

ORDINANCE NO. 2025-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, CLOSING, VACATING, AND ABANDONING SAMARITAN DRIVE; PROVIDING FOR REPEALER, PENALTY, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the property owners of Seneca Trails Subdivision, who own the property directly abutting both sides of the right-of-way known as Samaritan Drive, have petitioned the City to abandon and vacate the right-of-way and will construct a new Samaritan Drive in a suitable location to provide public access; and

WHEREAS, the existing right-of-way was not built to current roadway construction standards, is too narrow for emergency access vehicles, and does not have modern utilities, curbs, or sidewalks; and

WHEREAS, the existing right-of-way is overgrown and subject to dumping, and

WHEREAS, the Texas Transportation Code, Chapter 311, Section 311.001 states that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality and further states that a municipality may open or change a public street or alley of the municipality, or improve a public highway, street, or alley of the municipality.

WHEREAS, it is in the interest of the public that the City of Leon Valley be relieved of the obligation to maintain the right-of-way segment;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS THAT:

Section 1. The City of Leon Valley finds the following right-of-way ("Right-of-Way Segment") is no longer essential to the safe and efficient flow of traffic in the area in which the right-of-way is located. As an exercise of its discretion, the City Council closes, vacates, and abandons the Right-of-Way segment. The Right-of-Way segment is identified below.

Section 2. An exhibit of the Right-of-Way Segment is set forth in Exhibit A attached hereto, along with a detailed metes and bounds description. The Exhibit is incorporated into this Ordinance for all purposes as if it was fully set forth.

Section 3. The Right-of-Way Segment exists by virtue of a deed set forth in Volume 3740, Pages 1488-1489, 1492-1493, and 1496-1497, in the Bexar County Office of Deeds and Records.

Section 4. The properties abutting the Right-of-Way Segment are:

Lot 1, Block 1, CB 4430B, Grass Hill Estates Subdivision

Lot 2, Block 1, CB 4430B, Grass Hill Estates Subdivision

P-1, ABS 399, CB 4430

P-11 ABS 432, CB 4430

Lot 1, Block 1, CB 4430C Good Samaritan Lodge Nursing Home Subdivision

Owner: 63 SENECA WEST INVESTMENTS LTD
c/o ISRAEL FOGIEL

Address: 10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TX 78231

The listing above is made solely to facilitate indexing this Ordinance in real property records. If the listing is inaccurate or not comprehensive, it does not affect the validity of the closure.

Section 5. All presently existing water and wastewater mains and facilities, electrical transmission and distribution lines and facilities, communication lines and facilities, or any other public utility lines and facilities, if any, may remain in place despite this Ordinance and may continue to be used, maintained, repaired, and enlarged in the ordinary course of business. Any person wanting removal of an existing utility line or facility must negotiate separately with the pertinent utility. Any person building on the Right-of-Way Segment without first reaching an agreement with a utility having lines or facilities in the Segment does so at their own risk. After the date of this Ordinance, no utility may add additional utility lines or facilities in the Right-of-Way Segment based on a claim that the Right-of-Way Segment is a public street right-of-way. All existing drainage rights in the Right-of-Way Segment are retained by the City, unless removed by an approved replat. This closure does not give up any right arising from the plat or other instrument creating the public street right-of-way. Neither does this Ordinance create new easement rights.

Section 6. The City Manager or her designee, severally, are authorized and directed to execute and deliver all documents and to perform all other tasks conducive to reflect this closure, abandonment, and vacation.

Section 7. The Right-of-Way Segment exists by easement. The underlying fee ownership of the Right-of-Way Segment by the adjacent property owners is now unburdened by the rights closed, vacated, and abandoned. For purposes of future conveyance and to better reflect their ownership generally, the owners of the adjacent property shall replat. No such replat impairs the rights retained by the City unless in the course of replatting, the owner, at his own expense, otherwise provides for those rights according to platting rules of general applicability.

Section 8. In consideration of such Right-of-Way Segment closure, vacation, and abandonment, the adjacent property owners agree to construct a new Samaritan Drive Right-of-Way in accordance with City regulations and the approved Samaritan Trails Master Development Plan.

Section 9. Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 10. Conflicts. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 11. Savings. That all rights and privileges of the City are expressly saved as to any and all violations of the provision of any ordinances repealed by this ordinance which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violation and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 12. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 13. TOMA compliance. It is officially found, determined, and declared that the meeting at which this Ordinance 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 Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 14. Effective date. This Ordinance shall be effective ten (10) days after passage and final adoption hereof and any publication required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 19th day of August, 2025.

APPROVED



CHRIS RILEY
MAYOR

Attest:



SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form:



ARTURO D. 'ART' RODRIGUEZ
City Attorney

**ROAD CLOSURE
FIELD NOTES
For a 1.580-acre (68,825 square feet)**

A 1.580-ACRE TRACT (68,825 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS, LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found 1/2-inch iron rod with a yellow cap marked "PAPE DAWSON", (N= 13,724,941.18, E= 2,090,123.39), northwest corner of Samaritan Drive, a variable width right-of-way, for a north corner of a called 48.684-acre tract of land, known as Tract 1, conveyed to 63 Seneca West Investments, Ltd. By deed recorded in Document No. 20240215993 (O.P.R.B.C.T.), a north corner of said Lot 2, Block 1, Grass Hill Estates Lots 1 & 2, same being the east end of the curve return at the intersection of the southwest right-of-way line of said Samaritan Drive with the southeast right-of-way line of Aids Drive, a variable width private right-of-way(no record information found), and the northwest corner of this herein described tract from which a 1/2-inch iron rod found with yellow cap marked "PAPE DAWSON", for an interior northwest corner of a curve to the left having radius of 20.00-feet, a delta angle of 103°49'45", a chord bearing of S 82°19'14" W, a chord length of 31.48-feet, and an arc length of 36.24-feet;

THENCE N 61°45'48" E, departing the northeast line of said Lot 2, and the northwest right-of-way line of Samaritan Drive, over and across Samaritan Drive, a distance of 88.78 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a west corner of Lot 1, Block 1 of said Grass Hill Estates Lots 1 & 2, same being the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the southeast right-of-way line of Seneca Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 100°15'36", a chord bearing of S 02°06'17" W, a chord length of 30.69-feet, and an arc length of 34.99-feet;

THENCE Southeasterly, along and with said non-tangent curve to the left, a distance of 34.99-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said 48.684-acre tract and a north corner of said Lot 2, being the west end of said curve return and an angle corner of this herein described tract;

THENCE S 48°01'12" E, along and with the southwest line of said Lot 1, Grass Hill Estates Lots 1 & 2, same being the northeast right-of-way line of said Samaritan Drive, a distance of 932.45 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a south corner of said Lot 1, Grass Hill Estates Lots 1 & 2, at the west end of the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the northwest right-of-way line of Grass Hill Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 90°42'51", a chord bearing of N 86°37'52" E, a chord length of 28.46feet, and an arc length of 31.66-feet;

THENCE Northeasterly, along and with said non-tangent curve to the left, a distance of 31.66-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said Lot 1, Grass Hill Estates Lots 1 & 2 being the east end of said curve return and an angle corner of this herein described tract from a mag nail with "PAPE DAWSON" washer found for the southeast corner of said Lot 1, Block 1, Grass Hills Estates bears, N 41°16'55" E – 271.26-feet;

THENCE S 41°16'55" W, departing the south line of said Lot 1, Grass Hill Estates Lots 1 & 2, over said Samaritan Drive, a distance of 29.20 feet to a point on the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive for an angle corner of this herein described tract;

THENCE S 47°50'05" W, along and with the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive, a distance of 186.11-feet to the southwesterly line of a called 0.59-acre tract, also known as Lot 55, The Ridge at Leon Valley Subdivision, Unit 2 recorded in Volume 9573, Page 41 (D.P.R.B.C.T.) for the southeast corner of this herein described tract;

THENCE S 41°17'55" W along and with the southwesterly line of said 0.59-acre tract, a distance of 44.11-feet to a found mag nail with "PAPE DAWSON" washer and the northeast line of the remaining portion of a called 27.27-acre tract conveyed to Good Samaritan Lodge Nursing Home, Inc. by deed recorded in Volume 5323, Page 157 (O.P.R.B.C.T.) for the southwest corner of this herein described tract;

THENCE with the southwest right-of-way line of said Samaritan Drive and the northeast line of said 27.27-acre tract the following three (3) courses and distances:

N 49°57'59" W a distance of 186.12-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 48°24'42" W, a distance of 76.35 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 47°58'09" W a distance of 107.80 feet to a point on the north corner of the remaining portion of said 27.27 acre tract, same being the east corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 47°58'09" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 307.66 feet to a found 1/2-inch iron rod with orange cap marked "SINCLAIR" being the north corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 48°00'12" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 511.35 feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 1.580-acre (68,825 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150



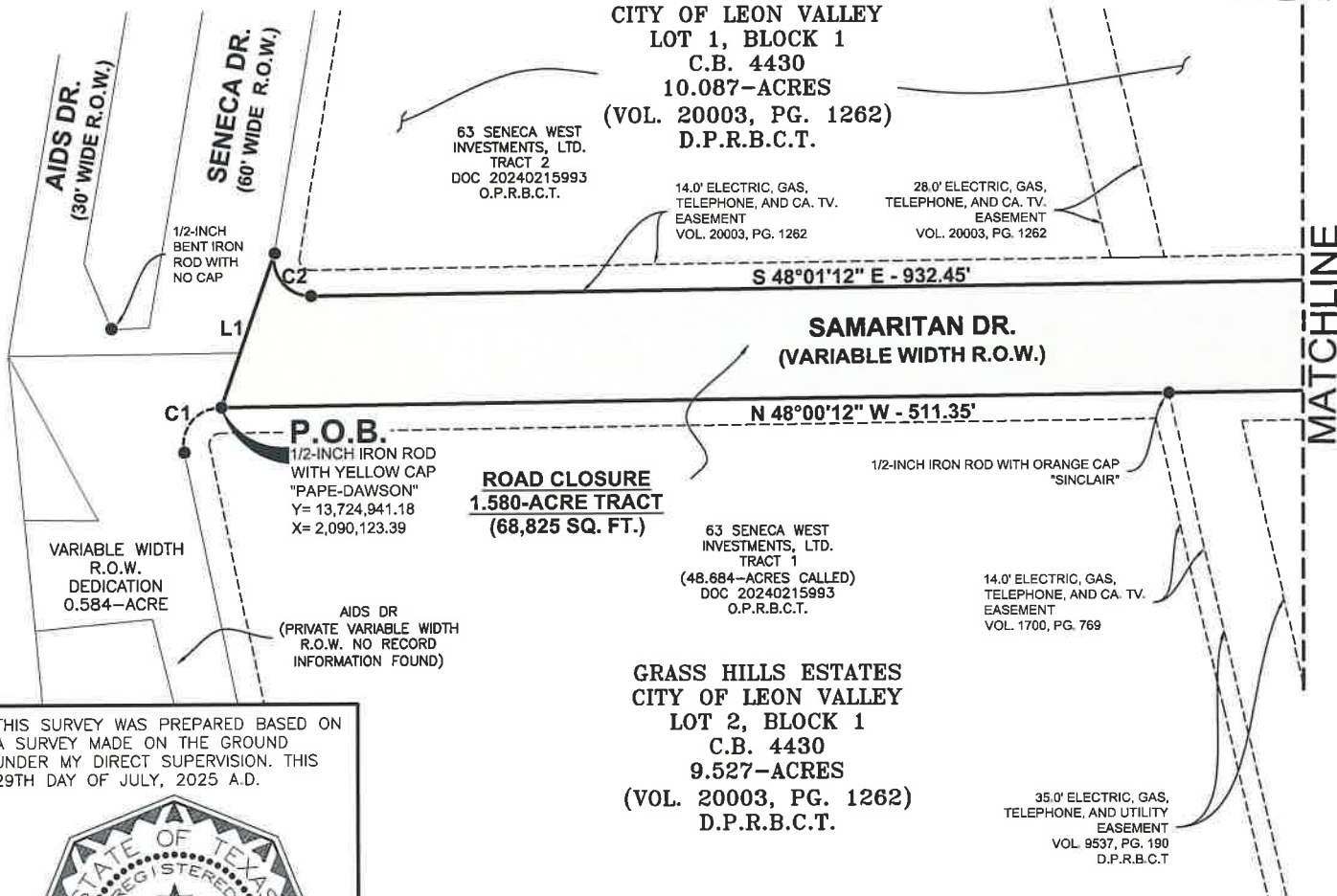
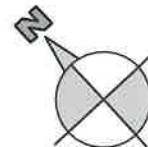


PROJECT #: 230156.000
CITY OF LEON VALLEY

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T.	PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER "PAPE-DAWSON"



THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
29TH DAY OF JULY, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	36.24'	31.48'	S 82°19'14" W	103°49'45"
C2	20.00'	34.99'	30.69'	S 02°06'17" W	100°15'36"

LINE	BEARING	DISTANCE
L1	N 61°45'48" E	88.78'

50' 0 50' 100'

SCALE: 1" = 100'

A 1.580-ACRE TRACT (68,825 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: JC

JOB NO: 230158.000

SURVEYED: Jan. 2025

SHEET:

4 OF 5



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Arduini.com

Engineering License #E-10053

Ardurra Group, Inc.
Surveying Firm 10194688

PLOT DATE:

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REFERENCES:

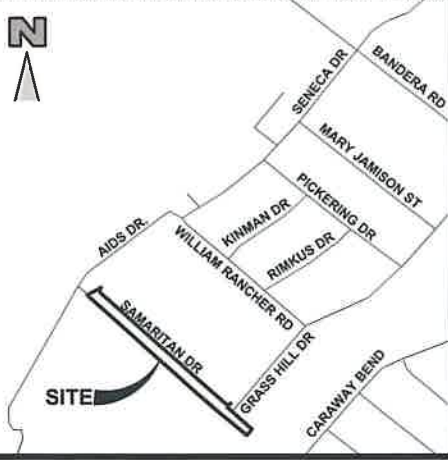
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS
D.R.B.C.T. DEED RECORDS OF
BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

NOTES:

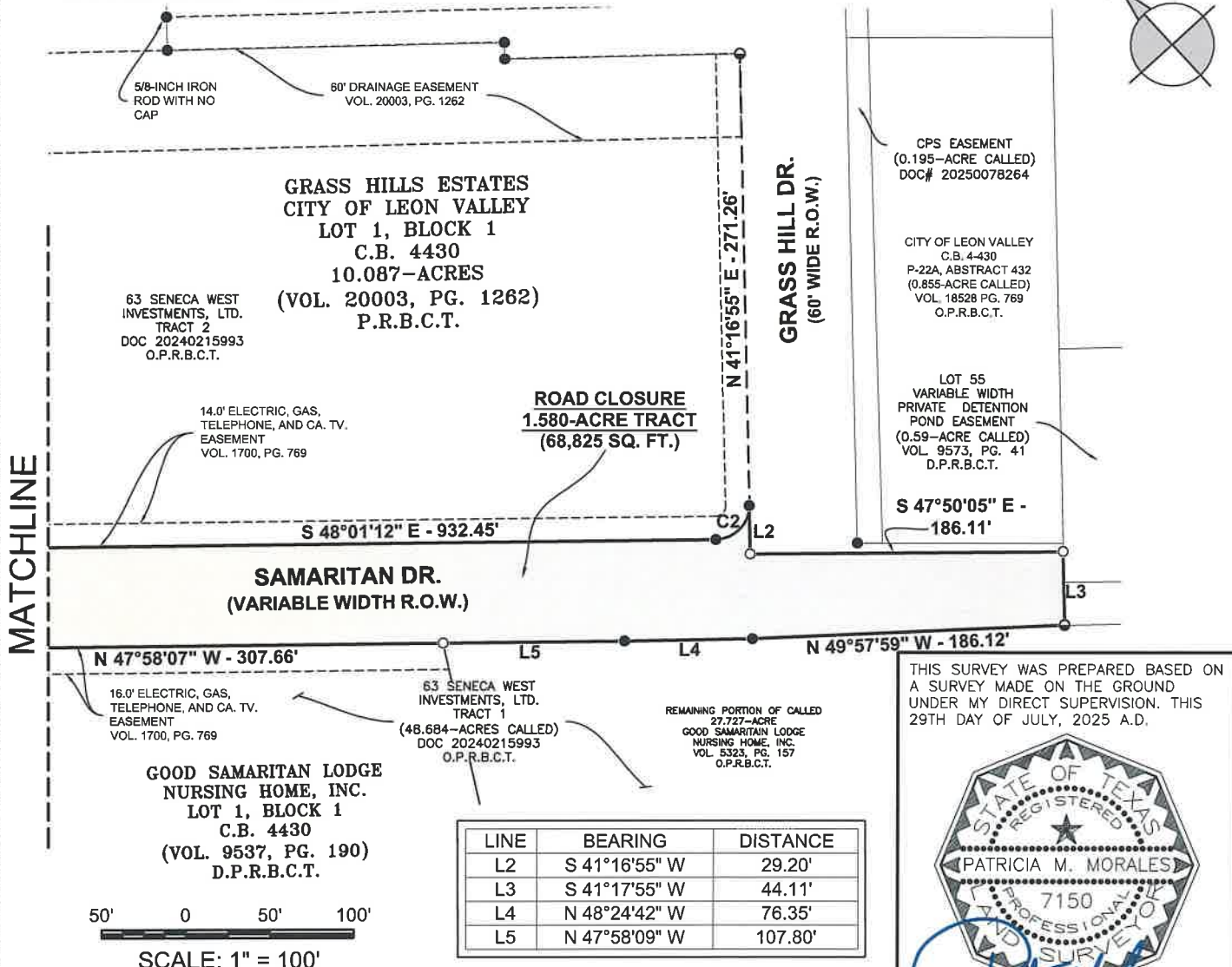
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NORTH AS OBSERVED BY GPS, TEXAS
COORDINATE SYSTEM OF 1983(NAD83), SOUTH
CENTRAL ZONE 4204.
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AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE
BENEFIT OF A CURRENT TITLE COMMITMENT,
AND AS SUCH, NOT ALL EASEMENTS OR
SERVITUDE HAVE BEEN RESEARCHED AND/OR
SHOWN AT THIS TIME.

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH
YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER
"PAPE-DAWSON"



LOCATION MAP N.T.S.



SAMARITAN DR.
(VARIABLE WIDTH R.O.W.)

**GOOD SAMARITAN LODGE
NURSING HOME, INC.**
LOT 1, BLOCK 1
C.B. 4430
(VOL. 9573, PG. 190)
D.P.R.B.C.T.

63 SENECA WEST
INVESTMENTS, LTD.
TRACT 1
(48.684-ACRES CALLED)
DOC 20240215993
O.P.R.B.C.T.

REMAINING PORTION OF CALLED
27.727-ACRE
GOOD SAMARITAN LODGE
NURSING HOME, INC.
VOL. 5323, PG. 157
O.P.R.B.C.T.

LINE	BEARING	DISTANCE
L2	S 41°16'55" W	29.20'
L3	S 41°17'55" W	44.11'
L4	N 48°24'42" W	76.35'
L5	N 47°58'09" W	107.80'

THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
29TH DAY OF JULY, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	20.00'	31.66'	28.46'	N 86°37'52" E	90°42'51"

ROAD CLOSURE EXHIBIT OF:

A 1.580-ACRE TRACT (68,825 SQ. FT.) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: JC
JOB NO: 230156.000
SURVEYED: Jan. 2025
SHEET:

5 OF 5

THE STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

QUIT CLAIM DEED

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.

EFFECTIVE DATE: _____, 2025

GRANTOR: City of Leon Valley, Texas, a Texas home-rule municipality

GRANTOR'S MAILING ADDRESS: 6400 El Verde, Leon Valley, Texas 78238

GRANTEE: 63 Seneca West Investments, Ltd

GRANTEE'S MAILNG ADDRESS: 10003 NW Military Highway, Suite 2201, San Antonio,
Texas 78231

CONSIDERATION: Ten dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficient of which is hereby acknowledged.

PROPERTY: All the certain tracts, pieces or parcels of land lying and being situated in Bexar County, Texas, and being approximately 1.580 acres and being more particularly described in **Exhibit No. 1** attached hereto and incorporated herein for all purposes (the "Property").

Grantor has QUITCLAIMED and does hereby QUITCLAIM to Grantee, all of Grantor's right, title and interest, if any, in and to the Property, but not as owner of any other property, with all of Grantor's right, title, and interest in and to (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the Property and any improvements thereon, and (ii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

To Have and To Hold the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, QUANTITY,

QUALITY, ENVIRONMENTAL CONDITION, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it. GRANTEE HEREBY ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2025 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

IN WITNESS HEREOF, Grantor has caused this instrument to be executed on _____.
2025.

GRANTOR

CHRIS RILEY, Mayor
City of Leon Valley, Texas

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

AGREED TO BY:

GRANTEE

By: _____
BRAD RICHIE
Partner
63 Seneca West Investments, LTD

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared BRAD RICHIE, Partner for 63 Seneca West Investments, LTD, **Grantee** herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 2025.

Notary Public – State of Texas

(SEAL)

AFTER RECORDING RETURN TO:

City Manager
City of Leon Valley
6400 El Verde
Leon Valley, Texas 78238

Exhibit No. 1
Property Description

**ROAD CLOSURE
FIELD NOTES
For a 1.580-acre (68,825 square feet)**

A 1.580-ACRE TRACT (68,825 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS, LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found 1/2-inch iron rod with a yellow cap marked "PAPE DAWSON", (N= 13,724,941.18, E= 2,090,123.39), northwest corner of Samaritan Drive, a variable width right-of-way, for a north corner of a called 48.684-acre tract of land, known as Tract 1, conveyed to 63 Seneca West Investments, Ltd. By deed recorded in Document No. 20240215993 (O.P.R.B.C.T.), a north corner of said Lot 2, Block 1, Grass Hill Estates Lots 1 & 2, same being the east end of the curve return at the intersection of the southwest right-of-way line of said Samaritan Drive with the southeast right-of-way line of Aids Drive, a variable width private right-of-way(no record information found), and the northwest corner of this herein described tract from which a 1/2-inch iron rod found with yellow cap marked "PAPE DAWSON", for an interior northwest corner of a curve to the left having radius of 20.00-feet, a delta angle of 103°49'45", a chord bearing of S 82°19'14" W, a chord length of 31.48-feet, and an arc length of 36.24-feet;

THENCE N 61°45'48" E, departing the northeast line of said Lot 2, and the northwest right-of-way line of Samaritan Drive, over and across Samaritan Drive, a distance of 88.78 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a west corner of Lot 1, Block 1 of said Grass Hill Estates Lots 1 & 2, same being the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the southeast right-of-way line of Seneca Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 100°15'36", a chord bearing of S 02°06'17" W, a chord length of 30.69-feet, and an arc length of 34.99-feet;

THENCE Southeasterly, along and with said non-tangent curve to the left, a distance of 34.99-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said 48.684-acre tract and a north corner of said Lot 2, being the west end of said curve return and an angle corner of this herein described tract;

THENCE S 48°01'12" E, along and with the southwest line of said Lot 1, Grass Hill Estates Lots 1 & 2, same being the northeast right-of-way line of said Samaritan Drive, a distance of 932.45 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a south corner of said Lot 1, Grass Hill Estates Lots 1 & 2, at the west end of the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the northwest right-of-way line of Grass Hill Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 90°42'51", a chord bearing of N 86°37'52" E, a chord length of 28.46feet, and an arc length of 31.66-feet;

THENCE Northeasterly, along and with said non-tangent curve to the left, a distance of 31.66-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said Lot 1, Grass Hill Estates Lots 1 & 2 being the east end of said curve return and an angle corner of this herein described tract from a mag nail with "PAPE DAWSON" washer found for the southeast corner of said Lot 1, Block 1, Grass Hills Estates bears, N 41°16'55" E – 271.26-feet;

THENCE S 41°16'55" W, departing the south line of said Lot 1, Grass Hill Estates Lots 1 & 2, over said Samaritan Drive, a distance of 29.20 feet to a point on the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive for an angle corner of this herein described tract;

THENCE S 47°50'05" W, along and with the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive, a distance of 186.11-feet to the southwesterly line of a called 0.59-acre tract, also known as Lot 55, The Ridge at Leon Valley Subdivision, Unit 2 recorded in Volume 9573, Page 41 (D.P.R.B.C.T.) for the southeast corner of this herein described tract;

THENCE S 41°17'55" W along and with the southwesterly line of said 0.59-acre tract, a distance of 44.11-feet to a found mag nail with "PAPE DAWSON" washer and the northeast line of the remaining portion of a called 27.27-acre tract conveyed to Good Samaritan Lodge Nursing Home, Inc. by deed recorded in Volume 5323, Page 157 (O.P.R.B.C.T.) for the southwest corner of this herein described tract;

THENCE with the southwest right-of-way line of said Samaritan Drive and the northeast line of said 27.27-acre tract the following three (3) courses and distances:

N 49°57'59" W a distance of 186.12-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 48°24'42" W, a distance of 76.35 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 47°58'09" W a distance of 107.80 feet to a point on the north corner of the remaining portion of said 27.27 acre tract, same being the east corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 47°58'09" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 307.66 feet to a found 1/2-inch iron rod with orange cap marked "SINCLAIR" being the north corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 48°00'12" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 511.35 feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 1.580-acre (68,825 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOTES:

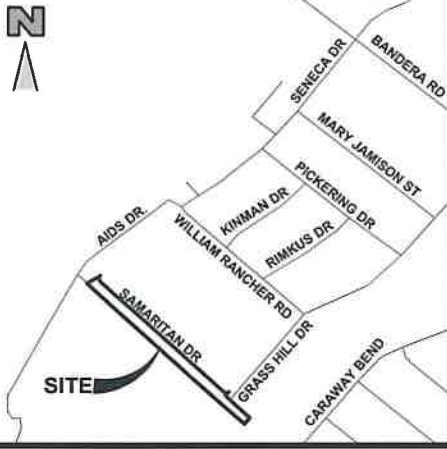
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

REFERENCES:

O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T.	PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER "PAPE-DAWSON"



LOCATION MAP N.T.S.

GRASS HILLS ESTATES
CITY OF LEON VALLEY
LOT 1, BLOCK 1
C.B. 4430
10.087-ACRES
(VOL. 20003, PG. 1262)
D.P.R.B.C.T.

63 SENECA WEST
INVESTMENTS, LTD.
TRACT 2
DOC 20240215993
O.P.R.B.C.T.

14.0' ELECTRIC, GAS,
TELEPHONE, AND CA. TV.
EASEMENT
VOL. 20003, PG. 1262

28.0' ELECTRIC, GAS,
TELEPHONE, AND CA. TV.
EASEMENT
VOL. 20003, PG. 1262

AIDS DR.
(30' WIDE R.O.W.)

SENECA DR.
(60' WIDE R.O.W.)

1/2-INCH
BENT IRON
ROD WITH
NO CAP

L1

C1

P.O.B.
1/2-INCH IRON ROD
WITH YELLOW CAP
"PAPE-DAWSON"
Y= 13,724,941.18
X= 2,090,123.39

ROAD CLOSURE
1.580-ACRE TRACT
(68,825 SQ. FT.)

63 SENECA WEST
INVESTMENTS, LTD.
TRACT 1
(48.684-ACRES CALLED)
DOC 20240215993
O.P.R.B.C.T.

1/2-INCH IRON ROD WITH ORANGE CAP
"SINCLAIR"

14.0' ELECTRIC, GAS,
TELEPHONE, AND CA. TV.
EASEMENT
VOL. 1700, PG. 769

VARIABLE WIDTH
R.O.W.
DEDICATION
0.584-ACRE

AIDS DR
(PRIVATE VARIABLE WIDTH
R.O.W. NO RECORD
INFORMATION FOUND)

SAMARITAN DR.
(VARIABLE WIDTH R.O.W.)

S 48°01'12" E - 932.45'

N 48°00'12" W - 511.35'

MATCHLINE

GRASS HILLS ESTATES
CITY OF LEON VALLEY
LOT 2, BLOCK 1
C.B. 4430
9.527-ACRES
(VOL. 20003, PG. 1262)
D.P.R.B.C.T.

35.0' ELECTRIC, GAS,
TELEPHONE, AND UTILITY
EASEMENT
VOL. 9537, PG. 190
D.P.R.B.C.T.

THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
29TH DAY OF JULY, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	36.24'	31.48'	S 82°19'14" W	103°49'45"
C2	20.00'	34.99'	30.69'	S 02°06'17" W	100°15'36"

50' 0 50' 100'

SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	N 61°45'48" E	88.78'

ROAD CLOSURE EXHIBIT OF :

A 1.580-ACRE TRACT (68,825 SQ. FT.) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: JC
JOB NO: 230156.000
SURVEYED: Jan. 2025
SHEET:

4 OF 5

ARDURRA
COLLABORATE. INNOVATE. CREATE.

8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com
Engineering License #F-10053
Ardurra Group, Inc.
Surveying Firm 10194688

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REFERENCES:

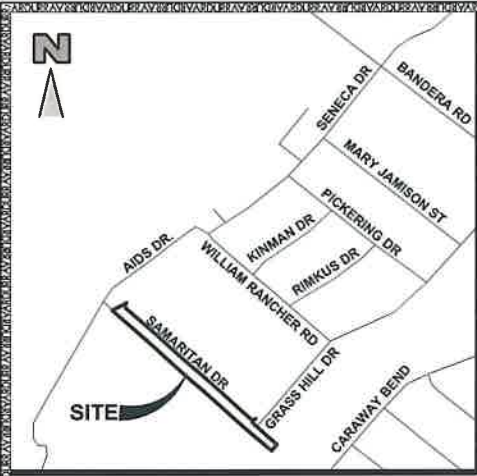
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS
D.R.B.C.T. DEED RECORDS OF
BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

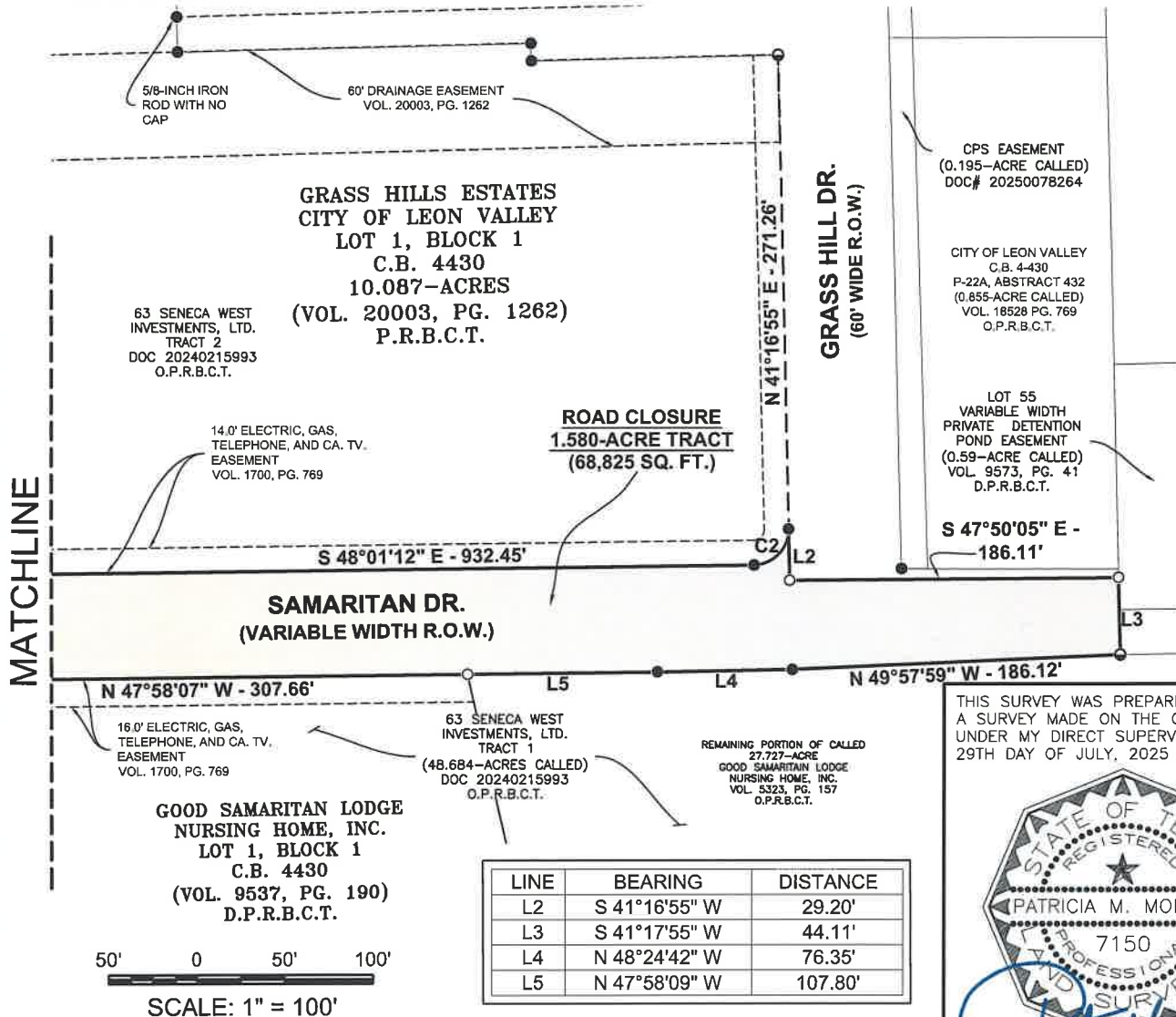
- FOUND 1/2-INCH IRON ROD WITH
YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER
"PAPE-DAWSON"

NOTES:

1. ACCOMPANYING METES AND BOUNDS
DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID
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AND AS SUCH, NOT ALL EASEMENTS OR
SERVITUDE HAVE BEEN RESEARCHED AND/OR
SHOWN AT THIS TIME.



LOCATION MAP N.T.S.



THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
29TH DAY OF JULY, 2025 A.D.



PATRICIA M. MORALES
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LICENSE NO. 7150

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DRAWN BY: JC

JOB NO: 230156.000

SURVEYED: Jan. 2025

SHEET:

5 OF 5



8918 Tesoro Dr., Suite 401
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www.ardura.com
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Arduro Group, Inc.
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