FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6	NH ( )M		1
STATE	STATE DIST. NO.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP 1604

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET (PART I)
2 - 11	PARCELS 4 - 32

PLANS OF PROPOSED RIGHT OF WAY PROJECT

LP 1604
BEXAR COUNTY

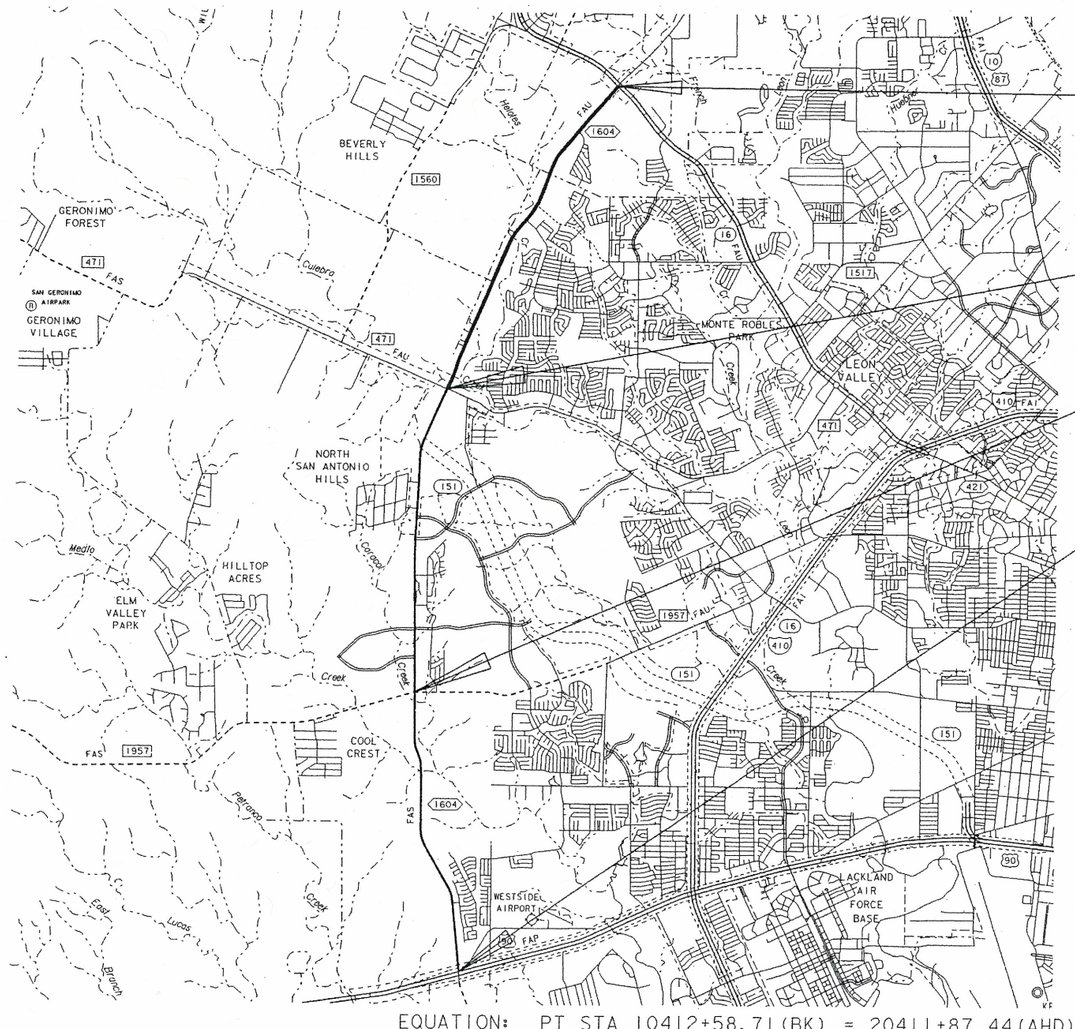
R.O.W. MAP PREPARED BY:
POZNECKI-CAMARILLO & ASSOC., INC.

ACCOUNT NO.
PROJECT DESIGNATOR NO.
FROM: SH 16
TO: US 90
PROJECT LENGTH: 66,763.51 FT = 12.645 MILES

PART I

LIMITS: FROM SH 16, S TO FM 471

NET LENGTH: STA 10276+00 - 20525+00 = 24,971.27 FT = 4.729 MILES



BEGIN PART I
BEGIN PROJECT NH ( )M
BEGIN ACCOUNT
CONTROL 2452-01-021
STA 10276+00
MILE MARKER 27.7120

END PART I
BEGIN PART II
STA 20525+00
MILE MARKER 22.9810

END PART II
BEGIN PART III
STA 20741+30
MILE MARKER 18.8803

END PART III
END PROJECT NH ( )M
END ACCOUNT
CONTROL 2452-01-021
STA 20942+92.24
MILE MARKER 14.9859

EQUATION: PT STA 10412+58.71(BK) = 20411+87.44(AHD)
NO EXCEPTIONS
NO RAILROADS

LAYOUT SCALE: 1 IN = 5280 FT
PLAN SCALE: 1 IN = 100 FT

RECOMMENDED FOR ACQUISITION OF RIGHT OF WAY: January 11 1995
David R. Balk, P.E.
AREA ENGINEER

APPROVED FOR ACQUISITION OF RIGHT OF WAY: 1/17 1995
Julia L. Bahm SR/WA
DISTRICT RIGHT OF WAY ADMINISTRATOR

APPROVED: 1/17 1995
Julia M. Brown, P.E.
DIR. OF TRANS. PLANNING & DEVELOPMENT

FINAL APPROVAL: 1-17 1995
John P. Kelly, P.E.
DISTRICT ENGINEER

151p2a:mlsc/1604rwts.dgn

NORTH

SCALE : 1" = 100'

J.G. BRADEN ORIGINAL SURVEY No. 302
ABSTRACT No. 71
C.B. 4473

PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472

JABBERWOCKY, INC.
SEE SHEET 3

RECORDED IN
Vol. 9535 Page 0023
PLAT RECORDS

OCOTILLO PROPERTIES
(VOLUME 4328 / PAGES 637–641)
DEED
VOLUME / PAGE
0.413 ACRES
LT. C.L. STA. 10346+00 to STA. 10353+50
REMAINDER 24.596 ACRES +/–

BEGIN R.O.W. ACQUISITION
FROM THE BEGINNING
OF PART I AT S.H. 16 TO STA.
10346+00, NO ADDITIONAL
R.O.W. REQUIRED.

EXISTING R.O.W.

PROPOSED R.O.W.

10'x10' SIGN ESMT.
VOL. 5239 / PG. 1223

20' WIDE ACCESS ESMT.
VOL. 5239 / PG. 1224

10'x10' SIGN ESMT.
VOL. 5239 / PG. 1227

20' WIDE ACCESS ESMT.
VOL. 5239 / PG. 1228

LOOP 1604

℄ LOOP 1604

BRAUN ROAD

MATCH LINE STA. 10359+00

LESLIE ROAD

ZION EVANGELICAL LUTHERAN CHURCH
SEE SHEET 2

NOTE : SEE SHEET 2 FOR
INTERSECTION DETAILS.

NTL LAND HOLDINGS, INC.
(VOLUME 4991 / PAGES 19–35)
DEED
VOLUME / PAGE
0.362 ACRES
RT. C.L. STA. 10348+00.11 to STA. 10353+50
REMAINDER 5.765 ACRES +/–

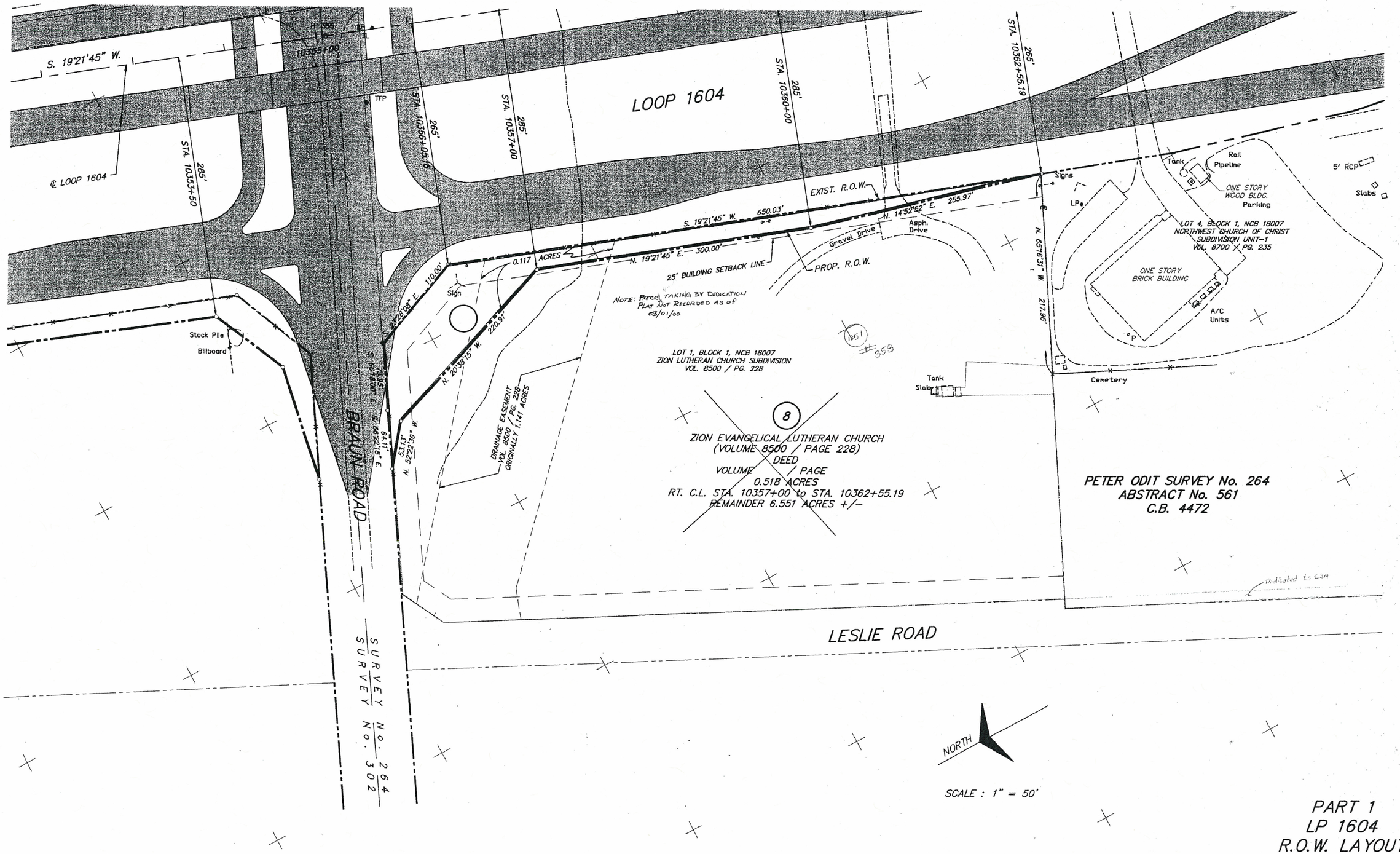
RUBY N. ROUSSEAU
(VOLUME 6013 / PAGES 957–961)
DEED
VOLUME / PAGE
0.026 ACRES
RT. C.L. STA. 10346+00 to STA. 10348+00.11
REMAINDER 20.334 ACRES +/–

CENTERLINE CURVE DATA
P.I. STA. 10344+64.00
DELTA = 20°12'32"
T = 680.70'
L = 1347.26'
R = 3819.72'

SURVEY No. 264
SURVEY No. 302

PART 1
LP 1604
R.O.W. LAYOUT

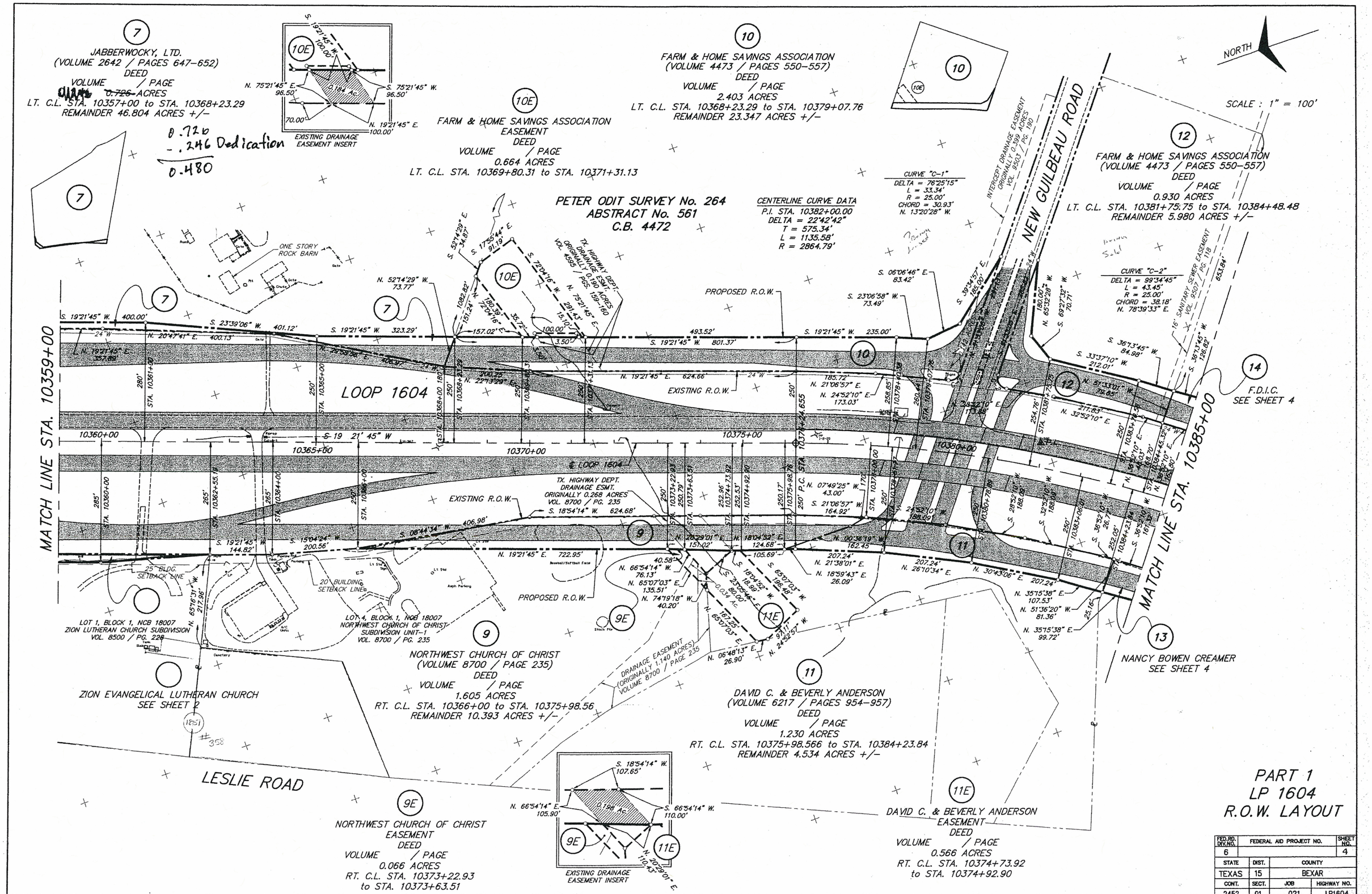
FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			2
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604



PART 1
LP 1604
R.O.W. LAYOUT

BRAUN ROAD
INTERSECTION DETAIL

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			3
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604



PART 1
LP 1604
R.O.W. LAYOUT

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			4
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604

dedication estimated at 80' X 225' = 18,000 ft or 0.413 ac.

NORTH

SCALE : 1" = 100'

(17E)
MORTON SOUTHWEST, CO.
EASEMENT
DEED
VOLUME / PAGE
0.690 ACRES
LT. C.L. STA. 10407+10.32 to STA. 20408+70.37

(14)
FEDERAL DEPOSIT INSURANCE CORPORATION
(VOLUME 5225 / PAGES 1703–1708)
DEED
VOLUME / PAGE
1.475 ACRES
LT. C.L. STA. 10384+48.48 to STA. 10391+92.21
REMAINDER 9.525 ACRES +/–

(16)
FEDERAL DEPOSIT INSURANCE CORPORATION
(VOLUME 5225 / PAGES 1718–1723)
DEED
VOLUME / PAGE
1.509 ACRES
LT. C.L. STA. 10393+22.20 to STA. 10403+28.59
REMAINDER 12.491 ACRES +/–

(17)
MORTON SOUTHWEST, CO.
(VOLUME 5043 / PAGES 990–995)
DEED
VOLUME / PAGE
0.856 ACRES
LT. C.L. STA. 10403+28.59 to STA. 20414+00
REMAINDER 11.947 ACRES +/–

(13)
NANCY BOWEN CREAMER
(VOLUME 2275 / PAGE 45)
DEED
VOLUME / PAGE
0.723 ACRES
RT. C.L. STA. 10384+23.84 to STA. 10387+38.46
REMAINDER 0.665 ACRES +/–

(15)
NANCY BOWEN CREAMER
(VOLUME 1929 / PAGES 622–623)
DEED
VOLUME / PAGE
0.783 ACRES
RT. C.L. STA. 10388+23.45 to STA. 10379+00
REMAINDER 12.510 ACRES +/–

PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472

T.S. TATUM SURVEY No. 219
ABSTRACT No. 756
C.B. 4471

ED J. GALM SURVEY No. 85 1/2
ABSTRACT No. 1146
C.B. 4500

MATCH LINE STA. 10385+00

MATCH LINE STA. 10411+00

BOWENS CROSSING

LOOP 1604

LESLIE ROAD

GUILBEAU LANE

HELOTES CREEK

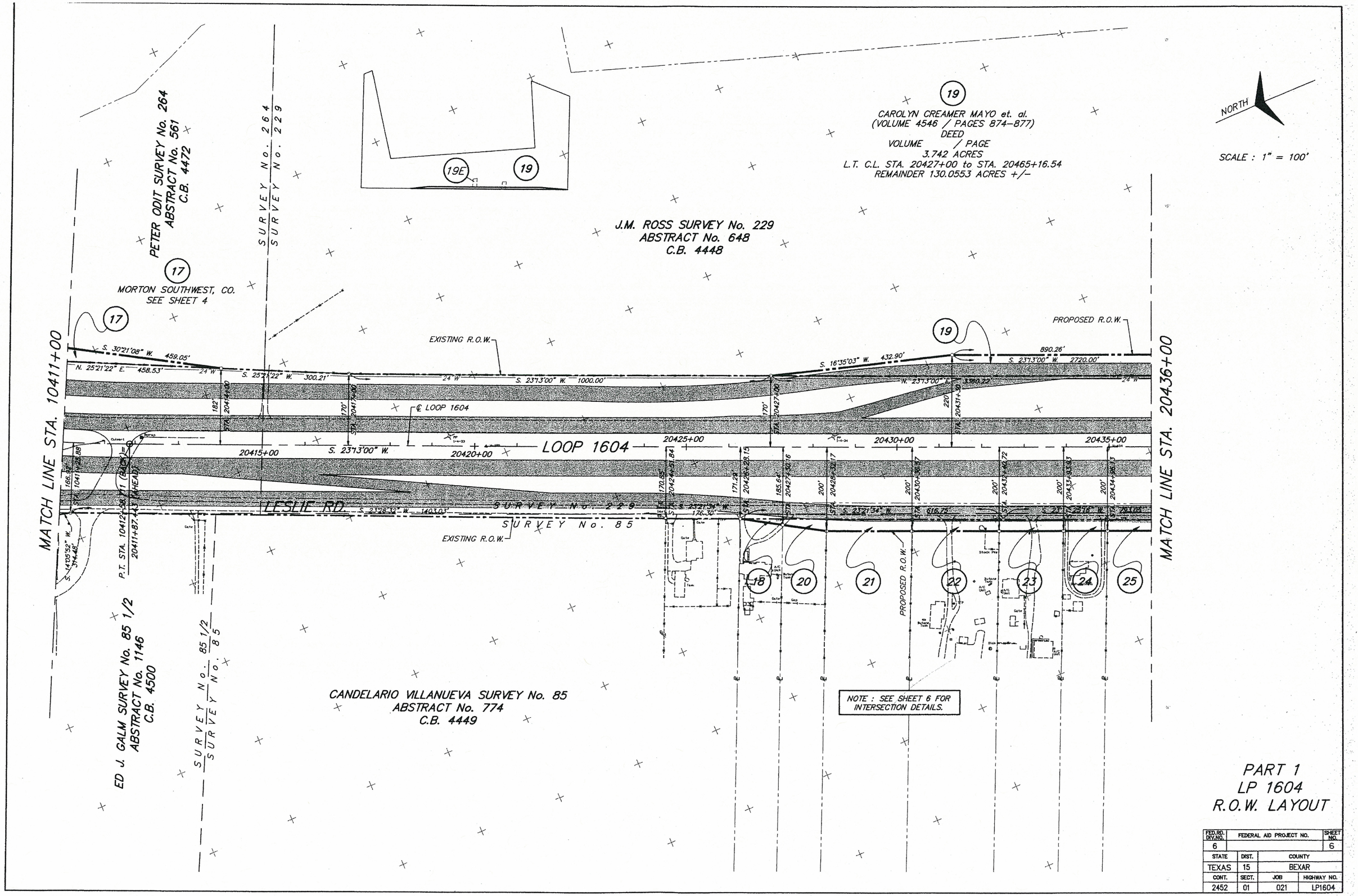
ONE STORY BURNED & ABANDONED STUCCO & ROCK HOUSE

NOTE: Partial TAKING BY DEDICATION. PLAT NOT RECORDED AS OF 03/01/00.

CENTERLINE CURVE DATA
P.I. STA. 10406+35.86
DELTA = 18°51'27"
T = 634.32'
L = 1257.17'
R = 3819.72'

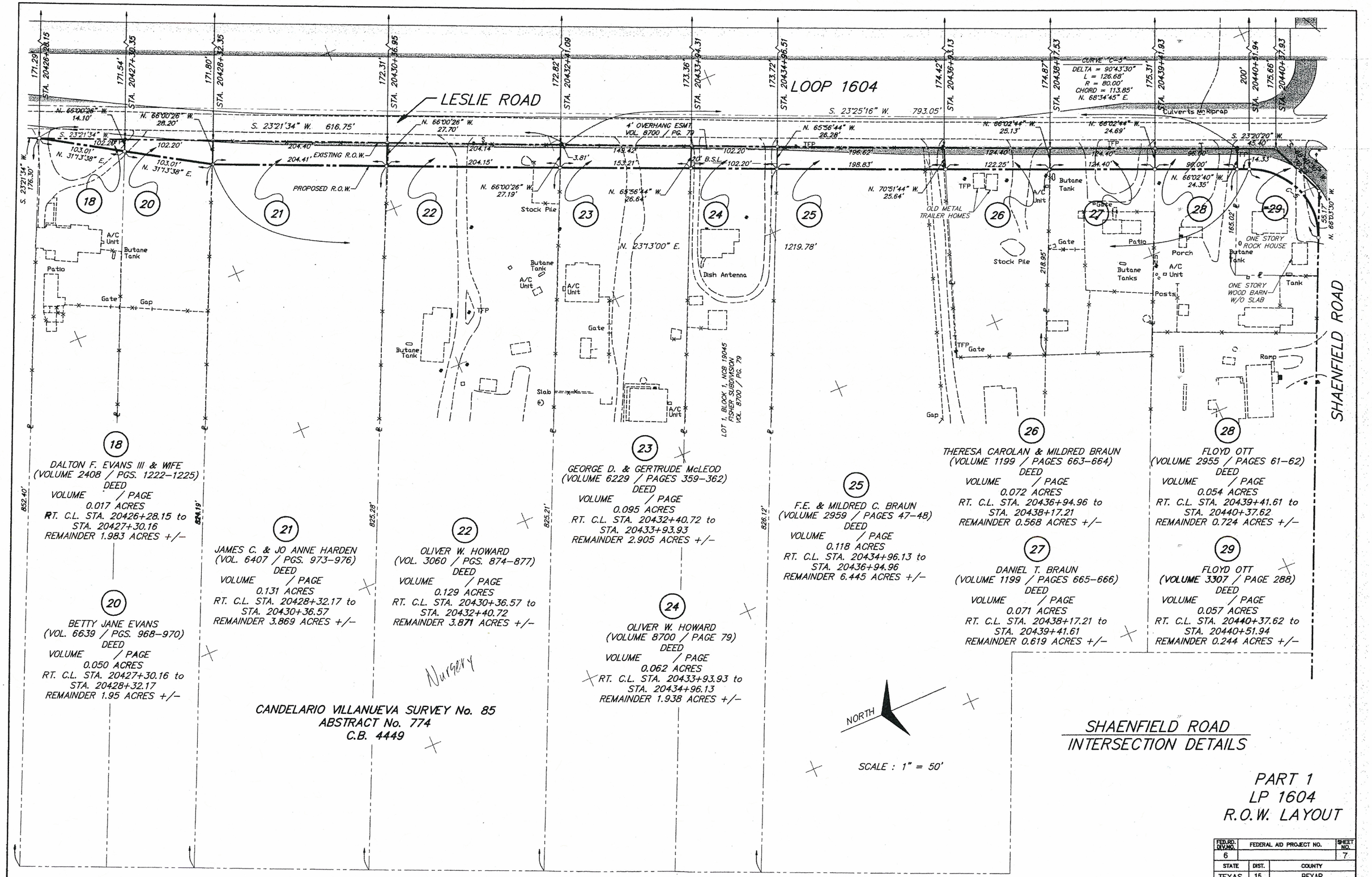
PART 1
LP 1604
R.O.W. LAYOUT

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			5
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604



PART 1
LP 1604
R.O.W. LAYOUT

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			6
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604



18
DALTON F. EVANS III & WIFE
(VOLUME 2408 / PGS. 1222–1225)
DEED
VOLUME / PAGE
0.017 ACRES
RT. C.L. STA. 20426+28.15 to
STA. 20427+30.16
REMAINDER 1.983 ACRES +/–

20
BETTY JANE EVANS
(VOL. 6639 / PGS. 968–970)
DEED
VOLUME / PAGE
0.050 ACRES
RT. C.L. STA. 20427+30.16 to
STA. 20428+32.17
REMAINDER 1.95 ACRES +/–

21
JAMES C. & JO ANNE HARDEN
(VOL. 6407 / PGS. 973–976)
DEED
VOLUME / PAGE
0.131 ACRES
RT. C.L. STA. 20428+32.17 to
STA. 20430+36.57
REMAINDER 3.869 ACRES +/–

22
OLIVER W. HOWARD
(VOL. 3060 / PGS. 874–877)
DEED
VOLUME / PAGE
0.129 ACRES
RT. C.L. STA. 20430+36.57 to
STA. 20432+40.72
REMAINDER 3.871 ACRES +/–

23
GEORGE D. & GERTRUDE McLEOD
(VOLUME 6229 / PAGES 359–362)
DEED
VOLUME / PAGE
0.095 ACRES
RT. C.L. STA. 20432+40.72 to
STA. 20433+93.93
REMAINDER 2.905 ACRES +/–

24
OLIVER W. HOWARD
(VOLUME 8700 / PAGE 79)
DEED
VOLUME / PAGE
0.062 ACRES
RT. C.L. STA. 20433+93.93 to
STA. 20434+96.13
REMAINDER 1.938 ACRES +/–

25
F.E. & MILDRED C. BRAUN
(VOLUME 2959 / PAGES 47–48)
DEED
VOLUME / PAGE
0.118 ACRES
RT. C.L. STA. 20434+96.13 to
STA. 20436+94.96
REMAINDER 6.445 ACRES +/–

26
THERESA CAROLAN & MILDRED BRAUN
(VOLUME 1199 / PAGES 663–664)
DEED
VOLUME / PAGE
0.072 ACRES
RT. C.L. STA. 20436+94.96 to
STA. 20438+17.21
REMAINDER 0.568 ACRES +/–

27
DANIEL T. BRAUN
(VOLUME 1199 / PAGES 665–666)
DEED
VOLUME / PAGE
0.071 ACRES
RT. C.L. STA. 20438+17.21 to
STA. 20439+41.61
REMAINDER 0.619 ACRES +/–

28
FLOYD OTT
(VOLUME 2955 / PAGES 61–62)
DEED
VOLUME / PAGE
0.054 ACRES
RT. C.L. STA. 20439+41.61 to
STA. 20440+37.62
REMAINDER 0.724 ACRES +/–

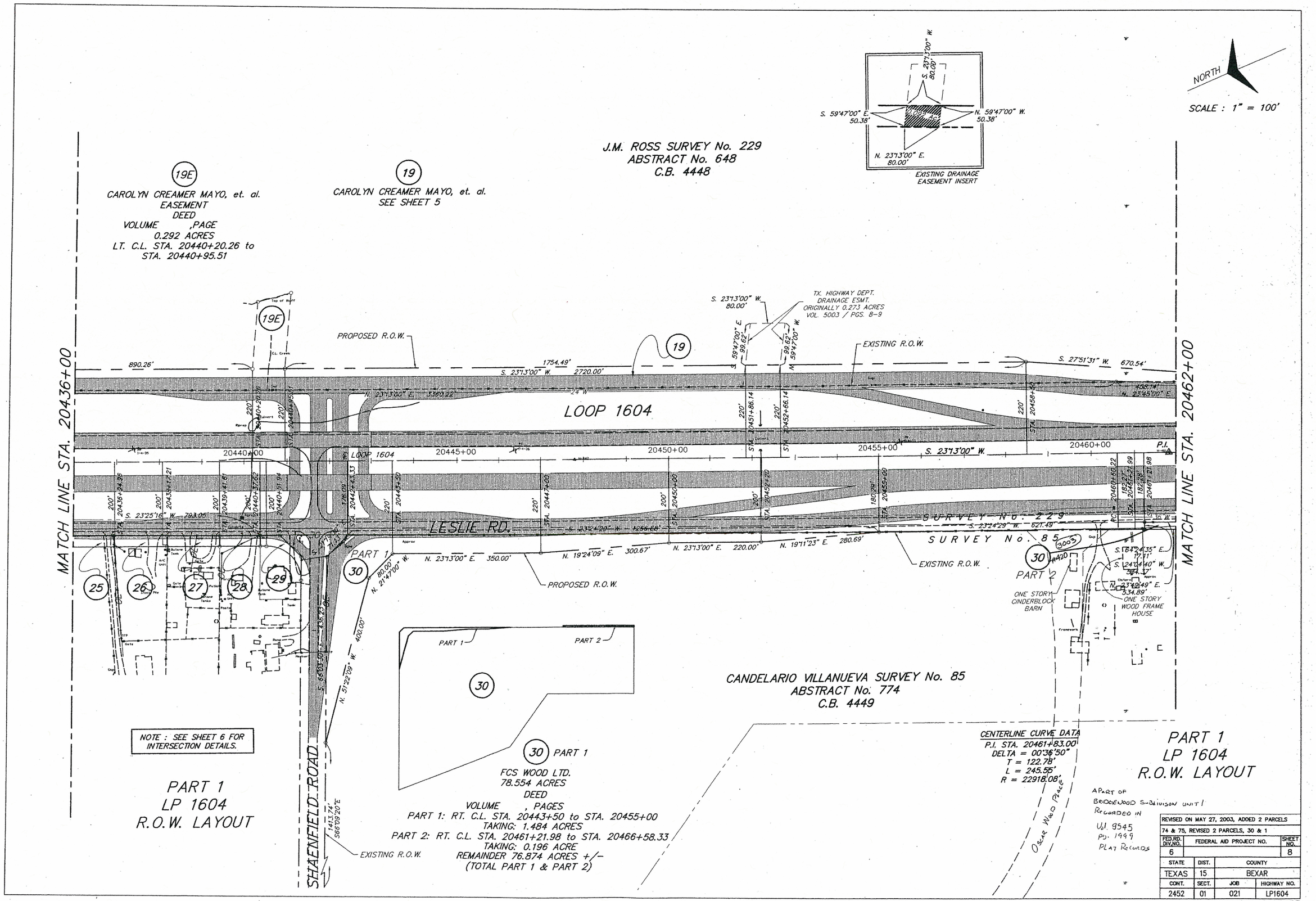
29
FLOYD OTT
(VOLUME 3307 / PAGE 288)
DEED
VOLUME / PAGE
0.057 ACRES
RT. C.L. STA. 20440+37.62 to
STA. 20440+51.94
REMAINDER 0.244 ACRES +/–

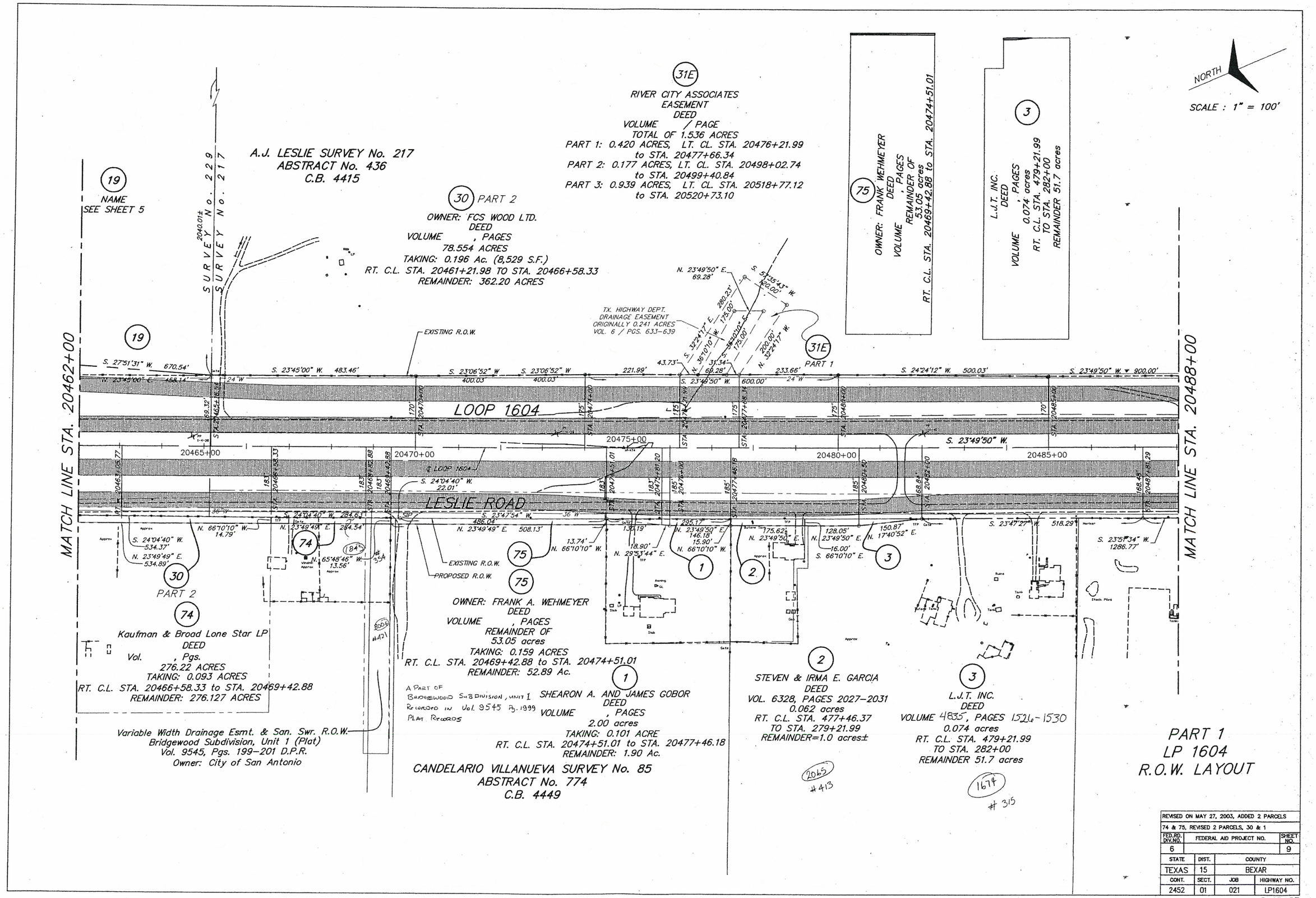
CANDELARIO VILLANUEVA SURVEY No. 85
ABSTRACT No. 774
C.B. 4449

SHAENFIELD ROAD
INTERSECTION DETAILS

PART 1
LP 1604
R.O.W. LAYOUT

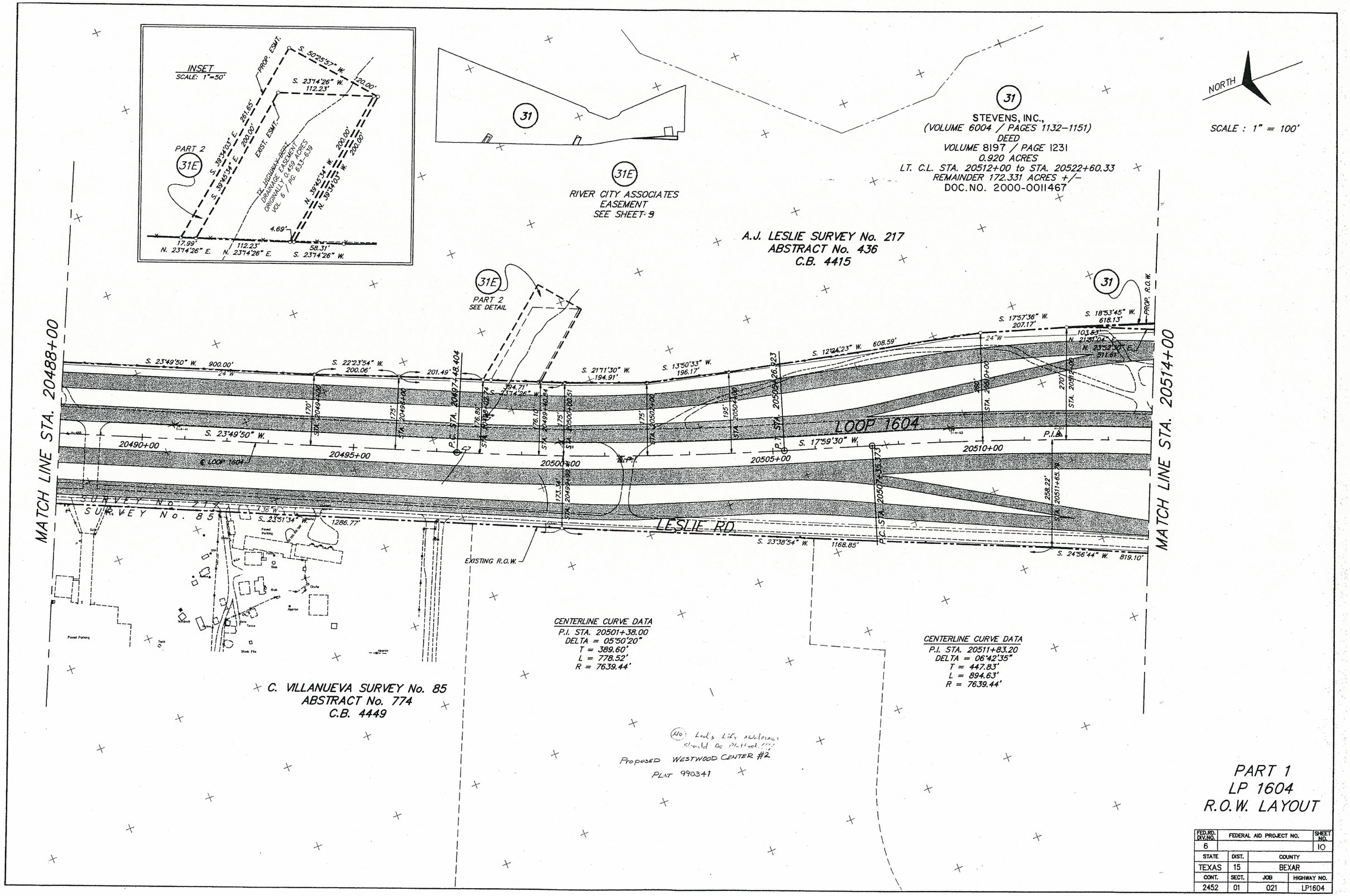
FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			7
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604


NORTH
SCALE : 1" = 100'
S. 23°13'00" W. 80.00'
S. 59°47'00" E. 50.38'
N. 59°47'00" W. 50.38'
N. 23°13'00" E. 80.00'
EXISTING DRAINAGE EASEMENT INSERT
J.M. ROSS SURVEY No. 229
ABSTRACT No. 648
C.B. 4448
19E
CAROLYN CREAMER MAYO, et. al.
EASEMENT
DEED
VOLUME ,PAGE
0.292 ACRES
LT. C.L. STA. 20440+20.26 to
STA. 20440+95.51
19
CAROLYN CREAMER MAYO, et. al.
SEE SHEET 5
TX. HIGHWAY DEPT.
DRAINAGE ESMT.
ORIGINALLY 0.273 ACRES
VOL. 5003 / PGS. 8-9
PROPOSED R.O.W.
EXISTING R.O.W.
890.26'
1754.49'
S. 23°13'00" W.
2720.00'
S. 27°51'31" W.
670.54'
LOOP 1604
MATCH LINE STA. 20436+00
MATCH LINE STA. 20462+00
20440+00
20445+00
20450+00
20455+00
20460+00
P.I.
LESLIE RD.
SURVEY No. 229
SURVEY No. 85
S. 23°25'16" W. 793.05'
N. 23°13'00" E. 350.00'
N. 19°24'09" E. 300.67'
N. 23°13'00" E. 220.00'
N. 19°11'23" E. 280.69'
S. 23°24'29" W. 621.49'
PART 1
PART 2
ONE STORY CINDERBLOCK BARN
ONE STORY WOOD FRAME HOUSE
SHAENFIELD ROAD
N. 51°22'09" W. 402.00'
N. 21°47'00" W. 80.00'
S. 66°09'20" E. 1413.71'
NOTE : SEE SHEET 6 FOR INTERSECTION DETAILS.
PART 1
LP 1604
R.O.W. LAYOUT
FCS WOOD LTD.
78.554 ACRES
DEED
VOLUME , PAGES
PART 1: RT. C.L. STA. 20443+50 to STA. 20455+00
TAKING: 1.484 ACRES
PART 2: RT. C.L. STA. 20461+21.98 to STA. 20466+58.33
TAKING: 0.196 ACRE
REMAINDER 76.874 ACRES +/-
(TOTAL PART 1 & PART 2)
CANDELARIO VILLANUEVA SURVEY No. 85
ABSTRACT No. 774
C.B. 4449
CENTERLINE CURVE DATA
P.I. STA. 20461+83.00
DELTA = 00°36'50"
T = 122.78'
L = 245.55'
R = 22918.08'
OSCAR WILD PLACE
A PART OF
BRIDGEWOOD SUBDIVISION UNIT 1
RECORDED IN
VOL. 9545
PG. 1999
PLAT RECORDS
PART 1
LP 1604
R.O.W. LAYOUT
REVISED ON MAY 27, 2003, ADDED 2 PARCELS
74 & 75, REVISED 2 PARCELS, 30 & 1
FED.RD. DIV.NO. 6
FEDERAL AID PROJECT NO.
SHEET NO. 8
STATE TEXAS
DIST. 15
COUNTY BEXAR
CONT. 2452
SECT. 01
JOB 021
HIGHWAY NO. LP1604
6-13-03



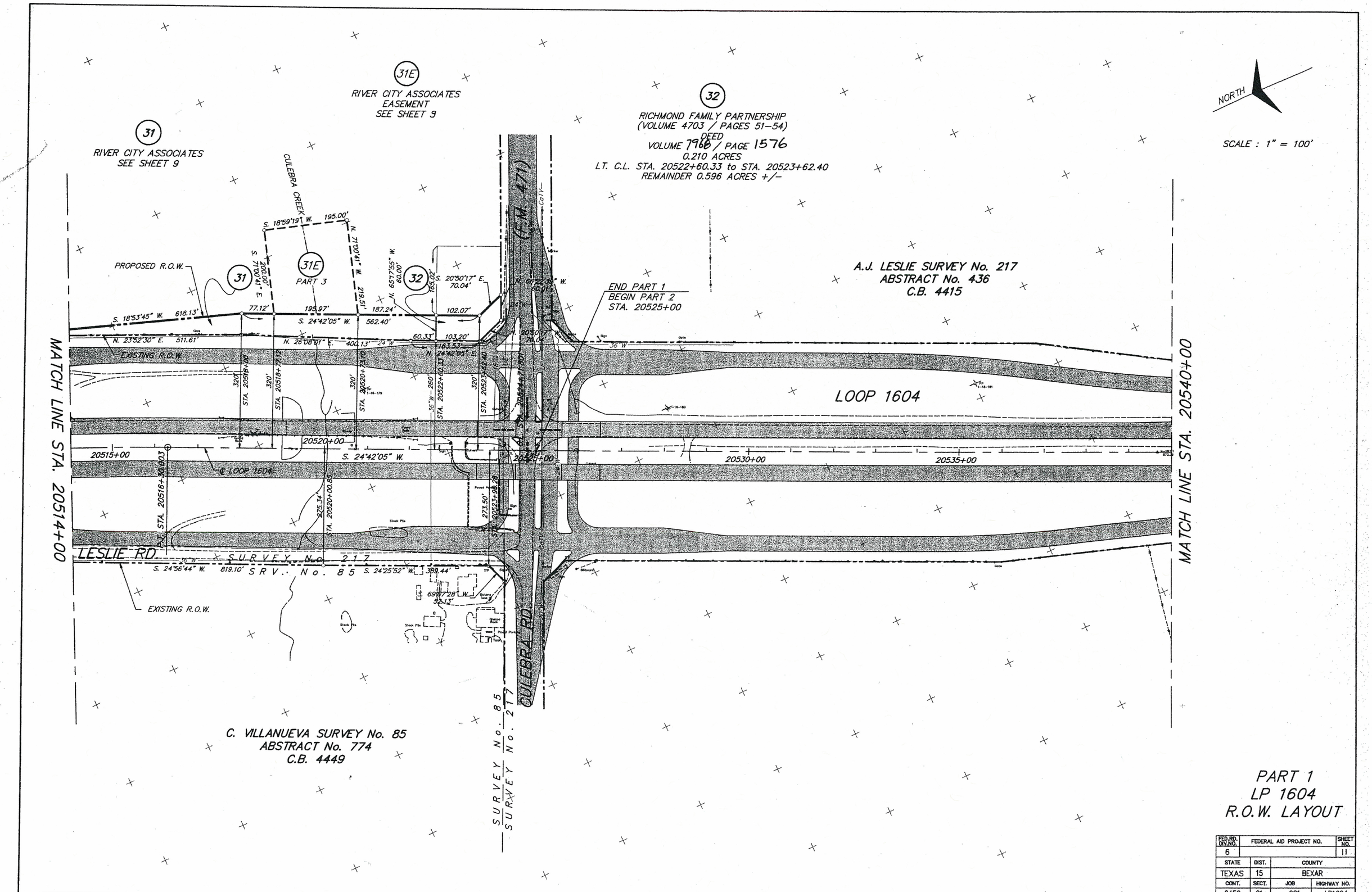
REVISED ON MAY 27, 2003, ADDED 2 PARCELS			
74 & 75, REVISED 2 PARCELS, 30 & 1			
FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			9
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604

6-13-03



PART 1
LP 1604
R.O.W. LAYOUT

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			10
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604



PART 1
LP 1604
R.O.W. LAYOUT

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			11
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604