

ORDINANCE 2022-08-18-0604

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING A FEE SIMPLE TRACT AND A PERMANENT EASEMENT (COLLECTIVELY, THE "PROJECT TRACTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE "PROPERTY") FOR THE UNIVERSITY PUMP STATION ADDITIONAL LANDS PROJECT, WHICH CONSISTS OF CONSTRUCTION OF A GROUND STORAGE TANK AND RELATED FACILITIES, IN THE NORTHWEST QUADRANT OF BEXAR COUNTY IN COUNCIL DISTRICT 8, THE GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 ATTACHED HERETO AND INCORPORATED HEREIN, WHICH PROJECT TRACTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE UNIVERSITY PUMP STATION ADDITIONAL LANDS PROJECT (THE "PROJECT"); (II) AUTHORIZING THE PRESIDENT/CEO OF THE SYSTEM, OR THE CITY MANAGER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROJECT TRACTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH PROJECT TRACTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of the Project Tracts located in Bexar County, Texas are necessary and desirable for the operation of the System, which includes the construction of a ground storage tank and related facilities located in Bexar County, in the general location marked **EXHIBIT A-1** attached hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of negotiating for the acquisition of such Project Tracts (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire the Project Tracts (the "Property Interests"), over, under, across, and upon certain privately owned real property (the "Property") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the general location shown by the Project drawing marked **EXHIBIT A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to secure the necessary Property Interests. The City Council further finds that the public purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of a fee simple tract and a permanent water easement, more particularly described in **EXHIBIT A-2** attached to and made a part of this Ordinance for all purposes.

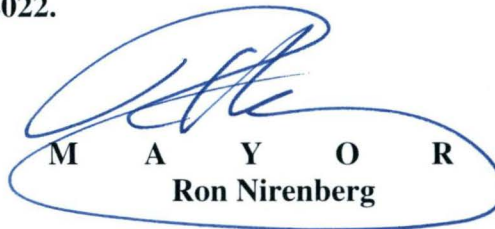
SECTION 4. The City Manager of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, are hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the Property Interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to secure the necessary Property Interests.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of the System for the surveying, definition and acquisition of such Property Interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.


PASSED and APPROVED this 18th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 18, 2022

17.

2022-08-18-0604

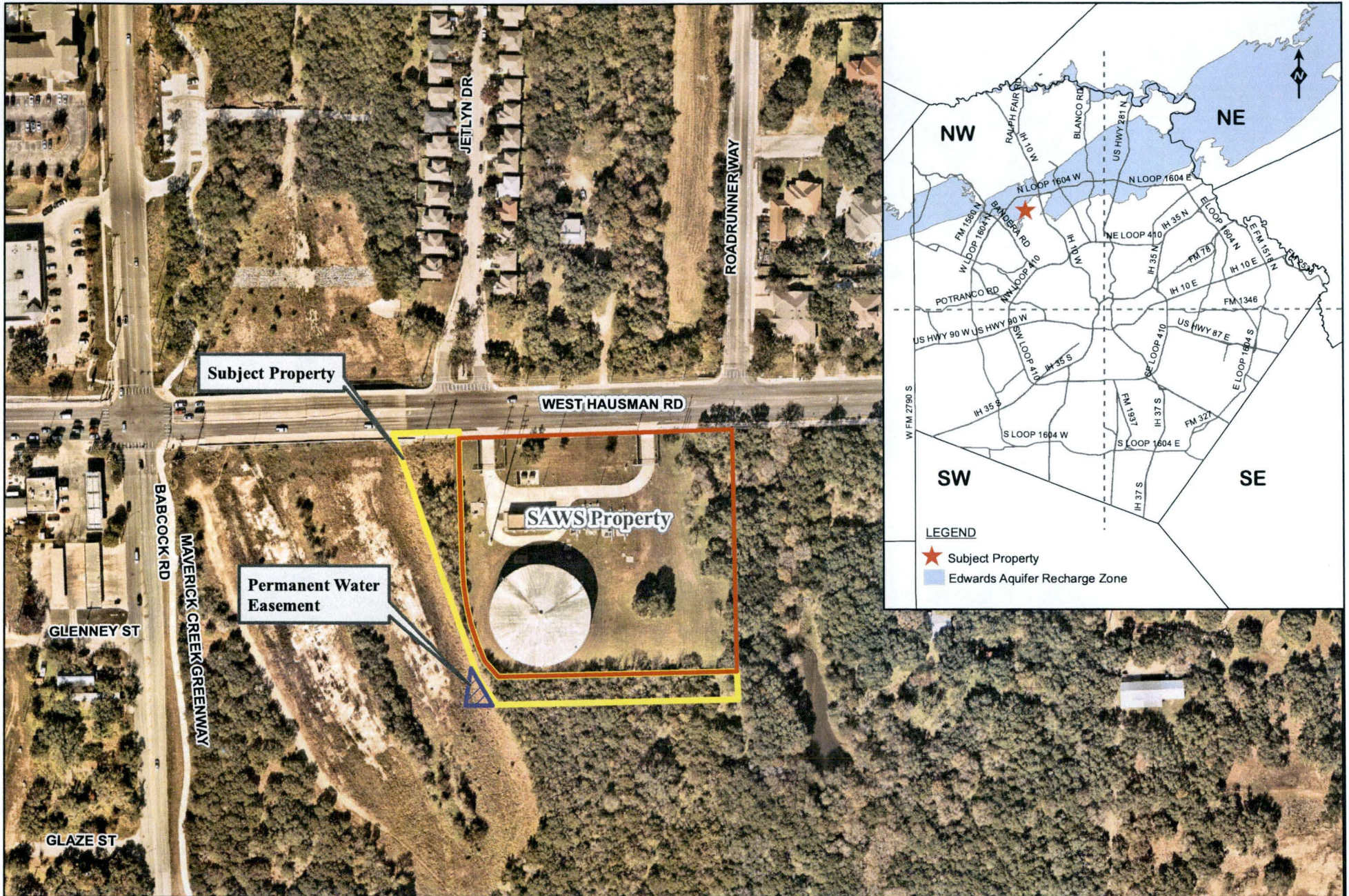
Ordinance authorizing the acquisition, on behalf of the San Antonio Water System, through negotiation or condemnation of interests in land sufficient for project purposes involving approximately one permanent easement and a fee simple parcel of privately-owned real property located at the southeast corner of Babcock Road and West Hausman Road, in the northwest quadrant of Bexar County in New City Block 14861 located in Council District 8, related to the University Pump Station Additional Lands Project declaring the project to be for public use and a public necessity for the acquisition. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works Department]

Councilmember Pelaez moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

Absent: Cabello Havrda

Exhibit “A-1”



0.907 ACRE TRACT AND
PERMANENT WATER EASEMENT



AERIAL DEPICTION
ATTACHMENT I

Exhibit A-1

Exhibit “A-2”

FIELD NOTES
For a 0.907 of one acre (39,548 square feet)
(Parcel Acquisition)

BEING A 0.907 ACRE TRACT (39,548 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERTETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2-inch iron rod found for an angle point in the east line of said 31.161 acre tract, the west line of a called 20.244 acre tract described in said Volume 8361, Page 1676 and the southeast corner of a called 4.063 acre tract described in Judgment to The City of San Antonio recorded in Volume 6669, Page 40 of the O.P.R.B.C.T., from which a 1/2-inch iron rod found for the southeast corner of said 31.161 acre tract bears south 01°38'26" east 1275.66 feet;

THENCE South 01°11'16" East 50.00 feet with the east line of said 31.161 acre tract and the west line of said 20.244 acre tract to an iron rod set with yellow cap stamped "LNV SA" for the southeast corner of the herein described;

THENCE South 88°04'22" West 396.36 feet through said 31.161 acre tract to an iron rod set with yellow cap stamped "LNV SA" for the southwest corner of the herein described;

THENCE North 22°34'26" West 475.70 feet through said 31.161 acre tract to an iron rod set with yellow cap stamped "LNV SA" on the north line of said 31.161 acre tract and on the existing south right-of-way line of Hausman Road (80-foot right-of-way) as shown in Volume 4163, Page 4444, same being the northwest corner of the herein described;

THENCE North 88°06'01" East 116.81 feet with the north line of said 31.166 and the existing south right-of-way line of Hausman Road to an iron rod set with yellow cap stamped "LNV SA" for the northeast corner of said 31.161 acre tract, the northwest corner of said 4.063 acre tract, same being the northeast corner of the herein described;

THENCE South 01°37'33" East 211.88 feet with the east line of said 31.161 acre tract and the west line of said 4.063 acre tract to a iron rod set with yellow cap stamped "LNV SA";

THENCE 163.72 feet along a curve to the **left** having a radius of **370.00 feet**, a delta angle of **25°21'10"** and a chord that bears **South 13°54'07" East 162.39 feet** with the east line of said 31.161 acre tract and the west line of to a 1/2-inch iron rod found for the southwest corner of said 4.063 acre tract;

THENCE South 48°13'21" East 35.26 feet with the east line of said 31.161 acre tract and the south line of said 4.063 acre tract to a 1/2-inch iron rod found;

Exhibit A-2

Project Name: University PS Additional Land
SAWS Job No.: 20-6009
Owner Name: Berterri Family Limited Partnership
BCAD ID No.: 561779

THENCE North 88°04'22" East 389.86 feet with the east line of said 31.161 acre tract and the south line of said 4.063 acre tract to the **POINT OF BEGINNING** and containing 0.907 acres (39,548 Sq. Ft.) of land.

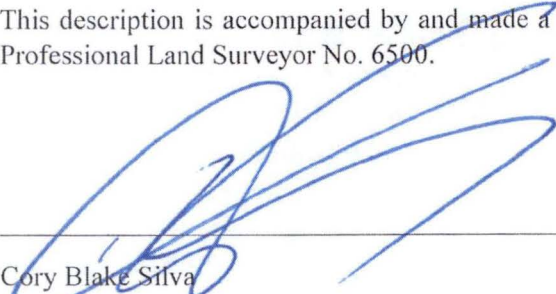
All distances shown hereon are GRID, Bearing Based on NAD 83 (93), South Central Zone (4204), State of Texas Coordinate System

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Cory Blake Silva, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief, and that the property described herein was determined by a survey made on the ground, January 29th 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas this the 10th day of March 2021 A.D.

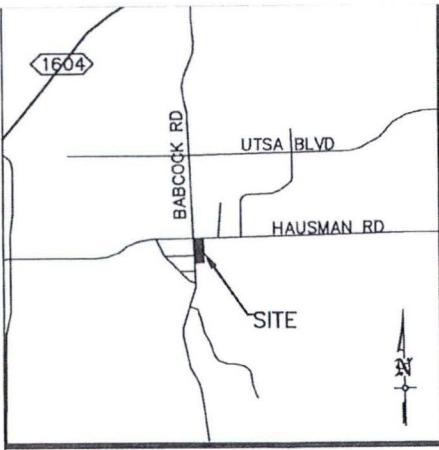
This description is accompanied by and made a part of a sketch issued by Cory Blake Silva, Registered Professional Land Surveyor No. 6500.



Cory Blake Silva
Registered Professional Land Surveyor No. 6500

7-10-2021





LOCATION MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N42°54'48"E	70.48'

LEGEND:

- IRON ROD FOUND UNLESS OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

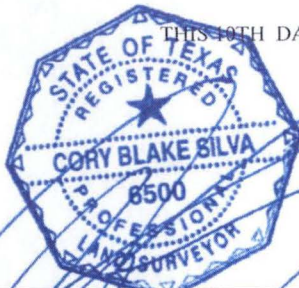
NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THIS 10TH DAY OF JUNE, 2021 A.D.

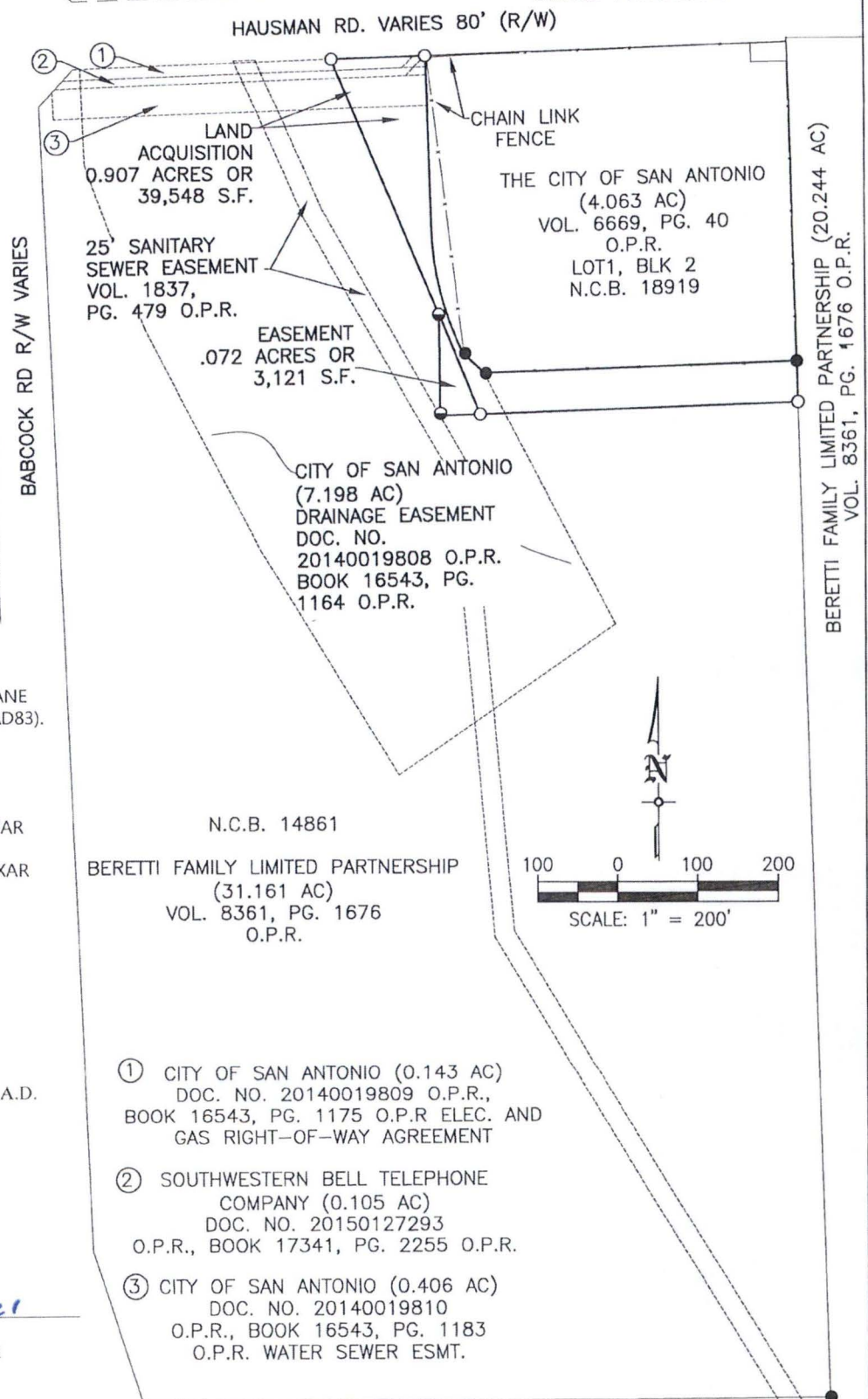


CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6500

7-10-2021

MAVERICK CREEK UNIT 1, P.U.D.
VOL.95555, PG. 196 D.P.R.

SAWS PARCEL NO.: P21-160
PROJECT NAME: UNIVERSITY PS
ADDITIONAL LAND
SAWS JOB NO.: 20-6009
OWNER NAME: BERETTI FAMILY
LIMITED PARTNERHIP



engineers | architects | surveyors
8918 TESORO DR., SUITE 401
SAN ANTONIO, TX 78217
PH. (210) 822-2232
FAX (210) 822-4032

WWW.LNVINC.COM

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126502

EXHIBIT OF

A S.A.W.S. PARCEL ACQUISITION (0.907 OF ONE ACRE OR 39,548 S.F. OF LAND) AND
A PERMANENT S.A.W.S. EASEMENT (0.072 OF ONE ACRE OR 3,121 S.F. OF LAND)

BEING LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM
CHECKED BY: CBS
DATE: 06/02/21

3 OF 6



LINE	BEARING	DISTANCE
L1	S 01°11'16" E	50.00'
L2	N 88°04'22" W	396.36'
L3	N 88°06'01" E	116.81'

PROJECT NAME: UNIVERSITY PS
ADDITIONAL LAND
SAWS JOB NO. 20-6009
OWNER NAME: BERETTI FAMILY
LIMITED PARTNERHIP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.72'	370.00'	25°21'10"	S13°54'07"E	162.39'

HAUSMAN RD. VARIES 80' (R/W)

N88°05'10"E 450.00'

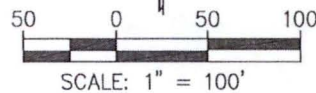
CITY OF SAN ANTONIO
(4.063 AC)
VOL. 6669, PG. 40
O.P.R.
LOT 1, BLK 2
N.C.B. 18919

CHAIN LINK
FENCE

LAND
ACQUISITION
0.907 ACRES OR
39,548 S.F.

N.C.B. 14861

BERETTI FAMILY LIMITED
PARTNERSHIP
(31.161 AC)
VOL. 8361, PG. 1676
O.P.R.



P.O.B.

BERETTI FAMILY LIMITED
PARTNERSHIP
(20.244 AC)
VOL. 8361, PG. 1676
O.P.R.

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS SURVEY WAS PREPARED BASED ON A SURVEY
MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THIS STATE DAY OF JUNE, 2021 A.D.

LEGEND:

- IRON ROD FOUND UNLESS
OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS
EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY,
TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR
COUNTY, TEXAS
O.P.R.B.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY, TEXAS

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6500



engineers | architects | surveyors
8918 TESORO DR., SUITE 401
SAN ANTONIO, TX 78217
PH (210) 822-2232
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WWW.LNVINC.COM

EXHIBIT OF

A S.A.W.S. PARCEL ACQUISITION (0.907 OF ONE ACRE OR 39,548 S.F. OF LAND)

BEING A 0.907 ACRE TRACT (39,934 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT
574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT
DESCRIBED IN WARRANTY DEED TO THE BERETTI FAMILY LIMITED PARTNERSHIP RECORDED IN
VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM

CHECKED BY: CBS

DATE: 06/02/21

4 OF 6

Parcel Map Check Report

Client:

SAN ANTONIO WATER SYSTEM
2800 U.S. HWY. 281 NORTH
P.O. BOX 2449
Date: 7/19/2021 4:17:50 PM

Prepared by:

CORY BLAKE SILVA
LNV
8918 Tesoro Dr. Suite 401

Parcel Name: P21-160 - 0.907

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 13,755,318.8000'

East: 2,086,598.7720'

Segment# 1: Line

Course: S1° 11' 19.31"E

Length: 50.004'

North: 13,755,268.8068'

East: 2,086,599.8093'

Segment# 2: Line

Course: S88° 04' 22.47"W

Length: 396.357'

North: 13,755,255.4782'

East: 2,086,203.6765'

Segment# 3: Line

Course: N22° 34' 25.68"W

Length: 475.703'

North: 13,755,694.7356'

East: 2,086,021.0669'

Segment# 4: Line

Course: N88° 06' 01.39"E

Length: 116.813'

North: 13,755,698.6078'

East: 2,086,137.8157'

Segment# 5: Line

Course: S1° 37' 33.16"E

Length: 211.880'

North: 13,755,486.8131'

East: 2,086,143.8274'

Segment# 6: Curve

Length: 163.722'

Radius: 370.000'

Delta: 25.3529 (d)

Tangent: 83.223'

Chord: 162.389'

Course: S13° 54' 07.32"E

Course In: N88° 46' 27.89"E

Course Out: S63° 25' 17.48"W

RP North: 13,755,494.7269'

East: 2,086,513.7428'

End North: 13,755,329.1804'

East: 2,086,182.8435'

Segment# 7: Line

Course: S48° 13' 21.36"E

North: 13,755,305.6901'

Length: 35.258'

East: 2,086,209.1368'

Segment# 8: Line

Course: N88° 04' 22.47"E

North: 13,755,318.8001'

Length: 389.856'

East: 2,086,598.7723'

Perimeter: 1,839.593'

Error Closure: 0.0003

Error North : 0.00011

Area: 39,548.90Sq.Ft.

Course: N66° 38' 30.85"E

East: 0.00026

Precision 1: 6,131,976.667

SAWS Parcel No.: P21-160
Project Name: University PS Additional Land
SAWS Job No.: 20-6009
Owner Name: Bertetti Family Limited Partnership
BCAD ID No.: 561779

FIELD NOTES

**For a 0.072 of one acre (3,121 square feet)
(Permanent Easement)**

BEING A 0.072 ACRE TRACT (3,121 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERTETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2-inch iron rod found for an angle point in the east line of said 31.161 acre tract, the west line of a called 20.244 acre tract described in said Volume 8361, Page 1676 and the southeast corner of a called 4.063 acre tract described in Judgment to The City of San Antonio recorded in Volume 6669, Page 40 of the O.P.R.B.C.T., from which a 1/2-inch iron rod found for the southeast corner of said 31.161 acre tract bears south 01°38'26" east 1275.66 feet;

THENCE South 01°11'21" East 50.00 feet with the east line of said 31.161 acre tract and the west line of said 20.244 acre tract to an iron rod set with yellow cap stamped "LNV SA";

THENCE South 88°04'22" West 396.36 feet through said 31.161 acre tract to an iron rod set with yellow cap stamped "LNV SA" for the **POINT OF BEGINNING** and the southeast corner of the herein described

THENCE South 88°04'22" West 50.00 feet through said 31.161 acre tract to an 80D nail set for the southwest corner of the herein described;

THENCE North 00°31'17" West 124.75 feet through said 31.161 acre tract to an 80D nail set for the north corner of the herein described;

THENCE South 22°34'43" East 133.27 feet with the east line of said 31.161 acre tract to the **POINT OF BEGINNING** and containing 0.072 acres (3,121 Sq. Ft.) of land.

All distances shown hereon are GRID, Bearing Based on NAD 83 (93), South Central Zone (4204), State of Texas Coordinate System

Exhibit A-2

SAWS Parcel No.: P21-160
Project Name: University PS Additional Land
SAWS Job No.: 20-6009
Owner Name: Bertetti Family Limited Partnership
BCAD ID No.: 561779

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Cory Blake Silva, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief, and that the property described herein was determined by a survey made on the ground, January 29th 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas this the 10th day of March 2021 A.D.

This description is accompanied by and made a part of a sketch issued by Cory Blake Silva, Registered Professional Land Surveyor No. 6500.


Cory Blake Silva

Registered Professional Land Surveyor No. 6500





LOCATION MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N42°54'48"E	70.48'

LEGEND:

- IRON ROD FOUND UNLESS OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

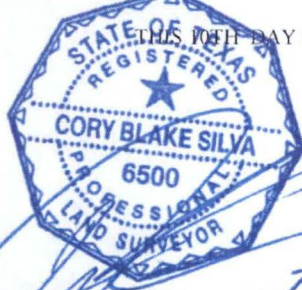
NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS SURVEY WAS PREPARED BASED ON A
SURVEY MADE ON THE GROUND UNDER MY
DIRECT SUPERVISION.

THIS IS THE DAY OF JUNE, 2021 A.D.



CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6500

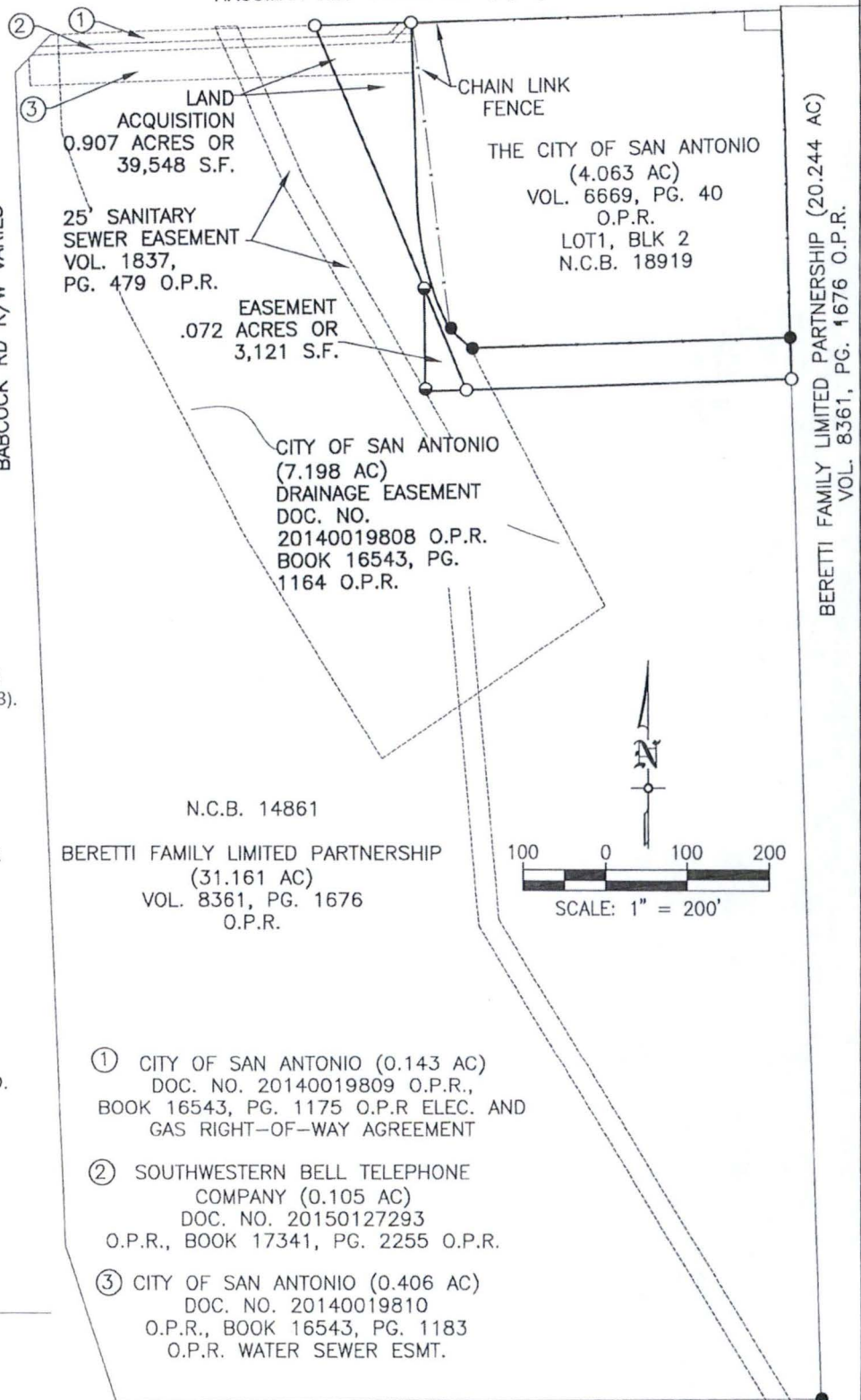
7-10-2021

MAVERICK CREEK UNIT 1, P.U.D.
VOL.95555, PG. 196 D.P.R.

SAWS PARCEL NO.:P21-160
PROJECT NAME:UNIVERSITY PS
ADDITIONAL LAND
SAWS JOB NO.: 20-6009
OWNER NAME:BERETTI FAMILY
LIMITED PARTNERHIP

BABCOCK RD R/W VARIES

HAUSMAN RD. VARIES 80' (R/W)



- ① CITY OF SAN ANTONIO (0.143 AC)
DOC. NO. 20140019809 O.P.R.,
BOOK 16543, PG. 1175 O.P.R. ELEC. AND
GAS RIGHT-OF-WAY AGREEMENT
- ② SOUTHWESTERN BELL TELEPHONE
COMPANY (0.105 AC)
DOC. NO. 20150127293
O.P.R., BOOK 17341, PG. 2255 O.P.R.
- ③ CITY OF SAN ANTONIO (0.406 AC)
DOC. NO. 20140019810
O.P.R., BOOK 16543, PG. 1183
O.P.R. WATER SEWER ESMT.



engineers | architects | surveyors

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SAN ANTONIO, TX 78217

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126502

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FAX (210) 822-4032

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EXHIBIT OF

A S.A.W.S. PARCEL ACQUISITION (0.907 OF ONE ACRE OR 39,548 S.F. OF LAND) AND
A PERMANENT S.A.W.S. EASEMENT (0.072 OF ONE ACRE OR 3,121 S.F. OF LAND)

BEING LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY,
TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO
THE BERTETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE
OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM

CHECKED BY: CBS

DATE: 06/02/21

3 OF 5



LOCATION MAP
(NOT TO SCALE)

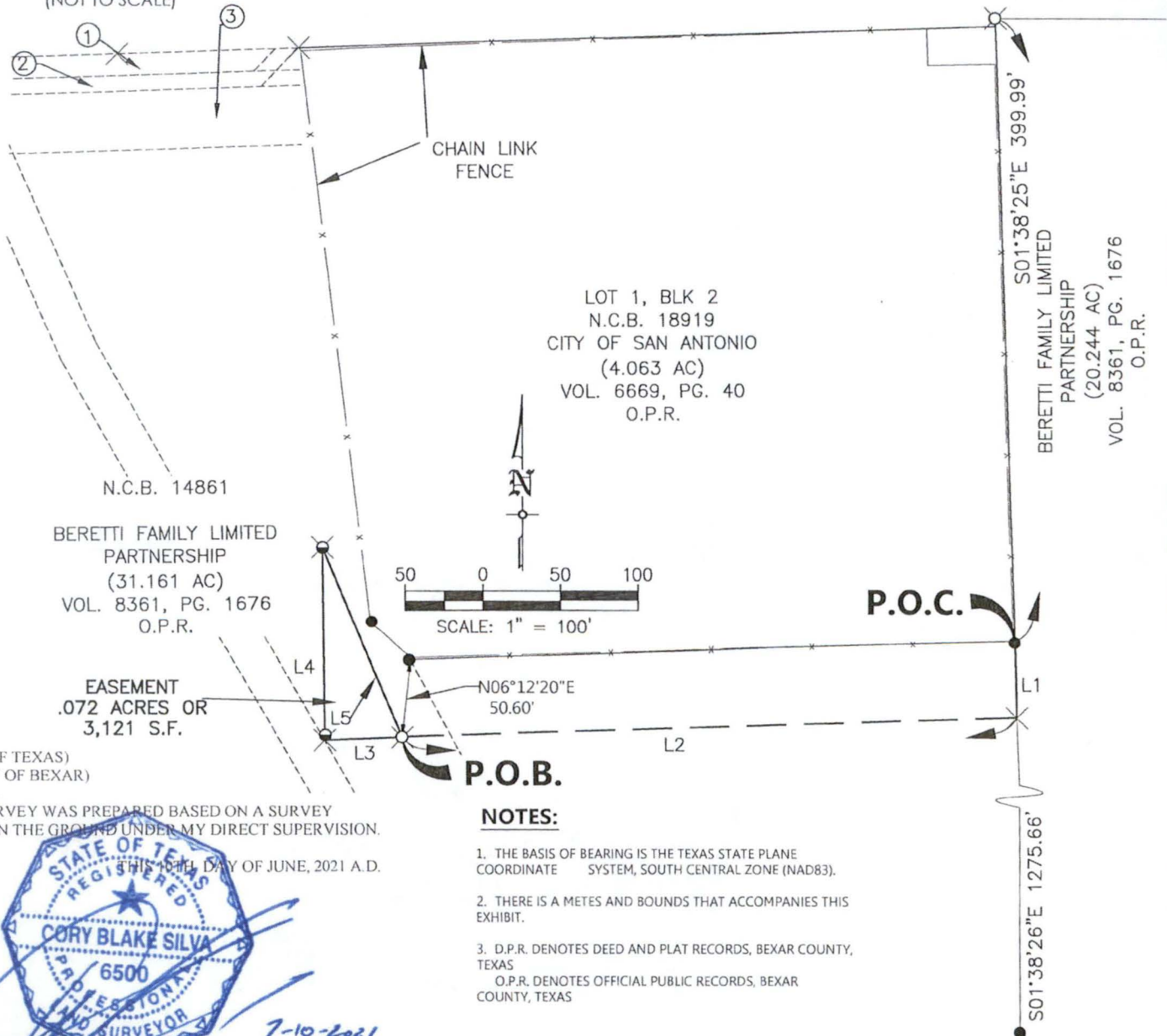
LINE	BEARING	DISTANCE
L1	S 01°11'16" E	50.00'
L2	N 88°4'22" W	396.36'
L3	S 88°4'22" W	50.06'
L4	N 00°31'17" W	124.75'
L5	S 22°34'43" E	133.27'

SAWS PACEL NO.: P21-161
PROJECT NAME: UNIVERSITY PS
ADDITIONAL LAND
SAWS JOB NO. 20-6009
OWNER NAME: BERETTI FAMILY
LIMITED PARTNERSHIP

LEGEND:

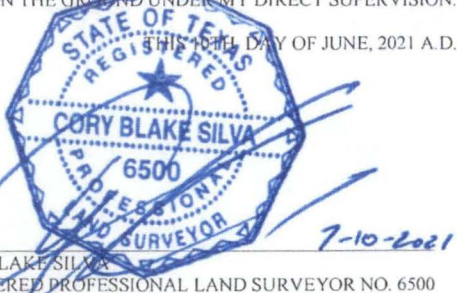
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

HAUSMAN RD. VARIES 80' (R/W)



STATE OF TEXAS)
COUNTY OF BEXAR)

THIS SURVEY WAS PREPARED BASED ON A SURVEY
MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.



P.O.B.

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

EXHIBIT OF

A PERMANENT S.A.W.S. EASEMENT (0.072 OF ONE ACRE OR 3,121 S.F. OF LAND)

BEING A 0.072 ACRE TRACT (3,075 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM

CHECKED BY: CBS

DATE: 06/02/21

LNv

engineers | architects | surveyors

8918 TESORO DR., SUITE 401
SAN ANTONIO, TX 78217

PH. (210) 822-2232
FAX (210) 822-4032

WWW.LNVINC.COM

4 OF 5

Parcel Map Check Report

Client:

SAN ANTONIO WATER SYSTEM
2800 U.S. HWY. 281 NORTH
P.O. BOX 2449
Date: 7/19/2021 3:54:19 PM

Prepared by:

CORY BLAKE SILVA
LNV
8918 Tesoro Dr. Suite 401

Parcel Name: P21-161 - 0.072

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 13,755,255.4780'

East: 2,086,203.6763'

Segment# 1: Line

Course: S88° 04' 22.47"W

Length: 50.064'

North: 13,755,253.7945'

East: 2,086,153.6406'

Segment# 2: Line

Course: N0° 31' 16.99"W

Length: 124.748'

North: 13,755,378.5373'

East: 2,086,152.5054'

Segment# 3: Line

Course: S22° 34' 43.23"E

Length: 133.275'

North: 13,755,255.4774'

East: 2,086,203.6766'

Perimeter: 308.087'

Area: 3,121.77Sq.Ft.

Error Closure: 0.0007

Course: S26° 16' 23.47"E

Error North : -0.00060

East: 0.00030

Precision 1: 440,124.286