

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

State of Texas §
 § **Know All By These Presents:**
County of Bexar §

Release of Drainage Easement

Grantor: City of San Antonio

Grantor's Address: P.O. Box 939966, San Antonio, Texas 78283-3966 (Bexar County)

Grantee: Meritage Homes of Texas, LLC

Grantee's Address: 2722 West Bitters Road, Suite 200, San Antonio, Texas 78231

WHEREAS, by an instrument dated on or about May 31, 1988 and recorded July 26, 1988 in Volume 4359, Page 1768, in the Official Public Records of Bexar County, Texas, the County of Bexar was granted the right to condemn for easement purposes the properties described as .0344 acre tract of land situated within the Luke Bust Survey No. 63, Abstract No. 45, City of San Antonio, Bexar County, Texas being out of 46.0989 acre tract conveyed unto Meritage Homes of Texas, LLC, recorded in Document No. 202003211919, Bexar County Official Public Records, as more accurately described and depicted in the attached and incorporated **Exhibit A**, and .344 acre tract of land situated within the Luke Bust Survey No. 63, Abstract No. 45, City of San Antonio, Bexar County, Texas being out of 46.0989 acre tract conveyed unto Meritage Homes of Texas, LLC, recorded in Document No. 202003211919, Bexar County Official Public Records, as more accurately described and depicted in the attached and incorporated **Exhibit B** (both collectively referred to as the "Easement Property"); and

WHEREAS, the property upon which the Easement Property is located is owned by Meritage Homes of Texas, LLC ("Owner"), an Arizona limited liability company, who acquired the property by deed recorded on December 30, 2020 under Document Number 20200321919 in the Official Public Records of Bexar County, Texas; and

WHEREAS, the Owner has requested the City of San Antonio ("City") abandon and release the easements;

WHEREAS, since the underlying property is being replatted, the drainage easement is no longer necessary, and the City has agreed to release its interest in the Easement; and

NOW THEREFORE, the City of San Antonio does hereby release any right, title, or interest it has in and to the Easement Property.

WHEREAS,

Witness my hand, this _____ day of _____, 2021.

City of San Antonio, a Texas municipal corporation

Signature: _____
Andrew Lake, Real Estate Manager
Public Works Department

STATE OF TEXAS §

COUNTY OF BEXAR §

This Release of Drainage Easement was acknowledged this date before me by Andrew Lake, City of San Antonio Public Works Real Estate Manager, in the capacity stated and on behalf of such entity.

Date: _____

Notary Public, State of Texas

My Commission expires: _____

Accepted under Ordinance: _____

Exhibit A
SPECIAL PROJECT
CANVASSING SHEET

Westwood

COUNTY OF BEXAR
STATE OF TEXAS

0.0344 ACRE TRACT
1,500 SQ. FT.

PROJ. 23836.11
VACATE CHANNEL ESM'T

FIELD NOTE DESCRIPTION of a 0.0344 acre tract of land situated within the Luke Bust Survey No. 63, Abstract No. 45, City of San Antonio, Bexar County, Texas, being out of a 46.0989 acre tract conveyed unto Meritage Homes of Texas, LLC, recorded in Document No. 202003211919, Bexar County Official Public Records; in all, said 0.0344 acre tract of land being more particularly described as follows:

COMMENCING at a ½" iron rod found on the north line of Green Road a variable width Right-of-Way, recorded in Bexar County Right-of-Way map B-1161, coincident with the common southeast corner of a 100.00 acre tract conveyed unto Alouis Lejeski, recorded in Volume 3915, Page 151 said Official Public Records, and southwest corner of said 46.0989 acre tract;

THENCE, along the north line of said Green Road, South 74° 25' 35" East, 175.90 feet to the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said 46.0989 acres, the following courses:

North 15° 34' 25" East, 50.00 feet to a point,
South 74° 25' 35" East, 30.00 feet to a point, and
South 15° 34' 25" West, 50.00 feet to a point north line of said Green Road for the southwest corner of the herein described tract of land;

THENCE, along the aforementioned line, North 74° 25' 35" West, 30.00 feet to point and the **POINT OF BEGINNING**.

Containing, in all, 0.0344 acres or 1,500 square feet of land. Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description is prepared in conjunction with that exhibit of a Vacate Channel Easement for project no. 23836.11 of same date, May 24, 2021 by Westwood Professional Services.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel".

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Main 210.265.8300 • westwoodps.com
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

MISSION: THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN
SAN ANTONIO'S INFRASTRUCTURE.
CORE VALUES: INTEGRITY • TEAMWORK • INNOVATION • PROFESSIONALISM

Exhibit B SPECIAL PROJECT CANVASSING SHEET

VICINITY MAP
©2021 Westwood Professional Services, Inc.

NOT TO SCALE

NOTES:
THIS EXHIBIT OF A CHANNEL EASEMENT IS COMPLETED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION OF SAME PROJECT NO. 23836.11 AND DATE, MAY 24, 2021 AND SHOWN HEREON.

BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT)

OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT
● = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED

1" = 50'

Line Table		
Line #	Length	Direction
L1	312.13	N74°17'01"W
L2	53.19	N74°17'01"W
L3	309.09	N35°39'24"E
L4	50.00	S54°24'45"E
L5	291.01	S35°39'24"W

Jason R. Gabriel

46.0989 ACRES
MERITAGE HOMES OF TEXAS, LLC
DOC. NO. 20200321919, OPR

2.363 ACRE
KIETH SKLOSS
VOL. 5205, PG. 1973, OPR

GREEN RD.
(VARIABLE WIDTH, 60' MIN)
BEXAR COUNTY ROW B-1161

P.O.C.
FND 1/2" IR

0.344 ACRES (15,002 SQ. FT.)
CHANNEL EASEMENT
TO BE VACATED

Westwood

PROJECT NO. 23836.11

CHECKED: JRC
DRAWN: FRC
FIELD ENGINEER: MMS
FIELD WORK DATED: 5/21/21

Phone: (210) 265-8300 1718 Dry Creek Way, Suite 110
Fax: (210) 485-8530 San Antonio, TX 78209
Toll Free: (888) 937-6199 www.westwood.com
Westwood Professional Services, Inc.
TSP's File No. 51-06054 - 1998 Plate No. P-11756

EXHIBIT OF:

A 0.344 ACRE TRACTS OF LAND SITUATED IN THE LUKE BUST SURVEY NO. 63, ABSTRACT NO. 45, BEING OUT OF A 46.0989 ACRE TRACT, RECORDED IN DOC. NO. 202003211919, OPR

City of San Antonio, Bexar County, Texas

SHEET NUMBER:

1 OF 1

DATE: 5/24/21

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Exhibit B
SPECIAL PROJECT
CANVASSING SHEET

Westwood

COUNTY OF BEXAR
STATE OF TEXAS

0.344 ACRE TRACT
15,002 SQ. FT.

PROJ. 23836.11
VACATE CHANNEL ESM'T

FIELD NOTE DESCRIPTION of a 0.344 acre tract of land situated within the Luke Bust Survey No. 63, Abstract No. 45, City of San Antonio, Bexar County, Texas, being out of a 46.0989 acre tract conveyed unto Meritage Homes of Texas, LLC, recorded in Document No. 202003211919, Bexar County Official Public Records; in all, said 0.344 acre tract of land being more particularly described as follows:

COMMENCING at a ½" iron rod found on the north line of Green Road a variable width Right-of-Way, recorded in Bexar County Right-of-Way map B-1161, coincident with the common southwest corner of a 2.363 acre tract conveyed unto Kieth Skloss, recorded in Volume 5205, Page 1973 said Official Public Records, and the southeast corner of said 46.0989 acre tract;

THENCE, along the north line of said Green Road, North 74° 17' 01" West, 312.13 feet to the southeast corner and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continue along the north line of said Green Road, North 74° 17' 01" West, 53.19 feet to the southwest corner of the herein described tract of land;

THENCE, crossing said 46.0989 acres, the following courses:

North 35° 39' 24" East, 309.09 feet to a point,
South 54° 24' 45" East, 50.00 feet to a point, and
South 35° 39' 24" West, 291.01 feet to the **POINT OF BEGINNING**.

Containing, in all, 0.344 acres or 15,002 square feet of land. Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description is prepared in conjunction with that exhibit of a Vacate Channel Easement for project no. 23836.11 of same date, May 24, 2021 by Westwood Professional Services.



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