

**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.

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

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.

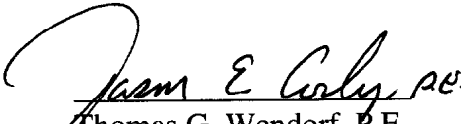
COORDINATION

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



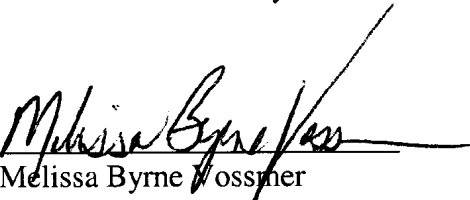
Leonard D. Young, P.E.

for Interim President/Chief Executive Officer
San Antonio Water System



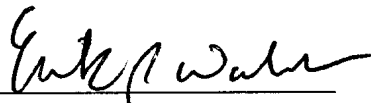
Thomas G. Wendorf, P.E.

for Director of Public Works
City of San Antonio



Melissa Byrne Wosner
Assistant City Manager
City of San Antonio

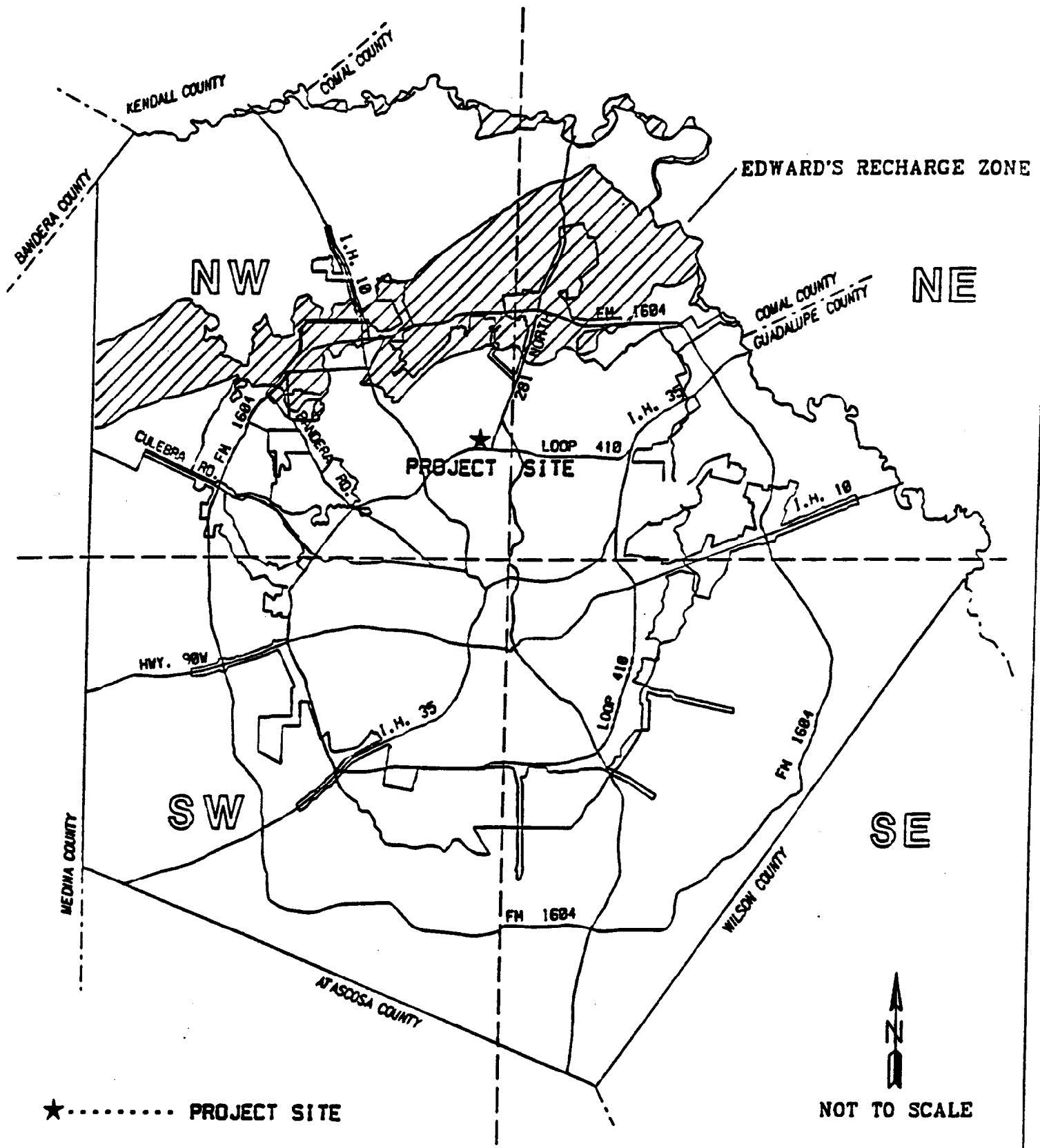
Approved:



Terry M. Brechtel
City Manager

ATTACHMENT I

SAN ANTONIO WATER SYSTEM

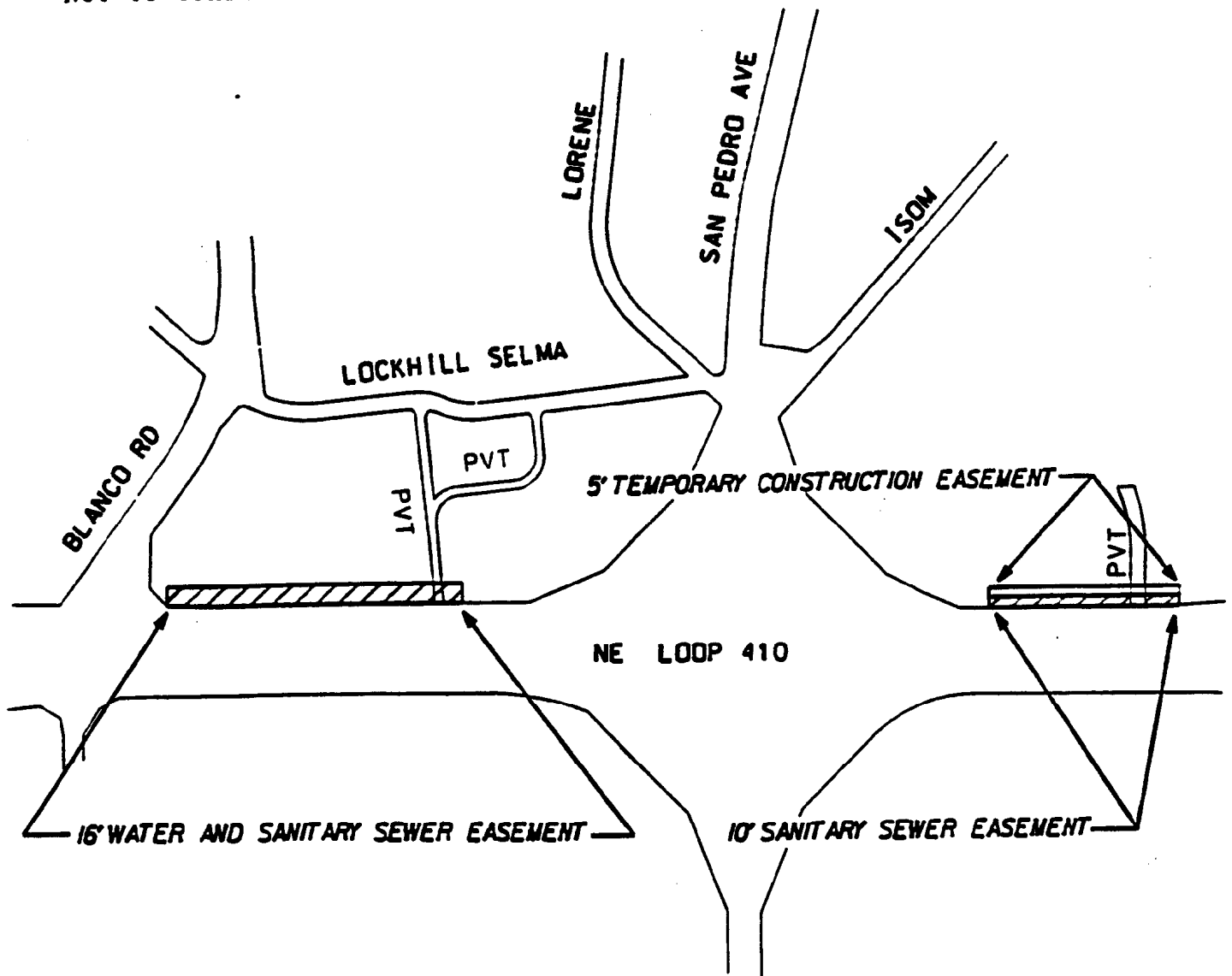


**LOOP 410 BLANCO RD. TO McCULLOUGH AVE.
WATER AND WASTEWATER PROJECT**

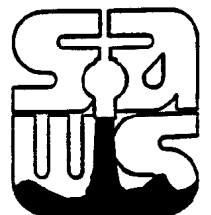
SAN ANTONIO WATER SYSTEM



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;

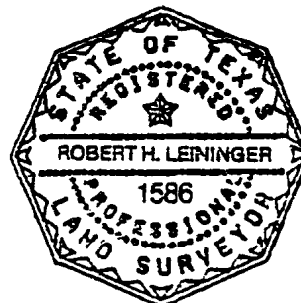
Thence: S 00° 09' 59" E, 10.01 feet along the east line of said Lot 27 to a found ½" iron rod with cap, said cap being in the north right-of-way line of Loop 410;

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

 9/7/01
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;

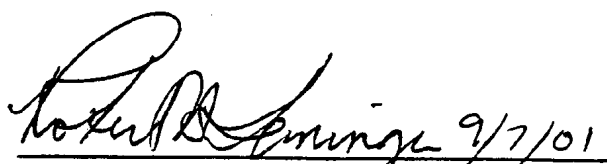
Thence: S 88° 20' 45" E, 182.39 feet to a corner in the east line of said Lot 27;

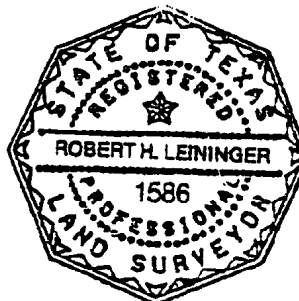
Thence: S 00° 09' 69"E, 5.00 feet along the east line of said Lot 27 to a corner;

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


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

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: 9,566

Gross Leaseable Area: 9,500

Number of Units: 0

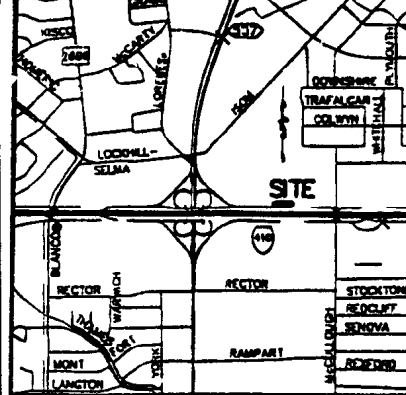
Number of Buildings: 1

[Back to Top of Page](#)

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'

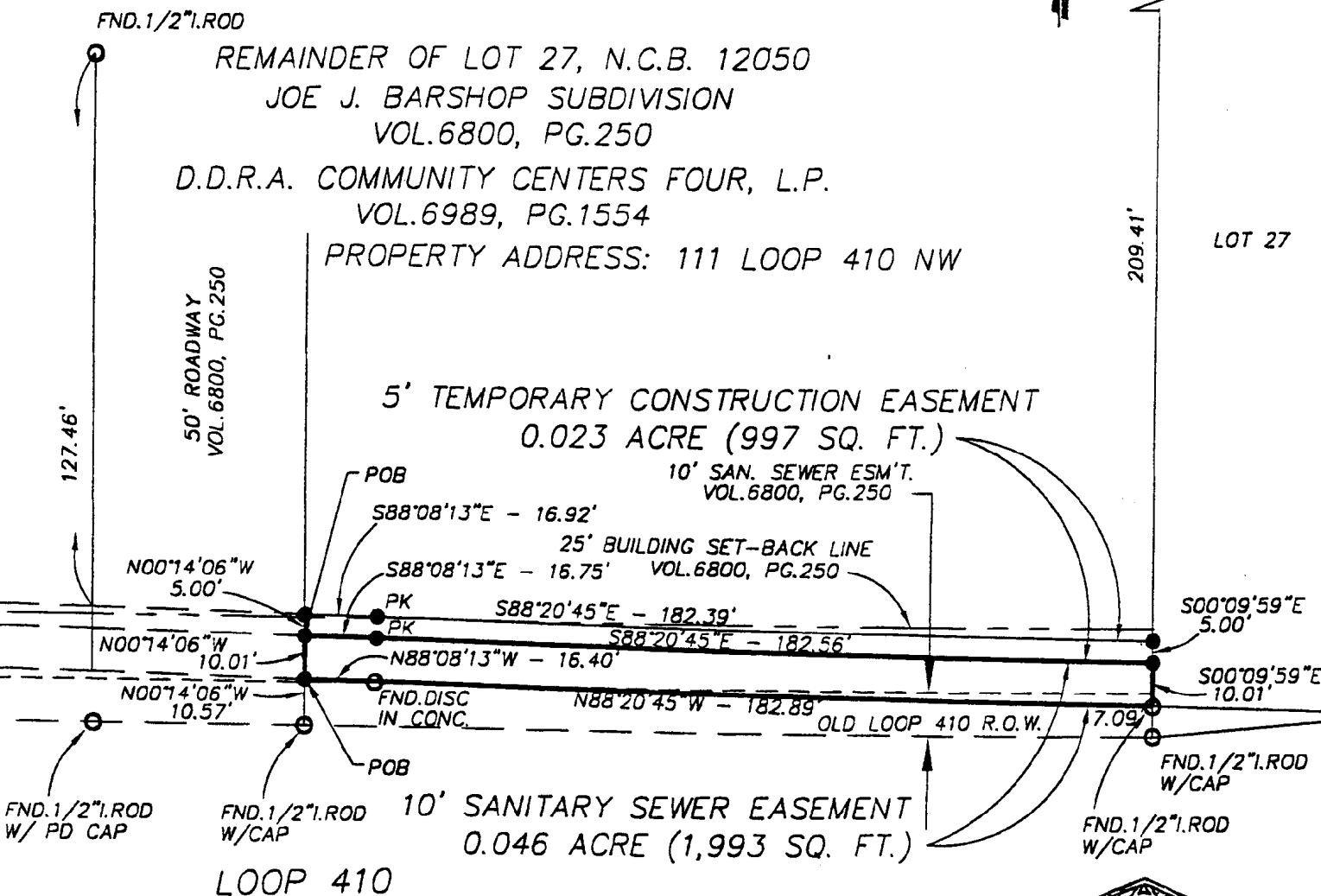


REMAINDER OF LOT 27, N.C.B. 12050
JOE J. BARSHOP SUBDIVISION
VOL.6800, PG.250
D.D.R.A. COMMUNITY CENTERS FOUR, L.P.
VOL.6989, PG.1554
PROPERTY ADDRESS: 111 LOOP 410 NW

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

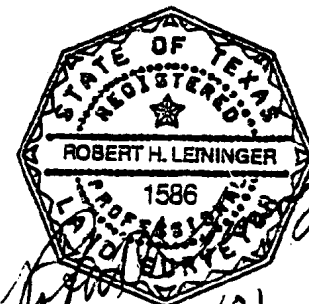


10' SANITARY SEWER EASEMENT
&
5' TEMPORARY CONSTRUCTION EASEMENT



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;

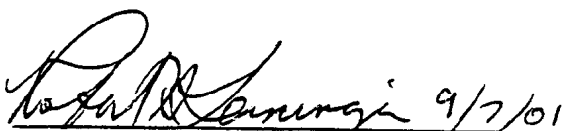
Thence: N 00° 14' 06" W, 10.01 feet along the west roadway line to a set 1/2" iron pin with Vickrey & Associates property corner cap;

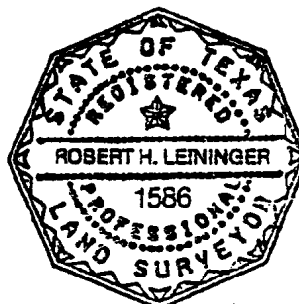
Thence: S 88° 08' 13" E, 50.03 feet to a set PK nail in the west property line of said Lot 27;

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

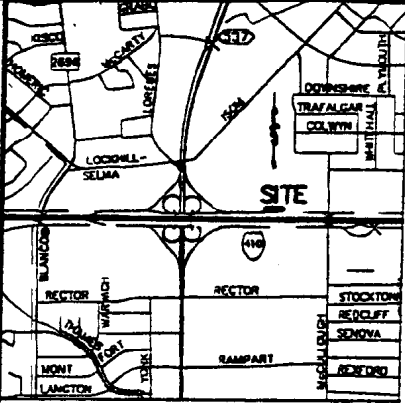
North: 13739632.3102 East: 2129499.8329
Line Course: N 00-14-06 W Length: 10.0067
North: 13739642.3169 East: 2129499.7918
Line Course: S 88-08-13 E Length: 50.0335
North: 13739640.6902 East: 2129549.7989
Line Course: S 00-14-06 E Length: 10.0067
North: 13739630.6836 East: 2129549.8399
Line Course: N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

FND. 1/2" I. ROD

REMAINDER OF LOT 27, 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

LOT 26
(VOL. 6800,
PG. 250)

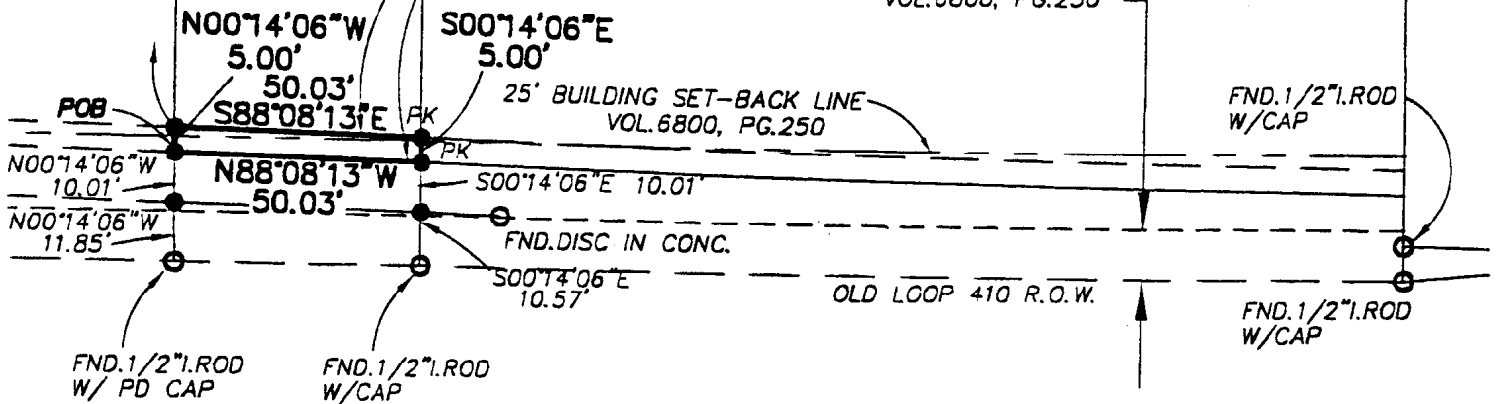
50' ROADWAY
VOL. 6800, PG. 250

LOT 27
(VOL. 6800, PG. 250)

5' TEMPORARY CONSTRUCTION EASEMENT
0.0057 ACRE (250 SQ. FT.)

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

209.41'

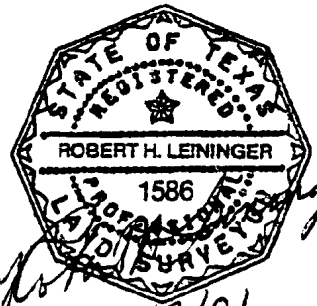


LOOP 410

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;

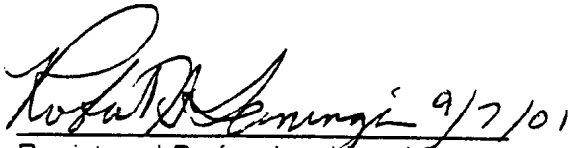
Thence: S 88° 08' 13" E, 50.03 feet to a set PK nail in the west property line of said Lot 27;

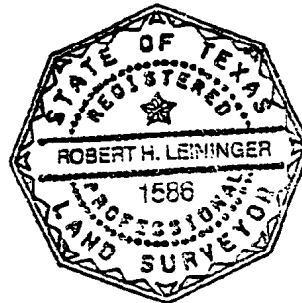
Thence: S 00° 14' 06" E, 5.00 feet along the west property line of said Lot 27 to a set PK nail in the northeast corner of a proposed 10' Sanitary Sewer Easement;

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/mites0.0057ac072001
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 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

VALUATION DATA

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

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

LEGAL DESCRIPTION

Legal Description: NCB 12050 BLK LOT 33

LA PLAZA DEL NORTE ADDITION

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

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: 24,712

Gross Leaseable Area: 24,712

Number of Units: 0

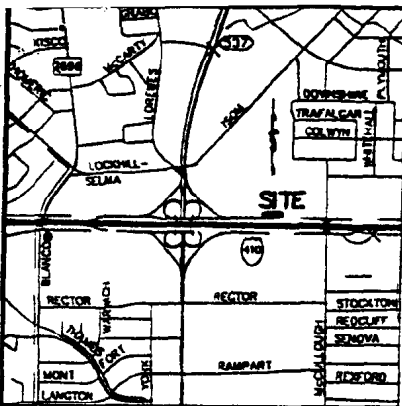
Number of Buildings: 1

[Back to Top of Page](#)

Last Updated August 18, 2001

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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-7312
PROJECT NAME: IH LOOP 410
BLANCO RD. TO McCULLOUGH AVE.
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

SCALE: 1" = 40'

FND. 1/2" I. ROD

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

LOT 26
(VOL. 6800,
PG. 250)

50' ROADWAY
VOL. 6800, PG. 250

LOT 27
(VOL. 6800, PG. 250)

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

209.41'

N00°14'06"W
10.01'

50.03'
S88°08'13"E

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

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

N00°14'06"W
11.85'

N88°08'13"W
50.03'

S00°14'06"E 10.01'

FND. DISC IN CONC.

S00°14'06"E
10.57'

OLD LOOP 410 R.O.W.

10' SANITARY SEWER EASEMENT
0.0115 ACRE (500 SQ. FT.)

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

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

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

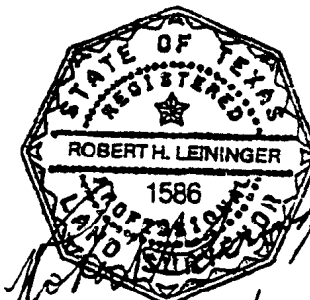
LOOP 410

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

(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;

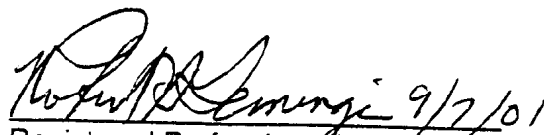
Thence: N 00° 15' 06" W, 10.01 feet along the west property line of said Lot 26 to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap;

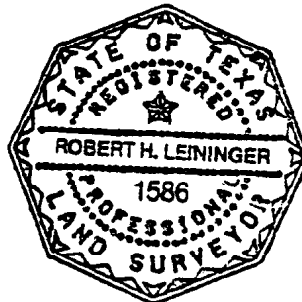
Thence: S 88° 08' 13" E, 215.16 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the west line of a 50' roadway;

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

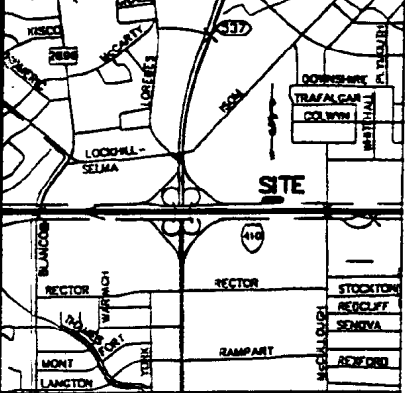
Perimeter: 450.3214 Area: 2,152 sq.ft. 0.0494 acres

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

SCALE: 1" = 40'

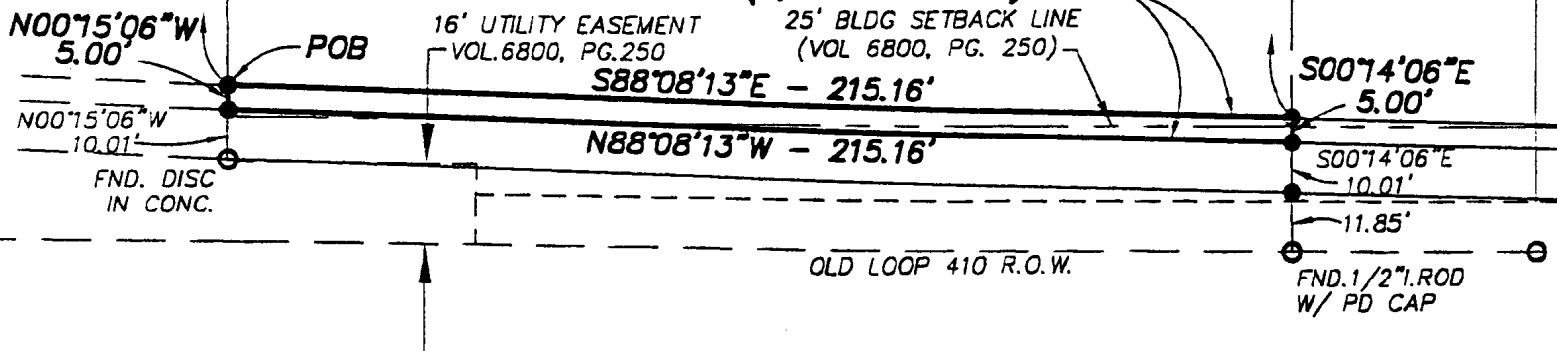
LOT 24
 VOL. 4960,
 PG. 122

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.)

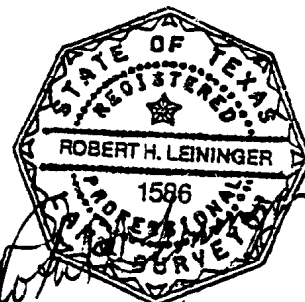


LOOP 410

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;

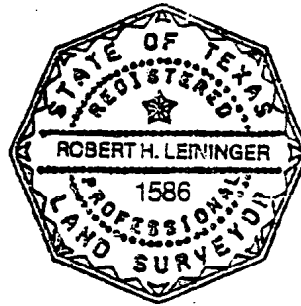
Thence: S 00° 14' 06" E, 5.00 feet along the west line of said 50' roadway to a set 1/2" iron pin with Vickrey & Associates, Inc. property corner cap at the northeast corner of a proposed 10' Sanitary Sewer Easement;

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

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
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
Improvement Value:	24,922,900	24,922,900	24,197,900
Total Market Value:	39,000,000	39,000,000	38,275,000
New Improvement Value:	0	0	0
Status:	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: FI

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

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: 292,825

Gross Leaseable Area: 292,825

Number of Units: 0

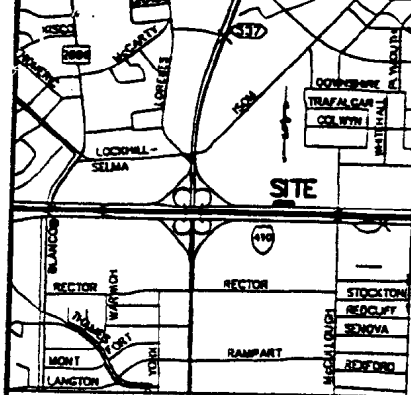
Number of Buildings: 4

[Back to Top of Page](#)

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-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

187.16'

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

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.)

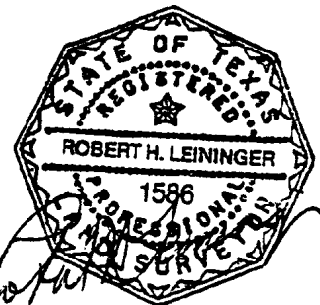
LOOP 410

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;

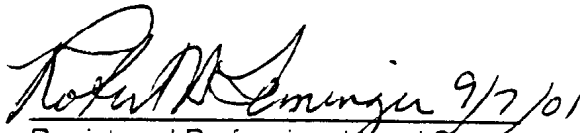
Thence: S 00° 15' 06" E, 10.01 feet along the west line of said 50' roadway to a found disc in concrete, said point being in the north right-of-way line of Loop 410;

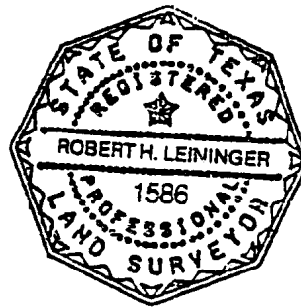
Thence: N 87° 12' 07" W, 149.31 feet along the north right-of-way line of Loop 410 to a found disc in concrete;

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


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

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

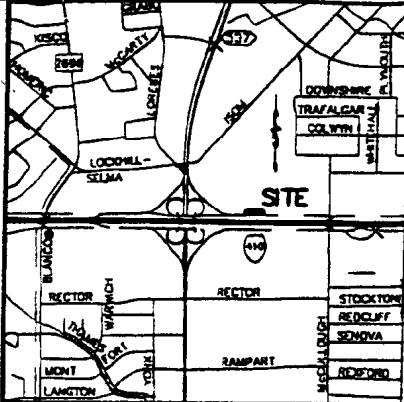
Perimeter: 420.8949 Area: 2,004 sq.ft. 0.0460 acres

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: SAWS-T-E-7314
PROJECT NAME: IH LOOP 410
BLANCO RD. TO McCULLOUGH AVE.
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

SCALE: 1" = 40'

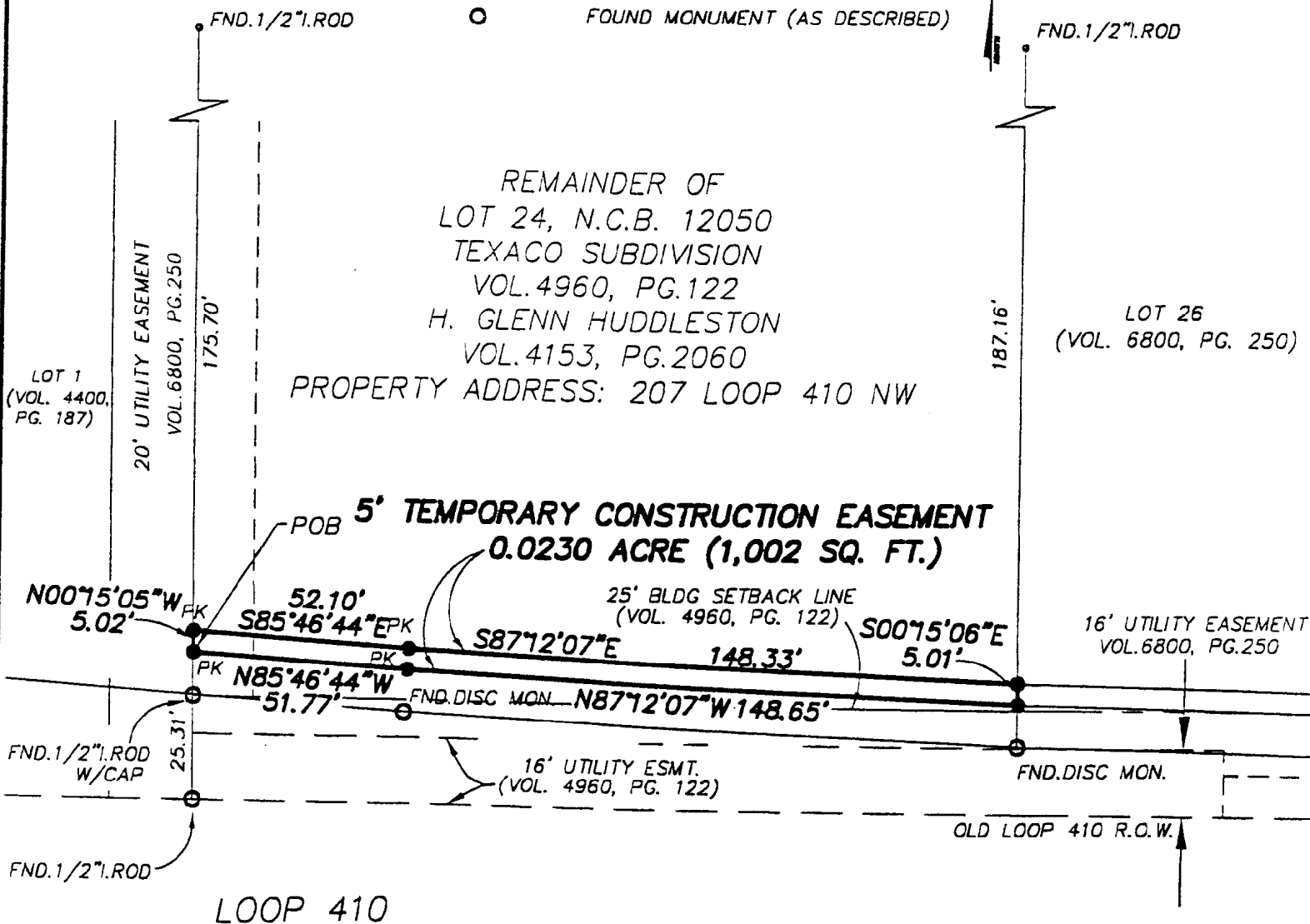
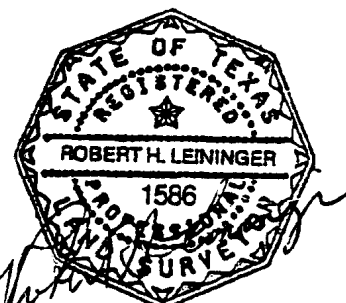


EXHIBIT TO SHOW 5' TEMPORARY CONSTRUCTION EASEMENT



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;

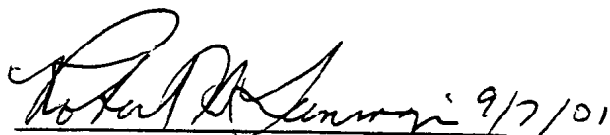
Thence: S 00° 15' 06" E, 5.01 feet along the east property line of said Lot 24 to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap the northeast corner of a proposed 10' Sanitary Sewer Easement;

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;

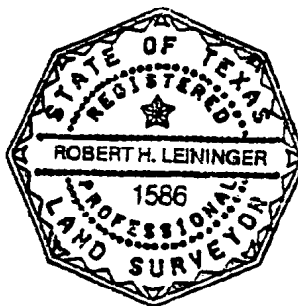
PARCEL NO: SAWS - T - E - 7314
PROJECT NAME: IH LOOP 410
BLANCO RD. TO McCULLOUGH AVE.

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

 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: 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: 00000-000-0000Governor Code: F1Fiduciary Number: 60585 VELTMAN ARTHUR P & ASSOC INCFDD on File: Y

LEGAL DESCRIPTIONLegal 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

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

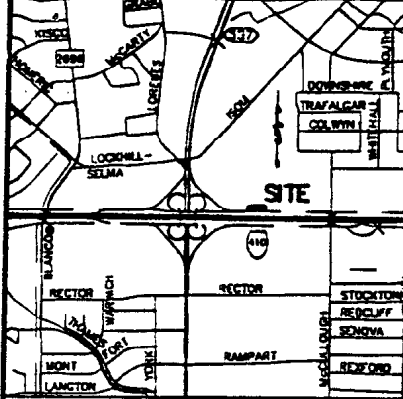
Number of Units: 0

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'

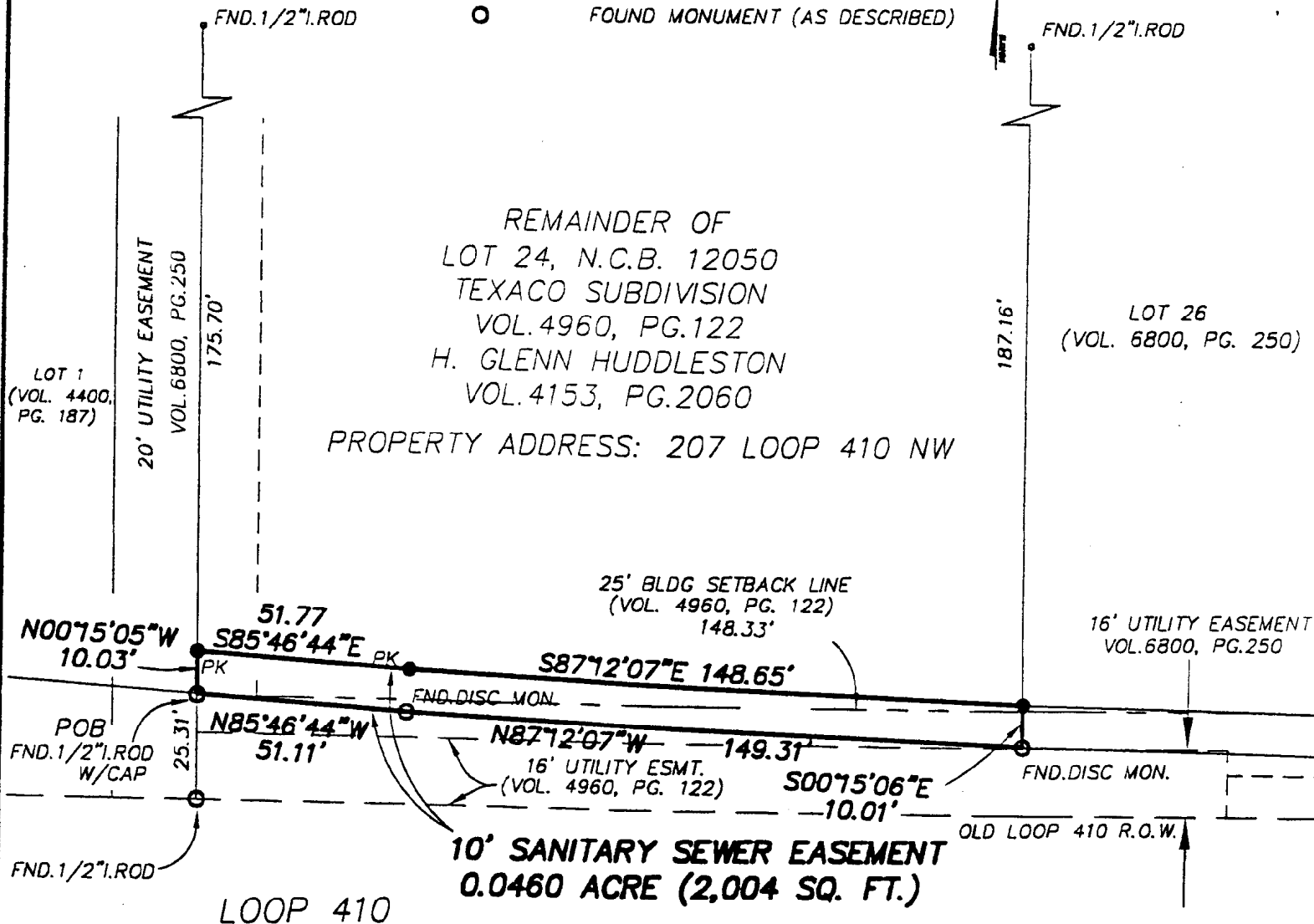
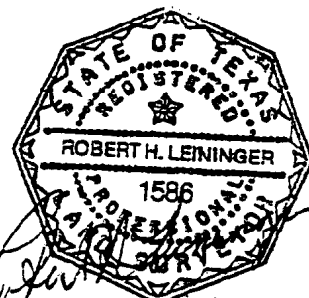


EXHIBIT TO SHOW PERMANENT 10' SANITARY SEWER EASEMENT



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;

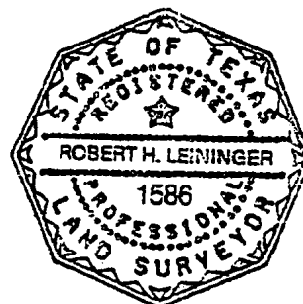
Thence: S 00° 36' 10" E, 16.00 feet to a set ½" iron pin with Vickrey & Associates, Inc. property corner cap in the south property line of said Lot 54 and the north right-of-way line of Loop 410;

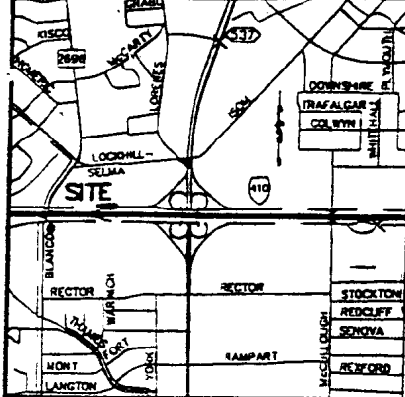
Thence: S 89° 23' 50" W, 34.29 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0136 acre (592 sq. ft.) of land, more or less.

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

 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

SCALE: 1" = 40'

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)

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

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

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

N06°17'38"W
0.83

N89°23'50"E
39.76'

S00°36'10"E
16.00'

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

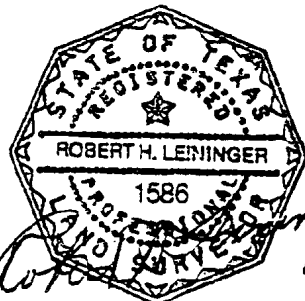
N20°08'40"W
16.10'

POB
FND. 1/2" I.ROD

S89°23'50"W
34.29'

16' UTILITY EASEMENT
0.0136 ACRE (592 SQ. FT.)

LOOP 410



9/5/01

PERMANENT 16' WATER & WASTEWATER EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

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

DATE: JULY, 2001
JOB NO. 1771-003-150

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
Improvement Value:	11,229,100	10,345,600	10,545,600
Total Market Value:	13,346,400	12,300,000	12,500,000
New Improvement Value:	0	0	0
Status:	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

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

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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 ½" 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 ½" iron pin with Vickrey & Associates, Inc. property corner cap in the east property line of said Lot 57;

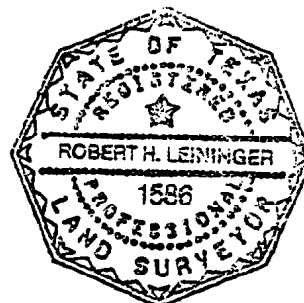
Thence: S 20° 08' 40" E, 16.10 feet along the east property line of said Lot 57 to found ½" iron rod, said point being in the north right-of-way line of Loop 410;

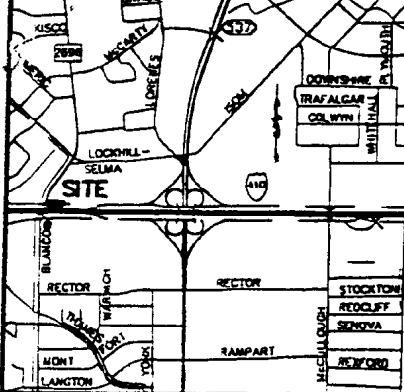
Thence: S 89° 23' 50" W, 19.41 feet along the north right-of-way line of Loop 410 to the POINT OF BEGINNING and containing 0.0064 acre (278 square feet) of land, more or less.

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.





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

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'

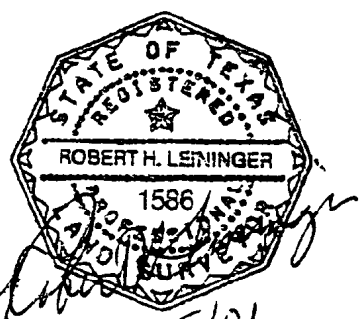
POB
 FND. "X"
 ON CONC.

FND. 1/2" I. ROD

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

LOOP 410

S89°23'50"W - 19.41'



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

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: 11714-003-0530Governor Code: F1Fiduciary Number: 60585 VELTMAN ARTHUR P & ASSOC INCFDD on File: Y

LEGAL DESCRIPTIONLegal Description: NCB 11714 BLK 3 LOT 57

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

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

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