



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: December 18, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the CPS Aerial Electric Line Right-of-Way (ROW) agreement for the Pat Booker Property located in Bexar County, Texas.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board of Trustees approve the proposed CPS Aerial Electric Line Right-of-Way (ROW) agreement, located at the site of the Pat Booker Property in Bexar County, Texas.

IMPACT/RATIONALE:

Approval of the proposed CPS Aerial Electric Line Right-of-Way (ROW) agreement, located at the site of the Pat Booker Property in Bexar County, Texas, will allow City Public Service (CPS) an aerial easement and right-of-way for overhead electric transmission and distribution lines, consisting of variable number of wires and cables, and all necessary or desirable appurtenances at or near the location. The location is 0.004 of an acre out of a 3.460-acre tract of land, commencing at sixteen (16) feet above the existing grade level, out of the Francisco Villareal Survey Number 309, Abstract Number 776, County Block 5048 in Bexar County, Texas

BOARD ACTION REQUESTED:

Approval/Disapproval

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

AERIAL ELECTRIC LINE RIGHT-OF-WAY AGREEMENT

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

That JUDSON INDEPENDENT SCHOOL DISTRICT ("Grantor" whether singular or plural) acting by and through its duly authorized officers, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid by the CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, a Municipal Board of the CITY OF SAN ANTONIO, in Bexar County, Texas, created pursuant to the authority contained in § 1502.070 of the Texas Government Code, and its predecessor statute; the receipt and sufficiency of which is hereby acknowledged and confessed, has granted, sold and conveyed and by these presents does grant, sell and convey unto the CITY OF SAN ANTONIO, as a part of its electric and gas system ("Grantee"), whose mailing address is P. O. Box 1771, San Antonio, Texas 78296, an aerial easement and right- of-way for overhead electric transmission and distribution lines consisting of variable numbers of wires and cables, and all necessary or desirable appurtenances at or near the location, and along the general courses now located and staked out by Grantee, over and upon the following described lands located in Bexar County, Texas, to-wit:

Being a 0.004 of an acre commencing at a height of sixteen (16) feet above existing grade level, out of a 3.460 acre tract of land, being out of a 10.704 acre tract of land, out of a 74 ½ acre tract, and being out of the Francisco Villareal Survey Number 309, Abstract Number 776, County Block 5048, as described in deed recorded in Document No. 20200133466, Official Public Record of Bexar County, Texas.

Said aerial easement and right-of-way being more particularly described and shown by field notes and drawing marked Exhibits "A" and "B" attached hereto and made a part hereof.

Together with the right of ingress and egress over Grantor's adjacent lands and along said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and removing said lines and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands by standard industry practices employed in vegetation management, all trees, and parts thereof, any vegetation or obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto, and Grantor agrees that no buildings or structure of any kind will hereafter be erected or placed by Grantor, Grantor's successors and assigns on said easement right-of-way herein granted, so long as this easement remains in effect; and the right of exercising all other rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto Grantee, Grantee's successors and assigns, until the use of said easement by Grantee shall be permanently abandoned.

And Grantor does hereby bind Grantor, Grantor's successors and assigns, to warrant and forever defend all and singular the above described easement and rights unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED TO BE EFFECTIVE this _____ day of _____, 2025.

JUDSON INDEPENDENT SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

STATE OF _____ §

_____ §

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name), _____ (Title), on behalf of JUDSON INDEPENDENT SCHOOL DISTRICT.

Notary Public, State of Texas

Exhibit "A"

METES AND BOUNDS DESCRIPTION FOR AN AERIAL ELECTRIC EASEMENT

0.004 of an acre easement, on a called 3.460 acre tract of land described in Special Warranty Deed to Judson Independent School District recorded as Document Number 20200133466 of the Official Public Records of Bexar County Texas; situated in the Francisco Villareal Survey No. 309, Abstract 776, County Block 5048, of the City of Live Oak, Bexar County, Texas. Aforementioned easement being more particularly described below. Bearings reported herein are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

COMMENCING: At a 1/2" Iron Rod with a plastic cap stamped "BMB" found on the South Right-Of-Way line of Pat Booker Road, a variable width public Right-Of-Way, and the North line of said 3.460 acre tract;

THENCE: S 64°52'05" E – 256.72 feet, to a calculated point on said South Right-Of-Way line of Pat Booker Road, and the North line of said 3.460 acre tract point, from which a 1/2" Iron Rod found on said South Right-Of-Way line of Pat Booker Road, and at the North corner of Lot 6, Block 17 of the Replat establishing Live Oak Soccer as recorded in Volume 9676, Page 154 of the Deed and Plat Records of Bexar County, Texas, conveyed in Special Warranty Deed to Drago Real Estate, LLC as recorded in Volume 18297, Page 2296 of said Official Public Records, Bears S 64°52'05" E – 177.30 feet;

THENCE: Departing said South Right-Of-Way line of Pat Booker Road, the North line of said 3.460 acre tract, over and across said 3.460 acre tract, the following Six (6) courses:

1. S 25°07'55" W – 14.00 feet, to the East corner of a Variable Width Electric Easement, Surveyed Concurrently;
2. S 33°18'50" W – 43.07 feet, along and with the Southeast line of said Variable Width Electric Easement, to a point on the North Building line, to the **POINT OF BEGINNING** and for the East corner of this herein described easement;
3. S 33°18'50" W – 29.40 feet, crossing into said building to the South corner of this herein described easement;
4. N 56°41'10" W – 4.00 feet, to the West line of said building, to the West corner of this herein described easement;

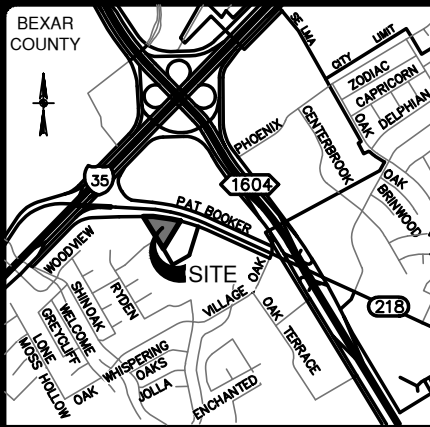
5. N 25°14'29" E – 28.55 feet, along and with said West building line to the North corner of said building, and for the North corner of this herein described easement;
6. S 64°47'13" E – 8.08 feet, along and with said North Building line, to the **POINT OF BEGINNING** and containing 0.004 of an acre, (174 square feet) more or less, in the City of Live Oak, Bexar County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 13589-00 by Pape-Dawson Engineers.

Jordan R. Garrett



PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: October 9, 2025
REVISED: October 22, 2025
JOB NO. 13589-00
DOC. ID. \\pape-dawson.com\shares\N\CIVIL\13589-00\Word\13589-00 FN 0.004 AC.docx

Exhibit "B"



LOCATION MAP

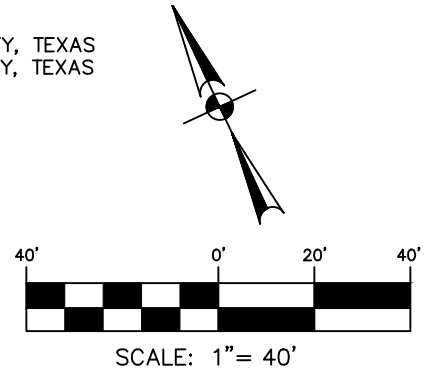
NOT-TO-SCALE

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- (XX) STAMPED INSCRIPTION
- FOUND 1/2" IRON ROD
- △ POINT FOR CORNER

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 13589-00 BY PAPE-DAWSON.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES ARE SHOWN IN U.S. SURVEY FEET.



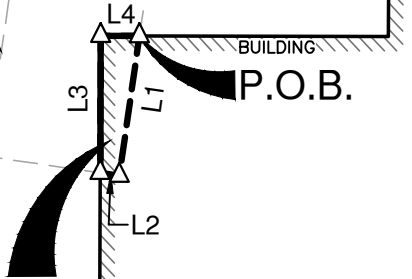
PAT BOOKER ROAD

(VARIABLE WIDTH PUBLIC R.O.W.)

P.O.C.
(BMB)

VARIABLE WIDTH ELECTRIC EASEMENT
(SURVEYED CONCURRENTLY)

CALLLED 3.460 ACRE TRACT
JUDSON INDEPENDENT SCHOOL DISTRICT
(DOCUMENT NUMBER 20200133466 O.P.R.)



VARIABLE WIDTH
TELEPHONE
EASEMENT
(VOLUME 6574, PAGE
1093 O.P.R.)

LOT 6, BLOCK 17
LIVE OAK SOCCER
(VOLUME 9676, PAGE 154 D.P.R.)
DRAGO REAL ESTATE, LLC
(VOL. 18297, PG. 2296 O.P.R.)

AERIAL ELECTRIC EASEMENT
0.004 OF AN ACRE
(174 SQUARE FEET MORE OR LESS)

FRANCISCO VILLARIAL
SURVEY NO. 309
ABSTRACT 776

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°18'50"W	29.40'
L2	N56°41'10"W	4.00'
L3	N25°14'29"E	28.55'
L4	S64°47'13"E	8.08'



Jordan R. Garrett

PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

OCTOBER 9, 2025

REVISED: OCTOBER 22, 2025

SHEET 1 OF 1
JOB No.:13589-00