (Southwesterly) having a Delta angle of  $07^{\circ}24'31''$ , a Radius of 325.00 feet and Arc length of 42.02 feet and a Chord bearing of  $S\ 37^{\circ}50'57''\ W - 41.99$  feet;

**THENCE:**  $N\ 61^{\circ}33'47''\ W - 81.24$  feet across said Tract 5 and along a Southern line of said Napier Avenue, a Northern line of the remainder of said Lot 1 of the Mission Gardens, a Northern line of the remainder of the said 15.002 acre tract to a  $\frac{1}{2}$  inch iron rod with cap marked "Ford Eng Inc" set on the Eastern line of Mission Road, the Westernmost corner of said Lot 1 of the Mission Gardens, the Westernmost corner of the said 15.002 acre tract, for a corner of this tract;

**THENCE:**  $S\ 14^{\circ}46'07''\ E - 103.55$  feet continuing across said Tract 5 and along the Eastern line of said Mission Road to a  $\frac{1}{2}$  inch iron rod with cap marked "Ford Eng Inc" set on the Northwestern line of said San Jose Drive for a corner of this tract, from which a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 5 bears  $N\ 34^{\circ}16'02''\ E - 34.23$  feet;

**THENCE:**  $S\ 34^{\circ}16'02''\ W - 27.05$  feet along the Northwestern line of said San Jose Drive, a line of said Tract 5 to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said San Jose Drive, a corner of said Tract 5, for a corner of this tract;

**THENCE:** Along a curve to the right at the intersection of San Jose Drive and Bonner Avenue, a line of said Tract 5 having a Delta angle of  $85^{\circ}07'29''$ , a Radius of 15.00 feet, an Arc length



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of 22.29 feet and a Chord bearing of S 76°22'18" W – 20.29 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of Tract 5, a corner of said Bonner Avenue, for a corner of this tract;

**THENCE:** Along the Northern line of said Bonner Avenue, a Southern line of said Tract 5, with a curve to the left having a Delta angle of 06°03'42", a Radius of 294.31 feet, an Arc length of 31.14 feet and a Chord bearing of N 63°57'25" W – 31.12 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set on an Eastern line of the Lot 27 of the original John R. Aleman Subdivision, N.C.B. 7676 as shown on a plat recorded in Volume 7700, Page 61 of the deed and Plat Records of Bexar County, Texas, a Western line of said Mission Road, for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 5 bears with a curve to the left having a Delta angle of 17°20'22", a Radius of 294.31 feet, an Arc length of 89.07 feet and a Chord bearing of N 75°39'27" W – 88.73 feet;

**THENCE:** N 14°45'32" W – 100.32 feet across said Tract 5 and along the Western line of said Mission Road, the Eastern line of the said John R. Aleman Subdivision to a point (unable to set) for corner of the said John R. Aleman Subdivision, a corner of Mission Road, for a corner of this tract;

**THENCE:** Continuing across said Tract 5 and along a Northern line of the said John R. Aleman Subdivision, a Southern line of Napier Avenue, with a curve to the left having a Delta angle of 79°13'10", a Radius of 62.50 feet, an Arc length of 86.42 feet and a Chord bearing of N 54°43'15" W – 79.69 feet to a point (unable to set) for a corner of the said John R. Aleman Subdivision, a corner of said Napier Avenue, for a corner of this tract;

**THENCE:** S 85°52'28" W – 48.97 feet continuing across said Tract 5 and along a Northern line of the said John R. Aleman Subdivision to a point (unable to set) for the Northwestern corner of the said John R. Aleman Subdivision on the Southeastern line of said Woodhull Drive, for a corner of this tract;

**THENCE:** S 28°43'28" W – 99.46 feet continuing across said Tract 5 and along the Southeastern line of said Woodhull Drive to a ½ inch iron rod with cap marked "Ford Eng Inc" set on the Southern line of said Tract 5, the Northern line of said Bonner Avenue, for a corner of this tract;

**THENCE:** Along the Southern line of said Tract 5, the Northern line of Bonner Avenue, a curve to the right (Northwesterly) having a Delta angle of 01°24'50", a Radius of 275.17 feet, an Arc length of 6.79 feet and a Chord bearing of N 61°33'06" W – 6.79 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Bonner Avenue, a corner of said Tract 5, for a corner of this tract;



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**THENCE:** N 60°47'29" W – 46.42 feet continuing along the Southern line of said Tract 5, the Northern line of said Bonner Avenue to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said Bonner Avenue, for a corner of this tract;

**THENCE:** Continuing along the Southern line of said Tract 5, the Northern line of said Bonner Avenue, a curve to the left having a Delta angle of 01°14'00", a Radius of 325.00 feet, an Arc length of 7.00 feet and a Chord bearing of N 61°28'04" W – 6.99 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set at the intersection of Woodhull Drive and Bonner Avenue for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, a corner of said Bonner Avenue, bears with a curve to the left having a Delta angle of 26°05'40", a Radius of 32500 feet, an Arc length of 148.02 feet and a Chord bearing of N 75°07'53" W – 146.74 feet;

**THENCE:** N 29°39'31" E – 68.50 feet across said Tract 5 and along the Western line of said Woodhull Drive to a point (unable to set) for corner of said Woodhull Drive, for a corner of this tract;

**THENCE:** Continuing across said Tract 5 and along a line of Woodhull Drive and Napier Avenue, a curve to the left having a Delta angle of 94°46'58", a Radius of 70.00 feet, an Arc length of 115.80 feet and a Chord bearing of N 17°43'58" W – 103.04 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Napier Avenue, a corner of this tract, from which a bent iron rod found bears S 66°19'08" E – 1.62 feet;

**THENCE:** N 65°07'27" W – 106.48 feet continuing across said Tract 5 and along the Southern line of said Napier Avenue to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Napier Avenue, for a corner of this tract;

**THENCE:** Continuing across said Tract 5 and along a Southern line of said Napier Avenue, a curve to the left having a Delta angle of 118°36'34", a Radius of 70.00 feet, an Arc length of 144.91 feet and a Chord bearing of S 55°33'27" W – 120.39 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Napier Avenue on the Eastern line of said Roosevelt Avenue, for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found at the Point of Curvature to the left of said Tract 5 at the intersection of Roosevelt Avenue and Bonner Avenue bears S 03°46'33" E – 50.07 feet;

**THENCE:** N 03°39'39" W – 34.28 feet along the Western line of said Tract 5, the Eastern line of said Roosevelt Avenue to a concrete monument marked "AP22-1985" found for a corner of said Tract 5, for a corner of this tract;

**THENCE:** N 02°53'53" W – 83.76 feet continuing along the Western line of said Tract 5, the Eastern line of said Roosevelt Avenue to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 5, for a corner of this tract;



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**THENCE:** N 02°39'33" W – continuing along the Western line of said Tract 5, the Eastern line of said Roosevelt Avenue, at 65.41 feet pass a bent iron rod found, **a distance in all of 110.14 feet** to the **POINT OF BEGINNING** and containing 1.481 acres (64,498.2 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.  
1802.14 Napier Avenue Closure.docx

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



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



### Attachment III

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

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State of Texas     }  
                             }  
County of Bexar   }

### Street Closure Quitclaim Deed

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**Authorizing Ordinance:**

**Grantor:** City Of San Antonio, a Texas municipal corporation

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

**Grantee:**

**Grantee's Mailing Address:**

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

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

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

By this instrument, Grantor intends that such interest as it may have in the Property pass to the adjoining or underlying owners as if Grantor had a street easement, but Grantor does not warrant that it has any interest in the Property.

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

**City of San Antonio,**  
a Texas municipal corporation

By: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Attest:**

\_\_\_\_\_  
City Clerk

**Approved As To Form:**

\_\_\_\_\_  
City Attorney

State of Texas       §  
                                  §  
County of Bexar     §

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission expires: \_\_\_\_\_

**After Recording, Return To:**