

AN ORDINANCE 101029

AMENDING ORDINANCE NO. 97550, PASSED AND APPROVED ON MAY 1, 2003, AUTHORIZING PAYMENT OF THE ADDITIONAL SUM OF \$302,506.00 FROM 2001 CERTIFICATES OF OBLIGATION TO GERRY RICKHOFF, COUNTY CLERK, FOR THE DEFENDANTS IN CONDEMNATION CAUSE NO. 2004-ED-0004, CITY OF SAN ANTONIO, VS. GUARANTY CENTER, LTD., FOR ACQUISITION OF A TEMPORARY CONSTRUCTION EASEMENT, A SANITARY SEWER EASEMENT AND A DRAINAGE EASEMENT IN CONNECTION WITH THE LOOP 410 AT NACOGDOCHES DRAINAGE IMPROVEMENT PROJECT LOCATED IN COUNCIL DISTRICTS 9 AND 10; REVISING THE BUDGET; APPROPRIATING FUNDS; PROVIDING FOR PAYMENT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE UPON PASSAGE BY EIGHT (8) VOTES.

* * * * *

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

SECTION 1. Ordinance 97550, dated May 1, 2003 in the amount of \$647,494.00 is hereby amended to authorize the acquisition of additional land for drainage purposes in the amount of \$950,000.00 for the following described property:

- a) A 0.1696 acre, or 7,385 square feet, tract of land being a variable width sanitary sewer easement out of that tract conveyed to Guaranty Center, Ltd., described in instrument recorded in Volume 9506, Pages 726-733 of the Official Public Records of Real Property of Bexar County, Texas, out of Lot 10, in New City Block 11868 of the City of San Antonio in the Lindenwood Subdivision recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County, Texas (Parcel 16873E), as more fully described in the field notes attached hereto as **Exhibit A**.
- b) A 0.2938 acre, or 12,795 square feet, tract of land being a variable width drainage easement out of that tract conveyed to Guaranty Center, Ltd., described in instrument recorded in Volume 9506, Pages 726-733 of the Official Pubic Records of Real Property of Bexar County, Texas, out of Lot 10, in New City Block 11868 of the City of San Antonio in the Lindenwood Subdivision recorded I Volume 7500, Page 148 of the Deed and Plat Records of Bexar County, Texas (Parcel 16874E), as more fully described in the field notes attached hereto as **Exhibit B**.
- c) A 0.2782 acre, or 12,120 square feet, tract of land being a variable width construction easement out of that tract conveyed to Guaranty Center Ltd., described in instrument recorded I Volume 9506, Pages 726-733 of the Official Public Records

and Real Property of Bexar County, Texas, out of Lot 20, in New City Block 11868 of the City of San Antonio in the Lindenwood Subdivision recorded in Volume 7500, page 148 of the Deed and Plat Records of Bexar County, Texas (Parcel 16872E), as more fully described in the field notes attached hereto as **Exhibit C**.

SECTION 2. The following financial adjustments are hereby authorized to effect this Ordinance:

- a) The amount of \$302,506.00 is appropriated in SAP fund 43171000, 2001 Streets Certificates of Obligation, WBS CO-00029-01-01-50 SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 23-00938-90-09. The amount of \$302,506.00 is authorized to be transferred from SAP fund 45919000 to SAP fund 43099000.
- b) The budget in SAP fund 43099000, Certificates of Obligation Capital Projects Fund, Project Definition 23-00938, Loop 410 at Nacogdoches Drainage Improvement Project, shall be revised by increasing WBS element 23-000938-90-09, entitled "TRF FR CO-00029-01-01-50, SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$302,506.00.
- c) The amount of \$302,506.00 is appropriated in Fund 43099000 Certificates of Obligation Capital Projects Fund, SAP Project Definition 23-000938, Loop 410 at Nacogdoches Drainage Improvement Project, general ledger account 5209010, WBS 23-000938, is authorized to be encumbered and made payable to **Gerry Rickhoff, Bexar County Clerk**, for land acquisition.

SECTION 3. 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, the Interim City Manager, or designee of either, correct allocation 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 4. It is officially found, determined and declared that the meeting at which this ordinance is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this ordinance, was given to all as required by the Texas Code Annotated, as amended, Title 5, Chapter 551, Government code.

SECTION 5. If any part, section paragraph, sentence, phrase, or word of this ordinance is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or

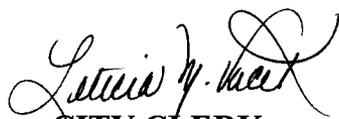
ineffective, the remainder of this ordinance shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid, or ineffective.

SECTION 6. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 26, 2005.

PASSED AND APPROVED this the 16th day of June 2005.


M A Y O R
EDWARD D. GARZA

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


City Attorney



FIELD NOTES
FOR

A 0.1696 acre, or 7,385 square feet, tract of land being a variable width sanitary sewer easement out of that tract conveyed to Guaranty Center, Ltd., described in instrument recorded in Volume 9506, Pages 726-733 of the Official Public Records of Real Property of Bexar County, Texas, out of Lot 10, in New City Block (N.C.B.) 11868 of the City of San Antonio in the Lindenwood Subdivision recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County Texas. Said 0.1696 acre tract being more fully described as follows:

COMMENCING: At a found 1/2" iron rod on the north right-of-way line of Lindenwood Drive, a 50 foot right-of-way, said iron rod being the southwest corner of said Lot 10, and the most easterly southeast corner of Lot 5, in New City Block (N.C.B.) 11868 of the City of San Antonio in An 8.029 Acre (Busby Property) Subdivision recorded in Volume 5300, Page 141 of the Deed and Plat Records of Bexar County Texas.

THENCE: N 26°13'15"E, departing the north right-of-way line of Lindenwood Drive, along and with the common line of said Lots 5 and 10, a distance of 93.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING and the southwest corner of this tract;

THENCE: N 26°13'15"E, continuing along and with the said common line, a distance of 16.15 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the northwest corner of this tract;

THENCE: S 71°27'32"E, departing the said common line, a distance of 258.61 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along the arc of a curve to the left, said curve having a radius of 304.92 feet, a central angle of 22°51'12", a chord bearing and distance of S 82°53'07" E, 120.82 feet, an arc length of 121.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

THENCE: N 85°41'17"E, a distance of 44.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south line of a 10 foot sanitary sewer easement described in instrument recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the said 10 foot sanitary sewer easement, along the arc of a non tangent curve to the right, said curve having a radial bearing of S 19°54'22" W, a radius of 155.15 feet, a central angle of 12°02'18", a chord bearing and distance of S 64°04'29" E, 32.54 feet, and an arc length of 32.60 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

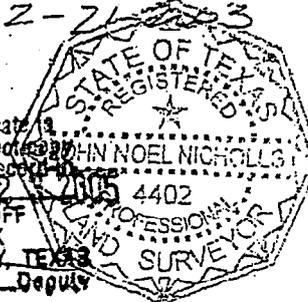
THENCE: S 85°59'02"W, departing the said 10 foot sanitary sewer easement, a distance of 138.49 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

THENCE: N 71°27'32"W, a distance of 324.79 feet to the POINT OF BEGINNING and containing 0.1696 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 28, 2000
REVISED: June 26, 2002, February 21, 2003
JOB No.: 3539-65
DOC.ID.: H:\3539\65\dgn\exhibits\353965b.doc

[Handwritten signature]
2-21-2003

CERTIFICATE
This page to which this certificate is
attached is a full, true and correct
copy of the original on file and of record
in my office. ATTESTED
GERRY BICKHOFF
COUNTY CLERK
BEXAR COUNTY TEXAS
Deputy



PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9008 | Fax: 210.375.9010 | info@pape-dawson.com

EXHIBIT

V0002271578

* The above referenced property is within the special flood hazard areas inundated by 100-year flood floodway areas in

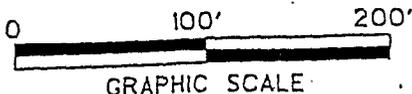
* Zone A Base flood elevations not determined. (PARENT TRACT 4,343 SF)
 Zone AE Base flood elevations determined. (PARENT TRACT 2,973 SF) as scaled from the F.E.M.A. Flood Insurance Rate Map 289 of '900, Community Panel Number 48025C0426 E, dated February 16, 1996 for Bexar County, Texas and incorporated areas.

LEGEND:

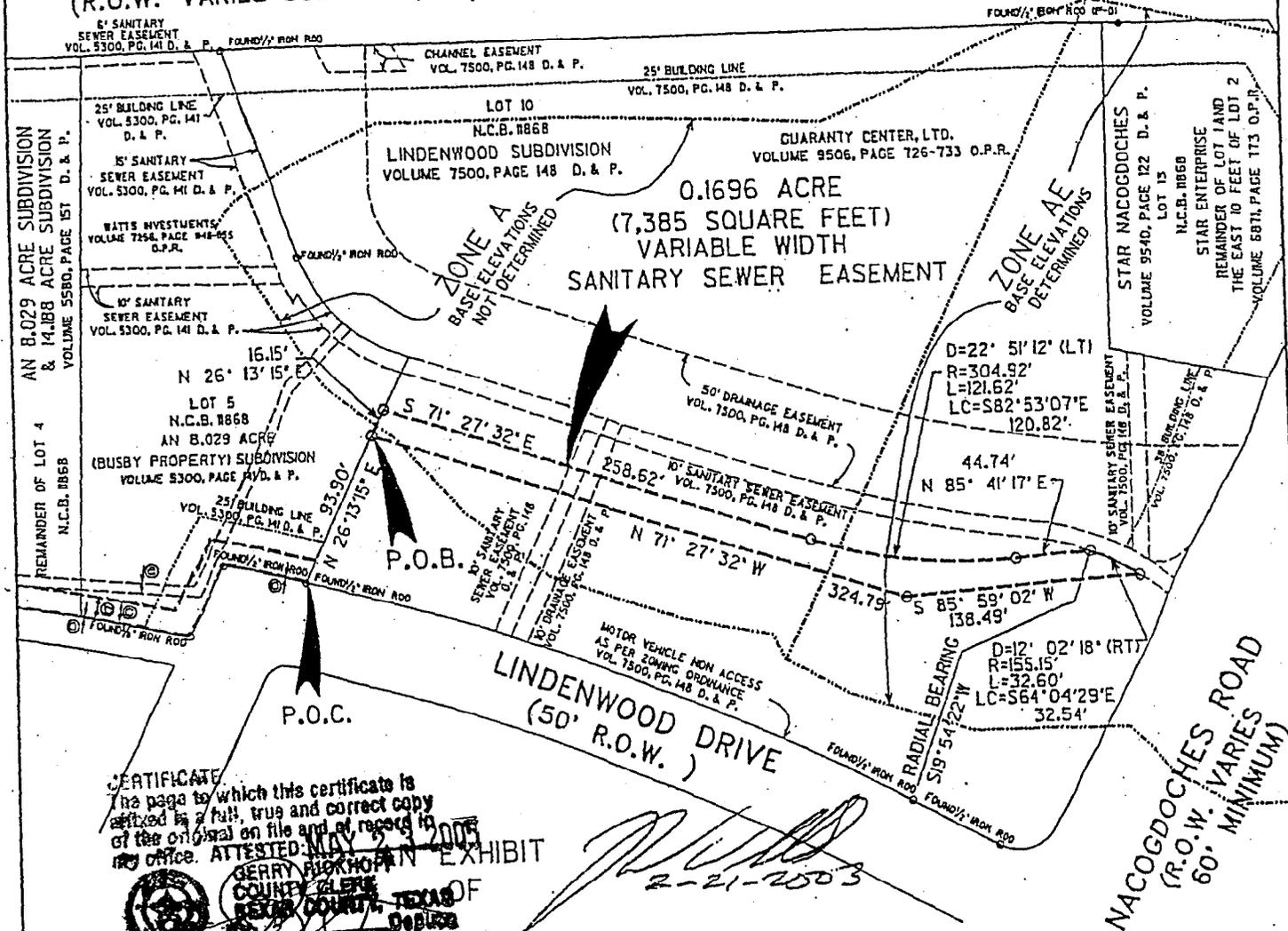
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY TEXAS
- D. & P. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.C.B. NEW CITY BLOCK
- (P-D) PAPE DAWSON ENGINEERS INC

JOB NUMBER: 3539-65
 PROJECT NAME: I.H. 410 -NACOGDOCHES DRAINAGE
 PARCEL NUMBER: 16873E

SCALE: 1" = 100'



**N.E. LOOP 410
 (R.O.W. VARIES 300' MINIMUM)**



CERTIFICATE
 The page to which this certificate is affixed is a full, true and correct copy of the original on file and of record in my office. ATTESTED MAY 5 2003
 GERRY BUCKHOFF
 COUNTY CLERK
 BEXAR COUNTY, TEXAS

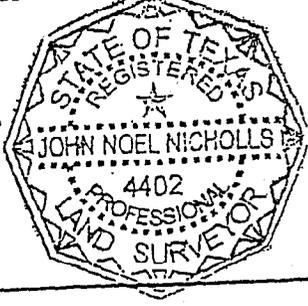
[Signature]
 2-21-2003

A 0.1696 ACRE, OR 7,385 SQUARE FEET, TRACT OF LAND BEING A VARIABLE WIDTH SANITARY SEWER EASEMENT OUT OF THAT TRACT CONVEYED TO GUARANTY CENTER LTD., DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9506, PAGES 726-733 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF LOT 10, IN NEW CITY BLOCK (N.C.B.) 11868 OF THE CITY OF SAN ANTONIO IN THE LINDENWOOD SUBDIVISION RECORDED IN VOLUME 7500, PAGE 148 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

- Ⓢ 10' NON-ACCESS EASEMENT VOL. 2673, PAGE 12310 O.P.R.
- Ⓢ 11' ELECTRIC EASEMENT VOL. 3109, PAGE 255 O.P.R.
- Ⓢ 12' TELEPHONE EASEMENT VOL. 3009, PAGE 245 O.P.R. VOL. 3945, PAGE 62
- Ⓢ 10' NON-ACCESS EASEMENT VOL. 348E, PAGE 1910 O.P.R.
- Ⓢ 6' STORM DRAIN EASEMENT VOL. 3890, PAGE 739-755 O.P.R.

NOTES:
 BEARINGS ARE BASED ON THE INTERSTATE HIGHWAY LOOP 410 RIGHT-OF-WAY MAP.
 THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE PREPARATION OF A FIELD NOTE DESCRIPTION.
 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL ENGINEERS



SAN ANTONIO TEXAS 78216
 555 EAST RAMSEY 210-375-9000



FIELD NOTES
FOR

A 0.2938 acre, or 12,795 square feet, tract of land being a variable width drainage easement out of that tract conveyed to Guaranty Center, Ltd., described in instrument recorded in Volume 9506, Pages 726-733 of the Official Public Records of Real Property of Bexar County, Texas, out of Lot 10, in New City Block (N.C.B.) 11868 of the City of San Antonio in the Lindenwood Subdivision recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County Texas. Said 0.2938 acre tract being more fully described as follows:

COMMENCING: At a found 1/2" iron rod on the north right-of-way line of Lindenwood Drive, a 50 foot right-of-way, said iron rod being the southwest corner of said Lot 10, and the most easterly southeast corner of Lot 5, in New City Block (N.C.B.) 11868 of the City of San Antonio in An 8.029 Acre (Busby Property) Subdivision recorded in Volume 5300, Page 141 of the Deed and Plat Records of Bexar County Texas;

THENCE: N 26°13'15"E, departing the north right-of-way line of Lindenwood Drive, along and with the common line of said Lots 5 and 10, a distance of 110.05 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING and the southwest corner of this tract;

THENCE: N 26°13'15"E, continuing along and with the said common line, a distance of 33.83 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south line of a 50 foot drainage easement described in the aforementioned Plat of Lindenwood Subdivision and being the northwest corner of this tract;

THENCE: S 71°00'00"E, departing the said common line, along and with the said 50 foot drainage easement, a distance of 209.98 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along and with the said 50 foot drainage easement, along the arc of a curve to the left, said curve having a radius of 804.47 feet, a central angle of 12°00'00", a chord bearing and distance of S 77°00'00" E, 168.18 feet, and an arc length of 168.49 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of reverse curvature;

THENCE: Along and with the said 50 foot drainage easement, along the arc of a curve to the right, said curve having a radius of 161.24 feet, a central angle of 20°00'51", a chord bearing and distance of S 72°59'35" E, 56.04 feet, and an arc length of 56.32 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the most easterly corner of this tract;

THENCE: S 85°41'17"W, departing the said 50 foot drainage easement, a distance of 66.05 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along the arc of a curve to the right, said curve having a radius of 304.92 feet, a central angle of 22°51'12", a chord bearing and distance of N 82°53'07" W, 120.82 feet, and an arc length of 121.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

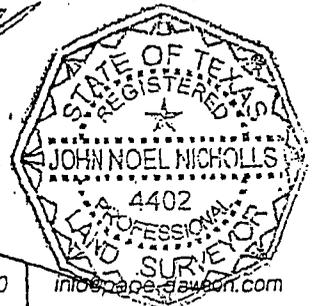
THENCE: N 71°27'32"W, a distance of 258.61 feet to the POINT OF BEGINNING and containing 0.2938 acres of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 28, 2000
REVISED: July 12, 2002, February 21, 2003
JOB No.: 3539-65
DOC.ID.: H:\3539\65\dgn\exhibits\353965a.doc

CERTIFICATE
The page to which this certificate is affixed is a true and correct copy of the original on file and recorded in the office.
ATTESTED: *[Signature]* 2005



GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS
Deputy



PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

V00022-1580

EXHIBIT B

The above referenced property is within the special flood hazard areas inundated by 100-year flood floodway areas in Zone A Base flood elevations not determined. (PARENT TRACT 8,985 SF) Zone AE Base flood elevations determined. (PARENT TRACT 3,817 SF) as scaled from the F.E.M.A. Flood Insurance Rate Map 289 of 900, Community Panel Number 48029C0426 E, dated February 16, 1996 for Bexar County, Texas and incorporated areas.

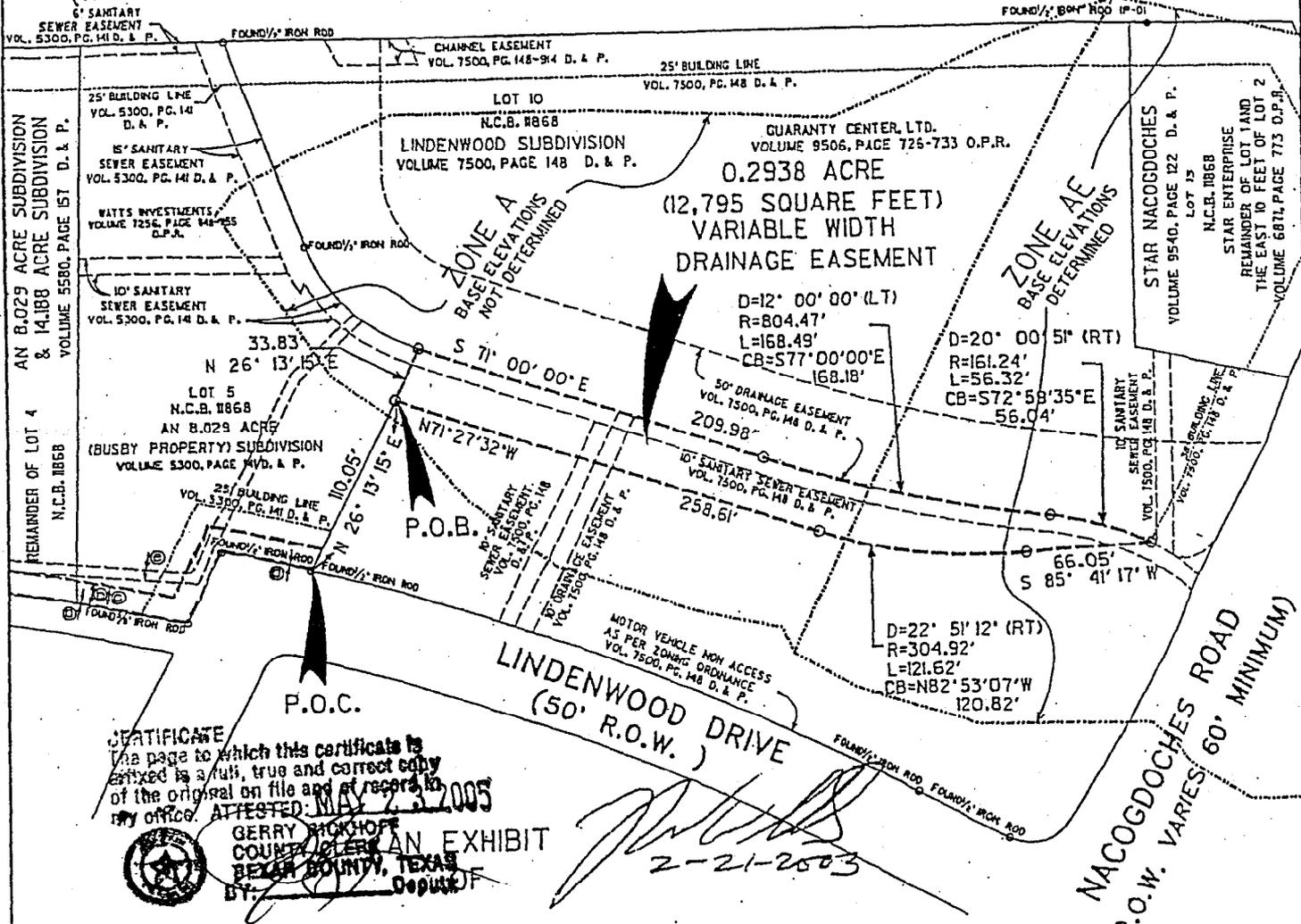
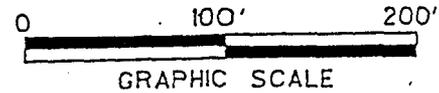
N.E. LOOP 410
(R.O.W. VARIES 300' MINIMUM)

LEGEND:

O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY TEXAS
D. & P.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.C.B.	NEW CITY BLOCK
(P-D)	PAPE DAWSON ENGINEERS INC

JOB NUMBER: 3539-65
PROJECT NAME: I.H.410 -
-NACOGDOCHES DRAINAGE
PARCEL NUMBER: 16874E

SCALE: 1" = 100'



CERTIFICATE
This page to which this certificate is
attached is a full, true and correct copy
of the original on file and of records in
my office. ATTESTED: **MAY 23 2005**
GERRY BICKHOPE
COUNTY CLERK AN EXHIBIT
BEXAR COUNTY, TEXAS
Deputy

A 0.2938 ACRE, OR 12,795 SQUARE FEET, TRACT OF LAND BEING A VARIABLE WIDTH DRAINAGE EASEMENT OUT OF THAT TRACT CONVEYED TO GUARANTY CENTER, LTD., DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9506, PAGES 726-733 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF LOT 10, IN NEW CITY BLOCK (N.C.B.) 8868 OF THE CITY OF SAN ANTONIO IN THE LINDENWOOD SUBDIVISION RECORDED IN VOLUME 7500, PAGE 148 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

- ① 10' NON-ACCESS EASEMENT VOL. 2673, PAGE 123 O.P.R.
- ② 14' ELECTRIC EASEMENT VOL. 3809, PAGE 255 O.P.R.
- ③ 12' TELEPHONE EASEMENT VOL. 3809, PAGE 245 O.P.R. VOL. 3945, PAGE 62
- ④ 10' NON-ACCESS EASEMENT VOL. 3486, PAGE 190 O.P.R.
- ⑤ 6' STORM DRAIN EASEMENT VOL. 3890, PAGE 739-755 O.P.R.

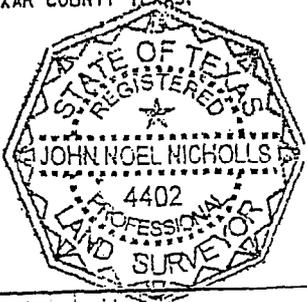
NOTES:
BEARINGS ARE BASED ON THE INTERSTATE HIGHWAY LOOP 410 RIGHT-OF-WAY MAP.

THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE PREPARATION OF A FIELD NOTE DESCRIPTION.

1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL ENGINEERS

SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000





FIELD NOTES
FOR

A 0.2782 acre, or 12,120 square feet, tract of land being a variable width construction easement out of that tract conveyed to Guaranty Center Ltd., described in instrument recorded in Volume 9506, Pages 726-733 of the Official Public Records of Real Property of Bexar County, Texas, out of Lot 10, in New City Block (N.C.B.) 11868 of the City of San Antonio in the Lindenwood Subdivision recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County Texas. Said 0.2782 acre tract being more fully described as follows:

- COMMENCING: At a found 1/2" iron rod on the north right-of-way line of Lindenwood Drive, a 50 foot right-of-way, said iron rod being the southwest corner of said Lot 10, and the most easterly southeast corner of Lot 5, in New City Block (N.C.B.) 11868 of the City of San Antonio in An 8.029 Acre (Busby Property) Subdivision recorded in Volume 5300, Page 141 of the Deed and Plat Records of Bexar County Texas.
- THENCE: N 26°13'15"E, departing the north right-of-way line of Lindenwood Drive, along and with the common line of said Lots 5 and 10, a distance of 68.68 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING and the southwest corner of this tract;
- THENCE: N 26°13'15"E, continuing along and with the said common line, a distance of 25.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the northwest corner of this tract;
- THENCE: S 71°27'32"E, departing the said common line, a distance of 324.79 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;
- THENCE: N 85°59'02"E, a distance of 138.52 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south line of a 10 foot sanitary sewer easement described in instrument recorded in Volume 7500, Page 148 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 58°52'32"E, along and with the said 10 foot sanitary sewer easement, a distance of 22.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the west right-of-way line of Nacogdoches Road, right-of-way varies, 60 foot minimum, at the northeast corner of this tract;
- THENCE: S 28°46'21"W, along and with the west right-of-way line of Nacogdoches Road, a distance of 23.48 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of this tract;
- THENCE: N 61°14'30"W, departing the west right-of-way line of Nacogdoches Road, a distance of 14.60 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;
- THENCE: S 85°59'02"W, a distance of 137.22 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;
- THENCE: N 71°27'32"W, a distance of 333.14 feet to the POINT OF BEGINNING and containing 0.2782 of an acre of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

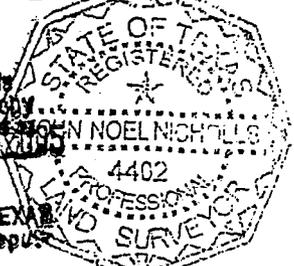
PREPARED BY: Pape-Dawson Engineers, Inc.
 DATE: December 28, 2000.
 REVISION: June 25th, 2002, February 21, 2003, February 25, 2003
 JOB No.: 3539-65
 DOC.ID.: H:\3539\65\dgn\exhibits\353965c.doc

[Handwritten Signature]
 2-25-2003

CERTIFICATE
 The page to which this certificate is affixed is a full, true and correct copy of the original on file and of record in my office. ATTESTED



GERRY BRICKHOFF
 COUNTY CLERK
 BEXAR COUNTY, TEXAS
 Deputy



PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

V00022P158 EXHIBIT

C

The above referenced property is within the special flood hazard areas inundated by 100-year flood floodway areas in Zone A Base flood elevations not determined. (PARENT TRACT 5,900 SF) Zone AE Base flood elevations determined. (PARENT TRACT 5,235 SF) as scaled from the F.E.M.A. Flood Insurance Rate Map 289 of 900, Community Panel Number 48029C0426.E, dated February 16, 1996 for Bexar County, Texas and incorporated areas.

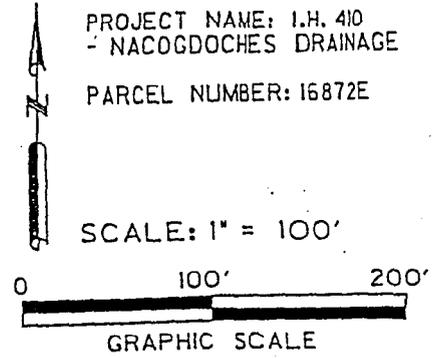
JOB NUMBER: 3539-65

PROJECT NAME: I.H. 410 - NACOGDOCHES DRAINAGE

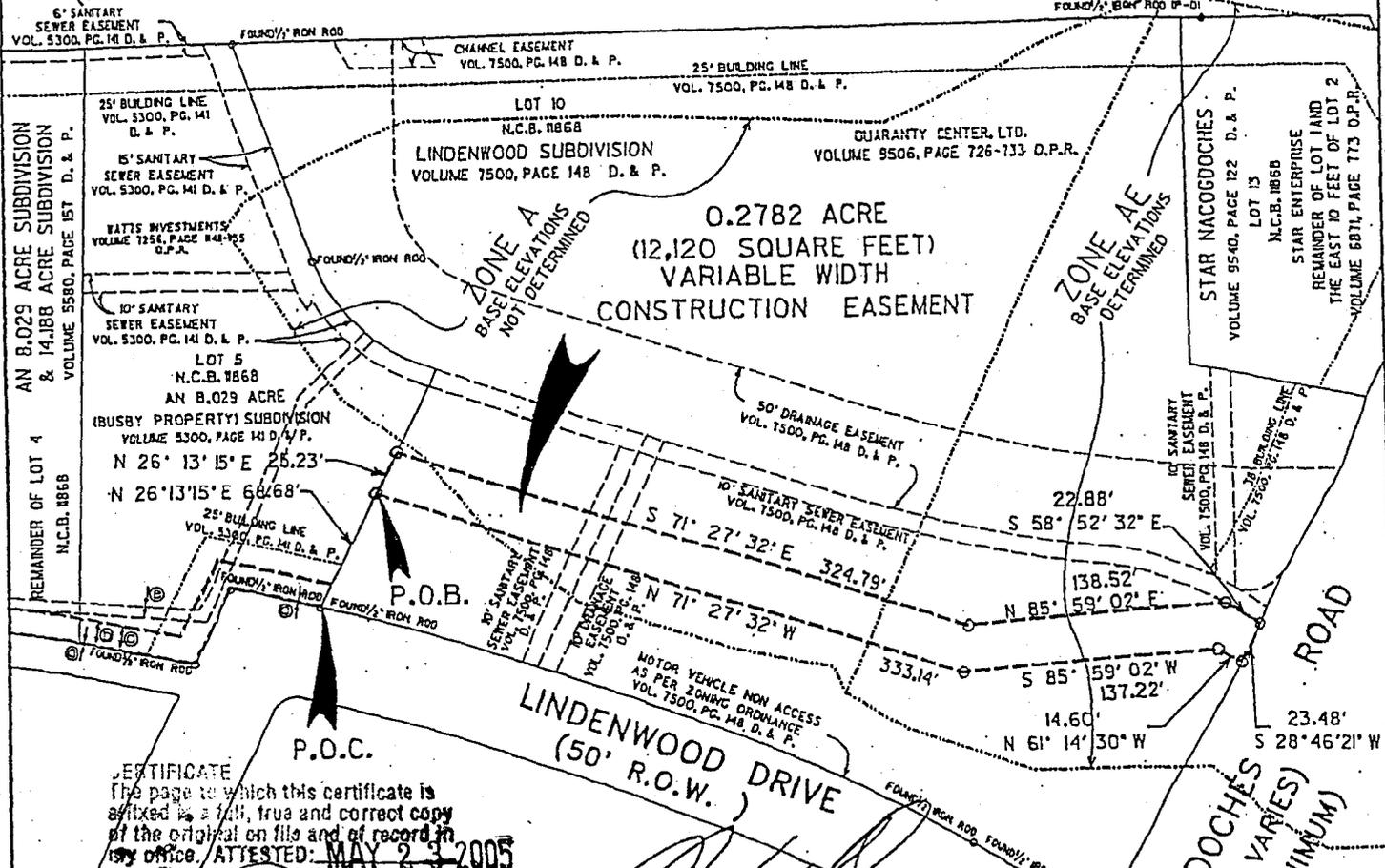
PARCEL NUMBER: 16872E

LEGEND:

O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY TEXAS
D. & P.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.C.B.	NEW CITY BLOCK
(P-D)	PAPE DAWSON ENGINEERS INC



N.E. LOOP 410
(R.O.W. VARIES 300' MINIMUM)



CERTIFICATE
The page to which this certificate is affixed is a full, true and correct copy of the original on file and of record in my office. ATTESTED: **MAY 23 2005**
GERRY BICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS
Deputy

[Handwritten Signature]
2-21-2003

A 0.2782 ACRE, OR 12,120 SQUARE FEET, TRACT OF LAND BEING A VARIABLE WIDTH CONSTRUCTION EASEMENT OUT OF THAT TRACT CONVEYED TO GUARANTY CENTER LTD., DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9506, PAGES 726-733 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF LOT 10, IN NEW CITY BLOCK (N.C.B.) 11868 OF THE CITY OF SAN ANTONIO IN THE LINDENWOOD SUBDIVISION RECORDED IN VOLUME 7500, PAGE 148 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

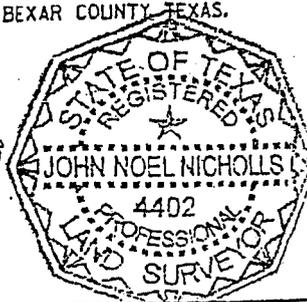
- ⊙ 10' NON-ACCESS EASEMENT VOL. 2673, PAGE 12310, O.P.R.
- ⊙ 14' ELECTRIC EASEMENT VOL. 3809, PAGE 255 O.P.R.
- ⊙ 12' TELEPHONE EASEMENT VOL. 3809, PAGE 245 O.P.R. VOL. 3945, PAGE 62
- ⊙ 10' NON-ACCESS EASEMENT VOL. 3486, PAGE 1910 O.P.R.
- ⊙ 6' STORM DRAIN EASEMENT VOL. 3890, PAGE 739-755 O.P.R.

NOTES:
BEARINGS ARE BASED ON THE INTERSTATE HIGHWAY LOOP 410 RIGHT-OF-WAY MAP.

THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE PREPARATION OF A FIELD NOTE DESCRIPTION.

1/2" IRON ROD WITH A YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL



SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000