

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 _____, 2026.

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

TX261006
WR#91333872

CITY OF LAREDO,
A MUNICIPAL CORPORATION

By: _____
Joseph W. Neeb, City Manager

ATTEST:

By: _____
Mario 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 _____, 2026, by
Joseph W. Neeb, City Manager of the City of Laredo, a Municipal Corporation.

NOTARY PUBLIC, State of Texas

(Seal)



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844

EXHIBIT "A"
TX#91333872
WR#261006

METES & BOUNDS DESCRIPTION
15' UTILITY EASEMENT

Being a 15' utility easement containing 683.27 sq.ft of land, more or less, out of a tract of land, being the remainder of a 128.0839 acre tract, Lot 1, Block 1, Laredo Northwest International Bridge Plat , recorded in Volume 22, Page 86, Plat Records of Webb County, Texas; this 683.27 sq.ft utility easement being more particularly described as follows:

COMMENCING at a found 1/2" iron rod, along the eastern boundary line of said Lot 1, Block 1 remainder, **THENCE, South 47° 28' 13" West**, for a distance of **2,814.81 feet**, to a point being the common corner of said Lot 1, Block 1 remainder and a 64.617 acre tract, Tract C, conveyed to the United States of America by deed, recorded in Volume 3578, Pages 674-687, Official Public Records of Webb County, Texas, same being a point along the northern boundary line of a tract of land, being the remainder of 275.2385 acres, Mines Road Development, Ltd., recorded in Volume 1608, Pages 143-148, Official Public Records of Webb County, Texas, for the **southeast corner** and **POINT OF BEGINNING** of this 683.27 sq.ft utility easement hereof;

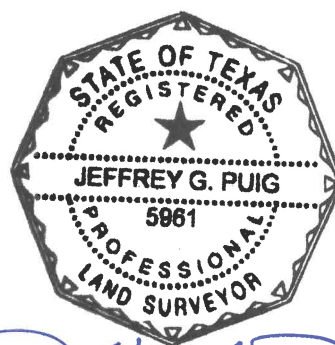
THENCE, South 72° 02' 17" West, along the northern boundary line of said Mines Road Development Tract, for a distance of **48.13 feet**, to a point, being the **southwest corner** and point of deflection to the right hereof;

THENCE, North 17° 57' 43" West, for a distance of **15.00 feet**, to a point, being the **northwest corner** and point of deflection to the right hereof;

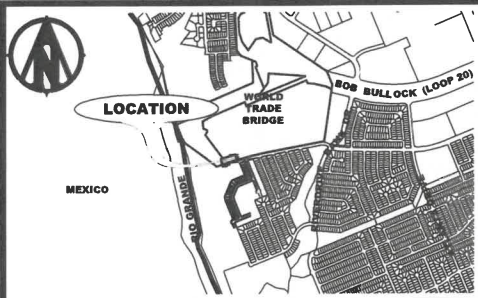
THENCE, North 72° 02' 17" East, for a distance of **42.98 feet**, to a point, being the common boundary line of said Lot 1, Block 1 remainder and said Tract C, for the **northeast corner** and point of deflection to the right hereof;

THENCE, South 36° 54' 18" East, along the common boundary line of said Lot 1, Block 1 remainder and said Tract C, for a distance of **15.86 feet**, to the **POINT OF BEGINNING**, containing 683.27 sq.ft, more or less.

BASIS OF BEARING: Based on NAD83, Texas State Planes, South Zone 4205, U.S. Foot.



Jeffrey G. Puig
05/18/2026



LOCATION MAP
SCALE: 1" = 4000'

LEGEND

	EASEMENT LINE
	LOT LINE
	EXISTING UTILITY EASEMENT
	BUILDING SETBACK
	FOUND 1/2" IRON ROD
	SET 1/2" IRON ROD

ABBREVIATIONS:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R.O.W. = RIGHT-OF-WAY
B/B = BACK OF CURB/BACK OF CURB
B.S. = BUILDING SETBACK
U.E. = UTILITY EASEMENT
FIR = FOUND IRON ROD
SIR = SET IRON ROD

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR A TITLE INSURANCE DOCUMENT. THE PROPERTY MAY BE SUBJECT TO AND HAVE ADDITIONAL EASEMENTS AND/OR ENCUMBRANCES NOT NOTED ON THIS SURVEY.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS SKETCH REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JEFFREY G. PUIG, R.P.L.S.
No. 5961

DATE

05/18/2022



UNITED STATES OF AMERICA
TRACT C - 64.617 ACRES
VOL. 3578, PGS. 674-687
O.P.R.W.C.T.

EXHIBIT "B"
TX#91333872
WR#261006

1.6882 ACRES
AEP EASEMENT
VOL. 3476, PGS. 181-194

1.6882 ACRES
AEP EASEMENT
VOL. 3476, PGS. 181-194

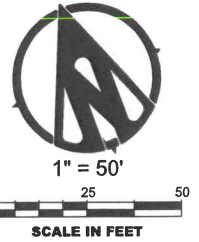
1.6882 ACRES
AEP EASEMENT
VOL. 3476, PGS. 181-194

REMAINDER OF
275.2385 ACRES
MINES ROAD DEVELOPMENT, LTD.,
VOL. 1608, PGS. 143-148
O.P.R.W.C.T.

REMAINDER OF
128.0839 ACRES
LOT 1, BLOCK 1
CITY OF LAREDO
LAREDO NORTHWEST
INTERNATIONAL BRIDGE PLAT
VOL. 22, PGS. 86
P.R.W.C.T.

S 47° 28' 13" W - 2,814.81' FROM
A FOUND 1/2" IRON ROD ALONG
THE EASTERN BOUNDARY LINE
OF A TRACT OF LAND, BEING
THE REMAINDER OF 128.0839
ACRES, BEING THE P.O.C.

EXISTING
PUMP STATION



LOT 1

LOT 2

VILLAS SAN AGUSTIN, UNIT 7
VOL. 38, PGS. 92-94
P.R.W.C.T.

LOT 3

LINE TABLE

LINE #	LENGTH	BEARING
L1	48.13'	S72° 02' 17"W
L2	15.00'	N17° 57' 43"W
L3	42.98'	N72° 02' 17"E
L4	15.86'	S36° 54' 18"E

BASIS OF BEARING:
BASED ON NAD 83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.



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7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956)729-7844
TBPE Registration No. F-10573
TBPLS Firm No. 10194365

SURVEY
15' AEP UTILITY EASEMENT

CONTAINING 683.27 SQ.FT., MORE OR LESS, OUT OF A TRACT OF LAND, BEING THE REMAINDER OF A 128.0839 ACRE TRACT, LOT 1, BLOCK 1, LAREDO NORTHWEST INTERNATIONAL BRIDGE PLAT, RECORDED IN VOLUME 22, PAGE 86, PLAT RECORDS OF WEBB COUNTY, TEXAS

FILENAME:
683 SQ.FT. - 15' Utility Easement - Survey.dwg
STATUS:
FINAL
DRAWN BY:
R.H.
CHECKED BY:
E.L.O.
APPROVED BY:
J.G.P.
DATE:
04/24/2022
REVISED DATE:

PROJECT NO.:
702401955

1
SHEET
1 OF 1