

**ORDINANCE NO. 2026-1**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, CLOSING, VACATING, AND ABANDONING A PORTION OF JEFF LOOP ROAD; PROVIDING FOR REPEALER, PENALTY, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE**

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**WHEREAS**, Bexar County performed a major flood mitigation project, known as LC-17 Huebner Creek Enhanced Conveyance, NWWC, Segment III, which resulted in the removal of all the homes and roadway on a portion of Jeff Loop Road, conveying all of the property along that roadway to the City of Leon Valley, and creating a cul-de-sac on the remaining portion of the roadway; and

**WHEREAS**, the portion of Jeff Loop to be closed and most of the platted lots along the roadway are now a part of Huebner Creek; 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 close that portion of Jeff Loop that is now located in Huebner Creek to prevent it being shown on nationwide mapping systems;

**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 3025, Page 320, Leon Valley Ranches Second Filing Subdivision, in the Bexar County Office of Deeds and Records.

**Section 4.** 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 5.** 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 6.** The Right-of-Way Segment exists by easement. The underlying fee ownership of the Right-of-Way Segment by the adjacent property owner is now unburdened by the rights closed, vacated, and abandoned.

**Section 7. 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 8. 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 9. 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 10. 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 11. 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 12. Effective date.** This Ordinance shall be effective 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 3rd day of February, 2026.

**APPROVED**

  
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**CHRIS RILEY**  
MAYOR

Attest:

  
\_\_\_\_\_  
**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary



Approved as to Form:

  
\_\_\_\_\_  
**ARTURO D. "ART" RODRIGUEZ**  
City Attorney

## FIELD NOTES

**A 2.185-ACRE TRACT (95,193 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS AND BEING THAT PORTION OF JEFF LOOP AN APPROXIMATELY 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

METES AND BOUNDS DESCRIPTION  
JEFF LOOP TRACT**2.185-acre (95,193 square feet)**

**BEGINNING** at a found 1/2-inch iron rod (N= 13,726,649.59 E= 2,090,344.88), for the northeast corner of said Jeff Loop, being the northwest corner of a called 1.5-acre tract of land, known as Lot 35, City of Leon Valley, of said Leon Valley Second Filling Vacating Plat, and also being the south right-of-way of El Verde Road, a 50-foot right-of-way;

**THENCE** S 46°12'31" E, departing the south right-of-way line of said El Verde Road and along with the northeast right-of-way line of Jeff Loop, the northwest line of said Lot 35, a distance of 152.00-feet to the southwest corner of Lot 35 and the northwest corner of Tract 31, City of Leon Valley recorded in Document # 20200295898, (O.P.R.B.C.T.) a corner of this herein described tract;

**THENCE** S 46°12'31" E, with the northeasterly right-of-way of Jeff Loop pass a found 1/2-inch iron rod being the southwest corner of said Tract 31 and the northwest corner of Tract 20 of said City of Leon Valley (Document # 20200295898), at 82.00-feet, for a total distance of 229.78-feet to a found 1/2-inch iron rod and the beginning to a curve to the right from which a found 1/2-inch iron rod along said curve having a radius of 60.00-feet, a delta angle 203°17'08", chord bearing of S 04°21'21" E, chord length of 117.53-feet, and arc length of 22.23-feet, being a corner of said Tract 20 and an angle corner of this herein described tract;

**THENCE** Southwesterly, along and with said curve to the right, a total arc distance of 212.88-feet to a point on Tract 24 of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

**THENCE** S 41°14'15" W, along the southwesterly right-of-way of Jeff Loop and the north line of said Tract 24, a distance of 98.35-feet to the northwest corner of said Tract 24 and the beginning of a non-tangent curve to the right having radius of 2,036.89-feet, a delta angle of 21°38'50", a chord bearing of S 47°52'53" W, a chord length of 765.57-feet, and an arc length of 769.57-feet;

**THENCE** Southwesterly, along and with said non-tangent curve to the right, a distance of 769.57-feet to a point on a curve of this herein described for a corner of Tract 35, of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

**THENCE** with the south right-of-way line of Jeff Loop and the northeast line of said Tract 35, the following (3) courses and distance:

S 00°12'00" W, a distance of 20.90-feet to and angle corner of this herein described tract;

S 58°28'00" E, a distance of 176.39-feet to a point on the south corner of said Tract 35, for an angle corner of herein described tract;

**THENCE** S 27°11'41" W with the northeast line the south 1/2 half of Lot 50, recorded in Volume 7646, Page 1764 (O.P.R.B.C.T.), a distance of 17.41-feet to a point on the northeast line of a 2.33-acre tract, also known as Tract 8 of said City of Leon Valley (Document # 20200295898) and the northwesterly right-of-way of Jeff Loop, for an angle corner of herein described tract;

**THENCE** N 58°26'50" W with the northeasterly line of said Tract 8 and the northwesterly right-of-way of Jeff Loop, a distance of 478.50-feet to the south right-of-way line of said El Verde Road, for an angle corner of herein described tract;

**THENCE** N 32°04'47" E departing the northwesterly line of said Tract 8, southeast right-of-way of El Verde Road and the northwesterly right-of-way of Jeff Loop, over and across Jeff Loop, a distance of 60.00-feet to an angle corner of herein described tract, from which a found 1/2-inch iron rod bears, N 32°04'47" E – 103.10-feet;

**THENCE** S 58°26'50" E, along Jeff Loop right-of-way and the northeast line of Tract 38 and Tract 33 of said City of Leon Valley (Document # 20200295898), a distance of 227.12-feet for an angle corner of herein described tract and the beginning of a non-tangent curve to the left, having a radius of 20.00-feet, a delta angle of 63°04'58", a chord bearing of S 87° 11'27" E, a chord length of 20.92-feet and an arc length of 22.02-feet;

**THENCE** Southeasterly, along and with said non-tangent curve to the left, a distance of 22.02-feet to a point on said curve and the beginning of a non-tangent curve to the left having radius of 1976.90-feet, a delta angle of 21°38'50", a chord bearing of N 47°00'56" E, a chord length of 742.47-feet, and an arc length of 746.90-feet;

**THENCE** Southwesterly, along and with said non-tangent curve to the left, a distance of 742.47-feet to a point on a curve of this herein described for a corner of Tract 43, of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

**THENCE** N 40°34'56" E, along Jeff Loop right-of-way and the southwesterly line of Lot 68 recorded in Volume 3887, Page 1748 (O.P.R.B.C.T.), a distance of 95.83-feet and the beginning of a non-tangent curve to the left, having a radius of 20.00-feet, a delta angle of 83°24'11", a chord bearing of N 06° 44'07"W, a chord length of 26.61-feet and an arc length of 29.11-feet;

**THENCE** Northwesterly, along and with said non-tangent curve to the left, a distance of 29.11-feet to appoint on a curve of this herein described, being the north end of said curve return and an angle corner of this herein described tract;

THENCE N 46°08'35" W along Jeff Loop right-of-way passing a found 1/2-inch iron rod at 182.18-feet, for the northeast corner of Lot 68 recorded in Volume 3887, Page 1748 (O.P.R.B.C.T.), and the southeast corner of Lot 59, recorded in Document# 20060100170 (O.P.R.B.C.T.), for a total distance of 390.69-feet to a corner of Jeff loop, northeast corner of said Lot 59 and the south right-of-way of El Verde Road, for an angle corner of this herein described tract;

THENCE N 36°49'00" W departing the north line of said Lot 59, over and across Jeff loop and south right-of-way of El Verde Road, a distance of 60.40-feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 2.185-acre (95,193 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.

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



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**NOTES:**

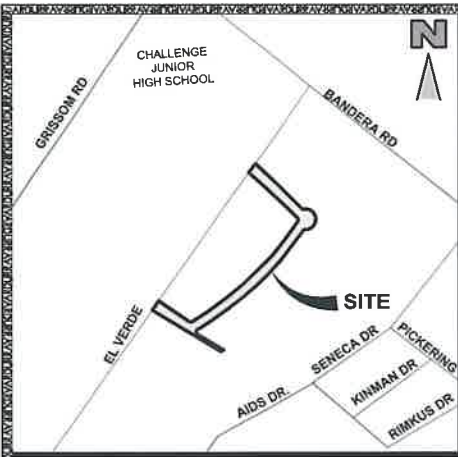
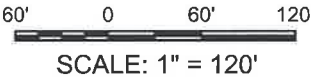
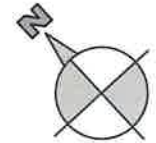
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS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

**REFERENCES:**

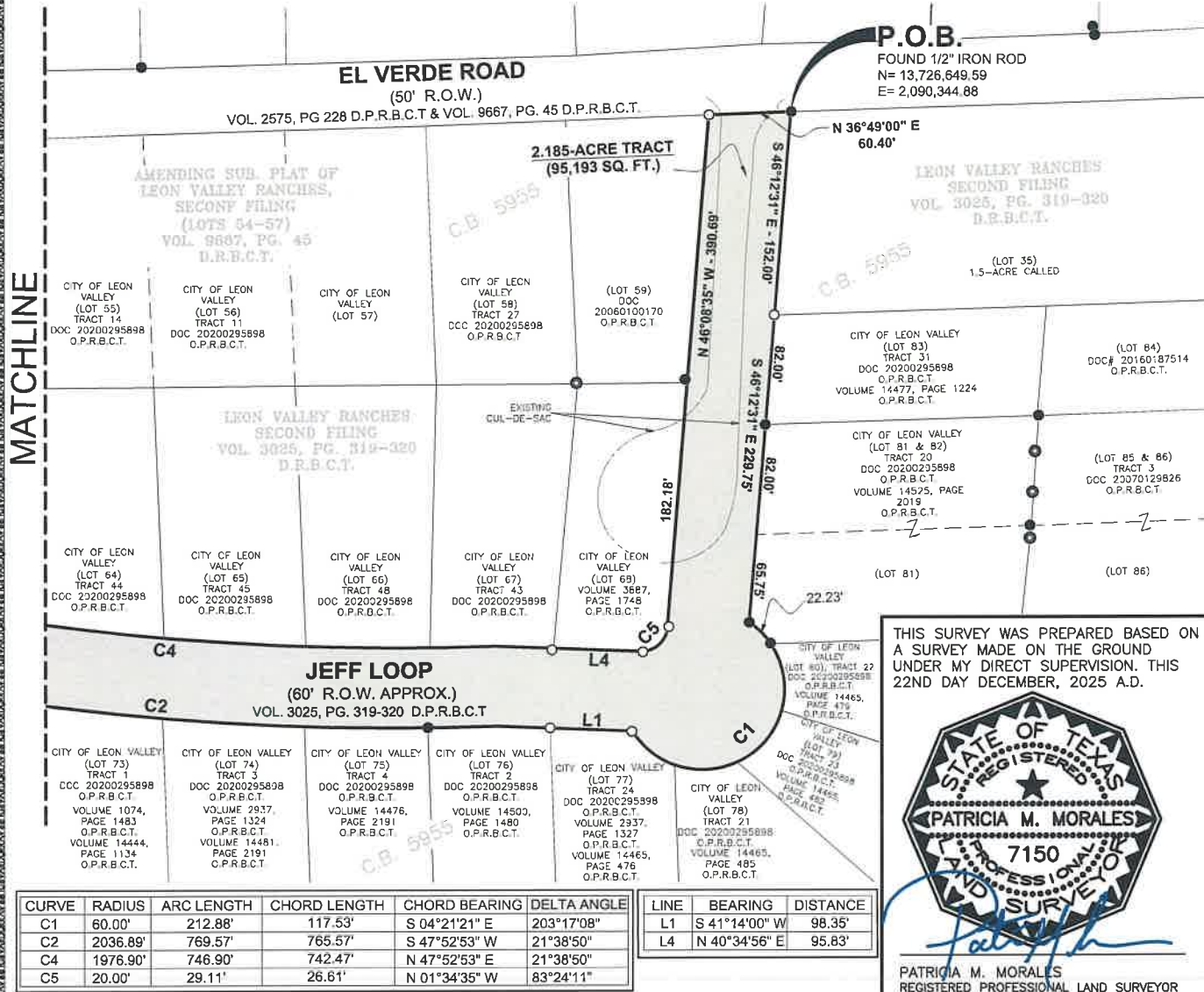
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

**LEGEND:**

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- () RECORD
- FENCE POST
- FENCE



LOCATION MAP N.T.S.



THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS 22ND DAY DECEMBER, 2025 A.D.



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	212.88'	117.53'	S 04°21'21" E	203°17'08"
C2	2036.89'	769.57'	765.57'	S 47°52'53" W	21°38'50"
C4	1976.90'	746.90'	742.47'	N 47°52'53" E	21°38'50"
C5	20.00'	29.11'	26.61'	N 01°34'35" W	83°24'11"

LINE	BEARING	DISTANCE
L1	S 41°14'00" W	98.35'
L4	N 40°34'56" E	95.83'

**EXHIBIT OF :**

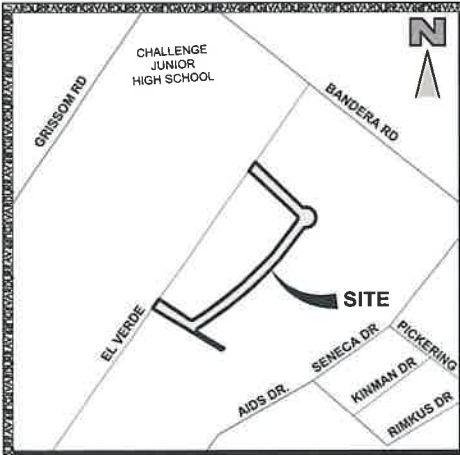
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DRAWN BY:	PM
JOB NO:	230156.000
SURVEYED:	Nov. 2025
SHEET:	<b>4 OF 5</b>

PLOT DATE: 12-22-2025

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 1019488

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATION MAP N.T.S.

**NOTES:**

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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. 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.

60' 0 60' 120'

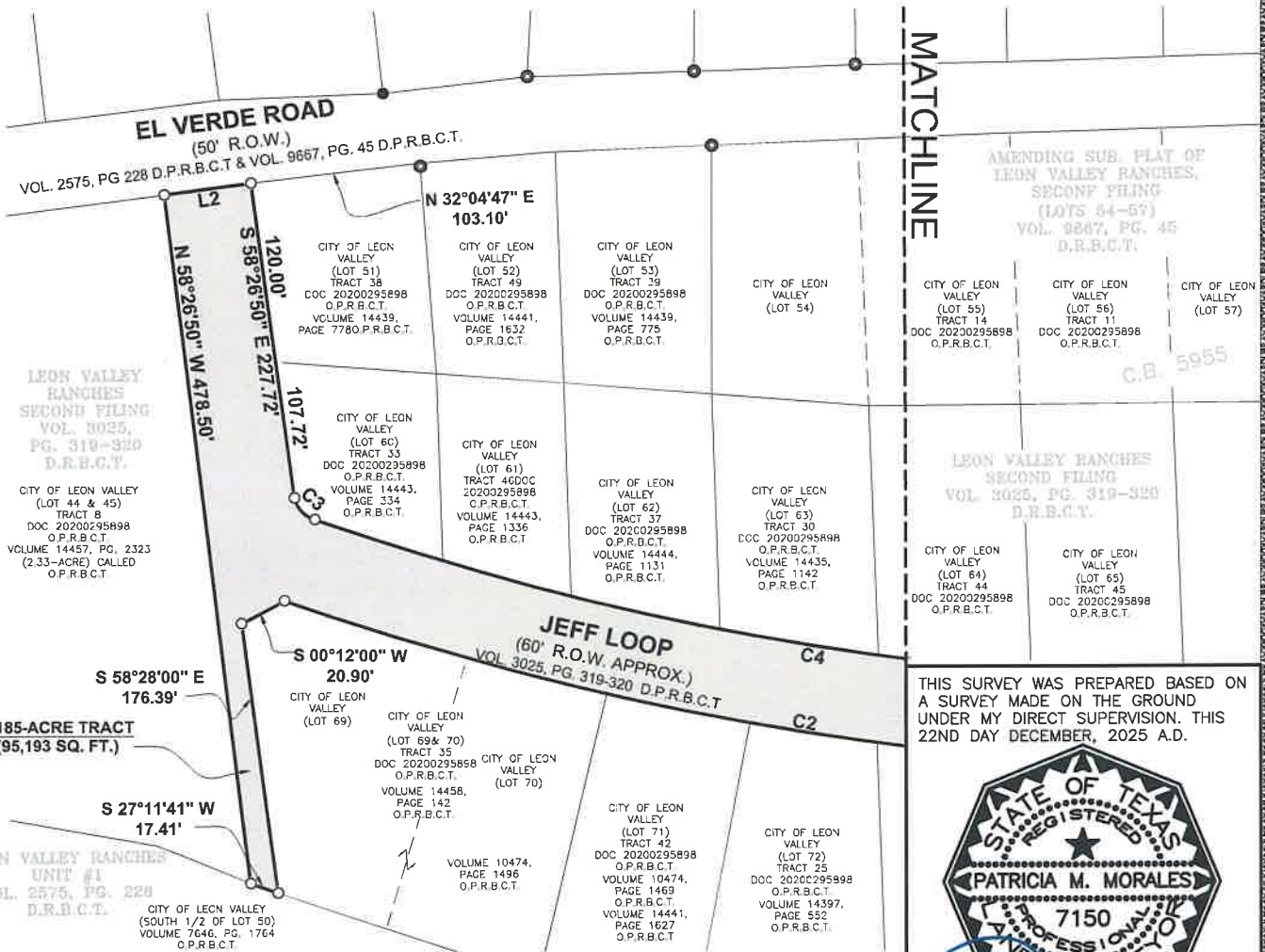
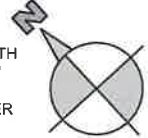
SCALE: 1" = 120'

**REFERENCES:**

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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- 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"
- () RECORD



**2.185-ACRE TRACT  
(95,193 SQ. FT.)**

THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS 22ND DAY DECEMBER, 2025 A.D.



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	2036.89'	769.57'	765.57'	S 47°52'53" W	21°38'50"
C3	20.00'	22.02'	20.92'	S 87°11'27" E	63°04'58"
C4	1976.90'	746.90'	742.47'	N 47°52'53" E	21°38'50"

LINE	BEARING	DISTANCE
L2	N 32°04'47" E	60.00'

PLOT DATE: 12-22-2025

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

Engineering License #E-10053

Ardorra Group, Inc.  
Surveying Firm 10194688

**EXHIBIT OF :**

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**5 OF 5**