

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
SAN ANTONIO WATER SYSTEM**

CONSENT AGENDA
ITEM NO. **20**

TO: Mayor and City Council

FROM: Eugene E. Habiger, General, USAF (Ret.), President Chief Executive Officer, San Antonio Water System and Thomas G. Wendorf, P.E., Director of Public Works, City of San Antonio

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa Byrne Vossmer, Assistant City Manager, File

SUBJECT: Ordinance Declaring a Public Necessity for the Acquisition of Permanent and Temporary Easement Interests in Certain Privately Owned Real Properties by Negotiation and/or Condemnation If Necessary, For the Western Watershed Relief Line (W-Extension-A) Project

DATE: May 15, 2003

SUMMARY AND RECOMMENDATIONS

This ordinance declares a public necessity for the acquisition of parcels as described in Attachment I for a permanent and temporary easement interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for a San Antonio Water System project. This project will meet the SAWS commitment for sewer service for the continued growth in the North West area of San Antonio.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The San Antonio Water System Board of Trustees requires the acquisition of parcels as described in Attachment I for permanent easement and temporary interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for the Western Watershed Relief Line (W-Extension-A) Project.

- It is in the best interest of the City of San Antonio and necessary for the efficient operation of the San Antonio Water System ("System") to construct, operate, and maintain the Western Watershed Relief Line (W-Extension-A) Project upon the privately owned property described in Attachment I to the resolution for this item.
- Acquisition of three easements on one tract is required. The first is a 0.107 acre permanent easement and the second and third are temporary for construction easements of acres 0.577 acres a 0.139 acres.

- The tract of land is owned by Culebra-1604 Joint Venture.
- The City of San Antonio, acting by and through representatives of the System, have been unable to acquire title to the parcel, which are fully described in Attachment I.

In order to exercise its power of eminent domain, the City of San Antonio must declare a public necessity for the acquisition of property to be utilized by the System. The City exercises this authority on behalf of its departments and agencies when property cannot be acquired for fair market value, or property owners cannot be located.

FISCAL IMPACT

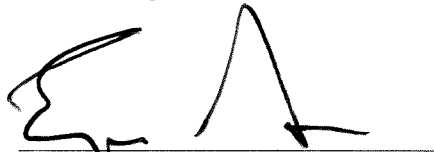
The passage of this ordinance will not have a financial impact on the City of San Antonio. Any condemnation costs including awards will be paid by the San Antonio Water System.

ETHICS DISCLOSURE:

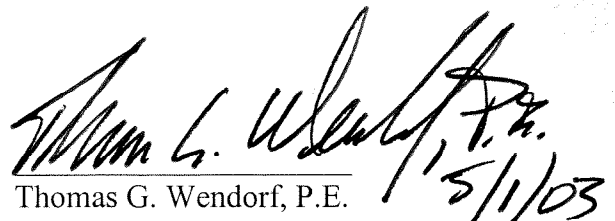
This ordinance does not require an Ethics Disclosure Form.

COORDINATION

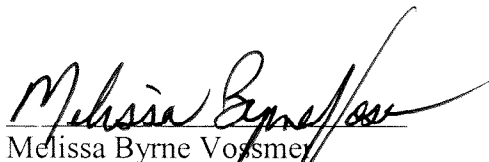
The request for ordinance has been coordinated San Antonio Water Systems and the Public Works Department.



Eugene E. Habiger
General, USAF, (Ret.)
President/Chief Executive Officer
San Antonio Water System

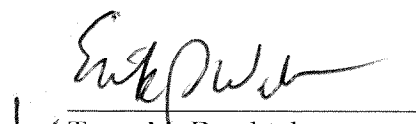


Thomas G. Wendorf, P.E.
Director of Public Works
City of San Antonio



Melissa Byrne Vossmer
Assistant City Manager
City of San Antonio

Approved:



Terry M. Brechtel
City Manager

TO: San Antonio Water System Board of Trustees

FROM: Eugene E. Habiger, General, USAF (Ret.), President/Chief Executive Officer

SUBJECT: REQUESTING THE CITY COUNCIL DECLARE A PUBLIC NECESSITY
FOR ACQUISITION OF EASEMENTS FOR THE WESTERN WATERSHED
RELIEF LINE (W-EXTENSION-A) PROJECT

Board Action Date: January 14, 2003

SUMMARY AND RECOMMENDATION:

The attached resolution requests the San Antonio City Council declare a public necessity for the acquisition of permanent and temporary easements for the construction and operation of the Western Watershed Relief Line W-Extension-A Project.

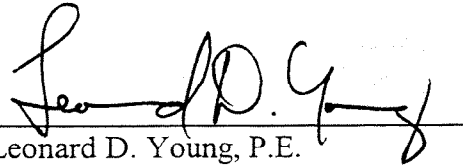
- It is in the best interest of the City of San Antonio and necessary for the efficient operation of the San Antonio Water System ("System") to construct, operate, and maintain a portion of the Western Watershed Relief Line Project upon the privately owned property described in Attachment I to the resolution for this item.
- Easements on one tract are required. The first is a permanent easement of 0.107 acre (4,653 square feet) with an adjacent temporary easement for construction of 0.716 acres, (31,188 square feet).
- The tract is owned by Culebra-1604 Joint Venture.
- The City of San Antonio acting by and through representatives of the System has been unable to acquire title to this parcel, which is fully described in Attachment I.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

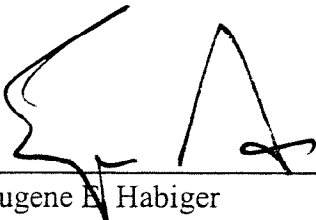
The passage of this resolution will ultimately incur acquisition costs and legal fees for the System. Such costs are budgeted in the CY 02 Budget. In the event the total cost incurred reach and/or

exceed the threshold amount requiring Board action, a future item will be presented for the Board's review and action.



Leonard D. Young, P.E.
Senior Vice President
Planning, Programming and
Quality Control

APPROVED:



Eugene B. Habiger
General, USAF (Ret.)
President/Chief Executive Officer

Attachments:

1. Project Area Map
2. Project Site Map

RESOLUTION NO.

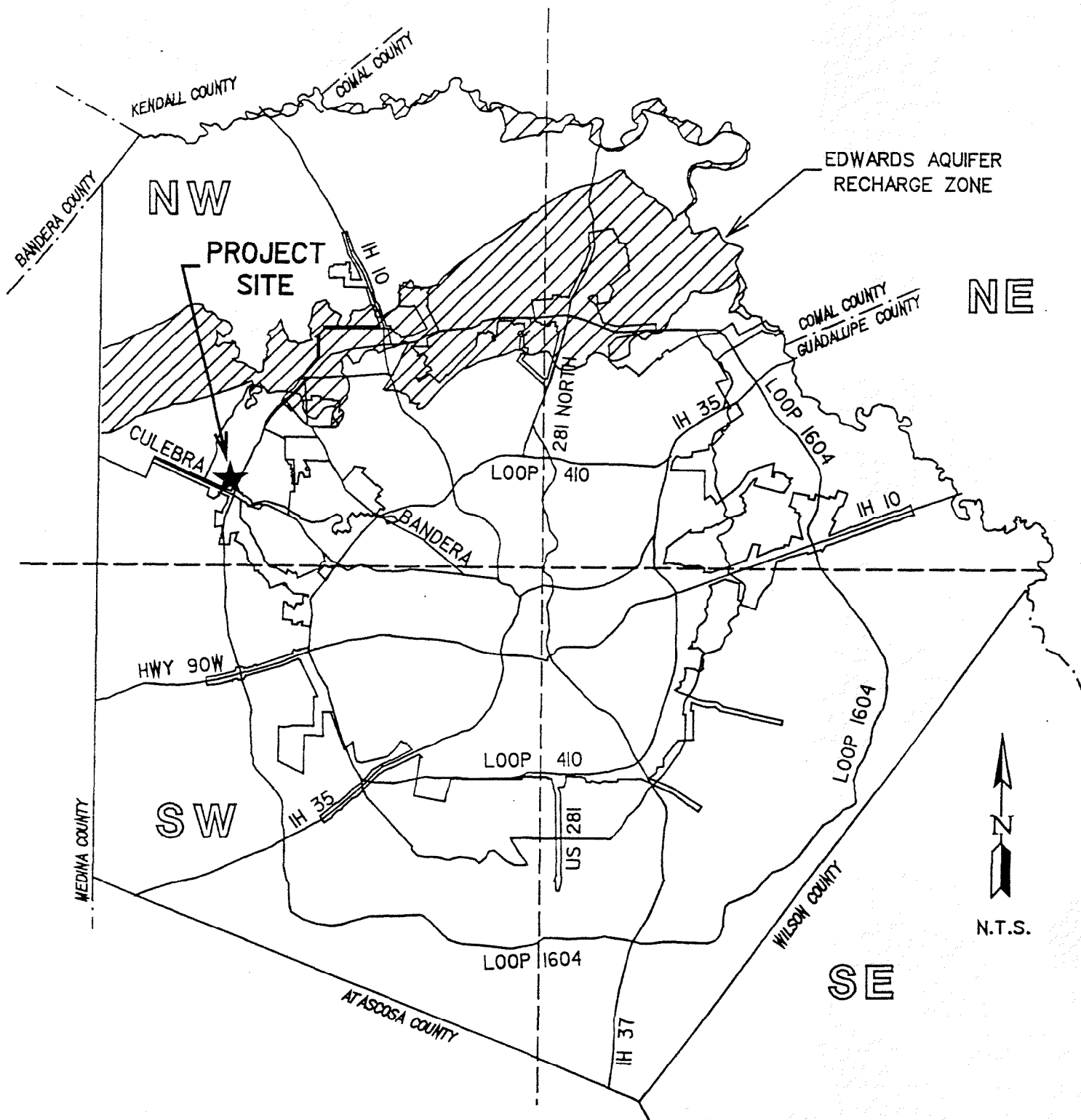
03-022

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES REQUESTING THE SAN ANTONIO CITY COUNCIL ADOPT AN ORDINANCE DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF PROPERTY FOR PERMANENT AND TEMPORARY EASEMENTS, THROUGH THE FILING OF LAWSUITS WHEN DEEMED NECESSARY TO GAIN ACCESS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND OPERATING THE WESTERN WATERSHED RELIEF LINE EXTENSION A PROJECT THROUGH THE EXERCISE OF EMINENT DOMAIN, TO WIT: 1) A (0.107 ACRE (4,653 SQUARE FEET) PERMANENT EASEMENT AND 2) A 0.716 ACRE (31,188 SQUARE FEET) TEMPORARY EASEMENT, BOTH OUT OF THE CANDALARIO VILLANUEVA SURVEY NO. 85, NEW CITY BLOCK 17635, BEXAR COUNTY, TEXAS, BEING OWNED BY CULEBRA-1604 JOINT VENTURE AND RECORDED IN VOLUME 6063 PAGE 852, AND VOLUME 9177 PAGE 1239, IN THE REAL PROPERTY RECORDS IN BEXAR COUNTY TEXAS, BEXAR COUNTY APPRAISAL DISTRICT PARCEL NO. 17635-000-0211 FOR A PUBLIC PURPOSE, THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE SAN ANTONIO WATER SYSTEM WESTERN WATERSHED RELIEF LINE (WEST EXTENSION-A) REQUESTING THE SAN ANTONIO CITY COUNCIL AUTHORIZE THE SAN ANTONIO WATER SYSTEM TO UNDERTAKE SUCH LEGAL PROCEEDINGS ON BEHALF OF THE CITY FOR THE USE AND BENEFIT OF THE SAN ANTONIO WATER SYSTEM; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER AND THE SYSTEM'S ATTORNEYS TO EXECUTE ALL DOCUMENTS NECESSARY TO INITIATE SUCH LEGAL PROCEEDINGS AND ACQUISITIONS; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the public health, safety and best interest of the City of San Antonio and its citizens require the continued construction, operation and maintenance of potable water, recycled water and sewer facilities for the community; and

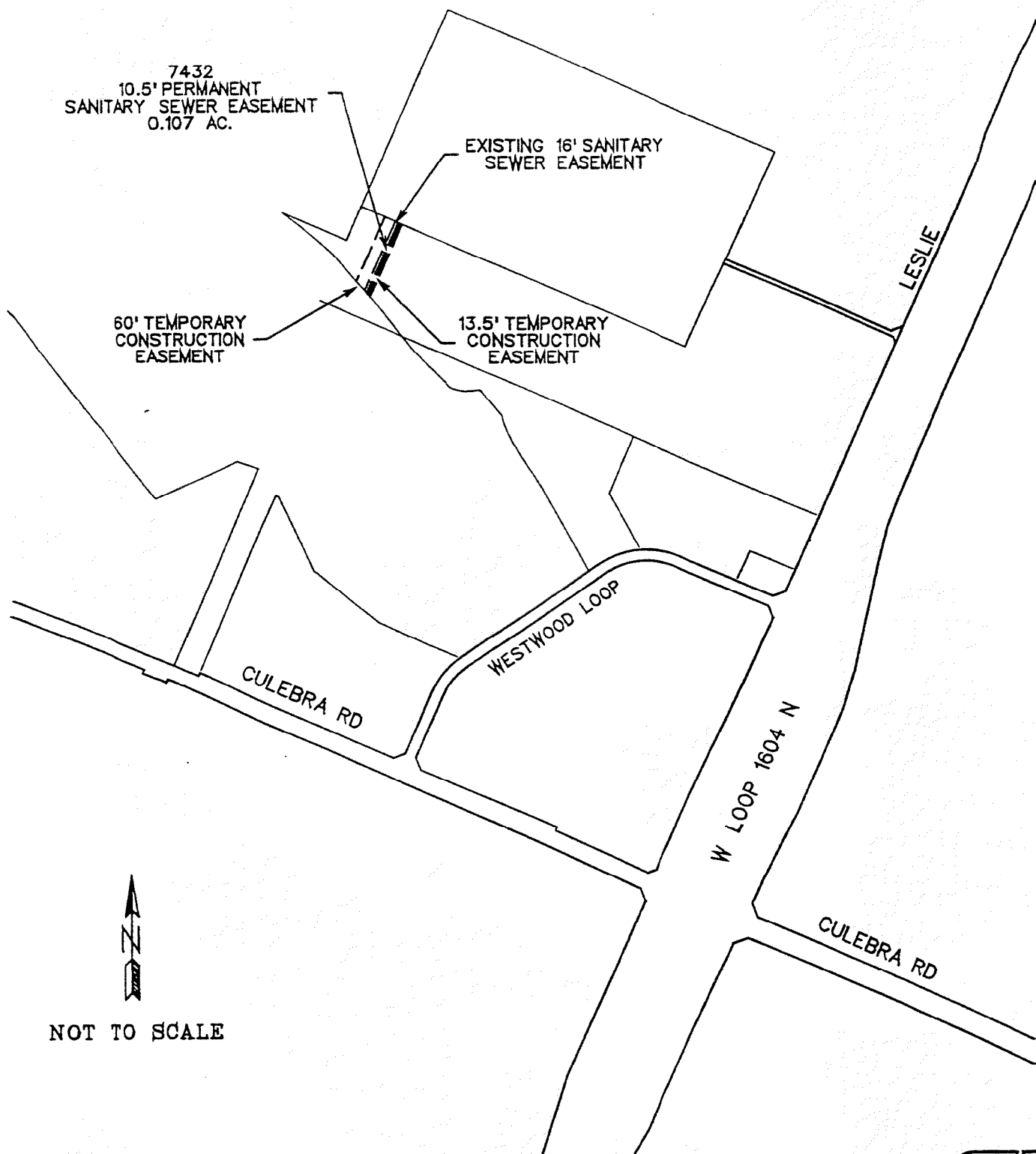
WHEREAS, it is necessary to construct, operate, and maintain such a facility, and

SAN ANTONIO WATER SYSTEM PROJECT SITE MAP

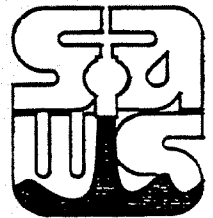


WESTERN WATERSHED
RELIEF LINE W-EXTENSION-A PROJECT
SAWS-E-RCW-7432

SAN ANTONIO WATER SYSTEM



WESTERN WATERSHED
RELIEF LINE W-EXTENSION-A PROJECT
SAWS-E-RCW-7432



WHEREAS, the Western Watershed Relief Line, Western Extension A Project is upon the property described in Attachment I, which is privately owned; and

WHEREAS, the City of San Antonio acting by and through representatives of the San Antonio Water System, (the "System") have been unable to acquire the permanent and temporary easements on the tracts described in Attachment I; and

WHEREAS, the San Antonio Water System Board of Trustees (Board) finds that the acquisition of such easements is necessary for the public health, safety, and best interests of the citizens of the City of San Antonio and the surrounding region; and

WHEREAS, the Board hereby requests that the City of San Antonio City Council adopt an ordinance declaring a public necessity for the acquisition of such easements described in Attachment I, through the filing of lawsuits when deemed necessary to gain access for the purpose of surveying, appraising, testing and acquisition through the exercise of its eminent domain authority; and

WHEREAS, the Board further requests the San Antonio City Council to authorize the System to undertake such proceedings; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to request the San Antonio City Council adopt an ordinance declaring a public necessity for the acquisition of the permanent and temporary easements on the parcel of property described in Attachment I, through the filing of lawsuits when deemed necessary to construct, operate, and maintain the Western Watershed Relief Line Western Extension A through the exercise of eminent domain, (ii) to further request the City of San Antonio to authorize the System to undertake such proceedings on behalf of the City for the use and benefit of the System, and (iii) to authorize the President/Chief Executive Officer and the System's attorneys to execute all documents incident to such legal proceedings and acquisitions; now therefore:

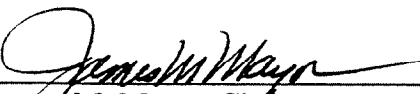
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the San Antonio City Council is hereby requested to adopt an ordinance declaring a public necessity for the acquisition of the permanent and temporary easements, as are more fully described in Attachment I, attached hereto and incorporated herein, through the filing of lawsuits when deemed necessary to gain access for the purposes of constructing, operating and maintaining the Western Watershed Relief Line, Western Extension A.
2. That the San Antonio City Council is hereby further requested to authorize the System to undertake such legal proceedings on behalf of the City for the use and benefit of the System.
3. That the President/Chief Executive Officer and the System's attorneys are hereby authorized to execute all documents including those incident to such legal proceedings and such acquisitions required for the acquisition of the tracts described in Attachment I.
4. It is officially found, determined and declared that the meeting at which this resolution 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 resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.


5. If any part, section, paragraph, sentence, phrase or word of this resolution 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, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

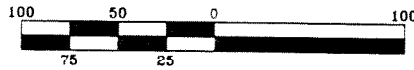
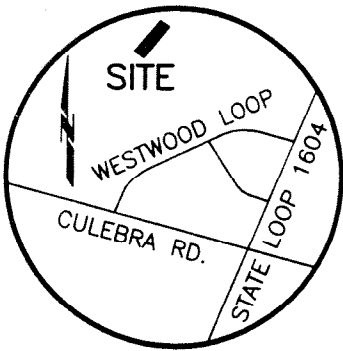
PASSED AND APPROVED this 14th day of January, 2003.


James M. Mayor, Chairman

ATTEST:


J.J. Amaro, Secretary

PARCEL NO.: SAWS-T-E-RCW-7432
 PROJECT NAME: WESTERN WATERSHED
 RELIEF LINE W-EXTENSION-A PROJECT
 PROJECT NO.: 00-4501



CULEBRA CREEK
 WASTEWATER SUBDIVISION
 VOL. 9545, PG. 161

TRACT 1
 0.577 ACRES
 (25,128 SQ. FT.)

CEDALIA WEHMEYER, ET AL
 VOL. 8392, PG. 164-175
 VOL. 8467, PG. 431
 VOL. 8520, PG. 89

26.50' S66°04'19"E 13.50'
 ± 2680' TO WEST LINE
 OF STATE LOOP 1604
 16' EXISTING
 SANITARY SEWER
 EASEMENT
 VOL. 7450, PG. 788

34.503 ACRES
 CULEBRA - 1604
 JOINT VENTURE
 VOL. 6063, PG. 852
 VOL. 9177, PG. 1239

CANDALARIO VILLANUEVA
 SURVEY NO. 85
 BCAD NO. 176350000211
 NCB 17635

60' TEMPORARY
 CONSTRUCTION
 EASEMENT

13.5' TEMPORARY
 CONSTRUCTION
 EASEMENT

CITY OF SAN ANTONIO
 VOL. 8256, PG. 206

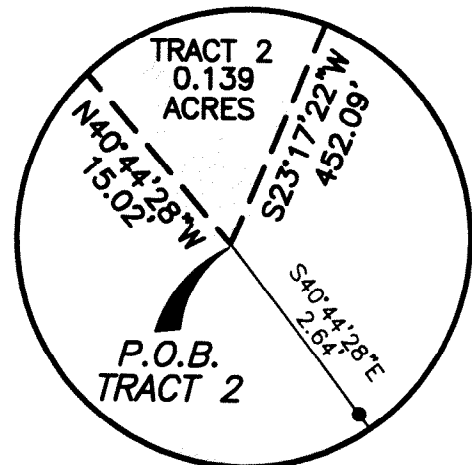
N40°44'28"W
 66.74'

P.O.B.
 TRACT 1

29.48' SEE
 DETAIL

10.5' PERMANENT
 SANITARY SEWER
 EASEMENT

TRACT 2
 0.139 ACRES
 (6,060 SQ. FT.)



DETAIL
 (NOT TO SCALE)

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC
CAP STAMPED CDS/MUERY - SA, TX
- P.O.B. POINT OF BEGINNING
- B.C.A.D. BEXAR COUNTY
APPRAISAL DISTRICT
- NCB NEW CITY BLOCK

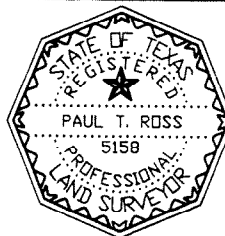
NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE
PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. FIELDNOTE DESCRIPTION NO. "7432-TEMP.WPD" WAS PREPARED
TO ACCOMPANY THIS DRAWING.

CDS/MUERY SERVICES

Engineering & Surveying
 3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

DRAWING NAME: I:\JOBS\0166\EASEMENTS\7432-TEMP.DWG



THIS PLAT OF SURVEY IS BASED ON AN ACTUAL SURVEY
 MADE ON THE GROUND UNDER MY DIRECTION AND
 SUPERVISION AS OF THE DATE INDICATED BELOW.

Paul T. Ross 18 MAR 02
 PAUL T. ROSS, RPLS DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5158

CDS/MUERY SERVICES
Engineering & Surveying

STATE OF TEXAS

COUNTY OF BEXAR

Parcel No.: SAWS-T-E-RCW-7432

Project Name: Western Watershed

Relief Line W-Extension-A Project

Job No.: 00-4501

FIELD NOTES
FOR
TEMPORARY CONSTRUCTION EASEMENT
0.716 ACRES (31,188 SQ. FT.)

BEING a 0.716 acre (31,188 sq. ft.) tract of land located in the Candalario Villanueva Survey No. 85, New City Block 17635, being a portion of that 34.503 acre tract of land conveyed to Culebra-1604 Joint Venture by deeds of record in Vol. 6063, Pg. 852 and Vol. 9177, Pg. 1239 of the Deed Records of Bexar County, Texas and identified by Bexar County Appraisal District Parcel No. 176350000211, said 0.716 acre tracts of land being more particularly described in two (2) tracts by metes and bounds as follows:

TRACT ONE - 0.577 ACRES:

BEGINNING at a calculated point in the southerly line of said Culebra-1604 tract, same being the northerly line of that tract of land conveyed to the City of San Antonio (C.O.S.A.) by deed of record in Vol. 8256, Pg. 206 of said Deed Records, for the southernmost corner hereof, and from which a 1/2 inch iron rod found for an angle point in said common line, bears S40°44'28"E, a distance of 47.13 feet;

THENCE, N40°44'28"W, along the southerly line of said Culebra-1604 tract, same being the northerly line of said C.O.S.A. tract, a distance of 66.74 feet to a calculated point for the westernmost corner hereof, and from which a 1/2 inch iron rod found for an angle point in the southerly line of said Culebra-1604 tract, same being the northerly line of said C.O.S.A. tract, bears N40°44'28"W, a distance of 201.01 feet;

Parcel No.: SAWS-T-E-RCW-7432

Project Name: Western Watershed Relief Line

W-Extension-A Project

Job No.: 00-4501

Field Notes for 0.716 acres

Page 2 of 2

THENCE, N23°17'22"E, leaving the northerly line of said C.O.S.A. tract, over and across said Culebra-1604 tract, a distance of 404.50 feet, to a calculated point in the southerly line of Culebra Creek Wastewater Subdivision, a subdivision of record in Vol. 9454, Pg. 161 of the Plat Records of Bexar County, Texas, same being the northerly line of said Culebra-1604 tract, for the northernmost corner hereof, and from which a 1/2 inch iron rod found in the easterly line of that tract of land conveyed to Cedralia Wehmeyer, et al, for the northernmost corner of said Culebra-1604 tract, same being the westernmost corner of said Culebra Creek Wastewater Subdivision, bears N66°04'19"W, a distance of 136.85 feet;

THENCE, S66°04'19"E, along the southerly line of said Culebra Creek Wastewater Subdivision, same being the northerly line of said Culebra-1604 tract, a distance of 60.01 feet to a calculated point for the easternmost corner hereof, and from which a 1/2 inch iron rod found in the southerly line of said Culebra Creek Wastewater Subdivision, bears S66°04'19"E, a distance of 1638.07 feet;

THENCE, S23°17'22"W, leaving the southerly line of said Culebra Creek Wastewater Subdivision, over and across said Culebra-1604 tract, a distance of 433.05 feet, to the **POINT OF BEGINNING**, containing an area of 0.577 acres (25,128 sq. ft.) of land, more or less, within these metes and bounds;

TRACT TWO - 0.139 ACRES:

BEGINNING at a calculated point in the southerly line of said Culebra-1604 tract, same being the northerly line of that tract of land conveyed to the City of San Antonio (C.O.S.A.) by deed of record in Vol. 8256, Pg. 206 of said Deed Records, for the southernmost corner hereof, and from which a 1/2 inch iron rod found for an angle point in said common line, bears S40°44'28"E, a distance of 2.64 feet;

THENCE, N40°44'28"W, along the southerly line of said Culebra-1604 tract, same being the northerly line of said C.O.S.A. tract, a distance of 15.02 feet to a 1/2 inch iron rod with plastic cap stamped "CDS/MUERY-SA, TX" set for the westernmost corner hereof;

Parcel No.: SAWS-T-E-RCW-7432
Project Name: Western Watershed
Relief Line W-Extension-A Project
Job No.: 00-4501

Field Notes for 0.716 acres

Page 2 of 2

THENCE, N23°17'22"E, leaving the northerly line of said C.O.S.A. tract, over and across said Culebra-1604 tract, a distance of 445.67 feet, to a 1/2 inch iron rod with plastic cap stamped "CDS/MUERY-SA, TX" set in the southerly line of Culebra Creek Wastewater Subdivision, a subdivision of record in Vol. 9454, Pg. 161 of the Plat Records of Bexar County, Texas, same being the northerly line of said Culebra-1604 tract, for the northernmost corner hereof;

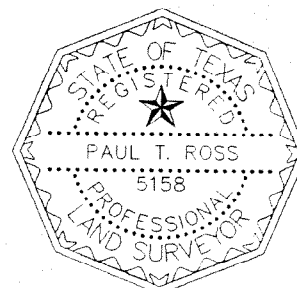
THENCE, S66°04'19"E, along the southerly line of said Culebra Creek Wastewater Subdivision, same being the northerly line of said Culebra-1604 tract, a distance of 13.50 feet to a calculated point for the easternmost corner hereof, and from which a 1/2 inch iron rod found in the southerly line of said Culebra Creek Wastewater Subdivision, bears S66°04'19"E, a distance of 1638.07 feet;

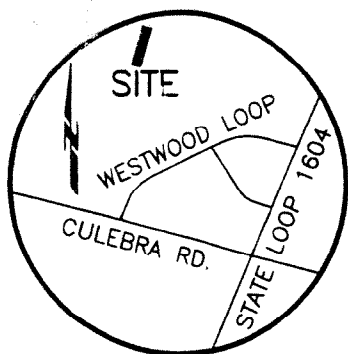
THENCE, S23°17'22"W, leaving the southerly line of said Culebra Creek Wastewater Subdivision, over and across said Culebra-1604 tract, a distance of 452.09 feet, to the **POINT OF BEGINNING**, containing an area of 0.139 acres (6,060 sq. ft.) of land, more or less, within these metes and bounds;

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone, NAD 1983.

I, Paul T. Ross, a Registered Professional Land Surveyor, do hereby certify that the above fieldnotes and the drawing which accompanies it, were prepared using information obtained by an on-the-ground survey made under my direction and supervision.

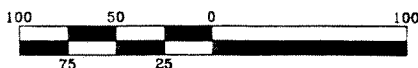
Paul T. Ross 18 APR '02
Paul T. Ross Date
Registered Professional Land Surveyor
Texas Registration No. 5158



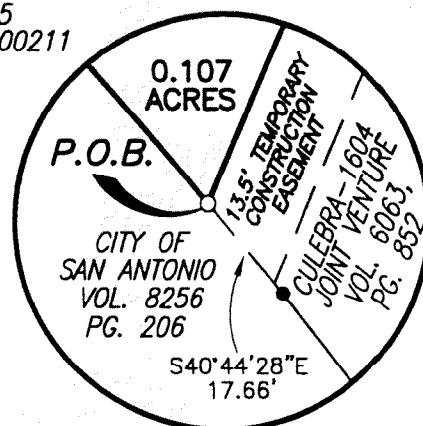
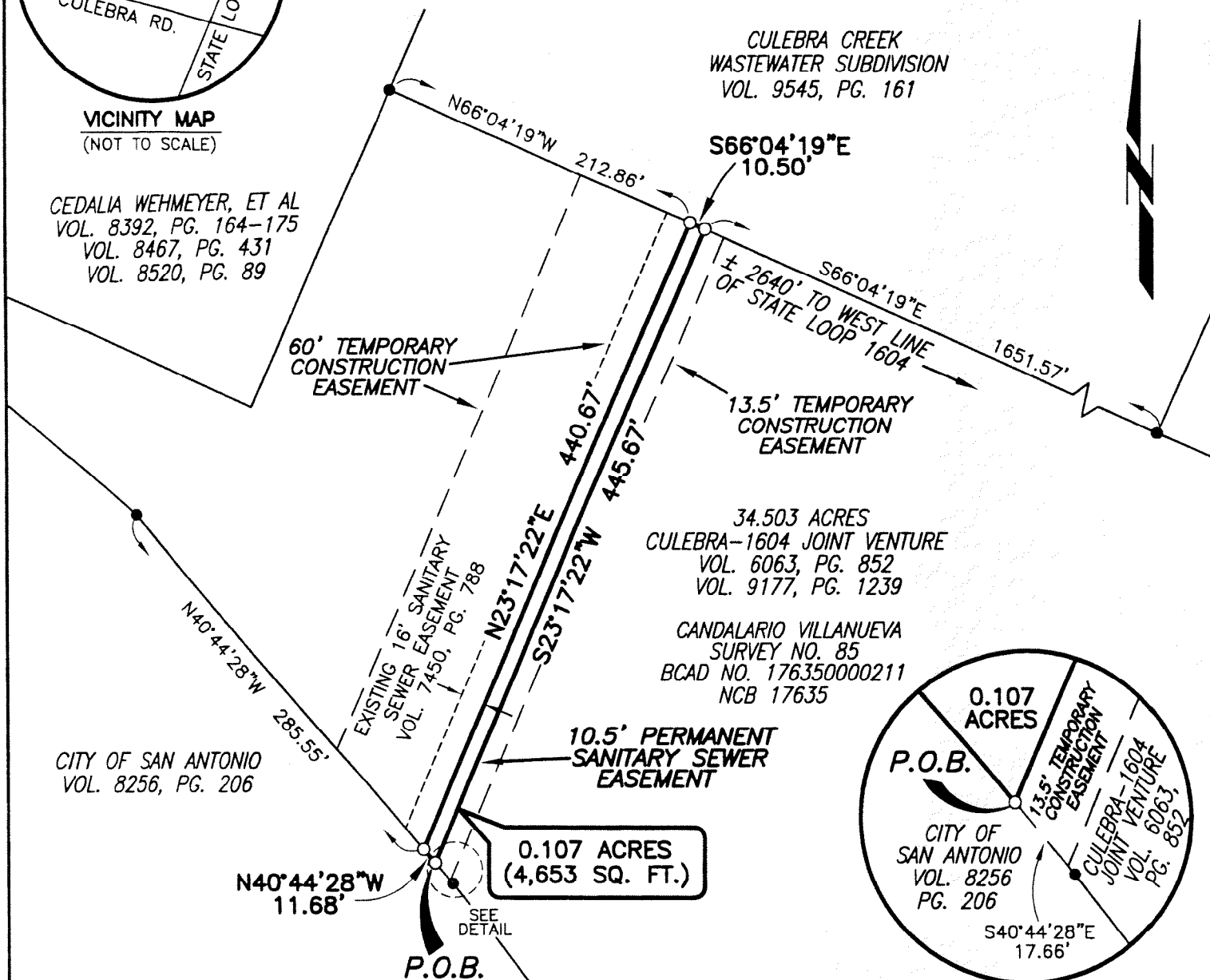


VICINITY MAP
(NOT TO SCALE)

CEDALIA WEHMEYER, ET AL
VOL. 8392, PG. 164-175
VOL. 8467, PG. 431
VOL. 8520, PG. 89



PARCEL NO.: SAWS-E-RCW-7432
PROJECT NAME: WESTERN WATERSHED
RELIEF LINE W-EXTENSION-A PROJECT
PROJECT NO.: 00-4501



DETAIL
(NOT TO SCALE)

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/PLASTIC CAP
STAMPED "CDS/MUERY-SA, TX" SET

P.O.B. POINT OF BEGINNING

B.C.A.D. BEXAR COUNTY
APPRAISAL DISTRICT

NCB NEW CITY BLOCK

NOTES

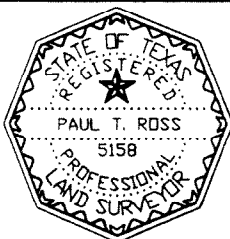
1. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. FIELDNOTE DESCRIPTION NO. "7432.WPD" WAS PREPARED TO ACCOMPANY THIS DRAWING.

CDS/MUERY SERVICES

Engineering & Surveying

3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

DRAWING NAME: I:\JOBS\0166\EASEMENTS\7432.DWG



THIS PLAT OF SURVEY IS BASED ON AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION AS OF THE DATE INDICATED BELOW.

Paul T. Ross 18 APR 02

PAUL T. ROSS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5158

CDS/MUERY SERVICES
Engineering & Surveying

STATE OF TEXAS

Parcel No.: SAWS-E-RCW-7432

Project Name: Western Watershed Relief Line
W-Extension-A Project

COUNTY OF BEXAR

Job No.: 00-4501

FIELD NOTES
FOR
PERMANENT SANITARY SEWER EASEMENT
0.107 ACRES (4,653 SQ. FT.)

BEING a 0.107 acre (4,653 sq. ft.) tract of land located in the Candalario Villanueva Survey No. 85, New City Block 17635, being a portion of that 34.503 acre tract of land conveyed to Culebra-1604 Joint Venture by deeds of record in Vol. 6063, Pg. 852 and Vol. 9177, Pg. 1239 of the Deed Records of Bexar County, Texas and identified by Bexar County Appraisal District Parcel No. 176350000211, said 0.246 acre tract being more particularly described in two tracts by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "CDS/Muery-SA, TX" set in the southerly line of said Culebra-1604 tract, same being the northerly line of that tract of land conveyed to the City of San Antonio (C.O.S.A.) by deed of record in Vol. 8256, Pg. 206 of said Deed Records, for the southernmost corner hereof, and from which a 1/2 inch iron rod found for an angle point in said common line bears S40°44'28"E, a distance of 17.66 feet;

THENCE, N40°44'28"W, along the southerly line of said Culebra-1604 tract, same being the northerly line of said C.O.S.A. tract, a distance of 11.68 feet to a 1/2 inch iron rod with plastic cap stamped "CDS/Muery-SA, TX" set for the westernmost corner hereof, and from which a 1/2 inch iron rod found for an angle point in said common line bears N40°44'28"W, a distance of 285.55 feet;

THENCE, N23°17'22"E, leaving the northerly line of said C.O.S.A. tract, over and across said Culebra-1604 tract, a distance of 440.67 feet to a 1/2 inch iron rod with plastic cap stamped "CDS/Muery-SA, TX" set in the southerly line of Culebra Creek Wastewater Subdivision, a subdivision of record in Vol. 9545, Pg. 161 of the Plat Records of Bexar County, Texas, same being the northerly line of said Culebra-1604 tract, for the northernmost corner hereof, and from which a 1/2 inch iron rod found for the westernmost corner of said Culebra Creek Wastewater Subdivision, same being the northernmost corner of said Culebra-1604 tract bears N66°04'19"W, a distance of 212.86 feet;

Parcel No.: SAWS-E-RCW-7432

Project Name: Western Watershed Relief Line
W-Extension-A Project

Job No.: 00-4501

Field Notes for 0.107 acres

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THENCE, S66°04'19"E, along the southerly line of said Culebra Creek Wastewater Subdivision, same being the northerly line of said Culebra-1604 tract, a distance of 10.50 feet to a 1/2 inch iron rod with plastic cap stamped "CDS/Muery-SA, TX" set for the easternmost corner hereof, and from which a 1/2 inch iron rod found for the southernmost corner of said Culebra Creek Wastewater Subdivision, bears S66°04'19"E, a distance of 1651.57 feet;

THENCE, S23°17'22"W, leaving the southerly line of said Culebra Creek Wastewater Subdivision, over and across said Culebra-1604 tract, a distance of 445.67 feet, to the **POINT OF BEGINNING**, containing an area of 0.107 acres (4,653 sq. ft.) of land, more or less, within these metes and bounds;

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone, NAD 1983.

I, Paul T. Ross, a Registered Professional Land Surveyor, do hereby certify that the above fieldnotes and the drawing which accompanies it, were prepared using information obtained by an on-the-ground survey made under my direction and supervision.

Paul T. Ross 18 APR '02
Paul T. Ross Date
Registered Professional Land Surveyor
Texas Registration No. 5158

