

RECORD AND RETURN TO: **LT3A-DT-JH**
REAL ESTATE SECTION **#365585-N**
CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

jks/4/3/03
ORD. #97914/8/7/03

Parcel No.: 16606(E)
Project: Tezel-Timber Path
to Old Tezel Road

EASEMENT
(Permanent)

Doc# 20030251116

STATE OF TEXAS }
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

LT3A-DT

THAT, MINH C. DINH and wife, KIEU TRINH DINH, hereinafter referred to as "GRANTORS", for and in consideration of the sum of **THIRTEEN THOUSAND THIRTY FIVE AND 00/100 (\$13,035.00) DOLLARS** to it in hand paid by the **CITY OF SAN ANTONIO**, a municipal corporation, Bexar County, Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, hereinafter referred to as "**GRANTEE**", 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**, Bexar County, Texas, an easement for drainage purposes including all necessary appurtenances thereto, over, across, under and upon the following described lands located in City of San Antonio, Bexar County, Texas, to-wit:

Being a 0.051 hectare (0.126 of an acre) tract of land being a drainage easement out of a 6.24 acre tract of land as recorded in Special Warranty Deed in Volume 5233, Page 1796, of the Official Public Records of Bexar County, Texas, in New City Block (NCB) 18309, of the City of San Antonio, Bexar County Texas; said 0.051 hectare (0.126 of an acre) drainage easement being more particularly described by attached Exhibit "A" hereto and made a part hereof.

WM10332PG0576

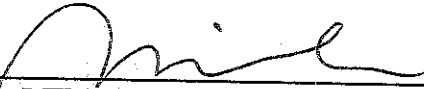
together with the right of ingress and egress over said right-of-way for the purpose of constructing, reconstructing, relocating, improving, expanding, inspecting, patrolling, maintaining and removing said drainage improvements and appurtenances; the right to relocate the improvements within the easement; the right to remove from the property all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; the right to excavate, deposit or to fill material thereon; leveling and/or grading as necessary, and the right of exercising all other rights hereby granted, and **GRANTORS** expressly covenant and agree for themselves, their heirs, executors and administrators, that no building of any kind will be placed on said easement and right-of-way herein granted.

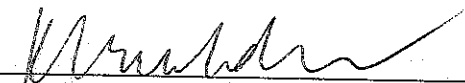
TO HAVE AND TO HOLD the above described easement and rights unto the said **GRANTEE**, its successors and assigns, until the use of said right-of-way shall be abandoned.

EASEMENT (Permanent) – PARCEL NO. 16606(E) Page 2

And GRANTORS do hereby bind themselves, their heirs, executors and administrators 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.

EXECUTED this 1st day of May, A.D., 2003.

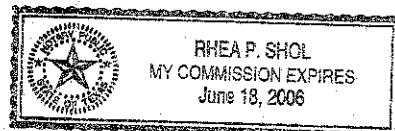

MINH C. DINH


KIEU TRINH DINH

STATE OF TEXAS }
 }
COUNTY OF Brazoria

This instrument was acknowledged before me on this the 1st day of May, A.D., 2003 by **MINH C. DINH and wife, KIEU TRINH DINH.**


NOTARY PUBLIC SIGNATURE



WL10332PG0577

STATE OF TEXAS

EXHIBIT "A"

COUNTY OF BEXAR

FIELD NOTES
FOR PARCEL 16606E
0.051 HECTARE (0.126 ACRE)
DRAINAGE EASEMENT

A FIELD NOTE description of a 0.051 hectare (0.126 of an acre) N.C.B. 18309 city of San Antonio, Bexar county, Texas. drainage easement out of a 6.24 acre tract of land recorded in Special Warranty Deed with Vendor's Lien, Volume 5233, Page 1796, Real Property Records, Bexar County, Texas. Said 0.051 hectare (0.126 of an acre) drainage easement being more particularly described as follows;

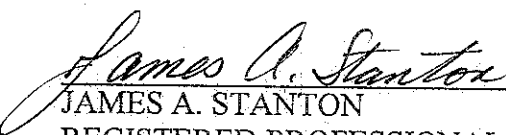
BEGINNING at a point for the northwest corner of said 6.24 acre tract and being in the east right-of-way line of Tezel Road for the northwest corner of herein described easement;

THENCE South $83^{\circ} 40' 51''$ East, a distance of 26.318 meters (86.34 feet) to a point for the northeast corner of herein described easement;

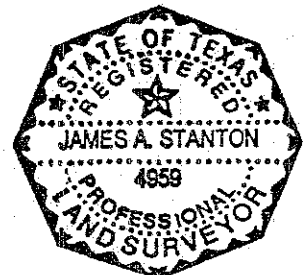
THENCE South $06^{\circ} 19' 18''$ West, a distance of 20.082 meters (65.89 feet) to a point for the southeast corner of herein described easement;

THENCE North $83^{\circ} 40' 50''$ West, a distance of 24.027 meters (78.83 feet) to a point in the east right-of-way line of Tezel Road for the southwest corner of herein described easement;

THENCE along the east right-of-way line of Tezel Road, North $00^{\circ} 10' 40''$ West, a distance of 20.212 meters (66.31 feet) to the POINT OF BEGINNING and containing 0.051 hectare (0.126 of an acre) more or less. A plat was prepared this date to accompany this field note description.


JAMES A. STANTON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4959

DATE: 3/4/03



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Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 8 0 2003



Berry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20030251116
Pages 4
09/30/2003 04:12:17 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
BERRY RICHHOFF
COUNTY CLERK
Fees \$20.00

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