

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, NORTH EAST INDEPENDENT SCHOOL DISTRICT (“Grantor”), acting by and through Grantor’s 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, a non-exclusive easement and right-of-way for overhead and underground electric transmission and distribution lines consisting of variable numbers of wires and cables, conduits, and all necessary appurtenances across, under and upon the following described land located in Bexar County, Texas, to-wit:

Being a 0.102 acre tract of land out of Lot 16, New City Block 12103, N.E.I.S.D. Subdivision, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 6900 Page 247, Deed and Plat Records, Bexar County, Texas, Official Public Records, Bexar County, Texas (no deed found).

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

Together with the right of ingress and egress over Grantor’s adjacent lands and along said right-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, Grantor’s 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 Grantee, Grantee's successors and assigns, until the use of said easement by Grantee shall be permanently abandoned.

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

SIGNED TO BE EFFECTIVE this _____ day of _____, 2026.

NORTH EAST INDEPENDENT SCHOOL DISTRICT

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2026, by _____ (NAME), _____ (TITLE) on behalf of NORTH EAST INDEPENDENT SCHOOL DISTRICT.

Notary Public, State of _____

EXHIBIT "A"



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

STATE OF TEXAS §
COUNTY OF BEXAR §

0.102 ACRE (4,423 SQUARE FEET) EASEMENT

A 0.102 ACRE (4,423 SQUARE FEET) VARIABLE WIDTH ELECTRIC EASEMENT, BEING A STRIP OF LAND OUT OF LOT 16, NEW CITY BLOCK 12103, N.E.I.S.D. SUBDIVISION OF RECORD IN VOLUME 8900, PAGE 247, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND SHOWN TO BE OWNED BY NORTH EAST INDEPENDENT SCHOOL DISTRICT UNDER BEXAR COUNTY APPRAISAL DISTRICT PROPERTY IDENTIFICATION NUMBER 500020, DEED NOT FOUND, THIS 0.102 ACRE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 60d nail set on the existing west right-of-way of Broadway, an 86-foot wide public right-of-way, as shown on plat of record in Volume 7000, Page 113, Deed and Plat Records, Bexar County, Texas, on the east boundary of said Lot 16, having Texas State Plane coordinates of N-13,742,203.61 and E-2,144,205.42, South Central Zone 4204, Grid, for the southeast corner of this 0.102 acre strip of land, from which a 1/2 inch iron rod found at a south corner of said Lot 16 bears: South 26°03'52" West 346.65 feet along a curve to the right having a radius of 657.00 feet;

THENCE: North 73°48'45" West 20.08 feet through, over and across said Lot 16, with the south line of this 0.102 acre strip of land to a 60d nail set for the southwest corner of this 0.102 acre strip of land;

THENCE: continuing through said Lot 16, with the west boundary of this 0.102 acre strip of land, the following three (3) calls:

- 1) North 09°17'07" East 111.53 feet to a 60d nail set for angle;
- 2) North 02°58'45" West 81.89 feet to a 60d nail set for angle;
- 3) North 09°41'03" West 94.87 feet to a 60d nail set for the northwest corner of this 0.102 acre strip of land;

THENCE: North 71°18'02" East 10.81 feet continuing through said Lot 16, with the north line of this 0.102 acre strip of land to a 60d nail set on the existing west right-of-way of said Broadway, on the east boundary of said Lot 16, for the northeast corner of this 0.102 acre strip of land;

THENCE: 297.17 feet along a curve to the right, having a radius of 657.00 feet, a delta angle of 25°54'57" and a chord that bears: South 02°11'23" East 294.65 feet to the **POINT OF BEGINNING** of this 0.102 acre (4,423 square feet) strip of land in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons
RPLS No. 4716
November 21, 2025
Job No. 251020850 – 0.102ac



VARIABLE WIDTH ELECTRIC EASEMENT

A 0.102 ACRE (4,423 SQUARE FEET) VARIABLE WIDTH ELECTRIC EASEMENT, BEING A STRIP OF LAND OUT OF LOT 16, NEW CITY BLOCK 12103, N.E.I.S.D. SUBDIVISION OF RECORD IN VOLUME 8900, PAGE 247, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND SHOWN TO BE OWNED BY NORTH EAST INDEPENDENT SCHOOL DISTRICT UNDER BEXAR COUNTY APPRAISAL DISTRICT PROPERTY IDENTIFICATION NUMBER 500020, DEED NOT FOUND, THIS 0.102 ACRE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.80	657.00	30°35'53"	S 26°03'52" W	346.65
C2	13.13	743.00	1°00'44"	S 11°53'12" W	13.13
C3	160.08	743.00	12°20'40"	N 21°45'54" W	159.77
C4	56.63	743.00	4°22'01"	S 11°14'59" E	56.61
C5	105.52	743.00	8°08'14"	S 04°59'32" E	105.43
C6	78.84	743.00	6°04'48"	S 02°06'59" W	78.81
C7	52.56	743.00	4°03'13"	N 07°10'59" E	52.55
C8	22.31	153.00	85°12'48"	N 4°31'18" E	20.31
C9	52.67	78.14	36°37'10"	S 70°30'13" E	51.88
C10	28.15	743.00	2°10'15"	N 10°17'43" E	28.15
C11	297.17	657.00	25°54'57"	N 02°11'23" W	294.65
C12	28.08	743.00	2°09'54"	N 14°30'57" W	28.08

- LEGEND**
- EASEMENT BOUNDARY
 - SETBACK LINE
 - EASEMENTS
 - 1/2" IRON ROD FOUND
 - ▲ CALCULATED POINT
 - CPS STAKE
 - () RECORD INFORMATION
 - 000/000 VOLUME/PAGE
 - D# DOCUMENT NUMBER
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - N.C.B. NEW CITY BLOCK
 - ⊙ EXISTING POWER POLE
 - EASEMENT CORNER

LOT 16
N.C.B. 12103
N.E.I.S.D. SUBDIVISION
(6900 / 247 DPR)
NORTH EAST
INDEPENDENT
SCHOOL DISTRICT
(PID 500020)
(DEED NOT FOUND)

EASEMENT
0.102 ACRES
4,423 Sq.Ft.

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

N 73°48'45" W
20.08'

N 09°17'07" E 111.53'

N 09°41'03" W 94.87'

N 02°58'45" W 81.89'

N 71°18'02" E 10.81'

N 71°18'02" E
6.98'

N-13,742,203.61'
E-2,144,205.42'

P.O.B.

S 65°17'15" E 88.30'

BROADWAY
86' R.O.W.
(7000/113 DPR)

0.005 ACRES
222 Sq.Ft.

S 18°41'58" E
28.00'

S 71°18'02" W
9.03'

S 89°48'48" E
9.90'

FOX HOLLOW
50' R.O.W.
(5940/233 DPR)

S 89°48'48" E
2.79'

S 73°48'45" E
11.61'

0.006 ACRES
282 Sq.Ft.

S 16°11'15" W
28.00'

N 73°48'45" W
8.72'

LIGHTHOUSE
BAPTIST CHURCH
(6656 / 1172 OPR)
LOT 35
N.C.B. 14192
LANDMARK BAPTIST
CHURCH SUBDIVISION
(7500 / 194 DPR)

LOT 1
BLOCK 5
N.C.B. 14192
REGENCY PLACE
SUBDIVISION
(5940 / 233 DPR)

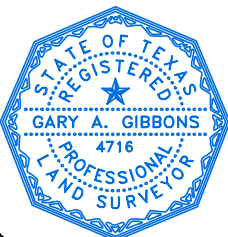
LOT 1
BLOCK 6
N.C.B. 14193
REGENCY PLACE
SUBDIVISION
(5940 / 233 DPR)
LUKE NATHAN MACIAS
(D# 2080177985 OPR)

SCALE
1" = 40'

LOT 14
N.C.B. 12103
REGENCY PLACE
ELEMENTARY SCHOOL
(5870 / 225 DPR)

LOT 2
BLOCK 6
N.C.B. 14193
REGENCY PLACE
SUBDIVISION
(5940 / 233 DPR)

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.
Survey field work completed on:
THE 21st DAY OF NOVEMBER 2025, A.D.



GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

EXHIBIT "B"



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509