

FILED

No. 2011-ED-0028

JAN 25 2012

THE CITY OF SAN ANTONIO, TEXAS

IN THE PROBATE COURT NO. 2  
BEXAR COUNTY, TEXAS

v.

NO. 2

BY

DEPUTY

IVAN RENE CORTES ROZO

BEXAR COUNTY, TEXAS

**AGREED FINAL JUDGMENT IN CONDEMNATION**

**BE IT REMEMBERED:**

On this date there came on to be heard and considered the Agreed Judgment in Condemnation, and Plaintiff's Original Petition in Condemnation, filed on the 19<sup>th</sup> day of August, 2011, under the above styled and numbered cause, in which the City of San Antonio, Texas was Plaintiff, and Defendant IVAN RENE CORTES ROZO.

It appears to the Court, and it is so found, that said Agreement Judgment is on proper form, and that said Judgment has been filed with the Clerk of this Court.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. That this Agreed Judgment be, and the same is hereby, made the judgment of this court.
2. That the Clerk of this Court record said Judgment in the minutes of this Court.
3. That by virtue of said Petition and Judgment, Plaintiff, City of San Antonio, is entitled to condemn and does hereby have Judgment against the Defendant for the Property described in the attached Exhibit "A", situated in Bexar County, Texas with fee simple interest vesting in Plaintiff, City of San Antonio.
4. The Property described in the attached Exhibit "A" has been lawfully condemned by Plaintiff pursuant to the statutes and Constitution of the State of Texas.
5. Plaintiff is adjudged to be the absolute holder and owner of the Property described in Exhibit "A", free and clear of any and all claims, rights, title, interest, easements, liens, encumbrances, rights of reverter or reversionary interests, and rights of entry.
6. Defendant is entitled to a Judgment from Plaintiff the total sum of \$3,000.00. Plaintiff shall deposit the full amount as stated above into the Registry of the Court as soon as practical.
7. Plaintiff has previously deposited the sum of \$1,700.00 into the Registry of the Court on November 18, 2011. The remainder balance of \$1,300.00 to be deposited.

Blanco Road (Hildebrand to Jackson Keller) Project  
Parcel No. 18630

STATE OF TEXAS COUNTY OF BEXAR  
CERTIFIED COPY CERTIFICATE  
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.  
ATTESTED:

FEB 16 2012



GERARD RICKHOFF  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

BY:

DEPUTY

TERESA GUERRA

8. All costs of Court are hereby adjudged against Plaintiff, which costs shall be paid to the County Clerk of Bexar County, Texas.
9. A certified copy of this Judgment shall be filed of record with the County Clerk of Bexar County in like manner and in like effect as if it were a Warranty Deed from the Defendant to the Plaintiff.
10. It is ORDERED that a Writ of Possession issue in behalf of Plaintiff, City of San Antonio.
11. It is further ORDERED that, pursuant to Texas Property Code §21.023, Defendant is hereby put on notice by Plaintiff that Defendant or its heirs, successors or assigns are entitled to repurchase the property if the public use for which the property was acquired through eminent domain is cancelled before the 10<sup>th</sup> anniversary of the date of acquisition, and the repurchase price is the fair market value of the property at the time the public use was cancelled.

SIGNED this 16 day of Jan, 2012.

Honorable Tom Rickhoff  
JUDGE, Bexar County Probate Court No. 2

**APPROVED AND ENTRY REQUESTED:**

CITY OF SAN ANTONIO

By: Eric Friedland  
ERIC FRIEDLAND  
ASSISTANT CITY ATTORNEY  
ATTORNEY FOR PLAINTIFF  
State Bar No. 07458970

BROWN & ROSS, P.C.

By: Ralph Brown  
Ralph Brown  
Attorney For Ivan Cortes Roza  
State Bar No. 3185000

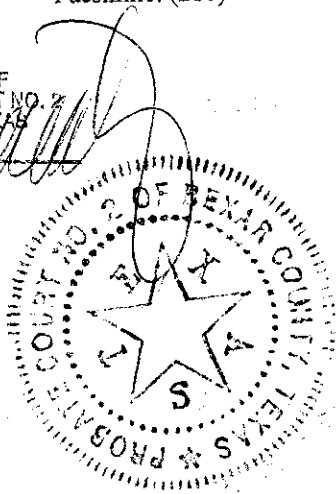
City of San Antonio  
100 South Flores Street  
P. O. Box 839966

San Antonio, Texas 78283-3966  
Telephone: (210) 207-8949  
Facsimile: (210) 207-4004

**FILED**

2008 N.W. Military Highway  
San Antonio, Texas 78213-1230  
Telephone: (210)  
Facsimile: (210)

GERARD RICKHOFF  
CLERK PROBATE COURT NO. 2  
BEXAR COUNTY, TEXAS  
DEPUTY



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GERARD RICKHOFF  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

BY: Teresa Guerra  
DEPUTY **TERESA GUERRA**

Parcel No.: 18630

Project Name: Blanco Road  
(Hildebrand to Jackson-Keller)  
Project Number: 40-00004  
Owner's Name: Ivan Rene Cortes Rozo  
Page 1 of 3

**FEE SIMPLE  
FIELD NOTE  
DESCRIPTION OF BLANCO ROAD RIGHT-OF-WAY  
0.005 OF ONE ACRE (225 SQ. FT.) TRACT OF LAND**

Being 0.005 of one acre (225 square feet) tract of land in Bexar County, Texas, being out of and part of Lot 17, Block 3, New City Block 9764, Lemanor Heights Subdivision Unit 1 recorded in Volume 2575, Page 270, Deed and Plat Records of Bexar County, Texas, and said Lot 17 was conveyed to Ivan Rene Cortes Rozo by a Warranty Deed With Vendor's Lien of record in Volume 13545, Page 1105, Official Public Records of Real Property of Bexar County, Texas, which said 0.005 of one acre (225 square feet) tract of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 3/8" iron rod found at the southwest intersection of Blanco Road and La Manda Street for the northeast corner of said Lot 17 and of this parcel;

**THENCE** South 00°17'27" East, along the west right-of-way line of Blanco Road and the east line of said Lot 17, a distance of 114.70 feet to a 1/2" iron rod found at the northeast corner of a 6.325 acre tract of land, more or less, out of OCL 14, Range 5, District 3, recorded in Volume 6437, Page 45, Deed Records of Bexar County, Texas, for the southeast corner of this parcel;

**THENCE** North 89°38'06" West (L1), along the south line of said Lot 17 and the north line of said 6.325 acre tract, a distance of 1.86 feet (L1) to a 1/2" iron rod with a CEC plastic cap set on the proposed west right-of-way line of Blanco Road, for the southwest corner of this parcel;

**THENCE** North 00°04'51" West, crossing said Lot 17 and along said proposed west right-of-way line a distance of 100.12 feet to a 1/2" iron rod with a CEC plastic cap set at the southeast end of a proposed curve return to the south right-of-way line of La Manda Street, for a point of curvature of this parcel;

**THENCE** Northwesterly, continuing across said Lot 17 and along said proposed curve return a length of 17.59 feet along the arc of a circular curve to the left, the radius of which is 17.00 feet, having a delta angle of 59°16'26" and which has a chord distance of 16.81 feet along a bearing of North 29°43'04" West to a 1/2" iron rod with a CEC plastic cap set along the south right-of-way line of La Manda Street on the north line of said Lot 17, for a point of tangency and northwest corner of this parcel;

**THENCE** South 89°46'27" East (L2), departing said proposed west right-of-way line, along the south right-of-way line of La Manda Street a distance of 9.76 feet (L2) to the **POINT OF BEGINNING** and containing 0.005 of one acre (225 square feet) of land, more or less.

**EXHIBIT A**

STATE OF TEXAS COUNTY OF BEXAR  
CERTIFIED COPY CERTIFICATE  
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ATTESTED:

FEB 16 2012



GERARD RICKHOFF  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

BY: Teresa Guerra  
DEPUTY **TERESA GUERRA**

Parcel No.: 18630

Project No.: 40-00004

Page 2 of 3

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.151 Acre
Parcel 18630	0.005 Acre
Remainder	0.146 Acre

Notes:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD (83). All distances are U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 0.999830029.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants.

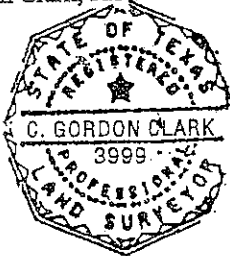
The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat of like job number accompanies this metes and bounds description.

CEC Job Number E0334401.

C. Gordon Clark  
C. Gordon Clark, R.P.L.S. #3999

5-03-2010  
Date



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BY:

DEPUTY

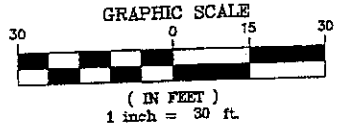
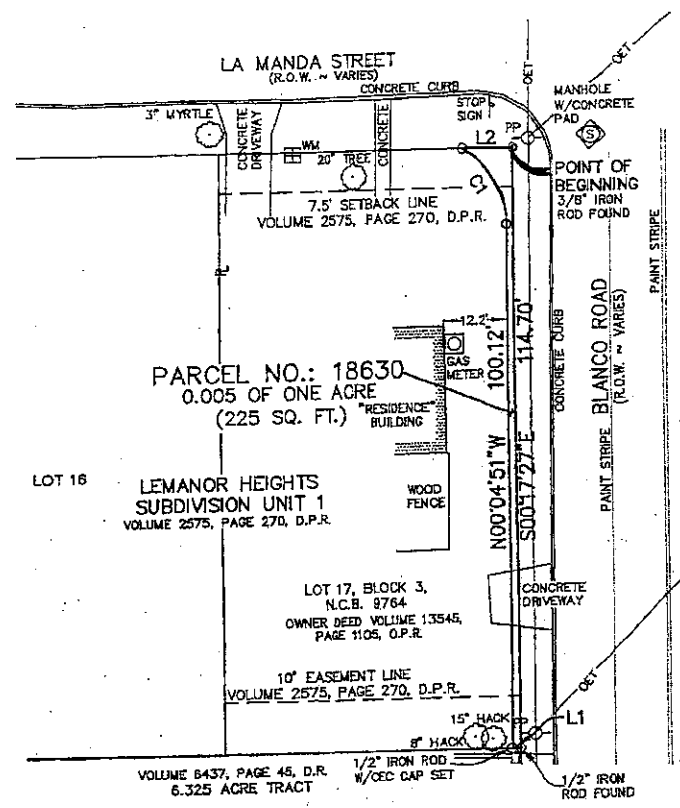
Teresa Guerra  
TERESA GUERRA

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17.00'	59°16'26"	17.59'	N29°43'04"W	16.81'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.86'	N89°38'06"W
L2	9.76'	S89°46'27"E

PARCEL NO.: 18630  
 PROJECT NAME: BLANCO ROAD  
 PROJECT NO.: 40-00004  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: IVAN RENE CORTES ROZO



**NOTES**

1. A 1/2" IRON ROD W/CEC PLASTIC CAP SET AT EACH CORNER UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED ON 05/03/2010.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. A DESCRIPTION OF LIKE JOB NUMBER ACCOMPANIES THIS EXHIBIT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. THE DIMENSIONS RECITED HEREIN ARE MATHEMATICAL CALCULATIONS AND ARE SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.

CEC JOB NO.: E0334401

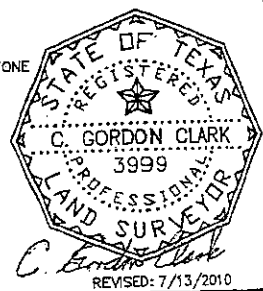


CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.841.9999  
 F) 210.841.6440  
 Email: cec@cectexas.com  
 REGISTRATION NO.: P-2214

**LEGEND**

- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- WM WATER METER
- WV WATER VALVE
- OET OVERHEAD ELECTRIC & TELEPHONE
- OE OVERHEAD ELECTRIC
- PP POWER POLE
- G UNDERGROUND GAS LINE
- GAS METER
- MANHOLE
- SIGN
- 1/2" IRON ROD W/CEC CAP
- P PROPERTY LINE
- TREE

PARENT TRACT	0.151 ACRE
PARCEL 18630	0.005 ACRE
REMAINDER	0.146 ACRE



**SURVEY PLAT SHOWING**  
 BLANCO ROAD EXTENSION  
 RIGHT-OF-WAY  
 0.005 OF ONE ACRE  
 PART OF LOT 17, BLOCK 3, LEMANOR HEIGHTS  
 SUBDIVISION UNIT 1, NEW CITY BLOCK (N.C.B.) 9764,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	05/03/2010
JOB NUMBER	40-00004
SHEET	3
OF	3

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 ATTESTED:

**FEB 16 2012**



GERARD RICKHOFF  
 COUNTY CLERK  
 BEXAR COUNTY, TEXAS

BY: *Teresa Guerra*  
 DEPUTY **TERESA GUERRA**

**RECORDER'S MEMORANDUM**  
AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLEGIBILITY, CARBON OR  
PHOTO COPY, DISCOLORED PAPER ETC.

Doc# 20120029721 Fees: \$36.00  
02/17/2012 2:17PM # Pages 6  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real  
property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this instrument was FILED in File Number Sequence on  
this date and at the time stamped hereon by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

**FEB 17 2012**



*Gerard C. Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS