



UTILITY AND ACCESS EASEMENT AGREEMENT

City of Laredo

P.O. Box 6455
Laredo, Texas 78042

The undersigned, Raul Valdez, successors and assigns, hereinafter called the “Owner/Owner Representative” for good and valuable consideration, hereby grants to the City of Laredo, hereinafter called the “City” a right-of-entry to parcels listed below:

10-foot wide easement containing 34,296.84 sq. ft. more or less out of

-Remaining Portion of Tract 5 490.78 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas (as depicted on the attached Exhibit X)

- Remaining Portion of a Certain Called 22.28 Acre Tract of Land Conveyed to Buena Vista Ranch Land Development Co., LLC, V.5395, P.326 Webb County, Texas (as depicted on the attached Exhibit X)

-Remaining Portion of Tract 3 60.80 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas (as depicted on the attached Exhibit X)

in accordance with the following terms and conditions:

1. The land affected by this Right of Access to conduct a Survey located and described as:

-Remaining Portion of Tract 5 490.78 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas (as depicted on the attached Exhibit X)

-Remaining Portion of a Certain Called 22.28 Acre Tract of Land Conveyed to Buena Vista Ranch Land Development Co., LLC, V.5395, P.326 Webb County, Texas (as depicted on the attached Exhibit X)

-Remaining Portion of Tract 3 60.80 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas (as depicted on the attached Exhibit X)

The undersigned hereby warrants that by their signature, they are the Owner(s)/representatives of said land/ or that they have the legal authority to grant a right-of-entry and easement subject to the aforementioned terms and conditions.

2. Cuatro Vientos South, Ltd. and Buena Vista Ranch Land Development Co., LLC hereby GRANT, TRANSFER, AND CONVEY unto the City a permanent utility and

access easement (“Easement”) upon and across the Property depicted on the attached Exhibit A.

3. Cuatro Vientos South, Ltd., Buena Vista Ranch Land Development Co., LLC and successors and assigns have agreed to convey said Easement to the City for a (\$5.00) five-dollar credit per square foot towards the L.U.E. charges for the property affected by the easement. The credit is in an amount of at least \$171,484.20 for a 10-foot wide utility easement of at least 34,296.84 square feet, but which amount shall be adjusted upwards should the sewer easement survey confirm additional square footage/compensation.



OWNER/OWNER REPRESENTATIVES

Print Name

Signature

WITNESS BY MY HAND this _____ day of _____, 2024.

Notary Signature

(Notary Seal)

OWNER/OWNER REPRESENTATIVES

Print Name

Signature

WITNESS BY MY HAND this _____ day of _____, 2024.

Notary Signature

(Notary Seal)

EXHIBIT A

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: Cuatro Vientos South, Ltd.
Buena Vista Ranch Land Development Co., LLC

Grantor's Address: P.O. Box 6455
Laredo, TX 78042

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 34,296.84 Sq. Ft., more or less Remaining Portion of Tract 5 490.78 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas & Remaining Portion of a Certain Called 22.28 Acre Tract of Land Conveyed to Buena Vista Ranch Land Development Co., LLC, V.5395, P.326 Webb County, Texas & Remaining Portion of Tract 3 60.80 Acre Tract Cuatro Vientos South LTD V.4225, P.242 Webb County, Texas MORE PARTICULARY 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.

Cuatro Vientos South, Ltd.

By: _____

Title: _____

Printed Name : _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

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: _____

Executed on this ____ day of _____, 2024.

Buena Vista Ranch Land Development Co., LLC

By: _____

Title: _____

Printed Name : _____

ACKNOWLEDGMENT

STATE OF TEXAS §

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: _____