

**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 Recycling Interbranch Connection Segment 2 & 3 Project and for the Jackson-Keller to Oblate Potable Water Main Project.

DATE: August 5, 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 SAWS commitment for sewer service for the continued growth 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 Recycling Interbranch Connection Segment 2 & 3 and for the Jackson-Keller To Oblate Potable Water Main Projects.

- 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 Recycling Interbranch Connection Segment 2 & 3 Project and for the Jackson-Keller To Oblate Potable Water Main Project upon the privately owned property described in Attachment I to the resolution for this item.

- Acquisition of five easements is required for the proposed alignment. The easements are described herein and 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 owners as shown herein.

OWNER	Permanent Easement	Temporary Easement	Legal Description
KHODR	–	0.476-Acre	Lot 25 NCB 11622
Sage Western Development	0.104-Acre	0.293-Acre	Lot P-107 NCB 11631
Sage Western Investments	0.102-Acre	0.228-Acre	Lot P-100 NCB 11631
Pamela Grunwald	4.228-Acre	–	–
Blanco Land, LP	0.072-Acre	–	Lot M NCB 11693

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

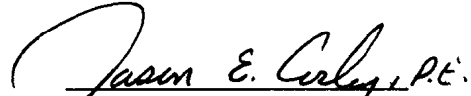
This ordinance does not require an Ethics Disclosure Form.

COORDINATION

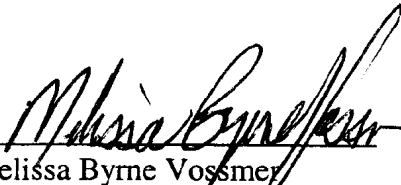
San Antonio Water System with the City's Public Works Department and the City Attorney's Office has coordinated the request for ordinance.



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


for Thomas G. Wendorf, P.E.

Director of Public Works
City of San Antonio



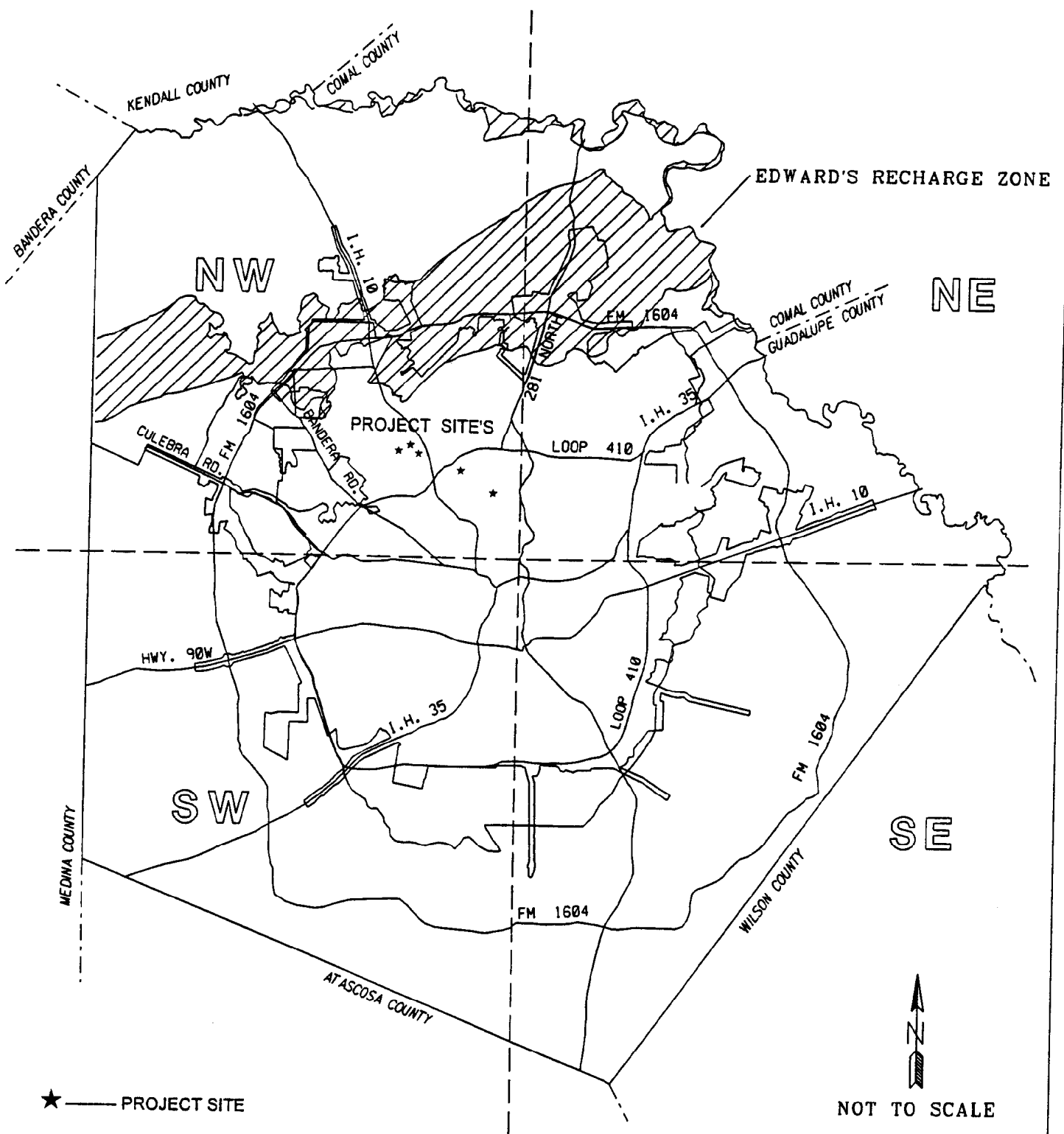
Melissa Byrne Vossmer
Assistant City Manager
City of San Antonio

Approved:



Terry M. Brechtel
City Manager

SAN ANTONIO WATER SYSTEM

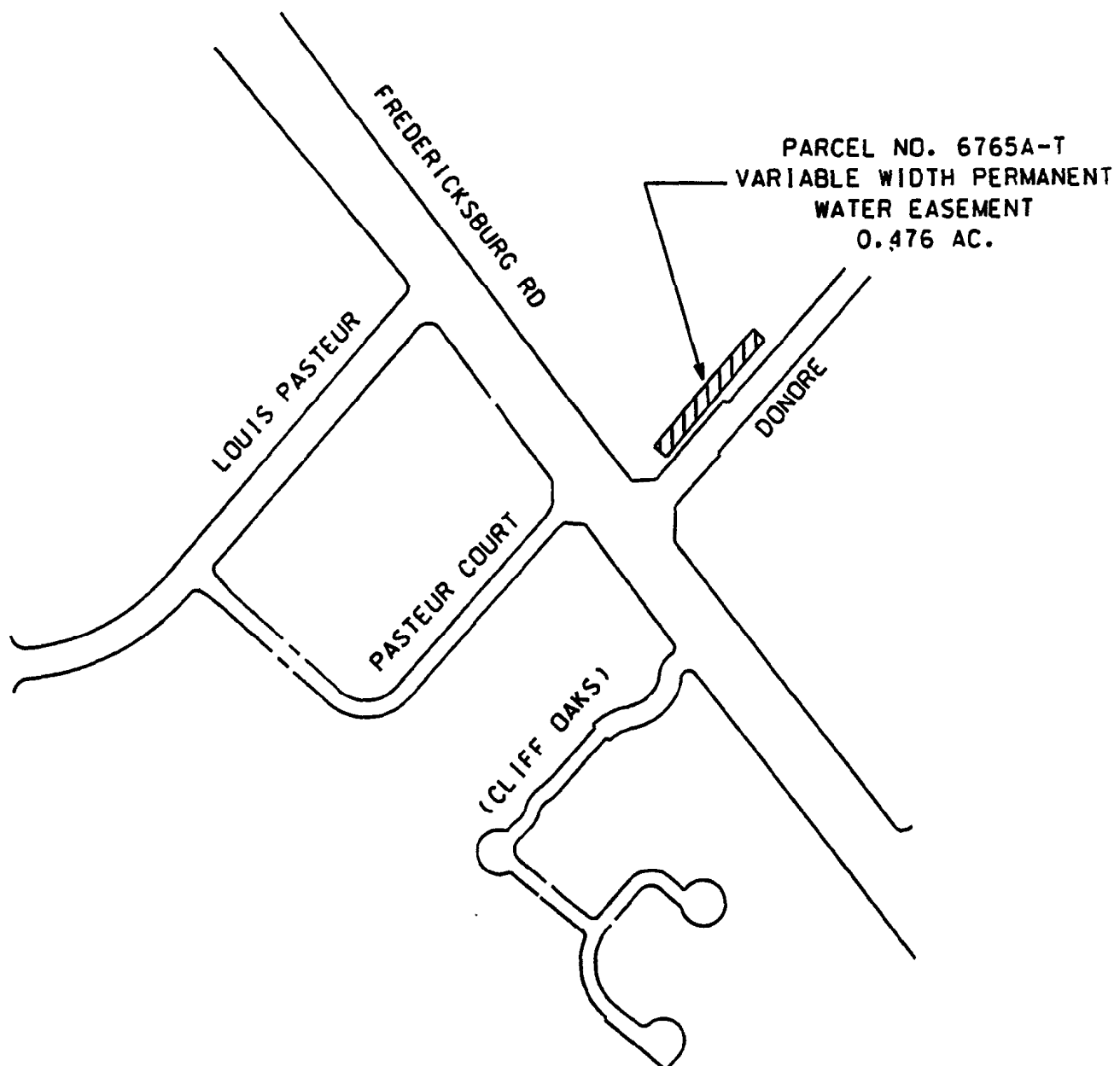


INTERCONNECT SEGMENT 2 & 3

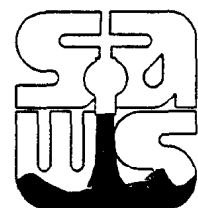
SAN ANTONIO WATER SYSTEM



NOT TO SCALE



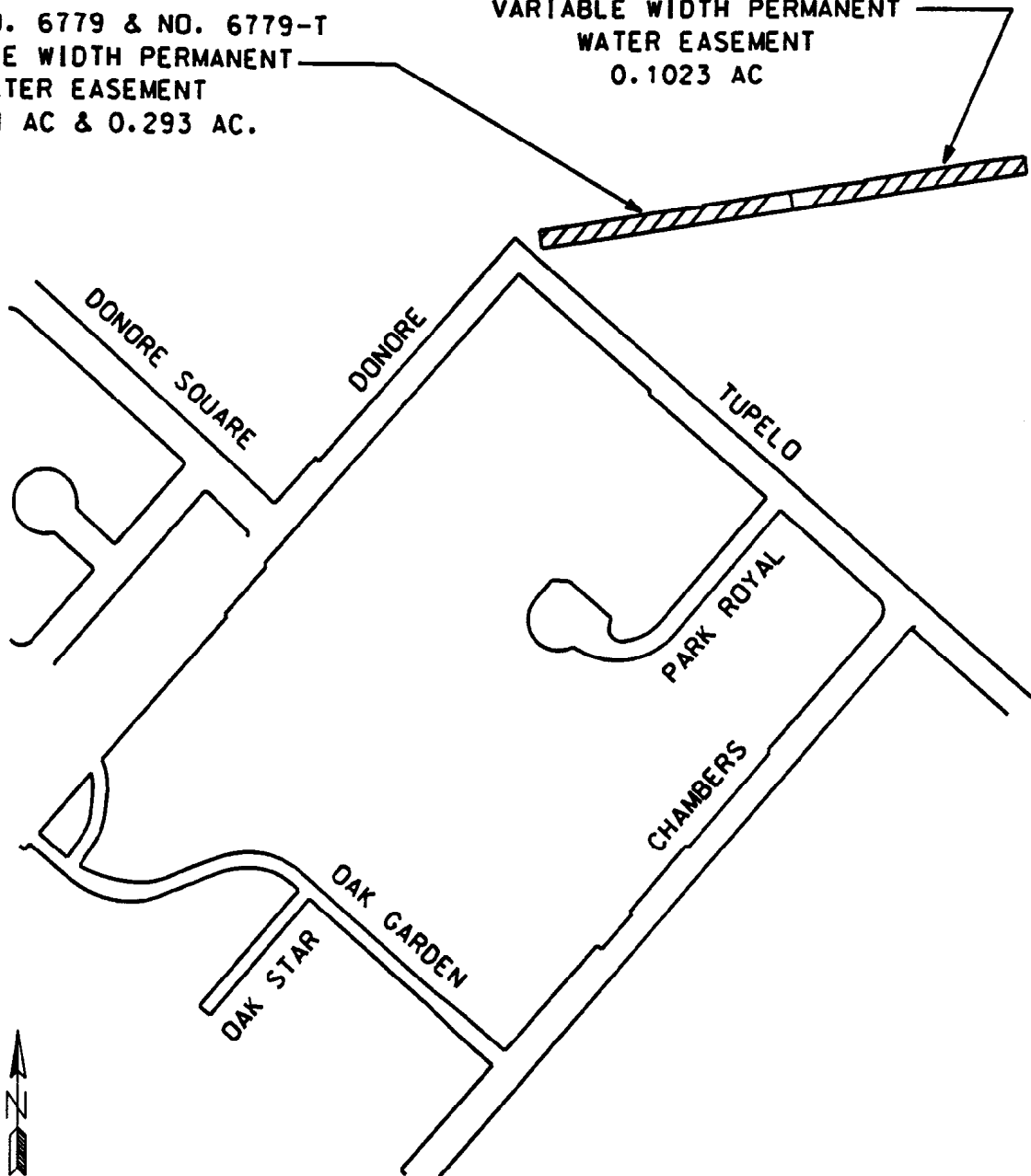
INTERCONNECT SEGMENT 2 & 3
PARCEL NO. 6765A-T



SAN ANTONIO WATER SYSTEM

PARCEL NO. 6779 & NO. 6779-T
VARIABLE WIDTH PERMANENT
WATER EASEMENT
0.104 AC & 0.293 AC.

PARCEL NO. 6779A & NO. 6779A-T
VARIABLE WIDTH PERMANENT
WATER EASEMENT
0.1023 AC

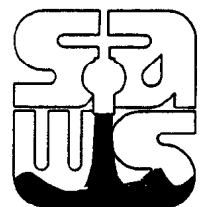


NOT TO SCALE

INTERCONNECT SEGMENT 2 & 3

PARCEL NO. 6779
PARCEL NO. 6779-T

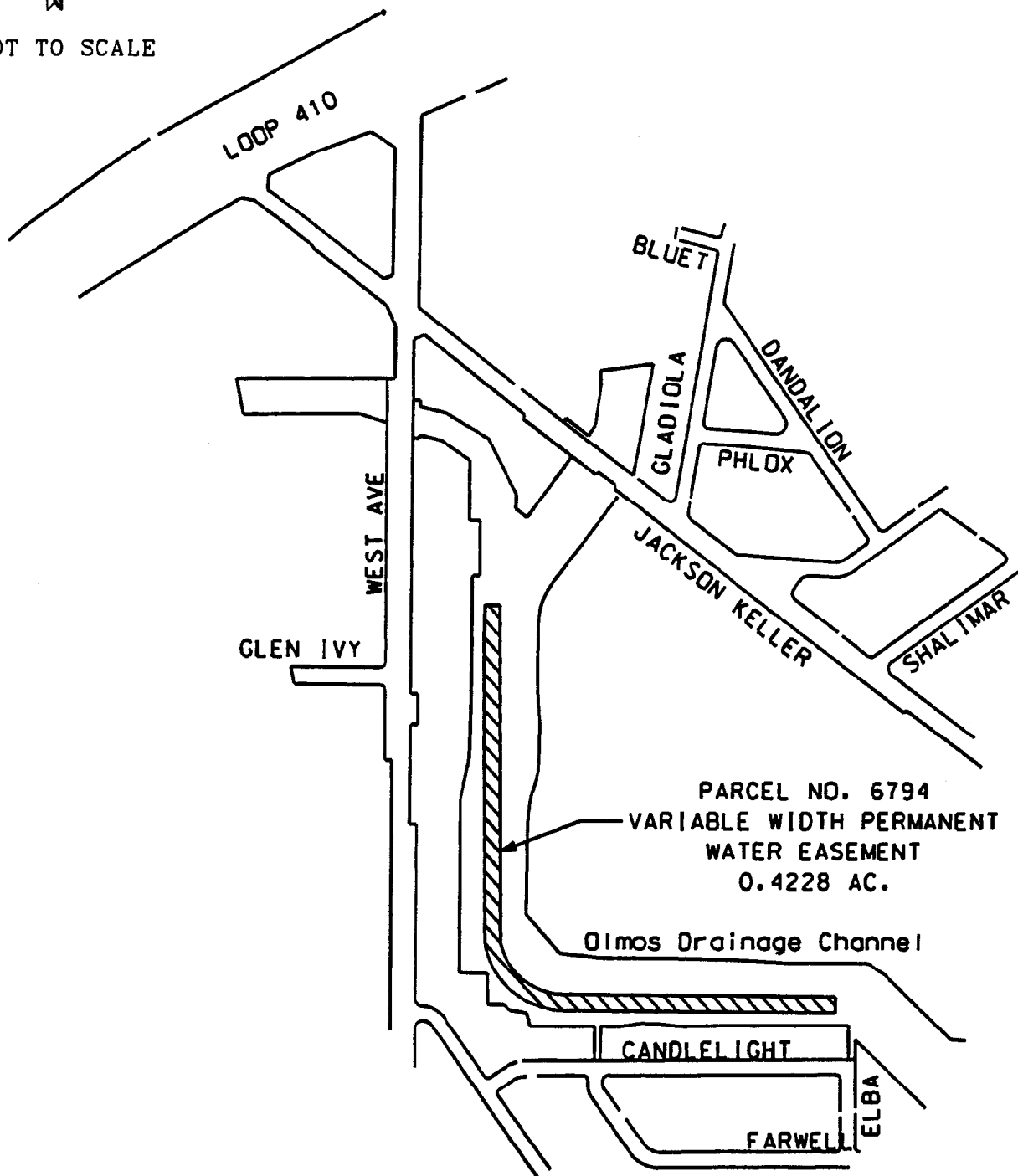
PARCEL NO. 6779A
PARCEL NO. 6779A-T



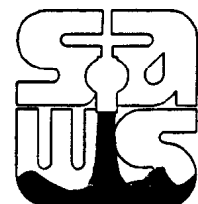
SAN ANTONIO WATER SYSTEM



NOT TO SCALE



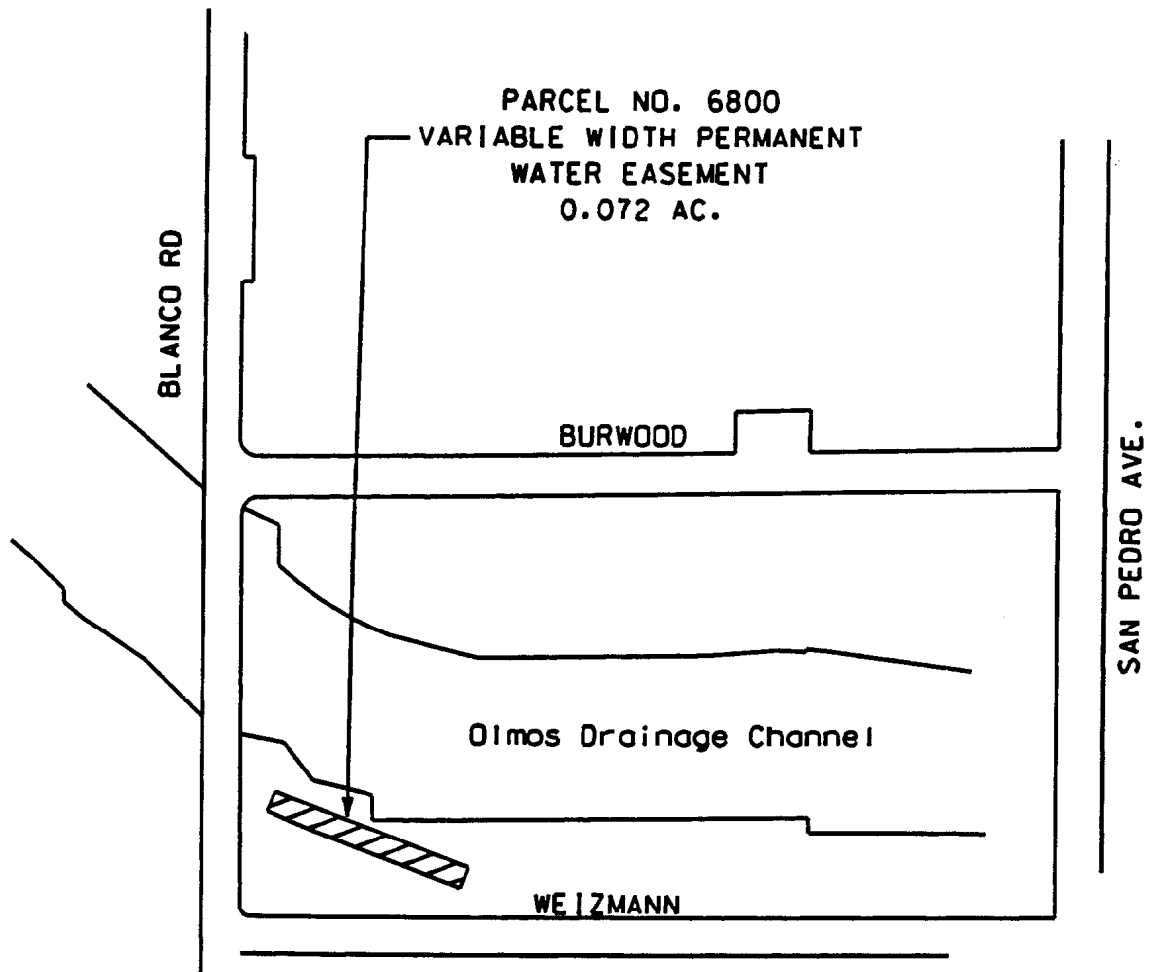
INTERCONNECT SEGMENT 2 & 3
PARCEL NO. 6794



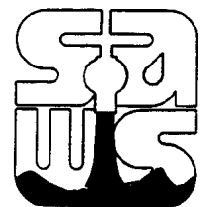
SAN ANTONIO WATER SYSTEM



NOT TO SCALE



INTERCONNECT SEGMENT 2 & 3
PARCEL NO. 6800



ATTACHMENT I

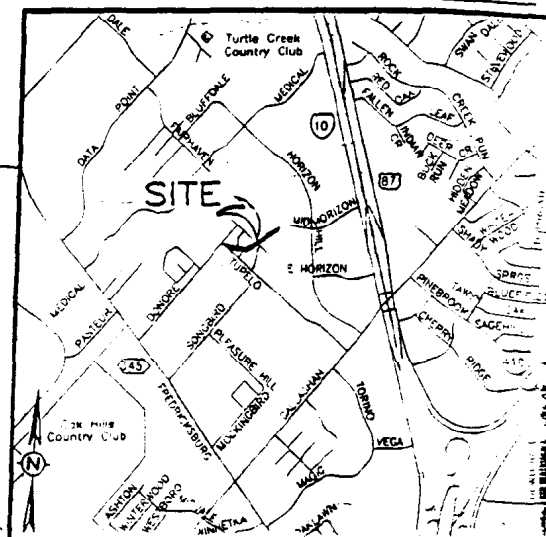


100 50 0 100
SCALE IN FEET

INTERBRANCH CONNECTION
PARCEL NO.: SAWS-E-W-RW-6779

PROMONTORY POINTE SUBD
LOT 35 BLK 1, NCB 16946
VOL 9528, PG 151 D&PR

15.00 ACRES
VOL. 10525, PAGE 1461
N.C.B. 11631



PROPOSED
LOT 55
(2.000 AC)

PROPOSED 24'
UTILITY EASEMENT

PROPOSED
LOT 54
(2.001 AC)

TUPELO, INC.
LOT P-107, NCB 11631
6.297 ACRES REM PORTION
OF 36.233 ACRES
VOL 5569, PG 2057 R.P.R.
A PROPOSED TUPELO HEIGHTS SUBD

SAGE WESTERN INVESTMENTS
LOT P-100, NCB 11631
REMAINING 7.163 ACRES
VOL 8518, PG 834 R.P.R.

12' SANITARY
SEWER ESMT.
VOL 7773, PG. 493

POINT OF
BEGINNING

12' SANITARY SEWER ESMT
VOL. 7773, PG 493

S49°30'22"E
6.31'

12' SANITARY
SEWER ESMT
VOL. 9548, PG 33

PROPOSED
LOT 53
(2.231 AC)

VARIABLE WIDTH
PERMANENT EASEMENT
0.104 ACRE (4,538 SQ. FT.)

TUPELO ESTATES
VOL 9548 PG 33

A FIELD NOTE DESCRIPTION WAS PREPARED THIS
DATE TO ACCOMPANY THIS PLAT.

CDS/MUERY SERVICES
Engineering & Surveying

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

PLAT SHOWING:
A VARIABLE WIDTH PERMANENT EASEMENT
COVERING 0.104 OF AN ACRE OF LAND
(4,538 SQ. FT.) OVER PART OF LOT P-100,
N.C.B. 11631, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

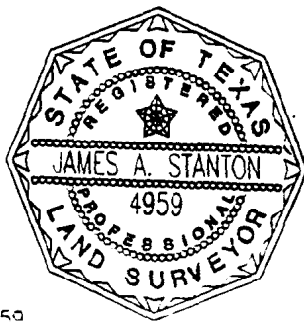
DATE: March 11th, 2003

SHEET 3 OF 3

DWG NAME: Parcel 6779-1104.DWG

BOOK NO.: 1224

FILE NO.: 123182



NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

This is to certify that the above plat
is true and correct according to an
actual survey made on the ground
under my supervision.

Dated: 3/11/03
James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959

STATE OF TEXAS
COUNTY OF BEXAR

Project Name: Water Recycling Program
Interbranch Connection
Parcel No.: SAWS-E-W-RW-6779

FIELD NOTES
FOR
A VARIABLE WIDTH PERMANENT EASEMENT
0.104 OF AN ACRE (4,538 SQ. FT.)

FIELD NOTES describing a Variable Width Permanent Easement covering 0.104 of an acre (4,538 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being a portion of a proposed Tupelo Heights Subdivision being a 6.297 acre tract of land out of Lot P-107, N.C.B. 11631 as recorded in Volume 5669, Page 2057, Real Property Records, Bexar County, Texas. Said easement being more particularly described as follows:

BEGINNING at a point in the northeast line of Tupelo Lane and the southwest line of said 6.297 acre tract. Said point bears South $49^{\circ} 30' 22''$ East, a distance of 62.66 feet from the intersection of the northwest line of said 6.297 acre tract and the southeast line of Lot 35, Block 1, N.C.B. 16946, as recorded in Volume 9528, Page 151, Deed and Plat Records, Bexar County, Texas at the intersection of the north line of Donore Place and the northeast line of Tupelo Lane;

THENCE, leaving the northeast line of Tupelo Lane, over and across said 6.297 acre tract, the following two (2) courses and distances:

1. South $81^{\circ} 22' 54''$ East, a distance of 401.97 feet to a point for an angle point hereof;
2. North $58^{\circ} 37' 06''$ East, a distance of 223.82 feet to a point in the northeast line of said 6.297 acre tract, same being the southwest line of a 7.163 acre tract of land out of Lot P-100, N.C.B. 11631 as recorded in Volume 8518, Page 834, Real Property Records, Bexar County, Texas for the northernmost corner hereof;

THENCE South $49^{\circ} 30' 22''$ East, a distance of 6.31 feet along the northeast line of said 6.297 acre tract, same being the southwest line of said 7.163 acre tract to a point for the easternmost corner hereof;

THENCE, leaving the southwest line of said 7.163 acre tract, over and across said 6.297 acre tract, the following four (4) courses and distances:

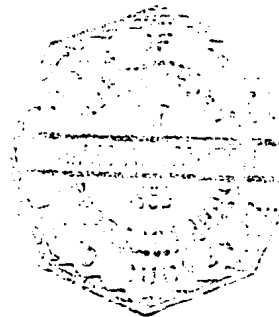
1. South $58^{\circ} 37' 06''$ West, a distance of 227.97 feet to a point for the southernmost corner hereof;
2. North $81^{\circ} 22' 54''$ West, a distance of 123.92 feet to a point for an angle point hereof;
3. South $76^{\circ} 06' 40''$ West, a distance of 7.84 feet to a point for an angle point hereof;
4. North $81^{\circ} 22' 54''$ West, a distance of 258.52 feet to a point in the southwest line of said 6.297 acre tract, same being the northeast line of Tupelo Lane, for an angle point hereof;

THENCE North $49^{\circ} 30' 22''$ West, a distance of 17.04 feet along the northeast line of Tupelo Lane, same being the southwest line of said 6.297 acre tract to the POINT OF BEGINNING and containing 0.104 of an acre of land (4,538 square feet), more or less. A plat was prepared this date to accompany this field note description.

James A. Stanton

JAMES A. STANTON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE: 3/11/04

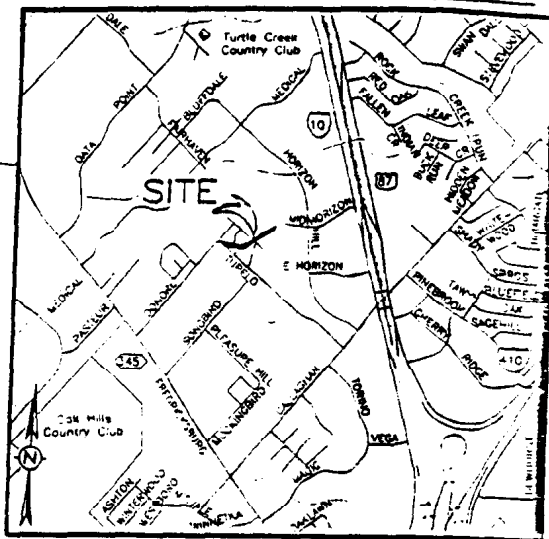




100 50 0 100
SCALE IN FEET

PROMONTORY POINTE SUBD
LOT 35 BLK 1, NCB 16946
VOL 9528, PG 151 D&PR

15.00 ACRES
VOL. 10525, PAGE 1461
N.C.B. 11631



PROPOSED
LOT 55
(2.000 AC)

PROPOSED 24"
UTILITY EASEMENT

PROPOSED
LOT 54
(2.001 AC)

TUPELO, INC.
LOT P-107, NCB 11631
6.297 ACRES REM PORTION
OF 36.233 ACRES
VOL 5669, PG 2057 R.P.R.

A PROPOSED TUPELO HEIGHTS SUBD

SAGE WESTERN INVESTMENTS
LOT P-100, NCB 11631
REMAINING 7.163 ACRES
VOL 3518, PG 834 R.P.R.

SAGE 30'22" E
FROM NORTH CORNER
6.297 ACRE TRACT

12" SANITARY
SEWER ESMT.
VOL. 7773, PG. 493

12" SANITARY SEWER ESMT
VOL. 7773, PG 493

POINT OF
BEGINNING

S81°22'54"E 258.52'
N81°22'54"W 367.13'
S81°22'54"E 123.92'
N58°37'06"E 227.97'
S58°37'06"W 243.18'

12" SANITARY
SEWER ESMT.
VOL. 9548, PG 33

PROPOSED
LOT 53
(2.231 AC)

LINE TABLE

N76°06'40"E	7.84'
S49°30'22"E	23.15'
N49°30'22"W	35.98'
S49°30'22"E	79.70'

PROPOSED 10'
STREET DEDICATION

PROPOSED 14" UG ELEC.
GAS, TELE. & CATV. EASEMENT

TUPELO LANE

VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT
0.293 ACRE (12,767 SQ. FT.)

TUPELO ESTATES
VOL 9548, PG 33

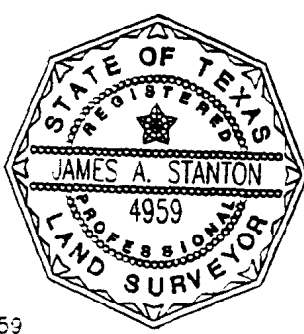
NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

A FIELD NOTE DESCRIPTION WAS PREPARED THIS
DATE TO ACCOMPANY THIS PLAT.

This is to certify that the above plat
is true and correct according to an
actual survey made on the ground
under my supervision.

Dated: 3/10/03
James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



CDS/MUERY SERVICES
Engineering & Surveying

3611 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

PLAT SHOWING:
A VARIABLE WIDTH TEMPORARY CONSTRUCTION
EASEMENT COVERING 0.293 OF AN ACRE OF LAND
(12,767 SQ. FT.) OVER PART OF LOT P-100,
N.C.B. 11631, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

DATE: March 11th, 2003	SHEET 3 OF 3
DWG NAME: Parcel 6779-1104.DWG	BOOK NO.: 1224
FILE NO.: 103182	DISK NO.: 3391

STATE OF TEXAS
COUNTY OF BEXAR

Project Name: Water Recycling Program
Interbranch Connection
Parcel No.: SAWS-E-W-RW-6779-T

FIELD NOTES
FOR
A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
0.293 OF AN ACRE (12,767 SQ. FT.)

FIELD NOTES describing a Variable Width Temporary Construction Easement covering 0.293 of an acre (12,767 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being a portion of a proposed Tupelo Heights Subdivision, being a 6.297 acre tract of land out of Lot P-107, N.C.B. 11631 as recorded in Volume 5669, Page 2057, Real Property Records, Bexar County, Texas. Said easement being more particularly described as follows:

BEGINNING at a point in the northeast line of Tupelo Lane and the southwest line of said 6.297 acre tract for the westernmost corner hereof. Said point bears South 49° 30' 22" East, a distance of 79.70 feet from the west corner of said 6.297 acre tract, same being the south corner of Lot 35, Block 1, N.C.B. 16946, as recorded in Volume 9528, Page 151, Deed and Plat Records, Bexar County, Texas;

THENCE, leaving the northeast line of Tupelo Lane, over and across said 6.297 acre tract, the following four (4) courses and distances:

1. South 81° 22' 54" East, a distance of 258.52 feet to a point for an angle point hereof;
2. North 76° 06' 40" East, a distance of 7.84 feet to a point for an angle point hereof;
3. South 81° 22' 54" East, a distance of 123.92 feet to a point for an angle point hereof;
4. North 58° 37' 06" East, a distance of 227.97 feet to a point in the northeast line of said 6.297 acre tract, same being the southwest line of a 7.163 acre tract of land out of Lot P-100, N.C.B. 11631 as recorded in Volume 8518, Page 493, Real Property Records, Bexar County, Texas for the northernmost corner hereof. Said point bears South 49° 30' 22" East, a distance of 457.34 feet from the north corner of said 6.297 acre tract;

THENCE South $49^{\circ} 30' 22''$ East, a distance of 23.15 feet along the northeast line of said 6.297 acre tract, same being the southwest line of said 7.163 acre tract to a point for the easternmost corner hereof;

THENCE, leaving the southwest line of said 7.163 acre tract, over and across said 6.297 acre tract, the following two (2) courses and distances:

1. South $58^{\circ} 37' 06''$ West, a distance of 243.18 feet to a point for the southernmost corner hereof;
2. North $81^{\circ} 22' 54''$ West, a distance of 367.13 feet to a point in the southwest line of said 6.297 acre tract, same being the northeast line of Tupelo Lane, for an angle point hereof;

THENCE North $49^{\circ} 30' 22''$ West, a distance of 35.98 feet along the northeast line of Tupelo Lane, same being the southwest line of said 6.297 acre tract to the POINT OF BEGINNING and containing 0.293 of an acre of land (12.767 square feet), more or less. A plat was prepared this date to accompany this field note description.

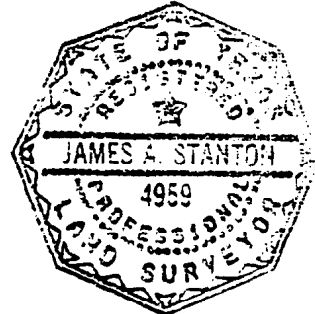
James A. Stanton

JAMES A. STANTON

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

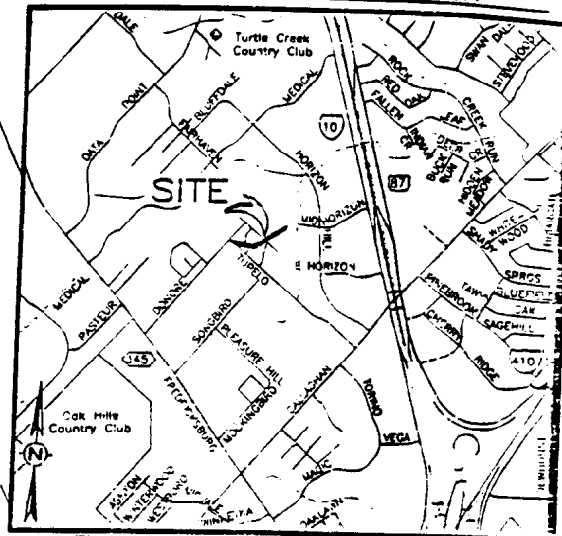
DATE:

3/11/64



100 50 0 100
SCALE IN FEET

INTERBRANCH CONNECTION
PARCEL NO.: SAWS-E-W-RW-6779A



15.00 ACRES
VOL. 10525, PAGE 1461
N.C.B. 11631

MIDHORIZON DRIVE
VOL. 9300, PG 61

50' GAS PIPELINE ESMT
VOL. 2607, PG 259

HORIZON HILL SUBD
UNIT 2A
LOT 48, NCB 11626 VOL
9400, PG 115 D&PR

47' DRAINAGE & SANITARY SEWER ESMT
VOL. 9100, PG 16, D&PR

N36°07'06"E
58.21'

S84°40'50"E
34.93'

N84°40'50"W
10.11'

S36°07'06"W
58.21'

N84°40'50"W
14.78'

SAGE WESTERN INVESTMENTS
LOT P-100, NCB 11631
REMAINING 7.163 ACRES
VOL 8518, PG 834 R.P.R.

12' SANITARY SEWER ESMT.
VOL. 7773, PG 493

VARIABLE WIDTH
PERMANENT EASEMENT
0.102 ACRE (4,423 SQ. FT.)

N49°30'22"W
8.31'

12' SANITARY
SEWER ESMT.
VOL. 9548, PG 33

PROPOSED
LOT 53
(2.231 AC)

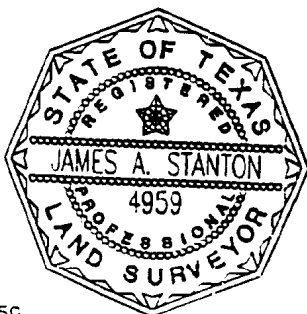
TUPELO ESTATES
VOL 9548, PG 33

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

A FIELD NOTE DESCRIPTION WAS PREPARED THIS
DATE TO ACCOMPANY THIS PLAT.

This is to certify that the above plat
is true and correct according to an
actual survey made on the ground
under my supervision.

Dated: 3/11/04
James A. Stanton
JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



CDS/MUERY SERVICES
Engineering & Surveying
3411 MARINE DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

PLAT SHOWING:
A VARIABLE WIDTH PERMANENT EASEMENT
COVERING 0.102 OF AN ACRE OF LAND
(4,423 SQ. FT.) OVER PART OF LOT P-100,
N.C.B. 11631, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

DATE: March 11th, 2003	SHEET 3 OF 3
DWG NAME: Parcel 6779-1104.DWG	BOOK NO.: 1224
FILE NO.: 103182	DISK NO.: 3391

STATE OF TEXAS

Project Name: Water Recycling Program

Interbranch Connection

COUNTY OF BEXAR

Parcel No.: SAWS-E-W-RW-6779A

FIELD NOTES
FOR
A VARIABLE WIDTH PERMANENT EASEMENT
0.102 OF AN ACRE (4,423 SQ. FT.)

FIELD NOTES describing a Variable Width Permanent Easement covering 0.102 of an acre (4,423 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being a portion of a 7.163 acre tract of land out of Lot P-100, N.C.B. 11631 as recorded in Volume 8518, Page 834, of said Real Property Records. Said easement being more particularly described as follows:

BEGINNING at a point in the southwest line of said 7.163 acre tract, same being the northeast line of a 6.297 acre tract of land out of Lot P-100, N.C.B. 11631, as recorded in Volume 9548, Page 33 for the northernmost corner hereof. Said point bears South $49^{\circ} 30' 22''$ East, a distance of 457.34 feet from the north corner of said 6.297 acre tract:

THENCE, leaving the northeast line of said 6.297 acre tract, over and across said 7.163 acre tract, the following three (3) courses and distances:

1. North $58^{\circ} 37' 06''$ East, a distance of 443.05 feet to a point for an angle point hereof;
2. North $84^{\circ} 40' 50''$ West, a distance of 10.11 feet to a point for an angle point hereof;
3. North $36^{\circ} 07' 06''$ East, a distance of 58.21 feet to a point in the west line of that tract of land described as Midhorizon Drive, as recorded in Volume 9300, Page 61, Deed Records, Bexar County, Texas, same being a east line of said 7.163 acre tract, for the northernmost corner hereof:

THENCE South $84^{\circ} 40' 50''$ East, a distance of 34.93 feet along the south line of Midhorizon Drive, same being a north line of said 7.163 acre tract to a point for the easternmost corner hereof;

THENCE, leaving the south line of Midhorizon Drive, over and across said 7.163 acre tract, the following three (3) courses and distances:

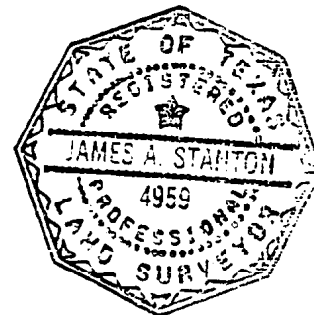
4. South $36^{\circ} 07' 06''$ West, a distance of 58.21 feet to a point for an angle point hereof;
5. North $84^{\circ} 40' 50''$ West, a distance of 14.78 feet to a point for an angle point hereof;
6. South $58^{\circ} 37' 06''$ West, a distance of 449.14 feet to a point in the southwest line of said 7.163 acre tract, same being the northeast line of said 6.297 acre tract, for the southernmost corner hereof;

THENCE North $49^{\circ} 30' 22''$ West, a distance of 6.31 feet along the southwest line of said 7.163 acre tract, same being the northeast line of said 6.297 acre tract to the POINT OF BEGINNING and containing 0.102 of an acre of land (4,423 square feet), more or less. A plat was prepared this date to accompany this field note description.


JAMES A. STANTON

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE: 3/11/04





100 50 0 100

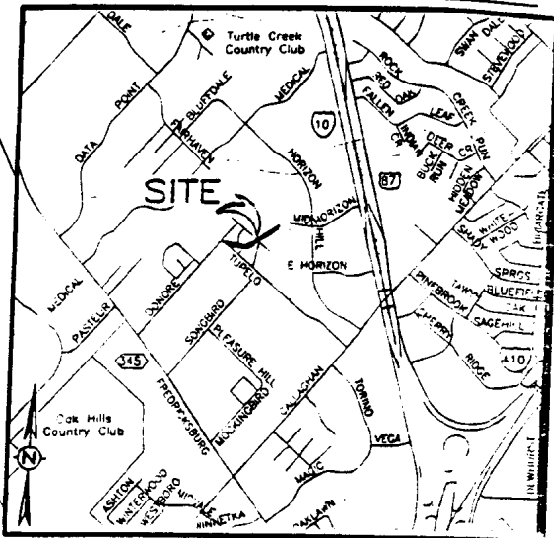
SCALE IN FEET

INTERBRANCH CONNECTION
PARCEL NO.: SAWS-E-W-RW-6779A-T

LINE TABLE

L5	S84°40'50"E	14.78'
L6	S10°35'08"W	17.71'
L7	N49°30'22"W	23.15'

15.00 ACRES
VOL. 10525, PAGE 1461
N.C.B. 11631



MIDHORIZON
DRIVE
VOL. 9300, PG 61

50' GAS PIPELINE ESMT
VOL. 2607, PG 259

HORIZON HILL SUBD
UNIT 2A
LOT 48, NCB 11626 VOL
9400, PG 115 D&PR

47' DRAINAGE & SANITARY SEWER ESMT.
VOL. 9100, PG 16, D&PR

VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT
0.228 ACRE (9.932 SQ. FT.)

12' SANITARY SEWER ESMT.
VOL. 7773, PG 493

12' SANITARY
SEWER ESMT.
VOL. 9548, PG 33

SAGE WESTERN INVESTMENTS
LOT P-100, NCB 11631
REMAINING 7.163 ACRES
VOL 9518, PG 834 R.P.R.

POINT OF
BEGINNING

PROPOSED
LOT 33
(2.231 AC)

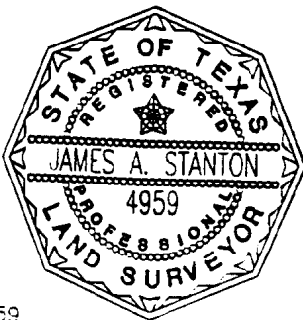
TUPELO ESTATES
VOL 9548 PG 33

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

This is to certify that the above plat
is true and correct according to an
actual survey made on the ground
under my supervision.

Dated: 3/11/04
James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



A FIELD NOTE DESCRIPTION WAS PREPARED THIS
DATE TO ACCOMPANY THIS PLAT.

CDS/MUERY SERVICES
Engineering & Surveying

5411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

PLAT SHOWING:
A VARIABLE WIDTH TEMPORARY CONSTRUCTION
EASEMENT COVERING 0.228 OF AN ACRE OF LAND
(9,932 SQ. FT.) OVER PART OF LOT P-100,
N.C.B. 11631, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

DATE: March 11th, 2003	SHEET 2 OF 2
DWG NAME: Parcel 6779-1104.DWG	BOOK NO.: 1224
FILE NO: 103182	DISK NO.: 3391

STATE OF TEXAS
COUNTY OF BEXAR

Project Name: Water Recycling Program
Interbranch Connection
Parcel No.: SAWS-E-W-RW-6779A-T

FIELD NOTES
FOR
A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
0.228 OF AN ACRE (9,932 SQ. FT.)


FIELD NOTES describing a Variable Width Temporary Construction Easement covering 0.228 of an acre (9,932 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being a portion of a 7.163 acre tract of land out of Lot P-100, N.C.B. 11631 as recorded in Volume 8518, Page 834, of said Real Property Records. Said easement being more particularly described as follows:

BEGINNING at a point in the southwest line of said 7.163 acre tract, same being the northeast line of a 6.297 acre tract of land out of Lot P-100, N.C.B. 11631, as recorded in Volume 9548, Page 35 for the northernmost corner hereof. Said point bears South $49^{\circ} 29' 42''$ East, a distance of 457.34 feet from the north corner of said 6.297 acre tract;

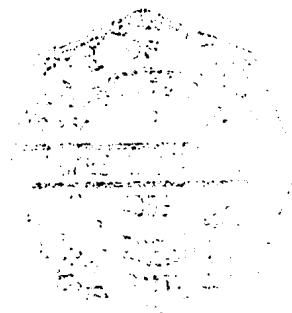
THENCE, leaving the northeast line of said 6.297 acre tract, over and across said 7.163 acre tract, the following four (4) courses and distances:

1. North $58^{\circ} 37' 06''$ East, a distance of 449.14 feet to a point for the northwest corner hereof;
2. South $84^{\circ} 40' 50''$ East, a distance of 14.78 feet to a point for the northeast corner hereof;
3. South $10^{\circ} 35' 08''$ West, a distance of 17.71 feet to a point for an angle point hereof;
4. South $58^{\circ} 37' 06''$ West, a distance of 441.95 feet to a point in a southwest line of said 7.163 acre tract, same being the northeast line of said 6.297 acre tract, for the southernmost corner hereof;

THENCE North $49^{\circ} 30' 22''$ West, a distance of 23.15 feet along the southwest line of said 7.163 acre tract, same being the northeast line of said 6.297 acre tract to the POINT OF BEGINNING and containing 0.228 of an acre of land (9,932 square feet), more or less. A plat was prepared this date to accompany this field note description.

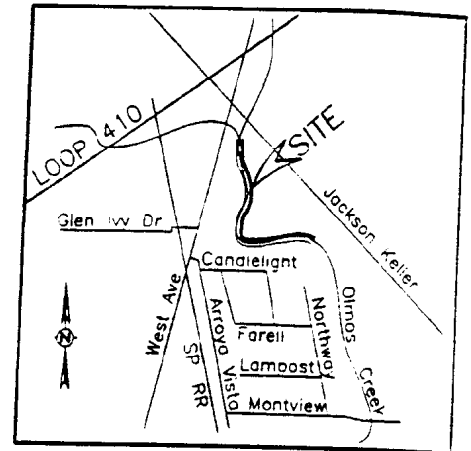

JAMES A. STANTON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE: 3/11/04

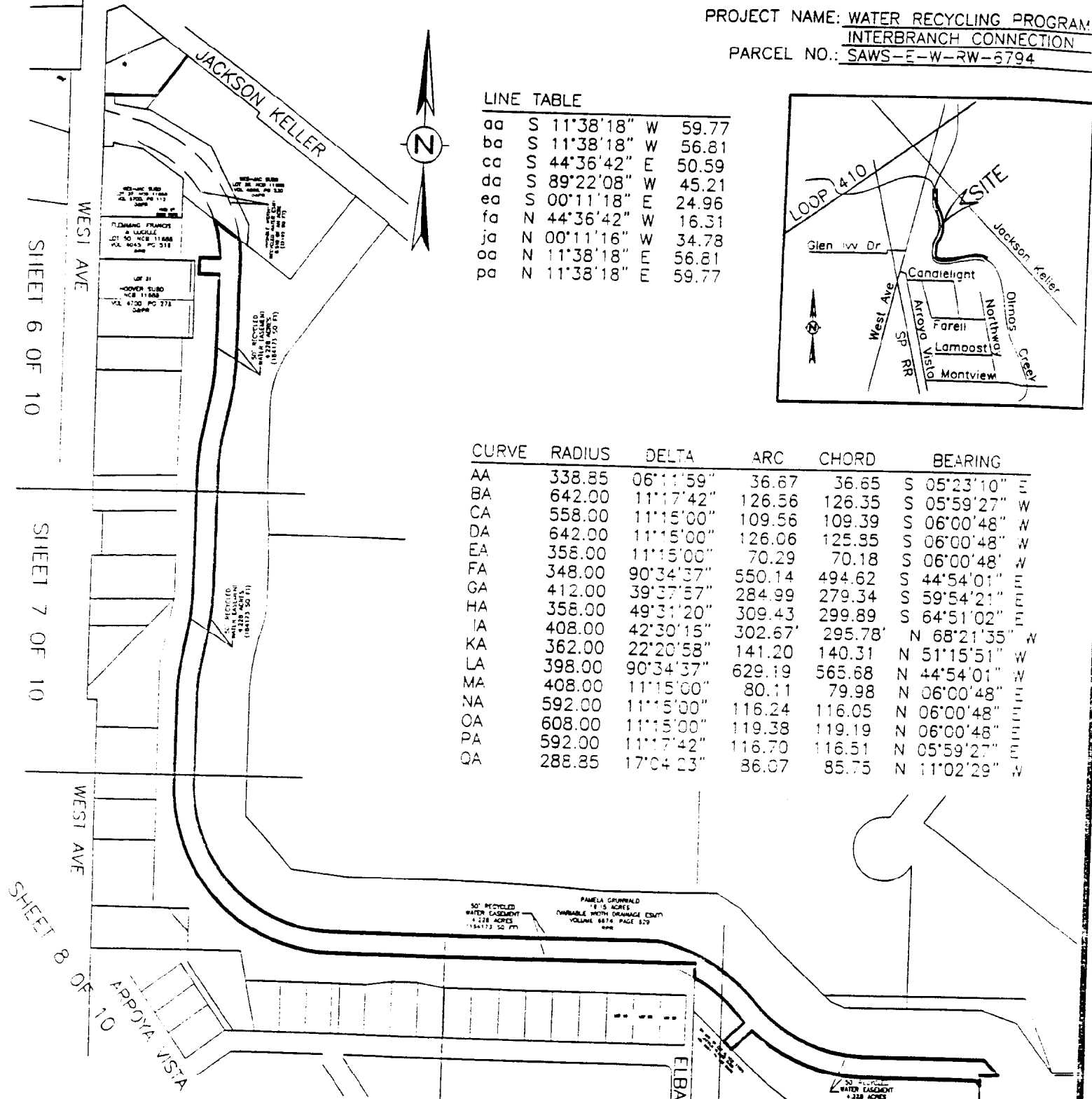


LINE TABLE

aa	S	11°38'18"	W	59.77
ba	S	11°38'18"	W	56.81
ca	S	44°36'42"	E	50.59
da	S	89°22'08"	W	45.21
ea	S	00°11'18"	E	24.96
fa	N	44°36'42"	W	16.31
ja	N	00°11'16"	W	34.78
oa	N	11°38'18"	E	56.81
pa	N	11°38'18"	E	59.77



CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
AA	338.85	06°11'59"	36.67	36.65	S 05°23'10" E
BA	642.00	11°17'42"	126.56	126.35	S 05°59'27" W
CA	558.00	11°15'00"	109.56	109.39	S 06°00'48" W
DA	642.00	11°15'00"	126.06	125.85	S 06°00'48" W
EA	358.00	11°15'00"	70.29	70.18	S 06°00'48" W
FA	348.00	90°34'37"	550.14	494.62	S 44°54'01" W
GA	412.00	39°37'57"	284.99	279.34	S 59°54'21" W
HA	358.00	49°31'20"	309.43	299.89	S 64°51'02" W
JA	408.00	42°30'15"	302.67	295.78	N 68°21'35" W
KA	362.00	22°20'58"	141.20	140.31	N 51°15'51" W
LA	398.00	90°34'37"	629.19	565.68	N 44°54'01" W
MA	408.00	11°15'00"	80.11	79.98	N 06°00'48" W
NA	592.00	11°15'00"	116.24	116.05	N 06°00'48" W
OA	608.00	11°15'00"	119.38	119.19	N 06°00'48" W
PA	592.00	11°17'42"	116.70	116.51	N 05°59'27" W
QA	288.85	17°04'23"	86.07	85.75	N 11°02'29" W



DWG NOT TO SCALE

NOTE: BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, SOUTH CENTRAL ZONE.

REV. 26MAR04

SHEET 9 OF 10

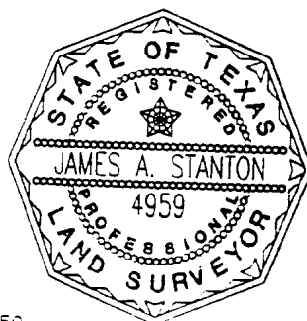
SHEET 10 OF 10

A FIELD NOTE DESCRIPTION WAS PREPARED THIS DATE TO ACCOMPANY THIS PLAT.

This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.

Dated: 4/13/01
James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



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

PLAT SHOWING
A 50' WIDE RECYCLED WATER ESM'T COVERING
4.228 ACRES OF LAND (184173 SQ FT)
OVER PART OF A 19.15 ACRE TRACT OF
LAND RECORDED IN VOL 6674, PG 829, RPR
BEXAR COUNTY, TEXAS.

DATE: April 13, 2001 | SHEET 5 OF 10

DWG NAME: Parcel 6794-5.DWG | BOOK NO.: 1224

FILE NO: 01017.000 | DISK NO.: 3391

100 50 0 100
SCALE IN FEET



WEST AVE

WES-JAC SUBD
LOT 37, NCB 11688
VOL 5700, PG 112
D&PR

FND 1" IRON PIPE
NORTH 54.88'

FLEMMING, FRANCIS
& LUCILLE
LOT 50, NCB 11688
VOL 4045, PG 516
RPR

LOT 31

HOOVER SUBD
NCB 11688

VOL 4700, PG 278
D&PR

LOT 32

5002 WEST AVE LTD
LOT 42, NCB 11688
VOL 8397, PG 927

COLUMBIA SUBD
LOT 47, NCB 11688
VOL 9505, PG 48
D&PR

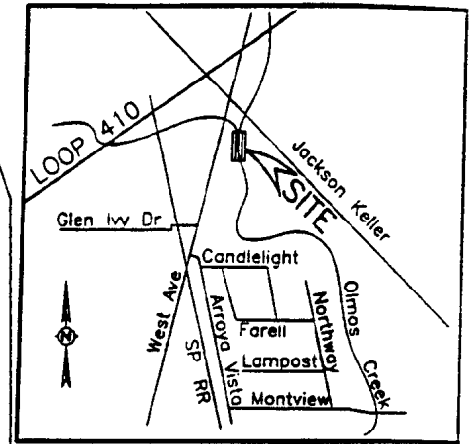
WES-JAC SUBD
LOT 30, NCB 11688
VOL 4900, PG 230
D&PR

VARIABLE WIDTH
RECYCLED WATER ESMT
0.510 OF AN ACRE
(22192 SQ FT)

PAMELA GRUNWALD
19.15 ACRES
(VAR WIDTH DRAIN ESMT)
VOL 6674, PG 829 RPR

50' RECYCLED
WATER EASEMENT
4.228 ACRES
(184173 SQ FT)

MAMA GARCIA SUBD
7.77 ACRES
LOT 33, NCB 11688
VOL 9525, PG 120
D&PR



MATCH LINE SHEET 7 OF 10

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

REV: 26MAR04

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Dated: 4/2/04

James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



CDS/MUERY SERVICES
Engineering & Surveying

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

PLAT SHOWING
A 50' WIDE RECYCLED WATER ESMT COVERING
4.228 ACRES OF LAND (184173 SQ FT)
OVER PART OF A 19.15 ACRE TRACT OF
LAND RECORDED IN VOL 6674, PG 829, RPR,
BEXAR COUNTY, TEXAS.

DATE: April 13, 2001

SHEET 6 OF 10

DWG NAME: Parcel 6794-6.DWG BOOK NO.: 1224

FILE NO: 01017.000

DISK NO.: 3391

WEST AVE

COLUMBIA SUBD
LOT 47, NCB 11688
VOL 9505, PG 48
D&PR

SFAIR, GEORGE
LOT 45, NCB 11688
VOL 3849, PG 1350
RPR

LOT 18
VOL 4181, PG 213
D&PR

0.504 OF AN ACRE
LOT 36, NCB 11688
VOL 5580, PG 192
D&PR

LOT 40, NCB 11688
VOL 6400, PG 148
D&PR

LOT 41, NCB 11688
VOL 6400, PG 148
D&PR

REMAINDER LOT 25
LINCOLN VILLAGE SUBD
(GOLF SUBD)
VOL 4400, PG 289
D&PR

N 52.99' LOT 34
VOL 7613, PG 19

OA
270.31'

N 00°23'18" E

NA

OA

MA

N 00°23'18" E 217.68'

CA

270.31'

S 00°23'18" W

DA

BA

EA

S 00°23'18" W 217.68'

PAMELA GRUNWALD
19.15 ACRES
(VAR WIDTH DRAIN ESMT)
VOL 6674, PG 829 RPR

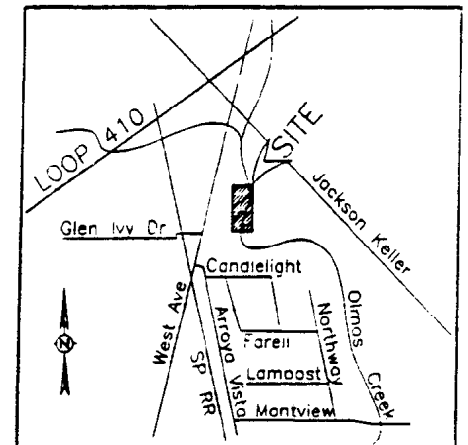
50' RECYCLED
WATER TASEMTH
4.228 ACRES
(184173 SQ FT)

MAMA GARCIA SUBD
7.77 ACRES
LOT 33, NCB 11688
VOL 9525, PG 120
D&PR

LINCOLN VILLAGE SUBD
25.234 ACRES
LOT 48, NCB 11688
VOL 9501, PG 219-20
D&PR



100 50 0 100
SCALE IN FEET



MATCH LINE SHEET 8 OF 10

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

REV: 26MAR04

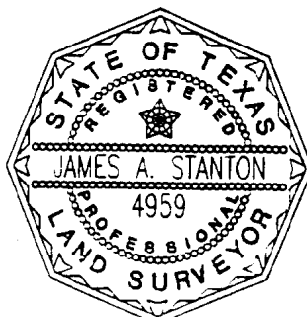
A FIELD NOTE DESCRIPTION WAS PREPARED THIS
DATE TO ACCOMPANY THIS PLAT.

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actual survey made on the ground
under my supervision.

Dated: 4/2/04

James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



CDS/MUERY SERVICES
Engineering & Surveying

3411 MAGIC DR.

SAN ANTONIO, TEXAS 78229

210-581-1111

PLAT SHOWING
A 50' WIDE RECYCLED WATER ESM'T COVERING
4.228 ACRES OF LAND (184173 SQ FT)
OVER PART OF A 19.15 ACRE TRACT OF
LAND RECORDED IN VOL 6674, PG 829, RPR,
BEXAR COUNTY, TEXAS.

DATE: April 13, 2001

SHEET 7 OF 10

DWG NAME: Parcel 6794-7.DWG BOOK NO.: 1224

FILE NO: 01017 000

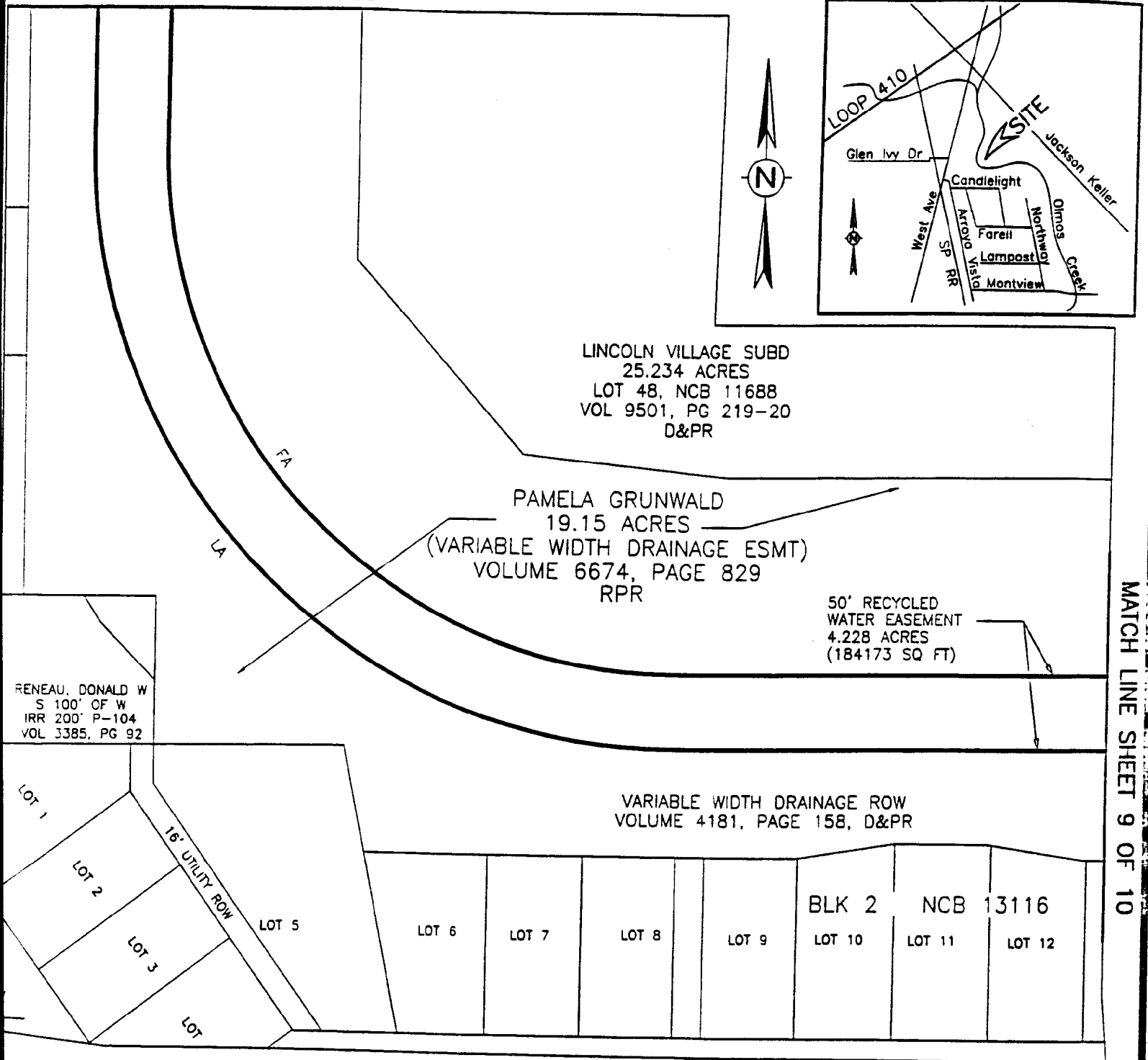
DISK NO.: 3391

100 50 0 100

SCALE IN FEET

PROJECT NAME: WATER RECYCLING PROGRAM
INTERBRANCH CONNECTION
PARCEL NO.: SAWS-E-W-RW-6794

MATCH LINE SHEET 7 OF 10



MATCH LINE SHEET 9 OF 10

RENEAU, DONALD W
S 100' OF W
IRR 200' P-104
VOL 3385, PG 92

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

REV: 26MAR04

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Dated: 4/2/04

James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



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CDS/MUERY SERVICES
Engineering & Surveying

3411 MARC DR. • SAN ANTONIO, TEXAS 78229 • 210-561-1111

PLAT SHOWING
A 50' WIDE RECYCLED WATER ESM'T COVERING
4.228 ACRES OF LAND (184173 SQ FT)
OVER PART OF A 19.15 ACRE TRACT OF
LAND RECORDED IN VOL 6674, PG 829, RPR,
BEXAR COUNTY, TEXAS.

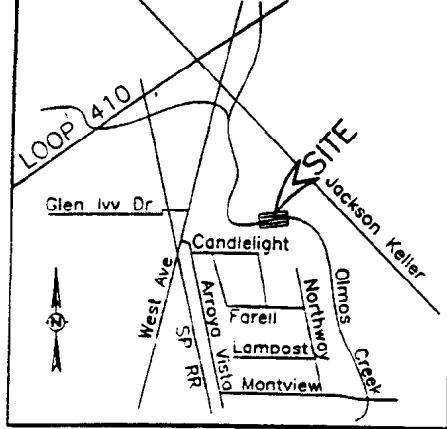
DATE: April 13, 2001

SHEET 8 OF 10

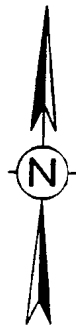
DWG NAME: Parcel 6794-8.DWG BOOK NO.: 1224

FILE NO: 01017.000

DISK NO.: 3391



100 50 0 100
SCALE IN FEET



PROJECT NAME: WATER RECYCLING PROGRAM
INTERBRANCH CONNECTION
PARCEL NO.: SAWS-E-W-RW-6794

LINCOLN VILLAGE SUBD
25.234 ACRES
LOT 48, NCB 11688
VOL 9501, PG 219-20
D&PR

50' DRAINAGE ESMT
VOL 4771, PG 541

JAFFE REALTY INC
NW IRR620.32' TR-H
VOL 7717, PG 1371
RPR

PAMELA GRUNWALD
19.15 ACRES
(VARIABLE WIDTH DRAINAGE ESMT)
VOLUME 6674, PAGE 829
RPR

N89°48'40"E 804.17'

50' RECYCLED
WATER EASEMENT
4.228 ACRES
(184173 SQ FT)

S89°48'40"W 897.87'
VARIABLE WIDTH DRAINAGE ROW
VOLUME 4181, PAGE 158, D&PR

VARIABLE WIDTH DRAINAGE ROW
NCB 13116
VOLUME 4181, PAGE 158-9, D&PR

VARIABLE WIDTH
RECYCLED WATER ESMT
0.033 OF AN ACRE
(1448 SQ FT)

LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21
			BLK 2	NCB 13116				

CANDLELIGHT LANE

R=408.00
C=21.95
CB=41°37'52"W
CD=21.95

SW 288' OF LOT 48, NCB 11688
VOL 9501, PG 219-20, D&PR
CANDLELIGHT LANE
VOL 5171, PG 131, RPR

NOTE: BEARINGS BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, N.A.D. 83, SOUTH CENTRAL
ZONE.

REV: 26MAR04

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Dated: 4/2/04
James A. Stanton

JAMES A. STANTON
Registered Professional Land Surveyor No. 4959



CDS/MUERY SERVICES
Engineering & Surveying

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

PLAT SHOWING
A 50' WIDE RECYCLED WATER ESMT COVERING
4.228 ACRES OF LAND (184173 SQ FT)
OVER PART OF A 19.15 ACRE TRACT OF
LAND RECORDED IN VOL 6674, PG 829, RPR,
BEXAR COUNTY, TEXAS.

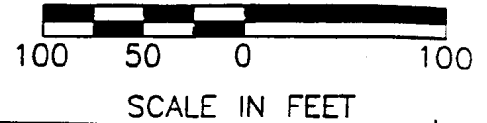
DATE: April 13, 2001 SHEET 9 OF 10

DWG NAME: Parcel 6794-9.DWG BOOK NO.: 1224

FILE NO: 01017.000 DISK NO.: 3391

MATCH LINE SHEET 8 OF 10

MATCH LINE SHEET 10 OF 10



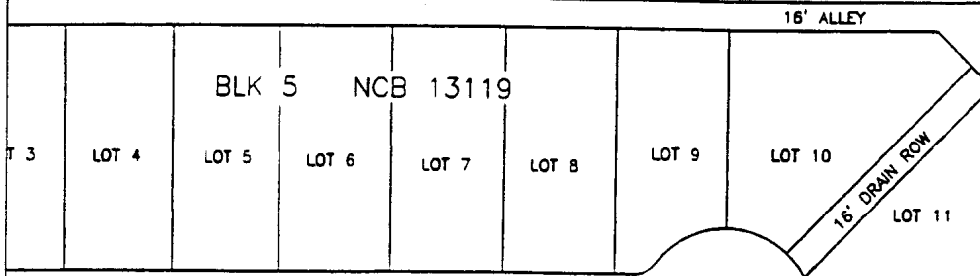
JAFFE REALTY INC
 NW IRR620.32' TR-H
 VOL 7717, PG 1371
 RPR

PARKWAY PLAZA SUBD
 4.79 ACRES
 LOT 4, BLK 11, NCB 11688
 VOL 9502, PG 216
 D&PR

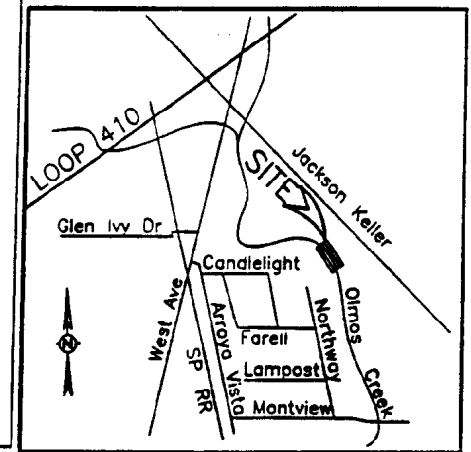
PAMELA GRUNWALD
 19.15 ACRES
 (VARIABLE WIDTH DRAINAGE ESMT)
 VOLUME 6674, PAGE 829
 RPR

50' RECYCLED N 89°36'42" W
 WATER EASEMENT
 4.228 ACRES
 (184173 SQ FT)

PORTRON TRACT F, NCB 11689
 OLIVOS CREEK DRAINAGE
 CITY OF SAN ANTONIO
 VOL 1302, PG 526



FARWELL DRIVE



NOTE: BEARINGS BASED ON
 TEXAS STATE PLANE COORDINATE
 SYSTEM, N.A.D. 83, SOUTH CENTRAL
 ZONE.

REV: 26MAR04

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Dated: 4/2/04

James A. Stanton

JAMES A. STANTON
 Registered Professional Land Surveyor No. 4959



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 DATE TO ACCOMPANY THIS PLAT.

CDS/MUERY SERVICES
 Engineering & Surveying

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

PLAT SHOWING
 A 50' WIDE RECYCLED WATER ESM'T COVERING
 4.228 ACRES OF LAND (184173 SQ FT)
 OVER PART OF A 19.15 ACRE TRACT OF
 LAND RECORDED IN VOL 6674, PG 829, RPR,
 BEXAR COUNTY, TEXAS.

DATE: April 13, 2001

SHEET 10 OF 10

DWG NAME: Parcel 6794-10.DWG BOOK NO.: 1224

FILE NO: 01017.000

DISK NO.: 3391

STATE OF TEXAS
COUNTY OF BEXAR

Project Name: Water Recycling Program
Interbranch Connection
Parcel No.: SAWS-E-W-RW-6794

FIELD NOTES
FOR
A 50' WIDE RECYCLED WATER
EASEMENT 4.228 ACRES (184173 SQ. FT.)

FIELD NOTES describing a 50 Foot Wide Recycled Water Easement covering 4.228 acres (184173 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being over a portion of a 19.15 acre tract recorded in Volume 6674, Page 829, Real Property Records, Bexar County, Texas. Said easement being more particularly described as follows:

BEGINNING at a point in the southwest line of a drainage easement and a northeast line of said 19.15 acre tract for the northwest corner of herein described easement. Said point being North a distance of 54.88 and South $53^{\circ} 23' 47''$ East a distance of 99.35 feet from a 1" iron pipe found at the south east corner of Lot 37, New City Block 11688, Wes-Jac Subdivision, recorded in Volume 5700, Page 112 Deed and Plat Records, Bexar County, Texas:

THENCE South $53^{\circ} 23' 47''$ East, a distance of 78.46 feet along the north line of said of herein described easement to a point for a corner and the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 338.85 feet, a delta of $06^{\circ} 11' 59''$, an arc length of 36.67 feet, a chord distance of 36.65 feet along a bearing of South $05^{\circ} 23' 10''$ East, to a point for the end of curve:

THENCE South $00^{\circ} 20' 36''$ West, along the east line of herein described easement, a distance of 240.51 feet to a point for the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 642.00 feet, a delta of $11^{\circ} 17' 42''$, an arc length of 126.56 feet, a chord distance of 126.35 feet along a bearing of South $05^{\circ} 59' 27''$ West, to a point for the end of curve:

THENCE South $11^{\circ} 38' 18''$ West, a distance of 59.77 feet along the east line of herein described easement to a point for the beginning of a curve to the left:

THENCE along said curve to the left, having a radius of 558.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 109.56 feet, a chord distance of 109.39 feet along a bearing of South $06^{\circ} 00' 48''$ West, to a point for the end of curve:

THENCE South $00^{\circ} 23' 18''$ West, a distance of 270.31 feet continuing along the east line of herein described easement to a point for the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 642.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 126.06 feet, a chord distance of 125.85 feet along a bearing of South $06^{\circ} 00' 48''$ West, to a point for the end of curve:

THENCE South $11^{\circ} 38' 18''$ West, a distance of 56.81 feet continuing along the east line of herein described easement to a point for the beginning of a curve to the left;

THENCE along said curve to the left, having a radius of 358.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 70.29 feet, a chord distance of 70.18 feet along a bearing of South $06^{\circ} 00' 48''$ West, to a point for the end of curve;

THENCE South $00^{\circ} 23' 18''$ West, a distance of 217.68 feet continuing along the east line of herein described easement to a point for the beginning of a curve to the left;

THENCE along said curve to the left, having a radius of 348.00 feet, a delta of $90^{\circ} 34' 37''$, an arc length of 550.14 feet, a chord distance of 494.62 feet along a bearing of South $44^{\circ} 54' 01''$ East, to a point for the end of curve;

THENCE North $89^{\circ} 48' 40''$ East, a distance of 804.17 feet along a north line of herein described easement to a point for the beginning of a non-tangent curve to the right;

THENCE along said curve to the right, having a radius of 412.00 feet, a delta of $39^{\circ} 37' 57''$, an arc length of 284.99 feet, a chord distance of 279.34 feet along a bearing of South $59^{\circ} 54' 21''$ East, to a point for a reverse curve to the left;

THENCE along said curve to the left, having a radius of 358.00 feet, a delta of $49^{\circ} 31' 20''$, an arc length of 309.43 feet, a chord distance of 299.89 feet along a bearing of South $64^{\circ} 51' 02''$ East, to a point for the end of curve;

THENCE South $89^{\circ} 36' 42''$ East, a distance of 300.89 feet along a north line of herein described easement to an angle point;

THENCE South $44^{\circ} 36' 42''$ East, a distance of 50.59 feet to the north line of a portion of Tract F, New City Block 11689, Olmos Creek Drainage, City of San Antonio, recorded in Volume 1302, Page 526, Bexar County, Texas, for a southeast corner of herein described easement;

THENCE South $89^{\circ} 22' 08''$ West, a distance of 45.21 to a point for the northwest corner of said Olmos Creek Drainage and an interior corner of herein described easement;

THENCE South $00^{\circ} 11' 18''$ East, a distance of 24.96 feet, along the west line of said Olmos Creek Drainage, to a point for the south corner of herein described easement;

THENCE North $44^{\circ} 36' 42''$ West, a distance of 16.31 feet to an angle point;

THENCE North $89^{\circ} 36' 42''$ West, a distance of 280.18 feet along the south line of herein described easement to a point for the beginning of a curve to the right;

THENCE along said curve to the right, having a radius of 408.00 feet, a delta of $42^{\circ} 30' 15''$, an arc length of 302.67 feet, a chord distance of 295.78 feet along a bearing of North $68^{\circ} 21' 35''$ West, to a point for the end of curve;

THENCE South $46^{\circ} 43' 28''$ West, a distance of 66.29 feet, to a point in the northeast line of the southwest 259 feet of Lot H, New City Block 11688, Lincoln Village Subdivision, City of San Antonio,

as recorded in Volume 9501, Page 209, Deed and Plat Records, Bexar County, Texas, for a corner of herein described easement:

THENCE North $46^{\circ} 33' 39''$ West, a distance of 28.05 feet along said northeast line to a point for a corner of herein described easement:

THENCE North $46^{\circ} 43' 28''$ East, a distance of 66.99 feet to a point of a corner of herein described easement and a curve to the right:

THENCE along said curve to the right, having a radius of 408.00 feet, a delta of $03^{\circ} 05' 00''$, an arc length of 21.96 feet, a chord distance of 21.95 feet along a bearing of North $41^{\circ} 37' 52''$ West, to a point for a reverse curve to the left:

THENCE along said curve to the left, having a radius of 362.00 feet, a delta of $22^{\circ} 20' 58''$, an arc length of 141.20 feet, a chord distance of 140.31 feet along a bearing of North $51^{\circ} 15' 51''$ West, to a point in the east line of the fore mention drainage right-of-way for the end of curve:

THENCE North $00^{\circ} 11' 16''$ West, a distance of 34.78 feet along the east line to the northeast corner of said drainage right-of-way for a corner of herein described easement:

THENCE South $89^{\circ} 48' 40''$ West, a distance of 897.87 feet along the north line of said drainage right-of-way to a point for the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 398.00 feet, a delta of $90^{\circ} 34' 37''$, an arc length of 629.19 feet, a chord distance of 565.68 feet along a bearing of North $44^{\circ} 54' 01''$ West, to a point for the end of curve:

THENCE North $00^{\circ} 23' 18''$ East, a distance of 217.68 along the west line of herein described easement to a point for the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 408.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 80.11 feet, a chord distance of 79.98 feet along a bearing of North $06^{\circ} 00' 48''$ East, to a point for the end of curve:

THENCE North $11^{\circ} 38' 18''$ East, a distance of 56.81 feet continuing along the west line of herein described easement to a point for the beginning of a curve to the left:

THENCE along said curve to the left, having a radius of 592.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 116.24 feet, a chord distance of 116.05 feet along a bearing of North $06^{\circ} 00' 48''$ East, to a point for the end of curve:

THENCE North $00^{\circ} 23' 18''$ East, a distance of 270.31 feet continuing along the west line of herein described easement to a point for the beginning of a curve to the right:

THENCE along said curve to the right, having a radius of 608.00 feet, a delta of $11^{\circ} 15' 00''$, an arc length of 119.38 feet, a chord distance of 119.19 feet along a bearing of North $06^{\circ} 00' 48''$ East, to a point for the end of curve:

THENCE North $11^{\circ} 38' 18''$ East, a distance of 59.77 feet continuing along the west line of herein described easement to a point for the beginning of a curve to the left:

THENCE along said curve to the left, having a radius of 592.00 feet, a delta of $11^{\circ} 17' 42''$, an arc length of 116.70 feet, a chord distance of 116.51 feet along a bearing of North $05^{\circ} 59' 27''$ East, to a point for the end of curve;

THENCE North $00^{\circ} 20' 36''$ East, a distance of 191.16 feet continuing along the west line of herein described easement to the a point for a corner;

THENCE North $89^{\circ} 39' 24''$ West, a distance of 48.55 feet continuing along the west line of herein described easement to the a point for a corner;

THENCE North $00^{\circ} 00' 00''$ East, a distance of 38.84 feet continuing along the west line of herein described easement to the a point for a corner;

THENCE South $89^{\circ} 39' 24''$ East, a distance of 48.79 feet continuing along the west line of herein described easement to the a point for a corner;

THENCE North $00^{\circ} 20' 36''$ East, a distance of 9.31 feet continuing along the west line of herein described easement to the a point for the beginning of a curve;

THENCE along said curve to the left, having a radius of 288.85 feet, a delta of $17^{\circ} 04' 23''$, an arc length of 86.07 feet, a chord distance of 85.75 feet along a bearing of North $11^{\circ} 02' 29''$ West, to the POINT OF BEGINNING and covering 4.228 of an acre of land (184173 square feet), more or less. A plat was prepared this date to accompany this field note description.

REV: 26MAR04

James A. Stanton

JAMES A. STANTON

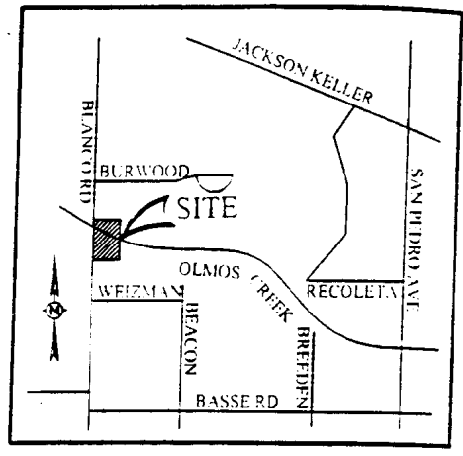
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE:

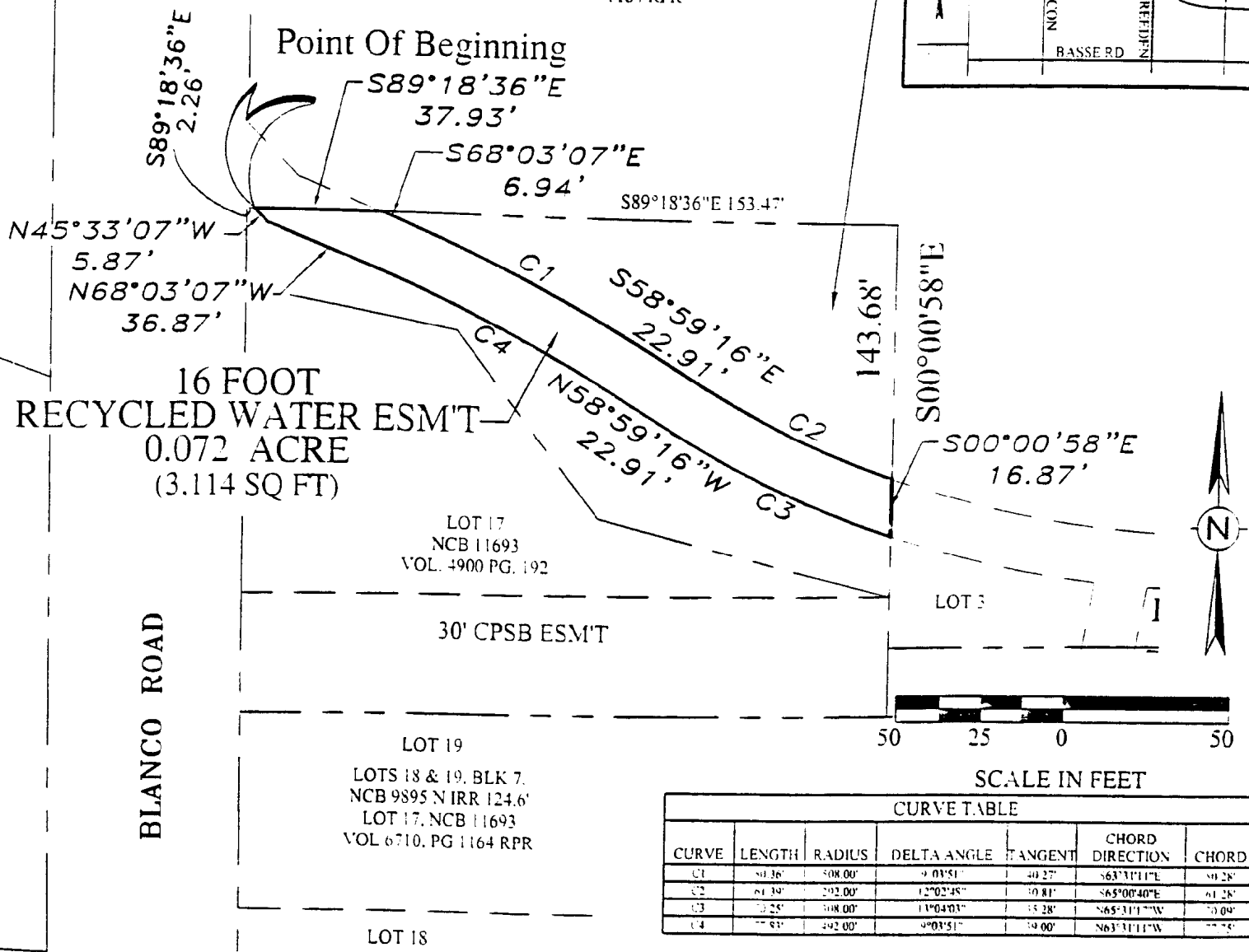
4/2/04



OLMOS CREEK **CITY OF SAN ANTONIO**



BLANCO LAND LP
 0.295 OF AN ACRE N IRR 76.24' OF W
 192.87' LOT M NCB 11693 VOL 6710, PG
 1164 RPR



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD
C1	50.36'	508.00'	9°03'51"	50.27'	S63°31'11"E	50.28'
C2	61.39'	292.00'	12°02'48"	10.81'	S65°00'40"E	61.28'
C3	50.25'	508.00'	11°04'03"	55.28'	S65°31'11"W	50.09'
C4	77.63'	492.00'	9°03'51"	79.00'	N63°31'11"W	77.75'

A FIELD NOTE DESCRIPTION WAS PREPARED THIS DATE TO ACCOMPANY THIS PLAT.

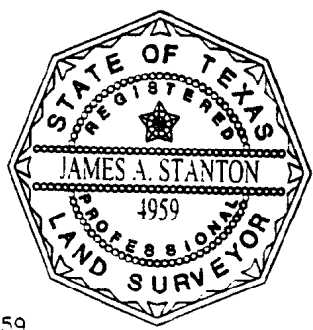
NOTE: BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, SOUTH CENTRAL ZONE.

REV: 25MAR04

This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.

Dated: 4/2/04
James A. Stanton

JAMES A. STANTON
 Registered Professional Land Surveyor No. 4959



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

PLAT SHOWING

A 16' FOOT RECYCLED WATER EASEMENT COVERING 0.072 OF AN ACRE OF LAND (3,114 Sq. Ft.) OVER PART OF A DRAINAGE EASEMENT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DATE: April 14th, 2000 SHEET 3 OF 3

DWG NAME: Parcel 6800-3.DWG BOOK NO.: 1224

FILE NO: 103182 DISK NO.: 3391

STATE OF TEXAS
COUNTY OF BEXAR

Project Name: Water Recycling Program
Interbranch Connection
Parcel No.: SAWS-E-W-RW-6800

FIELD NOTES
FOR
A 16 FOOT RECYCLED WATER
EASEMENT 0.072 OF AN ACRE (3114 SQ. FT.)

FIELD NOTES describing a Variable Width Recycled Water Easement covering 0.072 of an acre (3114 square feet) of land situated in the City of San Antonio, Bexar County, Texas. Said easement being over a portion of a 0.295 of an acre tract, the north irregular 76.24 feet of the west 192.87 feet of Lot M, New City Block 11693, as recorded in Volume 6710, Page 1164, Real Property Records, Bexar County, Texas. Said easement being more particularly described as follows:

BEGINNING at a point in the north line of said 0.295 of an acre tract and a south line of Olmos Creek, City of San Antonio, Bexar County, Texas, for the west corner of herein described easement. Said point bears South $89^{\circ} 18' 36''$ East, a distance of 2.26 feet, from the northwest corner of said 0.295 of an acre tract and the east line of Blanco Road:

THENCE South $89^{\circ} 18' 36''$ East, a distance of 37.93 feet, along the north line of said 0.295 of an acre tract and herein described easement to a point for a curve to the right:

THENCE South $68^{\circ} 03' 07''$ East, a distance of 6.94 feet along the northeast line of herein described easement to a point for the beginning of a curve to the right:

THENCE along the curve to the right, having a radius of 508.00 feet, a delta of $09^{\circ} 03' 51''$, an arc length of 80.36 feet, a chord distance of 80.28 feet along a bearing of South $63^{\circ} 31' 11''$ East, to a point for the end of curve:

THENCE South $58^{\circ} 59' 16''$ East, a distance of 22.91 feet along the northeast line of herein described easement to a point for the beginning of a curve to the left:

THENCE along the curve to the left, having a radius of 292.00 feet, a delta of $12^{\circ} 02' 48''$, an arc length of 61.39 feet, a chord distance of 61.28 feet along a bearing of South $65^{\circ} 00' 40''$ East, to a point in the east line of said 0.295 of an acre tract, for a corner of herein describe easement:

THENCE South $00^{\circ} 00' 58''$ East, a distance of 16.87 feet along the east line of said 0.295 of an acre tract and the east line of the herein described easement to a point for a curve to the right:

THENCE along the curve to the right, having a radius of 308.00 feet, a delta of $13^{\circ} 04' 03''$, an arc length of 70.25 feet, a chord distance of 70.09 feet along a bearing of North $65^{\circ} 31' 17''$ West, to a point for the end of curve:

THENCE North $58^{\circ} 59' 16''$ West, a distance of 22.91 feet along the southwest line of herein described easement to a point for a curve to the left;

THENCE along the curve to the left, having a radius of 492.00 feet, a delta of $09^{\circ} 03' 51''$, an arc length of 77.83 feet, a chord distance of 77.75 feet along a bearing of North $63^{\circ} 31' 11''$ West, to a point for the end of curve;

THENCE North $68^{\circ} 03' 07''$ West, a distance of 36.87 feet continuing along the southwest line of herein described easement to an angle point;

THENCE North $45^{\circ} 33' 07''$ West, a distance of 5.87 to the POINT OF BEGINNING and covering 0.072 of an acre of land (3114 square feet), more or less. A plat was prepared this date to accompany this field note description.

REV: 25MAR04

James A. Stanton

JAMES A. STANTON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE: _____

4/2/04