

RESOLUTION **2019-04-18-0033R**

**PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO AN EXPANSION
OF THE BOUNDARIES OF THE TALLEY ROAD SPECIAL IMPROVEMENT
DISTRICT.**

* * * * *

WHEREAS, the City Council passed Resolution No. 2018-11-29-0052R consenting to the creation of the Talley Road Special Improvement District ("PID") on November 29, 2018, which at the time the original petition was filed with Bexar County consisted of a total of 232.314 acres of land; and

WHEREAS, in consideration of the City's consent to the creation of the PID, the City and the then-Owner of the property entered into a development agreement setting forth terms and conditions with respect to the development of the property within the PID; and

WHEREAS, subsequent to the City Council's passage of the above resolution of consent and approval of the development agreement, the current Owner of the property submitted a petition to Bexar County to expand the boundaries of the PID by adding an additional 204.83 acre parcel of land which is currently owned by S & P Land Holdings, LLC, and is more particularly described in the field notes and map attached hereto as **Exhibit "A"**; and.

WHEREAS, the current Owner of the property has provided the City with a preliminary master development plan as well as detailed project plans for the proposed development including construction of public infrastructure and development costs for the 204.83 acre parcel to be added to the PID; and

WHEREAS, in consideration of the City's consent to the expansion of the PID boundaries, the current Owner of the property has agreed to amend the development agreement to provide that all of the terms and conditions of the development agreement which applied to the original 232.314 acres of the PID property will apply to the additional 204.83 acre parcel if the expansion of the PID boundaries is approved; and

WHEREAS, all findings made by the City Council with respect to the purpose and scope of the City's consent relating to the creation of the PID reflected in the recitals of Resolution No. 2018-11-29-0052R are hereby incorporated as if fully set forth herein; **NOW THEREFORE:**

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

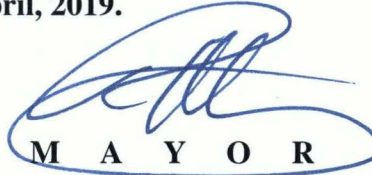
SECTION 1. The City of San Antonio hereby consents to the expansion of the boundaries of the Talley Road Special Improvement District created by Bexar County on December 4, 2018, and the inclusion of an additional 204.83 acre parcel of land to the PID, which is more particularly described and shown on the attached **Exhibit "A"**.

SECTION 2. The City Council of the City of San Antonio resolves that the City's consent to the expansion of the PID boundaries is conditioned upon the current Owner's execution of an amended development agreement providing that all terms and conditions that applied to the City's consent to the original 232.314 acre PID property will also apply to the additional 204.83 acre parcel if the expansion of the PID boundaries is approved.

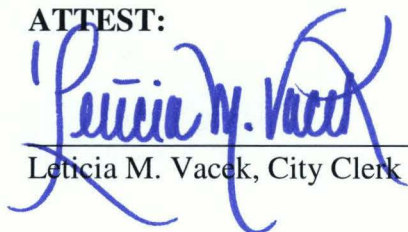
JYW
04/18/2019
Item No. 20A

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

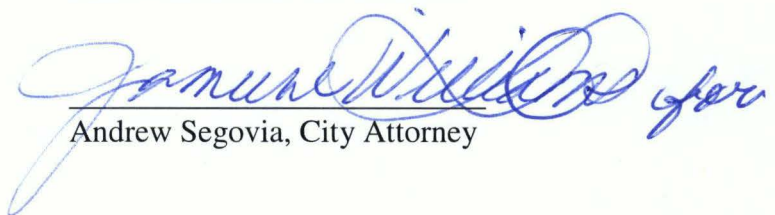
PASSED AND APPROVED this 18th day of April, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	20A (in consent vote: 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B)						
Date:	04/18/2019						
Time:	10:07:36 AM						
Vote Type:	Motion to Approve						
Description:	Resolution granting the City Council's consent to the expansion of the boundaries of the proposed Talley Road Special Improvement District by the inclusion of an approximately 204.83 acre parcel to the original 232.314 PID boundary.						
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				
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				x
Clayton H. Perry	District 10	x					

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Exhibit “A”

FIELD NOTES AND SURVEY MAPS FOR 204.83 ACRE PARCEL



**FIELD NOTES
FOR
A 204.83 ACRE TRACT**

A 221.65 acre tract of land, out of the Jose Jacinto Gonzales Survey No. 225, Abstract 269, County Block 4404, the Beriana Sandoval Survey No. 40, Abstract 1298, County Block 4403 and being all of an 180.88 acre tract called Tract 1 and a 24.06 acre tract called Tract 2 conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Real Property of Bexar County, Texas and also being all of a 16.787 acre tract called Parcel 13 conveyed to the State of Texas of record in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the east right-of-way line of Talley Road, a variable width right-of-way, for the northeast corner of Tamaron Pass, a variable width right-of-way of Tamaron Subdivision Unit 1, a plat of record in Volume 9533 Page 126 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of the 180.88 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, S 75°50'47" W, a distance of 2.00 feet;

THENCE: S 89°40'59" W along and with the north lines of Lots 1-12, Block 1 of the Tamaron Subdivision Unit 1, Lots 1-3 Block 2 of the Tamaron Subdivision Unit 2, a plat of record in Volume 9534 Page 88 of the Deed and Plat Records of Bexar County, Texas, Lots 22-20 of Legend Oaks Unit 1, a plat of record in Volume 9540 Page 59 of the Deed and Plat Records of Bexar County, Texas, a 18.707 acre tract called Parcel 12A conveyed to the State of Texas of record in Volume 11244 Page 343 of the Official Public Records of Bexar County, Texas, Lots 102-100 of Legend Oaks Unit 2, a plat of record in Volume 9548 Page 76 of the Deed and Plat Records of Bexar County, Texas, a portion of a 218.839 acre tract consisting of 2.00 acres in Bexar County of record in Volume 10803 Page 1 of the Official Public Records of Bexar County, Texas and the south lines of the 180.88 acre tract, the 16.787 acre tract and the 24.06 acre tract, a distance of **5442.76 feet** to a point, for the southeast corner of a 33.233 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2018001396 of the Public Records of Medina County, Texas, the southwest corner of the 24.06 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 02°41'13" W, a distance of 0.65 feet;

THENCE: N 00°11'17" W along and with the east line of the 33.233 acre tract, a 82.213 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2007007656 of the Public Records of Medina County, Texas and the west line of the 24.06 acre tract, a distance of **1791.74 feet** to a found $\frac{1}{2}$ " iron rod, for the southwest corner of a remaining portion of a 218.506 acre tract conveyed to Ciudad De Las Palomas, Ltd. of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, the northwest corner of the 24.06 acre tract and the tract described herein;

THENCE: S 89°56'28" E along and with the south line of the remaining portion of the 218.506 acre tract, Lot 901, Block 13, County Block 4404 of Ciudad De Las Palmas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas and the north lines of the 24.06 acre tract, the 16.787 acre tract and the 180.88 acre, a distance of **5429.28 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "KHA" in the west right-of-way line of Talley Road, for the southeast corner of Lot 901, an angle point of the 180.88 acre tract and the tract described herein;

THENCE: N 89°50'52" E along and with a southwest right-of-way line of Talley Road and the north line of the 180.88 acre, a distance of **13.62 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the west right-of-way line of Talley Road, for the northeast corner of the 180.88 acre tract and the tract described herein;

THENCE: S 00°11'05" E along and with the west right-of-way line of Talley Road and the east line of the 180.88 acre tract, a distance of **1756.09 feet** the **POINT OF BEGINNING** and containing **221.65 acres** more or less, in Bexar County, Texas.

SAVE AND EXCEPT a **16.82** acre tract, being all of the 16.787 acre tract, called Parcel 13, as conveyed to the State of Texas of record and described in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and more particularly described by metes and bounds as follows:

Beginning at a calculated point in the south line of the 218.506 acre tract, for the northeast corner of the 24.06 acre tract, and the northwest line of the 16.787 acre tract, from which a found ½" iron rod for the northwest corner of the 24.06 acre tract bears S 89°56'28" E, a distance of 390.51 feet and a Type III Texas Department of Transportation aluminum monument bears N 17°48'44" W, a distance of 1.59 feet;

THENCE: S 89°56'28" E, along and with the south line of the 218.506 acre tract and the north line of the 16.787 acre tract, a distance **416.06 feet** to a found 1/2" iron rod, for the northwest corner of the 180.88 acre tract, the northeast corner of the 16.787 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 15°57'38" W, a distance of 0.83 feet;

THENCE: along and with the common line of the 180.88 acre tract and the 16.787 acre tract, the following seven (7) courses:

1. **S 15°57'38" E**, a distance of **541.51 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
2. **S 13°51'52" E**, a distance of **223.25 feet** to a calculated point, for an angle point of the tract described herein,
3. **S 09°40'00" E**, a distance of **321.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **S 02°46'47" E**, a distance of **321.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **S 03°14'57" W**, a distance of **321.30 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,

6. **S 09°23'45" W**, a distance of **84.84 feet** to a found 1/2" iron rod, for an angle point of the tract described herein, and
7. **S 09°10'42" W**, a distance of **5.88 feet** to a calculated point in the north line of Legend Oaks Unit 1 for the southwest corner of the 180.88 acre tract, the southeast corner of the 16.787 acre tract and the tract described herein;

THENCE: S 89°40'59" W, along and with the south line of the 16.787 acre tract, a distance of **410.27 feet** to a calculated point for the southeast corner of the 24.06 acre tract, the southwest corner of the 16.787 acre tract and the tract described herein, from which a point for the southwest corner of the 24.06 acre tract bears **S 89°40'59" W**, a distance of 629.33 feet;

THENCE: along and with the common line of the 24.06 acre tract and the 16.787 acre tract the following seven (7) courses:

1. **N 09°04'45" E**, a distance of **2.78 feet** to a found 1/2" iron rod for an angle point of the tract described herein,
2. **N 09°15'15" E**, a distance of **134.44 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein;
3. **N 03°20'31" E**, a distance of **279.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **N 02°46'46" W**, a distance of **278.93 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **N 08°51'42" W**, a distance of **278.78 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
6. **N 13°44'51" W**, a distance of **194.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein, and
7. **N 15°57'06" W**, a distance of **656.27 feet** to the **POINT OF BEGINNING** and containing **16.82 acres** of land, more or less.

221.65 acres Save and Except 16.82 = **204.83 acres**

Job No.: 19-012
Prepared by: KFW Surveying
Date: February 5, 2019
File: S:\Draw 2019\19-012 5501 Talley Rd\DOCS\ 204.83AC TRACT.docx





s89°56'28"e
5429.28

5442.76
s89°40'59"w

1791.74
n00°11'17"w

1756.09
s00°11'05"e

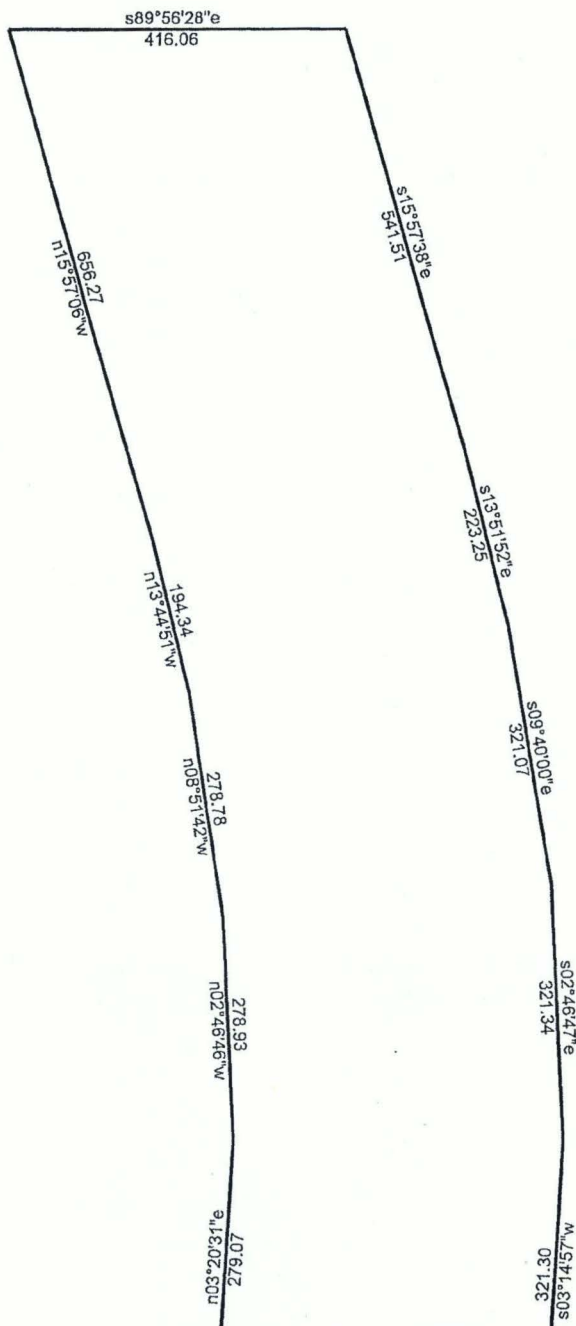
2/26/2019

Scale: 1 inch= 699 feet

File: 221.60 ac.ndp

Tract 1: 221.6466 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=14433 ft.

01 s89.4059w 5442.76
02 n00.1117w 1791.74
03 s89.5628e 5429.28
04 n89.5052e 13.62
05 s00.1105e 1756.09



2/22/2019

Scale: 1 inch= 220 feet

File:

Tract 1: 16.8175 Acres, Closure: s11.4549w 0.02 ft. (1/278280), Perimeter=4470 ft.

01 s89.5628e 416.06
02 s15.5738e 541.51
03 s13.5152e 223.25
04 s09.4000e 321.07
05 s02.4647e 321.34
06 s03.1457w 321.30
07 s09.2345w 84.84
08 s09.1042w 5.88
09 s89.4059w 410.27
10 n09.0445e 2.78

11 n09.1515e 134.44
12 n03.2031e 279.07
13 n02.4646w 278.93
14 n08.5142w 278.78
15 n13.4451w 194.34
16 n15.5706w 656.27

MAP OF 204.83 ACRE PARCEL

