

ORDINANCE 2022-01-27-0035

**AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION OF INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES OF FIVE PARCELS TOTALING 1.352-ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED WITHIN NCB 14703, 14704 AND 14706 IN COUNCIL DISTRICT 8 FOR THE PRUE ROAD (BABCOCK ROAD TO LAUREATE DRIVE) PROJECT, A 2017 BOND PROJECT; DECLARING IT TO BE A PUBLIC USE PROJECT AND A PUBLIC NECESSITY. FUNDS ARE AVAILABLE FROM THE 2017 - 2022 GENERAL OBLIGATION BOND PROGRAM AND ARE INCLUDED IN THE FY 2022 - FY 2027 CAPITAL IMPROVEMENT PROGRAM.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio ("City") desires to acquire all or portions of privately-owned real property as part of the Prue Road (Babcock Road to Laureate Drive) (the "Project"); and

**WHEREAS**, this property consists of 1.352-acres located along within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) and is located within the City of San Antonio, Bexar County, Texas; and

**WHEREAS**, the acquisition of this property is necessary for the completion of the Project; and

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

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

**SECTION 1.** Approximately 1.352 acres of privately-owned real property within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) is hereby declared to be necessary for a public use project.

**SECTION 2.** The City Council of the City of San Antonio finds public use exists to acquire right of way interest title in privately owned real property, by negotiation and/or condemnation, if necessary, as part of the Prue Road Extension Project. The properties for the Project are more specifically shown on the Site Map attached hereto as **Exhibit A** and further described by metes and bounds in **Exhibit B** incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

**SECTION 3.** Funding is located in SAP Fund 45099000, Park Improvements, SAP Project Definition 26-00668, 1.352-acres located along within NCB 14703, 14704 and 14706 for the Prue Road (Babcock Road to Laureate Drive), is authorized for negotiation, dedication or condemnation to be encumbered and made payable to the selected title company, for land,

litigation expenses and associated title fees, of approximately 1.352-acres of privately-owned real property located in NCB 14703, 14704 and 14706 in Council District 8 in Bexar County, Texas.

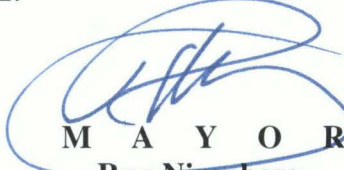
**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 owners of the Property 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 the Property 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 if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

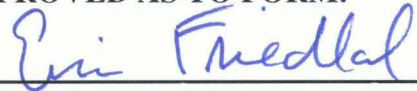
**PASSED and APPROVED** this 27<sup>th</sup> day of January, 2022.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Interim City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney





## City of San Antonio

### City Council Meeting January 27, 2022

16.

2022-01-27-0035

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acres of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Pelaez moved to Councilmember Peleaz moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use project for the **PRUE ROAD EXTENSION PROJECT** by acquiring the following property described by the City Clerk and incorporated as part of this Motion.

**City Clerk read the following property description:**

The privately owned property for temporary and permanent drainage easement interests located in City Council District 8 Prue Road Extension Project: NCB 14703, 14704, and 14706.

These properties are depicted in the Overall Project Map and more particularly described by the exhibits attached

and incorporated as part of this Motion. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**Absent:** Bravo





Exhibit "A"





• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a tract of land  
Containing 0.294 of an acre (12,821.30 square feet) of land

A 0.294 of an acre (12,821.30 square feet) 25-Foot Wide Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 14, Block 6, New City Block 14706, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Silver Lining Estates, LP by Special Warranty Deed, as recorded in Document Number 20170034137, both of the Official Public Records of Bexar County, Texas, said 0.294 of an acre (12,821.30 square feet) 25-foot drainage easement being more particularly described as follows:

**Beginning** at a found mag nail with shiner on the existing south right-of-way line of Lockhill Road, a 60.00-foot wide right-of-way, being the northwest corner of said Lot 14, Block 6, New City Block 14706, and the northeast corner of Lot 13, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Jennifer Patricia Perez by Warranty Deed with Vendor's Lien, as recorded in Document Number 20180146632, of the Official Public Records of Bexar County, Texas, said mag nail having State Plane Coordinates of Northing: 13,747,072.1652, Easting: 2,098,221.4356, being the northwest corner of the herein described easement;

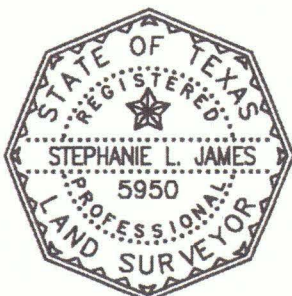
**Thence**, with the south right-of-way line of said Lockhill Road and the north boundary of said Lot 14, Block 6, North 89 degrees 16 minutes 28 seconds East, a distance of 25.00 feet, to a point, being the northeast corner of the herein described easement;

**Thence**, leaving the south right-of-way line of said Lockhill Road, over and across said Lot 14, Block 6, South 00 degrees 40 minutes 55 seconds East, a distance of 512.86 feet, to a point on the south boundary of said Lot 14, Block 6 and the north boundary of Lot 21, Block 6, New City Block 14706, as shown on said subdivision plat of Oakland Estates, as conveyed to Silver Lining Estates, LP by Special Warranty Deed of Trust, as recorded in Document Number 20170034137, of the Official Public Records of Bexar County, Texas, and being the southeast corner of the herein described easement;

**Thence**, with the south boundary of said Lot 14, Block 6 and the north boundary of said Lot 21, Block 6, South 89 degrees 19 minutes 38 seconds West, a distance of 25.00 feet, to a found axle being the southwest corner of said Lot 14, Block 6, and being the southwest corner of the herein described easement;

**Thence**, with the west boundary of said Lot 14, Block 6 and the east boundary of said Lot 13, Block 6 North 00 degrees 40 minutes 55 seconds West, a distance of 512.84 feet, to the **Point of Beginning**, containing 0.294 of an acre (12,821.30 square feet) of land.

**Note:** Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.



*Stephanie L. James*  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2020-12-03      Job No. 17140  
Revised: 2020-12-21      VB

TBPE F-5297, TBPLS No. 10131500  
Cimarron Path, Suite 100 San Antonio, TX 78249  
Ph. 210.698.5051 • Fx. 210.698.5085

JOSE G. MENDOZA AND MARIA  
I. MENDOZA  
5427 LOCKHILL ROAD  
N.C.B. 14710 BLK 10 LOT 18  
VOLUME 1938, PAGE 587

JOE GREGORY MENDOZA,  
JOSE G. MENDOZA AND MARIA  
I. MENDOZA  
5421 LOCKHILL ROAD  
N.C.B. 14710 BLK 10 LOT 17  
DOC. NO. 20190122279

PROPOSED DRAINAGE EASEMENT

FOUND 1/2"  
IRON ROD

P.O.B.  
N 13,747,072.1652  
E 2,098,221.4356

LOCKHILL ROAD  
(60' RIGHT OF WAY)

FOUND 1/2"  
IRON ROD

FOUND  
3/4" PIPE

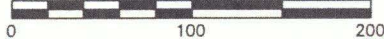
FOUND MAG  
NAIL WITH  
SHINER

JENNIFER PATRICIA PEREZ  
5426 LOCKHILL ROAD  
N.C.B. 14706 BLK 6 LOT 13  
DOC. NO. 20180146632

25-FOOT WIDE  
DRAINAGE EASEMENT  
0.294 ACRE  
(12,821.30 SQUARE FEET)



SCALE: 1"=100'



O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°16'28"E	25.00'
L2	S89°19'38"W	25.00'

FOUND  
1" PIPE

LULA JOYCE TUMLINSON  
5511 HOLLYHOCK ROAD  
N.C.B. 14706 BLK 6 LOT 23  
AND SW IRR 100 FT OF 22  
VOLUME 7155, PAGE 673

FOUND AXLE

SILVER LINING ESTATES, LP  
5360 LOCKHILL ROAD  
N.C.B. 14706 BLK 6 LOT 14, 15, AND 21  
DOC. NO. 20170034137

GENERAL NOTES:

- 1) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT WITH AN APPLIED SCALE FACTOR OF 1.00017, AS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MTR ENGINEERS, LLC.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.

SILVER LINING ESTATES, LP  
HOLLYHOCK ROAD  
N.C.B. 14706 BLK 6 LOT 21  
DOC. NO. 20170034137

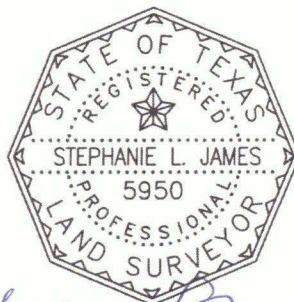
PROPOSED DRAINAGE EASEMENT



**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers  
• Surveyors  
• Planners



*Stephanie L. James*

EXHIBIT OF  
PARCEL 20106

A 0.294 OF AN ACRE (12,821.30 SQUARE FEET)  
25-FOOT WIDE DRAINAGE EASEMENT, IN THE CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 14, BLOCK  
6, NEW CITY BLOCK 14706, AS SHOWN ON SUBDIVISION  
PLAT OF OAKLAND ESTATES, AS RECORDED IN VOLUME  
980, PAGE 281, AS CONVEYED TO SILVER LINING  
ESTATES, LP BY SPECIAL WARRANTY DEED, AS RECORDED  
IN DOCUMENT NUMBER 20170034137, BOTH OF THE  
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: DECEMBER 03, 2020 JOB NO. 17140  
REVISED: DECEMBER 21, 2020





- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a tract of land  
Containing 0.295 of an acre (12,831.10 square feet) of land

A 0.295 of an acre (12,831.10 square feet) 25-Foot Wide Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 21, Block 6, New City Block 14706, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Silver Lining Estates, LP, by Special Warranty Deed, as recorded in Document Number 20170034137, both of the Official Public Records of Bexar County, Texas, said 0.295 of an acre (12,831.10 square feet) 25-foot wide drainage easement being more particularly described as follows:

**Beginning** at a found 1/2" iron rod on the existing north right-of-way line of Hollyhock Road, a 60-foot wide right-of-way, being the southwest corner of said Lot 21, Block 6, and the southeast corner of Lot 30, Block 6, New City Block 14706, as shown on plat of Tumlinson Estates Subdivision, as recorded in Volume 20001, Page 1449, as conveyed to Mark A. Tumlinson and Ginny Tumlinson by Warranty Deed, as recorded in Volume 4540, Page 681, both of the Official Public Records of Bexar County, said iron rod having State Plane Coordinates of Northing: 13,746,046.1361, Easting: 2,098,234.2022, and being the southwest corner of the herein described easement;

**Thence**, leaving the north right-of-way line of said Hollyhock Road, with the west boundary of said Lot 21, Block 6, and the east boundary of said Lot 30, Block 6, North 00 degrees 44 minutes 38 seconds West, passing the northeast corner of said Lot 30, Block 6, and a southeast corner of the remainder of Lot 23, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, by Special Warranty Deed, as recorded in Document Number 20170034137, as conveyed to Lula Joyce Tumlinson by Warranty Deed, as recorded in Volume 7155, Page 673, of the Official Public Records of Bexar County, continuing said course for a total distance of 513.27 feet, to a found axle, being the northeast corner of the remainder of said Lot 23, Block 6, and the southeast corner of Lot 13, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, by Special Warranty Deed, as recorded in Document Number 20170034137, as conveyed to Jennifer Patricia Perez by Warranty Deed with Vendor's Lien, as recorded in Document Number 20180146632, of the Official Public Records of Bexar County, being the southwest corner of Lot 14, Block 6, New City Block 14706, as shown on plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, as recorded in Document Number 20170034137, of the Official Public Records of Bexar County, Texas, being the northwest corner of said Lot 21, Block 6, and being the northwest corner of the herein described easement;

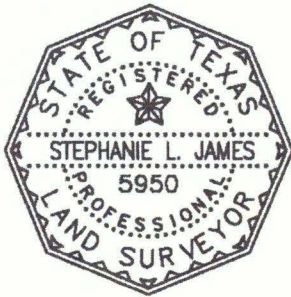
**Thence**, with the south boundary of said Lot 14, Block 6, being the north boundary of said Lot 21, Block 6, North 89 degrees 19 minutes 38 seconds East, a distance of 25.00 feet, to a point, being the northeast corner of the herein described easement;

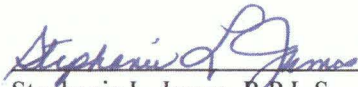
**Thence**, leaving the south boundary of said Lot 14, Block 6, over and across said Lot 21, Block 6, South 00 degrees 44 minutes 38 seconds East, a distance of 513.22 feet, to a

point being on the north right-of-way line of said Hollyhock Road, and being the southeast corner of the herein described easement;

**Thence**, with the north right-of-way line of said Hollyhock Road, South 89 degrees 12 minutes 58 seconds West, a distance of 25.00 feet to the **Point of Beginning**, containing 0.295 of an acre (12,831.10 square feet) of land.

**Note:** Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.





Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950

Date: 2020-12-02      Job No. 17140

Revised: 2020-12-21

VB



FOUND  
1" PIPE

PROPOSED DRAINAGE EASEMENT

JENNIFER PATRICIA PEREZ  
5426 LOCKHILL ROAD  
N.C.B. 14706 BLK 6 LOT 13  
DOC. NO. 20180146632

SILVER LINING ESTATES, LP  
5360 LOCKHILL ROAD  
N.C.B. 14706 BLK 6 LOT 14, 15, AND 21  
DOC. NO. 20170034137

14

15



SCALE: 1"=100'



O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

LULA JOYCE TUMLINSON  
5511 HOLLYHOCK ROAD  
N.C.B. 14706 BLK 6 LOT 23  
AND SW IRR 100 FT OF 22  
VOLUME 7155, PAGE 673

MARK A. TUMLINSON AND  
GINNY TUMLINSON VOLUME  
4540, PAGE 681  
5421 HOLLYHOCK ROAD  
N.C.B. 14706 BLK 6 LOT 30

TUMLINSON ESTATES  
SUBDIVISION  
VOLUME 20001, PAGE 1449

P.O.B.  
N 13,746,046.1361  
E 2,098,234.2022

L1  
N00°44'38"W 513.27'  
S00°44'38"E 513.22'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°19'38"E	25.00'
L2	S89°12'58"W	25.00'

25-FOOT WIDE  
DRAINAGE EASEMENT  
0.295 ACRE  
(12,831.10 SQUARE FEET)

SILVER LINING ESTATES, LP  
HOLLYHOCK ROAD  
N.C.B. 14706 BLK 6 LOT 21  
DOC. NO. 20170034137

FOUND 1/2"  
IRON ROD

HOLLYHOCK ROAD  
(60' RIGHT OF WAY)

JOHNNY BUSH AND LYNDA BUSH  
5420 HOLLYHOCK ROAD  
N.C.B. 14704 BLK 4 LOT 24  
VOLUME 5042, PAGE 17

MARK S. LITTON  
5350 HOLLYHOCK ROAD  
N.C.B. 14704 BLK 4 LOT 25 AND 26  
VOLUME 16512, PAGE 825

#### GENERAL NOTES:

1) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT WITH AN APPLIED SCALE FACTOR OF 1.00017, AS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MTR ENGINEERS, LLC.

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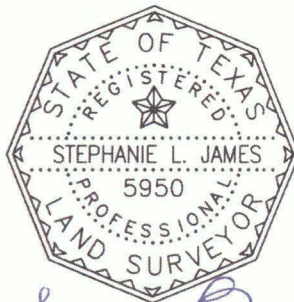
PROPOSED DRAINAGE EASEMENT



**Moy Tarin Ramirez Engineers, LLC**

TBP/ELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers  
• Surveyors  
• Planners



*Stephanie L. James*

EXHIBIT OF  
PARCEL 20107

0.295 OF AN ACRE (12,831.10 SQUARE FEET)  
25-FOOT WIDE DRAINAGE EASEMENT, IN THE CITY OF  
SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT  
21, BLOCK 6, NEW CITY BLOCK 14706, AS SHOWN  
ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS  
RECORDED IN VOLUME 980, PAGE 281, OF THE  
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS.

DATE: DECEMBER 02, 2020  
REVISED: DECEMBER 21, 2020

JOB NO. 17140





Field Notes for a tract of land  
Containing 0.233 of an acre (10,131.95 square feet) of land

A 0.233 of an acre (10,131.95 square feet) Variable Width Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 24, Block 4, New City Block 14704, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Johnny Bush and Lynda Bush by Warranty Deed, as recorded in Volume 5042, Page 17, both of the Official Public Records of Bexar County, Texas, said 0.233 of an acre (10,131.95 square feet) variable width drainage easement being more particularly described as follows:

**Commencing** at a found 1" pinch pipe on the existing south right-of-way line of Hollyhock Road, a 60.00-foot wide right-of-way, being the northwest corner of said Lot 24, Block 4, having State Plane Coordinates of Northing: 13,745,983.3186, Easting: 2,097,985.4362;

**Thence**, with the south right of way line of said Hollyhock Road, being the north boundary of said Lot 24, Block 4, North 89 degrees 14 minutes 54 seconds East, a distance of 244.16 feet, to a point being the **Point of Beginning**, having State Plane Coordinates of Northing: 13,745,986.5215, Easting: 2,098,229.5724;

**Thence**, continuing with the south right-of-way line of said Hollyhock Road, and the north boundary of said Lot 24, Block 4, North 89 degrees 14 minutes 54 seconds East, a distance of 6.10 feet, to a point being the northeast corner of said Lot 24, Block 4; being the northwest corner of Lot 25, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Mark S. Litton by General Warranty Deed, as recorded in Volume 16512, Page 825, of the Official Public Records of Bexar County, Texas, being the northeast corner of the herein described easement;

**Thence**, leaving the south right-of-way line of said Hollyhock Road with the east boundary of said Lot 24, Block 4, being the west boundary of said Lot 25, Block 4, South 00 degrees 40 minutes 30 seconds East, a distance of 301.00 feet, to a found 5/8" iron rod, being the northwest corner of Lot 32, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Van Ngoc Phan and Loan Kim Nguyen by General Warranty Deed, as recorded in Volume 13615, Page 1309, and the northeast corner of Lot 33, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Marc Andrew Lopez by Special Warranty Deed as recorded in Volume 17596, Page 2017, of the Official Public Records of Bexar County, being the southeast corner of the herein described easement;

**Thence**, with the north boundary of said Lot 33, Block 4, being the south boundary of said Lot 24, Block 4, South 89 degrees 11 minutes 30 seconds West, a distance of 50.00 feet, to a point being the southwest corner of the herein described easement;

**Thence**, leaving the north boundary of said Lot 33, Block 4, over and across said Lot 24, Block 4, the following three (3) courses:

North 00 degrees 40 minutes 30 seconds West, a distance of 38.70 feet, to a point, being an angle point in herein described easement;



North 06 degrees 14 minutes 06 seconds East, a distance of 139.72 feet, to a point, being an angle point in herein described easement;

North 11 degrees 40 minutes 30 seconds East, a distance of 126.64 feet to the **Point of Beginning**, containing 0.233 of an acre (10,131.95 square feet) of land.

**Note:** Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.



*Stephanie L. James*

Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950

Date: 2020-12-02

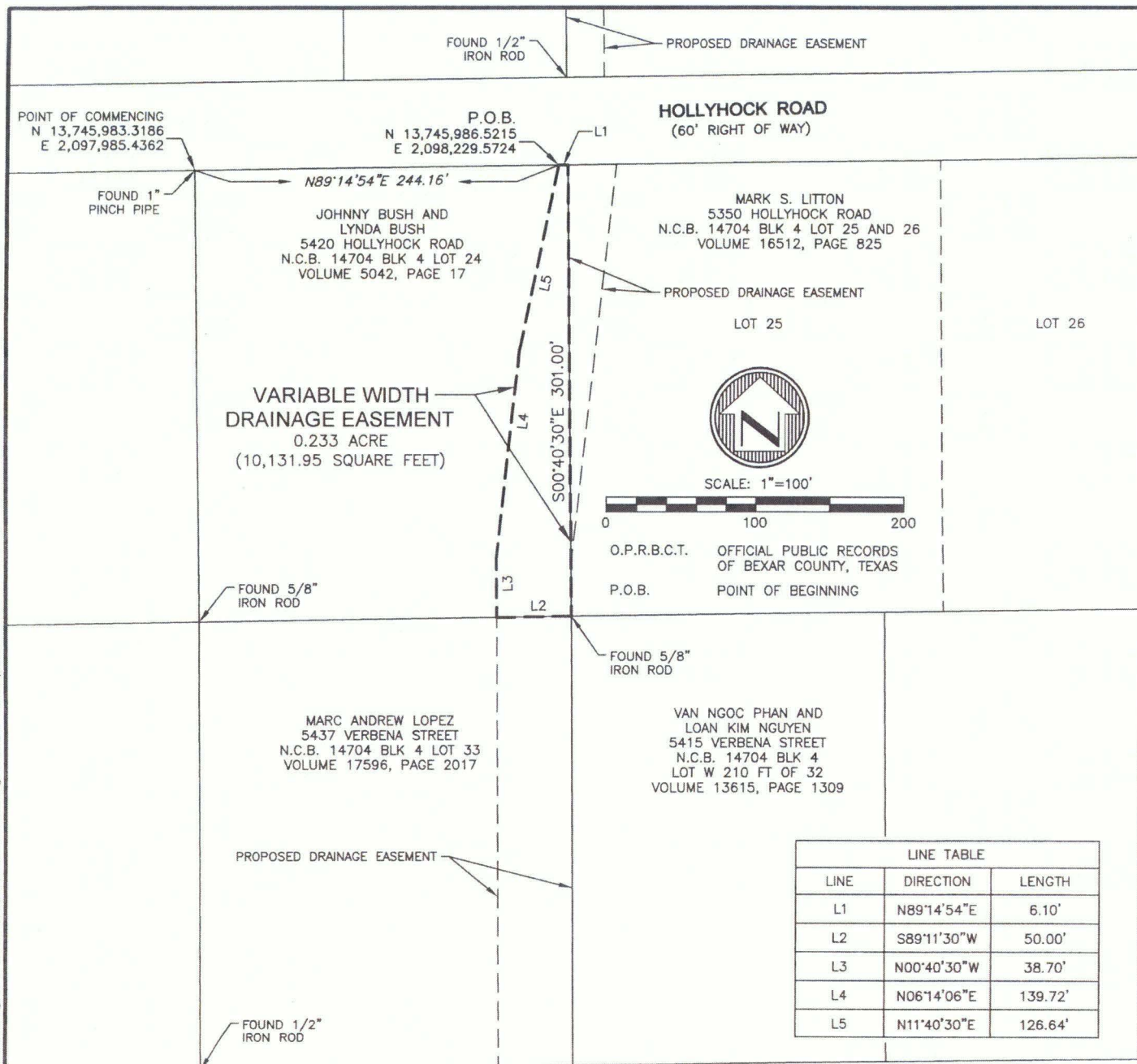
Job No. 17140

Revised: 2020-12-21

LV



V:\17140 COB4 Plus Road\Drawings\0. Full area - surface\17140 outfall area easement\Drawings\17140 0.233 ac Bush outfall area esmt.dwg 2020/12/21 6:45am sjames



**GENERAL NOTES:**

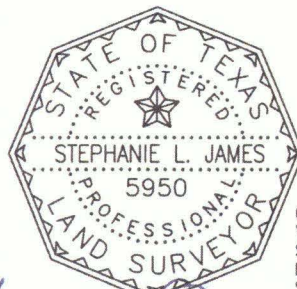
- 1) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT WITH AN APPLIED SCALE FACTOR OF 1.00017, AS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MTR ENGINEERS, LLC.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.



**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers  
• Surveyors  
• Planners



*Stephanie L. James*

**EXHIBIT OF  
PARCEL 20108**

0.233 OF AN ACRE (10,131.95 SQUARE FEET) VARIABLE WIDE DRAINAGE EASEMENT, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 24, BLOCK 4, NEW CITY BLOCK 14704, AS SHOWN ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS RECORDED IN VOLUME 980, PAGE 281, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: DECEMBER 02, 2020  
REVISED: DECEMBER 21, 2020

JOB NO. 17140



• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a tract of land  
Containing 0.346 of an acre (15,066.64 square feet) of land

A 0.346 of an acre (15,066.64 square feet) 50-Foot Wide Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 33, Block 4, New City Block 14704, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Marc Andrew Lopez by Special Warranty Deed, as recorded in Volume 17596, Page 2017, of the Official Public Records of Bexar County, Texas, said 0.346 of an acre (15,066.64 square feet) 50-foot wide drainage easement being more particularly described as follows:

**Commencing** at a found 1/2" iron rod on the existing north right-of-way line of Verbena Street, a 60.00-foot wide right-of-way, being the southwest corner of said Lot 33, Block 4, New City Block 14704, said iron rod having State Plane Coordinates of Northing: 13,745,381.0040, Easting: 2,097,991.6010;

**Thence**, with the north right of way line of said Verbena Street, North 89 degrees 15 minutes 06 seconds East, a distance of 200.00 feet, to the **Point of Beginning**, having State Plane Coordinates of Northing: 13,745,383.6164, Easting: 2,098,191.5833, and being the southwest corner of the herein described easement;

**Thence**, leaving the north right-of-way line of said Verbena Street, over and across said Lot 33, Block 4, North 00 degrees 26 minutes 54 seconds West, a distance of 301.31 feet, to a point on the south boundary of Lot 24, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Johnny Bush and Lynda Bush by Warranty Deed, as recorded in Volume 5042, Page 17, of the Official Public Records of Bexar County, Texas, being the northwest corner of the herein described easement;

**Thence**, along the north boundary of said Lot 33, Block 4, and the south boundary of said Lot 24, Block 4, North 89 degrees 11 minutes 30 seconds East, a distance of 50.00 feet, to a found 5/8" iron rod, being the southwest corner of Lot 25, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Mark S. Litton by General Warranty Deed, as recorded in Volume 16512, Page 825, of the Official Public Records of Bexar County, Texas, and being the northwest corner of the remaining portion of Lot 32, Block 4, New City Block 14704, as conveyed to Van Ngoc Phan and Loan Kim Nguyen by General Warranty Deed, as recorded in Volume 13615, Page 1309, of the Official Public Records of Bexar County, Texas, and being the northeast corner of the herein described easement;

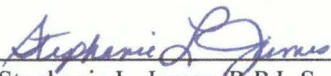
**Thence**, with the east boundary of said Lot 33, Block 4 and the west boundary of the remaining portion of said Lot 32, Block 4, South 00 degrees 26 minutes 54 seconds East, a distance of 301.36 feet to a point on the north right of way line of said Verbena Street, being the southwest corner of the remaining portion of said Lot 32, Block 4, being the southeast corner of said Lot 33, Block 4, and being the southeast corner of the herein described easement;



**Thence**, with the north right-of-way of said Verbena Street, South 89 degrees 15 minutes 06 seconds West, a distance of 50.00 feet to the **Point of Beginning**, containing 0.346 of an acre (15,066.64 square feet) of land.

**Note:** Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.



  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2020-12-02      Job No. 17140  
Revised: 2020-12-21  
LO

**HOLLYHOCK ROAD**  
(60' RIGHT OF WAY)

FOUND 1" PINCH PIPE

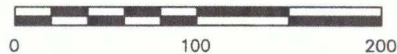
JOHNNY BUSH AND  
LYNDA BUSH  
5420 HOLLYHOCK ROAD  
LOT 24, BLOCK 4, NCB 14704  
VOLUME 5042, PAGE 17

MARK S. LITTON  
5350 HOLLYHOCK ROAD  
LOTS 25 AND 26, BLOCK 4,  
NCB 14704  
VOLUME 16512, PAGE 825

PROPOSED DRAINAGE EASEMENT



SCALE: 1"=100'



O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

FOUND 5/8" IRON ROD

FOUND 5/8" IRON ROD

MARC ANDREW LOPEZ  
5437 VERBENA STREET  
LOT 33 BLOCK 4, NCB 14704  
VOLUME 17596, PAGE 2017

VAN NGOC PHAN AND  
LOAN KIM NGUYEN  
5415 VERBENA STREET  
W 210 FT OF LOT 32,  
BLOCK 4, NCB 14704  
VOLUME 13615, PAGE 1309

**50-FOOT WIDE  
DRAINAGE EASEMENT**  
0.346 ACRE  
(15,066.64 SQUARE FEET)

P.O.B.  
N 13,745,383.6164  
E 2,098,191.5833

FOUND 1/2" IRON ROD

N89°15'06"E 200.00'

POINT OF COMMENCING  
N 13,745,381.0040  
E 2,097,991.6010

**VERBENA STREET**  
(60' RIGHT OF WAY)

**GENERAL NOTES:**

- 1) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT WITH AN APPLIED SCALE FACTOR OF 1.00017, AS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MTR ENGINEERS, LLC.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.

**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N89°11'30"E	50.00'
L2	S89°15'06"W	50.00'

FOUND 5/8" IRON ROD

ELIZABETH A. GROTHUES  
AND KYLE S. GROTHUES  
5436 VERBENA STREET  
NCB 14703 BLK 3 LOT 21  
VOLUME 17119, PAGE 2141

FOUND 1/2" IRON ROD

PROPOSED DRAINAGE EASEMENT

RMBC PROPERTIES LLC  
5370 VERBENA STREET  
NCB 14703 BLK 3 LOT 22  
DOC. NO. 20180237560

FOUND 1-1/4" PIPE

**EXHIBIT OF  
PARCEL 20110**

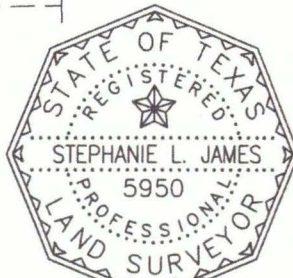
0.346 OF AN ACRE (15,066.64 SQUARE FEET)  
50-FOOT WIDE DRAINAGE EASEMENT, IN THE CITY OF  
SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT  
33, BLOCK 4, NEW CITY BLOCK 14704, AS SHOWN  
ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS  
RECORDED IN VOLUME 980, PAGE 281, OF THE  
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS.



**Moy Tarin Ramirez Engineers, LLC**

TBP/ELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers  
• Surveyors  
• Planners



*Stephanie L. James*

DATE: DECEMBER 02, 2020  
REVISED: DECEMBER 21, 2020

JOB NO. 17140





• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a tract of land  
Containing 0.184 of an acre (8,000.07 square feet) of land

A 0.184 of an acre (8,000.07 square feet) 80-foot by 100-foot Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 21, Block 3, New City Block 14703, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Elizabeth A. Grothues and Kyle S. Grothues by Warranty Deed with Vendor's Lien, as recorded in Volume 17119, Page 2141, of the Official Public Records of Bexar County, Texas, said 0.184 of an acre (8,000.07 square feet) 80-foot by 100-foot drainage easement being more particularly described as follows:

**Beginning** at a found 1/2" iron rod on the existing south right of way line of Verbena Street, a 60.00-foot wide right of way, being the northwest corner of Lot 22, Block 3, New City Block 14703, as shown on subdivision plat of said Oakland Estates, as conveyed to RMBC Properties, LLC, by Foreclosure Sale Deed as recorded in Document Number 20180237560 of the Official Public Records of Bexar County, Texas, said iron rod having State Plane Coordinates of Northing: 13,745,324.6430, Easting: 2,098,244.0462, and being the northeast corner of the herein described easement;

**Thence**, leaving the south right of way line of said Verbena Street, along the west boundary of said Lot 21, being the east boundary of said Lot 22, South 00 degrees 49 minutes 34 seconds East, a distance of 100.00 feet to a point being the southeast corner of the herein described easement;

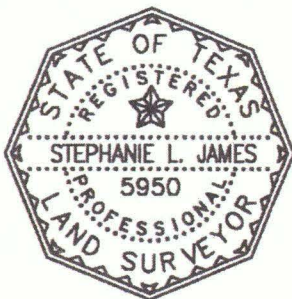
**Thence**, leaving the east boundary of said Lot 22, over said Lot 21 the following two (2) courses:

South 88 degrees 52 minutes 14 seconds West, a distance of 80.00 feet to a point being the southwest corner of the herein described easement;

North 00 degrees 49 minutes 34 seconds West, a distance of 100.00 feet to a point on the south right of way line of said Verbena Street being the northwest corner of the herein described easement;

**Thence**, with the south right of way line of said Verbena Street, North 88 degrees 52 minutes 14 seconds East, a distance of 80.00 feet to the **Point of Beginning**, containing 0.184 of an acre (8,000.07 square feet) of land.

**Note:** Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.



*Stephanie L. James*

Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950

Date: 2020-12-02      Job No. 17140

Revised: 2020-12-21

SLJ

V:\17140 COSA Plus Road drawings\outfall area - surface\17140 0.184 ac Grothues outfall area exmt dwg 2020\12\21 6:57am sjames

