



**Meeting Date:** January 23, 2025

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

**Agenda Item:** Consider and take action regarding approving the Selma ES CPS Electric Line Right-of-Way (ROW) agreement located in Bexar County, Texas.

## CONSENT ITEM

### **RECOMMENDATION:**

It is recommended that the Board of Trustees approve the proposed CPS Right-of-Way (ROW) agreement, located at the site of Selma ES in Bexar County, Texas.

### **IMPACT/RATIONALE:**

Approval of the proposed CPS Right-of-Way (ROW) agreement located at the site of Selma ES in Bexar County will allow City Public Service (CPS) two (2) easements and rights-of-way (ROW) for overhead and underground electric transmission and distribution lines, consisting of variable numbers of wires, cables, conduits and all necessary and desirable appurtenances at or near the location. The location is a 0.041 and a 0.221-acre tract of land, out of Lot 1, Block 1, Selma ES subdivision 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, two easements and rights-of-way for overhead and underground electric transmission and distribution lines consisting of variable numbers of wires and cables, conduits, and all necessary or desirable appurtenances at or near the locations, and along the general courses now located and staked out by Grantee, across, under and upon the following described lands located in Bexar County, Texas, to-wit:

Being a 0.041 and a 0.221 acre tract of land, out of Lot 1, Block 1, JISD Elementary School #21 Subdivision, according to plat thereof recorded in Volume 20003, Page 1595-1596, Bexar County, Texas. Said Lot 1 being out of a 21.35 acre tract of land out of a 81.18 acre tract of land, out of the Vincent Micheli Survey No. 114, Abstract No. 462, County Block 5016, Bexar County, Texas, as described in deed recorded in Volume 13629, Page 2245, Official Public Records of Bexar County, Texas.

Said easements and rights-of-way being more particularly described and shown by field notes and drawings marked Exhibits “A”, “B”, ”C”, and “D” attached hereto and made a part hereof.

Together with the right of ingress and egress over Grantor’s adjacent lands and along said rights-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, installing underground cables, conduits and aboveground transformers, erecting poles, hanging wires on, maintaining and removing said lines and appurtenances; 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 building or structure of any kind will hereafter be erected or placed by Grantor, Grantor’s successors and assigns, on said easements and rights-of-way herein granted, so long as these easements remain in effect; and the right of exercising all other rights hereby granted.



Field Notes for a Tract of Land  
Containing 0.041 of an acre (1,780.12 square feet)  
Being a 28-foot wide Overhead Electric Easement

A 0.041 of an acre (1,780.12 square feet) tract of land, being a 28-foot wide Overhead Electric Easement, situated in the Vincente Micheli Survey Number 114, Abstract Number 462, Bexar County, Texas, being out of a 21.35 acre tract as conveyed to Judson Independent School District, by General Warranty Deed as recorded in Volume 13629, Page 2245, of the Official Public Records of Bexar County, Texas, said 0.041 of an acre (1,780.12 square feet) easement being more particularly described as follows:

**Commencing** at a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", having Texas State Plane Coordinates of N:13,764,096.98, E:2,182,493.13, being the south corner of Lot 52, Block 1, County Block 5019, being the east corner of Lot 53, Block 1, County Block 5019, both as shown on subdivision plat of Creekside Ridge, as recorded in Volume 9682, Pages 133-135, of the Official Records of Bexar County, Texas being on a northwest boundary of said 21.35 acre tract;

**Thence**, with a northwest boundary of said 21.35 acre tract, being a southeast boundary of said Block 1, County Block 5019, South 59 degrees 22 minutes 15 seconds West, a distance of 88.42 feet to a point, being a west corner of said 21.35 acre tract, and being an interior corner of Lot 900, Block 1 as shown on said subdivision plat of Creekside Ridge;

**Thence**, with a northeast boundary of said Block 1, County Block 5019, being a southwest boundary of said 21.35 acre tract, South 30 degrees 37 minutes 45 seconds East, a distance of 136.50 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,763,934.42, E:2,182,486.62, being the west corner of the herein described easement;

**Thence**, leaving a northeast boundary of said Block 1, County Block 5019, over said 21.35 acre tract, the following three (3) courses:

North 58 degrees 55 minutes 50 seconds East, a distance of 63.47 feet to a point, being the north corner of the herein described easement;

South 31 degrees 04 minutes 10 seconds East, a distance of 28.00 feet to a point, being the east corner of the herein described easement;

South 58 degrees 55 minutes 50 seconds West, a distance of 63.68 feet to a point on a northeast boundary of said Block 1, County Block 5019, being a southwest boundary of said 21.35 acre tract, and being the south corner of the herein described easement;

EXHIBIT A

**Thence**, with a northeast boundary of said Block 1, County Block 5019, being a southwest boundary of said 21.35 acre tract, North 30 degrees 37 minutes 45 seconds West, a distance of 28.00 feet to the **Point of Beginning**, containing a 0.041 of an acre (1,780.12 square feet) of land.

**Note:** Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An exhibit of even date was prepared for this description.



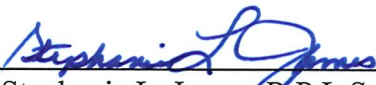
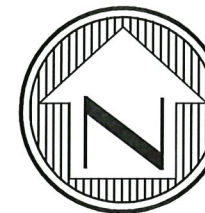
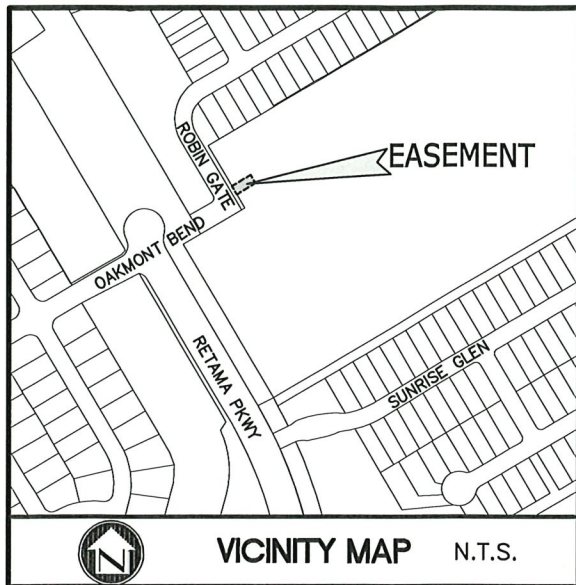
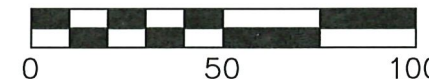
  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Revised: 2024-08-14  
Date: 2024-08-12      Job No. 22266  
ZDI

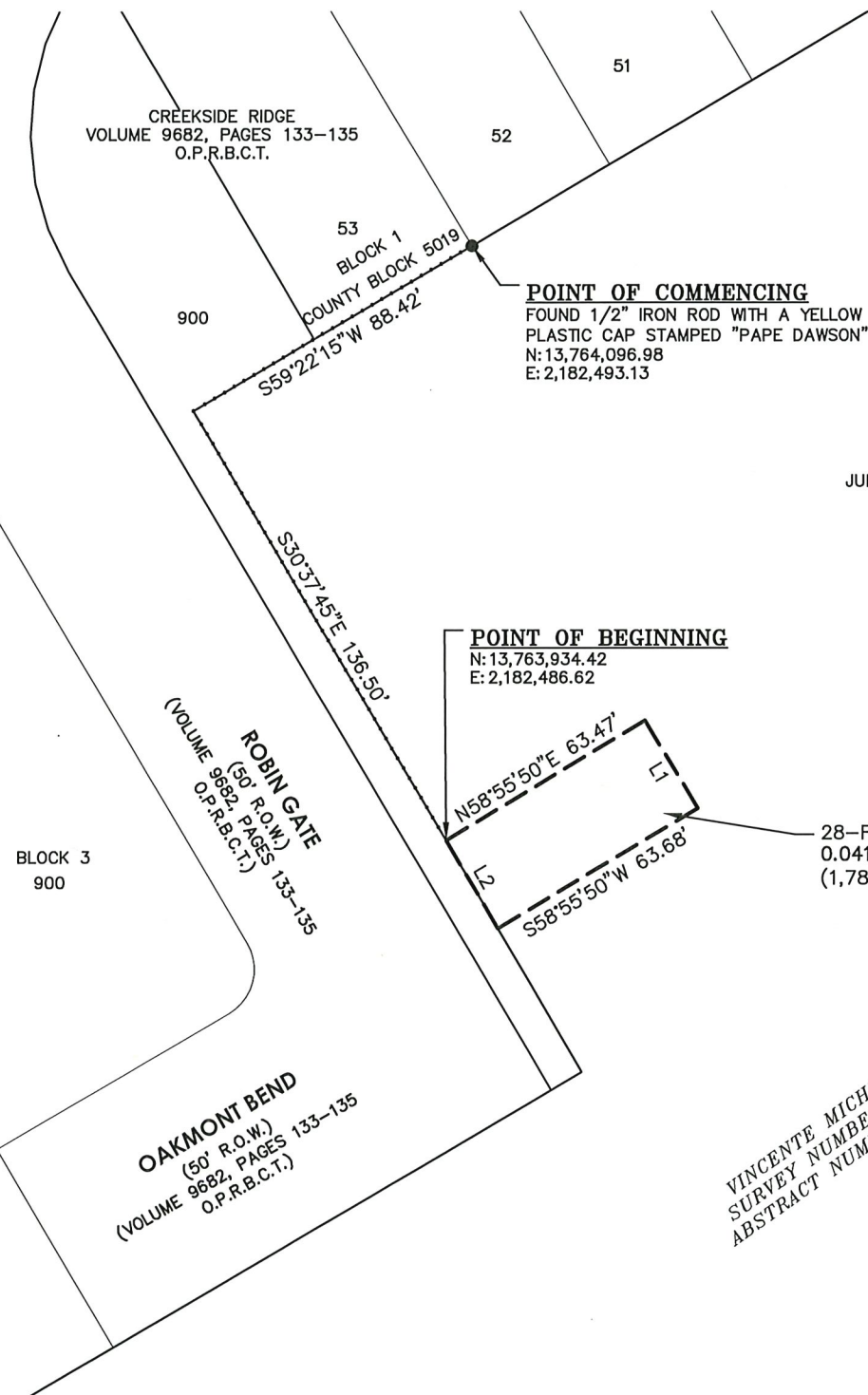
EXHIBIT B



SCALE: 1"=50'



LEGEND:  
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 R.O.W. RIGHT OF WAY



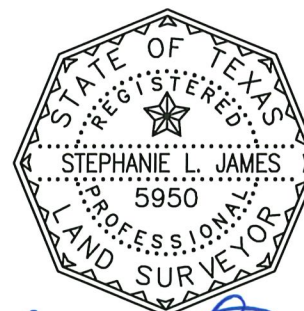
JUDSON INDEPENDENT SCHOOL DISTRICT  
 GENERAL WARRANTY DEED  
 21.35 ACRE  
 VOLUME 13629, PAGE 2245  
 O.P.R.B.C.T.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	28.00'	S31°04'10"E
L2	28.00'	N30°37'45"W

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

VINCENTE MICHELI  
 SURVEY NUMBER 114  
 ABSTRACT NUMBER 462



*Stephanie L. James*

EXHIBIT OF

A 0.041 OF AN ACRE (1,780.12 SQUARE FEET) TRACT OF LAND, BEING A 28-FOOT WIDE OVERHEAD ELECTRIC EASEMENT, SITUATED IN THE VINCENTE MICHELI SURVEY NUMBER 114, ABSTRACT NUMBER 462, BEXAR COUNTY, TEXAS, BEING OUT OF A 21.35 ACRE TRACT AS CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT, BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 13629, PAGE 2245, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REVISED: AUGUST 14, 2024  
 DATE: AUGUST 12, 2024

JOB NO. 22266



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\22266\_Retama Parkway ES Drawings\REVISED 22266\_JSD ES (0.041 ac) 28 Overhead Emtd.dwg 2024/08/14 2:49pm dltlogo

Field Notes for a Tract of Land  
Containing 0.221 of an acre (9,617.04 square feet)  
Being a Variable Width Underground Electric Easement

A 0.221 of an acre (9,617.04 square feet) tract of land, being a Variable Width Underground Electric Easement, situated in the Vincente Micheli Survey Number 114, Abstract Number 462, Bexar County, Texas, being out of Lot 1, Block 1 as shown on subdivision plat of JISD Elementary School #21 as recorded in Volume 20003, Page 1595, as conveyed to Judson Independent School District, by General Warranty Deed as recorded in Volume 13629, Page 2245, of the Official Public Records of Bexar County, Texas, said 0.221 of an acre (9,617.04 square feet) easement being more particularly described as follows:

**Beginning** at a most southerly corner of herein described easement, having Texas State Plane Coordinates of N:13,763,945.79, E:2,182,553.87, from which a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG" bears South 21 degrees 42 minutes 13 seconds West, a distance of 80.42 feet being the southeast corner of Lot 900, Block 1 as shown on subdivision plat of Creekside Ridge, as recorded in Volume 9682, Pages 133-135, of the Official Records of Bexar County, Texas, and being the interior corner of said Lot 1, Block 1;

**Thence**, over said Lot 1, Block 1, the following thirteen (13) courses:

North 31 degrees 04 minutes 10 seconds West, a distance of 20.00 feet to a point, having Texas State plane Coordinates of N:13,763,962.92, E:2,182,543.54, from which a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON" bears, North 20 degrees 36 minutes 34 seconds West, a distance of 143.22 feet being on the southeast boundary of Block 1, County Block 5019, being the south corner of Lot 52, Block 1, and the southeast corner of Lot 53, Block 1, all as shown on said subdivision plat of Creekside Ridge, being the northwest boundary of said Lot 1, Block 1, and being the west corner of the herein described easement;

North 58 degrees 00 minutes 40 seconds East, a distance of 79.39 feet to a point, being an angle point in the herein described easement;

North 61 degrees 21 minutes 55 seconds East, a distance of 335.47 feet to a point, being the north corner of the herein described easement, having Texas State plane Coordinates of N:13,764,165.75, E:2,182,905.32, from which a found 1/2" iron rod with a blue plastic cap stamped "TRI TECH SURVEYING", bears North 14 degrees 19 minutes 27 seconds East, a distance of 212.81 feet being on the southeast boundary of said Block 1, County Block 5019, and being on the northwest boundary of said Lot 1, Block 1;

South 33 degrees 15 minutes 47 seconds East, a distance of 34.15 feet to a point, being an angle point in the herein described easement;

South 23 degrees 05 minutes 53 seconds East, a distance of 40.89 feet to a point, being the southeast corner of the herein described easement;

## EXHIBIT C

South 59 degrees 01 minutes 10 seconds West, a distance of 4.32 feet to a point, being an interior corner of the herein described easement;

South 30 degrees 30 minutes 30 seconds East, a distance of 13.96 feet to a point, being the southeast corner of the herein described easement having Texas State plane Coordinates of N:13,764,085.33, E:2,182,943.47, from which a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", bears South 84 degrees 27 minutes 22 seconds East, a distance of 823.57 feet being the north corner of Lot 901, Block 1, as shown on plat of Sunrise Village Subdivision, as recorded in Volume 20001, Page 1854, being on the southeast boundary of a 50-foot Drain right of way and electric, gas, telephone and cable T.V. easement, as shown on subdivision plat of The Retreat at Retama Park as recorded in Volume 9591, Pages 18-21, both of the Official Public Records of Bexar County, Texas, and being the southeast corner of said Lot 1, Block 1;

South 59 degrees 28 minutes 56 seconds West, a distance of 15.87 feet to a point, being the most south corner of the herein described easement;

North 30 degrees 30 minutes 30 seconds West, a distance of 13.84 feet to a point, being an angle point in the herein described easement;

North 23 degrees 05 minutes 53 seconds West, a distance of 41.87 feet to a point, being an angle point in the herein describe easement;

North 33 degrees 15 minutes 47 seconds West, a distance of 13.98 feet to a point, being an interior corner of the herein describe easement;

South 61 degrees 21 minutes 55 seconds West, a distance of 316.49 feet to a point, being an angle point in the herein described easement;

South 58 degrees 00 minutes 40 seconds West, a distance of 80.00 feet to the **Point of Beginning**, containing a 0.221 of an acre (9,617.04 square feet) of land.

**Note:** Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An exhibit of even date was prepared for this description.

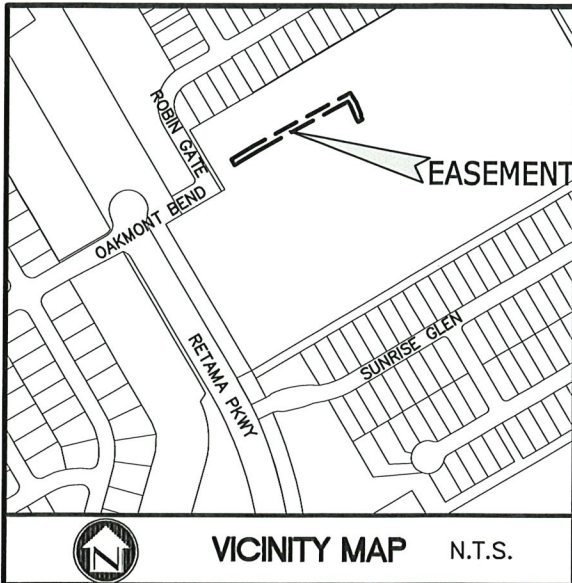


*Stephanie L. James*

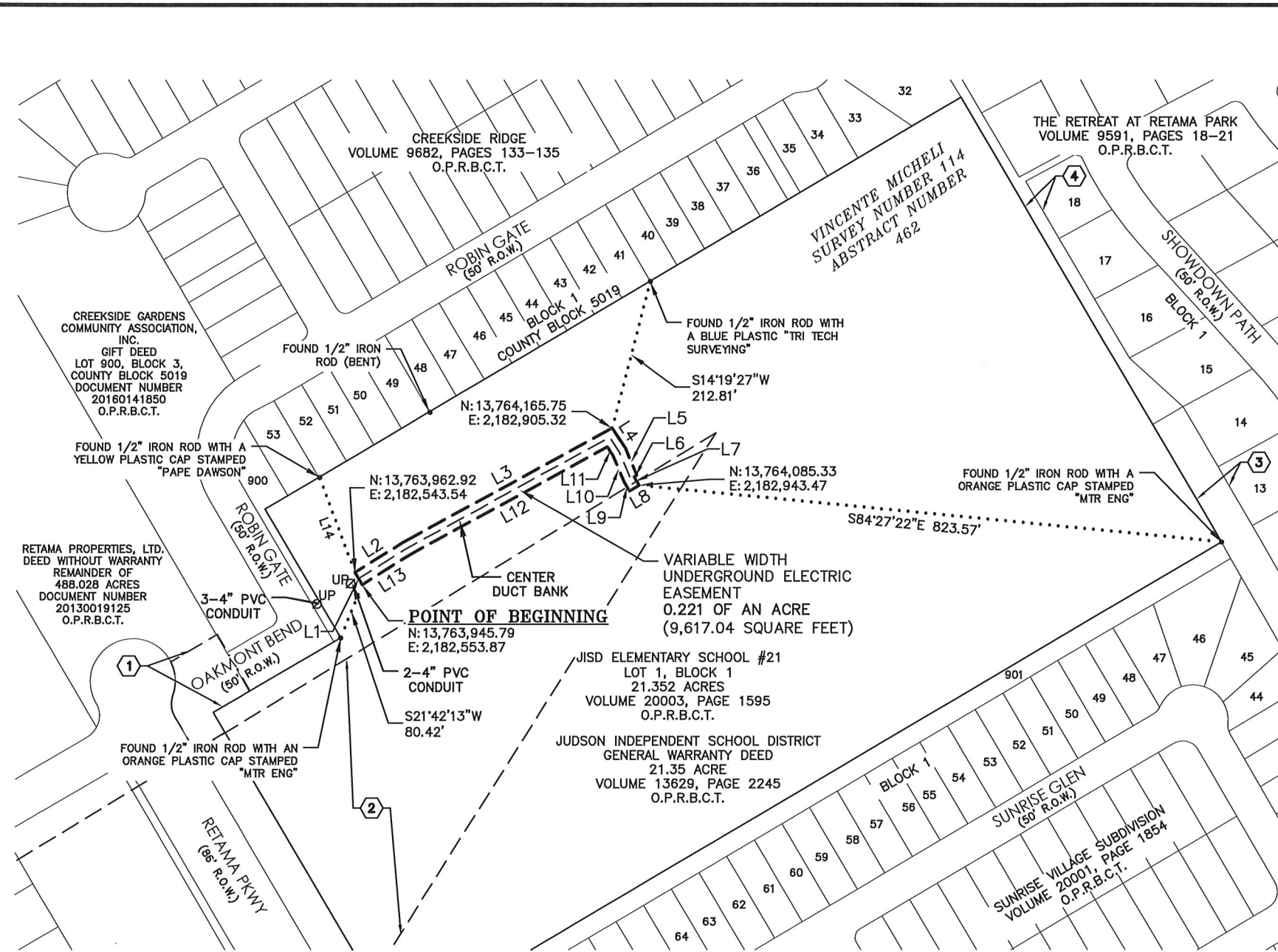
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2024-11-27      Job No. 22266  
SL



EXHIBIT D



VICINITY MAP N.T.S.



SCALE: 1"=200'



- LEGEND:
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - R.O.W. RIGHT OF WAY
  - UP ∅ UTILITY POLE

KEY NOTES:

- 1) CONSTRUCTION, MAINTENANCE AND ACCESS EASEMENT AGREEMENT VOLUME 12489, PAGE. 2275 O.P.R.B.C.T.
- 2) CHANNEL EASEMENT TO BEXAR COUNTY 17.7164 ACRES VOLUME 5815, PAGE, 2056 AND CONST MAIN AND ACCESS ESMT VOLUME 12469, PAGE 2275 O.P.R.B.C.T.
- 3) 50' DRAIN R.O.W. & ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT 0.996 ACRES VOLUME 9591, PAGES 18-21 O.P.R.B.C.T.
- 4) 20' DRAIN R.O.W. 0.391 ACRES VOLUME 9591, PAGES 18-21 O.P.R.B.C.T.

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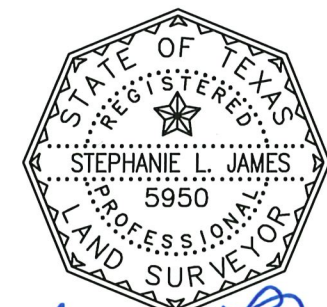
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00'	N31°04'10"W
L2	79.39'	N58°00'40"E
L3	335.47'	N61°21'55"E
L4	34.15'	S33°15'47"E
L5	40.89'	S23°05'53"E
L6	4.32'	S59°01'10"W
L7	13.96'	S30°30'30"E
L8	15.87'	S59°28'56"W
L9	13.84'	N30°30'30"W
L10	41.87'	N23°05'53"W
L11	13.98'	N33°15'47"W
L12	315.56'	S61°21'55"W
L13	80.00'	S58°00'40"W
L14	143.22'	N20°36'34"W



• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



*Stephanie L. James*

EXHIBIT OF

A 0.221 OF AN ACRE (9,617.04 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH UNDERGROUND ELECTRIC EASEMENT, SITUATED IN THE VINCENTE MICHELI SURVEY NUMBER 114, ABSTRACT NUMBER 462, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 1 AS SHOWN ON SUBDIVISION PLAT OF JSD ELEMENTARY SCHOOL #21 AS RECORDED IN VOLUME 20003, PAGE 1595, AS CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT, BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 13629, PAGE 2245, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: NOVEMBER 27, 2024

JOB NO. 22266

V:\22266\Retama Parkway (ES drawings)\22266 JSD ES (0.221 ac) \Vort UG Elec Emt.dwg 2024/11/27 8:06am stopz