

EASEMENT AND RIGHT OF WAY

CITY OF LAREDO, A MUNICIPAL CORPORATION, (“Grantor”), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 (“Grantee”) 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 Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Webb County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the “Easement Area”)

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor’s adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee’s exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee’s improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives 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.

EXECUTED this _____ day of _____, 2024.

[Rest of this page intentionally left blank-Signature page follows]

TX240577

WR#86484361

CITY OF LAREDO,
A MUNICIPAL CORPORATION

By: _____
Joseph Neeb, City Manager

ATTEST:

By: _____
Mario I. Maldonado, Jr., City Secretary

APPROVED AS TO FORM:

By: _____
Doanh “Zone” T. Nguyen, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this _____ day of _____, 2024, by Joseph Neeb, City Manager of the City of Laredo, a Municipal Corporation.

NOTARY PUBLIC, State of Texas

(Seal)

Exhibit "A"

WR: 86484361

Easement #: TX240577

Depiction of a 10' wide AEP Easement

SECTION 30
T.11S
R.05E
N.17E

START POINT:
LAT:27.531458
LONG:-99.512760

END POINT:
LAT:27.531431
LONG:-99.512544

City of Laredo
(0.80 acres,
Lots 12 to 7, Block 908,
Eastern Division)

LAFAYETTE ST



Coordinate System
NAD 83
N.T.S.

Location: 447431 0499 1492
City: LAREDO
County: WEBB



Blue Top Land Surveying
101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Field Notes
a 0.80 acre tract of land conveyed by deed to City of Laredo,
said tract being Lots 7-12, Block 908,
Western Division, City of Laredo, Webb County, Texas.

Being a tract of land containing 0.80 acres, more or less, conveyed by deed to City of Laredo, recorded in Volume 551, Page 718, and Volume 540, Page 578, and Volume 563, Page 9 and Volume 563, Page 295, and Volume 540, Page 89, and Volume 537, Page 477, said tract being Lots 7-12, Block 908, Western Division, situated in City of Laredo, said 0.80 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod set at the southeast corner of Lot 6, Block 908, Western Division, the northeast corner of Lot 7, Block 908, the west right of way line of Main Avenue, for the northeast corner of the herein described tract;

Thence, South 01°04’43” West, 138.80 feet to an X mark set on concrete at the southeast corner of Lot 7, Block 908, Western Division, the north right of way of Lafayette Street, for the southeast corner of the herein described tract;

Thence, along the north right of way of Lafayette Street, **North 88°55’17” West, 249.96 feet** to an X mark set on concrete at the southwest corner of Lot 12, Block 908, Western Division, the east right of way of Santa Cleotilde Avenue, for the southwest corner of the herein described tract;

Thence, along the east right of way of Santa Cleotilde Avenue, **North 01°04’43” East, 138.80 feet** to an ½” iron rod set at the northwest corner of said Lot 12, the southwest corner of Lot 1, Block 908, Western Division, for the northwest corner of the herein described tract;

Thence, South 88°55’17” East, a distance of **249.96 feet** to return and close at the **POINT OF BEGINNING** of this 0.80 acre tract, more or less.

Basis of Bearings:
GPS, Texas Coordinate System, Texas South Zone, NAD 83

State of Texas:
County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned “Field Notes” and attached “Drawing” was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 – Texas

02-03-23
Current Date





Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

**Closure of
a 0.80 acre tract of land conveyed by deed to City of Laredo,
said tract being Lots 7-12, Block 908,
Western Division, City of Laredo, Webb County, Texas.**

Course: S 01-04-43 W	Distance: 138.80
Course: N 88-55-17 W	Distance: 249.96
Course: N 01-04-43 E	Distance: 138.80
Course: S 88-55-17 E	Distance: 249.96

Perimeter: 777.52

Area: 34694.45 0.80 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.000 Course: S 90-00-00 E
Precision 1: 777520000.00

State of Texas:
County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Closure" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 – Texas

02-03-23

Current Date

