

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.

TEMPORARY CONSTRUCTION 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**", for and in consideration in the amount of TEN DOLLARS (\$10.00), and other valuable consideration the receipt and sufficiency of which is 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 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 over, across and upon the following described lands, for construction, storage and staging of materials and/or equipment for installation of sewer lines, facilities and appurtenances thereto:

Being a 0.118 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 0.118 acre tract and being more particularly described and depicted in Exhibits "A" and "B" attached hereto and made a part hereof;

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

For the purpose of using the said temporary construction easement area for any and all things necessary for the construction of the aforesaid sewer lines, facilities and appurtenances. In further consideration of this grant, said GRANTEE expressly agrees that it will remove from said land all surplus material and will cause said land to be left as nearly as possible in its condition as it existed prior to the construction of said improvements. The temporary construction easement shall expire at the completion of construction of the aforesaid improvements, demobilization and restoration work.

Together with the right of ingress and egress over said temporary construction easement area; and GRANTOR expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that, during the term of this temporary construction easement, no building or other

obstruction of any kind will be placed by or for GRANTOR or its legal representatives, successors and/or assigns, within said temporary construction easement area.

TO HAVE AND TO HOLD the above described easement and rights unto the said **GRANTEE**, its successors and assigns, until the expiration of this temporary construction easement according to its terms.

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.

Signature on following page

Project: USA-19693 Riebe Tract
Parcel: P19-118 and P19-118T

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 0.118 Acre (5,134 square foot)
(Variable Width Temporary Construction Easement)

Project Name: XXXXXXXX XXXXX

SAWS PARCEL NO.: PXX-XXX

AUG. 27, 2018

FIELD NOTE DESCRIPTION of a 0.118 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 0.118 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, 45.89 feet to the east corner of an existing 16' Sanitary Sewer Easement as shown by said plat of Bridgepoint Units 3 & 7 and the **POINT OF BEGINNING** and the northeast corner of the herein described tract of land;

THENCE, continuing along the northeast line of said Bridgepoint Pl. and the southeast line of said Lot 904, South 38° 46' 19" West, 61.45 feet to the beginning of a curve to the right;

THENCE, along the arc of said curve with a length of 30.95 feet, a radius of 857.00 feet, a delta of 2° 04' 10" and a chord bearing and distance of South 40° 01' 28" West, 30.95 feet to the southeast corner of the herein described tract of land;

THENCE, across said Lot 904, North 85° 04' 42" West to the common west line of said Lot 904 and 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, 25.00 feet to the northwest corner of the herein described tract of land;

THENCE, across said Lot 904, South 85° 04' 42" East, 114.53 feet and North 63° 20' 16" East, 98.05 feet to the **POINT OF BEGINNING**.

Containing, in all, 5,134 square feet or 0.118 acres of land, more or less.

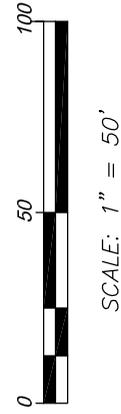
Bearings based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).

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

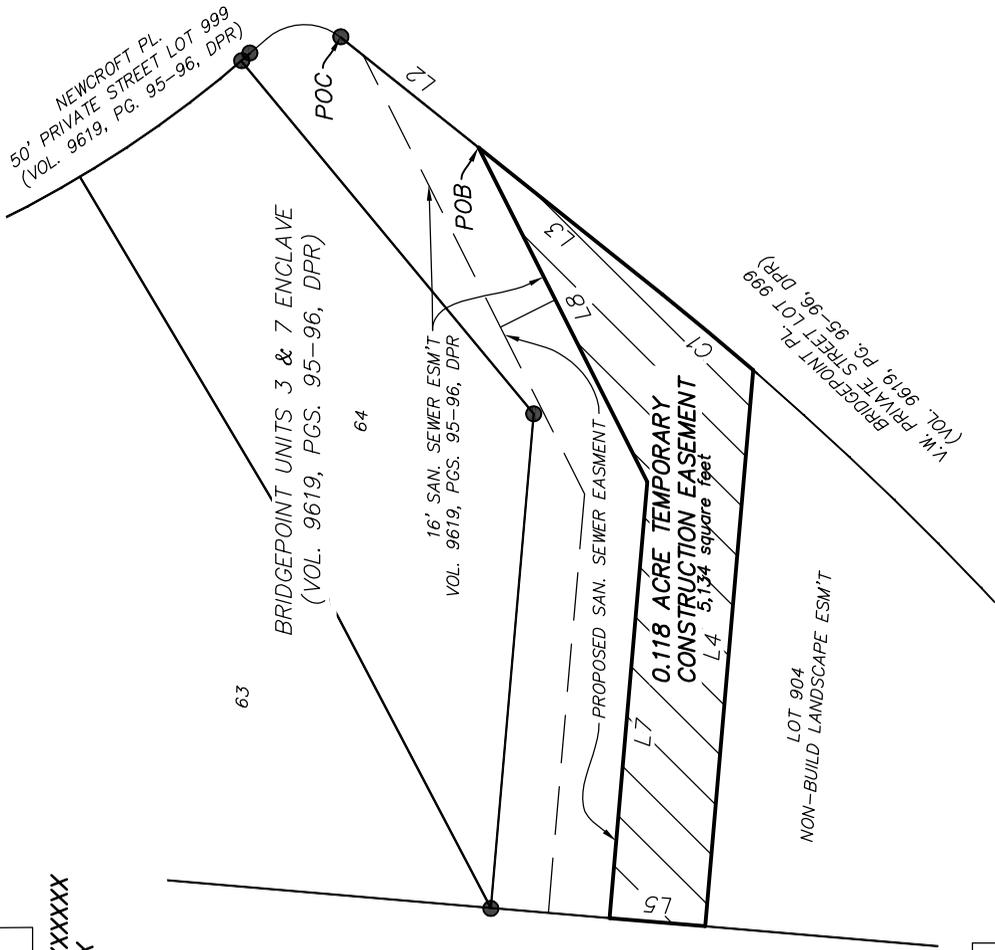
DPR BEXAR COUNTY DEED AND PLAT RECORDS
 RPR BEXAR COUNTY REAL PROPERTY RECORDS
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 ● FND. ½" IRON ROD

EXHIBIT "B"



LOCATION MAP
 (NOT TO SCALE)

PROJECT NAME: XXXXXX XXXXXXXX
 SAWS PARCEL NO. PXX-XXX



Line Table

Line #	Length	Direction
L2	45.89	S38°46'19"W
L3	61.45	S38°46'19"W
L4	146.03	N85°04'42"W
L5	25.00	N4°55'14"E
L7	114.53	S85°04'42"E
L8	98.05	N63°20'16"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C1	30.95	857.00	2°04'10"	S 40°01'28" W	30.95

GENERAL NOTES :

1. 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.
2. 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
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 Toll Free (888) 937-5150 San Antonio, TX 78259
www.westwoodgs.com
Westwood Professional Services, Inc.
 © COPYRIGHT WESTWOOD PROFESSIONAL SERVICES, INC., 2018
 TBPLS FIRM NO. 10194084

EXHIBIT OF:
 A 0.118 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:
 PAGE 1 OF 1