

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"), 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, two (2) 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 1.481 acres out of 89.306 acres of land and 0.066 of one acre, both being out of Lot 2, Block 3, County Block 5019, Evans Road High School Subdivision, according to plat thereof recorded in Volume 9708, Page 80, Deed and Plat Records, Bexar County, Texas. Said Lot 2 being 151.430 acres out of the Vincente Micheli Survey No. 114, Abstract No. 462, County Block 5019 being comprised of said 89.306 acres described as Tract I in Volume 8324, Page 547, 59.871 acres as recorded in Volume 8324, Page 542, and 2.386 acres as described in Volume 8324, Page 537, Official Public Records of Real Property, 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 its 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, its successors and assigns, on said easements and rights-of-way

JUDSON ISD
Facilities Planning
LOGGED IN DB
SCANNED FP DRIVE
PHOTO COPIED
FEB 04 2019
RECEIVED

herein granted, so long as these easements remain in effect; and the right of exercising all other rights hereby granted.

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

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

SIGNED to be EFFECTIVE this 19th day of February, 2019 ^{PM}

JUDSON INDEPENDENT SCHOOL DISTRICT

BY: _____

NAME: Renée A. Paschall

Judson ISD Board of Trustees

TITLE: Vice President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 19th day of February, 2019, by Betty Holmes (Name) Judson ISD Board Secretary (Title) on behalf of JUDSON INDEPENDENT SCHOOL DISTRICT.

Notary Public, State of Texas

EXHIBIT "A"



Field Notes for a 1.481 Acre (64,531.72 square feet) Variable Width Electric Easement

1.481 acre (64,531.72 square feet) of land being a Variable Width Electric Easement out of the Vicente Micheli Survey No. 114, Abstract No. 462, County Block 5019, Bexar County, Texas and being a portion of an 89.306 acre tract, conveyed to Judson Independent School District by deed recorded in Volume 8324, Pages 547-555 of the Official Public Records, Bexar County, Texas, said 1.481 acre (64,531.72 square feet) tract being more particularly described as follows:

Commencing at a found ½" iron rod with a red plastic cap, on the northerly right-of-way line of the Missouri Pacific Railroad, 100-foot right-of-way, being the southwest terminus of Wagon Road, a 60-foot right-of-way, being a southeast corner of said 89.306 acre tract;

Thence, with the westerly terminus of said Wagon Road and with an easterly boundary of said 89.306 acre tract, North 08 degrees 42 minutes 41 seconds East, a distance of 28.26 feet to a point, being a southerly corner and the **Point of Beginning** of the herein described easement;

Thence, departing the westerly terminus of said Wagon Road, over said 89.306 acre tract, the following twenty nine (29) courses:

South 76 degrees 09 minutes 05 seconds West, a distance of 406.34 feet to a point, being an angle point of the herein described easement;

North 87 degrees 27 minutes 22 seconds West, a distance of 85.53 feet to a point, being an angle point of the herein described easement;

North 44 degrees 49 minutes 18 seconds West, a distance of 54.90 feet to a point, being an angle point of the herein described easement;

South 76 degrees 45 minutes 21 seconds West, a distance of 240.72 feet to a point, being an angle point of the herein described easement;

North 78 degrees 23 minutes 51 seconds West, a distance of 73.98 feet to a point, being an angle point of the herein described easement;

North 46 degrees 19 minutes 22 seconds West, a distance of 92.00 feet to a point, being an angle point of the herein described easement;

North 37 degrees 02 minutes 14 seconds West, a distance of 89.18 feet to a point, being an angle point of the herein described easement;

North 13 degrees 45 minutes 08 seconds West, a distance of 190.11 feet to a point, being an angle point of the herein described easement;

North 03 degrees 19 minutes 29 seconds East, a distance of 38.81 feet to a point, being an angle point of the herein described easement;

North 34 degrees 39 minutes 53 seconds West, a distance of 122.66 feet to a point, being an angle point of the herein described easement;

EXHIBIT "A"

North 09 degrees 12 minutes 08 seconds West, a distance of 68.65 feet to a point, being an angle point of the herein described easement;

North 51 degrees 32 minutes 05 seconds East, a distance of 66.69 feet to a point, being a northerly corner of the herein described easement;

South 38 degrees 27 minutes 55 seconds East, a distance of 109.81 feet to a point, being a corner of the herein described easement;

South 51 degrees 32 minutes 05 seconds West, a distance of 20.00 feet to a point, being a corner of the herein described easement;

North 38 degrees 27 minutes 55 seconds West, a distance of 89.81 feet to a point, being an interior corner of the herein described easement;

South 51 degrees 32 minutes 05 seconds West, a distance of 25.80 feet to a point, being an interior corner of the herein described easement;

South 09 degrees 12 minutes 08 seconds East, a distance of 55.09 feet to a point, being an angle point of the herein described easement;

South 34 degrees 39 minutes 53 seconds East, a distance of 125.97 feet to a point, being an angle point of the herein described easement;

South 03 degrees 19 minutes 29 seconds West, a distance of 44.24 feet to a point, being an angle point of the herein described easement;

South 13 degrees 45 minutes 08 seconds East, a distance of 180.13 feet to a point, being an angle point of the herein described easement;

South 37 degrees 02 minutes 14 seconds East, a distance of 81.14 feet to a point, being an angle point of the herein described easement;

South 46 degrees 19 minutes 22 seconds East, a distance of 81.68 feet to a point, being an angle point of the herein described easement;

South 78 degrees 23 minutes 51 seconds East, a distance of 59.77 feet to a point, being an angle point of the herein described easement;

North 76 degrees 45 minutes 21 seconds East, a distance of 250.20 feet to a point, being an angle point of the herein described easement;

South 44 degrees 49 minutes 18 seconds East, a distance of 59.63 feet to a point, being an angle point of the herein described easement;

South 87 degrees 27 minutes 22 seconds East, a distance of 70.57 feet to a point, being an angle point of the herein described easement;

North 76 degrees 09 minutes 05 seconds East, a distance of 383.62 feet to a point, being an angle point of the herein described easement;

North 08 degrees 42 minutes 41 seconds East, a distance of 436.22 feet to a point, being an angle point of the herein described easement;

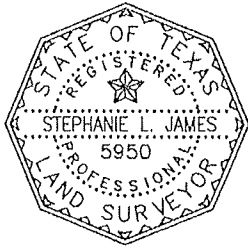
North 59 degrees 21 minutes 15 seconds East, a distance of 343.23 feet to a point on the westerly line of an Existing Variable Width Electric Easement, as recorded in Volume 17493, Page 812 of the Official Public Records, Bexar County, Texas, being an angle point of the herein described easement;

South 00 degrees 23 minutes 16 seconds East, a distance of 32.99 feet with the westerly line of said Existing Variable Width Electric Easement, to a point on the northwest boundary of a 32.599 acre tract, as conveyed to Pamela Sue Swain Webb, as recorded in Volume 12685, Pages 420-433 of the Official Public Records, Bexar County, Texas and on the southeast boundary of said 89.306 acre tract, being the easterly corner of the herein described easement;

Thence, with the northwest boundary of said 32.599 acre tract and with the southeast boundary of said 89.306 acre tract, South 59 degrees 21 minutes 15 seconds West, a distance of 313.77 feet to a found $\frac{1}{4}$ " pipe, being the northwest corner of said 32.599 acre tract, being an angle point of said 89.306 acre tract and being an angle point of the herein described easement;

Thence, with an easterly boundary of said 89.306 acre tract and with the west boundary of said 32.599 acre tract, continuing with the west terminus of said Wagon Road, South 08 degrees 42 minutes 41 seconds West, a distance of 441.02 feet the **POINT OF BEGINNING**, containing 1.481 acres (64,531.72 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit was prepared for this easement.



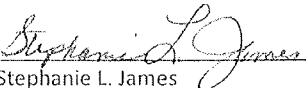
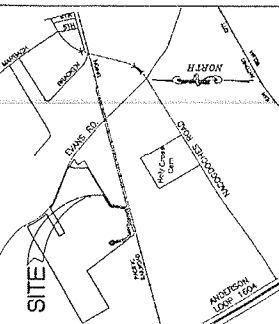

Stephanie L. James
Registered Professional Land Surveyor
No. 5950 Job # 12133

EXHIBIT "A"



LOCATION MAP
NOT TO SCALE

1.481 ACRE (64,531.72 SQUARE FEET) OF LAND BEING A VARIABLE WIDTH ELECTRIC EASEMENT OUT OF THE VICENTE MICHELI SURVEY NO. 114, ABSTRACT NO. 462, COUNTY BLOCK 5019, BEXAR COUNTY, TEXAS AND BEING A PORTION OF AN 89.306 ACRE TRACT, CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8324, PAGES 547-555 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS EASEMENT.
3. ALL EASEMENT CORNERS ARE A POINT UNLESS OTHERWISE NOTED.

LEGEND:
 — E — E UNDERGROUND ELECTRIC
 — PU — OVERHEAD UTILITIES
 UP ⊗ UTILITY POLE
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



Moy Tarin Ramirez Engineers, LLC
 FIRM TYPE NO. F-5297 TEMPL NO. 10131500
 12770 QUARFON PATH, SUITE 100 TEL (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX (210) 698-5055

LINE	LENGTH	DIRECTION
L1	85.53	N87°27'22"W
L2	54.90	N44°49'16"W
L3	73.98	N76°23'51"W
L4	36.81	N03°19'29"E
L5	122.66	N34°36'53"W
L6	66.65	N09°12'06"W
L7	88.81	N38°27'55"W
L8	25.80	S51°32'05"W
L9	55.08	S69°12'08"E
L10	56.77	S78°23'51"E
L11	55.63	S44°48'16"E
L12	70.57	S87°27'22"E

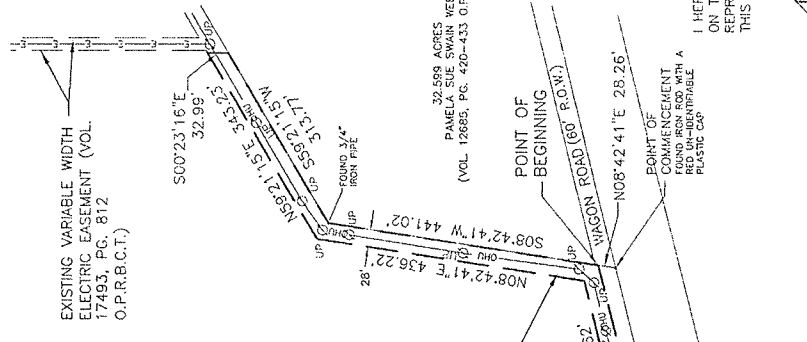
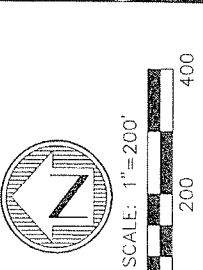


EXHIBIT "B"



I HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY

Stephanie L. James
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. #5850

DATE: 2/10/2016
 PROJ. #: 12133
 SHEET 1 OF 1

EXHIBIT "C"



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 0.066 acre (2,874.21 square feet)

0.066 acre (2,874.21 square feet) tract of land situated in the Vicente Micheli Survey No. 114, Abstract No. 462, County Block 5019, Bexar County, Texas, being a 20.00-foot wide Electric Easement, being out of Lot 2, Block 3 as shown on subdivision plat of Evans Road High School recorded in Volume 9708, Page 75 of the Official Public Records, Bexar County, Texas, said 0.066 acre (2,874.21 square feet) tract of land being more particularly described as follows:

Commencing: at a found ½" iron rod on the northwesterly right of way line the Missouri Pacific Railroad, and being the most southerly southwest corner of said Lot 2, Block 3, said iron rod having State Plane Coordinates of Northing: 13,768,306.4300, Easting: 2,177,681.7040;

Thence, leaving the northwesterly right of way line of said Missouri Pacific Railroad, over said Lot 2, Block 3, North 51 degrees 24 minutes 54 seconds East, a distance of 299.95 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being the **Point of Beginning**, being the south corner of the herein described easement, said iron rod having State Plane Coordinates of Northing: 13,768,493.4997, Easting: 2,177,916.1684,

Thence, continuing over said Lot 2, Block 3, the following six (6) courses:

North 18 degrees 35 minutes 57 seconds West, a distance of 55.65 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being an angle point in the herein described easement;

North 11 degrees 54 minutes 09 seconds West, a distance of 88.29 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being the northwest corner of the herein described easement;

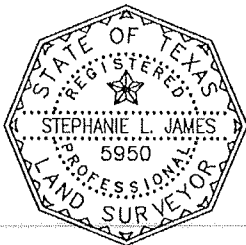
North 78 degrees 05 minutes 51 seconds East, a distance of 20.00 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being the northeast corner of the herein described easement, said iron rod having State Plane Coordinates of Northing: 13,768,636.7631, Easting: 2,177,899.7784;

South 11 degrees 54 minutes 09 seconds East, a distance of 87.12 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being an angle point in the herein described easement;

South 18 degrees 35 minutes 57 seconds East, a distance of 56.36 feet to a set ½" iron rod with a green plastic cap stamped "MTR ENG ESMT COR", being the southeast corner of the herein described easement;

South 76 degrees 45 minutes 21 seconds West, a distance of 20.09 feet to the **Point of Beginning**, containing 0.066 acre (2,874.21 square feet) of land.

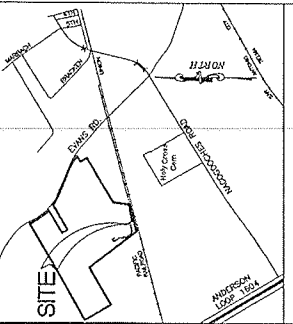
Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



A handwritten signature in cursive script that reads "Stephanie L. James".

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2018-12-11 Job No. 17069

TBPE F-5297, TBPLS No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085



NOT TO SCALE
LOCATION MAP

LINE	LENGTH	DIRECTION
L1	55.65'	N83°55'57"W
L2	56.36'	S18°35'57"E
L3	20.09'	S78°42'21"W

LOT 2, BLOCK 3
EVANS ROAD HIGH SCHOOL
VOL. 9708, PG. 75
O.P.R.B.C.T.

FIGEROTE MICHELE
SURVAYOR NO. 114
ADDRESS: 1401 W. 162
COURTNEY TRAILER 5019

PROPOSED PAD WITH
CONCRETE FORMER
TRANSFORMER

N 13,788.636; 7631
E 2,177.899; 7784

N 78°05'51"E
20.00'

N 11°54'09"W 88.29'

S 11°54'09"E 87.12'

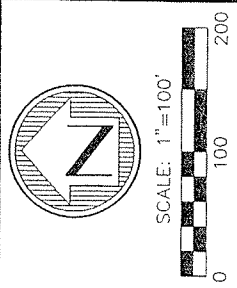
20' WIDE ELECTRIC
EASEMENT
0.066 ACRE
(2,874.21 SQUARE FEET)

P.O.B.
N 13,788.636; 4997
E 2,177.916; 1684

COMMENCING POINT
FOUND 1/2
IRON ROD
N 13,788.636; 4940
E 2,177.681; 7040

466.310 ACRES
(TRACT 2)
ALAMO CEMENT COMPANY II, LTD.
VOL. 5819, PG'S 304-310
O.P.R.B.C.T.

SAN ANTONIO CITY LIMITS



LEGEND:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- P.O.B. POINT OF BEGINNING

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, L.L.C., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) ALL CORNERS FOR THE SUBJECT EASEMENT ARE SET 1/2" IRON RODS WITH A GREEN PLASTIC CAP STAMPED "MTR ENG ESMT COR."
- 4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.

EXHIBIT "D"

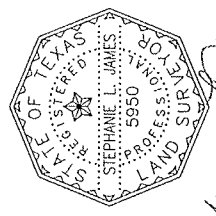
KEY NOTES:

- ① PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT, VOLUME 9708, PAGES 78-83, O.P.R.B.C.T.
- ② 100-FOOT WIDE ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, VOLUME 6423, PAGES 393-395, O.P.R.B.C.T.
- ③ MISSOURI PACIFIC RAILROAD (UNPLATTED)
- ④ PROPOSED 1.481 ACRE VARIABLE WIDTH ELECTRIC EASEMENT (UNRECORDED).

- Engineers
- Surveyors
- Planners



Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297 TBPLS FIRM NO. 10131500
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78248
TEL: (210) 888-5051
FAX: (210) 888-5085



Stephanie L. James

EXHIBIT OF

0.066 ACRE (2,874.21 SQUARE FEET) TRACT OF LAND SITUATED IN THE VICINITY MICHELE SURVEY NO. 114, ABSTRACT NO. 462, COUNTY BLOCK 5019, BEAR COUNTY, TEXAS, BEING A 20.00-FOOT WIDE ELECTRIC EASEMENT, BEING OUT OF LOT 2, BLOCK 3 AS SHOWN ON SUBDIVISION PLAT OF EVANS ROAD HIGH SCHOOL RECORDED IN VOLUME 9708, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

DATE: DECEMBER 11, 2018

JOB NO. 17069



Letter of Transmittal

DATE: 2/5/2019 ID Number: 4492
 Company: JISD Operations
 Attn: Dr. Fields
 Address: 8012 Shin Oak
 San Antonio, TX
 78233

PROJECT: VMHS Athletic Fields

We Transmit:

herewith in accordance with your request

For Your:

- approval distribution to parties records
- other review and comments information
- use action

The Following:

- drawings shop drawings prints change order
- specifications shop drawings reproduction other as listed herein
- samples product literature

Qty	Date	# of Sheets	Description
2	2/19/2019		CPS Electric Line Right of Way Easement

Comments:

Please submit these easements to the JISD Board of Trustees for execution at the next Board meeting. Please also initial where indicated. The documents require notarized signature by the acting Board President.

BY: Ruben Moreno 