

**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Thomas G. Wendorf, P.E., Director of Public Works; David E. Chardavoyne,  
President/Chief Executive Officer SAWS

SUBJECT: Afton Oaks 12" Sanitary Sewer Force Main Project

DATE: May 4, 2006

**SUMMARY AND RECOMMENDATIONS**

An ordinance declaring that a public necessity for the acquisition of permanent and temporary easements for the San Antonio Water System (SAWS) in preparation of the construction and operation of the Afton Oaks 12" Sanitary Sewer Force Main Project ("Project").

It is in the best interest of the City of San Antonio and necessary for the efficient operation of SAWS to immediately repair, replace, relocate, construct, operate, and maintain this Project.

Plats and field notes are attached for the permanent and temporary easements required across the privately owned properties for this Project.

The City of San Antonio acting by and through representatives of SAWS are preparing for the process of eminent domain if unable to acquire the additional easements for the project alignment along and adjacent to the existing sixteen-foot easement across the following privately owned properties.

<b>PARCELS</b>	<b>SQUARE FEET- EASEMENTS PERMANENT (P) AND TEMPORARY (T)</b>	<b>LEGAL DESCRIPTION NEW CITY BLOCK AFTON OAKS SUBDIVISION UNIT 1A</b>
P06-041P	7,129 square feet	Out of Lot 3, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1A
P04-041T	7,319 square feet	Out of Lot 3, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1A
P06-039P	2,160 square feet	Out of the remaining portion of Lot 1, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1
P06-039T	2,112 square feet	Out of the remaining portion of Lot 1, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1
P06-038P	4,301 square feet	Out of 6.650 acres, NCB 17229
P06-038T	4,349 square feet	Out of 6.650 acres, NCB 17229

## **BACKGROUND INFORMATION**

The existing force main was built in 1982. The initial 1400-foot segment along Lorence Creek has failed seven times since 2003 and twice in the last 30 days. This force main line is located over the Edwards Recharge Zone and SAWS has determined that the unacceptable frequency of failure and environmental sensitivity requires emergency action for replacement of this force main project.

## **POLICY ANALYSIS**

Approval of this ordinance will allow the City of San Antonio acting through the San Antonio Water System to acquire permanent and temporary easements by eminent domain, if necessary, to immediately repair, replace, relocate, construct, operate and maintain this Project.

## **FISCAL IMPACT**

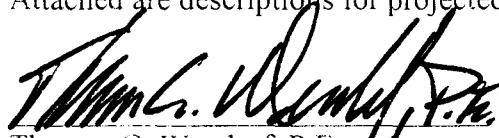
The City of San Antonio does not bear any financial impact as a result of City Council's approval of the Afton Oaks 12" Sanitary Sewer Force Main Project.

## **COORDINATION**

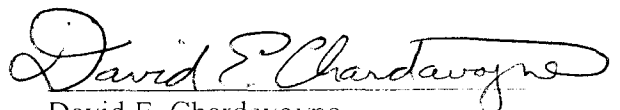
SAWS has coordinated the request for this ordinance through the City of San Antonio Offices of Public Works, Storm Water Utilities, Tree Arborist, Asset Management, Right of Way and the Texas Commission of Environmental Quality.

## **SUPPLEMENTARY COMMENTS**

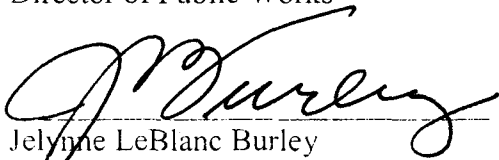
Attached are descriptions for projected parcels.



Thomas G. Wendorf, P.E.  
Director of Public Works

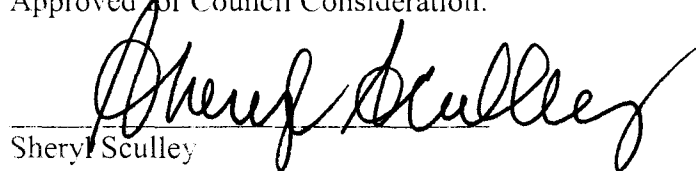


David E. Chardavoyne  
President/Chief Executive Officer  
San Antonio Water System



Jelynn LeBlanc Burley  
Deputy City Manager

Approved for Council Consideration:



Sheryl Sculley  
City Manager

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL No. P06-041P  
SAWS JOB: 06-3501

A metes and bounds description of a 7,129 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of Lot 3, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

Beginning at the northeast corner of the herein described tract, said corner also being a point along the north line of said Lot 3, Block 1, and along the south line of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records, said corner bears S 79° 02' 28" W, 75.28 feet, from the northeast corner of Lot 3, Block 1:

Thence along the east line of the herein described tract as follows:

S 09° 35' 34" W, 159.78 feet,

S 15° 29' 49" W, 380.39 feet, and

S 71° 59' 55" W, 182.21 feet, to the most southerly corner of the herein described tract;

Thence N 01° 17' 29" E, 10.59 feet, to a southwest corner of the herein described tract, said corner being along an east line of an existing Ingress and Egress Easement;

Thence along the west line of the herein described tract and along the east line of an existing 16 foot Sanitary Sewer Easement as follows:

N 71° 59' 55" E, 173.34 feet,

N 15° 29' 49" E, 374.50 feet, and

N 09° 35' 34" E, 155.52 feet, to the northwest corner of the herein described tract;

Thence N 79° 02' 28" E, 10.68 feet, to the point of beginning containing 7,129 sq. ft. tract of land.

Paul A. Wilkinson, R.P.L.S.

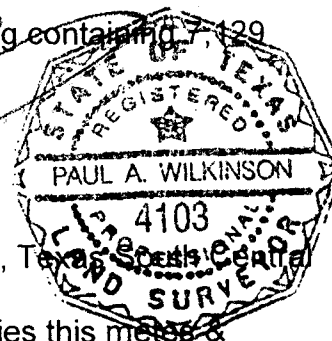
Project: S-4931

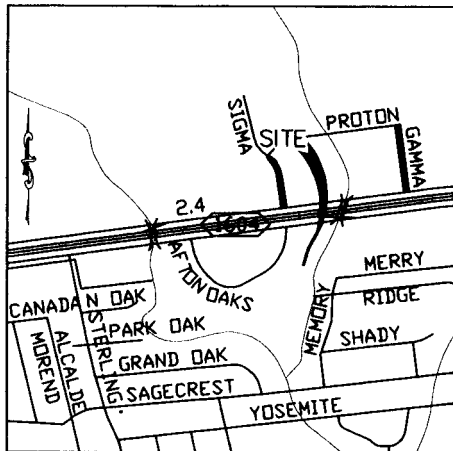
All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

S:\S-4931(AFTON-OAKS)\TEXT\Perm Esmt 2C.doc





LOCATION MAP  
N.T.S.

REMAINING PORTION OF  
LOT 1, BLOCK 1,  
AFTON OAKS UNIT 1  
VOL. 9510 PG. 9

N.C.B. 17231

LOT 3, BLOCK 1,  
AFTON OAKS SUBDIVISION  
UNIT 1A  
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER  
EASEMENT  
VOL. 9514 PG. 189

20' INGRESS-EGRESS  
EASEMENT  
VOL. 9514 PG. 189

20' INGRESS-EGRESS  
& SANITARY SEWER  
EASEMENT  
VOL. 9514 PG. 189

LIFT STATION

10' SANITARY SEWER EASEMENT

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL: P06-041P  
JOB NO: 06-3501

BEARING SOURCE:  
NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

LEGEND:

● = FOUND IRON PIN  
○ = TREE

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.68	N79°02'28"E
L2	159.78	S09°35'34"W
L3	380.39	S15°29'49"W
L4	182.21	S71°59'55"W
L5	10.59	N01°17'29"E
L6	173.34	N71°59'55"E
L7	374.50	N15°29'49"E
L8	155.52	N09°35'34"E

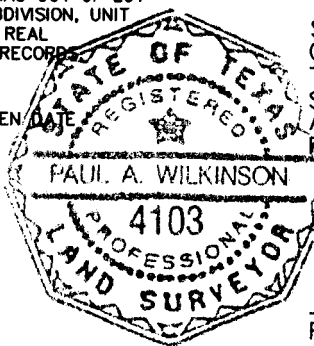


Scale: 1" = 100'

### PLAT SHOWING:

BEING 7,129 SQ. FT. TRACT OF LAND SITUATED IN THE  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT  
3 BLOCK 1, N.C.B. 17231, AFTON OAKS SUBDIVISION, UNIT  
AS RECORDED IN VOLUME 9514, PAGE 189, REAL  
PROPERTY RECORDS, BEXAR COUNTY PLAT RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS SURVEY PLAT.



STATE OF TEXAS  
COUNTY OF BEXAR  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE  
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 5TH DAY OF APRIL, 2006 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR



BAIN MEDINA BAIN, INC.  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL No. P06-041T  
SAWS JOB: 06-3501

A metes and bounds description of a 7,319 q. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of Lot 3, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

Beginning at the northeast corner of the herein described tract, said point also being a point along the north line of said Lot 3, Block 1, and along the south line of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records, said point bearing S 79° 02' 28" W, 75.27 feet, from the northeast corner of Lot 3, Block 1:

Thence along the east line of the herein described tract as follows:

S 09° 35' 34" W, 164.05 feet,

S 15° 29' 49" W, 386.28 feet, and

S 71° 59' 55" W, 191.09 feet, to the most southerly corner of the herein described tract;

Thence N 01° 17' 29" E 10.59 feet, to a west corner of the herein described tract;

Thence along the west line of the herein described tract as follows:

N 71° 59' 55" E, 182.21 feet,

N 15° 29' 49" E, 380.39 feet, and

N 09° 35' 34" E, 159.78 feet, to the northwest corner of the herein described tract;

Thence N 79° 02' 28" E 10.68 feet, along the north line of the herein described tract to the point of beginning containing 7,319 sq. ft. of land.

Paul A. Wilkinson, R.P.L.S.

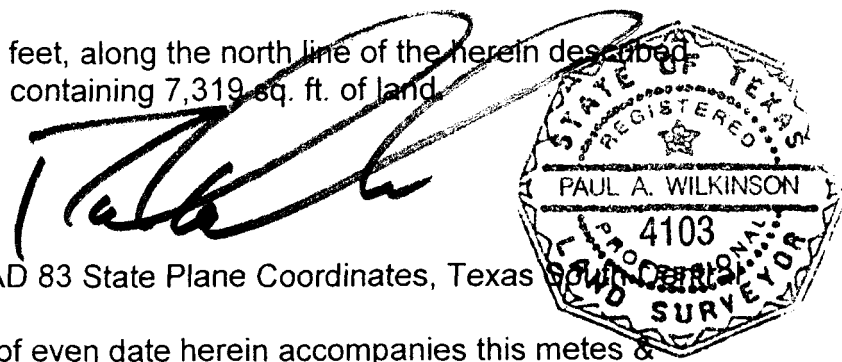
Project: S-4931

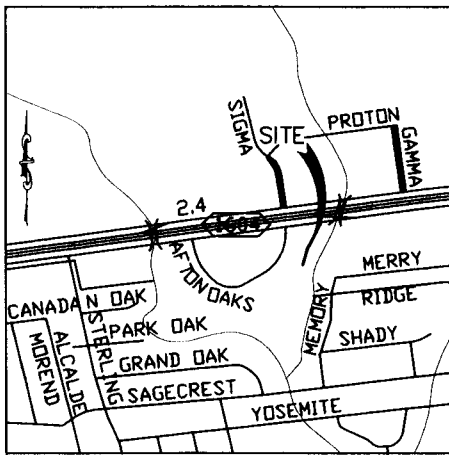
All bearings are based on NAD 83 State Plane Coordinates, Texas  
Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

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LOCATION MAP  
N.T.S.

REMAINING PORTION OF  
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AFTON OAKS UNIT 1  
VOL. 9510 PG. 9

N.C.B. 17231

LOT 3, BLOCK 1,  
AFTON OAKS SUBDIVISION  
UNIT 1A  
VOL. 9514 PG. 189

N.C.B. 17231

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT

PARCEL: P06-041T

JOB NO: 06-3501

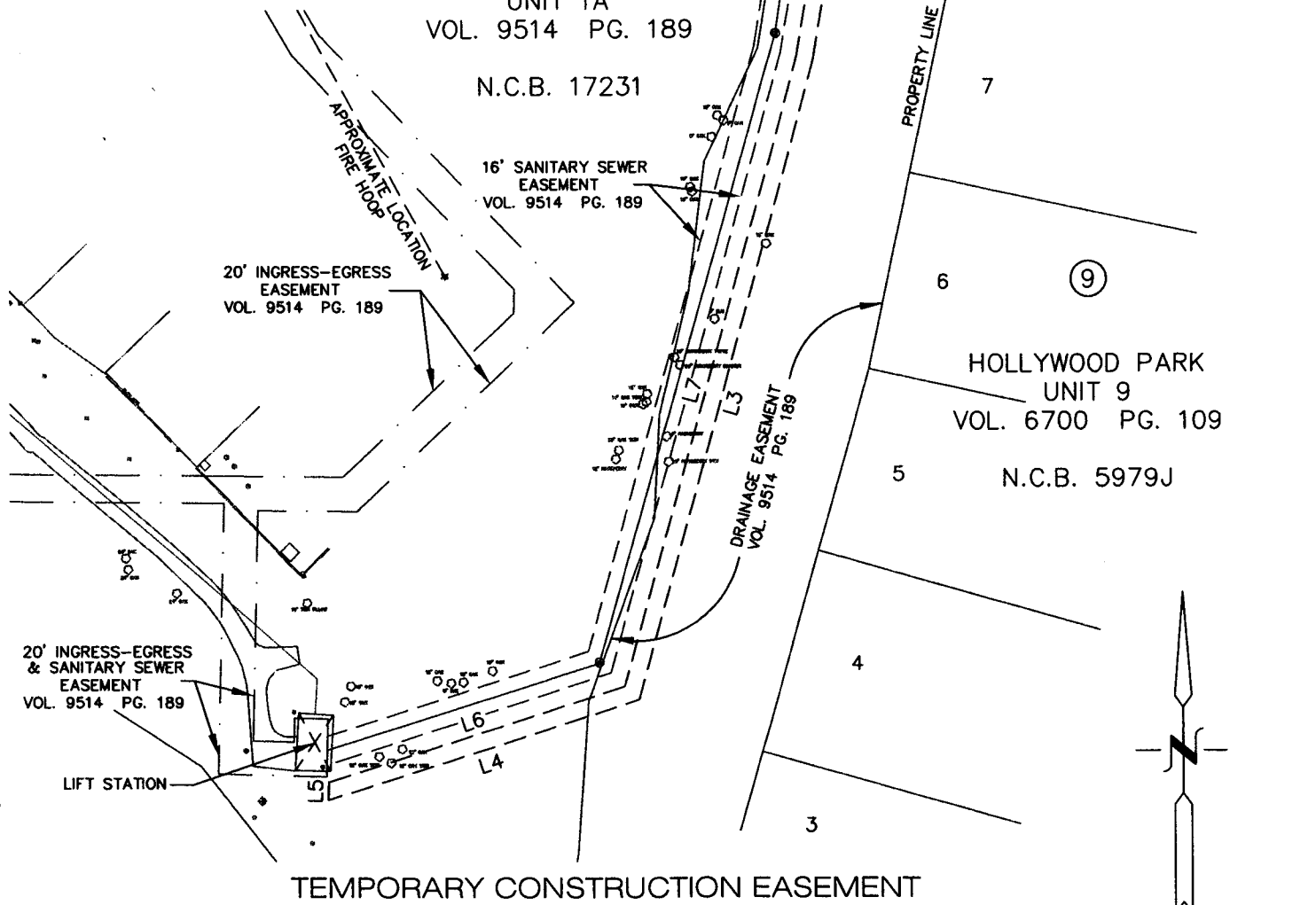
BEARING SOURCE:

NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

LEGEND:

● = FOUND IRON PIN  
○ = TREE

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.68	N79°02'28"E
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L3	386.28	S15°29'49"W
L4	191.09	S71°59'55"W
L5	10.59	N01°17'29"E
L6	182.21	N71°59'55"E
L7	380.39	N15°29'49"E
L8	159.78	N09°35'34"E



## PLAT SHOWING:

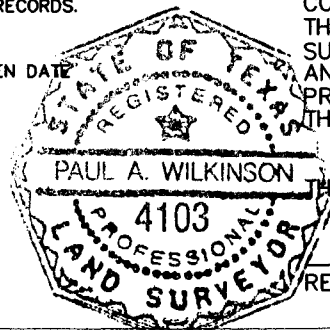
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**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL No. P06-039P  
SAWS JOB: 06-3501

A metes and bounds description of a 2,160 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of a remaining portion of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision Unit 1 as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:



Beginning at the northeast corner of the herein described tract, said corner also being a point along the north line of said Lot 1, Block 1, and along the south line of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records, said corner being N 74° 33' 07" W, 80.76 feet, from the northeast corner of Lot 1, Block 1;

Thence S 09° 35' 34" W, 213.62 feet, along the west line of the herein described tract to the southeast corner of the herein described tract, said corner being a point along the south line of Lot 1, Block 1, and along the north line of Lot 3, Block 1, Afton Oaks Unit 1A, as recorded in Volume 9514, Page 189, of the Bexar County Plat Records;

Thence S 79° 02' 28" W 10.68 feet, along said south line of the herein described tract, along the south line of Lot 1, Block 1, and said north line of Lot 3, Block 1, to the southwest corner of the herein described tract;

Thence N 09° 35' 34" E, 218.40 feet, along the west line of the herein described tract and along the east line of an existing 16 foot Sanitary Sewer Easement to the northwest corner of the herein described tract;

Thence S 74° 33' 07" W, 10.05 feet, to point of beginning containing 2,160 sq. ft. of land.



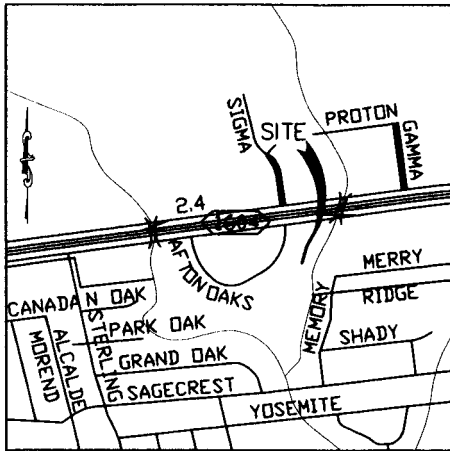
Paul A. Wilkinson, R.P.L.S.

Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

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LOCATION MAP  
N.T.S.

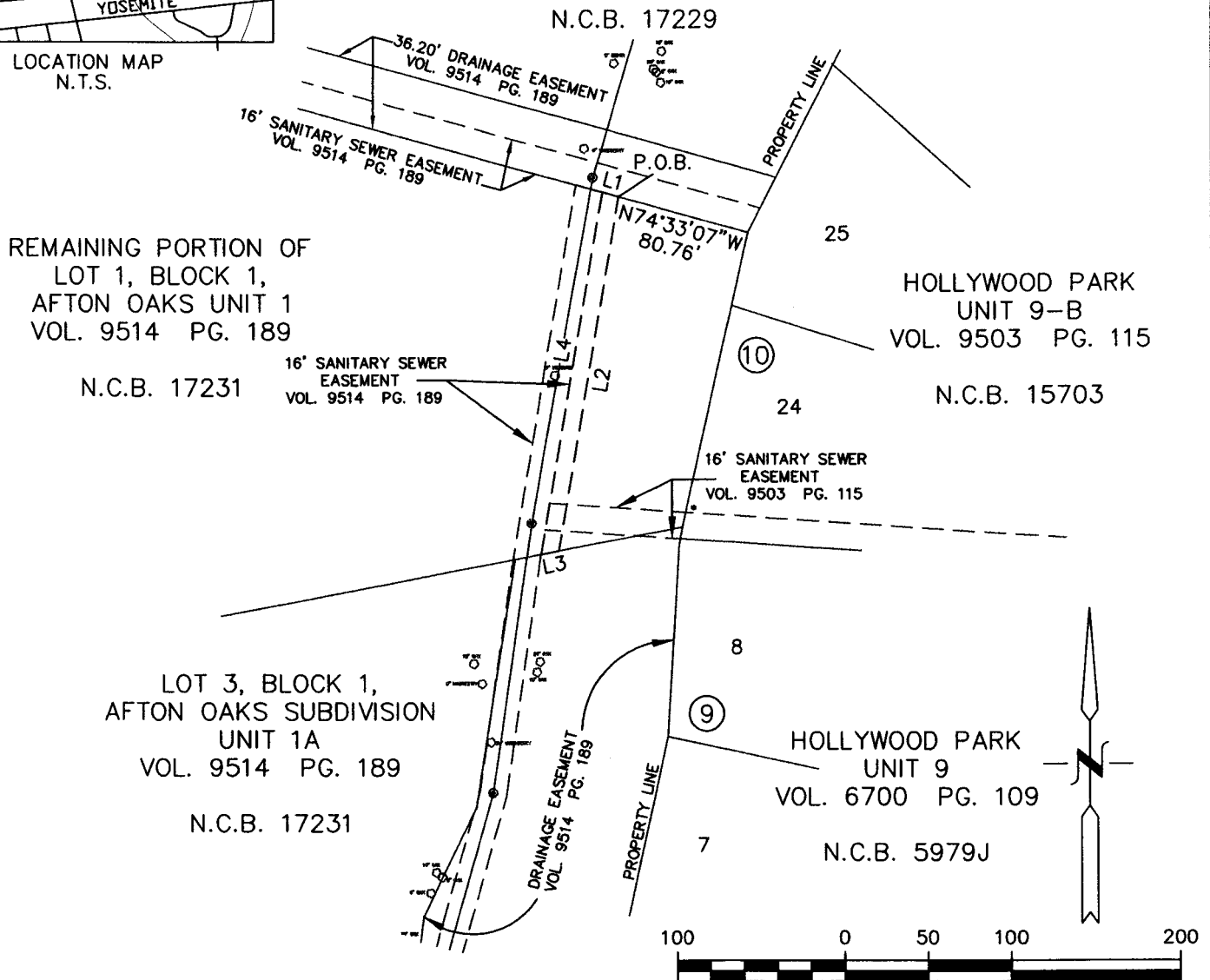
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	S74°33'07"E
L2	213.62	S09°35'34"W
L3	10.68	S79°02'28"W
L4	218.40	N09°35'34"E

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL: P06-039P  
JOB NO: 06-3501

BEARING SOURCE:  
NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

MARIBAL PROPERTIES, INC.  
6.650 ACRES  
VOLUME 1159 PAGE 1035  
R.P.R

LEGEND:  
● = FOUND IRON PIN  
○ = TREE

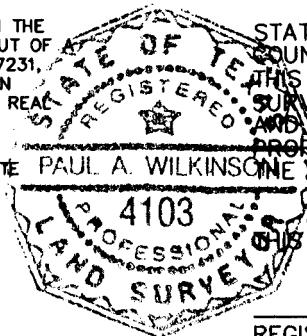


### 10' SANITARY SEWER EASMENT

### PLAT SHOWING:

BEING 2,160 SQ. FT. TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF REMAINING PORTION OF LOT 1, BLOCK 1, N.C.B. 17231, AFTON OAKS SUBDIVISION UNIT 1, AS RECORDED IN VOLUME 9514, PAGE 189, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.



STATE OF TEXAS  
COUNTY OF BEXAR  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

5TH DAY OF APRIL, 2006 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223



PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL No. P06-039T  
SAWS JOB: 06-3501

A metes and bounds description of a 2,112 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of a remaining portion of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

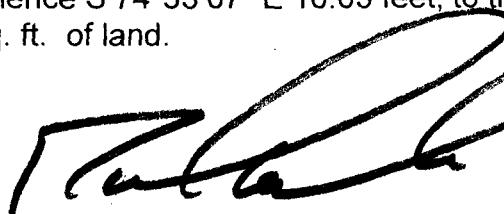
Beginning at the northeast corner of the herein described tract, said point also being a point along the north line of said Lot 1, Block 1, and a point along the south line of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records, said point being N 74° 33' 07" w, 70.70 feet, from the northeast corner of Lot 1, Block 1:

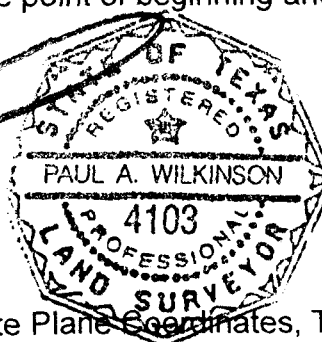
Thence S 09° 35' 34" W, 208.85 feet, along the east line of the herein described tract to the southeast corner of the herein described tract, said corner being a point along the south line of Lot 1, Block 1 and a point along the north line of Lot 3, Block 1, Afton Oaks Unit 1A as recorded in Volume 9514, Page 189, of the Bexar County Plat Records;

Thence S 79° 02' 28" W, 10.68 feet, along said south line of the herein described tract, along the south line of Lot 1, Block 1, and along the north line of Lot 3, Block 1, to the southwest corner of the herein described tract;

Thence N 09° 35' 34" E, 213.62 feet, along the east line of the herein described tract to the northwest corner of the herein described tract;

Thence S 74°33'07" E 10.05 feet, to the point of beginning and containing 2,112 sq. ft. of land.

  
Paul A. Wilkinson, R.P.L.S.  
Project: S-4931



All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.  
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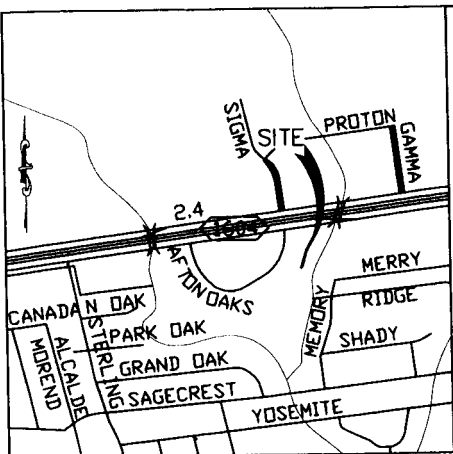
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	S74°33'07"E
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PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL: P06-039T  
JOB NO: 06-3501

BEARING SOURCE:  
NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

MARIBAL PROPERTIES, INC.  
6.650 ACRES  
VOLUME 1159 PAGE 1035  
R.P.R

LEGEND:  
● = FOUND IRON PIN  
○ = TREE



LOCATION MAP  
N.T.S.

REMAINING PORTION OF  
LOT 1, BLOCK 1,  
AFTON OAKS UNIT 1  
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER  
EASEMENT  
VOL. 9514 PG. 189

LOT 3, BLOCK 1,  
AFTON OAKS SUBDIVISION  
UNIT 1A  
VOL. 9514 PG. 189

N.C.B. 17231

N.C.B. 17229

36.20' DRAINAGE EASEMENT  
VOL. 9514 PG. 189

16' SANITARY SEWER EASEMENT  
VOL. 9514 PG. 189

P.O.B.

N74°33'07"W  
70.70'

HOLLYWOOD PARK  
UNIT 9-B  
VOL. 9503 PG. 115

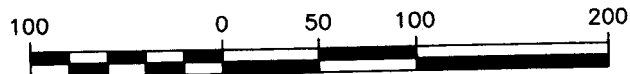
N.C.B. 15703

16' SANITARY SEWER  
EASEMENT  
VOL. 9503 PG. 115

HOLLYWOOD PARK  
UNIT 9  
VOL. 6700 PG. 109

N.C.B. 5979J

## TEMPORARY CONSTRUCTION EASEMENT



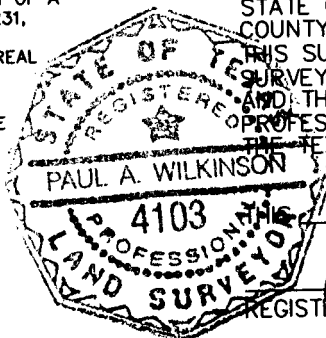
## PLAT SHOWING:

BEING 2,112 SQ. FT. TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A REMAINING PORTION OF LOT 1, BLOCK 1, N.C.B. 17231, AFTON OAKS SUBDIVISION UNIT 1, AS RECORDED IN VOLUME 9514, PAGE 189, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

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COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.



5TH DAY OF APRIL, 2006 A.D.



BAIN MEDINA BAIN, INC.  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223

REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL NO.: P06-038P  
SAWS JOB: 06-3501

A metes and bounds description of a 4,301 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of the Maribal Properties, Inc. 6.650 acres of land as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records:

Beginning at the northwest corner of the herein described tract, said corner also being a point along the north line of the 6.650 acre tract and a point along the south right-of-way line of Loop 1604 and being N 83° 03' 22" E, 324.59 feet; S 70° 25' 29" E, 44.79 feet, and N 83° 03' 22" E, 3.92 feet, from an iron pin found for the point of intersection of the south right-of-way of Loop 1604 and the east right-of-way of Afton Oaks Blvd.;

Thence N 83° 03' 22" E, 12.04 feet, along the north line of the herein described tract, along the south right-of-way of Loop 1604 and along the north line of said 6.650 acre tract to the northeast corner of the herein described tract;

Thence along the east line of the herein described tract as follows:

S 26° 55' 26" W, 92.74 feet,

S 29° 12' 52" W, 188.22 feet,

S 16° 41' 03" W, 150.29 feet, and

S 09° 35' 34" W, 1.25 feet, to the southeast corner of the herein described tract, said corner also being a point along the south line of the above mentioned 6.650 acre tract and a point along the north line of a remaining portion of Lot 1, Block 1, Afton Oaks, Unit 1, as recorded in Volume 9510, Page 9, of the Bexar County Plat Records;

Thence N 74° 33' 07" W, 10.05 feet, along the south line of the herein described tract, along the south line of the 6.650 acre tract and along the north line of Lot 1, Block 1, to the southwest corner of the herein described tract;

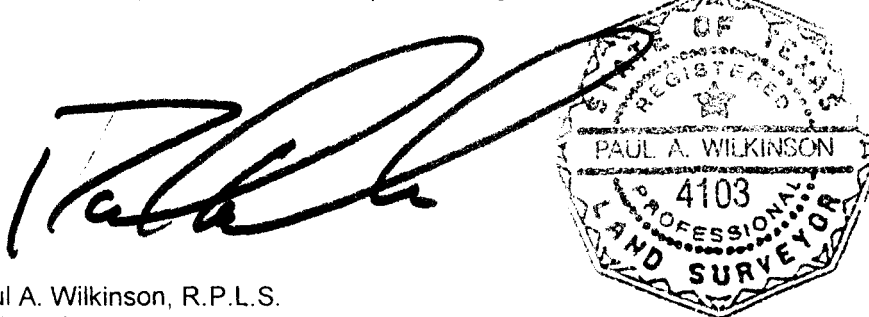
Thence along the west line of the herein described tract and along the east line of an existing 16 foot sanitary sewer easement as follows:

N 09° 35' 34" E, 0.84 feet,

N 16° 41' 03" E, 152.01 feet,

N 29° 12' 52" E, 189.12 feet, and

N 26° 55' 26" E, 85.83 feet, to the point of beginning and containing 4,301 sq. ft. of land.



Paul A. Wilkinson, R.P.L.S.

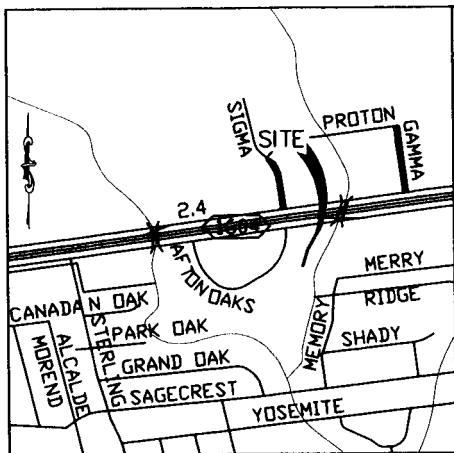
Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

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LINE TABLE		
LINE	LENGTH	BEARING
L1	12.04	N83°03'22"E
L2	92.74	S26°55'28"W
L3	188.22	S29°12'52"W
L4	150.29	S16°41'03"W
L5	1.25	S09°35'34"W
L6	10.05	N74°33'07"W
L7	0.84	N09°35'34"E
L8	152.01	N16°41'03"E
L9	189.12	N29°12'52"E
L10	85.83	N26°55'26"E

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT

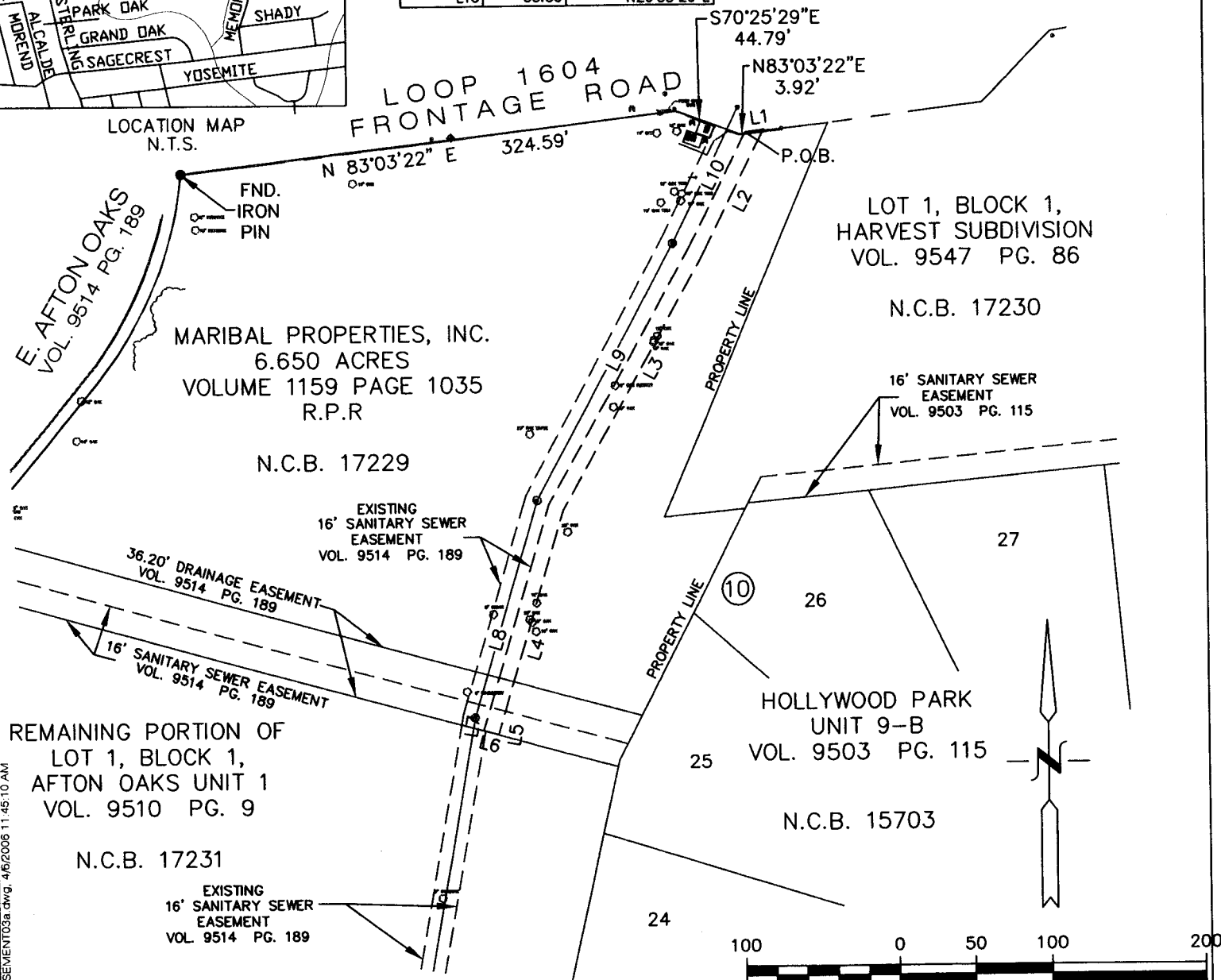
PARCEL: P06-038P

JOB NO: 06-3501

BEARING SOURCE:  
NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

LEGEND:

- = FOUND IRON PIN
- = TREE



10' SANITARY SEWER EASMENT

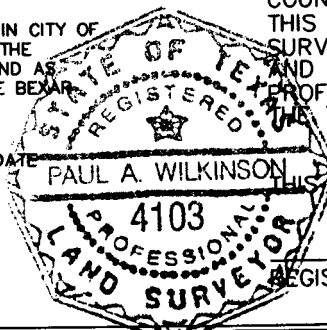
PLAT SHOWING:

BEING 4,301 SQ. FT. TRACT OF LAND SITUATED IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE MARIBAL PROPERTIES, INC. 6.650 ACRES OF LAND AS RECORDED IN VOLUME 1159, PAGE 1035, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS  
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.



5TH DAY OF APRIL, 2006 A.D.



BAIN MEDINA BAIN, INC.  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223

REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT: AFTON OAKS 12" SANITARY SEWER  
FORCE MAIN REPLACEMENT  
PARCEL NO.: P06-038T  
SAWS JOB: 06-3501

A metes and bounds description of a 4,349 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records:

Beginning at the northwest corner of the herein described tract, said corner also being a point along the north line of the 6.650 acre tract and a point along the south right-of-way line of Loop 1604 and being N83°03'22" E 324.59 feet; S 70°25'29" E 44.79 feet and N 83°03'22" E 15.96 feet from an iron rod found for the point of intersection of the south right-of-way of loop 1604 and the east right-of-way of Afton Oaks;

Thence N 83°03'22" E 12.04 feet along the north line of the herein described tract, along the south right-of-way of Loop 1604 and along the north line of said 6.650 acre tract to the northeast corner of the herein described tract;

Thence along the east line of the herein described tract as follows:

S 26° 55' 26" W, 99.65 feet,

S 29° 12' 52" W, 187.32 feet,

S 16° 41' 03" W, 148.57 feet, and

S 09° 35' 34" W, 1.65 feet, to the southeast corner of the herein described tract, said corner also being a point along the south line of the 6.650 acre tract and a point along the north line of Lot 1, Block 1, Afton Oaks Unit 1, as recorded in Volume 9510, Page 9, of the Bexar County Plat Records:

Thence N 74° 33' 07" W, 10.05 feet, along the south line of the herein described tract, along the south line of the 6.650 acre tract and along the north line of Lot 1, Block 1 to the southwest corner of the herein described tract;

Thence along the west line of the herein described tract and along the east line of an existing 16' sanitary sewer easement as follows:

N 09° 35' 34" E, 1.25 feet,

N 16° 41' 03" E, 150.29 feet,

N 29° 12' 52" E, 188.22 feet, and

N 26° 55' 26" E, 92.74 feet, to the point of beginning containing 4,349 sq. ft. of land.

  
Paul A. Wilkinson, R.P.L.S.

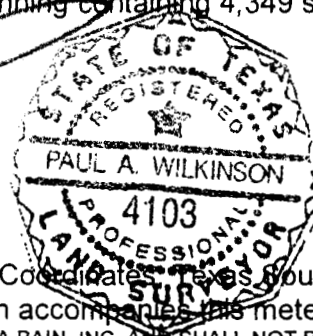
Project: S-4931

All bearings are based on NAD 83 State Plane Coordinate System, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

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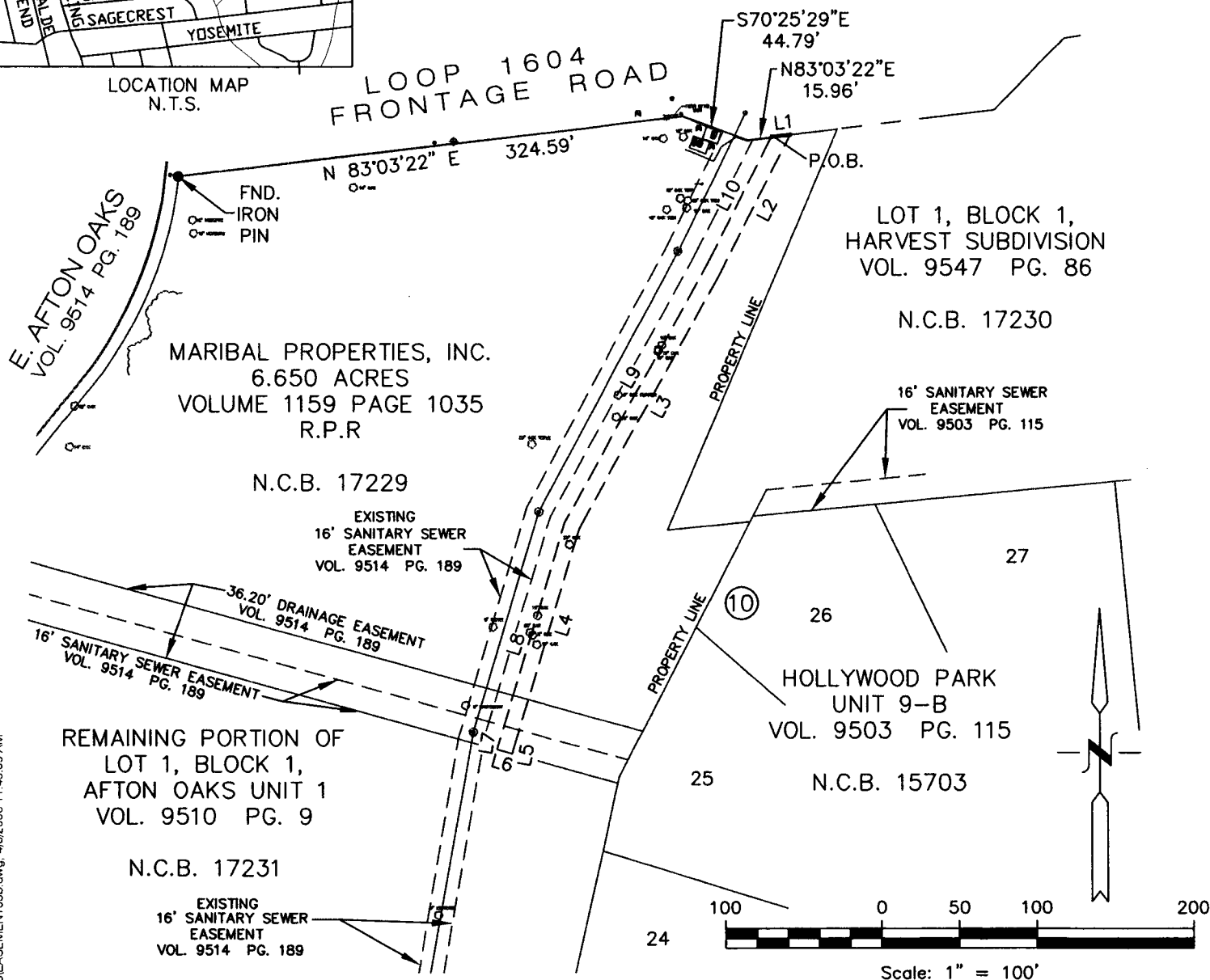




LINE TABLE		
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L6	10.05	N74°33'07"W
L7	1.25	N09°35'34"E
L8	150.29	N16°41'03"E
L9	188.22	N29°12'52"E
L10	92.74	N26°55'26"E

BEARING SOURCE:  
NAD83 STATE PLANE COORDINATES,  
TEXAS SOUTH CENTRAL ZONE

● = FOUND IRON RPIN  
☼ = TREE



## TEMPORARY CONSTRUCTION EASEMENT

PLAT SHOWING:

BEING 4,349 SQ. FT. TRACT OF LAND SITUATED IN CITY OF  
SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE  
MARIBAL PROPERTIES, INC. 6.650 ACRES OF LAND AS  
RECORDED IN VOLUME 1159, PAGE 1035, OF THE BEXAR  
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STATE OF TEXAS  
COUNTY OF BEXAR

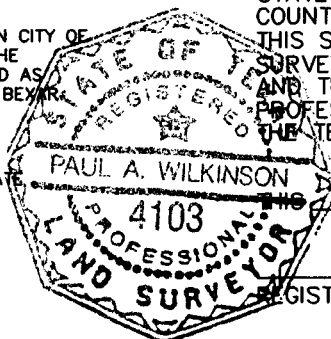
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS SURVEY PLAT.

5TH DAY OF APRIL 2006 A.D.



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