

CITY OF SANDY OAKS, TEXAS

ORDINANCE NO. 2018-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANDY OAKS, TEXAS DESIGNATING THE LAND DESCRIBED IN EXHIBIT "A" AS A CITY PARK, PROVIDING FOR THE NAME, OPENING, RULES AND REGULATIONS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2016-48, the City accepted property known as Waterwood Park and more particularly described as Exhibit "A" attached hereto; and

WHEREAS, the property described in Exhibit "A" was previously used as a recreational park for the residents of the Waterwood Park Property Owners' Association and the City Council desires to maintain and protect the property as recreational use; and

WHEREAS, the City Council of the City of Sandy Oaks desires to designate Waterwood Park as an official City park, provide for a name change and date of official opening of the park;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY OAKS, TEXAS:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ESTABLISHMENT OF CITY PARK. The City hereby establishes the land described in Exhibit "A" attached hereto and incorporated by reference as a City of Sandy Oaks municipal park, which shall be known as Sandy Oaks City Park.

SECTION 3. DATE OF OPENING. The City Park shall be open beginning October 1, 2018.

SECTION 3. PARK RULES AND REGULATIONS. Persons utilizing the City Park shall adhere to the rules and regulations established by the City Council for City parks in Ordinance 2018-88, as amended.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance for any reason is held invalid, illegal, or incapable of being enforced, such section, subsection, sentence, clause or phrase shall be excluded to the extent of such invalidity, illegality, or unenforceability; all other sections, subsections, sentences, clauses or phrases hereof shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately from and after the passage and approval of this Ordinance.

PASSED AND APPROVED on this 13th day of September, 2018.

CITY OF SANDY OAKS, TEXAS

Karen Mendiola Tanguma
Karen Mendiola Tanguma, Mayor

ATTEST:

Kathryn Yelton
Katherine Yelton, City Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

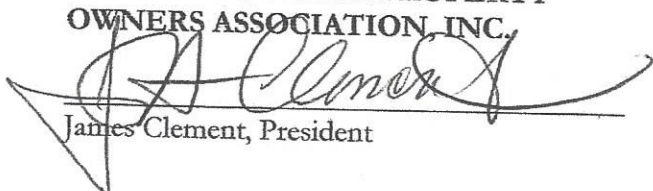
THAT GRANTOR, WATERWOOD PARK PROPERTY OWNERS ASSOCIATION, INC., the owner of the property described herein, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the GRANTEE, herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED and CONVEYED and by these presents does hereby GRANT and CONVEY unto the GRANTEE, CITY OF SANDY OAKS, a municipal corporation located in Bexar County, Texas, its successors and assigns, the tracts of real property located in Bexar County, Texas, which are more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference for all intents and purposes.

TO HAVE AND TO HOLD, GRANTOR grants and conveys the above-described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging, unto the said CITY OF SANDY OAKS, its successors and assigns forever, in fee simple absolute. GRANTOR does hereby bind itself, its heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND, the said premises unto the said CITY OF SANDY OAKS, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

[Signatures on following page]

EXECUTED this 21st day of March, 2016.

GRANTOR:
WATERWOOD PARK PROPERTY
OWNERS ASSOCIATION, INC.

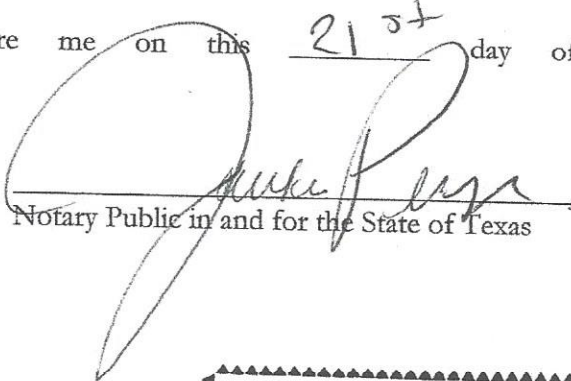

James Clement, President

STATE OF TEXAS

COUNTY OF BEXAR

Before me, Jackie Perez, the undersigned notary public, on this day personally appeared James Clement, President of the Waterwood Park Property Owners Association, Inc., the owner of the property described herein, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration herein expressed.

SUBSCRIBED AND SWORN before me on this 21st day of March, 2016.


Notary Public in and for the State of Texas

GRANTOR'S ADDRESS:

Waterwood Park Property Owners Association, Inc.
Attention: James Clement, President
4414 Waterwood Pass Dr.
Elmendorf, Texas 78112-6216

AFTER RECORDING, RETURN TO GRANTEE'S ADDRESS:

City of Sandy Oaks,
Attention: City Clerk
P.O. Box 828
Elmendorf, Texas 78211-0828

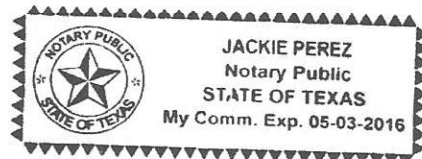


EXHIBIT "A"

Property (including improvements) described in the Special Warranty Deed filed as Book 17053, Page 2359, 1 pgs, Doc # 20150010291 and in the Dedication Deed filed as Book D, Volume 06440, Page 00771, Doc # 95-0082219 filed in the Deed and Plat Records of Bexar County, Texas, and as described in any attachments and exhibits thereto; such Special Warranty Deed, Dedication Deed, attachments and exhibits thereto are incorporated herein by reference for all intents and purposes; and

Property (including improvements) described in the Special Warranty Deed filed as Book 17053, Page 2359, 5 pgs, Doc #20150010292 in the Deed and Plat Records of Bexar County, Texas, and as described in any attachments and exhibits thereto; such Special Warranty Deed and attachments and exhibits thereto are incorporated by reference for all intents and purposes.

EXHIBIT A

ARMSTRONG SURVEYING

LAND SURVEYING AND CONSULTING SERVICES

15315 SAN PEDRO
SAN ANTONIO, TEXAS 78232
OFFICE: 512/494-6405

STATE OF TEXAS §

COUNTY OF BEXAR §

Field notes to 21.200 acres of land in Bexar County, Texas. Said 21.200 acre tract of land comprised of parts of the following surveys with their respective acrerages: 6.092 acres of land out of Scrap File Number 5288, E.J. Lamm, Abstract Number 1235, County Block 5764; 9.339 acres of land out of Survey Number 3, Beaty, Seal and Forwood, Abstract Number 107, County Block 4131 and 5.769 acres of land out of Survey Number 2, W.S. Smith, Abstract Number 1213, County Block 4132 in Bexar County, Texas. Said 21.200 acre tract of land being a portion of a 1399.508 acre tract of land described in a deed to Waterwood Development Co., recorded in Volume 3899, Pages 1269 et. seq. of the Deed Records of Bexar County, Texas. Said 21.200 acre tract of land being more particularly described by metes and bounds as follows;

Beginning at a one half inch steel pin set on the southeast line of a 1399.508 acre tract of land described in a deed to Waterwood Development Co., recorded in Volume 3899, Pages 1269 et. seq. of the Deed Records of Bexar County, Texas. Said point of beginning also being the southern most corner of Lot 10, Block 181, Waterwood Subdivision, Unit 58, recorded in Volume 9518, Page 33 of the Deed and Plat Records of Bexar County, Texas. From said point of beginning the southeast corner of the aforesaid 1399.508 acre tract of land bears South 29° 28' 23" West a distance of 1785.66 feet.

Thence with the southeast line of this tract, South 29° 28' 23" West, a distance of 1067.65 feet to a one half inch steel pin set for the southern most corner of this tract. Said point being on the north right-of-way line of New Mathis Road (86' ROW), and being in the east line of Waterwood Subdivision, Unit 73, recorded in Volume 9518, Page 48 of the Deed and Plat Records of Bexar County, Texas.

Thence with the south line of this tract, and the north right-of-way line of New Mathis Road, North 59° 50' 15" West, a distance of 81.94 feet to a one half inch steel pin set for a corner of this tract, also being the southeast corner of Lot 3, Block 225, Waterwood Subdivision, Unit 73.

Thence with the west line of this tract the following three calls: North 30° 09' 45" East, a distance of 200.34 feet to a one half inch steel pin set for an angle point of this tract; North 03° 40' 00" East, passing at 145.00 feet the northeast corner of Lot 1, Block 225, Waterwood Subdivision, Unit 73, also being the southeast corner of Lot 14, Block 210, Waterwood Subdivision, Unit 69, recorded in Volume 9518, Page 44 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 560.89 feet to a one half inch steel pin set for an angle point of this tract, also being the northeast corner of Lot 11, Block 210, Waterwood Subdivision, Unit 69 and South 89° 07' 43" West a distance of 198.87 feet to a one half inch steel pin set for the P.C. of a curve to the left on the east right-of-way line of Copper Canyon Dr., (60' ROW), for a corner of this tract. Said point also being the northwest corner of the aforesaid Lot 11, Block 210, Waterwood Subdivision, Unit 69.

Exhibit A P1

Thence along the east right-of-way line of Copper Canyon Dr. with the curve to the left, (whose central angle is $03^{\circ} 39' 17''$, radius is 730.00 feet, and whose chord bears North $01^{\circ} 31' 51''$ East, a distance of 46.55 feet) an arc distance of 46.56 feet to a one half inch steel pin set on the curve for a corner of this tract. Said point being the southwest corner of Lot 10, Block 210, Waterwood Subdivision, Unit 69.

Thence with the south line of the aforesaid Lot 10, North $89^{\circ} 42' 13''$ East, a distance of 200.46 feet to a one half inch steel pin set for an angle point of this tract and being the southeast corner of the aforesaid Lot 10, Block 210, Waterwood Subdivision, Unit 69.

Thence continuing with the west line of this tract, the following three calls; North $00^{\circ} 26' 26''$ West, a distance of 563.64 feet to a one half inch steel pin set for an angle point of this tract, said point being on the east line of Lot 5, Block 210, Waterwood Subdivision, Unit 69; North $06^{\circ} 41' 57''$ East, a distance of 313.04 feet to a one half inch steel pin set for a corner of this tract, said point being the northeast corner of Lot 2, Block 210, Waterwood Subdivision, Unit 69 and South $89^{\circ} 08' 43''$ West, a distance of 254.85 feet to a one half inch steel pin set on the east right-of-way line of Copper Canyon Dr., (60' ROW), at the P.C. of a curve to the right, for a corner of this tract. Said point also being the northwest corner of Lot 2, Block 210, Waterwood Subdivision, Unit 69.

Thence along the east right-of-way line of Copper Canyon Dr. with the curve to the right, (whose central angle is $12^{\circ} 01' 10''$, radius is 170.00 feet, and whose chord bears North $05^{\circ} 09' 18''$ East, a distance of 35.60 feet) an arc distance of 35.66 feet to a one half inch steel pin set on the curve for a corner of this tract. Said point being the southwest corner of Lot 1, Block 210, Waterwood Subdivision, Unit 69.

Thence with the south line of the aforesaid Lot 1, Block 210, North $89^{\circ} 08' 43''$ East, a distance of 255.81 feet to a one half inch steel pin set for a corner of this tract, said point being the southeast corner of Lot 1, Block 210, Waterwood Subdivision Unit, Number 69.

Thence with the west line of this tract the following seven calls: North $06^{\circ} 41' 57''$ East, passing at 52.91 feet the northeast corner of Waterwood Subdivision Unit, 69, also being the southeast corner of Lot 3, Block 196, Waterwood Subdivision, Unit 64, recorded in Volume 9518, Page 39 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 455.91 feet to a one half inch steel pin set on the south right-of-way line of Lost Hills Dr., (60' ROW), for an angle point of this tract; North $06^{\circ} 24' 45''$ East, a distance of 636.29 feet to a one half inch steel pin set for an angle point of this tract. Said point being on the east line of Lot 1, Block 195, Waterwood Subdivision, Unit 64; North $17^{\circ} 31' 55''$ East, passing at 25.00 feet the northeast corner of Waterwood Subdivision Unit, 64, also being the southeast corner of Lot 1, Block 228, Waterwood Subdivision, Unit 63, recorded in Volume 9518, Page 38 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 544.31 feet to a one half inch steel pin set for an angle point of this tract; North $16^{\circ} 36' 11''$ East, a distance of 680.55 feet to a one half inch steel pin set on the east line of Lot 12, Block 228, Waterwood Subdivision Unit 63 for an angle point of this tract; North $22^{\circ} 49' 07''$ East, passing at 131.03 feet the northeast corner of Waterwood Subdivision, Unit 63, also being the southeast corner of Lot 4, Block 22, Waterwood Subdivision, Unit 3, recorded in Volume 9516, Pages 131-134 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 143.95 feet to a one half inch steel pin found for an angle point of this tract; North $12^{\circ} 36' 15''$ East, a distance of 138.53 feet to a one half inch steel pin found on the east line of Lot 4, Block 22, Waterwood Subdivision, Unit 3 for an angle point of this tract and North $25^{\circ} 42' 06''$ East, a distance of 27.14 feet to a one half inch steel pin found on the south right-of-way line of Waterwood Pass Dr., (60' ROW), on a curve to the left for the northwest corner of this tract. Said point also being the northeast corner of Lot 4, Block 22, Waterwood Subdivision, Unit 3.

Thence along the south line of Waterwood Pass Dr., with the curve to the left, (whose central angle is $06^{\circ} 18' 16''$, radius is 1023.69 feet, and whose chord bears North $88^{\circ} 21' 13''$ East, a distance of 112.58 feet) an arc distance of 112.64 feet to a one half inch steel pin found for the northeast corner of this tract. Said point also being the northwest corner of Lot 5, Block 22, Waterwood Subdivision, Unit 3.

Thence with the east line of this tract the following five calls: South $25^{\circ} 42' 06''$ West, a distance of 67.38 feet to a one half inch steel pin found for a corner of this tract; South $12^{\circ} 36' 15''$ West, passing at 118.15 feet the southwest corner of the aforesaid Lot 5, Block 22, Waterwood Subdivision, Unit 3, said point also being the northern most corner of Lot 1, Block 168, Waterwood Subdivision, Unit 54, recorded in Volume 9518, Page 29 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 135.98 feet to a one half inch steel pin set for an angle point of this tract; South $22^{\circ} 49' 07''$ West, at 74.00 feet passing the west corner of Lot 1, Block 168, Waterwood Subdivision, Unit 54, also being the northwest corner of Lot 1, Block 174, Waterwood Subdivision Unit 55, recorded in Volume 9518, Page 30 of the Deed and Plat Records of Bexar County, Texas, in all a distance of 145.20 feet to a one half inch steel pin set for an angle point of this tract; South $12^{\circ} 21' 36''$ West, a distance of 224.06 feet to a one half inch steel pin set for a corner of this tract and being the southwest corner of Lot 2, Block 174, Waterwood Subdivision, Unit 55; South $77^{\circ} 38' 24''$ East, a distance of 200.00 feet to a one half inch steel pin set on the west right-of-way line of White Hickory, (60' ROW), for a corner of this tract also being the southeast corner of Lot 2, Block 174, Waterwood Subdivision, Unit 55.

Exhibit A p 3

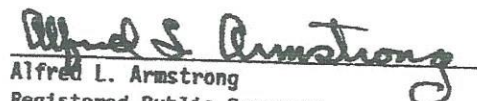
Thence with the west right-of-way line of White Hickory, South 12° 21' 36" West, a distance of 100.00 feet to a one half inch steel pin set for a corner of this tract also being the northeast corner of Lot 3, Block 174, Waterwood Subdivision, Unit 55.

Thence with the north line of Lot 3, Block 174, North 77° 38' 24" West, a distance of 200.00 feet to a one half inch steel pin set for a corner of this tract, also being the northwest corner of Lot 3, Block 174, Waterwood Subdivision, Unit 55.

Thence continuing with the east line of this tract the following four calls: South 12° 21' 36" West, a distance of 344.79 feet to a one half inch steel pin set for an angle point of this tract also being on the west line of Lot 6, Block 174, Waterwood Subdivision, Unit 55; South 07° 58' 30" West, a distance of 530.27 feet to a one half inch steel pin set for an angle point of this tract also being on the west line of Lot 5, Block 179, Waterwood Subdivision, Unit 57, recorded in Volume 9518, Page 32 of the Deed and Plat Records of Bexar County, Texas.; South 08° 23' 06" West, a distance of 783.04 feet to a one half inch steel pin set for an angle point of this tract also being an angle point on the west line of Lot 1, Block 181, Waterwood Subdivision, Unit 58, recorded in Volume 9518, Page 33 of the Deed and Plat Records of Bexar County, Texas and South 02° 46' 28" West, a distance of 947.77 feet to a one half inch steel pin set for a corner of this tract, also being the southwest corner of Lot 9, Block 181, Waterwood Subdivision, Unit 58.

Thence continuing with the east line of this tract, South 60° 31' 37" East, a distance of 251.99 feet to the place of the Beginning. Bearings based on the southeast line of a 1399.508 acre tract described in a deed to Waterwood Development Co., recorded in Volume 3899, Pages 1269 et. seq. of the Deed Records of Bexar County, Texas.

I, Alfred L. Armstrong, Registered Public Surveyor, hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on August 7, 1989.


Alfred L. Armstrong
Registered Public Surveyor
Registration Number 1677

Doc# 20150010292 Fees: \$42.00
01/21/2015 12:22PM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 21 2015




COUNTY CLERK BEXAR COUNTY, TEXAS

SPECIAL WARRANTY DEED

Date: January 14, 2015

Grantor: Waterwood Development Company, L.P.

Grantor's Mailing Address: 15315 San Pedro, San Antonio, Bexar County, Texas

Grantee: Waterwood Park Property Owners Association, Inc.

Grantee's Mailing Address: 4414 Waterwood Pass, Sandy Oak, Bexar County, Texas

Consideration: Ten and no/100 Dollars (\$10.00)

Property (including any improvements): Tract #1, Block 245, Waterwood Park Subdivision, 29.568 acres as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Bexar County, Texas, in Volume 9529, Page 93 of the Map and Plat Records of Bexar County, Texas, reference to which is hereby made.

Reservations from Conveyance: None

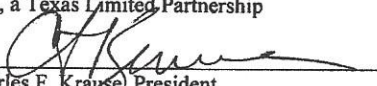
Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration grants, sells, and conveys to Grantee the Property together with all remaining right title and interest in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

This conveyance shall operate as a replacement of the Dedication Deed, unifies fee simple title in the Grantee, and the Dedication Deed shall hereafter be of no force and effect.

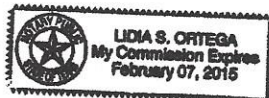
When the context requires, singular nouns and pronouns include the plural.


GRANTOR:
WATERWOOD DEVELOPMENT COMPANY,
L.P., a Texas Limited Partnership


Charles F. Krause, President
Countryview Developers, Inc.,
General Partner

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on by Charles F. Krause, President of Waterwood Development Company, L.P., on the 14th day of January, 2015.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
ALBERT TOVAR
GALE WILSON & SANCHEZ, PLLC
115 E. TRAVIS, 19TH FLOOR
SAN ANTONIO, TX. 78205

Book 17053 Page 2358 1pgs

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 21 2015

Doc# 20150010291 Fees: \$26.00
01/21/2015 12:22PM # Pages 1
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK




COUNTY CLERK BEXAR COUNTY, TEXAS

