

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 5 day of November, 2025.

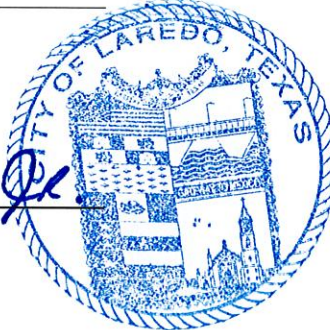
[Rest of this page intentionally left blank-Signature page follows]

TX251991
WR#90524543

CITY OF LAREDO,
A MUNICIPAL CORPORATION

By: *J. E. Lee*
Joseph Neeb, City Manager
For

ATTEST:
By: *Mario L. Maldonado Jr.*
Mario Maldonado, Jr., City Secretary



APPROVED AS TO FORM:
By: *Ash Holmes* *for*
Doanh "Zone" T. Nguyen, City Attorney

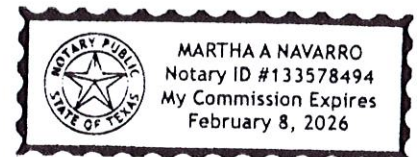
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this 5th day of November, 2025, by Joseph Neeb, City Manager of the City of Laredo, a Municipal Corporation.

Martha A. Navarro
NOTARY PUBLIC, State of Texas

(Seal)



M E T E S & B O U N D S

**12-FT. WIDE AEP EASEMENT
0.12 ACRE STRIP OF LAND**

OUT OF LOT 1, BLOCK 1,
LAREDO INTERNATIONAL AIRPORT PASSENGER TERMINAL SUBDIVISION
VOL. 10, PAGE 45-47
WEBB COUNTY PLAT RECORDS
WEBB COUNTY, TEXAS

DATE: NOVEMBER 4, 2025
SHEET: 1 OF 2

BEING A STRIP OF LAND CONTAINING (5,434.33 SF) 0.12 ACRES, MORE OR LESS, FOR THE PURPOSE OF AN AEP EASEMENT, OUT OF THAT THE LAREDO INTERNATIONAL AIRPORT PASSENGER TERMINAL, RECORDED IN VOLUME 10, PAGE 45-47, WEBB COUNTY PLAT RECORDS, SITUATED IN A-517, J. GUYMAN, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON ROD ON THE OSTENSIBLE SOUTHERN CORNER OF SAID 3.94 ACRES, THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE **S 80° 23' 43" W** AT **448.00 FEET** THE SOUTHWEST CORNER HEREOF;
 S 04° 07' 15" W AT **15.07 FEET** A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 80° 23' 43" W AT **15.07 FEET** A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 04° 07' 15" E AT **3.01 FEET** A DEFLECTION CORNER TO THE LEFT HEREOF;
 N 80° 23' 43" W AT **435.12 FEET** THE EASTERN CORNER HEREOF;

THENCE **N 14° 32' 19" E** CONTINUING WITH THE OSTENSIBLE NORTHERLY LINE OF SAID 3.94 ACRES, AT **12.04 FEET** THE **POINT OF BEGINNING** AND CONTAINING (5,434.33 SF) 0.12 ACRES, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE
Civil Group

10901 International Blvd, Ste. 300
Laredo, Texas 78045
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #: TERMINAL

FIELD DATE: 10.17.2025

DRAWN BY: J.A.M.

APPROVED: J.A.M.

DATE: 11/04/2025

SHEET: 1 of 2

FILE PATH: 12 FT AEP Easement.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

November 4, 2025



EXHIBIT OF
12-FT. WIDE AEP EASEMENT
0.12 ACRE STRIP OF LAND

OUT OF LOT 1, BLOCK 1,
 LAREDO INTERNATIONAL AIRPORT PASSENGER TERMINAL SUBDIVISION
 VOL. 10, PAGE 45-47
 WEBB COUNTY PLAT RECORDS
 WEBB COUNTY, TEXAS

LAREDO
 INTERNATIONAL
 AIRPORT

S 04° 07' 15" W 15.07'
 N 80° 23' 43" W 15.07'
 N 04° 07' 15" E 3.01'

3.94 ACRES LEASE TRACT 9
 OUT OF LOT 1, BLOCK 1
 LAREDO INTERNATIONAL
 AIRPORT PASSENGER
 TERMINAL
 V. 10, P. 45-47
 W.C.P.R.

**PROP. 12-FT. WIDE AEP
 EASEMENT (5,434.33 S.F.)
 0.12 ACRE STRIP OF LAND**

OUT OF LOT 1, BLOCK 1
 LAREDO INTERNATIONAL AIRPORT PASSENGER
 TERMINAL SUBDIVISION

LOT 1, BLOCK 1 LAREDO
 INTERNATIONAL AIRPORT
 PASSENGER TERMINAL
 V. 10, P. 45-47
 W.C.P.R.

LEGEND

● PROPERTY CORNER
 ——— PROPERTY LINE
 ——— LOT LINE
 - - - - - EASEMENT LINE
 ——— BUILDING SETBACK
 FIR FOUND IRON ROD
 SIR SET IRON ROD

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND TIED TO FOSTER MED CONTROL.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

POINT OF BEGINNING
 N: 17088668.3230
 E: 675628.8400

N 14° 32' 19" E
 12.04'
 BOB BULLOCK LOOP
 TXDOT R.O.W. (LOOP 20)
 R.O.W. VARIES

TOPSITE
 Civil Group

10901 International Blvd, Ste. 300
 Laredo, Texas 78045
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #: PR24-017 INTERNATIONAL
 AIRPORT TERMINAL - MODERN

FIELD DATE: 10.17.2025

DRAWN BY: K.M.L.

APPROVED: J.A.M.

DATE: 11/04/2025

SHEET: 2 of 2

FILE PATH: 12 FT AEP Easement.dwg

SCALE: 1"=60'



GRAPHIC SCALE IN FEET

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

November 4, 2025

