

AN ORDINANCE 2006-05-04-0530

ESTABLISHING THE VOELCKER PROPERTY ACQUISITION PROJECT; APPROVING THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PURPOSE; AND AUTHORIZING CITY STAFF TO INITIATE THE PROCESS TO ACQUIRE, BY NEGOTIATION AND/OR CONDEMNATION, APPROXIMATELY 311 ACRES OF REAL PROPERTY NECESSARY FOR THE PROJECT OUT OF THE J. B. THOMPSON SURVEY NO. 84, ABSTRACT NO. 740, AND THE P. CALDWELL SURVEY NO. 83, ABSTRACT NO 124, NEW CITY BLOCK 11672 AND NEW CITY BLOCK 17180, IN THE VICINITY OF BLANCO ROAD, THE WURZBACH PARKWAY AND NW MILITARY HWY, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

\* \* \* \* \*

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

**SECTION 1.** The acquisition of the Voelcker Property consisting of approximately 311 acres in San Antonio, Bexar County, Texas, out of the J. B. Thompson Survey No. 84, Abstract No. 740, and the P. Caldwell Survey No. 83, Abstract No 124, New City Block 11672 and New City Block 17180, as is more particularly described by metes and bounds attached hereto as Exhibit A, for public purposes, including parks, green space, and related recreational facilities, is hereby established as a municipal project for the City of San Antonio. Exhibit A is attached hereto and incorporated herein for all purposes. The City Council finds that a public necessity for parks, green space and related recreational facilities exists in the City of San Antonio. The City Manager and staff are authorized to obtain services necessary to investigate the status of title to the property, to survey and to appraise the property. It hereby grants the City Manager and city staff authority to initiate actions to acquire the property necessary for the Project, by purchase or condemnation as may be necessary.

**SECTION 2.** This ordinance shall take effect on the 14th day of May, 2006.

**PASSED AND APPROVED** this 4th day of May, 2006.



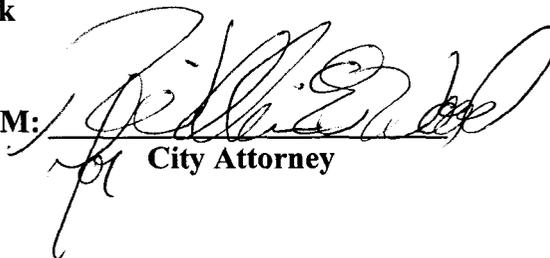
M A Y O R

PHIL HARDBERGER

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** 3.

**Date:** 05/04/06

**Time:** 10:18:53 AM

**Vote Type:** Multiple selection

**Description:** An Ordinance establishing the Voelcker Property Acquisition Project; approving the acquisition of real property for a public purpose; and authorizing City staff to initiate the process to acquire, by negotiation and/or condemnation, approximately 311 acres of real property necessary for the project out of the J. B. Thompson Survey No. 84, Abstract No. 740, and the P. Caldwell Survey No. 83, Abstract No 124, New City Block 11672 and New City Block 17180, in the vicinity of Blanco Road, the Wurzbach Parkway and NW Military Hwy, City of San Antonio, Bexar County, Texas. [Presented by Malcolm Matthews, Director, Parks; Sheryl Sculley, City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

**METES AND BOUNDS DESCRIPTION  
FOR A 5.35 ACRE TRACT OF LAND  
OUT OF THE J. B. THOMPSON SURVEY No. 84  
AND THE P. CALDWELL SURVEY No. 83,  
BEXAR COUNTY, TEXAS**

Being a 5.35 acre (232,817 square feet) tract of land out of the J. B. Thompson Survey No. 84 and the P. Caldwell Survey No. 83, Bexar County, Texas; and being that same tract of land described in Deed dated October 28, 1991, conveyed from Minnie A. Tomerlin Voelcker to The Minnie A. Tomerlin Voelcker Trust, and recorded October 31, 1991 in Volume 5189, Page 0535 of the Bexar County Official Public Records of Real Property; said 5.35 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone; distances may be converted to grid by dividing ground distances by 1.0001300:

**BEGINNING** at a set 1/2" iron rod with Vickrey & Associates property corner cap for corner for the Northeast corner of the herein described tract of land; said point also being on the common boundary line of a 101.72 acre tract out of the J.B. Thompson Survey No. 84 and the P. Caldwell Survey No. 83, Bexar County, Texas;

Thence: along the said common boundary line of the herein described tracts of land as follows:

- S 40°55'00" W, a distance of 230.47 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;

Thence: leaving said boundary line, N 81°04'31" W, a distance of 834.55 feet along the southerly boundary line of herein described tract and the northerly boundary line of Voelcker Ranch Unit 3-C recorded in Volume 9528 Page 199 to a set cotton spindle for corner;

Thence: 12.63 feet leaving said boundary line along the arc of a curve to the left having a radius of 194.56 feet a central angle of 3°43'12" and a chord bearing of N 12°45'47" E, a distance of 12.63 feet to a set cotton spindle for corner;

Thence: N 10°54'11" E, a distance of 104.46 feet to a set cotton spindle for corner;

Thence: 7.39 feet along the arc of a curve to the left having a radius of 75.00 feet a central angle of 5°38'41" and a chord bearing of N 08°04'51" E, a distance of 7.39 feet to a set cotton spindle for corner said point lying on the common boundary line of said herein tract and Voelcker Ranch Unit 4-D recorded in Volume 9530 Page 145;



Page Two  
5.35 Acres

Thence: along said common boundary line as follows

- S 72°40'16" E, a distance of 20.78 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 17°25'13" E, a distance of 37.77 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 72°38'26" E, a distance of 154.87 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 64°21'47" E, a distance of 212.54 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 73°06'32" E, a distance of 36.13 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner said point lying on the southerly right-of-way line of a variable width private road;

Thence: along said right-of-way as follows:

- S 12°36'00" E, a distance of 14.51 feet to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 43°59'00" E, a distance of 86.40 to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 84°29'00" E a distance of 89.25 to a set cotton spindle for a corner;
- S 64°45'09" E, a distance of 185.60 feet to a set mag nail on fence post for a corner;
- S 64°20'11" E, a distance of 79.89 feet to a set mag nail on fence post for a corner;
- S 66°22'40" E, a distance of 101.35 feet to a set mag nail on fence post for a corner;



Page Three  
5.35 Acres

S 74°51'52" E, a distance of 64.15 feet to the POINT OF BEGINNING, containing 5.35 acres (232,817 square feet) of land, more or less.

V&A Job No. 1960-003-201  
HL/mb/m&b204.3ac042704  
April 27, 2004

*Hal B Lane III 4/28/04*

Hal B. Lane III  
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Vickrey & Associates, Inc.



**METES AND BOUNDS DESCRIPTION  
FOR A 101.7 ACRE TRACT OF LAND  
OUT OF THE J. B. THOMPSON SURVEY No. 84  
AND THE P. CALDWELL SURVEY No. 83,  
BEXAR COUNTY, TEXAS**

Being a 101.7 acre (4,431,216 square feet) tract of land out of the J. B. Thompson Survey No. 84 and the P. Caldwell Survey No. 83, Bexar County, Texas; and being that same tract of land described in Deed dated October 28, 1991, conveyed from Minnie A. Tomerlin Voelcker to The Minnie A. Tomerlin Voelcker Trust, and recorded October 31, 1991 in Volume 5189, Page 0535 of the Bexar County Official Public Records of Real Property; said 101.7 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone; distances may be converted to grid by dividing ground distances by 1.0001300:

**BEGINNING** at a found Texas Department of Transportation (TX-DOT) aluminum disc in concrete on the Northerly right-of-way line of Wurzbach Parkway (variable width right-of-way) for the Southeast corner of the herein described tract of land; said point also being the West corner of a called 52.2260 acre tract of land as conveyed to Edwin M Lones Oil Company in Deed recorded in Volume 7751, Page 5 of the Bexar County Official Public Records of Real Property;

Thence along the South lines of the herein described tract of land and the Northerly right-of-way of Wurzbach Parkway as follows:

- Along the arc of a curve to the right, having a chord of N 89° 34' 03" West, 227.74 feet, a radius of 1667.08 feet and a central angle of 07° 50' 00", a distance of 227.92 feet, to a set cotton spindle for corner at a point of compound curvature;
- Along the arc of a curve to the right, having a chord of N 82° 33' 28" W, 155.39 feet, a radius of 1410.00 feet and a central angle of 06° 19' 03", a distance of 155.47 feet, to a found TX-DOT aluminum disc in concrete for corner;
- S 13° 06' 55" W, 5.01 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- Along the arc of a curve to the right, having a chord of N 76° 41' 52" W, 132.99 feet, a radius of 1415.50 feet and a central angle of 05° 23' 06", a distance of 133.04 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner at a point of tangency;



- N 73° 59' 41" W, 63.89 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 16° 00' 19" E, 5.00 feet, to a found wood hub for corner;
- N 73° 59' 41" W, 200.00 feet, to a found TX-DOT aluminum disc in concrete for corner;
- S 16° 00' 19" W, 5.00 feet, to a found TX-DOT aluminum disc in concrete for corner;
- N 73° 59' 41" W, 252.41 feet, to a found TX-DOT aluminum disc in concrete for corner;
- N 69° 25' 15" W, 125.40 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 73° 59' 41" W, 534.73 feet, to a found TX-DOT aluminum disc in concrete for corner;
- N 75° 08' 25" W, 500.10 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 73° 59' 41" W, 465.40 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 16° 00' 19" E, 5.00 feet, to a set "X" in concrete for corner;
- N 73° 59' 41" W, 106.97 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 16° 00' 19" W, 5.78 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 71° 04' 01" W, 82.48 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for the West corner of the herein described tract of land; said point also being the South corner of a 35-foot wide drainage easement as recorded by Plat of Voelcker Ranch Subdivision, Unit 3B in Volume 9528, Page 93 of the Bexar County Deed and Plat Records;



Page Four  
101.7 Acres

- Along the arc of a curve to the left, having a chord of S 18° 17' 08" E, 277.46 feet, a radius of 2694.93 feet and a central angle of 05° 54' 06", a distance of 277.59 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 32° 23' 00" E, 308.24 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 27° 56' 28" E, 741.95 feet, to a found 1/2-inch iron rod for the most Easterly corner of the herein described tract of land; said point also being the North corner of said 52.2260 acre tract of land;

Thence S 41° 07' 01" W, 927.19 feet, along the Northwesterly line of said 52.2260 acre tract and the Southeasterly line of the herein described tract of land, to the POINT OF BEGINNING, containing 101.7 acres (4,431,216 square feet) of land, more or less.

V&A Job No. 1960-003-04B  
HL/mb/m&b204.3ac040504  
April 5, 2004

*Hal B Lane III 04/05/04*  
Hal B. Lane III  
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Vickrey & Associates, Inc.



**METES AND BOUNDS DESCRIPTION  
FOR A 204.3 ACRE TRACT OF LAND  
OUT OF THE J. B. THOMPSON SURVEY No. 84  
AND THE P. CALDWELL SURVEY No. 83,  
BEXAR COUNTY, TEXAS**

Being a 204.3 acre (8,898,872 square feet) tract of land out of the J. B. Thompson Survey No. 84 and the P. Caldwell Survey No. 83, Bexar County, Texas; and being that same tract of land described in Deed dated October 28, 1991, conveyed from Minnie A. Tomerlin Voelcker to The Minnie A. Tomerlin Voelcker Trust, and recorded October 31, 1991 in Volume 5189, Page 0535 of the Bexar County Official Public Records of Real Property; said 204.3 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone; distances may be converted to grid by dividing ground distances by 1.0001300:

**BEGINNING** at a found 1-inch pinch top iron pipe on the Northeasterly right-of-way line of N.W. Military Highway (60-feet wide right-of-way) for the South corner of the herein described tract of land; said point also being the West corner of a called 7.17 acre tract of land as conveyed to Ambassador VII LP by Deed Volume 6960, Page 861 of the Bexar County Official Public Records of Real Property; said beginning point has Texas State Plane Coordinates of:  $y = 13,748,765.46$ ,  $x = 2,118,056.16$ ;

**Thence** N 21° 25' 57" W, along the Northeasterly right-of-way line of N.W. Military Highway and the Southwest line of the herein described , at 527.89 feet, passing a found 1/2-inch iron rod, at 1527.96 feet, passing a Texas Department of Transportation aluminum disk in concrete, at 2527.89 feet, passing a Texas Department of Transportation aluminum disk in concrete, in all a distance of 2860.82 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner; said point being the West corner of the herein described tract of land and also being the South corner of the Jewish Community Campus Subdivision as recorded in Volume 9539, Page 157 & 158 of the Bexar County Deed and Plat Records;

**Thence** Along the North lines of the herein described tract of land and the South line of said Jewish Community Campus Subdivision as follows:

- N 39° 59' 41" E, 503.88 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 40° 52' 22" E, 506.20 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;



- N 42° 37' 22" E, 300.80 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 40° 10' 52" E, 370.80 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 41° 20' 52" E, 229.40 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 41° 49' 52" E, 282.00 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- N 49° 30' 51" E, 38.53 feet, to a set "X" in concrete, on the Southwesterly right-of-way line of Wurzbach Parkway (right-of-way varies) for corner; said point being the North corner of the herein described tract of land and also being the East corner of said Jewish Community Campus Subdivision;

Thence

Along the Southwesterly right-of-way line of Wurzbach Parkway and the Northeasterly lines of the herein described tract of land as follows:

- Along the arc of a curve to the right, having a chord of S 77° 19' 57" E, 107.54 feet, a radius of 1663.00 feet and a central angle of 03° 42' 21", a distance of 107.56 feet, to a found Texas Department of Transportation aluminum disk in concrete, at a point of tangency for corner;
- S 75° 28' 47" E, 407.38 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 73° 59' 41" E, 721.28 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;
- S 69° 25' 15" E, 125.40 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 73° 59' 41" E, 534.73 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;



- S 75° 08' 18" E, 147.89 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 16° 00' 19" W, 5.00 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 75° 08' 18" E, 353.13 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 73° 59' 41" E, 150.30 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- N 13° 06' 47" E, 5.01 feet, to a found Texas Department of Transportation aluminum disk in concrete for corner;
- S 73° 59' 41" E, 110.84 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner at a point of curvature;
- Along the arc of a curve to the left, having a chord of S 77° 19' 42" E, 158.91 feet, a radius of 1366.42 feet and a central angle of 06° 40' 01", a distance of 159.00 feet, to a found 1/2-inch iron rod for the East corner of the herein described tract of land; said point also being the North corner of a called 52.2260 acre tract of land as conveyed to Edwin M. Lones in Deed Volume 7751, Page 5 of the Bexar County Official Public Records of Real Property;

Thence

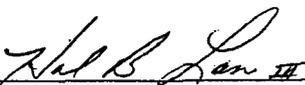
S 41° 07' 01" W, along the Southeasterly lines of the herein described tract of land, at a called 586.75 feet, passing the West corner of said 52.2260 acre tract, at a called 1663.38 feet, passing a found 1/2-inch iron rod on the Northwest line of North Castle Hills Subdivision Unit 2 & 3, at a called 2288.15 feet, passing a found 1/2-inch iron rod on the Northwest line of North Castle Hills Subdivision Unit 2 & 3, at a called 2837.97 feet passing a found 1/2-inch iron rod on the Northwest line of North Castle Hills Subdivision Unit 2 & 3, at a called 2978.52 feet passing the West corner of said North Castle Hills Subdivision Unit 2 & 3 and the North corner of a portion of Lot 13, Block 2, New City Block 16160, as conveyed to Devonshire Condominiums by Deed Volume 8900, Page 215 of the Bexar County Official Public Records of Real Property, at a called 3596.66 feet, passing the West corner of said Devonshire Condominium Tract and the North corner a 15.769 acre tract as conveyed to CHC Honey



Page Four  
204.3 Acres

Creek LLC by Deed recorded in Volume 8381, Page 1382 of the Bexar County Official Public Records of Real Property, at a called 4168.51 feet, passing the West corner of said 15.769 acre tract and the North corner of a called 7.17 acre tract as conveyed to Ambassador VII LP, in all a distance of 4768.40 feet, to the POINT OF BEGINNING, containing 204.3 acres (8,898,872 square feet) of land, more or less.

V&A Job No. 1960-003-04A  
HL/mb/m&b204.3ac040504  
April 5, 2004

  
Hal B. Lane III 04/05/04  
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