



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**Meeting Date:** December 18, 2025

**Submitted By:** Daniel Brooks  
**Title:** Assistant Superintendent

**Agenda Item:** Consider and take action approving the CPS 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 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 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 electric 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 a 0.041-acre tract of land, 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.**

**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 Grantor's 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 electric 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 0.041 acre tract of land 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, 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 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 A VARIABLE WIDTH ELECTRIC EASEMENT

0.041 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;

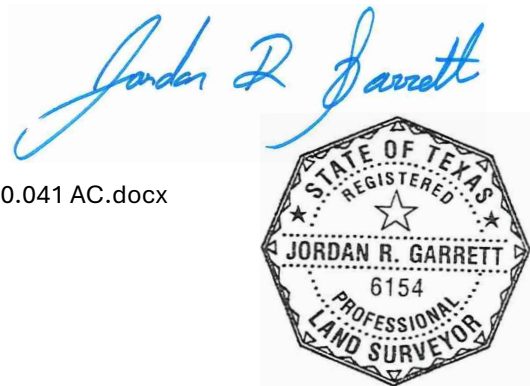
THENCE: S 64°52'05" E – 228.43 feet, to a calculated point on said South Right-Of-Way line of Pat Booker Road, and the North line of said 3.460 acre tract point, from which a 1/2" Iron Rod found on said South Right-Of-Way line of Pat Booker Road, and at the North corner of Lot 6, Block 17 of the Replat 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 – 205.59 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 Seven (7) courses:

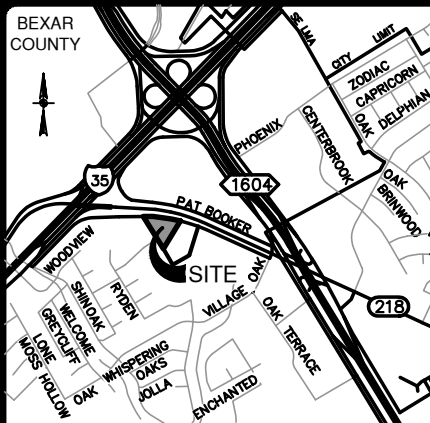
1. S 25°07'55" W – 14.00 feet, to the **POINT OF BEGINNING** and for the North corner of this herein described easement;
2. S 64°52'05" E – 28.29 feet, to the West corner of this herein described easements;
3. S 33°18'50" W – 43.07 feet, to a point on the North Building line, to an angle point of this herein described easement;
4. N 64°47'13" W – 8.08 feet, along and with said building line to the North corner of said building, to an angle point of this herein described easement;

5. S 25°14'29" W – 28.55 feet, along and with the West line of said building, to a point on said west line, and for the South corner of this herein described easement;
6. N 56°41'10" W, departing said west building line, 24.00 feet, to the West corner of this herein described easement;
7. N 33°18'50" E – 68.44 feet, to the **POINT OF BEGINNING** and containing 0.041 of an acre, (1,799 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.

PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: October 9, 2025  
JOB NO. 13589-00  
DOC. ID. N:\CIVIL\13589-00\Word\13589-00 FNEL 0.041 AC.docx



# Exhibit "B"



LOCATION MAP

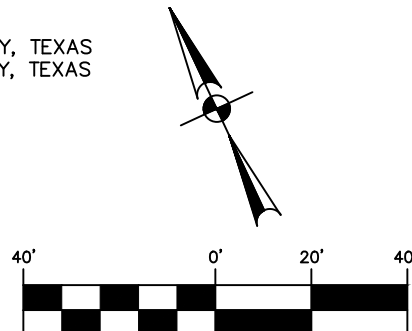
NOT-TO-SCALE

## LEGEND:

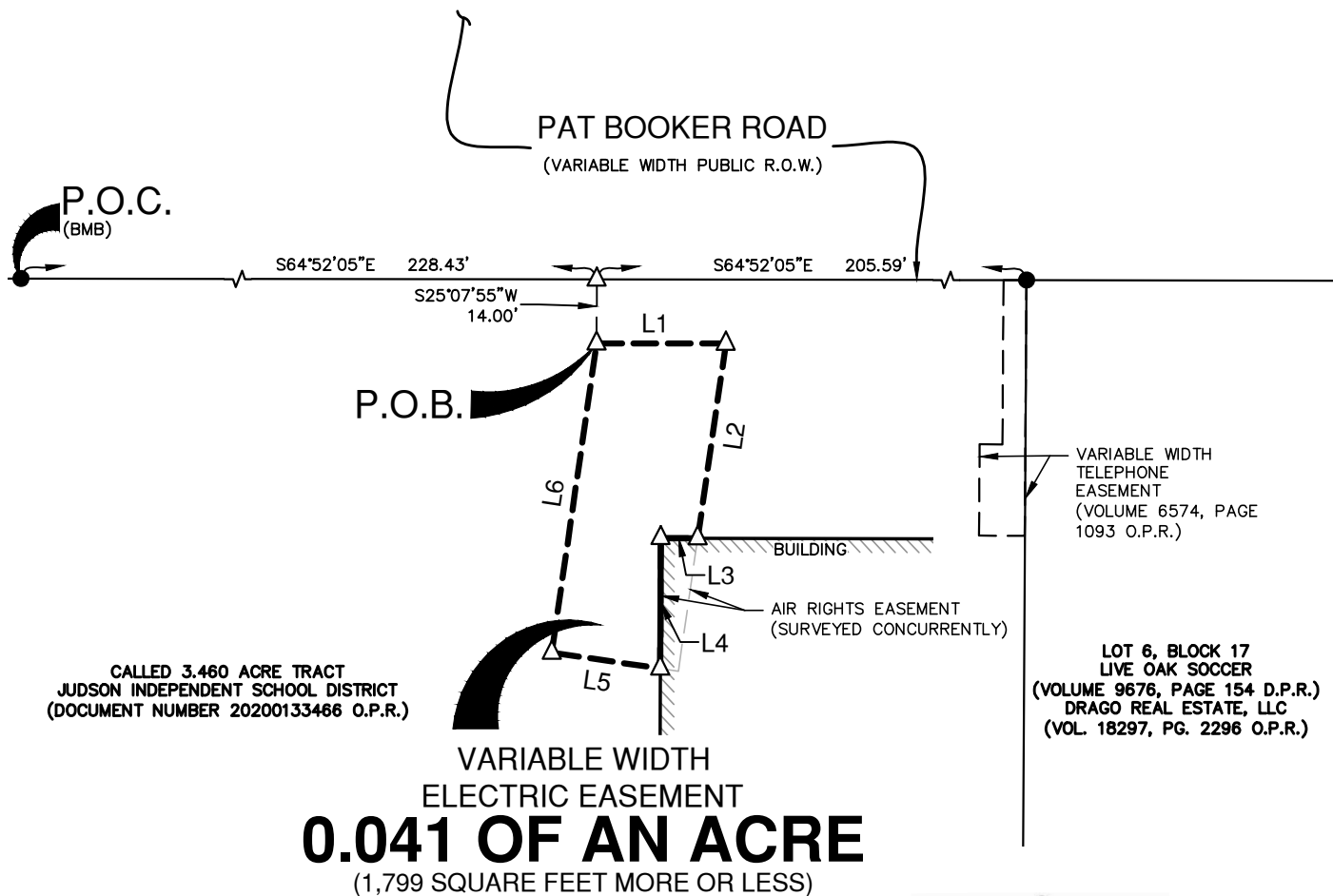
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- (XX) STAMPED INSCRIPTION
- FOUND 1/2" IRON ROD
- △ POINT FOR CORNER

## NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 13589-00 BY PAPE-DAWSON.
- 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.
- DISTANCES ARE SHOWN IN U.S. SURVEY FEET.



SCALE: 1" = 40'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°52'05"E	28.29'
L2	S33°18'50"W	43.07'
L3	N64°47'13"W	8.08'
L4	S25°14'29"W	28.55'
L5	N56°41'10"W	24.00'
L6	N33°18'50"E	68.44'

FRANCISCO VILLARIAL  
SURVEY NO. 309  
ABSTRACT 776



*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

SHEET 1 OF 1  
JOB No.:13589-00