

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 §

Public Alley Dedication

Grantor: McCombs Family, Ltd.

Grantor's Address: 755 E. Mulberry, Suite 600, San Antonio, Texas 78212
(Bexar County)

Grantee: City of San Antonio

Grantee's Address: P.O. Box 839966, San Antonio, Texas 78283-3966
(Bexar County)

Purpose of Easement: Alley purposes, allowing Grantee and the public all rights incident to public alleys. This instrument burdens the Subject Property to the same extent as if it were a platted alley.

Subject Property: A 0.038 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630 and more particularly described on **Exhibit A**, which is incorporated into this instrument by reference for all purposes as if fully set forth.

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of Grantee's closure of a segment of Mockingbird Road and the benefits accruing to Grantor, to Grantor's other property, and to the public, an easement in gross in perpetuity over, across, under, and upon the Subject Property for the Purpose of the Easement. Grantee may construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of the Easement anywhere within the Subject Property and may inspect, patrol, and police the Subject Property. Grantee may remove all trees and other vegetation and all other natural or artificial obstructions from the Subject Property, and Grantee may further excavate, fill, level, grade, pave, and otherwise improve the Subject Property as may be conducive to the Purpose of the Easement. Grantor covenants for itself, its heirs,

executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Subject Property.

To Have and To Hold the above described easement and rights unto the public until its use is abandoned.

Grantors bind itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this 10 day of February, 2009.

McCombs Family, Ltd., a Texas limited partnership, by and through its sole general partner

McCombs Family GP, L.L.C., a Texas limited liability company

By: Gary V. Woods

Printed Name: Gary V. Woods

Title: President

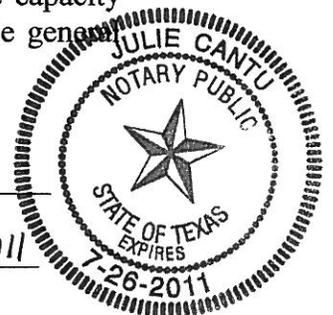
Date: 10 Feb 09

State of Texas §
County of Bexar §

This instrument was acknowledged before me this date by Gary V. Woods, of McCombs Family GP, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of that entity in that entity's capacity as sole general partner of McCombs Family, Ltd.

Date: 2/10/09

Julie Cantu
Notary Public, State of Texas
My Commission expires: 7-26-2011



Accepted under Ordinance: _____

Exhibit A

Metes and Bounds Description
For a
0.2708 Acre Tract
(20 ft. Ingress & Egress Easement)

Being 0.2708 Acres (11,799 sq. ft.) of land out of Lot 24, N.C.B. 11625, O'Neill Subdivision, recorded in Volume 9300, Page 51 of the Deed and Plat Records of Bexar County, Texas and this 0.2708 Acre Tract of land being more particularly described as follows:

Beginning at a point on the east right of way line of I.H. 10 West, for the southwest corner of the herein described tract, and the Point of Beginning bears N. 14° 11' 50" W., 27.73 feet from the southwest corner of said Lot 24, N.C.B. 11625;

THENCE: N. 14° 11' 50" W., 24.66 feet along the east right of way of I.H. 10 West, to a point for the northwest corner of the herein described tract;

THENCE: leaving the east right of way line of I.H. 10 West, across said Lot 24, N.C.B. 11625 and along the north line of this easement, the following:

N. 76° 12' 47" E., 37.28 feet, to a point for an interior corner;
N. 41° 29' 23" E., 166.62 feet, to a point for an interior corner;
N. 19° 55' 10" E., 32.26 feet, to a point for an exterior corner;
N. 41° 29' 23" E., 343.26 feet, to a point on the west right of way line of Greatview Drive, for the northeast corner of the herein described tract;

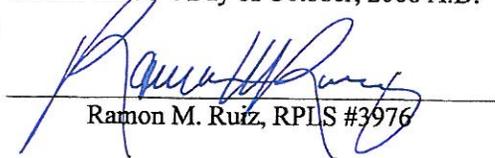
THENCE: S. 48° 37' 33" E., 20.00 feet along the west right of way line of Greatview Drive, to a point for the southeast corner of the herein described tract;

THENCE: leaving the west right of way line of Greatview Drive, across said Lot 24, N.C.B. 11625 and along the south line of this easement, the following:

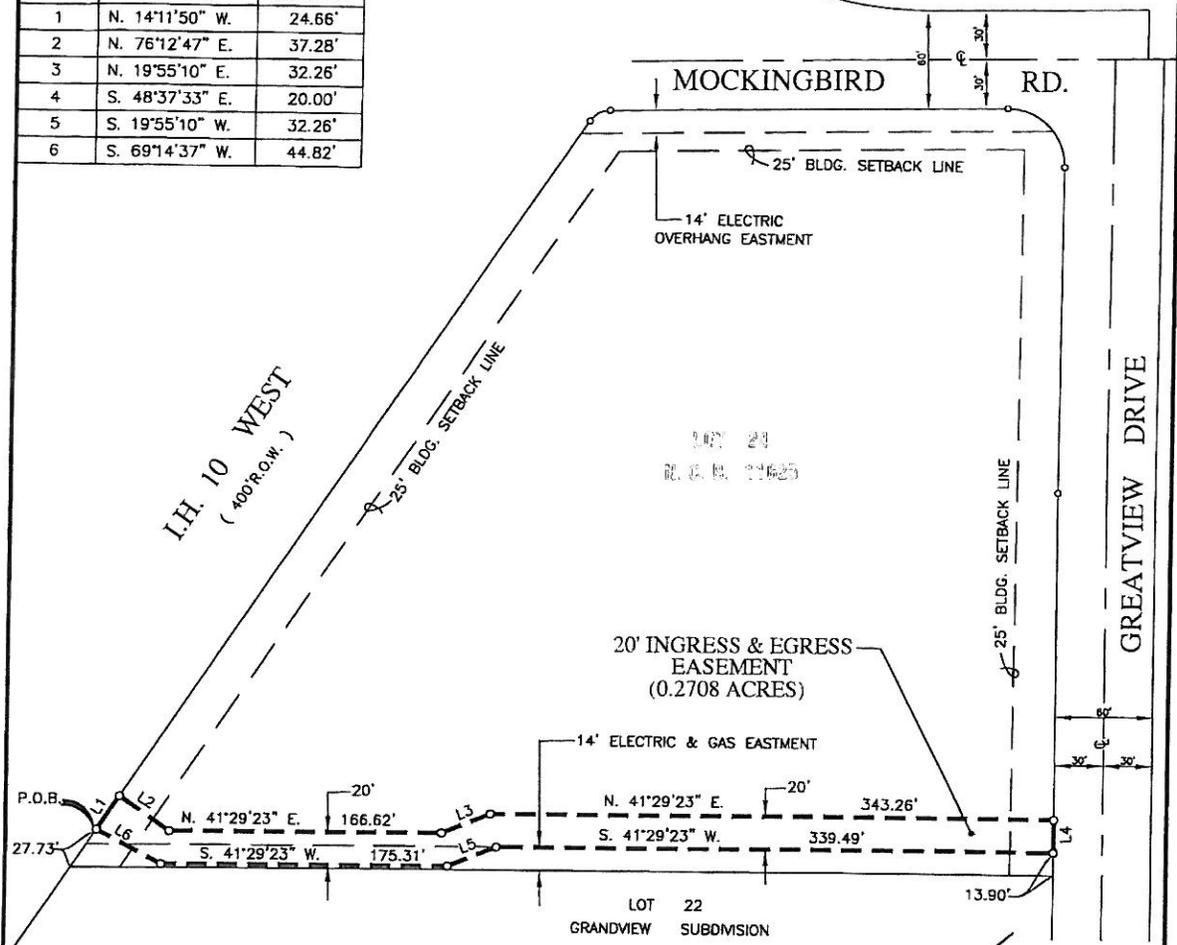
S. 41° 29' 23" W., 339.49 feet, to a point for an interior corner;
S. 19° 55' 10" W., 32.26 feet, to a point for an exterior corner;
S. 41° 29' 23" W., 175.31 feet, to a point for an exterior corner;
S. 69° 14' 37" W., 44.82 feet, to the Point of Beginning and containing 0.2708 Acres of land (11,799 sq. ft.) more or less.



Surveyed on the ground under my supervision
On this the 30th Day of October, 2008 A.D.


Ramon M. Ruiz, RPLS #3976

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	N. 14°11'50" W.	24.66'
2	N. 76°12'47" E.	37.28'
3	N. 19°55'10" E.	32.26'
4	S. 48°37'33" E.	20.00'
5	S. 19°55'10" W.	32.26'
6	S. 69°14'37" W.	44.82'



RUIZ & ASSOCIATES SURVEYING, INC.
 4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TX. 78228
 Phone: (210) 735-8514
 ruizandassociates@sbcglobal.net

SCALE: 1" = 100'

**PLAT SHOWING
 (20' INGRESS & EGRESS EASMENT)**

Being 0.2708 Acres (11,799 sq. ft.) of land out of Lot 24,
 N.C.B. 11625, O'Neill Subdivision, recorded in Volume 9300,
 Page 51, of the Deed and Plat Records of Bexar County, Texas.

STATE OF TEXAS
 COUNTY OF BEXAR:
 I HEREBY CERTIFY THAT THE ABOVE
 PLAT IS TRUE AND CORRECT ACCORDING
 TO AN ACTUAL SURVEY MADE ON THE
 GROUND UNDER MY SUPERVISION.



SURVEYED ON THIS THE 31TH DAY OF
 OCTOBER, 2008 A.D.
Ramon M. Ruiz
 Ramon M. Ruiz, RPLS #3976

RAS NO. 2008-065