

### **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”)

More specifically, the strip of land covered by this Easement and Right of Way shall be 10 feet in width, 5 feet on each side of a centerline as described by GPS waypoints and as depicted on Exhibit “A”, attached hereto, made a part hereof and incorporated herein for all applicable purposes. Notwithstanding the foregoing, the actual as-built location of the electric line shall locate, define and establish the centerline of the easement. (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]**

TX230233

WR#83670682

CITY OF LAREDO,  
A MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Joseph W. Neeb, City Manager

ATTEST:

By: \_\_\_\_\_  
Jose A. Valdez, 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 W. Neeb, City Manager of the City of Laredo, a Municipal Corporation.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

(Seal)

# Exhibit "A"

WR: 86360766

Easement #: TX232546

Depiction of a 10' wide AEP Easement

WATER

WATER ST

DAVIS AVE

END POINT:  
LAT: 27.501232  
LONG: -99.510701

START POINT:  
LAT: 27.501141  
LONG: -99.510603

SANTA



Coordinate System  
Map Datum: NAD 1983  
N.T.S.

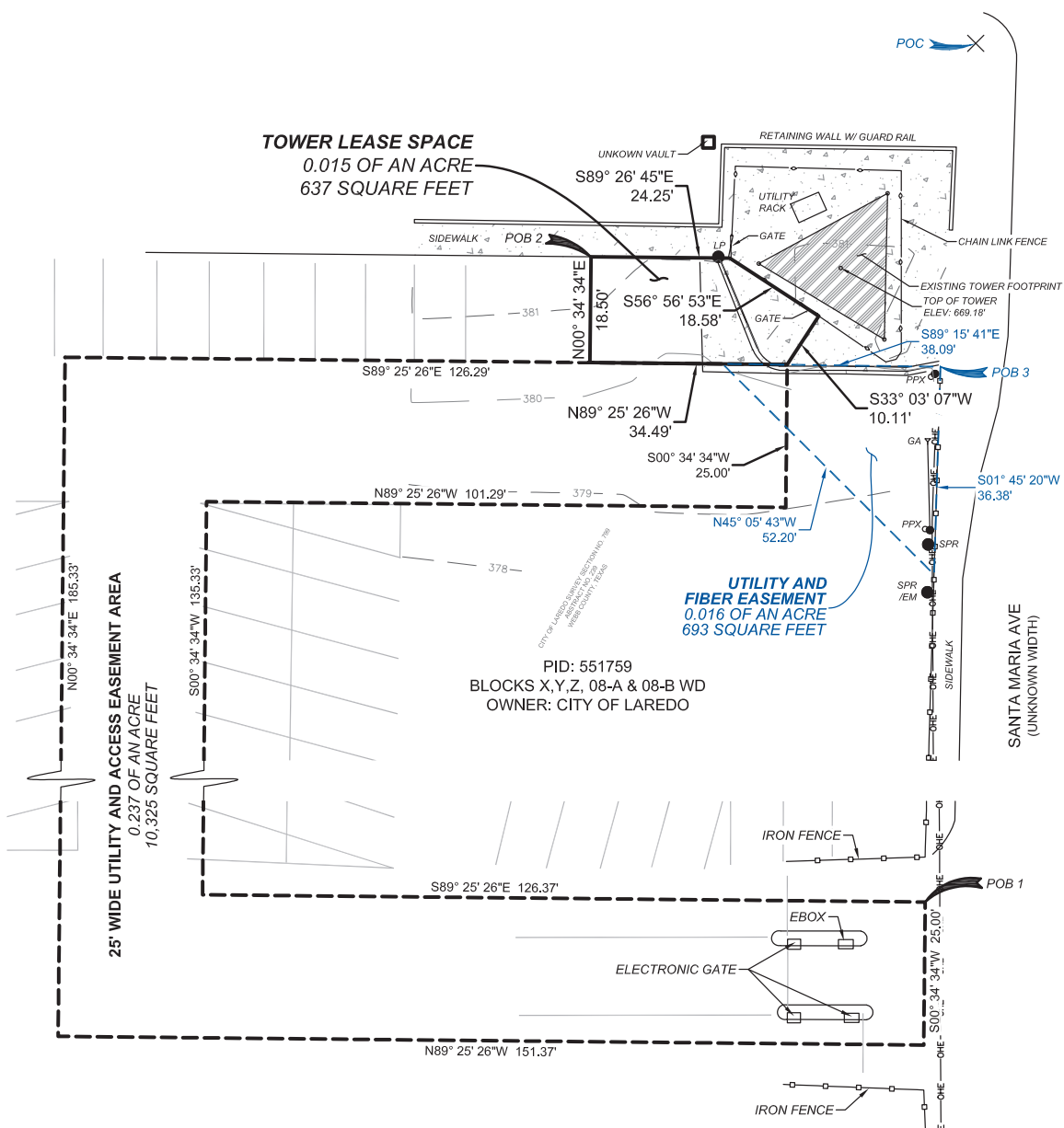
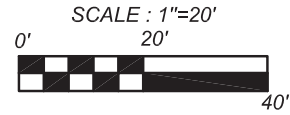
Location: 44749534980449  
City: Laredo  
County: Webb



# **SYMBOL LEGEND**

	POB 1 POINT OF BEGINNING FOR 25' WIDE ACCESS AND UTILITY EASEMENT		SERVICE POLE RACK
	POB 2 POINT OF BEGINNING FOR TOWER LEASE AREA		POWER POLE WITH TRANSFORMER
	POB 3 POINT OF BEGINNING FOR UTILITY EASEMENT		GUY ANCHOR
	POC POINT OF COMMENCING		LIGHT POLE
			ELECTRIC METER
			OVERHEAD UTILITY LINE
			CHAIN LINK FENCE
			IRON FENCE

**EXHIBIT B**  
**WR 86360766**  
**TX232546**



## **SURVEYOR'S CERTIFICATE:**

Subject to the General Notes shown hereon:

We, Quiddity Engineering, LLC, acting by and through Troy A. Trobaugh, R.P.L.S., hereby certify that the drawing shown hereon is a true and correct representation of a land title survey made on the ground, under our supervision, of the tract or parcel of land more particularly described by metes and bounds hereto affixed. The fieldwork was completed on April 14, 2022.

Date of Map: NOVEMBER 03, 2022

Quiddity Engineering, LLC



*Troy A. Trobaugh*  
Troy A. Trobaugh  
Registered Professional Land Surveyor No. 6241  
Signature Date: November 03, 2022

REV NO. DATE

**SURVEY**  
OF  
**RIVER DRIVE REPL-708921**  
LOCATION CODE: 708921  
PTN: 2021  
OUT OF  
**WEBB COUNTY, TEXAS**

DATE: 11/03/22  
DRWN: TM  
CHK: TROY



**QUIDDITY**

TBPELS Registration Nos. F-23290 & 10046100  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

JOB NO. 01946-0622-00

SHEET 1 OF 2