

RESOLUTION 25-R-035

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HALFF ASSOCIATES, INC., TOTALING NO MORE THAN THREE HUNDRED NINETY THOUSAND DOLLARS, FOR PROFESSIONAL ENGINEERING-RELATED SERVICES ON THE LOOKOUT ROAD RECONSTRUCTION PROJECT, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on December 6, 2022, the City Council of the City of Schertz approved Resolution 22-R-138 approving a Task Order with Half Associates, Inc. with a not to exceed amount of \$330,000.00 for the design of the Lookout Road Reconstruction Project; and

WHEREAS, during the project design, some additional Right-of-Way needs at the intersections of Schertz Parkway and Lookout Road and Doerr Lane and Lookout Road were identified in order to provide for turn lanes to accommodate large vehicles (trucks); and

WHEREAS, the City Council of the City of Schertz wishes to amend the Task Order agreement with Half Associates, Inc. to add Right-of-way acquisition services to the Task Order Agreement in order to procure the additional Right-of-Way needed for the turn lanes; and

WHEREAS, City staff has determined that Halff Associates, Inc. is uniquely qualified to provide such services for the City; and

WHEREAS, Halff Associates, Inc. is an approved On-Call Engineering Firm for the City of Schertz; and

WHEREAS, pursuant to Section 252.022(a)(4), the City is not required to seek bids or proposals with respect to a procurement for personal, professional, or planning purposes; and

WHEREAS, the City Council hereby authorizes the City Manager to execute and deliver the Amendment to the Agreement with Halff Associates, Inc. in substantially the form set forth on Exhibit A, increasing the Task Order amount by \$60,320, and to execute further amendments as necessary not to exceed a total expenditure amount of \$390,000.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute and deliver the Amendment to the Agreement with Halff Associates, Inc. in substantially the form set forth on Exhibit A and to execute further amendments as necessary not to exceed a total expenditure amount of **THREE HUNDRED NINETY THOUSAND DOLLARS** (\$390,000).

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED on the _____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A
PROFESSIONAL SERVICES AGREEMENT AMENDMENT



January 13, 2025
AVO 35005.012

John Nowak, P.E.
Assistant City Engineer
City of Schertz Engineering
11 Commerce Place
Schertz, TX 78154
210.619.1825 | jnowak@schertz.com

**RE: Lookout Road from Schertz Parkway to Doerr Lane
Additional Services No. 2: Right-Of-Way Acquisition**

Dear Mr. Nowak:

We are pleased to present this proposal for additional professional services related to the Lookout Road Improvements Project. We greatly value our ongoing partnership with the City of Schertz and are grateful for the opportunity to collaborate with you on expediting the ROW Acquisition for this important project.

Should you require any further information or clarification, please do not hesitate to reach out. We look forward to continuing our successful collaboration on this project!

Sincerely,
HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Luis A. Cardona".

Luis A. Cardona, P.E. LGPP
Public Works Team Leader

Attachments: Exhibit B – LOE Spreadsheet, Parcel 1 ROW Exhibit, Parcel 2 ROW Exhibit, Parcel 3 ROW Exhibit

This is Task Order
No. 12, **Addendum #2**
consisting of 4 pages.

Task Order

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated October 17, 2019 ("Agreement"), Owner and Engineer agree as follows:

1. Background Data

- a. Effective Date of Task Order: TBD
- b. Owner: City of Schertz (City)
- c. Engineer: Halff Associates, Inc. (Halff)
- d. Lookout Road Reconstruction (0.65 Miles)
- e. Specific Project (description):
 - Reconstruct Lookout Road from Doerr Lane to Schertz Parkway to include 42-foot flexible pavement section utilizing existing curb and gutter,
 - Upsize and replace existing sewer lines with 18-inch sewer lines along the same corridor.

2. Services of Engineer

The specific services to be provided or furnished by Engineer under Task Order Addendum #2 are as follows:

Task 1 – Right-Of-Way Acquisition (3 Parcels)

- a. **Project Coordination Services** – Halff will provide Project Coordination Services to the City of Schertz. This will include.
 1. Teams meeting set up or correspondence via email with City of Schertz staff to review process of each step taken for acquisition. This will include preparation of initial offer letter/package, final offer letter/package, title analysis and review of curative items needed for clear title, funding package preparation and closing services.

- b. Appraisal Services** – Appraisal Services provided by Valbridge Property Advisors (Paul P. Grafe, MAI, CCIM) will prepare complete appraisal reports for the parcels to be acquired. These reports shall conform to City policies and procedures along with the Uniform Standards of Professional Appraisal Practices (USPAP).
- c. Appraisal Review Services** – Appraisal Review Services provided by Lowery Property Advisors (Mario Caro, MAI, AI-GRS, SR/WA) will review appraisal reports for the parcels determine consistency of values, supporting documentation related to the conclusion reached and compliance with City polices and procedures and the USPAP and prepare and submit to the City “Tabulation of Values”, for the appraisal.
- d. Acquisition Services** – Halff will provide ROW services to include Acquisition Services.
 - 1. Analyze appraisal and appraisal review reports and confirm the City’s approved value prior to making offer for the parcel.
 - 2. Prepare and send the letter transmitting the Landowners’ Bill of Rights by Certified Mail-Return Receipt Requested (CMRRR).
 - 3. Prepare the initial offer letter, instruments of conveyance, and any other documents required or requested by City on applicable City forms.
 - 4. The written offer, appraisal report and required brochures must be sent to the property owner or the property owner’s designated representative through CMRRR. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing.
 - 5. Maintain original signed Receipt of Appraisal, (unless property owner refuses to sign it, it will be so noted) and the unsigned CMRRR receipt for billing purposes.
 - 6. Respond to property owner inquiries verbally and in writing within two business days.
 - 7. Prepare a separate negotiator contact report for the parcel.
 - 8. Maintain parcel file of original documentation related to the purchase of the real property or property interests.
 - 9. Advise property owner on the Administrative Settlement process. Transmit to City any written counteroffer from property owner including supporting documentation, and provider recommendation with regard to Administrative Settlements in accordance with City policy and procedures.
 - 10. Prepare final offer letter, documents of conveyance as necessary, and provide by CMRRR.
- e. Title and Closing Services** – Halff will provide ROW services to include Title and Closing Services
 - 1. Secure preliminary title commitments from the Title Company that will be providing title insurance.

- i. The charges from the Title Company for the preliminary title commitments will be paid by the City and **are not included** in Halff's negotiated fee schedule.
2. Secure title commitment updates in accordance with insurance rules and requirements for parcel payment submission. The charges from the Title Company for the preliminary title commitment will be paid by the city and **are not included** in Halff 's negotiated fee schedule.
3. Secure title insurance for the parcel acquired, insuring acceptable title to the City. Written approval by the City required for any exception. Title Insurance shall be paid for by the City and **are not included** in Halff's negotiated fee schedule.
4. Halff has the responsibility of direct contact with the Title Company to obtain an updated title commitment along with other forms and certified copy of the instrument of conveyance necessary when requesting the Parcel Payment from the City.
5. Halff provides closing services in conjunction with the Title Company.
6. Any fee related to obtaining certified court documents and fees for recording same which are not collected at the closing of the parcel shall be direct pass-through fees at the exact cost supported by the City courthouse receipts. Any related fees will be paid by the city and **are not included** in Halff 's negotiated fee schedule. No administrative fee, management fee, service fee or profit to Halff will be paid.
7. The cost of the recording fees and filing fees are paid by the City and **are not included** in Halff's negotiated fee schedule.

ASSUMPTIONS

Fees do NOT Include:

1. Title Insurance premiums
2. Title Escrow, Search and Commitment Cost (\$50.00 - \$500.00 per parcel)
3. Title Curative Processing Fees
4. Title Curative Incidental Penalties
5. Real Property Recording Fees
6. Purchase prices.
7. Residential move costs or replacement housing supplements. (estimate between \$40,000 to \$75,000 per displaced family unit)
8. Business relocation move costs, search fees or re-established costs. (Business relocation can be as low as \$40,000 generally up to \$250,000)

- 9. Relocation incidentals such as, but not limited to mortgage interest differential expenses
- 10. Asbestos and Abatement
- 11. Demolition
- 12. Assumes surveys and legal descriptions will not be revised (see attachments).

3. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement.

4. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule:

Party	Action	Schedule
Engineer	Furnish: 1. The consultant will work closely with the City's representative to complete the ROW Acquisition required for this project.	Appraisal Services: 30-45 Days Appraisal Review Services: 5-10 Days after appraisal has been received.
Owner	1. Notice to Proceed	As Coordinated

5. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Fee provided shall be considered lump sum for the services described in this Task Order. **See attached Exhibit B for Fee Schedule.**

B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

6. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is to be determined.

OWNER:

By: _____

Print Name: _____

Title: _____

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: _____

Title: _____

Address: _____

Email Address: _____

Phone: _____

ENGINEER:

By: Lamberto Balli "Zallo"

Print Name: Lamberto Balli, PE, PWLF

Title: Vice President/Director of Public Works

Engineer License or Firm's: F-312
State of: Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: _____

Title: _____

Address: _____

Email Address: _____

Phone: _____

EXHIBIT B - FEE SCHEDULE

Lookout Road - City of Schertz Estimated Level of Effort for ROW Acquisition Services

POSITION DESCRIPTION	Sr. Project Manager/QAQC	Project Manager/Sr. Lands Arch	Admin Assistant	Sr. Right-Of-Way	Mid Right-Of-Way	Jr. Right-Of-Way	Lump Sum	Total Labor hrs.	Cost
BILLABLE LABOR RATES	\$265.00	\$220.00	\$80.00	\$210.00	\$160.00	\$107.00			
SPECIFIED ADDITIONAL SERVICES									
1) ROW Acquisition Services									
TASK 1	Right-Of-Way Acquisition								
		8	4	40				52	\$10,480.00
	a. Project Coordination Services								
	b. Appraisal Services (3 Parcels) by Valbridge Property Advisors		6				\$10,500.00	6	\$11,820.00
	c. Appraisal Review Services (3 Parcels) by Lowery Property Advisors		2				\$4,500.00	2	\$4,940.00
	d. Acquisition Services (3 Parcels)		14				\$30,000.00	14	\$33,080.00
	Total Hours	0	30	4	40	0	0	74	
SUMMARY									
	HOURS SUB-TOTALS	0	30	4	40	0	0	74	-
	BILLABLE RATE PER HOUR	\$265.00	\$220.00	\$80.00	\$210.00	\$160.00	\$107.00		
	TOTAL - Specified Additiona Services	\$0.00	\$6,600.00	\$320.00	\$8,400.00	\$0.00	\$0.00	\$45,000.00	\$60,320.00
TOTAL PROJECT SUMMARY									
	HOURS SUB-TOTALS	0	30	4	40	0	0	74	\$60,320.00
	BILLABLE RATE PER HOUR	\$265.00	\$220.00	\$80.00	\$210.00	\$160.00	\$107.00		
	TOTAL PROJECT SUMMARY	\$0.00	\$6,600.00	\$320.00	\$8,400.00	\$0.00	\$0.00	\$45,000.00	\$60,320.00

Document: 0.013 Ac. (546 Sq. Ft.) (LRS)
AVO No: 35005.012
Date: January 10, 2025
County: Comal
Survey: Toribio Herrera
Abstract: Number 205

STATE OF TEXAS §
COUNTY OF COMAL §
RIGHT-OF-WAY PARCEL

**LEGAL DESCRIPTION FOR
0.013 Acre (546 Sq. Ft.)
R.O.W. PARCEL 1**

DESCRIPTION OF 0.013 OF AN ACRE (546 SQ. FT.) TRACT OR PARCEL OF LAND OUT OF THE TORIBIO HERRERA SURVEY, ABSTRACT NO. 205, SITUATED IN COMAL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF THE JOHN FAMILY PROPERTIES, L.L.C. AS SHOWN ON THE PLAT FOUND RECORDED ON MAY 13, 2008, AND FILED AS DOCUMENT NUMBER 200806019024 OF THE MAP OR PLAT RECORDS OF COMAL COUNTY, TEXAS (M.P.R.C.C.T.); THE SAID 0.013 OF AN ACRE (546 SQUARE FOOT) TRACT OR PARCEL OF LAND AS SHOWN ON AN ACCOMPANYING EXHIBIT, INTENDED TO BE UTILIZED AS A RIGHT-OF-WAY (R.O.W.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod with a surveyor's cap inscribed "HERWOOD SURVEYING" in the west line of Shertz Parkway, a dedicated public roadway (ROW Varies), found for the southeasterly end of a cutback at the intersection with Lookout Road a dedicated public roadway (ROW Varies), and being in the northeasterly line of the said Lot 1, Block 1;

THENCE, South 30° 17' 29" East, going along the southwest ROW line of said Shertz Parkway, same being the northeasterly line of the said Lot 1, Block1, a distance of 3.33 feet to a ½ inch iron rod with a yellow surveyors cap inscribed "HALFF" set in the proposed southeasterly ROW line of said Lookout Road, said iron rod being the northeast corner of, and the **POINT OF BEGINNING** of the tract described herein;

THENCE, South 30° 17' 29" East, continuing along the southwest ROW line of said Shertz Parkway, same being the northeasterly line of the said Lot 1, Block1, a distance of **56.62 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set in the southwesterly ROW line of said Shertz Parkway, said iron rod being the southeast corner of, the tract described herein;

THENCE, leaving the southwest ROW line of said Shertz Parkway, same being the northeasterly line of the said Lot 1, Block1, and going over, across and through the said Lot, Block 1, the following four (4) courses and distances:

- 1) **South 59° 42' 31" West**, a distance of **4.46 feet** to M.A.G. Nail set for the most southwesterly corner of the tract described herein;
- 2) **North 39° 38' 42" West**, a distance of **35.46 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the point of curvature of curve to the left;

0.013 Acre (546 Sq. Ft.) (LRS)
Page Two

- 3) Along the arc of said curve to the left, having a **Radius of 60.00 feet**, through a **Central Angle of 12° 46' 16"**, having a **Chord Bearing of North 46°01'50" West**, a **Chord Distance of 13.35 feet**, an **Arc Distance of 13.37 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the point of tangency; and,
- 4) **North 52° 24' 59" West**, a distance of **9.54 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the point of intersection with the above referenced existing southeasterly ROW Line of Lookout Road, same being the most northwesterly corner of the tract described herein;

THENCE, North 59° 51' 57" East, going along the said existing southeasterly ROW line of said Lookout Road, same being the northwesterly line of said Lot 1, Block 1, a distance of **17.44 feet** to the **POINT OF BEGINNING**, and containing **0.013 of an acre (546 sq. ft.)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit of this 0.013 acre (546 Square Foot) tract or parcel of land. Said Exhibit identified as HALFF - 35005.012 Lookout Road R.O.W. Parcel 1-0.13 Acre.pdf

Notes: Basis of Bearing is Grid North. All bearings and distances are referenced to the Texas Coordinate System of 1983, Texas State Plane South Central Zone (4204), NAD 83 (2011 adj., EPOCH 2011.00). All distances and coordinates are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00016.

All measurements are in U.S. Survey Feet.

Date of Survey: January 10, 2025

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 2, Standard Land Survey.



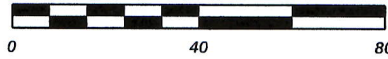
Lynn R. Savory, Registered Professional Land Surveyor
State Of Texas No. 4598
T.B.P.E.L.S. Surveying Firm No. 10029600



Jan. 10, 2025

EXHIBIT "A"

SCALE IN FEET
8 1/2" x 11"



VINCENTE
MICHELI SURVEY
ABSTRACT
NO. 383

SUN LIFE ASSURANCE
COMPANY OF CANADA
DOC. NO. 202106022767
O.P.R.C.C.T.
APRIL 28, 2021

LOOKOUT ROAD

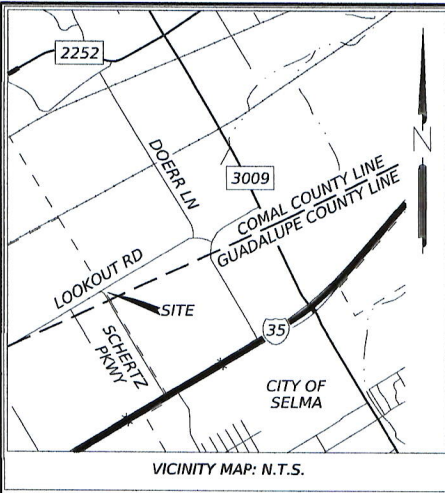
JOHN FAMILY PROPERTIES, LLC
CALLED 3.029 ACRE TRACT
DOC. NO. 200706049742
O.P.R.C.C.T.
DECEMBER 11, 2007

PARCEL 1

SCHERTZ
PKWY

PARENT TRACT INSET
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 30°17'29" E	3.33'
L2	S 59°42'31" W	4.46'
L3	N 39°38'42" W	35.46'
L4	N 52°24'59" W	9.54'
L5	N 59°51'57" E	17.44'



VICINITY MAP: N.T.S.

O'REILLY AUTO
ENTERPRISES, LLC
DOC. NO. 201506043735
O.P.R.C.C.T.
OCTOBER 28, 2015

LOOKOUT RD.
VARIABLE WIDTH
R.O.W.

APPROXIMATE SURVEY ABSTRACT LINE

30' RESERVED FOR FUTURE STREET R.O.W.
INST. NO. 200806019024

20' WATER, SEWER, ELECTRIC,
TELEPHONE, GAS & CABLE / TV EASEMENT
INST. NO. 200806019024

50' BUILDING SETBACK LINE
INST. NO. 200806019024

0.013 AC.
546 SQ. FT.

JOHN FAMILY PROPERTIES, LLC
CALLED 3.029 ACRE TRACT
DOC. NO. 200706049742
O.P.R.C.C.T.
DECEMBER 11, 2007

LOT 1, BLOCK 1
JOHN FAMILY PROPERTIES, LLC
INST. NO. 200806019024
M.P.R.C.C.T.
MAY 13, 2008

SCHERTZ
PKWY.
VARIABLE
WIDTH R.O.W.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	12°46'16"	60.00'	13.37'	N 46°01'50" W	13.35'

TORIBIO
HERRERA SURVEY
ABSTRACT NO. 205



Jan. 10, 2025

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT. EASEMENTS
OR OTHER MATTERS OF RECORD MAY EXIST
WHERE NONE ARE SHOWN.

THIS SURVEY WAS MADE ON THE GROUND
OF THE PROPERTY SHOWN HEREON, UNDER
MY SUPERVISION

Lynn R. Savory
LYNN R. SAVORY
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4598

LEGEND

- EXISTING RIGHT OF WAY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- HISTORIC RIGHT OF WAY PARCEL LINE
- FOUND 1/2-INCH IRON ROD (UNLESS NOTED)
- SET 1/2-INCH IRON ROD W/ YELLOW CAP STAMPED "HALFF" (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- D.R.C.C.T. DEED RECORDS, COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

NOTES:

1. THE BASIS OF BEARING IS "GRID NORTH". ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2011.00
2. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00016.
3. ALL HORIZONTAL VALUES WERE DERIVED AND VERIFIED BY GPS (RTK) OBSERVATION USING THE TXDOT VRS NETWORK, TXDOT RRP STATION GUADALUPE_TXSE.
4. ALL MEASUREMENTS ARE IN US SURVEY FEET.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
6. ABSTRACTING COMPLETED NOVEMBER 15, 2024.
7. FIELD SURVEYS COMPLETED DECEMBER 23, 2024.

NO.	REVISION	BY	DATE
1	PARCEL NUMBERS ADDED	MLM	01/10/25

CITY OF SCHERTZ TEXAS
ENGINEERING AND PUBLIC WORKS

SCHERTZ
COMMUNITY SERVICE • OPPORTUNITY

halff

100 NE INTERSTATE 410 LOOP
SUITE 731
SAN ANTONIO, TEXAS 78216
TEL (210) 798-1895
FAX (210) 798-1895
TPELS FIRM #16029807

0.013 ACRE
RIGHT OF WAY PARCEL 1

PAGE 3 OF 3

PROJECT NO. 35005.012	
DRWN. BY: MLM	CHKD. BY: LRS
100% SUBMITTAL	DATE: 01/10/2025
SHEET NO.	

Document: 0.037 Ac. (1,617 Sq. Ft.) (LRS)
AVO No: 35005.012
Date: January 10, 2025
County: Comal
Survey: George M. Dolson
Abstract: Number 120

STATE OF TEXAS §
COUNTY OF COMAL §

RIGHT-OF-WAY PARCEL

**LEGAL DESCRIPTION FOR
0.037 Acre (1,617 Sq. Ft.)
R.O.W. PARCEL 2**

DESCRIPTION OF 0.037 OF AN ACRE (1,617 SQ. FT.) TRACT OR PARCEL OF LAND OUT OF THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120, SITUATED IN COMAL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF PROLOGIS PARK TRI COUNTY, AS SHOWN ON THE PLAT FOUND RECORDED ON AUGUST 06, 2008, AND FILED AS INSTRUMENT NUMBER 200806030235 OF THE MAP OR PLAT RECORDS OF COMAL COUNTY, TEXAS (M.P.R.C.C.T.), SAID LOT 1, BLOCK 1 BEING THAT TRACT IDENTIFIED IN A SPECIAL WARRANTY DEED CONVEYED TO CATERPILLAR INC., FOUND RECORDED ON NOVEMBER 15, 2010, AND FILED AS DOCUMENT NUMBER 201006038493 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.), THE SAID 0.037 OF AN ACRE (1,617 SQUARE FOOT) TRACT OR PARCEL OF LAND AS SHOWN ON AN ACCOMPANYING EXHIBIT, INTENDED TO BE UTILIZED AS A RIGHT-OF-WAY (ROW) PARCEL AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an Iron Stake with a punch hole found in the westerly ROW line of Doerr Lane a dedicated public roadway (R.O.W. Varies), as shown on the Tri-County Business & Industrial Park Unit 2 subdivision plat found recorded on May 17, 1985 and filed as Volume 8, Page 121 of the said Map or Plat Records, same being the easterly line of said Lot 1, Block 1, Prologis Park Tri County, and said point of beginning being a point of curvature of a curved return to the right;

THENCE, going along the west ROW line of said Doerr Lane, being the east line of said Lot 1, Block 1, along with the arc of said curved return to the right, having a **Radius of 41.00 feet**, through a **Central Angle of 84° 48' 31"**, having a **Chord Bearing of South 34°17'14" West**, a **Chord Distance of 55.30 feet**, an **Arc Distance of 60.69 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF", found at the end of said curve for the point of intersection with the north ROW Line of Lookout Road, a dedicated public roadway (ROW Varies) as shown on the plat for the Associate Drive Extension found recorded on April 29, 2005 and filed as Volume 15, Page 227 of the said Map or Plat Records, said rod found, also being a point of reverse curvature with a curve to the left;

THENCE, along said northerly ROW line of Lookout Road, same being the southerly line of said Lot 1, Block 1, Prologis Park Tri County, with the arc of said curve to the left, having a **Radius of 660.00 feet**, through a **Central Angle of 06° 51' 52"**, having a **Chord Bearing of South 72°45'39" West**, a **Chord Distance of 79.03 feet**, an **Arc Distance of 79.07 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the westernmost corner of the tract described herein;

0.037 Acre (1,617 Sq. Ft.) (LRS)**Page Two**

THENCE, leaving the north ROW line of said Lookout Road, going over, across and through the said Lot 1, Block 1, Prologis Park Tri County, along the northerly line of the tract described herein, the following two (2) courses and distances:

- 1) **North 59° 06' 48" East**, a distance of **98.43 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for an angle point of the tract described herein; and,
- 2) **THENCE, North 34° 44' 37" East**, a distance of **36.14 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the point of intersection with the above mentioned west ROW line of Doerr Lane, same being the east line of the said Lot 1, Block 1, for the northernmost corner of the tract described herein;

THENCE, South 08° 00' 49" East, along the said westerly R.O.W. line of Doerr Lane, being the east line of said Lot 1, Block 1, a distance of **11.22 feet** to the **POINT OF BEGINNING**, and containing **0.037 of an acre (1,617 sq. ft.)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit of this 0.037 acre (1,617 Square Foot) tract or parcel of land. Said Exhibit identified as HALFF- 35005.012 Lookout Road R.O.W. Parcel 2-0.037 Acre.pdf

Notes: Basis of Bearing is Grid North. All bearings and distances are referenced to the Texas Coordinate System of 1983, Texas State Plane South Central Zone (4204), NAD 83 (2011 adj., EPOCH 2011.00). All distances and coordinates are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00016.

All measurements are in U.S. Survey Feet.

Date of Survey: January 10, 2025

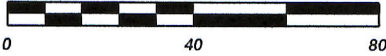
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 2, Standard Land Survey.


Lynn R. Savory, Registered Professional Land Surveyor
State Of Texas No. 4598
T.B.P.E.L.S. Surveying Firm No. 10029600



EXHIBIT "A"

SCALE IN FEET
8 1/2" x 11"



**GEORGE M. DOLSON SURVEY
ABSTRACT NO. 120**

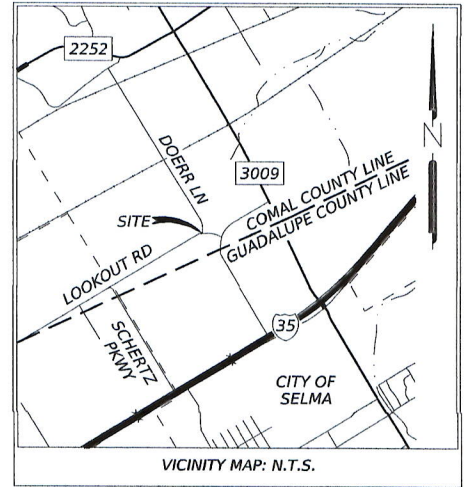
25' BUILDING SETBACK LINE
INST. NO. 200806030235
10' TELEPHONE EASEMENT
VOL. 175, PG. 521, D.R.C.C.T.

LOT 1, BLOCK 1
PROLOGIS PARK
TRI COUNTY
INST. NO. 200806030235
M.P.R.C.C.T.
AUGUST 6, 2008

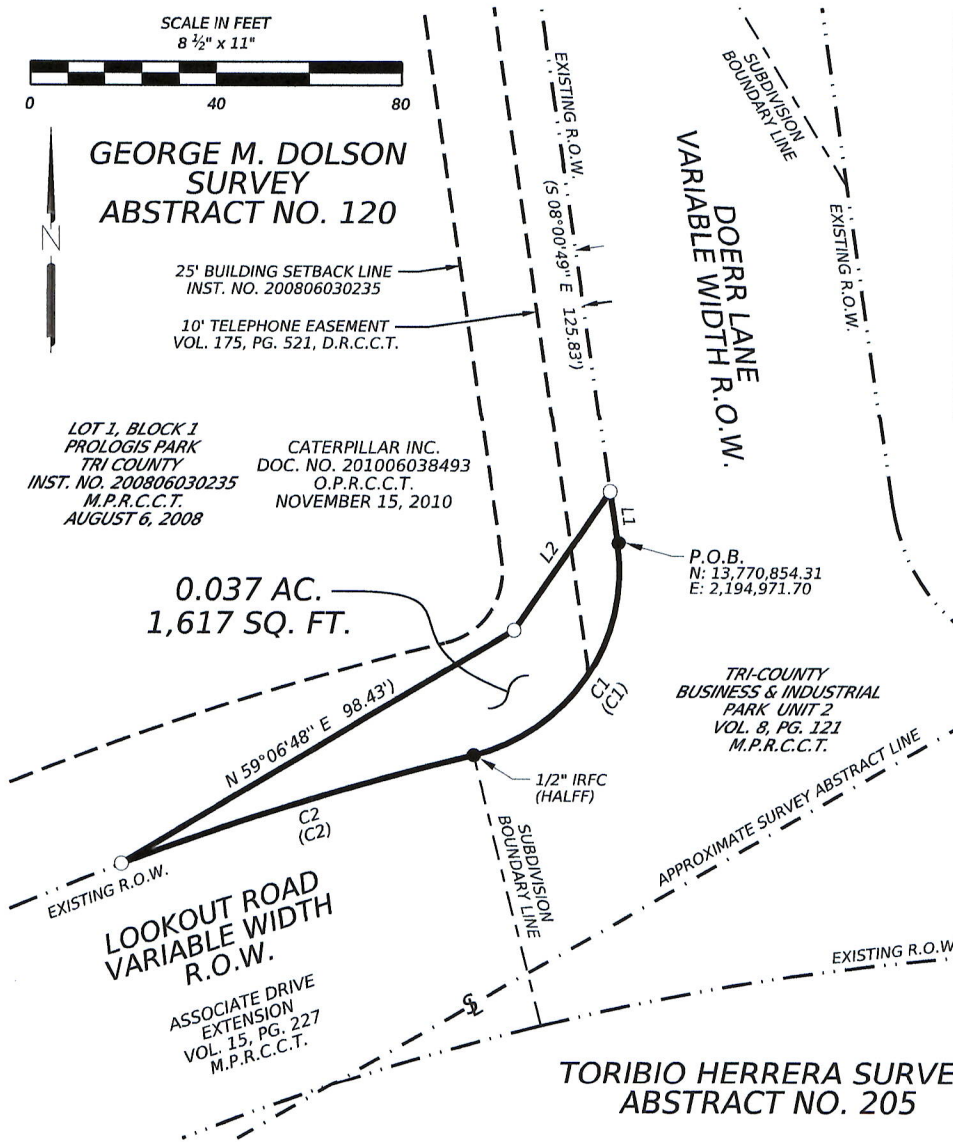
CATERPILLAR INC.
DOC. NO. 201006038493
O.P.R.C.C.T.
NOVEMBER 15, 2010

0.037 AC.
1,617 SQ. FT.

DOERR LANE
VARIABLE WIDTH R.O.W.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 08°00'49" E	11.22'
L2	N 34°44'37" E	36.14'



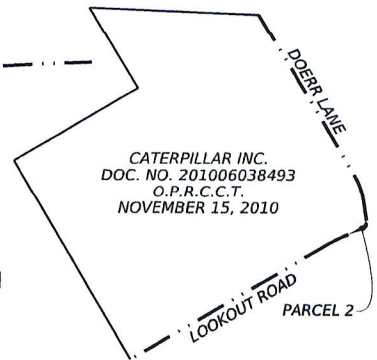
ASSOCIATE DR.
VARIABLE WIDTH
R.O.W.

LOOKOUT ROAD
VARIABLE WIDTH
R.O.W.

ASSOCIATE DRIVE
EXTENSION
VOL. 15, PG. 227
M.P.R.C.C.T.

**TORIBIO HERRERA SURVEY
ABSTRACT NO. 205**

CATERPILLAR INC.
DOC. NO. 201006038493
O.P.R.C.C.T.
NOVEMBER 15, 2010



PARENT TRACT INSET
N.T.S.

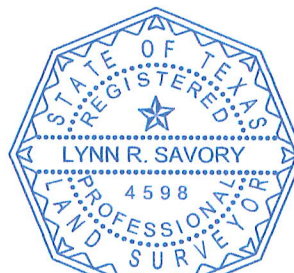
CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	84°48'31"	41.00'	60.69'	S 34°17'14" W	55.30'
(C1)	(84°48'31")	(41.00')	(60.69')	(S 34°17'14" W)	(55.30')
C2	06°51'52"	660.00'	79.07'	S 72°45'39" W	79.03'
(C2)	(16°40'44")	(660.00')	(192.13')	(S 67°50'43" W)	(191.45')

LEGEND

- EXISTING RIGHT OF WAY
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- · - · - HISTORIC RIGHT OF WAY PARCEL LINE
- FOUND 1/2-INCH IRON ROD (UNLESS NOTED)
- SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "HALFF"
- IRF FOUND IRON ROD (SIZE AS NOTED)
- IRFC FOUND IRON ROD W/ PLASTIC CAP (SIZE AS NOTED)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- D.R.C.C.T. DEED RECORDS, COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

NOTES:

- THE BASIS OF BEARING IS "GRID NORTH". ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00
- ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00016.
- ALL HORIZONTAL VALUES WERE DERIVED AND VERIFIED BY GPS (RTK) OBSERVATION USING THE TXDOT VRS NETWORK, TXDOT RRP STATION GUADALUPE_TXSE.
- ALL MEASUREMENTS ARE IN US SURVEY FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
- ABSTRACTING COMPLETED NOVEMBER 15, 2024.
- FIELD SURVEYS COMPLETED NOVEMBER 15, 2024.



Jan. 10, 2025

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, UNDER MY SUPERVISION

Lynn R. Savory
LYNN R. SAVORY
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4598

NO.	REVISION	BY	DATE
1	PARCEL NUMBERS ADDED	MLM	01/10/25

CITY OF SCHERTZ TEXAS
ENGINEERING AND PUBLIC WORKS

SCHERTZ
COMMUNITY SERVICE OPPORTUNITY

halff
100 NE INTERSTATE 410 LOOP
SUITE 701
SAN ANTONIO, TEXAS 78216
TEL (210) 798-1895
FAX (210) 798-1896
TBPELS FIRM #10029607

**0.037 ACRE
RIGHT OF WAY PARCEL 2**

PAGE 3 OF 3

PROJECT NO. 35005.012

DRWN. BY: MLM	CHKD. BY: LRS
100% SUBMITTAL	DATE: 01/10/2025
SHEET NO.	



Document: 0.034 Ac. (1,480 Sq. Ft.) (LRS)
AVO No: 35005.012
Date: January 10, 2025
County: Comal
Survey: Toribio Herrera & George M. Dolson
Abstract: Number 205 and 120 (Respectively)

STATE OF TEXAS §
COUNTY OF COMAL §
RIGHT-OF-WAY PARCEL

LEGAL DESCRIPTION FOR
0.034 Acre (1,480 Sq. Ft.)
ROW PARCEL 3

DESCRIPTION OF 0.034 OF AN ACRE (1,480 SQ. FT.) TRACT OR PARCEL OF LAND OUT OF THE TORIBIO HERRERA SURVEY, ABSTRACT NO. 205 AND THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120, SITUATED IN COMAL COUNTY, TEXAS, AND BEING A PORTION OF LOT 18, BLOCK 1 OF THE TRI-COUNTY BUSINESS AND INDUSTRIAL PARK BLOCK DISTRIBUTING SUBDIVISION AS SHOWN ON THE PLAT FOUND RECORDED ON SEPTEMBER 20, 2000, AND FILED AS VOLUME 13, PAGE 282 OF THE MAP OR PLAT RECORDS OF COMAL COUNTY, TEXAS (M.P.R.C.C.T.), THE SAID 0.034 OF AN ACRE FURTHER BEING A PORTION OF THAT TRACT IDENTIFIED AS 24.17 ACRES, AND DESCRIBED IN THAT SPECIAL WARRANTY DEED TO BLOCK OFFICE PARTNERS, LTD. FOUND RECORDED ON OCTOBER 18, 2001, AND FILED AS DOCUMENT NUMBER 200106033630 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.), THE SAID 0.034 OF AN ACRE (1,480 SQ. FT.) TRACT OR PARCEL OF LAND AS SHOWN ON AN ACCOMPANYING EXHIBIT, INTENDED TO BE UTILIZED AS A RIGHT-OF-WAY (R,O,W,) PARCEL, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod with a surveyor's cap inscribed "2-JAN" in the northerly right of way (ROW) line of Associate Drive, a dedicated public roadway (ROW Varies), as shown on the Tri-County Business & Industrial Park Unit 2 subdivision plat found recorded on May 17, 1985 and filed as Volume 8, Page 121 of the said Map or Plat Records, same being the southerly line of the said Lot 18, Block 1, found for point of curvature of a curve to the left;

THENCE, going along the north line of said Associate Drive, being the south line of said Lot 18, Block 1, along the arc of said curve to the left, having a Radius of 660.00 feet, through a Central Angle of 18° 21' 56", having a Chord Bearing of North 79°40'47" West, a Chord Distance of 210.65 feet, an Arc Distance of 211.56 feet to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the southeast corner of, and **POINT OF BEGINNING** of the tract described herein;

THENCE, continuing along the said northerly ROW line of Associate Drive, being the southerly line of said Lot 18, Block 1, the following two (2) courses and distances:

0.034 Acre (1,480 Sq. Ft.) (LRS)**Page Two**

- 1) Continuing along the arc of the previously described curve to the left, having a **Radius of 660.00 feet**, through a **Central Angle of 03° 19' 18"**, having a **Chord Bearing of South 89°28'36" West**, a **Chord Distance of 38.26 feet**, an **Arc Distance of 38.26 feet** to a ½ inch iron rod with a surveyor's cap inscribed "PAPE DAWSON", found at the intersection of said northerly ROW line of Associate Drive with the easterly ROW line of Doerr Lane (ROW Varies), as shown on the said Tri-County Business & Industrial Park Unit 2 subdivision plat, for the point of reverse curvature with a curved return to the right; and,
- 2) Along the arc of said curved return to the right, having a **Radius of 41.01 feet**, through a **Central Angle of 84° 10' 13"**, having a **Chord Bearing of North 50°05'56" West**, a **Chord Distance of 54.98 feet**, an **Arc Distance of 60.25 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the end of said curve, from which point a ½ inch iron rod with an unreadable surveyor's cap, bears N65°17'52"E, 3.38 feet;

THENCE, North 08° 00' 49" West, continuing along the easterly ROW line of said Doerr Lane, being the westerly line of said Lot 18, Block 1, a distance of **82.04 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the most northerly corner of the tract described herein;

THENCE, leaving the easterly ROW line of said Doerr Lane, going over, across and through the said Lot 18, Block 1, the following four (4) courses and distances:

- 1) **South 16° 07' 51" East**, a distance of **64.77 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for the point of curvature of curved return to the left;
- 2) Along the arc of said curved return to the left, having a **Radius of 70.00 feet**, through a **Central Angle of 72° 43' 54"**, having a **Chord Bearing of South 52°29'48" East**, a **Chord Distance of 83.01 feet**, an **Arc Distance of 88.86 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for corner at the end of said curve;
- 3) **South 88° 51' 45" East**, a distance **8.08 feet** to a ½ inch iron rod with a yellow surveyor's cap inscribed "HALFF" set for an exterior ell corner of the tract described herein; and,
- 4) **South 01° 08' 15" West**, a distance of **3.23 feet** to the **POINT OF BEGINNING**, and containing **0.034 of an acre (1,480 sq. ft.)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit of this 0.034 acre (1,480 Square Foot) tract or parcel of land. Said Exhibit identified as HALFF - 35005.012 Lookout Road R.O.W. Parcel 3-0.34 Acre.pdf

0.034 Acre (1,480 Sq. Ft.) (LRS)
Page Three

Notes: Basis of Bearing is Grid North. All bearings and distances are referenced to the Texas Coordinate System of 1983, Texas State Plane South Central Zone (4204), NAD 83 (2011 adj., EPOCH 2011.00). All distances and coordinates are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00016.

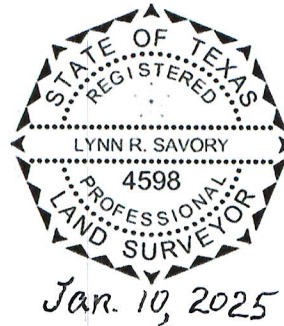
All measurements are in U.S. Survey Feet.

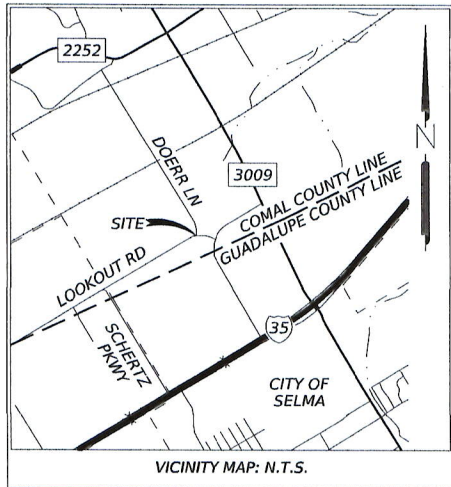
Date of Survey: January 10, 2025

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 2, Standard Land Survey.



Lynn R. Savory, Registered Professional Land Surveyor
State Of Texas No. 4598
T.B.P.E.L.S. Surveying Firm No. 10029600

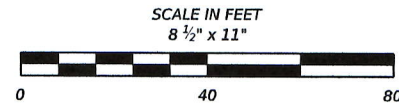




**GEORGE M. DOLSON SURVEY
ABSTRACT NO. 120**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°51'45" E	8.08'
L2	S 01°08'15" W	3.23'

EXHIBIT "A"



DOERR LANE
VARIABLE WIDTH R.O.W.

0.034 AC.
1,480 SQ. FT.

TRI-COUNTY
BUSINESS & INDUSTRIAL
PARK UNIT 2
VOL. 8, PG. 121
M.P.R.C.C.T.

ASSOCIATE DR.
VARIABLE WIDTH
R.O.W.

PARENT TRACT INSET
N.T.S.

TORIBIO HERRERA SURVEY
ABSTRACT NO. 205

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18°21'56"	660.00'	211.56'	N 79°40'47" W	210.65'
C2	03°19'18"	660.00'	38.26'	S 89°28'36" W	38.26'
(C1) & (C2)	(21°41'17")	(660.00')	(249.83')	(N 80°59'03" W)	(248.34')
C3	84°10'13"	41.01'	60.25'	N 50°05'56" W	54.98'
(C3)	(84°10'58")	(41.00')	(60.24')	(S 49°44'12" W)	(54.97')
C4	72°43'54"	70.00'	88.86'	S 52°29'48" E	83.01'

LEGEND

- EXISTING RIGHT OF WAY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- HISTORIC RIGHT OF WAY PARCEL LINE
- FOUND 1/2-INCH IRON ROD (UNLESS NOTED)
- SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "HALFF" (NOTED)
- IRF FOUND IRON ROD (SIZE AS NOTED)
- IRFC FOUND IRON ROD W/ PLASTIC CAP (SIZE AS NOTED)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- D.R.C.C.T. DEED RECORDS, COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

NOTES:

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- ALL HORIZONTAL VALUES WERE DERIVED AND VERIFIED BY GPS (RTK) OBSERVATION USING THE TXDOT VRS NETWORK, TXDOT RRP STATION GUADALUPE_TXSE.
- ALL MEASUREMENTS ARE IN US SURVEY FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
- ABSTRACTING COMPLETED NOVEMBER 15, 2024.
- FIELD SURVEYS COMPLETED NOVEMBER 15, 2024.

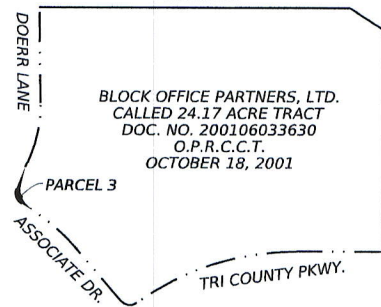


Jan. 10, 2025

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, UNDER MY SUPERVISION

Lynn R. Savory
LYNN R. SAVORY
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4598



NO.	REVISION	BY	DATE
1	PARCEL NUMBERS ADDED	MLM	01/10/25

CITY OF SCHERTZ TEXAS
ENGINEERING AND PUBLIC WORKS

SCHERTZ
COMMUNITY SERVICE OPPORTUNITY

halff
100 NE INTERSTATE 410 LOOP
SUITE 701
SAN ANTONIO, TEXAS 78216
TEL (210) 798-1895
FAX (210) 798-1898
TDPELS FIRM #10029807

**0.034 ACRE
RIGHT OF WAY PARCEL 3**
PAGE 4 OF 4

PROJECT NO. 35005.012

DRWN. BY: MLM	CHKD. BY: LRS
100% SUBMITTAL	DATE: 01/10/2025
SHEET NO.	