

**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.**

**PUBLIC UTILITY AND ACCESS EASEMENT**

Date: March \_\_, 2024.

Grantor: 4V Holdings, Ltd.

Grantor's Address: 3301 Chacota St. Ste. 23B  
Laredo, TX 78046

Grantee: City of Laredo, a Municipal Corporation.

Grantee's Address: 1110 Houston St.  
P.O. Box 579  
Laredo, Webb County, Texas 78042-0579

Easement Property: A 10 Foot Wide Utility and Access Easement, being a tract of land containing 20,307.19 Sq. Ft., more or less out of tract IV, 4V Holdings, Ltd. Recorded in Volume 3702, Page 643, and Volume 2252, pages 813-822, Webb County, Texas & 10.7736 Acre Tract, 4V HOLDINGS, Ltd. Recorded in Volume 5356, Page 747 Porcion 34 Abstract 0762 Webb County, Texas more particularly described in metes and bounds Exhibit "B" and depicted in Exhibit "A".

Easement Purpose: To give Grantee the right to construct, replace, repair and perpetually maintain a water meter, water mains and the right of free, full and unimpeded access from the same tract of land for the limited purpose of accessing the Easement property herein granted.

Grantor, for and in consideration of the sum of Ten Dollars and No/100 cents (\$10.00), and other good and valuable consideration in hand paid by the Grantee herein named, the receipt of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, CONVEYED and DEDICATED and by these presents does hereby GRANT, SELL, CONVEY and DEDICATE unto Grantee, a Utility and Access Easement.

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

TO HAVE AND TO HOLD the same perpetually to Grantee, together with the right and privilege, at any and all times, to enter said premises, or any part thereof, for the purpose of

constructing, reconstructing, replacing, repairing and maintaining said water and utility lines, including all necessary laterals and appurtenant facilities.

Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

4V Holdings, Ltd.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §

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COUNTY OF WEBB               §

          This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by  
\_\_\_\_\_ on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_