

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.

PERMANENT EASEMENT – SEWER

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BEXAR §

THAT, **TENOTEX PARTNERS, INC., a Texas Corporation**, hereinafter referred to as "Grantor", whether one or more, for and in consideration in the amount of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to Grantor in hand paid by the **SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES**, Bexar County, Texas, has given, granted, sold, conveyed, and dedicated, and by these presents, does give, grant, sell, convey, and dedicate unto the **CITY OF SAN ANTONIO**, a Texas Municipal Corporation for the use, benefit and control of the said **SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES**, herein referred to as "Grantee", as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992, and subject to the terms and provisions of said ordinance, an easement to construct, reconstruct, realign, inspect, patrol, maintain, operate, repair, add, remove and replace sewer lines and facilities, and appurtenances thereto, in, on, over and through the lands located in Bexar County, Texas as follows:

Being a 0.060 acre tract of land out of Lot 904, Block 1 as shown by plat of Bridgepoint Units 3 & 7 Enclave recorded in Volume 9619, Pages 95-96, Bexar County Deed and Plat Records; in all, said 0.060 acre tract being more particularly described and depicted in Exhibits "A" and "B" attached hereto and made a part hereof;

The area described and depicted Exhibits "A" and "B" are collectively referred to herein as the "Easement Area".

For the purpose of using said Easement Area for any and all things necessary for the construction, reconstruction, realignment, inspection, patrol, maintenance, operation, repair, addition, removal and/or replacement of the lines, facilities and appurtenances to be placed within the above described permanent Easement Area. The Grantee expressly agrees that it will remove from said land all surplus material and will, except for the presence of any at-grade and above ground facilities and appurtenances constructed by Grantee, cause said land to be left as nearly as possible in the condition as it existed prior to the construction of said improvements.

Together with the right of ingress and egress over said Easement Area and over Grantor's adjoining lands for the purpose of constructing, reconstructing, realigning inspecting, patrolling,

maintaining, operating, repairing, adding and removing said lines, facilities and appurtenances; the right to relocate said lines, facilities and appurtenances within said Easement Area; the right to remove from said lands all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; and the right of exercise of all other rights hereby granted; and Grantor expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that (i) no building or structure of any kind will be placed on said Easement Area and that removal of any building or structure placed on said Easement Area shall be at Grantor expense and (ii) Grantor will not change, or cause to be changed, the grade of the Easement Area, by fill or excavation, by more than two (2) feet without the prior written consent of Grantee, and that the removal and/or correction of such grade change made without Grantee's consent shall be at Grantor expense.

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 shall be abandoned.

And Grantor does hereby bind itself, its legal representatives, successors and/or 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.

This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Signature on following page

EXECUTED effective this _____ day of _____, 2019.

TENOTEX PARTNERS, INC.
A Texas Corporation

By: _____
Israel Fogiel, President

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this _____ day of _____, 2019, by Israel Fogiel, President of Tenotex Partners, Inc., a Texas Corporation.

Notary Public

FIELD NOTES

For a 0.060 Acre (2,614 square foot)
(16-foot Sanitary Sewer Easement)

Project Name: XXXXXXXX XXXXX

SAWS PARCEL NO.: PXX-XXX

AUG. 27, 2018

FIELD NOTE DESCRIPTION of a 0.060 acre tract of land out of Lot 904, Block 1 as shown by plat of Bridgepoint Units 3 & 7 Enclave recorded in Volume 9619, Pages 95-96, Bexar County Deed and Plat Records; in all, said 0.060 acre tract being more particularly described as follows:

COMMENCING at a ½" iron rod found at the intersection of the southwest line of Newcroft Pl. (Lot 999, a 50' private street) as shown by said plat of Bridgepoint Units 3 & 7 and the northwest line of Bridgepoint Pl. (Lot 999, a variable width private street) as shown by said plat of Bridgepoint Units 3 & 7 coincident with an east corner of said Lot 904;

THENCE, along the northwest line of said Bridgepoint Pl., the southeast line of said Lot 904, South 38° 46' 19" West, 7.40 feet to the northeast corner of an existing 16' Sanitary Sewer Easement as shown by said plat of Bridgepoint Units 3 & 7

THENCE, across said Lot 904, and long the north line of said 16' Sanitary Sewer Easement, South 63° 20' 16" West, 79.67 feet to the **POINT OF BEGINNING** and the northeast corner of the herein described tract of land;

THENCE, continuing across said Lot 904, South 26° 39' 44" East, 16.00 feet to the south corner of said 16' Sanitary Sewer Easement and the east corner of the herein described tract of land;

THENCE, continuing across said Lot 904, South 63° 20' 16" West, 53.38 feet and North 85° 04' 42" West, 114.53 feet to the common west line of said Lot 904 and the east line of a 27.231 acre tract conveyed unto Riebe – San Antonio, Ltd. by warranty deed recorded in Volume 11883, Page 892, Bexar County Real Property Records for the southwest corner of the herein described tract of land;

THENCE, along said west line of Lot 904, North 4° 55' 14" East, 16.00 feet to the northwest corner of the herein described tract of land;

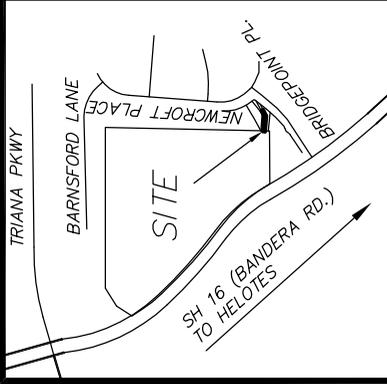
THENCE, across said Lot 904, South 85° 04' 42" East, 110.01 feet and North 63° 20' 16" East, 48.85 feet to the **POINT OF BEGINNING**.

Containing, in all, 2,614 square feet or 0.060 acres of land, more or less.

Bearings based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This field note description is based upon field work completed August 21, 2017 by Westwood Professional Services personnel under my supervision and is made in conjunction with an exhibit of same Parcel No. PXX-XXX and date, August 27, 2018.

Jason R. Gabriel, RPLS
Texas No. 6530



LOCATION MAP
(NOT TO SCALE)

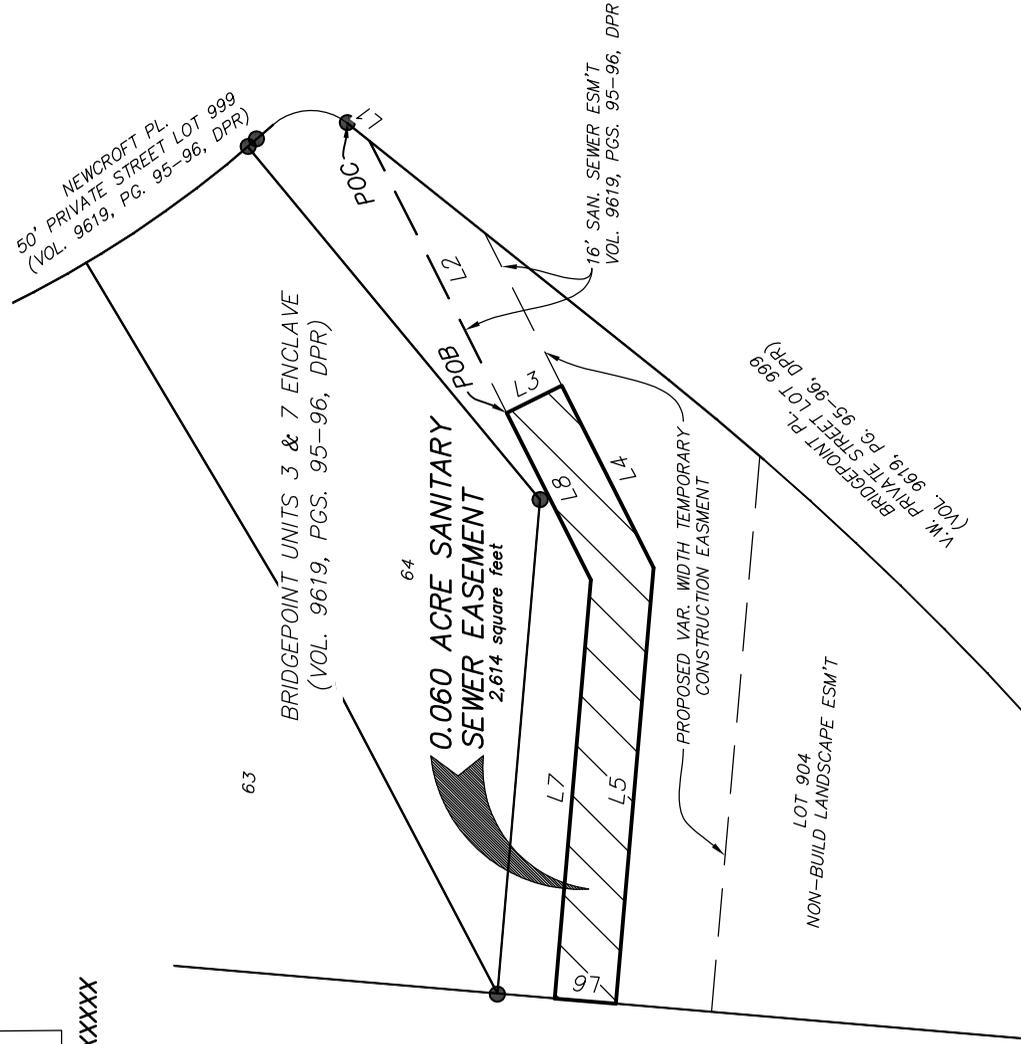
**PROJECT NAME: XXXXX XXXXXXXX
SAWS PARCEL NO. PXX-XXX**

- DPR BEXAR COUNTY DEED AND PLAT RECORDS
- RPR BEXAR COUNTY REAL PROPERTY RECORDS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- FND. ½" IRON ROD

EXHIBIT "B"



SCALE: 1" = 50'



27.231 ACRES
RIEBE - SAN ANTONIO, LTD
(VOL. 11883, PG. 892, RPR)

Line Table		
Line #	Length	Direction
L1	7.40	S38°46'19"W
L2	79.67	S63°20'16"W
L3	16.00	S26°39'44"E
L4	53.38	S63°20'16"W
L5	114.53	N85°04'42"W
L6	16.00	N4°55'14"E
L7	110.01	S85°04'42"E
L8	48.85	N63°20'16"E

GENERAL NOTES :

- THIS EXHIBIT IS BASED UPON FIELD WORK COMPLETED AUGUST 21, 2018 AND IS MADE IN CONJUNCTION WITH FIELD NOTE DESCRIPTIONS OF SAME PARCEL NO. PXX-XXX AND DATE, AUGUST 21, 2018.
- BEARINGS BASIS= TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 {NAD83 (2011ADU)}

FOR INTERIM REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:

NAME: JASON R GABRIEL
R.P.L.S. 6530
DATE: AUG 27, 2018

AND IS NOT INTENDED TO BE USED FOR CONVEYANCE OR CONSTRUCTION PURPOSES.

Westwood

Phone (210) 266-8800 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodgs.com
Westwood Professional Services, Inc.
© COPYRIGHT WESTWOOD PROFESSIONAL SERVICES, INC., 2018
TBPLS FIRM NO. 10194084

EXHIBIT OF:
**A 0.060 ACRE TRACT OUT OF
LOT 904, BLOCK 1
BRIDGEPOINT UNITS 3 AND 7 ENCLAVE
BEXAR COUNTY, TEXAS
(VOL. 9619, PGS. 95-96, DPR)**

JOB NO.: 15484.00
DATE: 8/27/2018
DRAWN: JRG
REVISIONS: