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, AMFP V NAPA OAKS LLC, a Texas limited liability company ("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, two (2) non-exclusive easements and rights-of-way for overhead and underground electric transmission and distribution lines consisting of variable numbers of wires and cables, conduits, and all necessary or desirable appurtenances at or near the locations, and along the general courses now located and staked out by Grantee, across, under and upon the following described land located in Bexar County, Texas, to-wit:

> Being 0.456 of an acre tract of land out of Lot 4 and 0.301 of an acre tract of land out of Lot 3, both out of Block 92, County Block 4709, Napa Oaks Apartments Subdivision, Bexar County, Texas according to plat thereof recorded in Volume 20002, Pages 946-947, Deed and Plat Records of Bexar County, Texas. Said Lot 4 and Lot 3 being out of a 6.43 acre tract and a 10.08 acre tract, respectively, both out of the Maria F. Hernandez Survey No. 420, Abstract No. 314, County Block 4709, Bexar County, Texas and described as Tract One and Tract Two, respectively, in deed recorded in Document No. 20210024667, Official Public Records of Bexar County, Texas.
>
> Said easements and rights-of-way being more particularly described and shown by field notes and drawing marked Exhibits "A", "B", "C" and "D", attached hereto and made a part hereof.

Together with the right of ingress and egress over its adjacent lands and along said rights-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, its successors and assigns, on said easements and rights-of-way herein granted, so long as these easements remain in effect; and the right of exercising all other rights hereby granted. Subject to Grantee's right to remove vegetation or obstructions which endanger or may interfere with the efficiency of the electric lines and appurtenances thereto, Grantor reserves for itself and its lessees, licenses, successors and assigns, the full and complete enjoyment of the property that is the subject of the easements and rights-of-way granted under this Electric Line Right-of-Way Agreement ("the Easement Area"), including, without limitation, the installation of paving and/or landscaping (other than trees), except that Grantor's use of the Easement Area shall not unreasonably interfere with the rights granted herein to Grantee.

TO HAVE AND TO HOLD the above described easements and rights unto Grantee, its successors and assigns, until the use of said easements 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 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 10 day of May, 2023.

AMFP V NAPA OAKS LLC,
a Texas limited liability company

BY: _____

NAME: Michael Sarno

TITLE: Vice President

STATE OF Colorado §
§
COUNTY OF Denver §

This instrument was acknowledged before me on this 10th day of May, 2023, by Michael Sarno (NAME), Vice President (TITLE) on behalf of AMFP V NAPA OAKS LLC, a Texas limited liability company.

_____
Notary Public, State of Colorado

DICEZERAE CABALLERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224020588
MY COMMISSION EXPIRES MAY 23, 2026

MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
0.456 OF AN ACRE – 19,869 SQUARE FOOT)
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.456 OF AN ACRE (19,869 SQUARE FOOT) VARIABLE WIDTH ELECTRIC EASEMENT, OUT OF LOT 4, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, A SUBDIVISON IN BEXAR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 20002, PAGES 946-947 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod marked "MBC" Set on the East Right-of-way line of Interstate Highway 10 and marking the Southwestern most corner of said Lot 4;

THENCE N 47° 54' 13" E a distance of 13.94 feet, departing the East Right-of-Way line of said Interstate Highway 10, into and across said Lot 4 to the **POINT OF BEGINNING;**

THENCE N 24° 35' 44" W a distance of 28.00 feet to a point;

THENCE N 65° 10' 01" E a distance of 24.41 feet to a point;

THENCE N 07° 46' 21" E a distance of 10.78 feet to a point;

THENCE N 49° 37' 18" W a distance of 24.14 feet to a point;

THENCE N 24° 52' 55" W a distance of 305.53 feet to a point;

THENCE N 27° 22' 55" W a distance of 289.08 feet to a point;

THENCE N 13° 44' 40" W a distance of 257.92 feet to a point;

THENCE N 24° 34' 05" W a distance of 28.27 feet to a point;

THENCE N 85° 53' 37" W a distance of 9.60 feet to a point;

THENCE S 32° 46' 51" W a distance of 25.70 feet to a point;

THENCE S 03° 02' 49" W a distance of 68.13 feet to a point;

THENCE S 30° 45' 16" E a distance of 40.92 feet to a point;

THENCE S 59° 14' 44" W a distance of 55.01 feet to a point;

EXHIBIT "A"

THENCE N 30° 45' 16" W a distance of 28.00 feet to a point;

THENCE N 59° 14' 44" E a distance of 34.32 feet to a point;

THENCE N 03° 02' 49" E a distance of 93.03 feet to a point;

THENCE N 32° 46' 51" E a distance of 34.77 feet to a point;

THENCE N 04° 06' 23" E a distance of 17.55 feet to a point;

THENCE N 24° 34' 05" W a distance of 108.37 feet to a point;

THENCE N 69° 34' 05" W a distance of 14.14 feet to a point;

THENCE S 65° 25' 55" W a distance of 44.35 feet to a point;

THENCE N 24° 34' 05" W a distance of 10.00 feet to a point;

THENCE N 65° 25' 55" E a distance of 44.35 feet to a point;

THENCE N 20° 25' 55" E a distance of 14.14 feet to a point;

THENCE N 24° 34' 05" W a distance of 30.27 feet to a point;

THENCE N 69° 34' 05" W a distance of 8.49 feet to a point;

THENCE S 65° 25' 55" W a distance of 19.60 feet to a point;

THENCE S 82° 58' 48" W a distance of 14.06 feet to a point;

THENCE S 65° 25' 55 " W a distance of 16.46 feet to a point;

THENCE N 24° 34' 05" W a distance of 10.00 feet to a point;

THENCE N 65° 25' 55" E a distance of 18.00 feet to a point;

THENCE N 82° 58' 48" E a distance of 14.06 feet to a point;

THENCE N 65° 25' 55" E a distance of 34.05 feet to a point;

THENCE S 24° 34' 05" E a distance of 86.01 feet to a point;

THENCE S 69° 34' 05" E a distance of 8.49 feet to a point;

THENCE N 65° 25' 55" E a distance of 22.76 feet to a point;

THENCE N 55° 31' 48" E a distance of 12.88 feet to a point;

EXHIBIT "A"

THENCE N 65° 25' 55" E a distance of 18.50 feet to a point;

THENCE N 61° 55' 32" E a distance of 17.03 feet to a point;

THENCE S 24° 34' 05" E a distance of 11.04 feet to a point;

THENCE S 65° 25' 55" W a distance of 34.63 feet to a point;

THENCE S 55° 31' 48" W a distance of 12.88 feet to a point;

THENCE S 65° 25' 55" W a distance of 23.63 feet to a point;

THENCE S 20° 25' 55" W a distance of 8.49 feet to a point;

THENCE S 24° 34' 05" E a distance of 137.73 feet to a point;

THENCE S 13° 44' 40" E a distance of 144.00 feet to a point;

THENCE S 58° 44' 40" E a distance of 8.49 feet to a point;

THENCE N 76° 15' 20" E a distance of 22.88 feet to a point;

THENCE N 69° 43' 04" E a distance of 11.65 feet to a point;

THENCE N 76° 15' 20" E a distance of 18.00 feet to a point;

THENCE S 13° 44' 40" E a distance of 10.00 feet to a point;

THENCE S 76° 15' 20" W a distance of 17.43 feet to a point;

THENCE S 69° 43' 04" W a distance of 11.65 feet to a point;

THENCE S 76° 15' 20" W a distance of 23.46 feet to a point;

THENCE S 31° 15' 20" W a distance of 8.49 feet to a point;

THENCE S 13° 44' 40" E a distance of 34.44 feet to a point;

THENCE S 58° 44' 40" E a distance of 8.49 feet to a point;

THENCE N 76° 15' 20" E a distance of 18.82 feet to a point;

THENCE S 66° 56' 32" E a distance of 25.74 feet to a point;

THENCE N 87° 50' 16" E a distance of 10.86 feet to a point;

THENCE N 62° 37' 05" E a distance of 14.54 feet to a point;

EXHIBIT "A"

THENCE S 27° 22' 55" E a distance of 11.04 feet to a point;

THENCE S 62° 37' 05" W a distance of 17.00 feet to a point;

THENCE N 27° 22' 55" W a distance of 1.04 feet to a point;

THENCE S 62° 37' 05" W a distance of 18.50 feet to a point;

THENCE N 27° 22' 55" W a distance of 12.40 feet to a point;

THENCE N 66° 56' 32" W a distance of 17.03 feet to a point;

THENCE S 76° 15' 20" W a distance of 15.50 feet to a point;

THENCE S 31° 15' 20" W a distance of 8.49 feet to a point;

THENCE S 13° 44' 40" E a distance of 35.23 feet to a point;

THENCE S 27° 22' 55" E a distance of 244.41 feet to a point;

THENCE S 72° 22' 55" E a distance of 8.49 feet to a point;

THENCE N 62° 37' 05" E a distance of 18.75 feet to a point

THENCE S 27° 22' 55" E a distance of 10.00 feet to a point;

THENCE S 62° 37' 05" W a distance of 18.75 feet to a point;

THENCE S 17° 37' 05" W a distance of 8.49 feet to a point;

THENCE S 27° 22' 55" E a distance of 21.69 feet to a point;

THENCE S 24° 52' 55" E a distance of 303.56 feet to a point;

THENCE S 49° 37' 18" E a distance of 16.03 feet to a point;

THENCE N 79° 38' 23" E a distance of 12.66 feet to a point;

THENCE N 28° 54' 04" E a distance of 37.80 feet to a point;

THENCE N 24° 52' 55" W a distance of 3.80 feet to a point;

THENCE N 65° 07' 05" E a distance of 10.50 feet to a point;

THENCE N 24° 52' 55" W a distance of 1.04 feet to a point;

THENCE N 65° 07' 05" E a distance of 17.00 feet to a point;

EXHIBIT "A"

THENCE S 24° 52' 55" E a distance of 11.04 feet to a point;

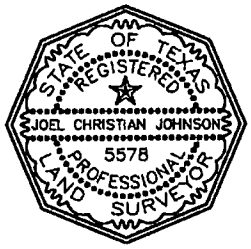
THENCE S 65° 07' 05" W a distance of 19.04 feet to a point;

THENCE S 28° 54' 04" W a distance of 71.99 feet to a point;

THENCE S 02° 02' 03" W a distance of 10.70 feet to a point;

THENCE S 24° 49' 59" E a distance of 7.51 feet to a point;

THENCE S 65° 10' 01" W a distance of 25.25 feet, to the **POINT OF BEGINNING** and containing 0.456 of an acre more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: December 15, 2022
Job No. 32286-0780

P:\0780\32286-Duke-Napa Oaks Update\Letters\0.456 Ac metes and bounds-32286.docx

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. PROPOSED IMPROVEMENTS (SITE PLAN) SHOWN FOR ILLUSTRATION PURPOSES ONLY. . EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

5. THE EASEMENTS SHOWN HEREON, WHEN SHOWN TO BE ALONG A BUILDING WALL, ARE INTENDED TO ADJOIN THE EXTERIOR WALL LINE OF THAT RESPECTIVE BUILDING, REGARDLESS OF OVERAGE AND/OR SHORTAGE OF BEARING AND/OR DISTANCE.

EXHIBIT "B"

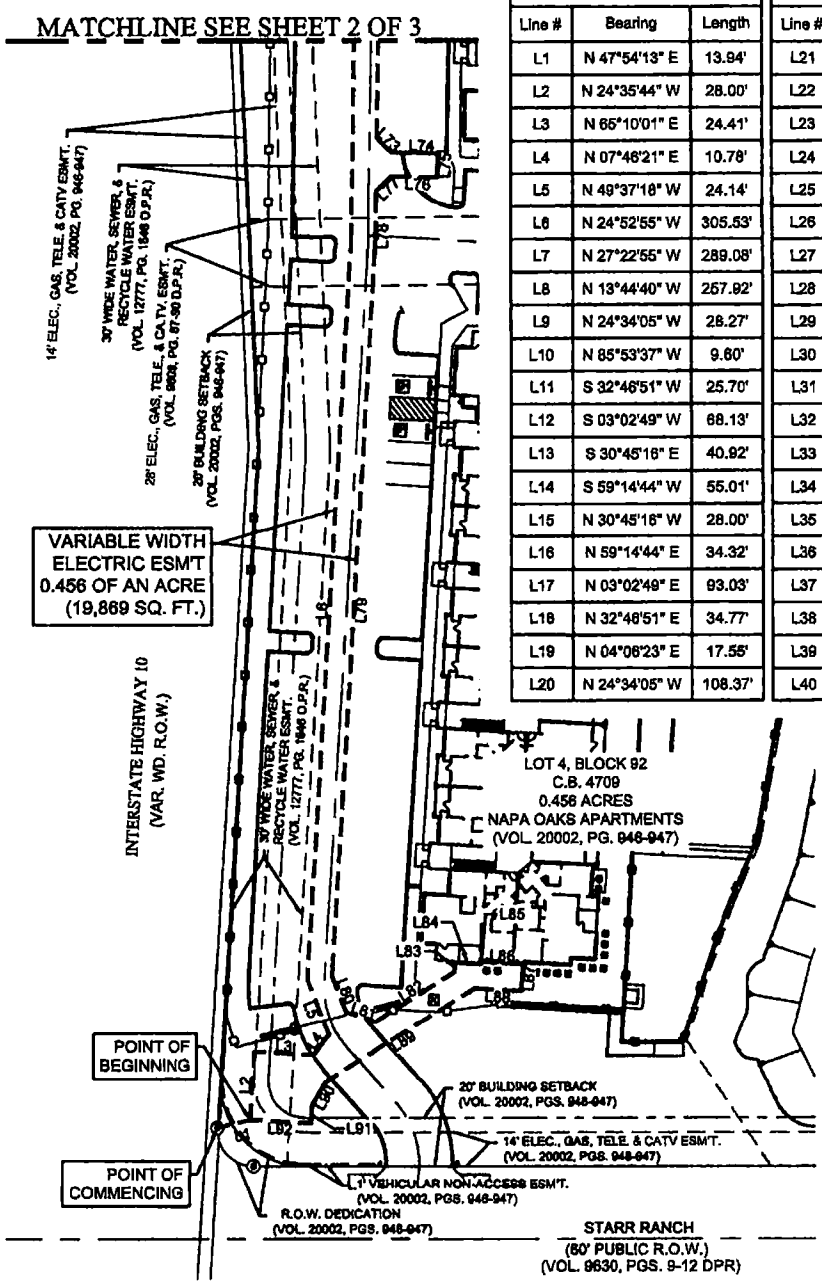
LEGEND
- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- ⊠ TRANSFORMER

NORTH

SCALE: 1" = 60'

Line Table		
Line #	Bearing	Length
L1	N 47°54'13" E	13.94'
L2	N 24°35'44" W	28.00'
L3	N 65°10'01" E	24.41'
L4	N 07°46'21" E	10.78'
L5	N 49°37'18" W	24.14'
L6	N 24°52'55" W	305.53'
L7	N 27°22'55" W	289.08'
L8	N 13°44'40" W	257.92'
L9	N 24°34'05" W	28.27'
L10	N 85°53'37" W	9.60'
L11	S 32°46'51" W	25.70'
L12	S 03°02'49" W	68.13'
L13	S 30°45'16" E	40.92'
L14	S 59°14'44" W	55.01'
L15	N 30°45'16" W	28.00'
L16	N 59°14'44" E	34.32'
L17	N 03°02'49" E	93.03'
L18	N 32°46'51" E	34.77'
L19	N 04°06'23" E	17.55'
L20	N 24°34'05" W	108.37'

Line Table		
Line #	Bearing	Length
L21	N 69°34'05" W	14.14'
L22	S 65°25'55" W	44.35'
L23	N 24°34'05" W	10.00'
L24	N 65°25'55" E	44.35'
L25	N 20°25'55" E	14.14'
L26	N 24°34'05" W	30.27'
L27	N 69°34'05" W	8.49'
L28	S 65°25'55" W	19.60'
L29	S 82°58'48" W	14.06'
L30	S 65°25'55" W	16.46'
L31	N 24°34'05" W	10.00'
L32	N 65°25'55" E	18.00'
L33	N 82°58'48" E	14.06'
L34	N 65°25'55" E	34.05'
L35	S 24°34'05" E	86.01'
L36	S 69°34'05" E	8.49'
L37	N 65°25'55" E	22.76'
L38	N 55°31'48" E	12.88'
L39	N 65°25'55" E	18.50'
L40	N 61°55'32" E	17.03'



EASEMENT EXHIBIT OF:
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.456 OF AN ACRE (19,869 SQUARE FOOT) VARIABLE WIDTH ELECTRIC EASEMENT, OUT OF LOT 4, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, ACCORDING TO PLAT RECORDED IN VOLUME 20002, PAGES 946-947, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS REGISTERED JOEL CHRISTIAN JOHNSON 5578 PROFESSIONAL LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/15/2022
JOB NO. 32286-0760
SHEET 1 OF 3

Date: Mar 27, 2023, 9:27am User ID: JChavez Layout: SHEET 1
File: P:\0780\32286-Duke-Napa Oaks Update\Design\Exhibit\ex36- 0.456 acre cps exhibit-32286.dwg Layout name: SHEET 1

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. PROPOSED IMPROVEMENTS (SITE PLAN) SHOWN FOR ILLUSTRATION PURPOSES ONLY. . EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

5. THE EASEMENTS SHOWN HEREON, WHEN SHOWN TO BE ALONG A BULDING WALL, ARE INTENDED TO ADJOIN THE EXTERIOR WALL LINE OF THAT RESPECTIVE BUILDING, REGARDLESS OF OVERAGE AND/OR SHORTAGE OF BEARING AND/OR DISTANCE.

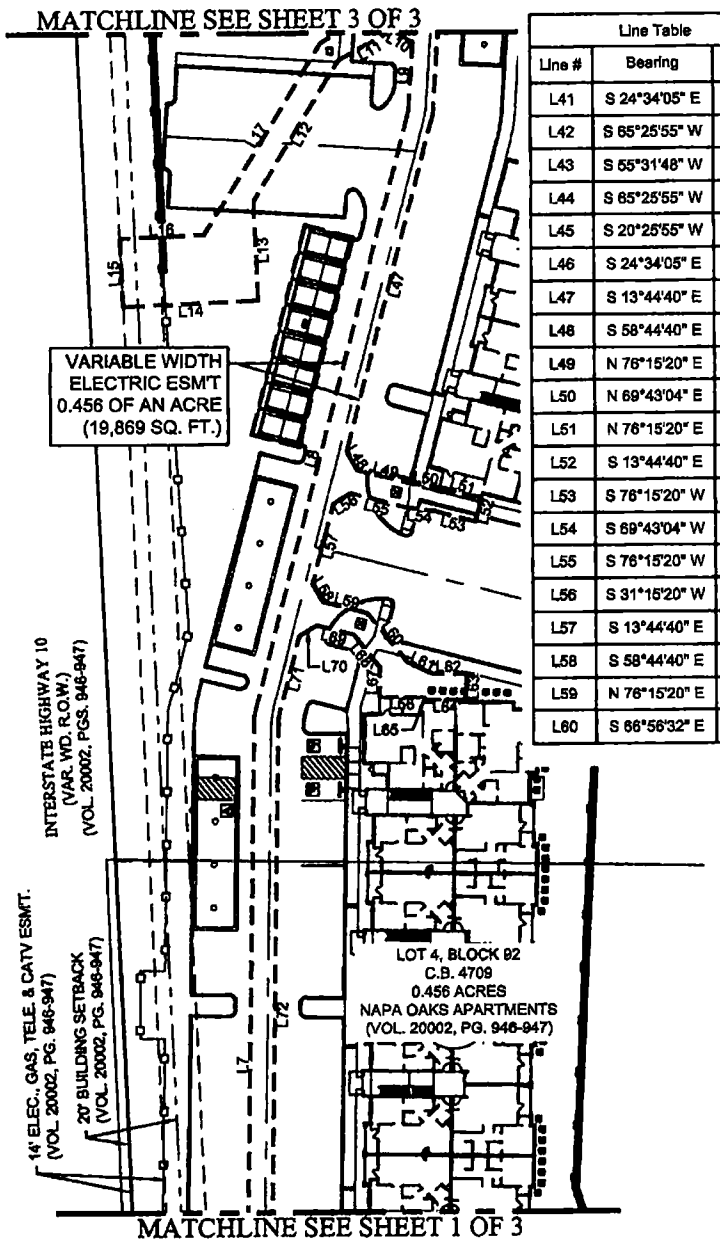
EXHIBIT "B"

LEGEND

- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- ⊠ TRANSFORMER

NORTH

SCALE: 1" = 60'



Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L41	S 24°34'05" E	11.04'	L61	N 67°50'16" E	10.86'
L42	S 65°25'55" W	34.63'	L62	N 62°37'05" E	14.54'
L43	S 55°31'48" W	12.88'	L63	S 27°22'55" E	11.04'
L44	S 65°25'55" W	23.83'	L64	S 62°37'05" W	17.00'
L45	S 20°25'55" W	6.49'	L65	N 27°22'55" W	1.04'
L46	S 24°34'05" E	137.73'	L66	S 62°37'05" W	18.50'
L47	S 13°44'40" E	144.00'	L67	N 27°22'55" W	12.40'
L48	S 58°44'40" E	6.49'	L68	N 66°56'32" W	17.03'
L49	N 76°15'20" E	22.88'	L69	S 76°15'20" W	15.50'
L50	N 69°43'04" E	11.65'	L70	S 31°15'20" W	6.49'
L51	N 76°15'20" E	18.00'	L71	S 13°44'40" E	35.23'
L52	S 13°44'40" E	10.00'	L72	S 27°22'55" E	244.41'
L53	S 76°15'20" W	17.43'	L73	S 72°22'55" E	6.49'
L54	S 69°43'04" W	11.65'	L74	N 62°37'05" E	18.75'
L55	S 76°15'20" W	23.46'	L75	S 27°22'55" E	10.00'
L56	S 31°15'20" W	6.49'	L76	S 62°37'05" W	18.75'
L57	S 13°44'40" E	34.44'	L77	S 17°37'05" W	6.49'
L58	S 58°44'40" E	6.49'	L78	S 27°22'55" E	21.69'
L59	N 76°15'20" E	18.82'	L79	S 24°52'55" E	303.56'
L60	S 66°56'32" E	25.74'	L80	S 49°37'18" E	16.03'

EASEMENT EXHIBIT OF:
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.456 OF AN ACRE (19,869 SQUARE FOOT) VARIABLE WIDTH ELECTRIC EASEMENT, OUT OF LOT 4, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, ACCORDING TO PLAT RECORDED IN VOLUME 20002, PAGES 946-947, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/15/2022
JOB NO. 32286-0780
SHEET 2 OF 3

Date: Mar 27, 2023, 9:27am User ID: JChavez Layout: SHEET 2
File: P:\0780\32286-Duke-Napa Oaks Update\Design\Exhibit\ex36- 0.456 acre cps exhibit-32286.dwg Layout name: SHEET 2

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

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EXHIBIT "B"

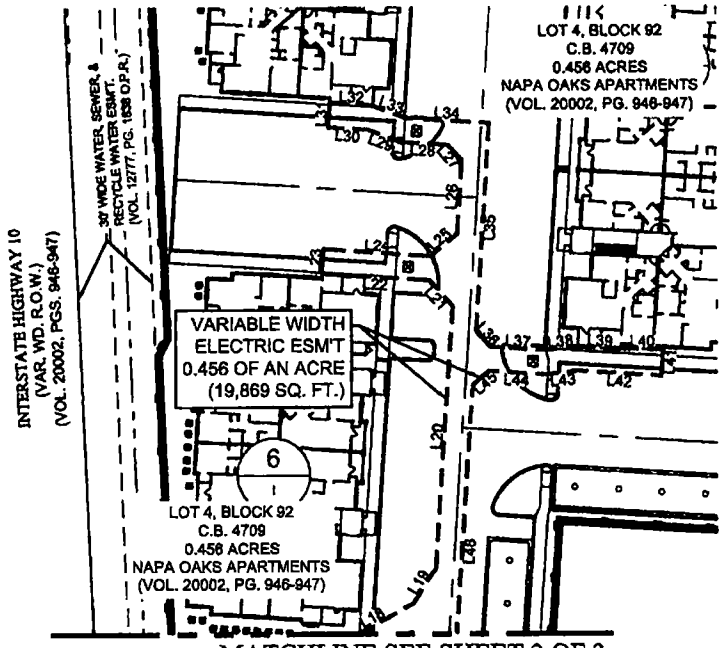
LEGEND

- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- ⊠ TRANSFORMER

NORTH

SCALE: 1" = 60'

Line Table		
Line #	Bearing	Length
L81	N 79°38'23" E	12.66'
L82	N 28°54'04" E	37.80'
L83	N 24°52'55" W	3.80'
L84	N 65°07'05" E	10.50'
L85	N 24°52'55" W	1.04'
L86	N 65°07'05" E	17.00'
L87	S 24°52'55" E	11.04'
L88	S 65°07'05" W	19.04'
L89	S 28°54'04" W	71.99'
L90	S 02°02'03" W	10.70'
L91	S 24°49'59" E	7.51'
L92	S 65°10'01" W	25.25'



MATCHLINE SEE SHEET 2 OF 3

EASEMENT EXHIBIT OF:
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.456 OF AN ACRE (19,869 SQUARE FOOT) VARIABLE WIDTH ELECTRIC EASEMENT, OUT OF LOT 4, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, ACCORDING TO PLAT RECORDED IN VOLUME 20002, PAGES 946-947, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

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FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/15/2022
JOB NO. 32286-0780
SHEET 3 OF 3

Date: Mar 27, 2023, 9:25am User ID: JChavez Layout: SHEET 3
File: P:\0780\32286-Duke-Napa Oaks Update\Design\Exhibit\ex36- 0.456 acre cps exhibit-32286.dwg Layout name: SHEET 3

MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

EXHIBIT "C"

METES AND BOUNDS DESCRIPTION
0.301 OF AN ACRE – 13,098 SQUARE FOOT)
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.301 OF AN ACRE (13,098 SQUARE FOOT) ELECTRIC EASEMENT, OUT OF LOT 3, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, A SUBDIVISON IN BEXAR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 20002, PAGES 946-947 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod marked "MBC" Set on the East Right-of-Way line of Interstate Highway 10 and marking the Southwestern corner of said lot 3;

THENCE N 12° 40' 04" E a distance of 20.36 feet, departing the East Right-of-Way line of said Interstate Highway 10, into and across said Lot 3, to a point on the Northeast line of an existing 14' electric, gas, telephone & cable TV easement created in said Napa Oaks Apartments Subdivision, for the **POINT OF BEGINNING;**

THENCE N 30° 47' 02" W a distance of 28.00 feet along and with the Northeast line of said existing 14' electric, gas, telephone & cable TV easement, to a point;

THENCE N 59° 12' 34" E a distance of 30.81 feet departing the Northeast line of said existing 14' electric, gas, telephone & cable TV easement, to a point;

THENCE N 15° 15' 31" E a distance of 20.77 feet to a point;

THENCE N 40° 15' 04" W a distance of 81.16 feet to a point;

THENCE N 04° 44' 56" E a distance of 36.79 feet to a point;

THENCE N 07° 41' 25" E a distance of 39.54 feet to a point;

THENCE N 44° 44' 56" E a distance of 96.43 feet to a point;

THENCE N 00° 15' 04" W a distance of 27.20 feet to a point;

THENCE N 40° 15' 52" W a distance of 47.37 feet to a point;

THENCE N 85° 15' 28" W a distance of 8.49 feet to a point;

THENCE S 49° 44' 56" W a distance of 35.03 feet to a point;

THENCE N 40° 15' 04" W a distance of 10.00 feet to a point;

EXHIBIT "C"

THENCE N 49° 44' 56" E a distance of 35.02 feet to a point;

THENCE N 04° 44' 32" E a distance of 8.48 feet to a point;

THENCE N 40° 15' 52" W a distance of 190.37 feet to a point;

THENCE N 82° 50' 48" W a distance of 14.73 feet to a point;

THENCE S 54° 34' 15" W a distance of 27.77 feet to a point;

THENCE S 49° 44' 56" W a distance of 18.29 feet to a point;

THENCE S 40° 15' 04" E a distance of 1.04 feet to a point;

THENCE S 49° 44' 56" W a distance of 17.00 feet to a point;

THENCE N 40° 15' 04" W a distance of 11.04 feet to a point;

THENCE N 49° 44' 56" E a distance of 35.71 feet to a point;

THENCE N 54° 34' 15" E a distance of 32.69 feet to a point;

THENCE N 28° 26' 57" E a distance of 17.96 feet to a point;

THENCE N 02° 19' 39" E a distance of 39.87 feet to a point;

THENCE N 49° 44' 56" E a distance of 156.49 feet to a point;

THENCE N 04° 44' 56" E a distance of 8.49 feet to a point;

THENCE N 40° 15' 04" W a distance of 28.69 feet to a point;

THENCE N 48° 16' 50" E a distance of 28.00 feet to a point;

THENCE S 40° 15' 04" E a distance of 45.41 feet to a point;

THENCE S 49° 44' 56" W a distance of 186.10 feet to a point;

THENCE S 02° 19' 39" W a distance of 9.29 feet to a point;

THENCE S 42° 40' 21" E a distance of 8.49 feet to a point;

THENCE S 87° 40' 21" E a distance of 16.05 feet to a point;

THENCE N 49° 44' 56" E a distance of 37.16 feet to a point;

THENCE S 40° 15' 04" E a distance of 11.04 feet to a point;

EXHIBIT "C"

THENCE S 49° 44' 56" W a distance of 17.00 feet to a point;

THENCE N 40° 15' 03" W a distance of 1.04 feet to a point;

THENCE S 49° 44' 56" W a distance of 24.06 feet to a point;

THENCE N 87° 40' 21" W a distance of 19.95 feet to a point;

THENCE S 47° 19' 39" W a distance of 8.49 feet to a point;

THENCE S 02° 19' 39" W a distance of 8.17 feet to a point;

THENCE S 18° 58' 06" E a distance of 18.63 feet to a point;

THENCE S 40° 15' 52" E a distance of 263.26 feet to a point;

THENCE S 00° 15' 04" E a distance of 34.99 feet to a point;

THENCE S 44° 44' 56" W a distance of 62.86 feet to a point;

THENCE S 00° 15' 04" E a distance of 8.49 feet to a point;

THENCE S 45° 15' 04" E a distance of 21.28 feet to a point;

THENCE S 89° 43' 39" E a distance of 10.92 feet to a point;

THENCE N 49° 44' 56" E a distance of 16.11 feet to a point;

THENCE S 40° 15' 04" E a distance of 24.58 feet to a point;

THENCE S 49° 44' 56" W a distance of 10.00 feet to a point;

THENCE N 40° 15' 04" W a distance of 14.58 feet to a point;

THENCE S 49° 44' 56" W a distance of 18.04 feet to a point;

THENCE N 40° 15' 04" W a distance of 7.04 feet to a point;

THENCE S 49° 44' 56" W a distance of 5.53 feet to a point;

THENCE N 45° 15' 04" W a distance of 30.50 feet to a point;

THENCE S 89° 44' 56" W a distance of 8.49 feet to a point;

THENCE S 44° 44' 56" W a distance of 12.36 feet to a point;

THENCE S 07° 41' 25" W a distance of 35.93 feet to a point;

EXHIBIT "C"

THENCE S 04° 44' 56" W a distance of 32.39 feet to a point;

THENCE S 40° 15' 04" E a distance of 82.28 feet to a point;

THENCE S 15° 15' 31" W a distance of 26.40 feet to a point;

THENCE S 30° 47' 26" E a distance of 20.55 feet to a point;

THENCE S 59° 12' 34" W a distance of 37.50 feet, to the **POINT OF BEGINNING** and containing 0.301 of an acre more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: December 15, 2022
Job No. 32286-0780

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SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. **PROPOSED** IMPROVEMENTS (SITE PLAN) SHOWN FOR ILLUSTRATION PURPOSES ONLY. **EASEMENT EXHIBIT** ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4 METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT

5. THE EASEMENTS SHOWN HEREON, WHEN SHOWN TO BE ALONG A BULDING WALL, ARE INTENDED TO ADJOIN THE EXTERIOR WALL LINE OF THAT RESPECTIVE BUILDING, REGARDLESS OF OVERAGE AND/OR SHORTAGE OF BEARING AND/OR DISTANCE.

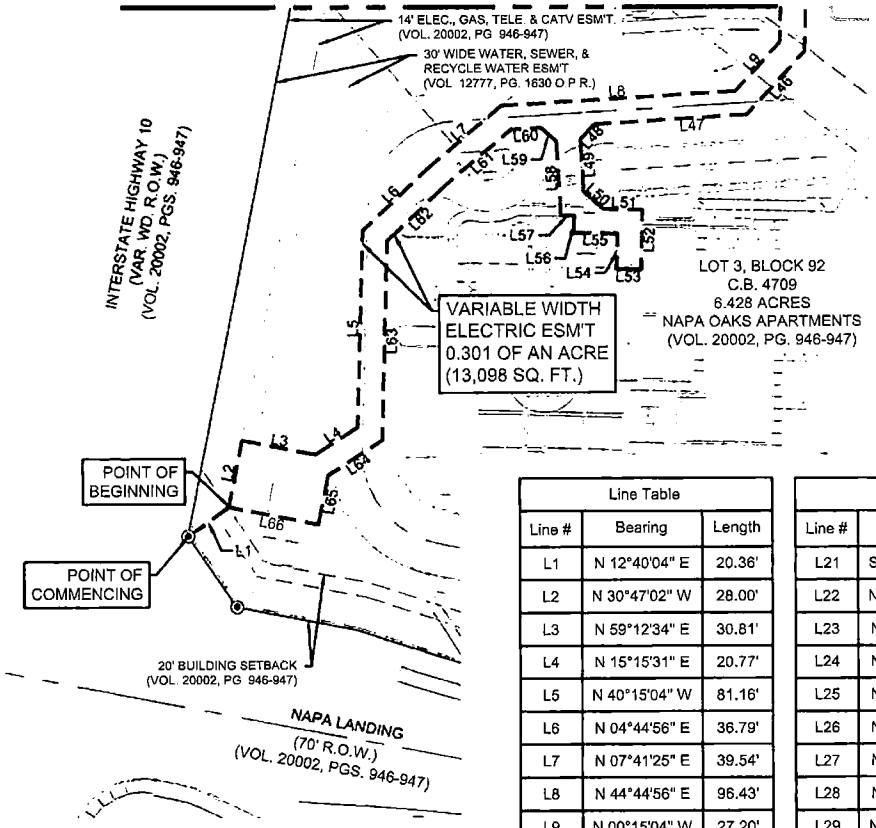
EXHIBIT "D"

LEGEND
- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- ⊠ TRANSFORMER

NORTH

SCALE: 1" = 60'

MATCHLINE SEE SHEET 2 OF 2



Line Table		
Line #	Bearing	Length
L1	N 12°40'04" E	20.36'
L2	N 30°47'02" W	28.00'
L3	N 59°12'34" E	30.81'
L4	N 15°15'31" E	20.77'
L5	N 40°15'04" W	81.16'
L6	N 04°44'56" E	36.79'
L7	N 07°41'25" E	39.54'
L8	N 44°44'56" E	96.43'
L9	N 00°15'04" W	27.20'
L10	N 40°15'52" W	47.37'
L11	N 85°15'28" W	8.49'
L12	S 49°44'56" W	35.03'
L13	N 40°15'04" W	10.00'
L14	N 49°44'56" E	35.02'
L15	N 04°44'32" E	8.48'
L16	N 40°15'52" W	190.37'
L17	N 82°50'48" W	14.73'
L18	S 54°34'15" W	27.77'
L19	S 49°44'56" W	18.29'
L20	S 40°15'04" E	1.04'

Line Table		
Line #	Bearing	Length
L21	S 49°44'56" W	17.00'
L22	N 40°15'04" W	11.04'
L23	N 49°44'56" E	35.71'
L24	N 54°34'15" E	32.69'
L25	N 28°26'57" E	17.96'
L26	N 02°19'39" E	39.87'
L27	N 49°44'56" E	156.49'
L28	N 04°44'56" E	8.49'
L29	N 40°15'04" W	28.69'
L30	N 48°16'50" E	28.01'
L31	S 40°15'04" E	45.41'
L32	S 49°44'56" W	186.10'
L33	S 02°19'39" W	9.29'
L34	S 42°40'21" E	8.49'
L35	S 87°40'21" E	16.05'
L36	N 49°44'56" E	37.16'
L37	S 40°15'04" E	11.04'
L38	S 49°44'56" W	17.00'
L39	N 40°15'04" W	1.04'
L40	S 49°44'56" W	24.06'

EASEMENT EXHIBIT OF:
VARIABLE WIDTH ELECTRIC EASEMENT

A 0.301 OF AN ACRE (13,098 SQUARE FOOT) VARIABLE WIDTH ELECTRIC EASEMENT, OUT OF LOT 3, BLOCK 92, COUNTY BLOCK 4709, NAPA OAKS APARTMENTS, ACCORDING TO PLAT RECORDED IN VOLUME 20002, PAGES 946-947, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS REGISTERED JOEL CHRISTIAN JOHNSON 5578 PROFESSIONAL LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T B.P.E. F-784 & T B.P.L.S. 10011700

DATE: 12/15/2022
JOB NO. 32286-0780
SHEET 1 OF 2

Date: Dec 16, 2022, 7:29am User ID: JArando Layout: SHEET 1
File: P:\0780\32286-Duke-Napa Oaks Update\Design\Exhibit\ex35- 0.30 acre cps exhibit-32286.dwg Layout name: SHEET 1

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83

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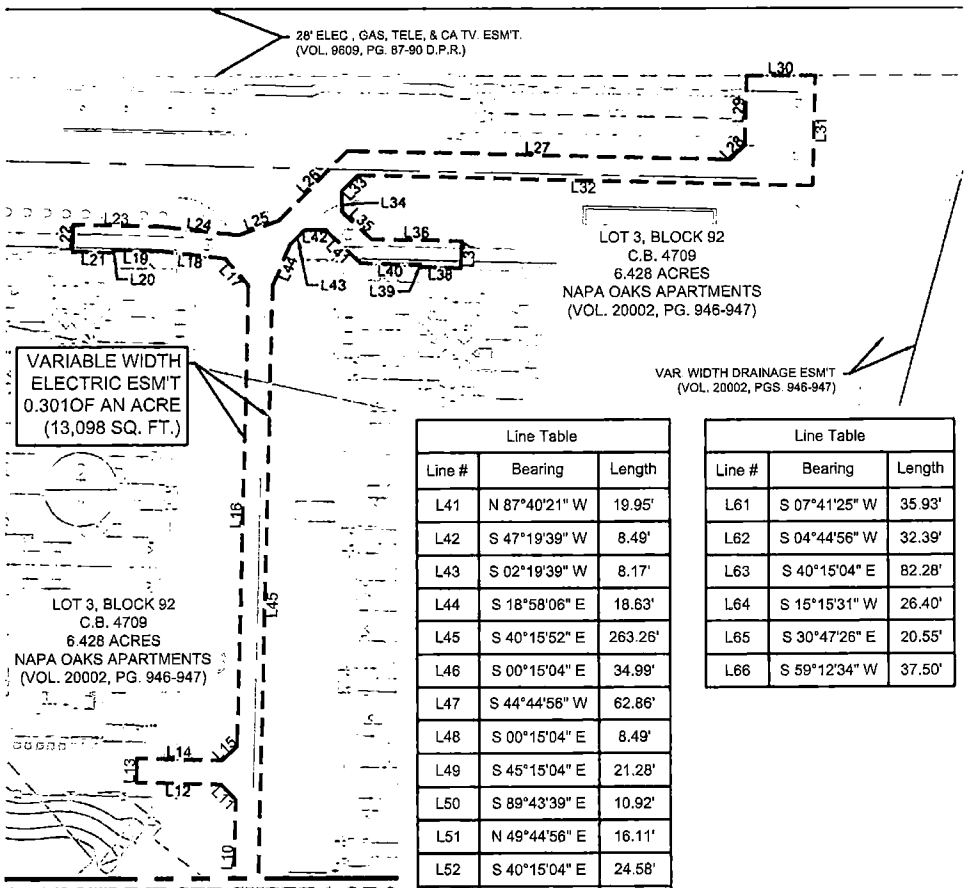
EXHIBIT "D"

LEGEND

- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- ⊠ TRANSFORMER

NORTH

SCALE: 1" = 60'



Line Table		
Line #	Bearing	Length
L41	N 87°40'21" W	19.95'
L42	S 47°19'39" W	8.49'
L43	S 02°19'39" W	8.17'
L44	S 18°58'06" E	18.63'
L45	S 40°15'52" E	263.26'
L46	S 00°15'04" E	34.99'
L47	S 44°44'56" W	62.86'
L48	S 00°15'04" E	8.49'
L49	S 45°15'04" E	21.28'
L50	S 89°43'39" E	10.92'
L51	N 49°44'56" E	16.11'
L52	S 40°15'04" E	24.58'
L53	S 49°44'56" W	10.00'
L54	N 40°15'04" W	14.58'
L55	S 49°44'56" W	18.04'
L56	N 40°15'04" W	7.04'
L57	S 49°44'56" W	5.53'
L58	N 45°15'04" W	30.50'
L59	S 89°44'56" W	8.49'
L60	S 44°44'56" W	12.36'

Line Table		
Line #	Bearing	Length
L61	S 07°41'25" W	35.93'
L62	S 04°44'56" W	32.39'
L63	S 40°15'04" E	82.28'
L64	S 15°15'31" W	26.40'
L65	S 30°47'26" E	20.55'
L66	S 59°12'34" W	37.50'

EASEMENT EXHIBIT OF:
VARIABLE WIDTH ELECTRIC EASEMENT

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DATE: 12/15/2022
JOB NO. 32286-0780
SHEET 2 OF 2

Date: Dec 15, 2022, 7:27am User ID: JAranda Layout: SHEET 2
File: P:\0780\32286-Duke-Napa Oaks Update\Dwg\Exhibit\ex35-0.30 acre cps exhibit-32286.dwg Layout name: SHEET 2

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20230085820
Recorded Date:	May 15, 2023
Recorded Time:	10:56 AM
Total Pages:	17
Total Fees:	$86.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/15/2023 10:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk