

RESOLUTION 19-R-141
EXHIBIT B



**POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES
WITH ADDITIONAL PAYMENT OF INDEPENDENT CONSIDERATION**

STATE OF TEXAS	§	ROW CSJ: 0465-02-028
	§	Parcel No.: 146
COUNTY OF DENTON	§	Project No.: FM 1518

This Possession and Use Agreement For Transportation Purposes (the “Agreement”) between the State of Texas, acting by and through the Texas Department of Transportation (the “State”) , and **City of Schertz** (the “Grantor” whether one or more), grants to the State, its contractors, agents and all others deemed necessary by the State, an irrevocable right to possession and use of the Grantor’s property for the purpose of constructing a portion of Highway No. FM 1518 (the “Highway Construction Project”). The property subject to this Agreement is described more fully in field notes and plat map (attached as “Exhibit A”) and made a part of this Agreement by reference (the “Property”).

1. For the consideration paid by the State which is set forth in Paragraphs 2 and 3 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the State of Texas the right of entry and exclusive possession and use of the Property for the purpose of constructing a highway and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Highway Construction Project. This Possession and Use Agreement will extend to the State, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the State in the future, and all others deemed necessary by the State for the purpose of the Highway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.

2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the State will tender to the Grantor the sum of **Zero Dollars (\$0.00)**. The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The State will be entitled to take possession and use of the Property upon tender of payment. The parties agree that the sum tendered represents **0%** percent of the State's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the State’s determination of the just compensation owed to the Grantor for the real property interest to be acquired by the State in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners’ award or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property is less than the amount the State has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the State, the Grantor will promptly refund the overpayment to the State.

3. As additional consideration, the State will tender to the Grantor the sum of **Three Thousand and NO/100 Dollars (\$3,000.00)**, the receipt and sufficiency of which is acknowledged. The parties agree that the sum tendered under this Paragraph 3:
 - (i) is independent consideration for the possession and use of Grantor's Property and represents no part of the State's compensation to be paid for the anticipated purchase of the Property; and
 - (ii) will not be refunded to the State upon any acquisition of the Property by the State.
4. The effective date of this Agreement will be the date on which payment pursuant to Paragraphs 2 and 3 above was tendered to the Grantor by the State, or disbursed to the Grantor by a title company acting as escrow agent for the transaction, (the "Effective Date").
5. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances or that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the State from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.
6. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the State in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Agreement.
7. This Agreement is made with the understanding that the State will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the State, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), if any; all as the Property exists on the Effective Date of this Agreement. The State's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. There will be no project impact upon the appraised value of the Property. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.
8. In the event the State institutes or has instituted eminent domain proceedings, the State will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the State until entry of judgment.
9. The purpose of this Agreement is to allow the State to proceed with its Highway Construction Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the State's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Highway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property

related to the Highway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.

10. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the State to take and use all other minerals and materials thereon, and thereunder.
11. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property, including prorated taxes for the year in which the State takes title to the Property.
12. Notwithstanding the acquisition of right of possession to the Property by the State in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the State acquires title to the Property either by negotiation, settlement, or final court judgment.
13. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
14. It is agreed the State will record this document.
15. Other conditions: N/A

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the State of Texas and its assigns forever, for the purposes and subject to the limitations set forth above.

GRANTOR: City of Schertz

By: _____

Printed Name: _____

Title: _____
(if GRANTOR is an entity other than an individual person)

Date: _____

Corporate Acknowledgment

State of Texas
County of

This instrument was acknowledged before me on _____, 2019
by _____,
of City of Schertz, on behalf of said corporation.

Notary Public's Signature

THE STATE OF TEXAS

Executed by and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
Gabriel Lopez
Right of Way Supervisor – San Antonio District
Texas Department of Transportation

Date: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____

by _____, the _____ of Texas Department of Transportation.

Notary Public, State of Texas
My Commission Expires: _____

Bexar County, Texas
F.M. 1518: F.M. 78 to IH. 10
RCSJ: 0465-02-028
Parcel 146
Original date: April, 2019

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 146

A 0.5252 acre (22,878 square feet) tract of land being all of that called 0.291 acre tract of land described in a deed executed on October 25, 2000 from Michael Allen Knotts, to the City of Schertz, recorded in Volume 9212, Page 689 of the Official Public Records of Bexar County, Texas, and all of that called 0.223 of an acre tract of land described in a deed to the City of Schertz from Melfred Kallies and wife, Ethel Kallies and Richard Kemp and wife, Janice Kemp, recorded in Volume 9212, Page 682 of the Official Public Records of Bexar County, Texas, all situated in the Julian Diaz Survey, Abstract 187, County Block 5059 of Bexar County, Texas. Said 0.5252 acre tract being more fully described as follows:

COMMENCING at a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the existing southeast right-of-way line of Lower Seguin Road (variable width right-of-way), no recording information found, at the west corner of a called 1.879 acre tract of land described in a deed recorded in Volume 9312, Page 804, of the Official Public Records of Bexar County, Texas, also being the southeast right-of-way line of Trainer-Hale Road, closed on the ground and no conveyances found;

THENCE, North 58°29'36" East (called North 60°54' East), along and with the existing southeast right-of-way line of said Lower Seguin Road, the northwest line of said 1.879 acre tract, a distance of 182.76 feet, to a point at the north corner of said 1.879 acre tract, the north end of a cutback line at the southwest corner of the intersection of said Lower Seguin Road with F.M. 1518 (variable width right-of-way), described in a deed recorded in Volume 3980, Page 434 of the Deed and Plat Records of Bexar County, Texas, from which a found TXDOT Type I right-of-way monument bears South 54°17'31" East, a distance 1.31 feet;

THENCE, South 65°06'49" East, along said cutback line, the northeast line of said 1.879 acre tract, a distance of 16.40 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of herein described Parcel 146. Said point being 73.58 feet right of and at a right angle to F.M. 1518 proposed alignment station 239+75.89 and having surface coordinates of N 13,740,973.24 and E 2,208,537.24;

- (1) THENCE, South 65°06'49" East, continuing along said cutback line, now being the northeast line of said 0.291 acre tract, a distance of 41.33 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (2) THENCE, South 10°23'23" East, along and with the east line of said 0.291 acre tract, a distance of 188.15 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

EXHIBIT A

- (3) THENCE, Southeasterly, along a tangent curve to the left, said curve having a radius of 2,904.79 feet, a central angle of 20°05'04", a chord bearing and distance of South 20°25'55" East, 1,013.04 feet, passing the south corner of said 0.291 acre tract, the north corner of said 0.223 acre tract at an arc length of 667.87 feet, continuing an additional arc length of 350.37 feet, now being the northeast line of said 0.223 acre tract, for a total arc length of 1,018.24 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (4) THENCE, South 30°28'27" East, continuing along said line, a distance of 220.53 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of a right-of-way dedication (no acreage given) shown on the plat of The Crossvine Module 1, Unit 1, recorded in Volume 9668, Pages 176-182 of the Deed and Plat Records of Bexar County, Texas;
- (5) THENCE, North 35°07'00" West, along and with the common line between said 0.223 acre tract and said right-of-way dedication, a distance of 186.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (6) THENCE, North 28°05'15" West, continuing along said line, passing at a distance of 12.62 feet, a found iron rod with cap marked "KFW" at the north most corner of said right-of-way dedication, continuing an additional distance of 153.50 feet along the southwest line of said 0.223 acre tract, now being the northeast line of a 49.406 acre tract, described in a deed recorded in Volume 15231, Page 2228 of the Official Public Records of Bexar County, Texas, for a total distance of 166.12 feet, from which a found ½ inch iron rod bears South 57°01'09" East, a distance of 0.33 feet;
- (7) THENCE, North 30°53'01" West, along the common line between said 0.223 acre tract and said 49.406 acre tract, a distance of 170.27 feet to a found ½ inch iron rod;
- (8) THENCE, North 23°32'44" West, continuing along said common line, passing at a distance of 118.82 feet, a found iron rod with cap marked "DMC 3403" on the west right-of-way line of said Old Trainer-Hale Road, departing said common line, but continuing along said bearing, an additional distance of 45.29 feet, still along the southwest line of said 0.223 acre tract, but now over and across said Trainer-Hale Road, for a total distance of 164.11 feet to a found ½ inch iron rod;
- (9) THENCE, North 16°34'31" West, continuing along and with the southwest line of said 0.223 acre tract, over and across said Trainer-Hale Road, passing at a distance of 48.09 feet, a found ½ inch iron rod which bears South 30°10'13" East, a distance of 0.61 feet, continuing an additional distance of 115.82 feet along the existing west right-of-way line of said F.M. 1518, the common line between said 0.291 acre tract and said 1.879 acre tract, for a total distance of 163.91 feet to a found ½ inch iron rod;

EXHIBIT A

THENCE, continuing along the existing west right-of-way line of said F.M. 1518, the common line between said 0.291 acre tract and said 1.879 acre tract, the following bearings and distances:

- (10) North 16°10'33" West, a distance of 173.20 feet to a found iron rod with cap marked "CEC";
- (11) North 11°53'44" West, a distance of 220.06 feet to a found iron rod with cap marked "CEC";
- (12) North 10°23'56" West, a distance of 138.96 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (13) North 08°21'13" West, a distance of 22.99 feet to a found ½ inch iron rod;
- (14) North 31°45'17" West, a distance of 56.44 feet to the POINT OF BEGINNING, and containing 0.5252 acres (22,878 square feet) in Bexar County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00017.

Note: A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

PREPARED BY: Pape-Dawson Engineers, Inc.
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
DATE: April 29, 2019
JOB NO. 8896-02
DOC. ID. N:\Civil\8896-02\DG\NROW FINAL MAP\PARCEL EXHIBITS\Word\FM 1518-PARCEL 146.docx

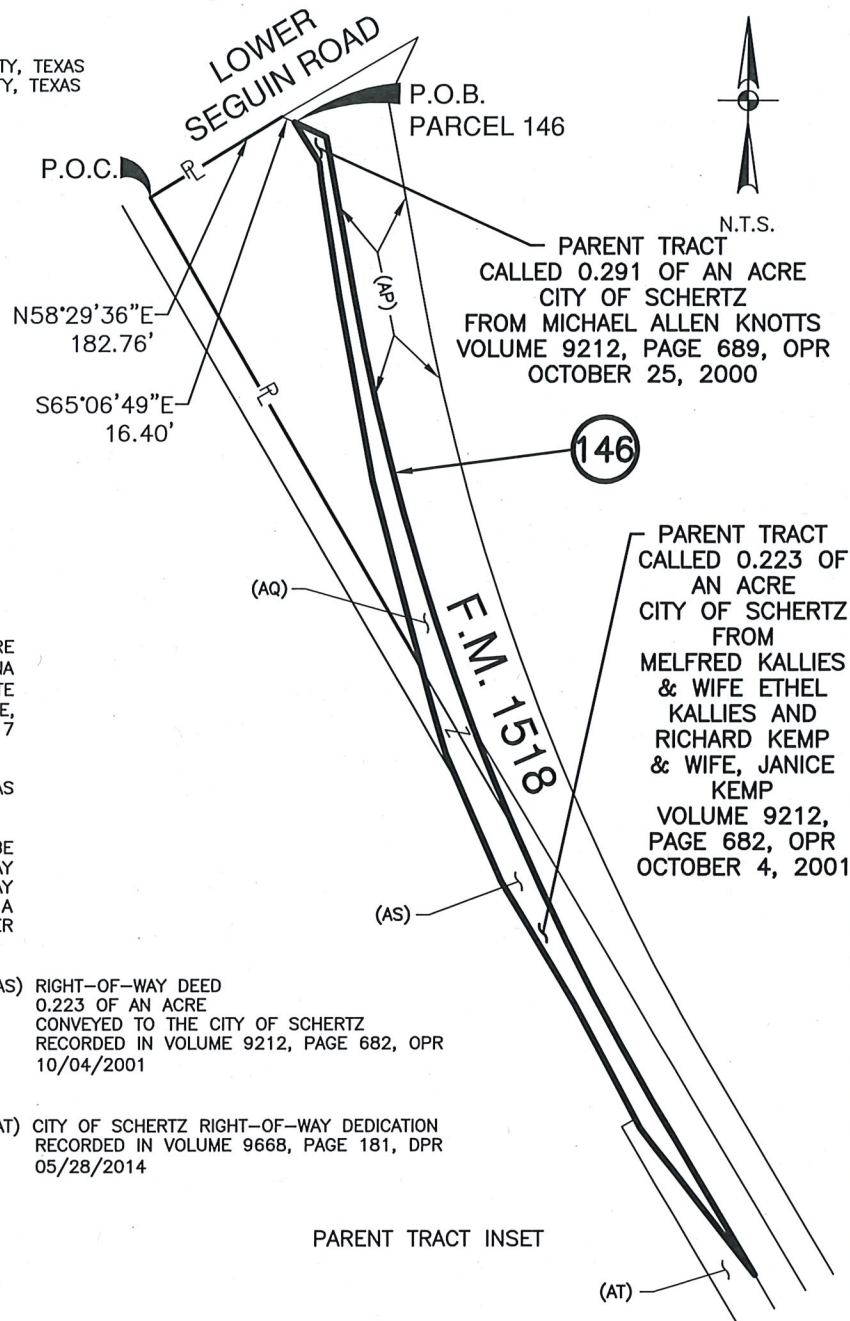


LEGEND:

- R.O.W. RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- FM FARM TO MARKET ROAD
- I.R. IRON ROD
- I.P. IRON PIPE
- I.B. IRON BAR
- N.T.S. NOT TO SCALE
- FOUND MONUMENTATION AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- ▬ PARCEL BOUNDARY LINE
- ▬ PROPERTY LINE
- ▬ CHAIN LINK FENCE
- ▬ MAILBOX
- ▬ POWER POLE
- ▬ SIGN
- ▬ PULL BOX
- ▬ FIRE HYDRANT
- ▬ WATER METER
- ▬ WATER VALVE
- ▬ TELE COMMUNICATION LINE
- ▬ OHU OVERHEAD UTILITY
- ▬ W WATER LINE
- ▬ UFO UNDERGROUND FIBER OPTIC
- ▬ X WIRE FENCE

NOTES:

- 1) THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017 APPLIED.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 3) ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- 4) (AP) RIGHT-OF-WAY DEED
2.646 ACRES
PARCEL (a)
CONVEYED TO THE STATE OF TEXAS
RECORDED IN VOLUME 3980, PAGE 434, DR
01/21/1957
- (AQ) RIGHT-OF-WAY DEED
0.291 OF AN ACRE
CONVEYED TO THE CITY OF SCHERTZ
RECORDED IN VOLUME 9212, PAGE 689, OPR
10/25/2000
- (AS) RIGHT-OF-WAY DEED
0.223 OF AN ACRE
CONVEYED TO THE CITY OF SCHERTZ
RECORDED IN VOLUME 9212, PAGE 682, OPR
10/04/2001
- (AT) CITY OF SCHERTZ RIGHT-OF-WAY DEDICATION
RECORDED IN VOLUME 9668, PAGE 181, DPR
05/28/2014



PARENT TRACT
CALLED 0.291 OF AN ACRE
CITY OF SCHERTZ
FROM MICHAEL ALLEN KNOTTS
VOLUME 9212, PAGE 689, OPR
OCTOBER 25, 2000

PARENT TRACT
CALLED 0.223 OF AN ACRE
CITY OF SCHERTZ
FROM
MELFRED KALLIES
& WIFE ETHEL
KALLIES AND
RICHARD KEMP
& WIFE, JANICE
KEMP
VOLUME 9212,
PAGE 682, OPR
OCTOBER 4, 2001

PARENT TRACT INSET



Handwritten signature and date: 4-29-2019



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

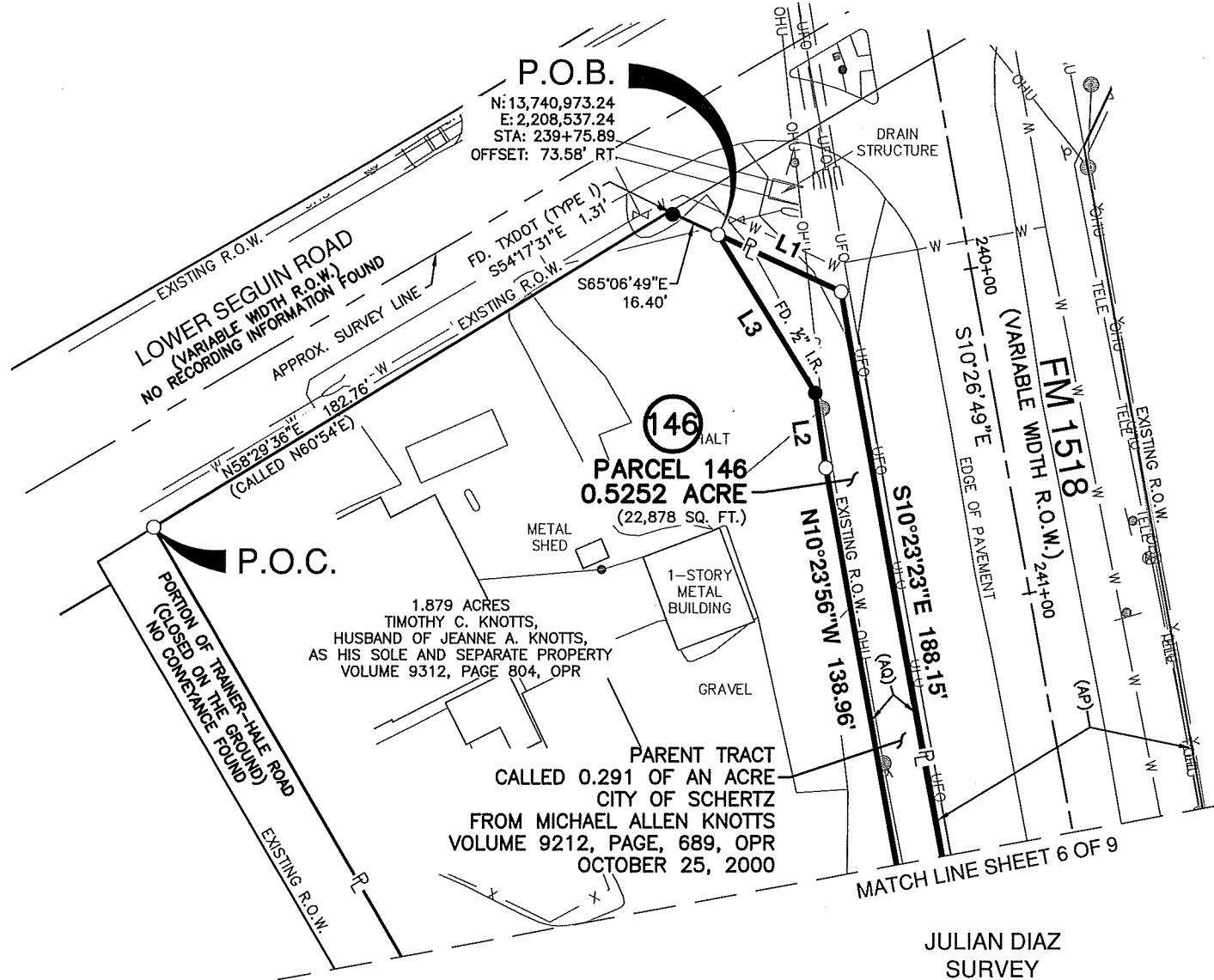
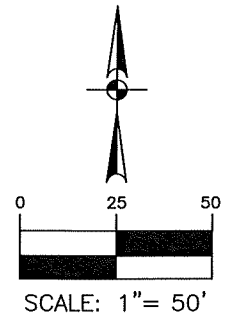
REVISION	DATE	DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE	
146	0.514	0.5252 (22,878)	187	N/A	0.0	

**PARCEL PLAT SHOWING
PARCEL 146**

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	BEXAR	TEXAS	APRIL, 2019			FM 1518
DIST.	SCALE	R. O. W.	CONT. NO.	SECT. NO.	JOB NO.	PAGE NO.
15	N. T. S.		0465	02	028	4 OF 9

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°06'49"E	41.33'
L2	N08°21'13"W	22.99'
L3	N31°45'17"W	56.44'

JERONIMO LEAL
SURVEY NO. 79
ABSTRACT 424
COUNTY BLOCK 5058



1.879 ACRES
TIMOTHY C. KNOTTS,
HUSBAND OF JEANNE A. KNOTTS,
AS HIS SOLE AND SEPARATE PROPERTY
VOLUME 9312, PAGE 804, OPR

PARENT TRACT
CALLED 0.291 OF AN ACRE
CITY OF SCHERTZ
FROM MICHAEL ALLEN KNOTTS
VOLUME 9212, PAGE, 689, OPR
OCTOBER 25, 2000

JULIAN DIAZ
SURVEY
ABSTRACT 187
COUNTY BLOCK 5059

Date: Apr. 29, 2019, 3:37pm User ID: JZamarron
File: N:\CIVIL\8896-02\DSM\ROW FINAL MAP\PARCEL EXHIBITS\PARCEL 146.dwg



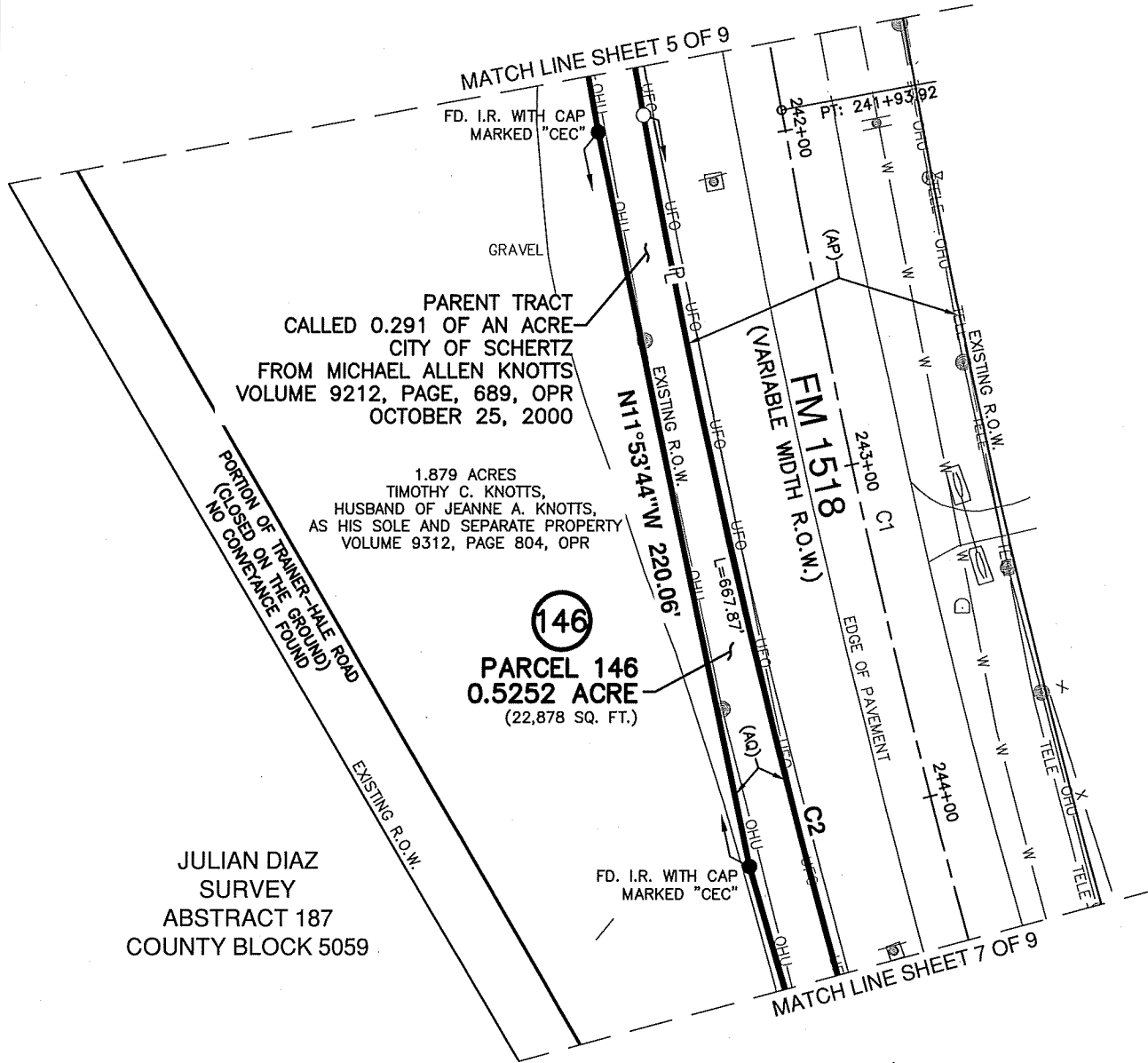
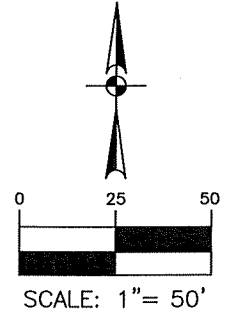
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING PARCEL 146							
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.	
6	BEXAR	TEXAS	APRIL, 2019			FM 1518	
DIST.	SCALE	R.O.W.	CONT. NO.	SECT. NO.	JOB NO.	PAGE NO.	
15	1"=50'		0465	02	028	5 OF 9	

PROPOSED ALIGNMENT CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT	LENGTH
C1	2,864.79'	20°01'38"	S20°27'38"E	996.27'	505.84	1,001.36'

P.I. STA: 246+99.78 N:13,740,274.72 E:2,208,740.86

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	2,904.79'	20°05'04"	S20°25'55"E	1,013.04'	1,018.24'



Date: Apr. 29, 2019, 3:37pm User ID: JZamarron File: N:\CIVIL\8895-02\DCM\ROW FINAL MAP\PARCEL EXHIBITS\PARCEL 146.dwg

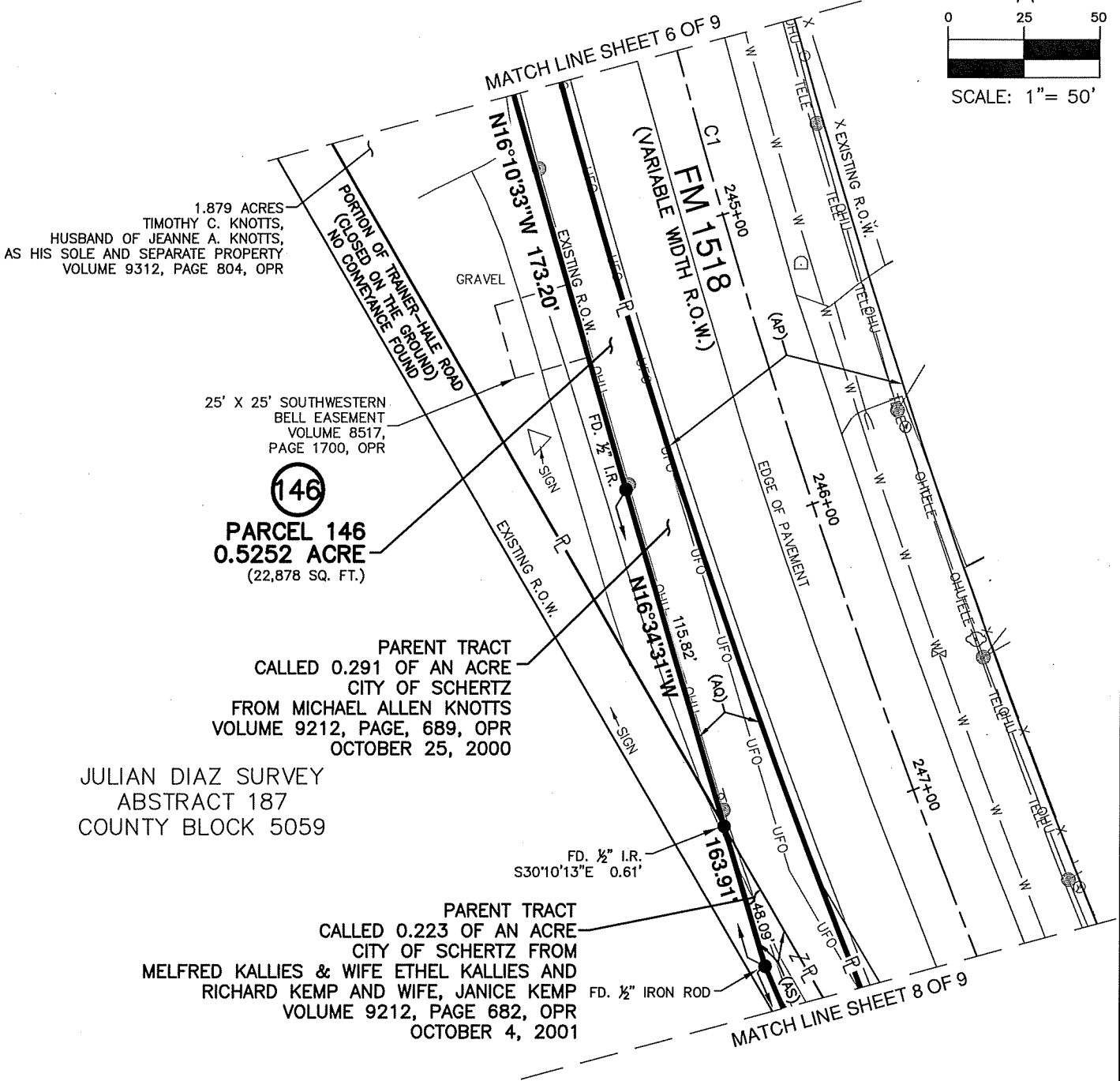
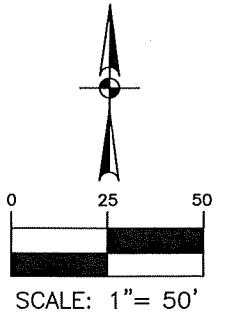


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING PARCEL 146							
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.	
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DIST.	SCALE	R. O. W.	CONT. NO.	SECT. NO.	JOB NO.	PAGE NO.	
15	1"=50'		0465	02	028	6 OF 9	

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P.I. STA: 246+99.78 N:13,740,274.72 E:2,208,740.86



Date: Apr. 29, 2019, 3:39pm User ID: jzamarron File: N:\CIVIL\8896-02\DCN\FROW FINAL MAP\PARCEL EXHIBITS\PARCEL 146.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

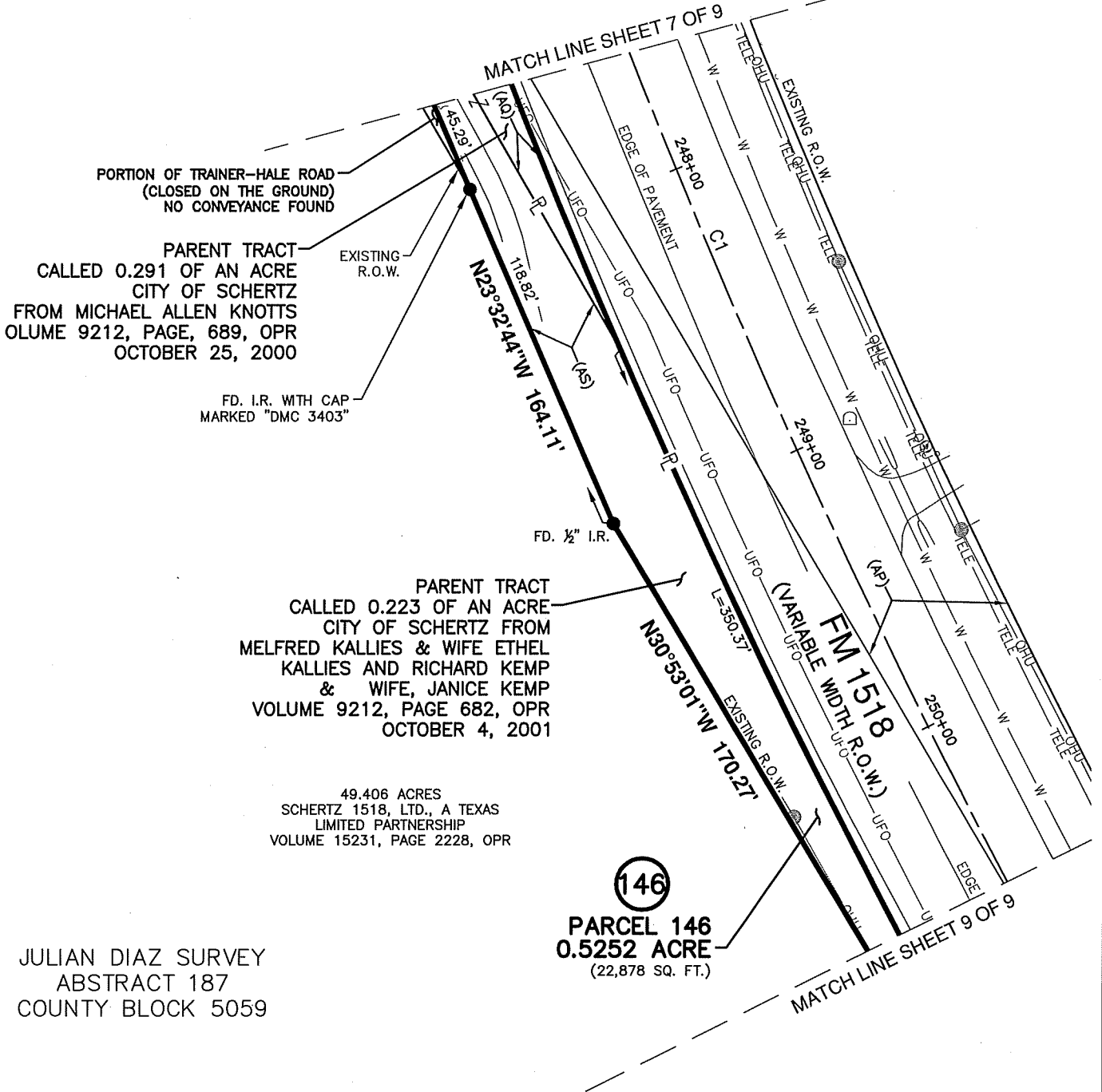
PARCEL PLAT SHOWING PARCEL 146						
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6	BEXAR	TEXAS	APRIL, 2019			FM 1518
DIST.	SCALE	R. O. W.	CONT. NO.	SECT. NO.	JOB NO.	PAGE NO.
15	1" = 50'		0465	02	028	7 OF 9

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CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT	LENGTH
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P.I. STA: 246+99.78 N:13,740,274.72 E:2,208,740.86



SCALE: 1" = 50'



JULIAN DIAZ SURVEY
ABSTRACT 187
COUNTY BLOCK 5059

146
PARCEL 146
0.5252 ACRE
(22,878 SQ. FT.)

Date: Apr. 29, 2019, 3:36pm User: jZamarron File: N:\CIVIL\8896-02\DMC\FROM FINAL MAP\PARCEL EXHIBITS\PARCEL 146.dwg



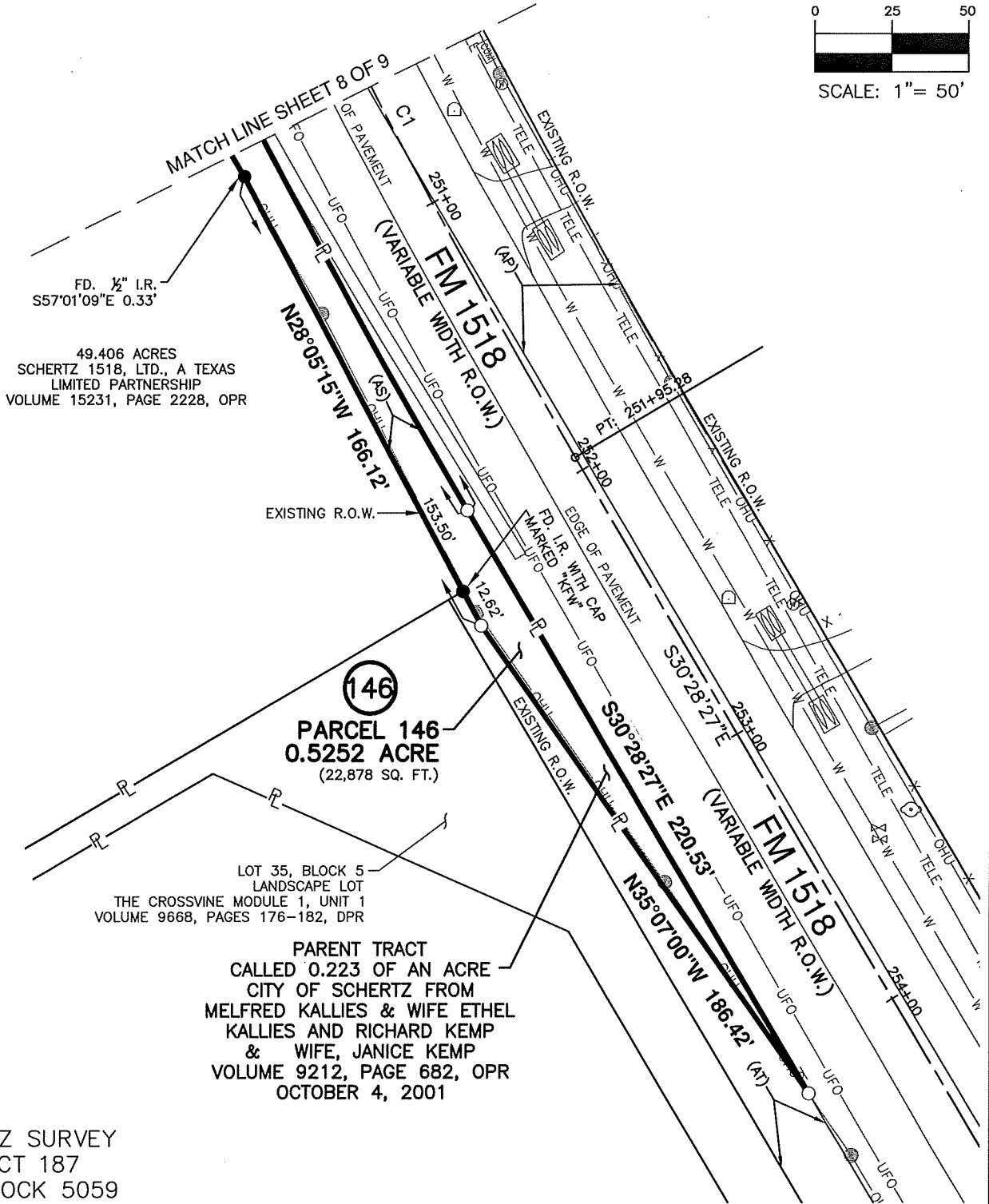
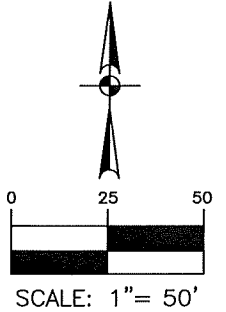
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P.I. STA: 246+99.78 N:13,740,274.72 E:2,208,740.86



49.406 ACRES
SCHERTZ 1518, LTD., A TEXAS
LIMITED PARTNERSHIP
VOLUME 15231, PAGE 2228, OPR

146
PARCEL 146
0.5252 ACRE
(22,878 SQ. FT.)

LOT 35, BLOCK 5
LANDSCAPE LOT
THE CROSSVINE MODULE 1, UNIT 1
VOLUME 9668, PAGES 176-182, DPR

PARENT TRACT
CALLED 0.223 OF AN ACRE
CITY OF SCHERTZ FROM
MELFRED KALLIES & WIFE ETHEL
KALLIES AND RICHARD KEMP
& WIFE, JANICE KEMP
VOLUME 9212, PAGE 682, OPR
OCTOBER 4, 2001

JULIAN DIAZ SURVEY
ABSTRACT 187
COUNTY BLOCK 5059



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING PARCEL 146						
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	BEXAR	TEXAS	APRIL, 2019			FM 1518
DIST.	SCALE	R. O. W.	CONT. NO.	SECT. NO.	JOB NO.	PAGE NO.
15	1"=50'		0465	02	028	9 OF 9

Date: Apr 29, 2019, 3:36pm User ID: JZamarran File: N:\CIVIL\8896-02\DGN\ROW FINAL MAP\PARCEL EXHIBITS\PARCEL 146.dwg