

ORDINANCE

2019-03-07-0181

AUTHORIZING A PAYMENT OF \$884,048.35 TO SERVICE TITLE COMPANY AS ESCROW AGENT FOR FEE SIMPLE ACQUISITION ON BEHALF OF SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF WHICH THE CITY OF SAN ANTONIO WILL RETAIN A CONSERVATION EASEMENT, DUE DILIGENCE AND CLOSING COSTS ON A 12.6 ACRE TRACT OF LAND KNOWN AS THE HOOVER TRACT LOCATED IN BEXAR COUNTY, TEXAS.

* * * * *

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

SECTION 1. The City authorizes and directs the City Manager and designee, severally, to accept on behalf of the City for the benefit of the San Antonio Municipal Utility District No. 1 the fee simple acquisition of a 12.6 acre tract known as the Hoover Tract, more particularly described by metes and bounds in **ATTACHMENT I**.

SECTION 2. The City Manager and designee, severally, are authorized and directed to consummate the transaction contemplated in the described fee acquisition. The City Manager and designee, severally, should take all other actions necessary or convenient to effectuate the transaction, including agreeing to the form of and executing all necessary or convenient instruments and agreements.

SECTION 3. Payment not to exceed \$884,048.35 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 26-00638, Edwards Aquifer Protection Program, is authorized to be encumbered and made payable to Service Title Company, as escrow agent for fee simple acquisition, conservation easement, due diligence and closing costs on a 12.6 acre tract of land known as the Hoover tract located in Bexar County, Texas.

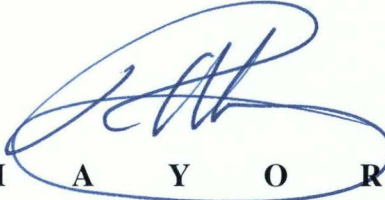
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 acquisition of property must be coordinated through the city's Finance Department to assure the addition of these assets into the City's financial records and to record the proper accounting transactions.

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

PASSED AND APPROVED this 7th day of March, 2019.

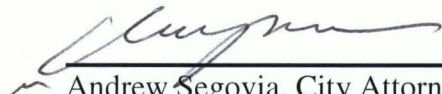

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	15A (in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 15C, 16, 17, 19, 21, 22, 23A, 23B)						
Date:	03/07/2019						
Time:	09:39:10 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance approving the expenditure of Edwards Aquifer Protection Program funds so that the San Antonio Municipal Utility District No. 1 can acquire a 12.6 acre tract of land known as the Hoover Tract located over the Edwards Aquifer Contributing Zone in Bexar County, Texas from William Hoover, at a cost of \$884,048.35. The City will retain a conservation easement for the Hoover tract.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
Art A. Hall	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

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ATTACHMENT I



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METES AND BOUNDS DESCRIPTION OF

12.60 Acres of Land out of the J.A. Torres Survey 238.25, Abstract 768, being Lot 6 and 4.061 acres out of Lot 7, Block 1, San Antonio Ranch - New Community, Unit 1, recorded in Volume 7900 on Page 131 of the Plat Records, said 4.061 acres described in Volume 4066 on Page 324 of the Official Public Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a found #4 rebar, the southeast corner of this tract, the southwest corner of a 10.33 acre tract described in Volume 6187 on Page 937 of the Official Public Records, on the north right-of-way line of Ranch Parkway, and the point of curvature of a circular curve to the left;

THENCE Westerly, 181.72 feet (record: 182.36 feet) with the arc of the circular curve to the left, having a radius of 824.00 feet, a central angle of $12^{\circ}38'08''$, and a chord of 181.35 feet bearing $S68^{\circ}14'24''W$, to a found #4 rebar, the point of tangency of this curve;

THENCE $S62^{\circ}39'42''W$ 72.14 feet (record: $S62^{\circ}01'48''W$ 71.62 feet) to a found #4 rebar, and the point of curvature of a circular curve to the right;

THENCE Westerly, 34.17 feet (record: 34.20 feet) with the arc of the circular curve to the right, having a radius of 63.00 feet, a central angle of $31^{\circ}04'31''$, and a chord of 33.75 feet bearing $S75^{\circ}58'20''W$, to a found #4 rebar, and a point of reverse curvature of a circular curve to the left;

THENCE Westerly, 12.32 feet (record: 10.95 feet) with the arc of the circular curve to the left, having a radius of 87.00 feet, a central angle of $08^{\circ}6'57''$, and a chord of 12.31 feet bearing $S87^{\circ}53'28''W$, to the southwest corner of this tract, and the southeast corner of a 4.14 acre tract out of Lot 7 as described in Volume 6897 on Page 336 of the Official Public Records;

THENCE $N15^{\circ}13'39''W$ 575.00 feet (record: $N15^{\circ}15'18''W$ 575.14 feet), with the east line of the 4.14 acre tract, to the northwest corner of this tract, the northeast corner of the 4.14 acre tract, on the south line of Lot 6;

THENCE $S60^{\circ}43'05''W$ 337.90 feet (overall record: $S60^{\circ}44'42''W$ 642.74 feet) with the north line of the 4.14 acre tract and the south line of Lot 6, to a found #4 rebar on the east right-of-way line of Mountain Climb Road;

THENCE the following three calls with the east right-of-way line of Mountain Climb Road:

1. Northwesternly, 204.28 feet (record: 203.56 feet) with the arc of the circular curve to the left, having a radius of 925.00 feet, a central angle of $12^{\circ}39'13''$, and a chord of 203.87 feet bearing $N25^{\circ}46'39''W$, to a found #4 rebar, the point of tangency of this curve;
2. $N32^{\circ}45'59''W$ 291.20 feet (record: $N32^{\circ}32'36''W$ 291.56 feet) to a found #4 rebar, on the west line of Lot 6, the southwest corner of a variable width sanitary sewer easement, and the point of curvature of a circular curve to the left;
3. Northwesternly, 18.49 feet (record: 18.13 feet) with the arc of the circular curve to the left, having a radius of 725.00 feet, a central angle of $1^{\circ}27'41''$, and a chord of 18.49 feet bearing $N29^{\circ}43'22''W$, to a found #4 rebar, the lower west corner of this tract, and the south corner of a Green Belt as recorded in Volume 7900 Page 131;

THENCE $N39^{\circ}22'43''E$ 9.69 feet (record: $N36^{\circ}44'00''E$ 10.58 feet), departing from the east right-of-way line of Mountain Climb Road, with the south line of the Green Belt, to a found #4 rebar, a deflection point of this tract, and the south corner of Lot 5, San Antonio Ranch - New Community;

THENCE $N36^{\circ}35'04''E$ 137.26 feet (record: $N36^{\circ}44'00''E$ 136.50 feet) with the south line of Lot 5, to a found #4 rebar, the east corner of Lot 5, the southeast corner of Lot 4, San Antonio Ranch - New Community, and a re-entrant corner of this tract;

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THENCE N09°39'22"E 147.25 feet (record: N09°41'18"E 148.29 feet) with the east line of Lot 4, to a found #4 rebar, the northeast corner of Lot 4, and a re-entrant corner of this tract;

THENCE N62°54'12"W 168.97 feet (record: N63°23'31"W 168.97 feet), passing a found #4 rebar, the northwest corner of Lot 4 and the northeast corner of Lot 3, at 18.00 feet, and continuing on the same course with the north line of Lot 3, to a found MAG nail in a rock, the northwest corner of Lot 3, and a westerly corner of this tract;

THENCE N01°20'55"E 4.87 feet (record: S05°50'52"W 5.00 feet), departing from Lot 3, to a found MAG nail in a rock, a northwest corner of this tract, adjoining an "unplatted" section of San Antonio Ranch - New Community according to Volume 7900 on Page 131 of the Plat Records, and within a 20-foot electrical easement;

THENCE S84°16'58"E 146.03 feet (record: S84°09'08"E 145.78 feet) to a found #4 rebar, a north corner of this tract, and a deflection point on the south line of a 150.379 acre tract described in Document #20160244190 of the Official Public Records;

THENCE S62°04'25"E 237.97 feet (record: S62°08'14"E 237.93 feet) with the south line of the 150.379 acre tract to a found 60 penny nail, the southeast corner of the 150.379 acre tract, the southwest corner of a 5.00 acre tract described in Volume 7727 on Page 1608 of the Official Public Records, and deflection point on the north line of this tract;

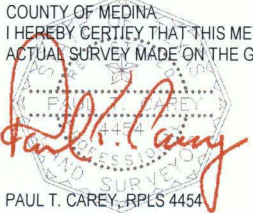
THENCE S85°49'23"E 413.99 feet (record: S85°51'16"E 413.98 feet), with the south line of the 5.00 acre tract and the south line of the 1.50 acre tract, to a found #4 rebar, the northeast corner of Lot 6, the northeast corner of this tract, and the northwest corner of the 10.33 acre tract;

THENCE N 15°11'35" W 946.66 feet (record: N15°14'40"W 946.78 feet) with the west line of the 10.33 acre tract, to the POINT OF BEGINNING, containing 12.60 Acres of land.

Record courses refer to Volume 7900 Page 131 of the Plat Records and Volume 4066 Page 324 of the Official Public Records.
Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.
A survey plat accompanies this description.

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION JUNE 7, 2018 - JULY 5, 2018.


PAUL T. CAREY, RPLS 4454
Released: August 1, 2018
Revised: December 4, 2018
Job Number: 11942