

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF 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.

DRAINAGE EASEMENT

THE STATE OF TEXAS

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§ **KNOWN ALL MEN BY THESE PREMISES**

COUNTY OF WEBB

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That **Cal Real Estate Holding, LLC** ("Grantor"), whose address is 7210 McPherson Rd Ste. 120 Laredo, Texas 78041, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the **CITY OF LAREDO, TEXAS**, ("GRANTEE") a Texas home rule municipality whose mailing address is 1110 Houston St., P.O. Box 579, Laredo, Webb County, Texas 78042, the receipt and sufficiency of which consideration is hereby fully acknowledged and confessed, has DEDICATED, GRANTED, SOLD, CONVEYED and by these presents does DEDICATE, GRANT, SELL, AND CONVEY unto Grantee a perpetual permanent easement and right of way for drainage and flood control purposes, together with the right to construct, reconstruct, maintain and operate a drainage course, in, upon, along, across, and beneath the following described property (the "Easement Property"):

Being a strip of land containing 0.10 acres, more or less, out of that certain tract comprising 1.23 measured acres, more or less, being comprised of a called 1.00 acre tract designated as Tract I, and a called 0.24 acre (called) designated as Tract II, conveyed to AGG Family Investments, recorded in Volume 5550, Pages 424-429, Webb County official public records, situated in Porcion 23, l. Sanchez, original grantee, A-283 Webb County official public records, situated in Porcion 23, l. Sanchez, original grantee, A-283, and being more particularly described in Exhibit A and depicted on Exhibit B.

Improvements approved by the Grantee may be placed on the Easement Property which are compatible with the use of the easement.

The Grantee herein, its successor and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing, constructing, and maintaining the Easement Property herein granted.

This conveyance, however, is made and accepted subject to any and all validity existing encumbrances, easements, mineral leases, conditions, and restrictions, relating to the herein above described property as now reflected by the Official Property Records of Webb County, Texas.

TO HAVE AND TO HOLD the above described property for said drainage easement, utility and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby binds itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on this ____ day of _____, 2025

Grantor:

Cal Real Estate Holding, LLC

By: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §

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COUNTY OF WEBB §

This instrument was acknowledged before me on the ____ day of _____, 2025,
by _____ .

Notary Public, State of Texas

[Seal]

My commission expires: _____

AFTER RECORDING RETURN TO
Veronica Gamboa
Real Estate Project Coordinator
Community Development Department
1301 Farragut St, 2nd Floor (East Wing)
Laredo, TX 78040