

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 AN 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 COMAL §

That, COMAL COUNTY, TEXAS, (“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, an easement and right-of-way for an electric transmission and distribution line consisting of variable numbers of wires and all necessary or desirable appurtenances at or near the location, and along the general course now located and staked out by Grantee, over, across, and upon the following described lands located in Comal County, Texas, to-wit:

Being a 0.037 acre of land out of 1.069 acre tract of land, more or less, situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206, Comal County, Texas, and as described in deed recorded in Document Number 461021, Official Public Records of Comal County, Texas.

Said easement and right-of-way being being more particularly described and shown by field notes and drawing marked Exhibit “A” and Exhibit “B” attached hereto and made of part hereof.

Together with the right of ingress and egress over its adjacent lands and along said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, erecting poles, hanging wires on, 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 building or structure of any kind will hereafter be erected or placed by Grantor, its successors and assigns, on said easement and 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 the said Grantee, its successors and assigns, until the use of said easement 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 easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

SIGNED TO BE EFFECTIVE this _____ day of _____, 2016.

COMAL COUNTY, TEXAS

BY: _____

TITLE: _____

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this _____ day of _____, 2016, by _____, on behalf of COMAL COUNTY, TEXAS.

Notary Public, State of Texas

ELECOHUG/SPM
2360 Bulverde Rd./ WR#1949840

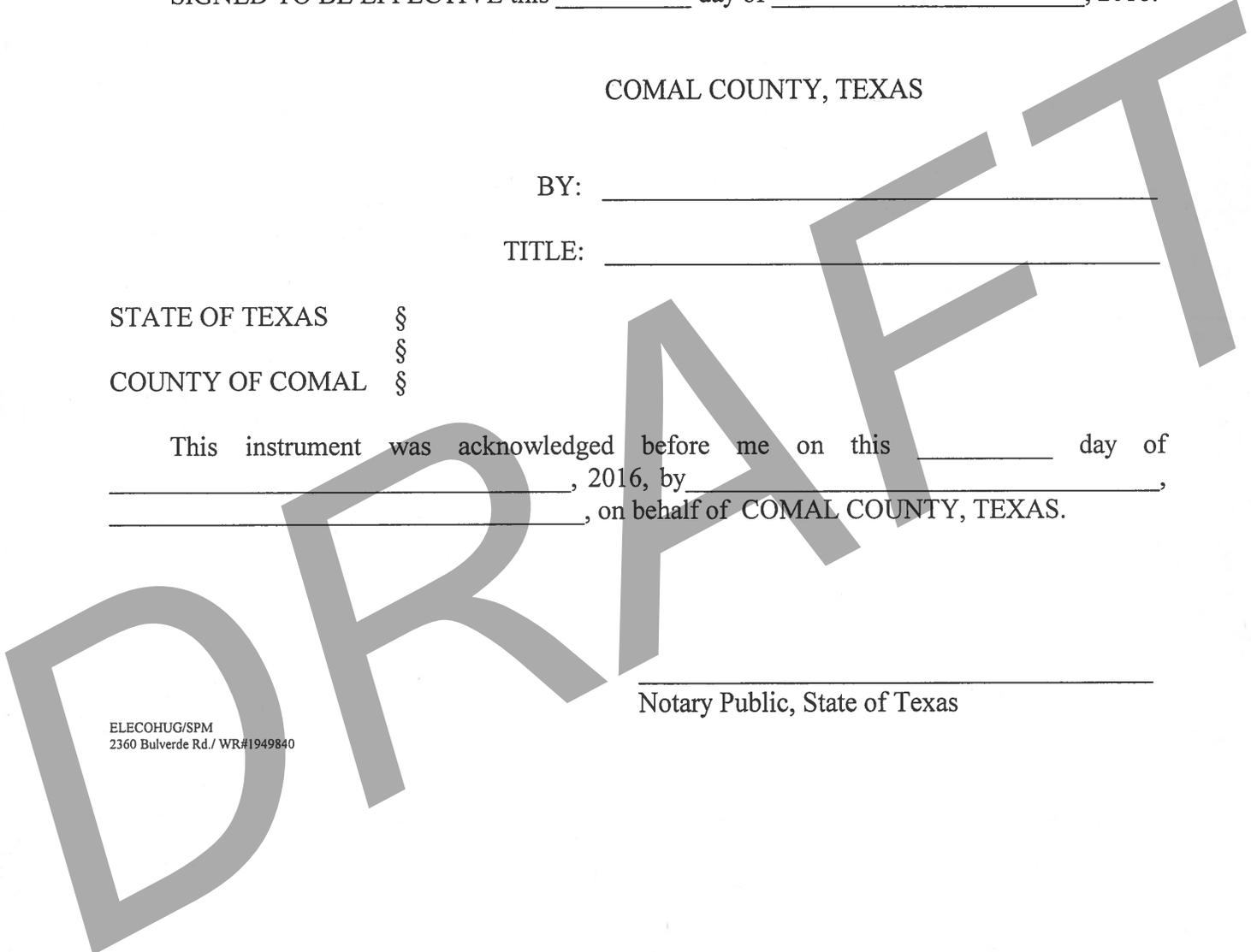


EXHIBIT "A"

**DESCRIPTION OF A PROPOSED UTILITY EASEMENT
0.037 ACRES OF LAND (1,590 Sq. Ft.)**

DESCRIPTION OF A 0.037 ACRE (1,590 SQ. FT.) UTILITY EASEMENT, SITUATED IN THE GUADALUPE HERRERA SURVEY NO. 192, ABSTRACT NO. 206, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.069 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO COMAL COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 461021 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, SAID 0.037 ACRE (1,590 SQ. FT.) EASEMENT, AS DEPICTED ON THE ACCOMPANYING PLAT WHICH IS A PART HEREOF, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2-inch iron rod found for the northwest corner of said 1.069 acre tract, being also the northeast corner of that certain 20.20 acre tract of land described in a deed to Rex Et Patria, LLC of record in Document No. 201306006295 of the Official Public Records of Comal County, Texas, and being on the existing south line of Bulverde Road, a variable width right-of-way;

THENCE S 66°37'06" E, with the north line of said 1.069 acre tract, and the south line of said Bulverde Road, for a distance of 160.23 feet to a calculated point for the **POINT OF BEGINNING**, and being the northwest corner of the herein described tract;

THENCE S 66°37'06" E, continuing with the north line of said 1.069 acre tract, the south line of said Bulverde Road, and the north line of the herein described tract, for a distance of 10.54 feet to a calculated point for the northeast corner of said 1.069 acre tract, being also at the northwest corner of that certain tract of land as described in a deed to Jane B. Wood Family Partnership, Ltd., of record in Document No. 201106028234, of the Official Public Records of Comal County Texas, and being the northeast corner of the herein described tract;

THENCE S 09°16'52" W, with the east line of said 1.069 acre tract, the west line of said Jane B. Wood Family Partnership Tract, and the east line of the herein described tract, for a distance of 128.32 feet to a calculated point for the southeast corner of the herein described tract, from which a 1/2-inch iron pipe found for the southeast corner of said 1.069 acre tract bears S 09°16'52" W, at a distance of 48.51 feet, said 1/2-inch iron pipe being also the southwest corner of said Jane B. Wood Family Partnership Tract and being on the north line of that certain 1/2 acre tract of land described in a deed to Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002, of record in Document No. 200806007975, of the Official Public Records of Comal County, Texas;

EXHIBIT "A"
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THENCE, departing the west line of said Jane B. Wood Family Partnership Tract, over and across said 1.069 acre tract, with the south and west lines of the herein described tract, the following two (2) courses and distances;

- 1) N 78°55'35" W, for a distance of 14.31 feet to a calculated angle point for the southwest corner of the herein described tract, and
- 2) N 11°04'25" E, for a distance of 130.51 feet to the **POINT OF BEGINNING**, and containing 0.037 acres (1,590 sq. ft.) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83. All distances shown hereon are grid.

THE STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 11th day of May, 2016.

SURVEYING AND MAPPING, LLC
1100 NW Loop 410
Suite 700
San Antonio, Texas 78213
Texas Firm Registration No. 10064300

William D. Warrick

William D. Warrick
Registered Professional Land Surveyor
No. 4426-State of Texas

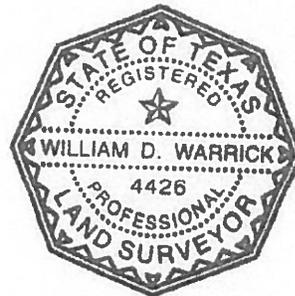
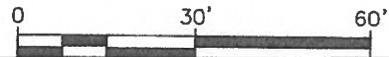


EXHIBIT "B"



GRAPHIC SCALE
COMAL COUNTY

GUADALUPE HERRERA SURVEY NO. 192,
ABSTRACT NO. 206

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S66°37'06"E	10.54'
L2	S09°16'52"W	48.51'
L3	N78°55'35"W	14.31'
(L4)	(S09°59'05"W)	(177.0')

COMAL COUNTY, TEXAS
CALLED 1.069 ACRES
DOC. NO. 461021
O.R.C.C.TX.

JANE B. WOOD FAMILY
PARTNERSHIP, LTD.
DOC. NO. 201106028234
O.P.R.C.C.TX.

A REX ET PATRIA, LLC
CALLED 20.20 ACRES
DOC. NO. 201306006295
O.P.R.C.C.TX.

B JANE B. WOOD, TRUSTEE, OR
SUCCESSORS IN TRUST UNDER THE WOOD
FAMILY TRUST, DATED JUNE 21, 2002
CALLED 1/2 ACRE
DOC. NO. 200806007975
O.P.R.C.C.TX.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ 1/2" IRON ROD PIPE (UNLESS NOTED)
 - △ CALCULATED POINT
 - ⊖ POWER POLE
 - ⊕ GUY ANCHOR
 - OE — OVERHEAD ELECTRIC LINE
 - X- FENCE
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS
COMAL COUNTY, TX.
 - O.R.T.C.TX. OFFICIAL RECORDS
COMAL COUNTY, TX.
 - () RECORD INFORMATION
 - ℞ PROPERTY LINE

- NOTES:**
- ALL BEARINGS SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE GRID.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

William D. Warrick 05-11-2011

WILLIAM D. WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4426, STATE OF TEXAS



FIELD NOTE NO. 31959
PAGE 3 OF 3

JOB NUMBER:	36776
DATE:	04-11-2016
SCALE:	1"=30'
SURVEYOR:	W.D. WARRICK
TECHNICIAN:	J. ORTIZ
DRAWING:	36776-PARCEL 1.DWG
TRACT ID:	PARCEL 1
PARTY CHIEF:	M. OVERALL
FIELD BOOKS:	24515



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

EXHIBIT OF
PROPOSED UTILITY EASEMENT
0.037 ACRE TRACT OF LAND
COMAL COUNTY PROPERTY,
BULVERDE, COMAL COUNTY, TEXAS