

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

**CONSENT AGENDA  
ITEM NO. 13**

**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 and Temporary Easement Interests in Certain Privately Owned Real Properties by Negotiation and/or Condemnation if Necessary, for the Loop 410: Blanco To McCullough Water And Wastewater Project.

**DATE:** July 29, 2004

**SUMMARY AND RECOMMENDATIONS**

This ordinance declares a public necessity for the acquisition of parcels as described herein for permanent and temporary 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 Texas Department of Public Transportation (TxDOT) requirement for SAWS relocation of utilities for TxDOT improvements in the North Central 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 herein for permanent easement and temporary interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for the Loop 410: Blanco To McCullough Water And Wastewater 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 (SAWS) to construct, operate, and maintain the Loop 410: Blanco To McCullough Water And Wastewater Project upon the privately owned property described in Attachment I to the resolution for this item.

- Acquisition of nine easements is required for the Project. The easements are described herein will require acquisition by eminent domain.
- The City of San Antonio, acting by and through representatives of SAWS, has been unable to acquire title to the parcels, which are fully described herein.

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 SAWS. 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. Staff has compiled the list of available information on current owners as shown herein.

<b>OWNERS</b>	<b>ACRE (S)</b>	<b>LOT (S)</b>	<b>NCB</b>	<b>SUBDIVISION</b>
	<b>0.046-ACRE.</b>	<b>LOT 27</b>	<b>NCB-12050</b>	<b>JOE J. BARSHOP</b>
	<b>0.0115-ACRE</b>	<b>LOT 26</b>	<b>NCB 12050</b>	<b>JOE J. BARSHOP</b>
	<b>0.0494 ACRE</b>	<b>LOT 26</b>	<b>NCB-12050</b>	<b>JOE J. BARSHOP</b>
	<b>0.0460-ACRE</b>	<b>LOT 24</b>	<b>NCB-12050</b>	<b>TEXACO SUBDIVISON</b>
	<b>0.0136-ACRE.</b>	<b>LOT 54</b>	<b>NCB-11714</b>	<b>BLANCO HEIGHTS</b>
	<b>0.0064-ACRE</b>	<b>LOT 57</b>	<b>NCB-11714</b>	<b>BLANCO HEIGHTS</b>
	<b>0.1257-ACRE</b>	<b>LOT10</b>	<b>NCB-11714</b>	<b>BLANCO HEIGHTS</b>
	<b>0.0849-ACRE</b>	<b>LOT 17</b>	<b>NCB-11714</b>	<b>BLANCO HEIGHTS</b>
	<b>0.0769-ACRE</b>	<b>LOT 22</b>	<b>NCB-11714</b>	<b>BLANCO HEIGHTS</b>

**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.

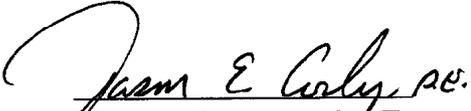
**ETHICS DISCLOSURE**

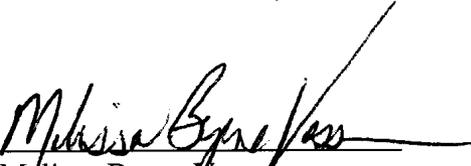
This ordinance does not require an Ethics Disclosure Form.

**COORDINATION**

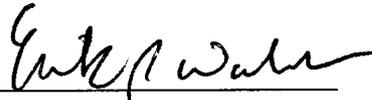
San Antonio Water System with the City's Public Works Department and the City Attorney's Office has coordinated the request for ordinance.

*for*   
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

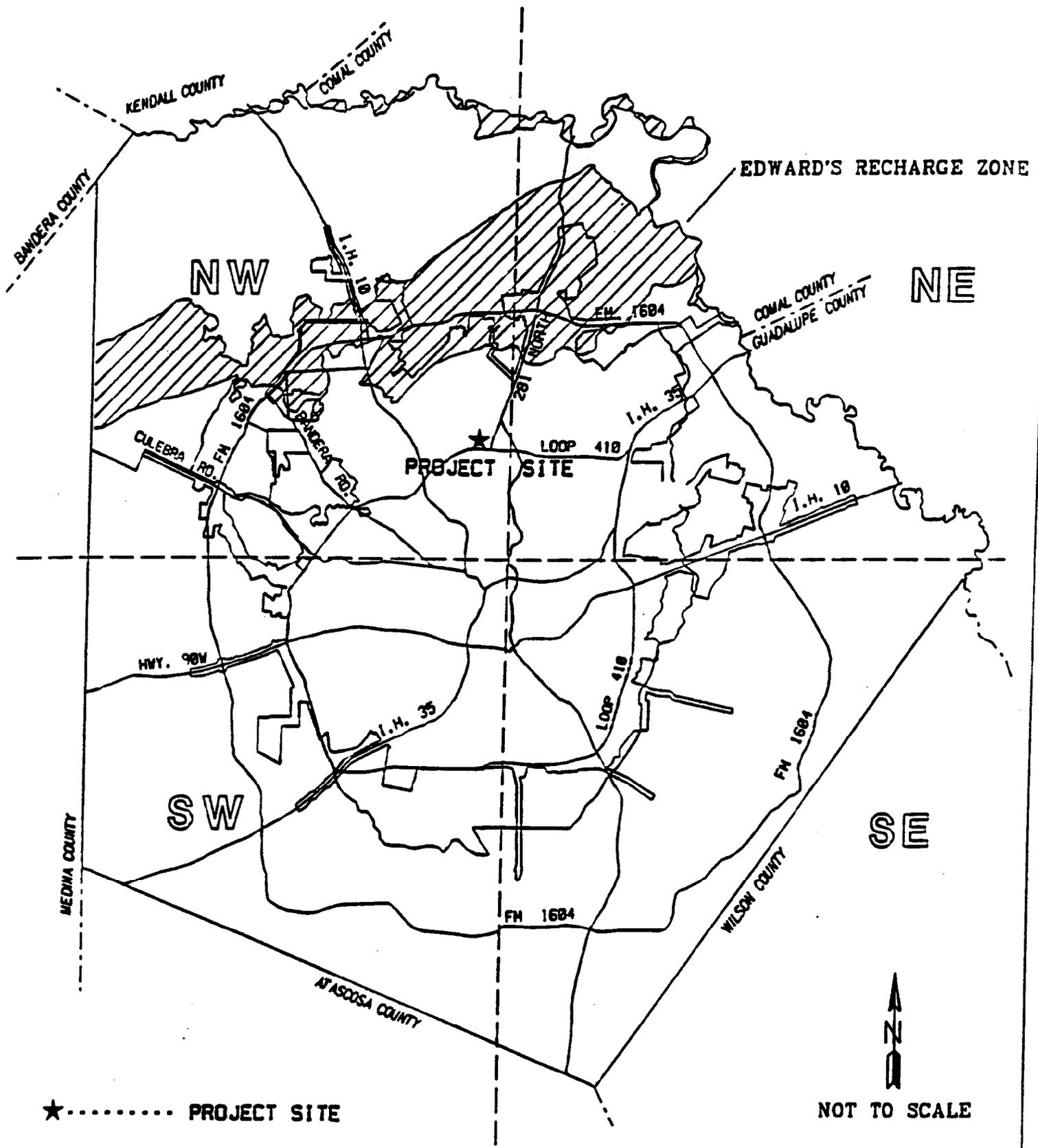
  
Melissa Byrne Wosmer  
Assistant City Manager  
City of San Antonio

Approved:

*for*   
Terry M. Brechtel  
City Manager

# **ATTACHMENT I**

# SAN ANTONIO WATER SYSTEM

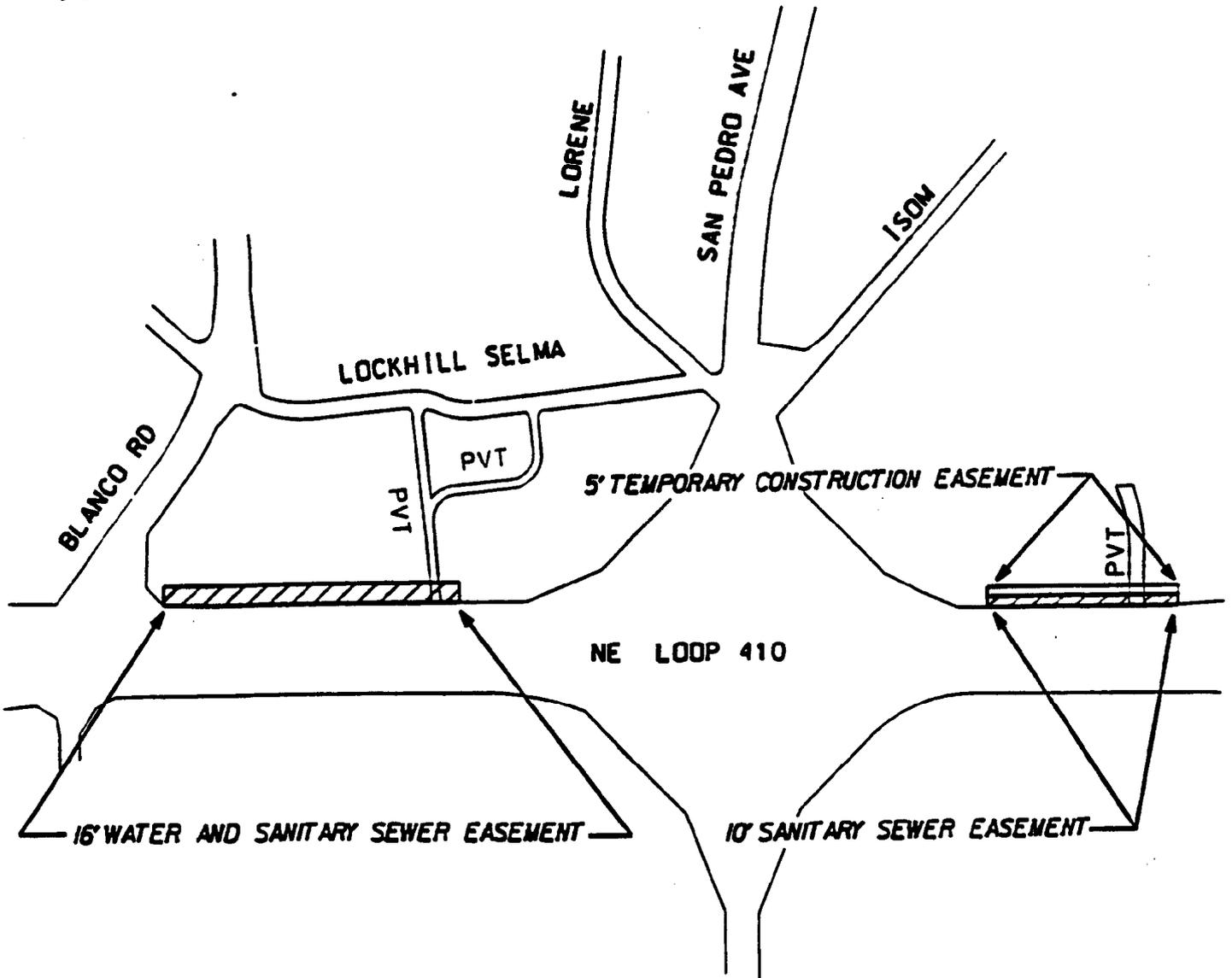


**LOOP 410 BLANCO RD. TO McCULLOUGH AVE.  
WATER AND WASTEWATER PROJECT**

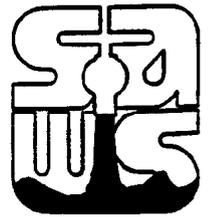
# SAN ANTONIO WATER SYSTEM



NOT TO SCALE



LOOP 410 BLANCO RD. TO McCULLOUGH AVE.  
WATER AND WASTEWATER PROJECT



**LOOP 410 BLANCO/MCCULLOUGH PROJECT**

METES & BOUNDS DESCRIPTION

For

(10-foot Sanitary Sewer Easement)

Being a 0.046 acre tract of land out of Lot 27, NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

Beginning: At a point in the north right-of-way line of Loop 410 at the west property line of said Lot 27, said point being N 00° 14' 06" W, 10.57 feet to a found ½" iron rod with cap;

Thence: N 00° 14' 06" W, 10.01 feet along the west property line of said Lot 27 to a corner;

Thence: S 88° 08' 13" E, 16.75 feet to a corner;

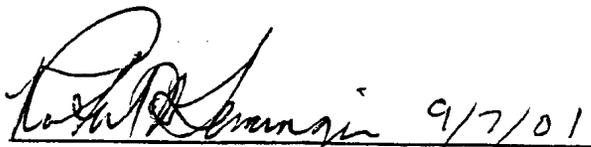
Thence: S 88.° 20.' 45" E, 182.56 feet to a corner in the east line of said Lot 27;

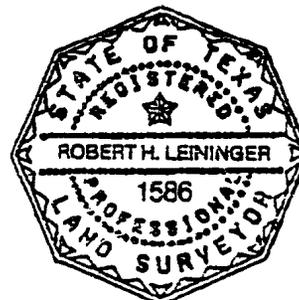
Thence: S 00° 09' 59" E, 10.01 feet along the east line of said Lot 27 to a found ½" iron rod with cap, said cap being in the north right-of-way line of Loop 410;

Thence: N 88° 20' 45" W, 182.89 feet along the north right-of-way line of Loop 420 to a found disk in concrete;

Thence: N 88° 08' 13" W, 16.40 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.046 acres (1,993 square feet) of land.

Job No. 1771-102-150  
I:\1771102.metes7311.doc  
July 20, 2001

  
Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R.P.L.S.  
Vickrey & Associates, Inc.



METES & BOUNDS DESCRIPTION

for

(5 foot temporary construction easement)

Being a 0.023 acre tract of land out of Lot 27, NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County Texas and more particularly described as follows:

Beginning: At a in the west line of said Lot 27, said point being N 00° 14' 06" W, 10.01 feet from the north right-of-way line of Loop 410;

Thence: N 00° 14' 16" W, 5.0 feet along the west line of said Lot 27 to a corner;

Thence: S 88° 08' 13" E, 16.92 feet to a corner;

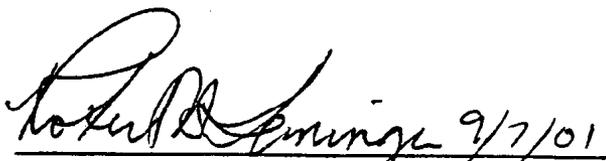
Thence: S 88° 20' 45" E, 182.39 feet to a corner in the east line of said Lot 27;

Thence: S 00° 09' 69"E, 5.00 feet along the east line of said Lot 27 to a corner;

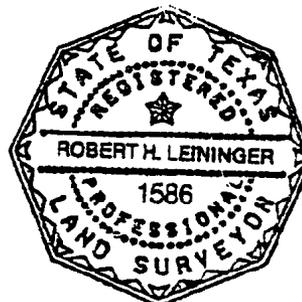
Thence: N 88° 20' 45" W, 182.56 feet to a corner;

Thence: N 88° 08' 13" W, 16.75 feet to the POINT OF BEGINNING containing 0.023 acres (997 square feet) of land.

Job No. 1771-102-150  
I:\1771102.150\metes7311t.doc  
July 20, 2001

 9/7/01

Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R.P.L.S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7311 TEMP EASEMENT

North: 13739640.6902      East: 2129549.7989  
Line Course: N 00-14-06 W Length: 5.0034  
North: 13739645.6936      East: 2129549.7784  
Line Course: S 88-08-13 E Length: 16.9247  
North: 13739645.1434      East: 2129566.6941  
Line Course: S 88-20-45 E Length: 182.3888  
North: 13739639.8784      East: 2129749.0069  
Line Course: S 00-09-59 E Length: 5.0025  
North: 13739634.8759      East: 2129749.0215  
Line Course: N 88-20-45 W Length: 182.5568  
North: 13739640.1457      East: 2129566.5407  
Line Course: N 88-08-13 W Length: 16.7507  
North: 13739640.6903      East: 2129549.7989

Perimeter: 408.6269 Area: 997 sq.ft. 0.0229 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001      Course: N 12-37-20 W

Error North: 0.00007      East: -0.00002

Precision 1: 5,558,157.1089



BEAAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

Quick Links:

[\[Valuation Data\]](#)[\[Administrative Data\]](#)[\[Legal Description\]](#)[\[Locational Data\]](#)[\[Taxing Authorities\]](#)

Account Number: 12050-000-0271

Street Address: 111 LOOP 410 NW

Property Use: 245

VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	773,100	773,100	773,100
Improvement Value:	524,300	524,300	524,300
Total Market Value:	1,297,400	1,297,400	1,297,400
New Improvement Value:	0	0	0
Status:	CV	CV	BV
Required Notice Sent:	05-05-2001		

ADMINISTRATIVE DATA

Owner Name: DDRA COMMUNITY CENTERS FOUR

Address: 3300 ENTERPRISE PARKWAY

City/State: BEACHWOOD OH 44122 7249

Owner Source: 6989/1554

Parcel Source: 9542/30

Parent Account: 12050-000-0270

Governor Code: F1

Fiduciary Number: 60684 ERNST & YOUNG LLP

FDD on File: N

Originator Coordination Sheet: PL99000416

Parents: 12050-000-0013 12050-000-0270

Children: 12050-000-0014 12050-000-0271 12050-000-0330

LEGAL DESCRIPTION

Legal Description: NCB 12050 BLK LOT E

IRR 199.21 FT OF 27

LOCATIONAL DATA

Work Area: 16

Neighborhood Code: 13870

Map Code: 550E7

DIGITAL MAPS

1 inch to 100: 1600-6125

1 inch to 400: 16-61

Deeded Acreage: .9860

Calculated Acreage: .9860

**View Map**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

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**PROPERTY CHARACTERISTICS**

Gross Building Area: 9,566

Gross Leaseable Area: 9,500

Number of Units: 0

Number of Buildings: 1

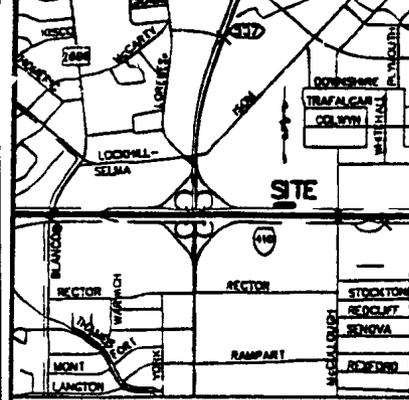
[Back to Top of Page](#)

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*Last Updated August 18, 2001*

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**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: SAWS-E-W-RW-7311  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

SCALE: 1" = 40'



LOCATION MAP  
N.T.S.

FND. 1/2" I. ROD

REMAINDER OF LOT 27, N.C.B. 12050  
 JOE J. BARSHOP SUBDIVISION  
 VOL. 6800, PG. 250

D.D.R.A. COMMUNITY CENTERS FOUR, L.P.  
 VOL. 6989, PG. 1554

PROPERTY ADDRESS: 111 LOOP 410 NW

50' ROADWAY  
 VOL. 6800, PG. 250

5' TEMPORARY CONSTRUCTION EASEMENT  
 0.023 ACRE (997 SQ. FT.)

10' SAN. SEWER ESM'T.  
 VOL. 6800, PG. 250

25' BUILDING SET-BACK LINE  
 VOL. 6800, PG. 250

127.46'

N00°14'06"W  
 5.00'

POB  
 S88°08'13"E - 16.92'

S88°08'13"E - 16.75'

S88°20'45"E - 182.39'

S88°20'45"E - 182.56'

S00°09'59"E  
 5.00'

N00°14'06"W  
 10.01'

N88°08'13"W - 16.40'

S00°09'59"E  
 10.01'

N00°14'06"W  
 10.57'

FND. DISC IN CONC. N88°20'45" W - 182.89'

OLD LOOP 410 R.O.W.

FND. 1/2" I. ROD  
 W/CAP

FND. 1/2" I. ROD  
 W/CAP

FND. 1/2" I. ROD  
 W/CAP

10' SANITARY SEWER EASEMENT  
 0.046 ACRE (1,993 SQ. FT.)

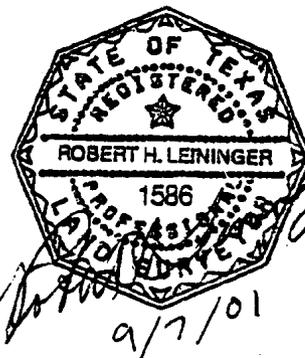
LOOP 410

10' SANITARY SEWER EASEMENT  
 &  
 5' TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.  
 CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
 Telephone: (210)349-3271



DATE: FEB., 2001  
 JOB NO. 1771-002-150

METES & BOUNDS DESCRIPTION

For

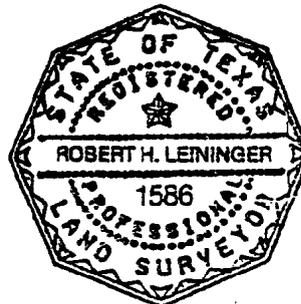
(Permanent 10' Sanitary Sewer Easement)

Being a 0.0115 acre (500 sq. ft.) tract of land out of Lot 26 and out of a 50; roadway (ingress, egress), NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

- Beginning: At a set 1/2" iron pin with Vickrey & Associates property corner cap in the north right-of-way line of Loop 410 at the west property line of said 50' roadway (ingress, egress), said point being N 00° 14' 06" W, 11.85 feet from a found 1/2" iron rod with cap;
- Thence: N 00° 14' 06" W, 10.01 feet along the west roadway line to a set 1/2" iron pin with Vickrey & Associates property corner cap;
- Thence: S 88° 08' 13" E, 50.03 feet to a set PK nail in the west property line of said Lot 27;
- Thence: S 00° 14' 06" E, 10.01 feet along the west property line of said Lot 27 to a set PK nail in the north right-of-way line of Loop 410;
- Thence: N 88° 08' 13" W, 50.03 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0115 acres (500 sq. ft.) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0115ac072001  
July 20, 2001

  
Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7312

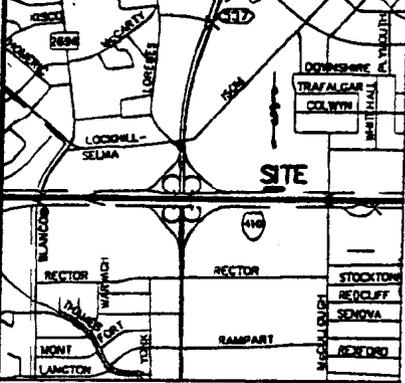
North: 13739632.3102 East: 2129499.8329  
Line Course: N 00-14-06 W Length: 10.0067  
North: 13739642.3169 East: 2129499.7918  
Line Course: S 88-08-13 E Length: 50.0335  
North: 13739640.6902 East: 2129549.7989  
Line Course: S 00-14-06 E Length: 10.0067  
North: 13739630.6836 East: 2129549.8399  
Line Course: N 88-08-13 W Length: 50.0335  
North: 13739632.3102 East: 2129499.8329

Perimeter: 120.0805 Area: 500 sq.ft. 0.0115 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E  
Error North: 0.00000 East: 0.00000

Precision 1: 120,080,400.0000



**LEGEND**

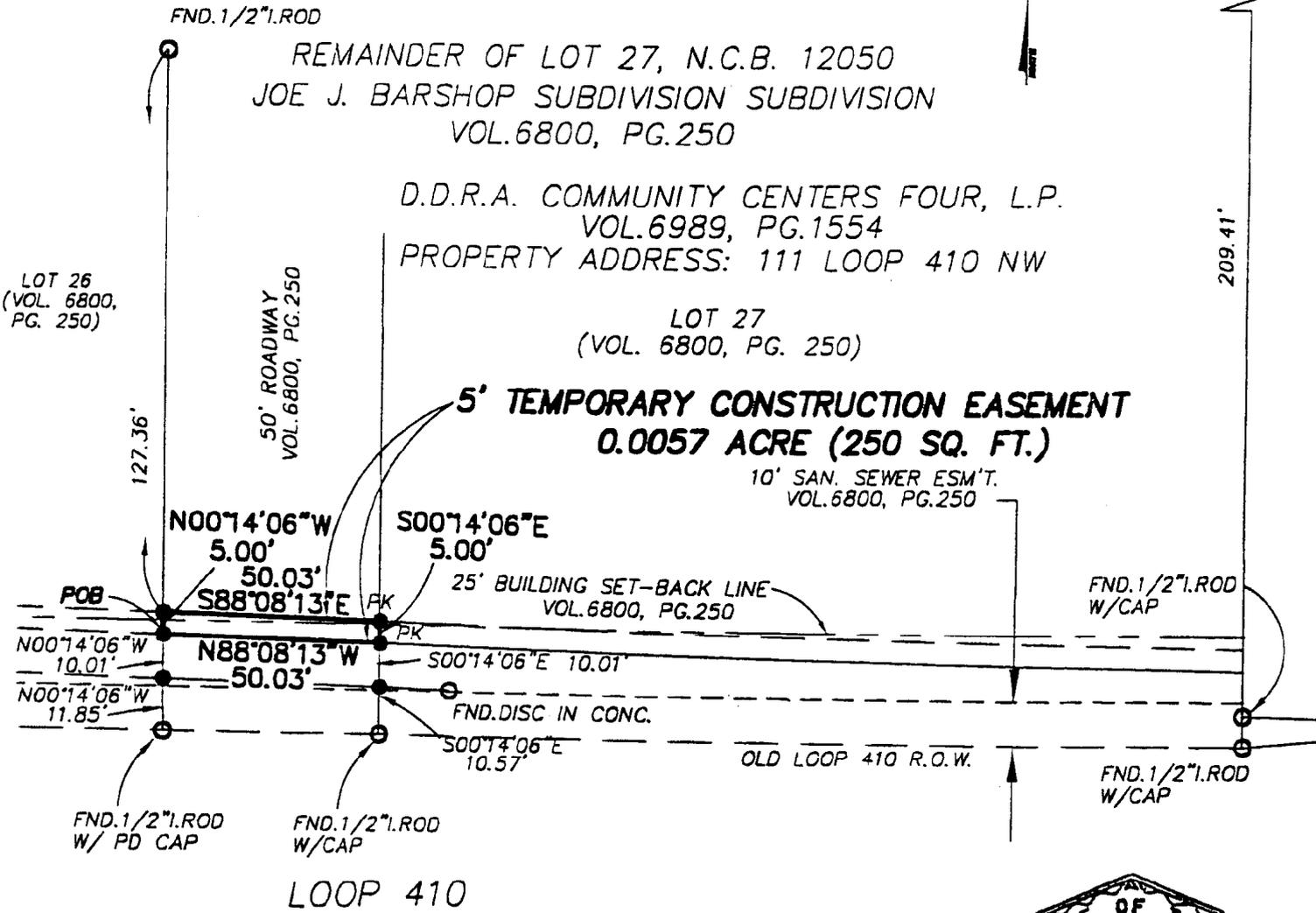
- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: SAWS-T-E-7312  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS



SCALE: 1" = 40'

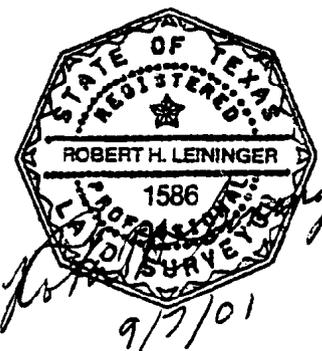
LOCATION MAP  
N.T.S.



**EXHIBIT TO SHOW  
5' TEMPORARY CONSTRUCTION EASEMENT**

**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
 Telephone: (210)349-3271



DATE: FEB., 2001  
 JOB NO. 1771-002-150

METES & BOUNDS DESCRIPTION

For

(5' Temporary Construction Easement)

Being a 0.0057 acre (250 sq. ft.) tract of land out of Lot 26 and out of a 50' Roadway (ingress-egress), NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County Texas and more particularly described as follows:

- Beginning: At a set ½" iron rod with Vickrey & Associates property corner cap in the west property line of said 50' Roadway (ingress-egress) and at the northwest corner of a proposed 10' Sanitary Sewer Easement, said point also being the southeast corner of Lot 26, Joe J. Barshop Subdivision as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County, Texas said point also being N 00° 14' 06" W, 10.01 feet from the north right-of-way line of Loop 410;
- Thence: N 00° 14' 16" W, 5.00 feet along the west roadway line of to a set ½" inch iron pin with Vickrey & Associates property corner cap;
- Thence: S 88° 08' 13" E, 50.03 feet to a set PK nail in the west property line of said Lot 27;
- Thence: S 00° 14' 06" E, 5.00 feet along the west property line of said Lot 27 to a set PK nail in the northeast corner of a proposed 10' Sanitary Sewer Easement;

PARCEL NO. SAWS - T - E - 7312  
PROJECT NAME: IH LOOP 410  
BLANCO RD. TO McCULLOUGH AVE.

Thence: N 88° 08' 13" W, 50.03 feet along the north line of a proposed 10' Sanitary Sewer Easement to the POINT OF BEGINNING containing 0.0057 acres (250 sq. ft.) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0057ac072001  
July 20, 2001

 9/7/01

Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7312 TEMP EASEMENT

North: 13739642.3169 East: 2129499.7918

Line Course: N 00-14-06 W Length: 5.0034

North: 13739647.3202 East: 2129499.7713

Line Course: S 88-08-13 E Length: 50.0335

North: 13739645.6936 East: 2129549.7783

Line Course: S 00-14-06 E Length: 5.0034

North: 13739640.6902 East: 2129549.7989

Line Course: N 88-08-13 W Length: 50.0335

North: 13739642.3169 East: 2129499.7918

Perimeter: 110.0738 Area: 250 sq.ft. 0.0057 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E

Error North: 0.00000 East: 0.00000

Precision 1: 110,073,800.0000



## BEXAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

### Quick Links:

[Valuation Data](#) | [Administrative Data](#) | [Legal Description](#) | [Locational Data](#) | [Taxing Authorities](#)

Account Number: 12050-000-0330

Street Address: 111 LOOP 410 NW

Property Use: 245

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### VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	1,193,400	1,193,400	1,193,400
<u>Improvement Value:</u>	2,318,000	2,211,700	0
<u>Total Market Value:</u>	3,511,400	3,405,100	1,193,400
<u>New Improvement Value:</u>	0	2,211,700	0
<u>Status:</u>	CV	CV	BD
Required Notice Sent:	05-05-2001		

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### ADMINISTRATIVE DATA

Owner Name: DDRA COMMUNITY CENTERS FOUR  
% DRA ADVISORS INC

Address: 1180 AVE OF THE AMERICAS 18

City/State: NEW YORK NY 10036 8401

Owner Source: 6989/1554

Parcel Source: 9542/30

Parent Account: 12050-000-0270

Governor Code: F1

Fiduciary Number: 60684 ERNST & YOUNG LLP

FDD on File: N

Originator Coordination Sheet: PL99000416

Parents: 12050-000-0013 12050-000-0270

Children: 12050-000-0014 12050-000-0271 12050-000-0330

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### LEGAL DESCRIPTION

Legal Description: NCB 12050 BLK LOT 33

LA PLAZA DEL NORTE ADDITION

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### LOCATIONAL DATA

Work Area: 16

Neighborhood Code: 13870

Map Code: 550E7

**DIGITAL MAPS**

1 inch to 100: 1600-6125

1 inch to 400: 16-61

Deeded Acreage: 1.5220

Calculated Acreage: 1.5220

**[View Map](#)**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

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**PROPERTY CHARACTERISTICS**

Gross Building Area: 24,712

Gross Leaseable Area: 24,712

Number of Units: 0

Number of Buildings: 1

[Back to Top of Page](#)

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*Last Updated August 18, 2001*

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METES & BOUNDS DESCRIPTION

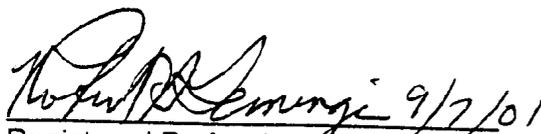
For

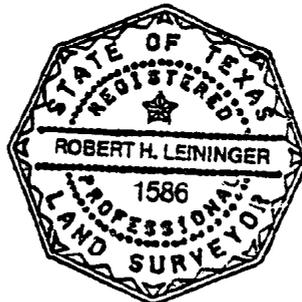
(Permanent 10' Sanitary Sewer Easement)

Being a 0.0494 acre (2,152 sq. ft.) tract of land out of Lot 26, NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

- Beginning: At a found disc in concrete in the north right-of-way line of Loop 410 at the west property line of said Lot 26;
- Thence: N 00° 15' 06" W, 10.01 feet along the west property line of said Lot 26 to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap;
- Thence: S 88° 08' 13" E, 215.16 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the west line of a 50' roadway;
- Thence: S 00° 14' 06" E, 10.01 feet along the west property line of said 50' roadway to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the north right-of-way line of Loop 410;
- Thence: N 88° 08' 13" W, 215.15 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0494 acres (2,152 square feet) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0494ac072001  
July 20, 2001

  
Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7313

North: 13739639.3050 East: 2129284.7941  
Line Course: N 00-15-06 W Length: 10.0068  
North: 13739649.3117 East: 2129284.7502  
Line Course: S 88-08-13 E Length: 215.1554  
North: 13739642.3168 East: 2129499.7918  
Line Course: S 00-14-06 E Length: 10.0067  
North: 13739632.3102 East: 2129499.8329  
Line Course: N 88-08-13 W Length: 215.1525  
North: 13739639.3050 East: 2129284.7941

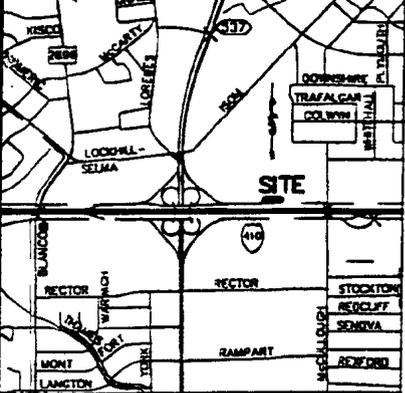
Perimeter: 450.3214 Area: 2,152 sq.ft. 0.0494 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 62-31-34 W

Error North: -0.00001 East: -0.00001

Precision 1: 31,269,126.0487



**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: SAWS-T-E-7313  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

LOCATION MAP  
N.T.S.



SCALE: 1" = 40'

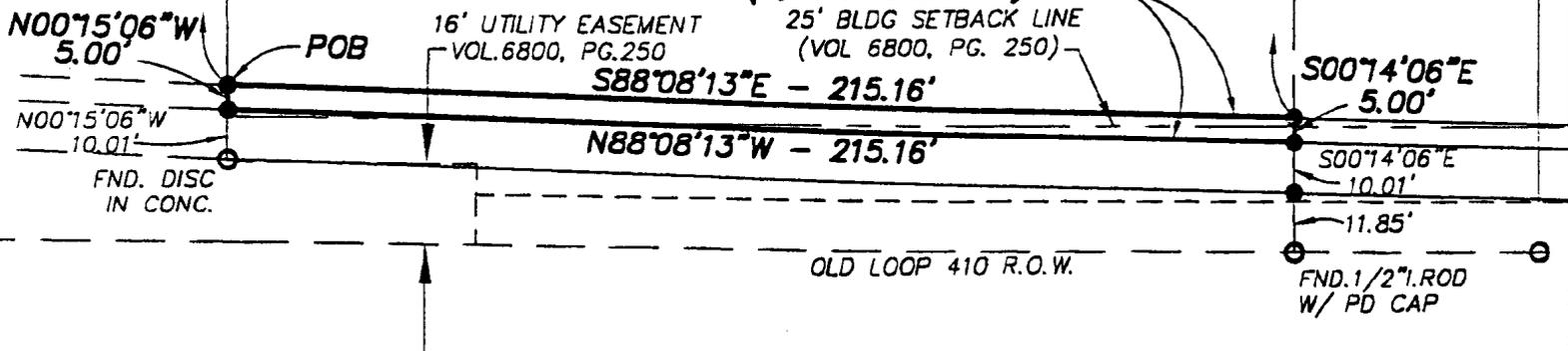
LOT 24  
VOL. 4960,  
PG. 122

REMAINDER OF LOT 26, N.C.B. 12050  
 JOE J. BARSHOP SUBDIVISION SUBDIVISION  
 VOL.6800, PG.250

D.D.R.A. COMMUNITY CENTERS FOUR, L.P.  
 VOL.6989, PG.1554

PROPERTY ADDRESS: 111 LOOP 410 NW

**5' TEMPORARY CONSTRUCTION EASEMENT  
 0.0247 ACRE (1,076 SQ. FT.)**

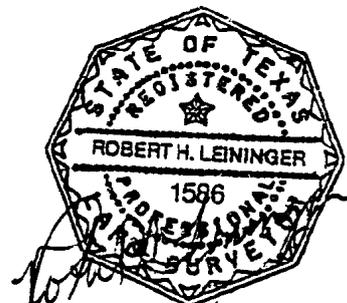


LOOP 410

**EXHIBIT TO SHOW  
 5' TEMPORARY CONSTRUCTION EASEMENT**



**VICKREY & ASSOCIATES, INC.  
 CONSULTING ENGINEERS**



9/7/01

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
 Telephone: (210)349-3271

DATE: FEB., 2001  
 JOB NO. 1771-002-150

METES & BOUNDS DESCRIPTION

For

(5' Temporary Construction Easement)

Being a 0.0247 acre (1,076 sq. ft.) tract of land out of Lot 26, NCB 12050, Joe J. Barshop Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 6800, Page 250 of the Deed and Plat Records of Bexar County Texas and more particularly described as follows:

Beginning: At a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap in the west property line of said Lot 26, at the northwest corner of a proposed 10' Sanitary Sewer Easement said point also being N 00° 15' 06" W, 10.01 feet from a found disc in concrete in the north right-of-way line of Loop 410;

Thence: N 00° 15' 06" W, 5.00 feet along the we property line of said Lot 26 to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap;

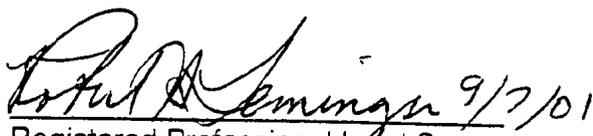
Thence: S 88° 08' 13" E, 215.16 feet to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap in the west line of a 50' roadway;

Thence: S 00° 14' 06" E, 5.00 feet along the west line of said 50' roadway to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap at the northeast corner of a proposed 10' Sanitary Sewer Easement;

PARCEL NO: SAWS - T - E - 7313  
PROJECT NAME: IH LOOP 410  
BLANCO RD. TO McCULLOUGH AVE.

Thence: N 88° 08' 13" W, 215.16 feet along the north line of a proposed 10'  
Sanitary Sewer Easement to the POINT OF BEGINNING  
containing 0.0247 acres (1,076 square feet) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0247ac072001  
July 20, 2001

  
Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7313 TEMP EASEMENT

North: 13739649.3117	East: 2129284.7502
Line Course: N 00-15-06 W	Length: 5.0034
North: 13739654.3151	East: 2129284.7282
Line Course: S 88-08-13 E	Length: 215.1568
North: 13739647.3202	East: 2129499.7713
Line Course: S 00-14-06 E	Length: 5.0034
North: 13739642.3168	East: 2129499.7918
Line Course: N 88-08-13 W	Length: 215.1554
North: 13739649.3117	East: 2129284.7501

Perimeter: 440.3189 Area: 1,076 sq.ft. 0.0247 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001	Course: S 47-22-07 W
Error North: -0.00005	East: -0.00006

Lot Map Check

Precision 1: 5,768,727.7886



BENAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

Quick Links:

[Valuation Data](#)[Administrative Data](#)[Legal Description](#)[Locational Data](#)[Taxing Authorities](#)

Account Number: 12050-000-0014  
Street Address: 125 LOOP 410 NW  
Property Use: 245

VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	14,077,100	14,077,100	14,077,100
<u>Improvement Value:</u>	24,922,900	24,922,900	24,197,900
<u>Total Market Value:</u>	39,000,000	39,000,000	38,275,000
<u>New Improvement Value:</u>	0	0	0
<u>Status:</u>	CV	BV	BV
Required Notice Sent:	05-05-2001		

ADMINISTRATIVE DATA

Owner Name: DDRA COMMUNITY CENTERS FOUR  
Address: 3300 ENTERPRISE PARKWAY  
City/State: BEACHWOOD OH 44122 7249  
Owner Source: 6989/1554  
Parcel Source: 9542/30  
Parent Account: 12050-000-0013  
Governor Code: F1  
Fiduciary Number: 60684 ERNST & YOUNG LLP  
FDD on File: N  
Originator Coordination Sheet: PL99000416  
Parents: 12050-000-0013 12050-000-0270  
Children: 12050-000-0014 12050-000-0271 12050-000-0330

LEGAL DESCRIPTION

Legal Description: NCB 12050 P-1 THRU 4, P-22D  
P-23A THRU 23E, P-23H, P-23J  
P-23K, P-23L& W IRR PT OF 26

LOCATIONAL DATA

Work Area: 16

Neighborhood Code: 13870

Map Code: 550E6

**DIGITAL MAPS**

1 inch to 100: 1600-6150

1 inch to 400: 16-61

Deeded Acreage: 21.9990

Calculated Acreage: 21.9990

**View Map**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

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**PROPERTY CHARACTERISTICS**

Gross Building Area: 292,825

Gross Leaseable Area: 292,825

Number of Units: 0

Number of Buildings: 4

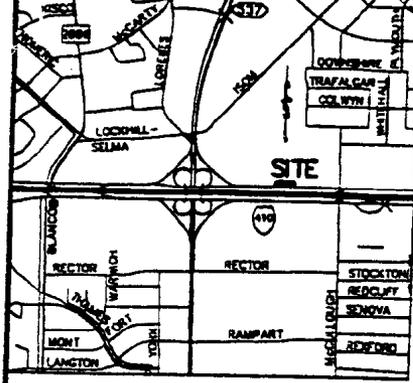
[Back to Top of Page](#)

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**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: SAWS-E-7313  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD, TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

SCALE: 1" = 40'

LOCATION MAP  
N.T.S.

FND. 1/2" I. ROD

LOT 24  
VOL. 4960,  
PG. 122

REMAINDER OF LOT 26, N.C.B. 12050  
 JOE J. BARSHOP SUBDIVISION SUBDIVISION  
 VOL. 6800, PG. 250

D.D.R.A. COMMUNITY CENTERS FOUR, L.P.  
 VOL. 6989, PG. 1554

PROPERTY ADDRESS: 111 LOOP 410 NW

187.16'

FND. 1/2" I. ROD

50' ROADWAY  
VOL. 6800, PG. 250

127.36'

N00°15'06"W  
10.01'

16' UTILITY EASEMENT  
VOL. 6800, PG. 250

25' BLDG SETBACK LINE  
(VOL 6800, PG. 250)

S88°08'13"E - 215.16'

S00°14'06"E  
10.01'

FND. DISC  
IN CONC.

POB

N88°08'13"W - 215.15'

11.85'

OLD LOOP 410 R.O.W.

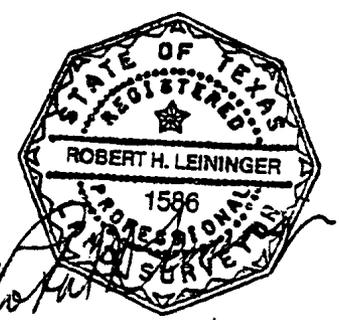
FND. 1/2" I. ROD  
W/ PD CAP

**10' SANITARY SEWER EASEMENT  
 0.0494 ACRE (2152 SQ. FT.)**

**LOOP 410**

**EXHIBIT TO SHOW  
 PERMANENT 10' SANITARY SEWER EASEMENT**

**VICKREY & ASSOCIATES, INC.  
 CONSULTING ENGINEERS**



7334 Blanco Road Suite 109 San Antonio, Texas 78216  
 Telephone: (210)349-3271

DATE: FEB., 2001  
 JOB NO. 1771-002-150

## METES & BOUNDS DESCRIPTION

For

(10' Permanent Sanitary Sewer Easement)

Being a 0.0460 acre (2,004 sq. ft.) tract of land out of Lot 24, NCB 12050, Texaco Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 4960, Page 2060 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

- Beginning: At a found 1/2" iron rod with cap in the north right-of-way line of Loop 410 at the west property line of said Lot 24;
- Thence: N 00° 15' 05" W, 10.03 feet along the west property line of said Lot 24 to a set PK nail;
- Thence: S 85° 46' 44" E, 51.77 feet to a set PK nail;
- Thence: S 87° 12' 07" E, 148.65 feet to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap in the east property line of said Lot 24;
- Thence: S 00° 15' 06" E, 10.01 feet along the west line of said 50' roadway to a found disc in concrete, said point being in the north right-of-way line of Loop 410;
- Thence: N 87° 12' 07" W, 149.31 feet along the north right-of-way line of Loop 410 to a found disc in concrete;

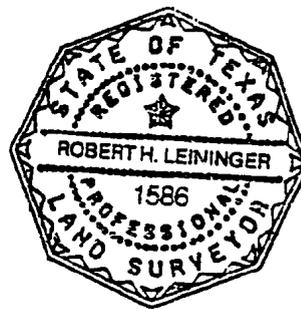
PARCEL NO: SAWS - E - 7314  
PROJECT NAME: IH LOOP 410  
BLANCO RD. TO McCULLOUGH AVE.

Thence: N 85° 46' 44" W, 51.11 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0460 acres (2,004 square feet) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0460ac072001  
July 20, 2001

*Robert H. Leininger 9/7/01*

Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTS

Project: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7314

North: 13739660.3867	East: 2129084.6422
Line Course: S 00-15-05 E	Length: 10.0305
North: 13739650.3563	East: 2129084.6862
Line Course: S 85-46-44 E	Length: 51.1132
North: 13739646.5941	East: 2129135.6608
Line Course: S 87-12-07 E	Length: 149.3114
North: 13739639.3053	East: 2129284.7942
Line Course: N 00-15-06 W	Length: 10.0142
North: 13739649.3194	East: 2129284.7502
Line Course: N 87-12-07 W	Length: 148.6544
North: 13739656.5761	East: 2129136.2730
Line Course: N 85-46-44 W	Length: 51.7711
North: 13739660.3868	East: 2129084.6423
Line Course: S 00-00-00 W	Length: 0.0000
North: 13739660.3868	East: 2129084.6423

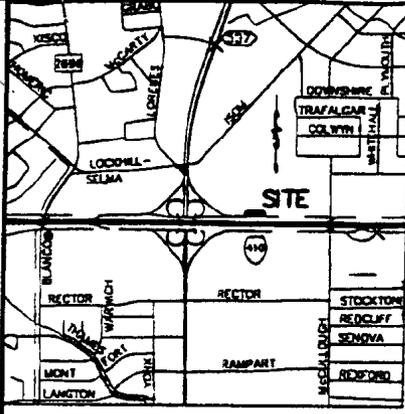
Perimeter: 420.8949 Area: 2,004 sq.ft. 0.0460 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001 Course: N 66-52-32 E

Error North: 0.00005 East: 0.00012

Precision 1: 3,114,258.3426



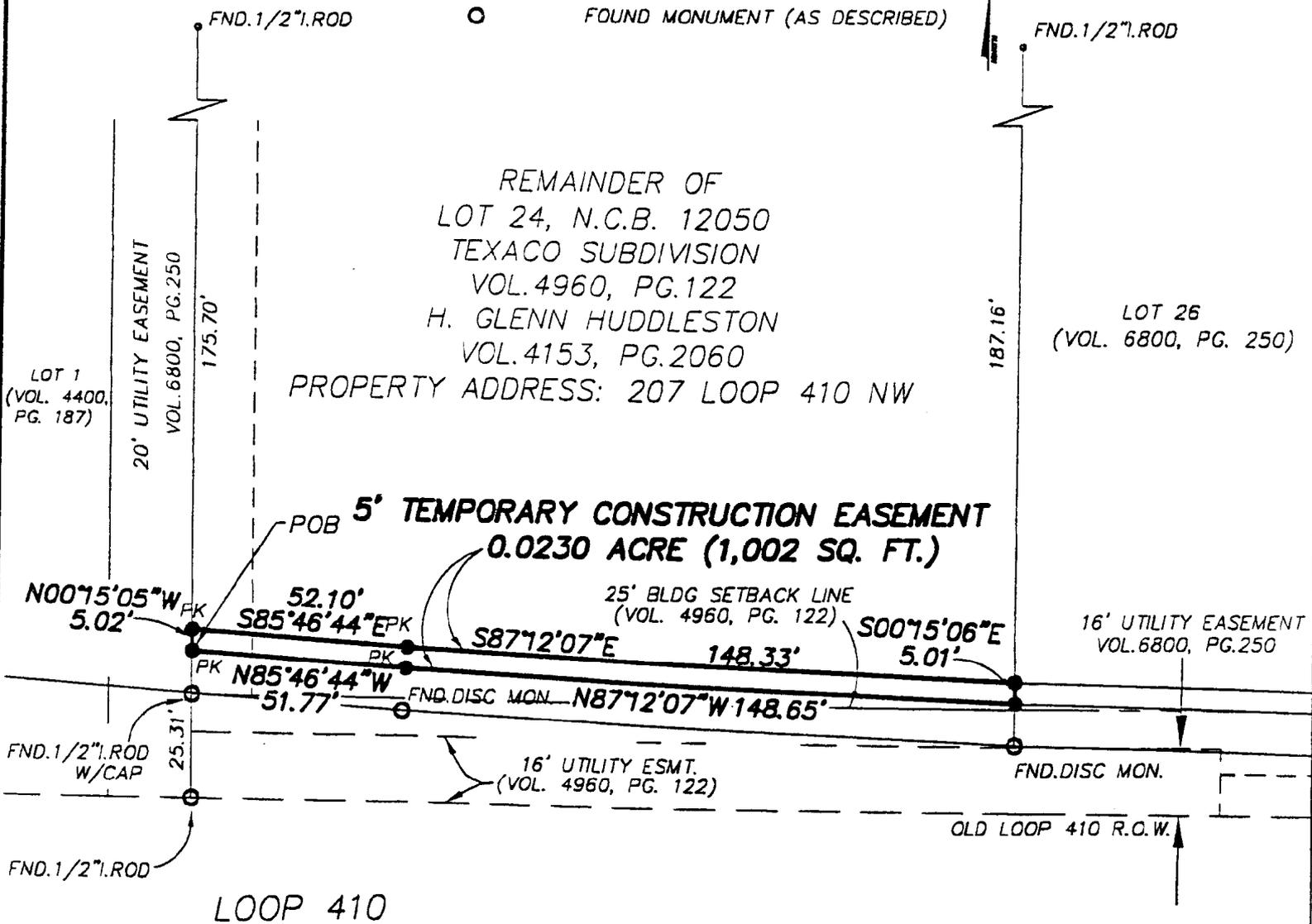
LOCATION MAP  
N.T.S.

**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: S-A-S-T-E-7314  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

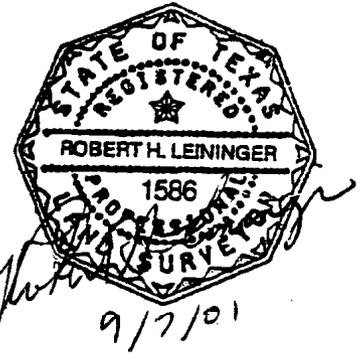
SCALE: 1" = 40'



**EXHIBIT TO SHOW  
 5' TEMPORARY CONSTRUCTION EASEMENT**

**VICKREY & ASSOCIATES, INC.  
 CONSULTING ENGINEERS**

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
 Telephone: (210)349-3271



DATE: FEB., 2001  
 JOB NO. 1771-002-150

METES & BOUNDS DESCRIPTION

For

(5' Temporary Construction Easement)

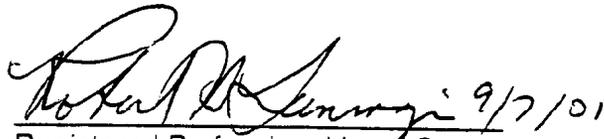
Being a 0.0230 acre (1,002 sq. ft.) tract of land out of Lot 24, NCB 12050, Texaco Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 4960, Page 122 of the Deed and Plat Records of Bexar County Texas and more particularly described as follows:

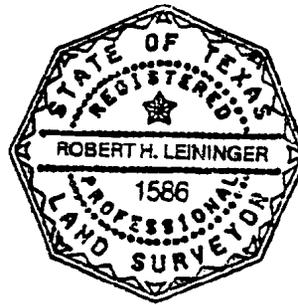
- Beginning: At a set PK nail in the west property line of said Lot 24, at the northwest corner of a proposed 10' Sanitary Sewer Easement said point also being N 00° 15' 05" W, 10.03 feet from a found ½" iron rod with cap in the north right-of-way line of Loop 410;
- Thence: N 00° 15' 05" W, 5.02 feet along the west property line of said Lot 24 to a set PK nail;
- Thence: S 85° 46' 44" E, 52.10 feet to a set PK nail;
- Thence: S 87° 12' 07" E, 148.33 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the east property line of said Lot 24;
- Thence: S 00° 15' 06" E, 5.01 feet along the east property line of said Lot 24 to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap the northeast corner of a proposed 10' Sanitary Sewer Easement;
- Thence: N 87° 12' 07" W, 148.65 feet along the north line of a proposed 10' Sanitary Sewer Easement to a set PK nail;

PARCEL NO: SAWS - T - E - 7314  
PROJECT NAME: IH LOOP 410  
BLANCO RD. TO McCULLOUGH AVE.

Thence: N 85° 46' 44" W, 51.77 feet along the north line of a proposed 10' sanitary sewer easement to the POINT OF BEGINNING and containing 0.0230 acres (1,002 sq. ft.) of land, more or less.

Job No. 1771-102-150  
RHL/acm/metes0.0230ac072001  
July 20, 2001

  
Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.



page 1

TXDOT IH 410 /SAN PEDRO  
EASEMENTSProject: 1771-001  
Lot Map Check

Fri Sep 07 11:28:38 2001

Lot name: 7314 TEMP EASEMENT

North: 13739660.3867      East: 2129084.6422  
Line Course: N 00-15-05 W Length: 5.0153  
North: 13739665.4020      East: 2129084.6202  
Line Course: S 85-46-44 E Length: 52.1001  
North: 13739661.5671      East: 2129136.5790  
Line Course: S 87-12-07 E Length: 148.3260  
North: 13739654.3265      East: 2129284.7282  
Line Course: S 00-15-06 E Length: 5.0071  
North: 13739649.3194      East: 2129284.7502  
Line Course: N 87-12-07 W Length: 148.6544  
North: 13739656.5761      East: 2129136.2730  
Line Course: N 85-46-44 W Length: 51.7711  
North: 13739660.3867      East: 2129084.6423

Perimeter: 410.8740 Area: 1,002 sq.ft. 0.0230 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001      Course: N 80-19-29 E

Error North: 0.00001      East: 0.00009

Precision 1: 4,635,270.5072



BEXAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

Quick Links:

[Valuation Data](#)[Administrative Data](#)[Legal Description](#)[Locational Data](#)[Taxing Authorities](#)

Account Number: 12050-000-0240  
Street Address: 207 LOOP 410 NW  
Property Use: 220

VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	700,000	561,800	561,800
<u>Improvement Value:</u>	320,000	423,700	423,700
<u>Total Market Value:</u>	1,020,000	985,500	985,500
<u>New Improvement Value:</u>	0	0	0
<u>Status:</u>	BV	BV	BV
Required Notice Sent:	04-21-2001		
Protest Received:	05-31-2001		

ADMINISTRATIVE DATA

Owner Name: HUDDLESTON, H GLENN  
Address: 4061 BROADWAY  
City/State: SAN ANTONIO TX 78209 6313  
Owner Source: 4153/2060  
Parcel Source: OLD FILES  
Parent Account: 00000-000-0000  
Governor Code: F1  
Fiduciary Number: 60585 VELTMAN ARTHUR P & ASSOC INC  
FDD on File: Y

LEGAL DESCRIPTION

Legal Description: NCB 12050 BLK LOT 24

LOCATIONAL DATA

Work Area: 16

Neighborhood Code: 13870

Map Code: 550E7

**DIGITAL MAPS**

1 inch to 100: 1600-6125

1 inch to 400: 16-61

Deeded Acreage: .0000

Calculated Acreage: .9921

**View Map**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

---

**PROPERTY CHARACTERISTICS**

Gross Building Area: 13,500

Gross Leaseable Area: 13,500

Number of Units: 0

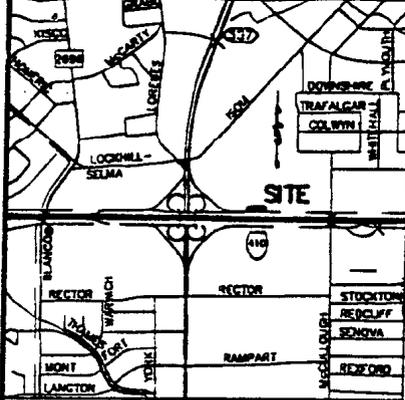
Number of Buildings: 1

[Back to Top of Page](#)

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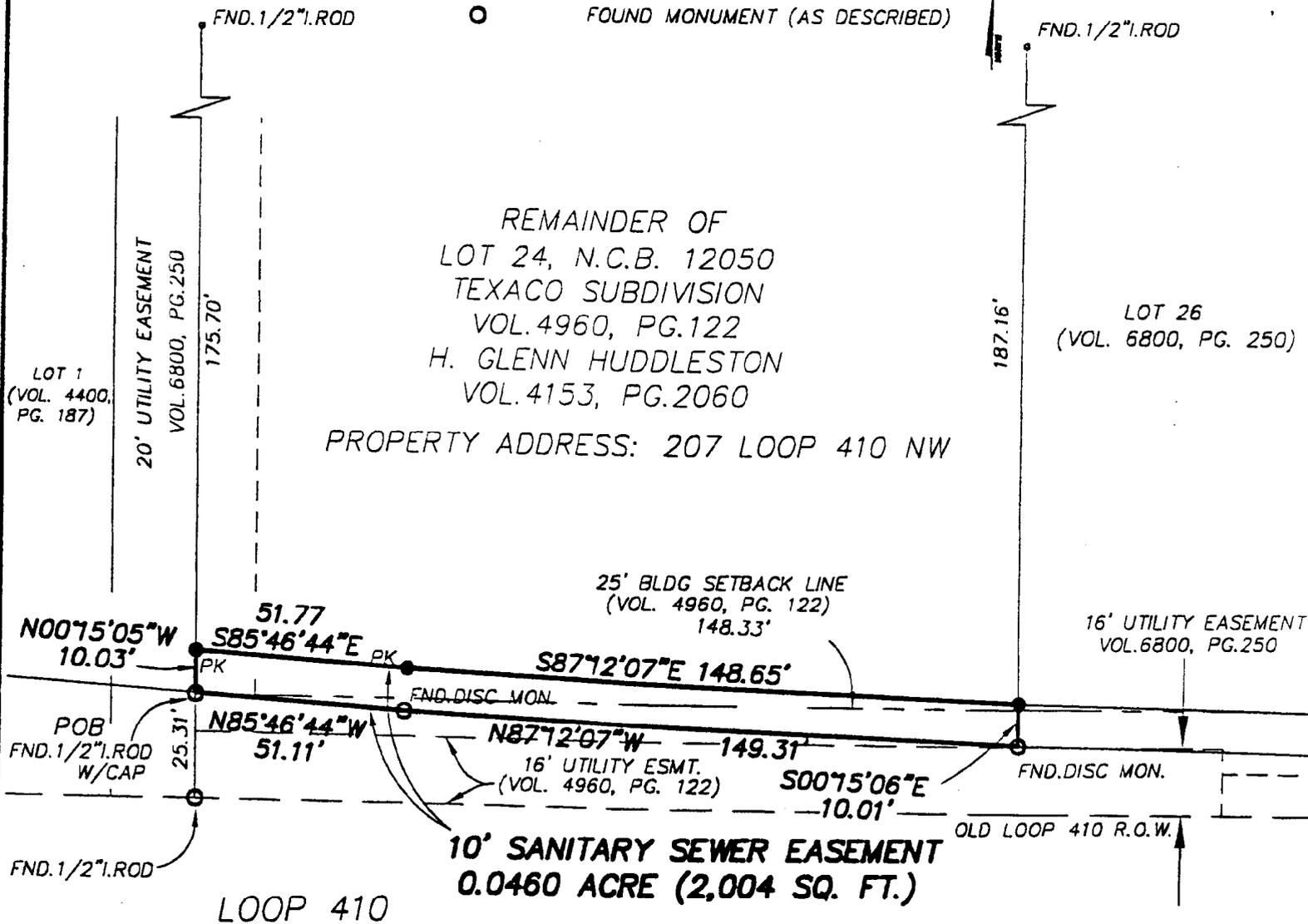
LOCATION MAP  
N.T.S.

**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

PARCEL NO: SAWS-E-7314  
PROJECT NAME: IH LOOP 410  
BLANCO RD. TO McCULLOUGH AVE.  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

SCALE: 1" = 40'

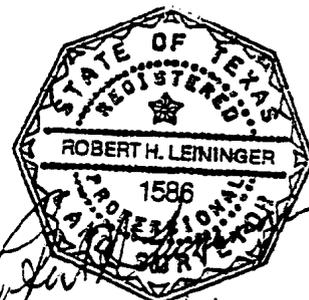


**EXHIBIT TO SHOW  
PERMANENT 10' SANITARY SEWER EASEMENT**



**VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS**

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271



DATE: FEB., 2001  
JOB NO. 1771-002-150

**METES & BOUNDS DESCRIPTION**

For

(Permanent 16' Water and Wastewater Easement)

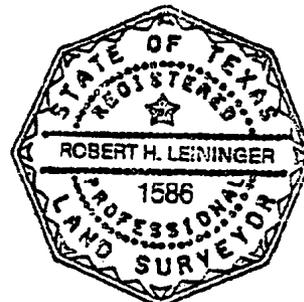
Being a 0.0136 acre (592 sq. ft.) tract of land out of Lot 54, Block 3, NCB 11714, Blanco Heights Addition, City of San Antonio, Bexar County, Texas as recorded in Volume 9100, Page 43 of the Deed and Plat Records of Bexar County, Texas, said 0.0136 acre tract being more particularly described as follows:

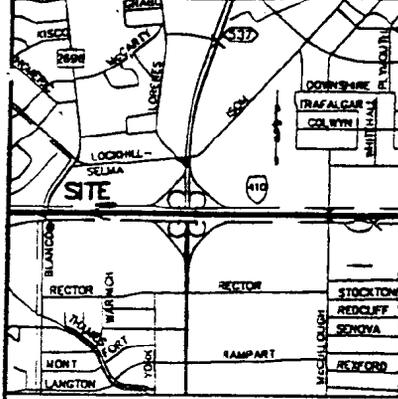
- Beginning: At a found ½" iron rod in the north right-of-way line of Loop 410 at the southwest corner of said Lot 54;
- Thence: N 20° 08' 40" W, 16.10 feet along the west property line of said Lot 54 to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the west property line of said Lot 54;
- Thence: N 06° 17' 38" W, 0.83 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the west property line of said Lot 54;
- Thence: N 89° 23' 50" E, 39.76 feet to as set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the west property line of said Lot 54;
- Thence: S 00° 36' 10" E, 16.00 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the south property line of said Lot 54 and the north right-of-way line of Loop 410;
- Thence: S 89° 23' 50" W, 34.29 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0136 acre (592 sq. ft.) of land, more or less.

Job No. 1771-003-150  
RHL/acm/metesSAWSE7315  
July 31, 2001

*Robert H. Leininger* 9/5/01  
Registered Professional Land Surveyor

Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.





PARCEL NO: SAWS-E-7315  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

**LEGEND**

- BUILDING SETBACK LINE
- EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

SCALE: 1" = 40'

LOCATION MAP  
N.T.S.

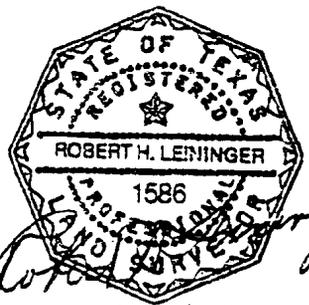
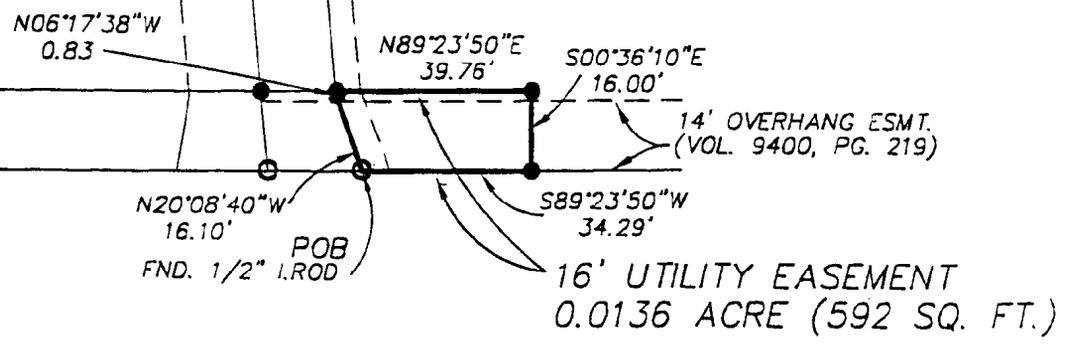
LOT 51, BLK. 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.7500, PG.188  
 GREGORY GANNON, P.C.  
 VOL.8135, PG.0380

30' INGRESS-EGRESS  
 EASEMENT  
 VOL.9400, PG.219

5' STREET LIGHT EASEMENT  
 VOL.9400, PG.219

LOT 57, BLOCK 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.9400, PG.219  
 PLAZA BANK  
 VOL. 8683, PG. 0246

LOT 54, BLOCK 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.9100, PG.43  
 BLANCO HEIGHTS HOTEL, L.P.  
 VOL. 7260, PG. 0554



LOOP 410

9/5/01 **PERMANENT 16' WATER & WASTEWATER EASEMENT**

**VICKREY & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS

TXDOT IH 410 /SAN PEDRO

Project: 1771-001  
Lot Map Check

Wed Sep 05 11:03:40 2001

---

Lot name: 7315-16

North: 13739643.2686 East: 2127043.8424  
Line Course: N 20-08-40 W Length: 16.10  
North: 13739658.3837 East: 2127038.2978  
Line Course: N 06-17-38 W Length: 0.83  
North: 13739659.2087 East: 2127038.2068  
Line Course: N 89-23-50 E Length: 39.76  
North: 13739659.6270 East: 2127077.9646  
Line Course: S 00-36-10 E Length: 16.00  
North: 13739643.6278 East: 2127078.1329  
Line Course: S 89-23-50 W Length: 34.29  
North: 13739643.2671 East: 2127043.8448

Perimeter: 106.98 Area: 594 sq.ft. 0.0136 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0028 Course: S 58-40-02 E

Error North: -0.00145 East: 0.00238

Precision 1: 38,354.92



BEXAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

Quick Links:

[\[Valuation Data\]](#)[\[Administrative Data\]](#)[\[Legal Description\]](#)[\[Locational Data\]](#)[\[Taxing Authorities\]](#)

Account Number: 11714-003-0540  
Street Address: 611 LOOP 410 NW  
Property Use: 140

VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	2,117,300	1,954,400	1,954,400
<u>Improvement Value:</u>	11,229,100	10,345,600	10,545,600
<u>Total Market Value:</u>	13,346,400	12,300,000	12,500,000
<u>New Improvement Value:</u>	0	0	0
<u>Status:</u>	CV	CV	CV
Required Notice Sent:	04-21-2001		

ADMINISTRATIVE DATA

Owner Name: BLANCO HEIGHTS HOTEL L P  
Address: 1755D LYNNFIELD RD STE 142  
City/State: MEMPHIS TN 38119 7244  
Owner Source: 7260/0554  
Parcel Source: BEXAR CNTY  
Parent Account: 00000-000-0000  
Governor Code: F1

LEGAL DESCRIPTION

Legal Description: NCB 11714 BLK 3 LOT 54

LOCATIONAL DATA

Work Area: 16  
Neighborhood Code: 13870  
Map Code: 550D7  
*DIGITAL MAPS*  
1 inch to 100: 1575-6125  
1 inch to 400: 15-61  
Deeded Acreage: 3.7390  
Calculated Acreage: 3.7390

**View Map**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

---

**PROPERTY CHARACTERISTICS**

Gross Building Area: 240,478

Gross Leaseable Area: 240,478

Number of Units: 0

Number of Buildings: 4

[Back to Top of Page](#)

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**METES & BOUNDS DESCRIPTION**

For

(Permanent 16' Water and Wastewater Easement)

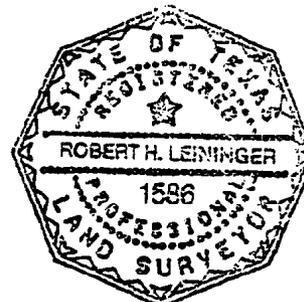
Being a 0.0064 acre (278 sq. ft.) tract of land out of Lot 57, Block 3, NCB 11714, Blanco Heights Subdivision, City of San Antonio, Bexar County, Texas as recorded in Volume 9400, Page 219 of the Deed and Plat Records of Bexar County, Texas, said 0.0064 acre tract being more particularly described as follows:

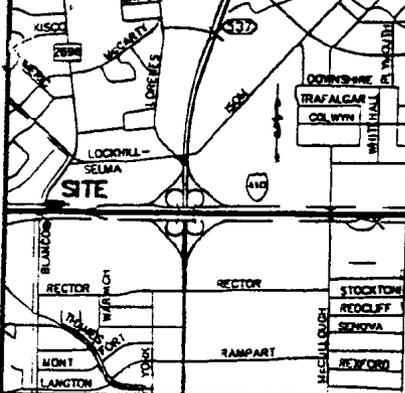
- Beginning: At a found "X" on concrete in the north right-of-way line of Loop 410 at the southwest corner of said Lot 57;
- Thence: N 06° 10' 52" W, 16.08 feet along the west property line of said Lot 57 to a set "X" on concrete;
- Thence: N 89° 23' 50" E, 15.51 feet to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap in the east property line of said Lot 57;
- Thence: S 06° 17' 38" E, 0.83 feet along the east property line of said Lot 57 to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap in the east property line of said Lot 57;
- Thence: S 20° 08' 40" E, 16.10 feet along the east property line of said Lot 57 to found 1/2" iron rod, said point being in the north right-of-way line of Loop 410;
- Thence: S 89° 23' 50" W, 19.41 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0064 acre (278 square feet) of land, more or less.

Job No. 1771-003-150  
RHL/acm/metesSAWSE7316  
July 31, 2001

*Robert H. Leininger 9/5/01*

Registered Professional Land Surveyor  
Texas Registration No. 1586  
Robert H. Leininger, R. P. L. S.  
Vickrey & Associates, Inc.





LOCATION MAP  
N.T.S.

PARCEL NO: SAWS-E-7316  
 PROJECT NAME: IH LOOP 410  
 BLANCO RD. TO McCULLOUGH AVE.  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

**LEGEND**

- BUILDING SETBACK LINE
- - - EASEMENT LINE
- FND. FOUND
- I. ROD IRON ROD
- CONC. CONCRETE
- PD CAP PAPE-DAWSON CAP
- W/CAP WITH CAP
- POB POINT OF BEGINNING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)

SCALE: 1" = 40'



LOT 51, BLK. 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.7500, PG.188  
 GREGORY GANNON, P.C.  
 VOL.8135, PG.0380

30' INGRESS-EGRESS  
 EASEMENT  
 VOL.9400, PG.219

5' STREET LIGHT EASEMENT  
 VOL.9400, PG.219

LOT 57, BLOCK 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.9400, PG.219  
 PLAZA BANK  
 VOL. 8683, PG. 0246

LOT 54, BLOCK 3, N.C.B. 11714  
 BLANCO HEIGHTS ADDITION  
 VOL.9100, PG.43  
 BLANCO HEIGHTS HOTEL, L.P.  
 VOL. 7260, PG. 0554

N89°23'50"E  
 15.51'

S06°17'38"E  
 0.83

S20°08'40"E  
 16.10'

14' OVERHANG ESMT.  
 (VOL. 9400, PG. 219)

N06°10'52"W  
 16.08'

POB  
 FND. "X"  
 ON CONC.

FND. 1/2" I.ROD

16' UTILITY EASEMENT  
 0.0064 ACRE (278 SQ. FT.)

LOOP 410

S89°23'50"W - 19.41'



9/5/01

**PERMANENT 16' WATER & WASTEWATER EASEMENT**

**VICKREY & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS

## TXDOT IH 410 /SAN PEDRO

Project: 1771-001  
Lot Map Check

Wed Sep 05 11:04:20 2001

---

Lot name: 7316-16

North: 13739643.0643 East: 2127024.4305

Line Course: N 06-10-52 W Length: 16.08

North: 13739659.0508 East: 2127022.6991

Line Course: N 89-23-50 E Length: 15.51

North: 13739659.2140 East: 2127038.2083

Line Course: S 06-17-38 E Length: 0.83

North: 13739658.3890 East: 2127038.2992

Line Course: S 20-08-40 E Length: 16.10

North: 13739643.2739 East: 2127043.8439

Line Course: S 89-23-50 W Length: 19.41

North: 13739643.0697 East: 2127024.4350

Perimeter: 67.93 Area: 278 sq.ft. 0.0064 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0070 Course: N 39-55-29 E

Error North: 0.00537 East: 0.00450

Precision 1: 9,697.78



## BEXAR APPRAISAL DISTRICT PROPERTY SEARCH

Property Type: Commercial

### Quick Links:

[Valuation Data](#) | [Administrative Data](#) | [Legal Description](#) | [Locational Data](#) | [Taxing Authorities](#)

Account Number: 11714-003-0570

Street Address: 0 LOCKHILL SELMA

Property Use: 480

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### VALUATION DATA

Appraisal year:	2001	2000	1999
Land Value:	500,000	212,400	212,400
<u>Improvement Value</u> :	205,000	114,900	114,900
<u>Total Market Value</u> :	705,000	327,300	327,300
<u>New Improvement Value</u> :	0	0	0
<u>Status</u> :	BV	BV	BV
Required Notice Sent:	04-21-2001		
Protest Received:	06-02-2001		

---

### ADMINISTRATIVE DATA

Owner Name: PLAZA BANK

Address: 400 W HOUSTON ST

City/State: SAN ANTONIO TX 78207 3162

Owner Source: 8683/0246

Parcel Source: 9400/219

Parent Account: 11714-003-0530

Governor Code: F1

Fiduciary Number: 60585 VELTMAN ARTHUR P & ASSOC INC

FDD on File: Y

---

### LEGAL DESCRIPTION

Legal Description: NCB 11714 BLK 3 LOT 57

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### LOCATIONAL DATA

Work Area: 16

Neighborhood Code: 13870

Map Code: 550D7

**DIGITAL MAPS**

1 inch to 100: 1575-6125

1 inch to 400: 15-61

Deeded Acreage: 2.1670

Calculated Acreage: 2.1670

**View Map**

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**TAXING AUTHORITIES**

Tax Code	Type	Taxing Authority
06	FLOOD	BEX CO RD & FL
08	RIVER	SA RIVER AUTH
09	JCOLLEGE	ALAMO COM COLL
10	HOSPITAL	UNIV HEALTH SY
11	COUNTY	BEXAR COUNTY
21	CITY	SAN ANTONIO
55	SCHOOL	NORTHEAST ISD

---

**PROPERTY CHARACTERISTICS**

Gross Building Area: 1,352

Gross Leaseable Area: 1,352

Number of Units: 0

Number of Buildings: 1

[Back to Top of Page](#)

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