

AN ORDINANCE      101276

**AUTHORIZING 1999-2004 GENERAL OBLIGATION STREET IMPROVEMENT BOND FUNDS IN THE AMOUNT OF \$81,470.00 AND 2001 CERTIFICATES OF OBLIGATION IN THE AMOUNT OF \$170,718.00 FOR A TOTAL AMOUNT OF \$252,188.00 FOR THE ACQUISITION OF FEE SIMPLE TITLE AND FOR OTHER MISCELLANEOUS EXPENSES IN CONNECTION WITH EIGHT (8) PARCELS OF REAL PROPERTY AND DECLARING THE STAHL AT O'CONNOR AND JUDSON RECONSTRUCTION PROJECT (PROJECT), LOCATED IN COUNCIL DISTRICT 10, TO BE A PUBLIC PROJECT; DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF THE FEE SIMPLE TITLE AND/OR EASEMENT INTEREST TO PRIVATELY OWNED REAL PROPERTY DESCRIBED BELOW, BY NEGOTIATIONS AND/OR CONDEMNATION, IF NECESSARY, FOR PUBLIC IMPROVEMENTS FOR USE AS A PART OF THE PROJECT, ALL PROPERTIES BEING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, FOR A PUBLIC PURPOSE; ESTABLISHING JUST COMPENSATION FOR THE PROPERTY; APPROPRIATING FUNDS FOR THE ACQUISITION OF THE PROPERTIES AND OTHER MISCELLANEOUS EXPENSES ASSOCIATED WITH THE PROJECT SUCH AS APPRAISALS AND ATTORNEY'S FEES; AUTHORIZING THE CITY ATTORNEY AND/OR DESIGNATED SPECIAL COUNSEL TO FILE EMINENT DOMAIN PROCEEDINGS, IF NECESSARY; AND AUTHORIZING NEGOTIATIONS AND ACQUISITION OF THE FOLLOWING PROPERTIES ON THE APPROVED TERMS:**

ACRE(S)	LOT(S)	BLOCK	NCB
0.077	4	B	15705
0.005	6	15	16425
0.017	8	15	16425
0.014	10	15	16425
0.014	11	15	16425
0.014	12	15	16425
0.060	40	1	17759
0.022	1	1	17787

\* \* \* \* \*

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

**WHEREAS**, it is further necessary to acquire the fee simple title and/or easement interest in eight parcels of land for use as part of the Project and the property to be acquired is described in Section 3 below, and more fully in **Attachment I** attached hereto and incorporated herein for all purposes; and

**WHEREAS**, in order to proceed with the acquisition of the Property, it is also deemed necessary and appropriate to establish just compensation for the Property to be acquired; and

**WHEREAS**, independent appraisals for the Property to be acquired have been completed and reviewed by the City's staff of the Real Estate Section of the Public Works Department and a fair market value determined for the Property; and

**WHEREAS**, title fees, legal fees, appraisal fees, right of entry fees, miscellaneous expenses to prepare each parcel for use, and lender fees will have to be paid as necessary expenses for the completion of the Project; and

**WHEREAS**, funds are available to acquire the property and pay the necessary expenses for this project; **NOW THEREFORE**,

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

**SECTION 1.** The Stahl at O'Connor and Judson Reconstruction Project (the "Project") is hereby declared to be a necessary public project.

**SECTION 2.** The City Council of the City of San Antonio finds a public necessity exists to acquire the fee simple title to and/or easement(s) over certain privately owned real property, by negotiation and/or condemnation, if necessary, for the location, construction, operation, reconstruction, improvement, repair and maintenance of public improvements including but not limited to street, drainage and/or utility improvements as part of the Project in San Antonio, Bexar County, Texas.

**SECTION 3.** A specific public necessity exists to acquire by negotiation and/or condemnation; if necessary, the property more specifically described in **Attachment I** incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property".

**SECTION 4.** The approved compensation for the Property is shown in **Attachment II** which is attached hereto and incorporated herein for all purposes.

**SECTION 5.** The following financial adjustments are hereby authorized to effect this Ordinance:

- (a) The amount of \$81,470.00 is appropriated in SAP fund 45979000, 1999 General Obligation Street Improvement Bonds, WBS **GO-00070-01-01-99** SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to **23-00844-90-12**. The amount of \$81,470.00 is authorized to be transferred to SAP fund 45099000.
- (b) The amount of \$170,718.00 is appropriated in SAP fund 43171000, 2001 Certificates of Obligation, WBS **CO-00029-01-01-56** SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to **23-00844-90-13**. The amount of \$170,718.00 is authorized to be transferred to SAP fund 43099000
- (c) The budget in SAP fund 45099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, shall be revised by increasing WBS element **23-00844-90-12**, entitled TRF FR WBS **GO-00070-01-01-99**, SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$81,470.00.
- (d) The budget in SAP fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, shall be revised by increasing WBS element **23-**

**00844-90-13**, entitled TRF FR WBS **CO-00029-01-01-56** , SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$170,718.00

- (e) The amount of \$81,470.00 is appropriated in Fund 45099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-04, GL 5209010 and is authorized to be encumbered and made payable for acquisition to 8 parcels when a purchase order is issued.
- (f) The amount of \$125,218.00 is appropriated in Fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-04, GL 5209010 and is authorized to be encumbered and made payable for land acquisition of 8 parcels when a purchase order is issued.
- (g) The amount of \$10,000.00 is appropriated in Fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-03, GL 5201050 and is authorized to be encumbered and made payable for Legal expenses when a purchase order is issued.
- (h) The amount of \$2,800.00 is appropriated in Fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-02, GL 5201160 and is authorized to be encumbered and made payable for appraisal fees when a purchase order is issued.
- (i) The amount of \$6,700.00 is appropriated in Fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-01, GL 5209010 and is authorized to be encumbered and made payable for Title fees when a purchase order is issued.
- (j) The amount of \$26,000.00 is appropriated in Fund 43099000, Project Definition 23-00844, Stahl at O'Connor and Judson Reconstruction Project, WBS element 23-00844-03-02-05, GL 5209010 and is authorized to be encumbered and made payable for land acquisition costs when a purchase order is issued.

**SECTION 6.** 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 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 7.** The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value as found in Section 4, above, to execute sales agreements purchasing the Property from the owners as the owner's 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 of the City and its citizens 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 8.** In the event that the City staff is unable to acquire one of more parcels of the Property by negotiation by reason of its inability to agree with the owners thereof as to the value of the parcels, or is unable to acquire the parcels 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 the law firm of Davidson & Troilo, P.C. and the law firm of Bracewell & Giuliani, L.L.P., and the law firm of Oppenheimer, Blend, Harrison + Tate, Inc. 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 9.** Staff is authorized to transfer funds within the project budget to accomplish the project, in accordance with established financial procedures.

**SECTION 10.** This Ordinance shall be effective on the 4th day of September, 2005.

**PASSED AND APPROVED this the 25th day of August, 2005.**



M A Y O R

PHIL HARDBERGER

ATTEST:

  
CITY CLERK

APPROVED AS TO FORM:

  
for City Attorney

# **Attachment I**

**TO**

**Ordinance No. \_\_\_\_\_**

**Passed and Approved on**

**August 25, 2005**

**Metes & Bounds Descriptions for**

**The Stahl at O-Connor and  
Judson Reconstruction Project**

Parcel #16591

FEE SIMPLE

Field notes for a tract of land containing 3,360.96 square feet (0.077 Acres) being out of Lot 4, Block B, N.C.B. 15705, Fertile Valley Farms Subdivision as recorded in Volume 3377, Pages 76-78 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a ½" iron pin set in the ground along the southeast right-of-way line of Stahl Road, said point being S 60°03'00" W- 288.24 feet from the southeast cutback line of Stahl Road and O'Connor Road and also being the northeast corner of Lot 4, Block B, N.C.B. 15705, Fertile Valley Farms Subdivision as recorded in Volume 3377, Pages 76-78 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: S 28°38'00" E with the common boundary line of Lot 4 and Lot 5, Block B, N.C.B. 15705 a distance of 16.00 feet to a ½" iron pin set in the ground for the easternmost corner of this tract;

THENCE: S 60°03'00" W a distance of 210.06 feet to a ½" iron pin set in the ground along the southwest boundary line of Lot 4, Block B, N.C.B. 15705 for the southernmost corner of this tract;

THENCE: N 28°38'00" W with the common boundary line of Lot 4 and Lot 3, Block B, N.C.B. 15705 a distance of 16.00 feet to a ½" iron pin set in the ground at the westernmost corner of said Lot 4, Block B, N.C.B. 15705, said point also being along the southeast right-of-way line of Stahl Road for the westernmost corner of this tract;

THENCE: N 60°03'00" E with the southeast right-of-way line of Stahl Road and the northwest boundary line of Lot 4, Block B, N.C.B. 15705 a distance of 210.06 feet to the POINT OF BEGINNING for this tract of land containing 3,360.96 square feet (0.077 Acres), more or less.

5/10/04  
  
Razi S. Hosseini

Field notes for a tract of land containing 201.90 square feet (0.005 Acres) being out of Lot 6, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

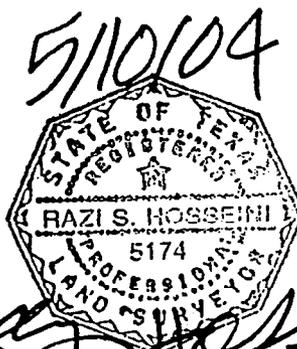
BEGINNING: at a ½" iron pin set in the ground along the southeast right-of-way line of Stahl Road, said point being N 61°20'02"E – 54.04' from the point of intersection of the southeast right of way line of Stahl Road with the northeast right of way line of O'Connor Road and also being a corner of Lot 6, Block 15, N.C.B. 16425, Ranchland Hills Subdivision, Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 61°20'02" E with the southeast right-of-way line of Stahl Road and with the northwest boundary line of Lot 6, Block 15, N.C.B. 16425 a distance of 75.40 feet to a ½" iron pin set in the ground for the northernmost corner of this tract;

THENCE: S 57°05'28" W a distance of 68.50 feet to a ½" iron pin set in the ground at the point of curvature of a circular curve to the left having a radius of 52.00 feet and a central angle of 4°04'11" for a corner of this tract;

THENCE: in a southwesterly direction with the arc of said circular curve to the left an arc distance of 3.69 feet to a ½" iron pin set at the point of tangency of said curve, said point also being along the common boundary line of Lot 6 and Lot 7, Block 15, N.C.B. 16425 for a corner of this tract;

THENCE: N 60°38'31" W with the common boundary line of Lot 6 and Lot 7, Block 15, N.C.B. 16425 distance of 6.46 feet to the POINT OF BEGINNING for this tract of land containing 201.90 square feet (0.005 Acres), more or less.

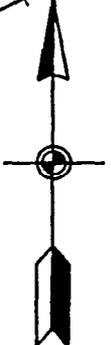


*Razi Hosseini*

Parcel #16589

Plat Reference:  
Ranchland Hills Unit-2 Sub  
Volume 6900, Page 105  
Deed & Plat Records  
Bexar County, Texas

N



Scale: 1"=20'

Stahl Road

Road

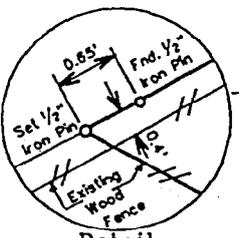
201.90 sq.ft.  
(0.005 Ac.)

N 61° 20' 02" E - 75.40'  
S 57° 05' 28" W - 68.50'

P.O.B.

N 6° 46' 00" E - 54.04'  
N 60° 38' 31" W

Curve Data  
A=4° 04' 11"  
R=52.00' 11"  
L=3.69'  
T=1.85'  
Ch=3.69'



Detail  
Not to Scale

Remaining Portion of  
LOT 6

N.C.B.  
B.L.K.  
15425  
LOT 7

O'Connor Road  
60' Right of Way

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS 10TH DAY OF MAY, 2004.

*Razi Hosseini*

RAZI S. HOSSEINI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5174



SURVEY OF:

A TRACT OF LAND CONTAINING 201.90 SQ. FT. (0.005 AC.) BEING OUT OF LOT 6, BLOCK 15, N.C. 16425, RANCLAND HILLS UNIT-2, SAN ANTONIO BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO  
DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
DATE: APRIL 2, 2004  
SURVEYOR: N. DEL VALLE, I  
FILE: H-2108g

Parcel #16584  
FEE SIMPLE

Field notes for a tract of land containing 745.20 square feet (0.017 Acres) being out of Lot 8, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a ½" iron pin set in the ground along the northeast right-of-way line of O'Connor Road, said point being S 27°32'46" E- 123.04 feet from the point of intersection of the northeast right of way line of O'Connor Road with the southeast right of way line of Stahl Road and said point also being the westernmost corner of Lot 8, Block 15, N.C.B. 16425, Ranchland Hills Subdivision, Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 68°05'07" E with the common boundary line of Lot 8 and Lot 7, Block 15, N.C.B. 16425 a distance of 11.06 feet to a ½" iron pin set in the ground for the northernmost corner of this tract;

THENCE: S 25°01'30" E a distance of 45.70 feet to a ½" iron pin set in the ground for a corner of this tract;

THENCE: S 27°32'46" E a distance of 31.42 feet to a ½" iron pin set in the ground along the southeast boundary line of Lot 8, Block 15, N.C.B. 16425 for the easternmost corner of this tract;

THENCE: S 62°30'36" W with the common boundary line of Lot 8 and Lot 9, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin found in the ground at the southernmost corner of said Lot 8, Block 15, N.C.B. 16425, said point also being along the northeast right-of-way line of O'Connor Road for the southernmost corner of this tract;

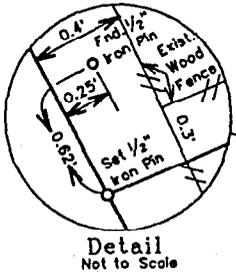
THENCE: N 27°32'46" W with the northeast right-of-way line of O'Connor Road and the southwest boundary line of Lot 8, Block 15, N.C.B. 16425 a distance of 78.15 feet to the POINT OF BEGINNING for this tract of land containing 745.20 square feet (0.017 Acres), more or less.

5/10/04  
C. B. F.

Reference:  
Ranchland Hills Unit-2 Subd.  
Volume 8900, Page 106  
Deed & Plat Records  
Bexar County, Texas

Parcel #16584

N.C.B.  
BLOCK 15  
LOT 7  
LOT 8  
LOT 9  
Remaining Portion of LOT 8



Detail  
Not to Scale

N71°30'46"W-133.04' to P.I. with  
SE R.O.W. line of State Road

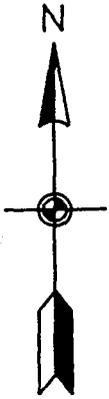
P.O.B.

O'Connor  
Road

60'  
Right of Way

Road

745.20 sq.ft.  
(0.017 Ac.)



Scale: 1"=20'

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS 10TH DAY OF MAY, 2004.

*Razi Hosseini*

RAZI S. HOSSEINI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5174



SURVEY OF:

A TRACT OF LAND CONTAINING 745.20 SQ. FT. (0.017 AC.) BEING OUT OF LOT 8, BLOCK 15, N.C.B. 16425, RANCHLAND HILLS UNIT-2, SAN ANTONIO, BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO  
DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
DATE: APRIL 2, 2004  
SURVEYOR: N.DEL VALLE, BK.  
FILE: H-2108e

Parcel #16586  
FEE SIMPLE

Field notes for a tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 10, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a ½" iron pin set in the ground along the northeast right-of-way line of O'Connor Road, said point being S 27°32'46" E- 271.19 feet from the point of intersection of the northeast right of way line of O'Connor Road with the southeast right of way line of Stahl Road and said point also being the westernmost corner of Lot 10, Block 15, N.C.B. 16425, Ranchland Hills Subdivision, Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 62°30'36" E with the common boundary line of Lot 10 and Lot 9, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin set in the ground for the northernmost corner of this tract;

THENCE: S 27°32'46" E a distance of 70.00 feet to a ½" iron pin set in the ground along the southeast boundary line of Lot 10, Block 15, N.C.B. 16425 for the easternmost corner of this tract;

THENCE: S 62°30'36" W with the common boundary line of Lot 10 and Lot 11, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin set in the ground at the southernmost corner of said Lot 10, Block 15, N.C.B. 16425, said point also being along the northeast right-of-way line of O'Connor Road for the southernmost corner of this tract;

THENCE: N 27°32'46" W with the northeast right-of-way line of O'Connor Road and the southwest boundary line of Lot 10, Block 15, N.C.B. 16425 a distance of 70.00 feet to the POINT OF BEGINNING for this tract of land containing 630.00 square feet (0.014 Acres), more or less.



*Razi Hosseini*

Parcel #16587  
FEE SIMPLE

Field notes for a tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 11, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a ½" iron pin set in the ground along the northeast right-of-way line of O'Connor Road, said point being S 27°32'46" E- 341.19 feet from the point of intersection of the northeast right of way line of O'Connor Road with the southeast right of way line of Stahl Road and said point also being the westernmost corner of Lot 11, Block 15, N.C.B. 16425, Ranchland Hills Subdivision, Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 62°30'36" E with the common boundary line of Lot 11 and Lot 10, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin set in the ground for the northernmost corner of this tract;

THENCE: S 27°32'46" E a distance of 70.00 feet to a ½" iron pin set in the ground along the southeast boundary line of Lot 11, Block 15, N.C.B. 16425 for the easternmost corner of this tract;

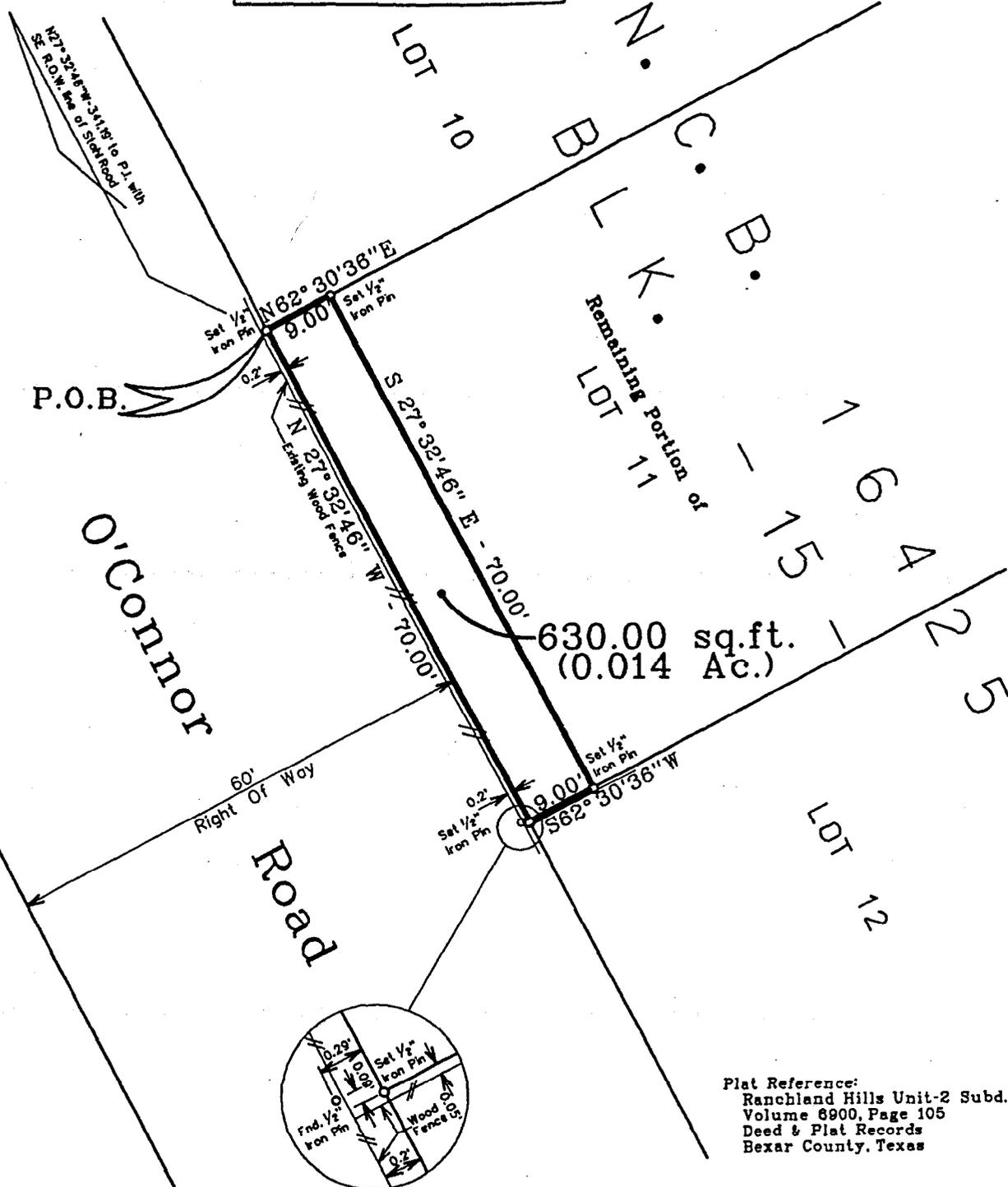
THENCE: S 62°30'36" W with the common boundary line of Lot 11 and Lot 12, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin set in the ground at the southernmost corner of said Lot 11, Block 15, N.C.B. 16425, said point also being along the northeast right-of-way line of O'Connor Road for the southernmost corner of this tract;

THENCE: N 27°32'46" W with the northeast right-of-way line of O'Connor Road and the southwest boundary line of Lot 11, Block 15, N.C.B. 16425 a distance of 70.00 feet to the POINT OF BEGINNING for this tract of land containing 630.00 square feet (0.014 Acres), more or less.



*Razi S. Hosseini*

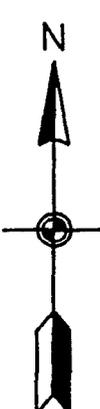
Parcel #16587



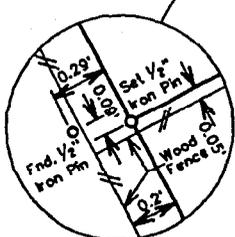
P.O.B.

O'CONNOR  
Road

630.00 sq.ft.  
(0.014 Ac.)



Scale: 1"=20'



Detail  
Not to Scale

Plat Reference:  
 Ranchland Hills Unit-2 Subd.  
 Volume 6900, Page 105  
 Deed & Plat Records  
 Bexar County, Texas

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS 12TH DAY OF MAY, 2004.

*Razi Hosseini*

RAZI S. HOSSEINI  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5174

SURVEY OF:

A TRACT OF LAND CONTAINING 630.00 SQ. FT. (0.014 AC.) BEING OUT OF LOT 11, BLOCK 15, N.C.B. 16425, RANCLAND HILLS UNIT-2, SAN ANTONIO, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 DATE: APRIL 29, 2004  
 SURVEYOR: N.DEL VALLE, BK.  
 FILE: H-2108b

Parcel #16588  
FEE SIMPLE

Field notes for a tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 12, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a ½" iron pin set in the ground along the northeast right-of-way line of O'Connor Road, said point being S 27°32'46" E- 411.19 feet from the point of intersection of the northeast right of way line of O'Connor Road with the southeast right of way line of Stahl Road and said point also being the westernmost corner of Lot 12, Block 15, N.C.B. 16425, Ranchland Hills Subdivision, Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 62°30'36" E with the common boundary line of Lot 12 and Lot 11, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin set in the ground for the northernmost corner of this tract;

THENCE: S 27°32'46" E a distance of 70.00 feet to a ½" iron pin set in the ground along the southeast boundary line of Lot 12, Block 15, N.C.B. 16425 for the easternmost corner of this tract;

THENCE: S 62°30'36" W with the common boundary line of Lot 12 and Lot 13, Block 15, N.C.B. 16425 a distance of 9.00 feet to a ½" iron pin found in the ground at the southernmost corner of said Lot 12, Block 15, N.C.B. 16425, said point also being along the northeast right-of-way line of O'Connor Road for the southernmost corner of this tract;

THENCE: N 27°32'46" W with the northeast right-of-way line of O'Connor Road and the southwest boundary line of Lot 12, Block 15, N.C.B. 16425 a distance of 70.00 feet to the POINT OF BEGINNING for this tract of land containing 630.00 square feet (0.014 Acres), more or less.

5/10/04



*Razi S. Hoggini*

H-2108a

Field notes for a tract of land containing 2,592.00 square feet (0.060 Acres) being out of Lot 40, Block 1, N.C.B. 17759, Southland Corp. Subdivision, Unit 4 as recorded in Volume 9200, Page 245 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

**BEGINNING:** at a ½" iron pin set in the ground at the point of tangency of a circular curve to the right having a radius of 15.00 feet and a central angle of 90°06'00" at the northwest corner of the intersection of the southwest right-of-way line of O'Connor Road and the northwest right of way line of Stahl Road and also being a corner of Lot 40, Block 1, N.C.B. 17759, Southland Corp. Subdivision Unit 4 as recorded in Volume 9200, Page 245 of the Real Property Records of Bexar County, Texas for a corner of this tract;

**THENCE:** in a southerly direction with the arc of said circular curve to the right an arc distance of 23.59 feet to a ½" iron pin set in the ground along the northwest right-of-way line of Stahl Road for a corner of this tract;

**THENCE:** S 60°06'00" W with the northwest right-of-way line of Stahl Road and with the southeast boundary line of Lot 40, Block 1, N.C.B. 17759 a distance of 134.97 feet to a ½" iron pin set in the ground at the southernmost corner of said Lot 40 for the southernmost corner of this tract;

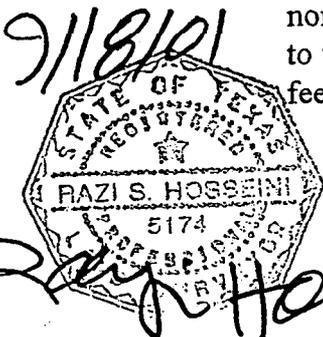
**THENCE:** N 30°00'00" W with the southwest boundary line of Lot 40, Block 1, N.C.B. 17759 a distance of 13.00 feet to a ½" iron pin set in the ground, said point also being a corner of Lot 41, Block 1, N.C.B. 17759 for a corner of this tract;

**THENCE:** N 60°06'00" E a distance of 78.06 feet to an "x" set in concrete for a corner of this tract;

**THENCE:** N 55°29'00" E a distance of 24.12 feet to an "x" set in concrete at the point of tangency of a circular curve to the left having a radius of 52.00 feet and a central angle of 85°29'00" for a corner of this tract;

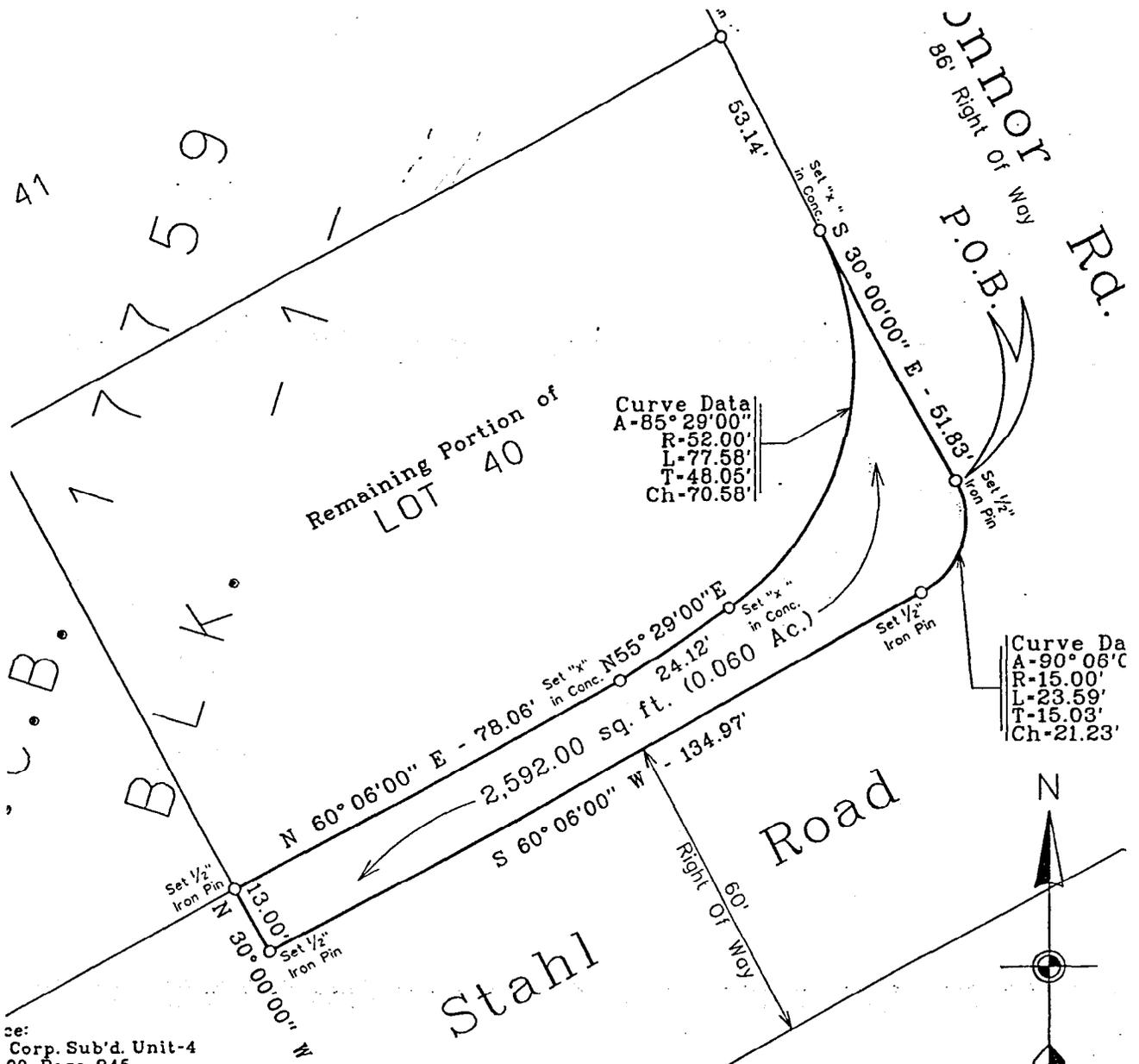
**THENCE:** in a northerly direction with the arc of said circular curve to the left an arc distance of 77.58 feet to an "x" set in concrete along the southwest right-of-way line of O'Connor Road, said point also being along the northeast boundary line of Lot 40, Block 1, N.C.B. 17759 for a corner of this tract;

**THENCE:** S 30°00'00" E with the southwest right-of-way line of O'Connor Road and the northeast boundary line of Lot 40, Block 1, N.C.B. 17759 distance of 51.83 feet to the POINT OF BEGINNING for this tract of land containing 2,592.00 square feet (0.060 Acres), more or less.



*Razi Hosseini*

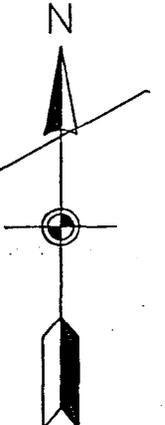
# SITE PLAN PARCEL NO. 16582



see:  
 Corp. Sub'd. Unit-4  
 00, Page 245  
 rty Records  
 nty, Texas

Curve Da  
 A-90°06'c  
 R-15.00'  
 L-23.59'  
 T-15.03'  
 Ch-21.23'

Curve Data  
 A-85°29'00"  
 R-52.00'  
 L-77.58'  
 T-48.05'  
 Ch-70.58'



Scale: 1"=30'

TEXAS  
 F BEXAR

SURVEY OF:

CERTIFY THAT THE ABOVE PLAT  
 AND CORRECT ACCORDING TO AN  
 SURVEY MADE ON THE GROUND  
 UNDER SUPERVISION AND THAT THERE  
 ARE NO ENCROACHMENTS OR

A TRACT OF LAND CONTAINING 2,592.00 SQ. FT.  
 (0.060 AC.) BEING OUT OF LOT 40, BLOCK 1, N.C.B  
 17759, SOUTHLAND CORP. SUBDIVISION UNIT-4,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

Parcel #16572  
FEE SIMPLE

Field notes for a tract of land containing 944.60 square feet (0.022 Acres) being out of Lot 1, Block 1, N.C.B. 17787, Southland Corporation Subdivision, Unit 2 as recorded in Volume 9200, Page 68 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a found "X" on concrete at a cutback line along the northwest right-of-way line of Stahl Road at the intersection with Judson Road, said point also being a corner of Lot 1, Block 1, N.C.B. 17787, Southland Corporation Subdivision, Unit 2 as recorded in Volume 9200, Page 68 of the Deed and Plat Records of Bexar County, Texas for a corner of this tract;

THENCE: N 73°12'43" W with the said cutback line a distance of 15.46 feet to a nail with disk set in a railroad tie for the northwest corner of this tract;

THENCE: N 65°02'05" E a distance of 48.52 feet to an "X" set on concrete for a corner of this tract;

THENCE: N 61°30'43" E a distance of 68.09 feet to a P-K nail set in the ground along the northeast boundary line of Lot 1, Block 1, N.C.B. 17787 for the northeast corner of this tract;

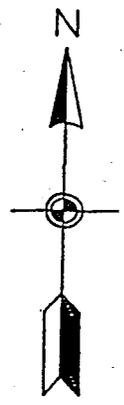
THENCE: S 28°31'57" E with the northeast boundary line of said Lot 1, Block 1, N.C.B. 17787 a distance of 8.00 feet to a P-K nail set in the ground at the southeast corner of said Lot 1, said point also being along the northwest right-of-way line of Stahl Road for the southeast corner of this tract;

THENCE: S 61°30'43" W with the southeast boundary line of said Lot 1, Block 1, N.C.B. 17787 and the northwest right-of-way line of Stahl Road a distance of 105.64 feet to the POINT OF BEGINNING for this tract of land containing 944.60 square feet (0.022 Acres), more or less.

9/18/01  
  
Paul S. Hossain

# SITE PLAN PARCEL NO 16572

Parcel #16572



Scale: 1"=20'

BLK.

Remaining Portion of  
LOT 1

N.C.B.

P-3

177

1

1

S28°31'57"E  
8.00'

Set P-K  
Not

N 61°30'43" E - 68.09'

944.60 sq.ft. (0.022 Ac.)

Set "x"  
on Conc.

N 65°02'05" E - 48.52'

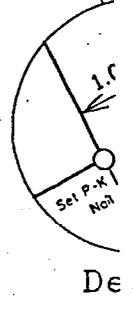
N 73°12'43" W  
15.46'

Found "x"  
on Conc.

Road

Stahl

Right of Way  
55'



Judson  
Road

P.O.B.

Plat Reference:  
The Southland Corp. S  
Volume 9200, Page 68  
Deed & Plat Records  
Bexar County, Texas

TE OF TEXAS  
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**ATTACHMENT II**

**STAHL – O’CONNOR TO JUDSON PROJECT**

<b>PARCEL NO.</b>	<b>LEGAL</b>	<b>VALUE</b>
16591	A tract of land containing 3,360.96 square feet (0.077 Acres) being out of Lot 4, Block B, N.C.B. 15705, Fertile Valley Farms Subdivision as recorded in Volume 3377, Pages 76-78 of the Deed and Plat Records of Bexar County	\$5,900
16589	A tract of land containing 201.90 square feet (0.005 Acres) being out of Lot 6, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County	\$4,400
16584	A tract of land containing 745.20 square feet (0.017 Acres) being out of Lot 8, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas	\$4,750
16586	A tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 10, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas	\$3,800
16587	A tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 11, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County, Texas	\$4,250
16588	A tract of land containing 630.00 square feet (0.014 Acres) being out of Lot 12, Block 15, N.C.B. 16425, Ranchland Hills Subdivision Unit 2 as recorded in Volume 6900, Page 105 of the Deed and Plat Records of Bexar County	\$4,650
16582	A tract of land containing 2,592.0 square feet (0.060 Acres) being out of Lot 40, Block 1, N.C.B. 17759, Southland Corp. Subdivision, Unit 4 as recorded in Volume 9200, Page 245 of the Real Property Records of Bexar County	\$150,821
16572	A tract of land containing 944.60 square feet (0.022 Acres) being out of Lot 1, Block 1, N.C.B. 17787, Southland Corporation Subdivision, Unit 2 as recorded in Volume 9200, Page 68 of the Deed and Plat Records of Bexar County	\$28,117