

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

**CONSENT AGENDA**  
**ITEM NO. 9**

**TO:** Mayor and City Council

**FROM:** Leonard D. Young, P.E., Interim 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 Easement Interests in Certain Privately Owned Real Properties by Negotiation and/or Condemnation If Necessary, for the Aquifer Storage and Recovery Project.

**DATE:** May 13, 2004

**SUMMARY AND RECOMMENDATIONS:**

This ordinance declares a public necessity for the acquisition of permanent easement interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for a San Antonio Water System (SAWS) project. This project will meet the SAWS commitment to meet the water supply needs of the San Antonio Region.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION:**

The San Antonio Water System Board of Trustees requires the acquisition of permanent easement interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for the Aquifer Storage and Recovery 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 to construct, operate, and maintain the Aquifer Storage and Recovery Project upon the privately owned property.
- The acquisition of a permanent easement interest consisting of approximately 2.285 acres (99,534 square feet) is required out of New City Block 35132, Parcel P-81 in Bexar County, Texas.
- SWLN/Delaware, Inc. and John Schaefer own the tract of land.
- The City of San Antonio, acting by and through representatives of the System, has been unable to acquire title to the parcel.

In order to exercise its power of eminent domain, the City of San Antonio City Council 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:**

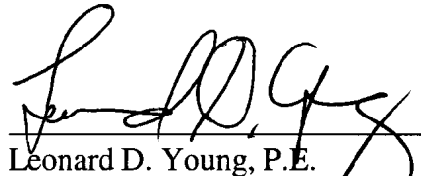
The passage of this ordinance will not have a financial impact on the City of San Antonio. Any condemnation costs including awards will be paid by the San Antonio Water System.

**ETHICS DISCLOSURE:**

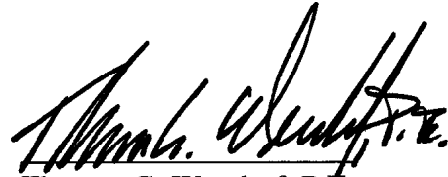
This ordinance does not require an Ethics Disclosure Form.

**COORDINATION:**

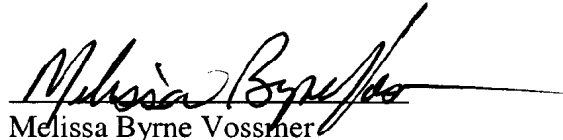
The request for ordinance has been coordinated by the San Antonio Water System and the City's Public Works Department and the City Attorney's Office.



Leonard D. Young, P.E.  
Interim President/Chief Executive Officer  
San Antonio Water System



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



Melissa Byrne Vossner  
Assistant City Manager  
City of San Antonio

Approved:



Terry M. Brechtel  
City Manager

PARCEL NO.: SAWS-PW-RAW-RCW-7500D

PROJECT NAME: ASR INTEGRATION PROGRAM TRANSMISSION MAIN, SEGMENT III

SAWS JOB NO.: 01-8618-215

**METES AND BOUNDS DESCRIPTION  
2.285 ACRES OF LAND**

A 2.285 acre ( $\pm 99,535$  square feet) tract of land out of the Nepomancino Montoya Survey No. 21, Abstract No. 469, Bexar County, Texas. Said 2.285 acres also being a portion of a 30.779 acre tract of land described in a deed recorded in Volume 4727, Page 950 of the Real Property Records of Bexar County, Texas. Said 2.285 acres being more particularly described as follows:

**COMMENCING** at a found concrete right-of-way monument (Type I) in the South right-of-way line of U.S. Highway 87. Said monument being 135.00 feet right of and radial to Station 88+00.00, as shown on Right of Way map of U.S. Highway 87 as approved January 4, 1968.

**THENCE** with the South right-of-way line of said U.S. Highway 87, being the North line of said 30.779 acre tract, North 62 degrees 50 minutes 30 seconds West, a distance of 556.39 feet to a found railroad tie at an angle point in said right-of-way line;

**THENCE** continuing with said South right-of-way line of U.S. Highway 87 and North line of said 30.779 acre tract, North 60 degrees 42 minutes 14 seconds West, a distance of 10.75 feet to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TEX." at the North corner of a 6.002 acre tract described in Volume 7084, Page 417 of the Real Property Records of Bexar County, Texas;

**THENCE** continuing with said South right-of-way line of U.S. Highway 87 and North line of said 30.779 acre tract, North 60 degrees 42 minutes 14 seconds West, a distance of 139.25 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps at the West corner of a drainage easement called 14-D(E) Part 2 on the said right-of-way map of U.S. Highway 87 and described in Volume 6647, Page 343 of the Deed Records of Bexar County, Texas for the **POINT OF BEGINNING** of the herein described tract;

**THENCE** leaving the south right-of-way line of U.S. Highway 87 and North line of said 30.779 acre tract and along the Southwest line of said drainage easement, South 06 degrees 43 minutes 53 seconds East, a distance of 136.01 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps for a corner of said drainage easement;

**THENCE** continuing along said drainage easement, South 60 degrees 42 minutes 14 seconds East, a distance of 61.10 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps in the West line of said 6.002 acre tract;

**THENCE** with the West line of said 6.002 acre tract, South 28 degrees 19 minutes 51 seconds West, a distance of 490.16 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps in the North line of a 175.123 acre tract described in Volume 8892, Page 1025 of the Real Property Records of Bexar County, Texas, and being the West corner of said 6.002 acre tract;

**THENCE** with the North line of the 175.123 acre tract, North 60 degrees 17 minutes 28 seconds West, a distance of 150.04 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps;

Metes and Bounds Description  
Parcel No. SAWS-PW-RAW-RCW-7500D

**THENCE** departing said North line, North 28 degrees 19 minutes 51 seconds East, a distance of 353.14 feet to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TEX.";

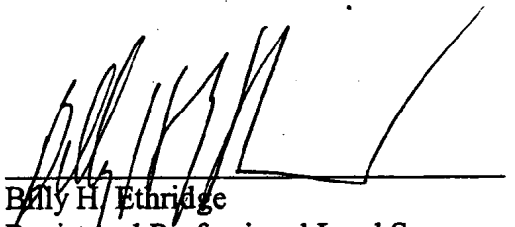
**THENCE** North 06 degrees 43 minutes 53 seconds West, a distance of 243.76 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps;

**THENCE** North 29 degrees 17 minutes 46 seconds East, a distance of 48.78 feet to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TEX." in the South right-of-way line of U.S. Highway 87, being the North line of the 30.779 acre tract;

**THENCE** with the said South right-of-way line of U.S. Highway 87, being the North line of the 30.779 acre tract, South 60 degrees 42 minutes 14 seconds East, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 2.285 acres ( $\pm 99,535$  square feet) of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83.

A drawing of even date (Parcel 7500.DWG) was prepared and is made a part of this description.

  
Billy H. Ethridge  
Registered Professional Land Surveyor  
No. 4302 - State of Texas

Date: 4-15-04



STA: 80+00(3)  
130.00 LI.(3)

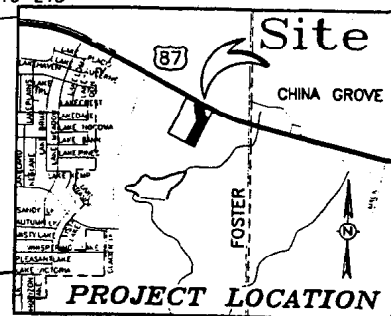
P.C. STA: = 85+16.63

Project Name: ASR Integration Program Transmission Main, Segment III  
SAWS Job Number: 01-8618-215

Right-Of-Way Centerline

**U.S. HWY. 87**  
(Variable Width R.O.W.)  
Volume 6647, Page 336

P.O.C.



**PROJECT LOCATION**

P.O.B.

(N62°34'54"W 556.56')(3)  
N62°50'30"W 556.39'

Found Rail Road Tie

N60°42'14"W 10.75'  
(S59°53'12"E 10.75')(2)

0.278 of an Acre  
Channel Easement  
Volume 6647, Page 343  
Deed Records

6.002 Ac.  
Volume 7084, Page 417 (R.P.R.)

**Notes:**

- A.) A Metes And Bounds Description of even Date (2-285 acres.doc) was prepared and is made a part of this description.  
B.) Bearings are based on NAD-83(86) Texas State Plane Coordinate System South Central Zone.

**C.) References:**

- (1) 30.779 Acres  
Volume 4727 Page 950, R.P.R.  
(2) 6.002 Acres  
Volume 7084 Page 417, R.P.R.  
(3) Texas Department Of Transportation  
Volume 6647, Page 336 & Volume 6647, Page 343

**Legend**

- Denotes Set 5/8" Iron Rod With  
Yellow Cap Stamped "CDS/MUERY S.A. TEX."  
● Found 1/2" Iron Rod with Cap Stamped  
"Overby/Descamp"  
● Found 1/2" Iron Rod  
⊠ Found TxDot Type 'I'  
Monument (Top Broken Off)

NEPOMACINO MONTOKA SURVEY No. 21

ABSTRACT 469  
COUNTY BLOCK 5132

Remainder of  
30.779 Acres  
Volume 4727, Page 950  
(R.P.R.)

Parcel No.  
SAWS-PW-RAW-RCW-7500D  
2.285 Acres

S28°19'51"W 490.16'  
S28°19'51"W 600.18'  
(S28°41'01"W 600.47')(2)

N60°17'28"W  
11.41'  
(N59°53'12"W)  
(11.41')(2)

N60°17'28"W 288.54'

N60°17'28"W 449.99'  
(N59°53'12"W 449.93')(1)

150.00'

N28°19'51"E 353.14'

I, Billy H. Ethridge, a Registered Professional Land Surveyor,  
do hereby certify that the above field notes were prepared using  
information obtained by an on the ground survey made under my  
direction and supervision in September 2003.

Date 15<sup>th</sup> day of April, 2004 A.D.

Billy H. Ethridge  
Registered Professional Land Surveyor  
No. 4302 - State of Texas



175.123 Acres  
Volume 8892, Page 1025 (R.P.R.)



Scale: 1" = 100'

Sheet No.: 3 of 3

Drawn By: Sgonzales - CDS Muery Date: 04-12-04

File Path: F:\103153\Land Projects\dwg\Parcel 7500.dwg

**CDS/MUERY SERVICES**  
Engineering & Surveying

1111 W. BARRIE DR. SAN ANTONIO, TEXAS 78213 210-581-1111

Parcel No. SAWS-PW-RAW-RCW-7500D  
Nepomacino Montoya Survey No. 21, Abstract 469, C.B. 5132  
Bexar County, Texas

TO: SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES

FROM: LEONARD YOUNG, P.E., INTERIM PRESIDENT/CHIEF EXECUTIVE OFFICER

SUBJECT: REQUESTING THE CITY COUNCIL DECLARE A PUBLIC NECESSITY FOR ACQUISITION OF A PERMANENT EASEMENT FOR THE AQUIFER STORAGE AND RECOVERY PROJECT.

Board Action Date: April 20, 2004

**SUMMARY AND RECOMMENDATION:**

The attached resolution requests the San Antonio City Council to declare a public necessity for the acquisition of a permanent easement for the Aquifer Storage and Recovery 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 to construct, operate, and maintain a portion of the ASR Project.
- A permanent easement interest consisting of approximately 2.285 acres (99,534.00 square feet) is required out of New City Block 35132, Parcel P-81 in Bexar County, Texas.
- The tract is owned by SWLN/Delaware, Inc. and John Schaefer.
- The City of San Antonio, acting by and through representatives of the San Antonio Water System have been unable to acquire title to this parcel through negotiation or mediation.

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 San Antonio Water System. Such costs are budgeted in the CY04 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.

Declare a Public Necessity

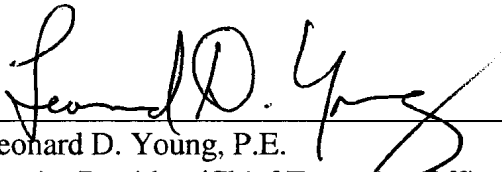
AGENDA ITEM NO. 44

Page 2



Frank Stenger-Castro  
General Counsel

APPROVED:



Leonard D. Young, P.E.  
Interim President/Chief Executive Officer

RESOLUTION NO. 04-167

REAFFIRMING AND DECLARING THAT THE SAN ANTONIO WATER SYSTEM'S AQUIFER STORAGE AND RECOVERY PROJECT ("ASR PROJECT") IS A NECESSARY PUBLIC PROJECT; REQUESTING THE SAN ANTONIO CITY COUNCIL ADOPT AN ORDINANCE DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF PERMANENT EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES DESCRIBED BELOW, BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY FOR PUBLIC IMPROVEMENTS FOR USE AS PART OF THE ASR PROJECT; TO WIT, A PORTION OF THE PROPERTIES LISTED AS FOLLOWS: 2.285 ACRES OUT OF NEW CITY BLOCK 35132, PARCEL P-81, IN BEXAR COUNTY, TEXAS, FOR A PUBLIC PURPOSE AS PART OF THE ASR PROJECT; AUTHORIZING THE SYSTEM, ITS EMPLOYEES, AGENTS, AND/OR THEIR AUTHORIZED INDEPENDENT NEGOTIATORS TO NEGOTIATE AND EXECUTE ALL SALES AND OTHER AGREEMENTS, EASEMENTS AND OTHER NECESSARY DOCUMENTS WITH THE OWNERS OF CERTAIN PRIVATELY OWNED PROPERTIES DESCRIBED ABOVE AND TO TAKE ALL OTHER LAWFUL ACTIONS NECESSARY OR INCIDENTAL TO SURVEY, SPECIFY, CLARIFY, DEFINE AND ACQUIRE THE PERMANENT EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED ABOVE; FURTHER AUTHORIZING THE GENERAL COUNSEL TO FILE EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, AND PROSECUTE ALL SUCH CONDEMNATION PROCEEDINGS THROUGH CONCLUSION (INCLUDING FINAL JUDGMENT AND ALL NECESSARY APPEALS) FOR THE CONDEMNATION OF THE PERMANENT EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED ABOVE; APPROVING, RATIFYING AND DECLARING VALID ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF AND/OR ACTING FOR THE SYSTEM TO ACQUIRE SUCH PERMANENT EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED ABOVE; DECLARING THAT THE CONVEYANCE OF ALL SUCH PERMANENT EASEMENTS IN CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED ABOVE SHALL BE TO THE CITY OF SAN ANTONIO FOR THE USE AND BENEFIT OF THE SAN ANTONIO WATER SYSTEM; FINDING THE ORDINANCE TO HAVE BEEN CONSIDERED PURSUANT TO



**THE LAWS GOVERNING OPEN MEETINGS; PROVIDING FOR  
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 known as the Aquifer Storage and Recovery Project ("ASR"); and

**WHEREAS**, the Project is on property that is privately owned; and

**WHEREAS**, the City of San Antonio acting by and through representatives of the San Antonio Water System ("SAWS") have been unable to acquire the permanent and temporary easements on the tract; and

**WHEREAS**, the San Antonio Water System Board of Trustees 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 acquisitions of such easements 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 SAWS to undertake such proceedings; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires (i) to reaffirm and declare that the Aquifer Storage and Recovery Project is a necessary public project, (ii) to request the San Antonio City Council to adopt an ordinance declaring a public necessity for the acquisition of permanent easement interests across, over, upon and under certain privately owned properties described below by negotiation and/or condemnation, if necessary for public improvements for use as part of the ASR Project, to wit, a portion of the properties listed as follows: 2.25 acres of New City Block 35132, Parcel P-81, in Bexar County, Texas for a public purposes as part of the ASR Project, (iii) to authorize SAWS, its employees, agents, and/or their authorized independent negotiators to negotiate and execute all sales and other agreements, easements and other necessary documents with the owners of certain privately owned properties described above and to take all other lawful actions necessary or incidental to survey, specify, clarify, define and acquire the permanent easement interests across, over, upon and under certain privately owned properties as described above, authorize the general counsel to file eminent domain proceedings, if necessary, and prosecute all such condemnation proceedings through conclusion (including final judgment and all necessary appeals) for the condemnation of the permanent easement interests across, over, upon and under certain privately owned properties as described above, (iv) approve, ratify and declare valid all prior acts and proceedings done or

initiated by attorneys, agents and employees of and/or acting for SAWS to acquire such permanent easement interests across, over, upon and under certain privately owned properties as described above, (v) and to declare that the conveyance of all such permanent easements in certain privately owned properties as described above shall be to the City of San Antonio for the use and benefit of SAWS; now therefore:

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

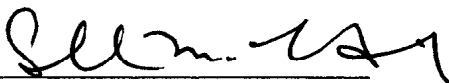
1. That the San Antonio Water System's Aquifer Storage and Recovery Project is a necessary public project is hereby reaffirmed and declared.
2. That the San Antonio City Council is hereby requested to declare that a public necessity exists for the acquisition of permanent easement interests across, over, upon and under certain privately owned real properties described herein, by negotiation and/or condemnation if necessary for public improvements for use as part of the ASR Project, to wit, in portion of the properties listed as follows: 2.285 acres out of New City Block 35132, Parcel P-81, in Bexar County, Texas for a public purpose as part of the ASR Project.
3. That SAWS, its employees, agents, and/or their authorized independent negotiators are hereby authorized to negotiate and execute all sales and other agreements easements and other necessary documents with the owners of certain privately owned properties described above and to take all other lawful actions necessary or incidental to survey, specify, clarify, define and acquire the permanent easement interest across, over, upon and under certain privately owned properties as described in Section 2 herein.
4. That SAWS General Counsel is hereby authorized to file eminent domain proceedings, if necessary, and prosecute all such condemnation proceedings through conclusion (including final judgment and all necessary appeals) for the condemnation of the permanent easement interest across, over, upon and under certain privately owned properties as described in Section 2 herein.
5. That all prior acts and proceedings done or initiated by attorneys, agent and employees of and/or acting for SAWS to acquire such permanent easement interests across, over, upon and under certain privately owned properties as described in Section 2 herein are hereby approved, ratified and declared valid.
6. That the conveyance of all such permanent easements in certain privately owned properties as described in Section 2 herein shall be to the City of San Antonio for the use and benefit of SAWS is hereby declared.
7. 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.

8. 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.
9. This Resolution becomes effective immediately upon its passage.

**PASSED AND APPROVED** this the 20<sup>th</sup> day of April 2004.

  
James M. Mayor, Chairman

**ATTEST:**

  
Salvadore M. Hernández, Secretary

PARCEL NO.: SAWS-PW-RAW-RCW-7500D

PROJECT NAME: ASR INTEGRATION PROGRAM TRANSMISSION MAIN, SEGMENT III

SAWS JOB NO.: 01-8618-215

## METES AND BOUNDS DESCRIPTION

### 2.285 ACRES OF LAND

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**THENCE** with the South right-of-way line of said U.S. Highway 87, being the North line of said 30.779 acre tract, North 62 degrees 50 minutes 30 seconds West, a distance of 556.39 feet to a found railroad tie at an angle point in said right-of-way line;

**THENCE** continuing with said South right-of-way line of U.S. Highway 87 and North line of said 30.779 acre tract, North 60 degrees 42 minutes 14 seconds West, a distance of 10.75 feet to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TEX." at the North corner of a 6.002 acre tract described in Volume 7084, Page 417 of the Real Property Records of Bexar County, Texas;

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**THENCE** leaving the south right-of-way line of U.S. Highway 87 and North line of said 30.779 acre tract and along the Southwest line of said drainage easement, South 06 degrees 43 minutes 53 seconds East, a distance of 136.01 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps for a corner of said drainage easement;

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**THENCE** with the West line of said 6.002 acre tract, South 28 degrees 19 minutes 51 seconds West, a distance of 490.16 feet to a found 1/2 inch iron rod with red cap stamped Overby Descamps in the North line of a 175.123 acre tract described in Volume 8892, Page 1025 of the Real Property Records of Bexar County, Texas, and being the West corner of said 6.002 acre tract;

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Metes and Bounds Description  
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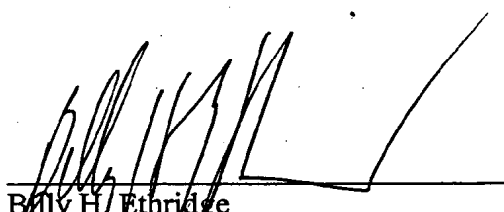
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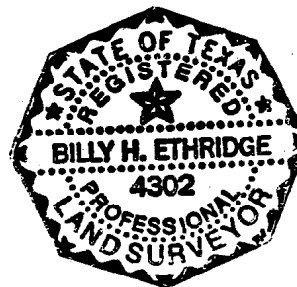
**THENCE** with the said South right-of-way line of U.S. Highway 87, being the North line of the 30.779 acre tract, South 60 degrees 42 minutes 14 seconds East, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 2.285 acres (±99,535 square feet) of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83.

A drawing of even date (Parcel 7500.DWG) was prepared and is made a part of this description.

  
Billy H. Ethridge  
Registered Professional Land Surveyor  
No. 4302 – State of Texas

Date: 4-15-04



STA: 80+00(3)  
130.00 Lt.(3)

P.C. STA: = 85+16.63

Project Name  
SAWS Job N.

Integration Program Transmission Main, Segment III  
R: 01-8618-215

Right-Of-Way Centerline

**U.S. HWY. 87**  
(Variable Width R.O.W.)  
Volume 6647, Page 336

Found 1/2" Iron Rod  
W/Cap Stamped  
"H.J.A. SA/Laredo"

Found 1/2" Iron Rod (Bent)

(N60°26'56"W 450.25')(3)  
(S59°53'12"E 449.27')(1)  
S60°42'14"E 450.31'

P.O.B.

P.O.C.

(N62°34'54"W 556.56')(3)  
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0.278 of an Acre  
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6.002 Ac.  
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Notes:

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Volume 6647, Page 336 & Volume 6647, Page 343

Legend

- Denotes Set 5/8" Iron Rod With  
Yellow Cap Stamped "CDS/MUERY S.A. TEX."  
● Found 1/2" Iron Rod with Cap Stamped  
"Overby/Descamp"  
● Found 1/2" Iron Rod  
☒ Found TxDot Type 'I'  
Monument (Top Broken Off)

NEPOMACINO MONTOKA SURVEY No. 21  
ABSTRACT 469  
COUNTY BLOCK 5132

Remainder of  
30.779 Acres  
Volume 4727, Page 950  
(R.P.R.)

Parcel No.  
SAWS-PW-RAW-RCW-7500D  
2.285 Acres

S28°19'51"W 490.16'  
S28°19'51"W 600.18'  
(S28°41'01"W 600.47')(2)

N60°17'28"W 288.54'

N60°17'28"W 449.99'  
(N59°53'12"W 449.93')(1)

N60°17'28"W 150.04'

N60°17'28"W  
11.41'  
(N59°53'12"W)  
(11.41')(2)

175.123 Acres  
Volume 8892, Page 1025 (R.P.R.)

I, Billy H. Ethridge, a Registered Professional Land Surveyor,  
do hereby certify that the above field notes were prepared using  
information obtained by an on the ground survey made under my  
direction and supervision in September 2003.

Date 15<sup>th</sup> day of April, 2004 A.D.

Billy H. Ethridge  
Registered Professional Land Surveyor  
No. 4302 - State of Texas



Scale: 1" = 100'

Sheet No.: 3 of 3

Drawn By: Sgonzales - CDS Muery Date: 04-12-04

File Path: F:\103153\Land Projects\dwg\Parcel 7500.dwg

**CDS/MUERY SERVICES**  
Engineering & Surveying

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

Parcel No. SAWS-PW-RAW-RCW-7500D  
Nepomacino Montoya Survey No. 21, Abstract 469, C.B. 5132  
Bexar County, Texas