

No. \_\_\_\_\_



# UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**TOPIC** \_\_\_\_\_ Discussion and possible action pertaining to the acceptance of an approximate 12,000 square foot tract of land between the 30 acres the United Independent School District acquired from San Isidro Northeast, Ltd. for the new United High School and the extension of International Boulevard North of Loop 20 to be used as an additional exit from the new United High School as set forth on Exhibit "B"

**SUBMITTED BY:** Kenneth Valls **OF:** Real Estate Attorney

**APPROVED FOR TRANSMITTAL TO SCHOOL BOARD:** \_\_\_\_\_

**DATE ASSIGNED FOR BOARD CONSIDERATION:** June 20, 2007

**RECOMMENDATION:**

**RATIONALE:**

**BUDGETARY INFORMATION**

**BOARD POLICY REFERENCE AND COMPLIANCE**

**METES AND BOUNDS DESCRIPTION**  
**12,863 SQUARE FOOT TRACT**

A tract of land containing 12, 863 square feet of land, more or less, being out of Porcion 20, Bautista Garcia, Original Grantee and being out of that certain 2,307.116 acre tract, called 2,389.5 acres, known as the San Isidro Ranch recorded in Volume 1395, Page 85, of the Webb County Deed Records, same being out of 570.287 acre tract known as San Isidro Northeast recorded in Volume 1450, Pages 868-874, Webb County Official Public Records, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the northeast corner of Lot 1, Block 2, San Isidro East Point Subdivision Unit 2, recorded in Volume 20, Pages 47-49, Webb County Map Records;

THENCE, N 65°35'43" E, along the north line of a 12.05 acre tract, recorded in Volume 926, Pages 615-617, Webb County Official Public Records, same being the south line of the Killam "K-1" tract, recorded in Volume 540, Pages 632-634, Webb County Official Public Records, a distance of 156.38 feet to a found 1/2 inch iron rod, the northwest corner of said San Isidro Northeast tract;

THENCE, N 66°47'16" E, continuing along the south line of said Killam "K-1" Tract, same being the north line of 30.00 acre tract a distance of 1,458.04 feet to a found 1/2 inch iron rod, the northeast corner of said San Isidro Northeast tract;

THENCE, S 01°55'14" W, leaving the north line of said San Isidro Northeast tract a distance of 429.96 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE, S 88°04'46" E, a distance of 229.25 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 46°55'14" E, a distance of 28.28 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 01°55'14" W, a distance of 90.00 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, N 43°04'46" W, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 88°04'46" W, a distance of 229.25 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, N 01°55'14" E, along the west line of said tract, a distance of 50.00 feet to return to and close at the Point of Beginning, containing 12,863 square feet of land.

**EXHIBIT "B"**

**METES AND BOUNDS DESCRIPTION  
12,863 SQUARE FOOT TRACT**

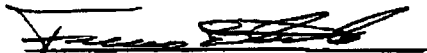
**Basis of Bearings:**

A found 1/2 inch iron rod at the northwest corner of the Lot 1, Block 2 and a found 1/2 inch iron rod at a deflection point of on Lot 1, Block 2 of San Isidro East Point Subdivision Unit 2 as recorded in Volume 20, Pages 47-49, Webb County Map Records.

Called: N 66°49'16" E, a distance of 715.42 feet  
Measured: N 66°49'16" E, a distance of 715.47 feet

**State of Texas:  
County of Webb:**

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were properly placed or located under my supervision.

  
R.P.L.S. No. 5862-Texas

12-15-06  
Current Date



**EXHIBIT "B"**  
Page 2 of 2

