

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: October 4, 2024

Grantor: Majestic Port Grande 1, LLC, a Delaware limited liability company

Grantor's Address: 13191 Crossroads Parkway North, Suite 600
City of Industry CA 91746-3493

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 tract of land containing 0.2043 acres of land, more or less, being out of Lot ONE ("Lot 1"), Block 1, Port Grande Phase 1 as recorded in Volume 4543, Pages 65-67, W.C.O.P.R., and being more particularly described by metes and bounds and depicted on the attached Exhibit A

Easement Purpose: A variable width Utility and Access easement as per and further described on the attached Exhibit B.

To give Grantee the right to construct, replace, repair and perpetually maintain an 8" wastewater gravity line and or line(s) 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.

Majestic Port Grande 1, LLC is the owner of Lot 1, Block 1, Port Grande Phase 1. The above named grantor, hereinafter collectively "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 non-exclusive Utility and Access Easement over the Easement Property for the Easement Purpose.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the hereinabove described property and now reflected by the Deed, Real Property or 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 wastewater collector line(s), including all necessary laterals and appurtenant facilities.

Grantor hereby binds itself and Grantor's 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.

GRANTORS FURTHER GRANT THE CITY THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect, patrol, protect, repair, remove, replace, upgrade and relocate within the Easement Property, a wastewater line and or line(s), laterals, and all other appurtenant equipment and fixtures; together with the right to add to said wastewater collector line(s), laterals, and all other appurtenant equipment and fixtures, from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted.

EXECUTED ON FOLLOWING PAGE(S).

Executed as of the date first written above.

GRANTOR: Majestic Port Grande 1, LLC,
a Delaware limited liability company

BY: Majestic Port Grande 1, LLC,
a Delaware limited liability company



By:



EDWARD P. ROSKI, JR.
President and Chairman of the Board

STATE OF CALIFORNIA §

COUNTY OF LOS ANGELES §

On November 5, 2024, before me, Melissa Nieto, a Notary Public, personally appeared EDWARD P. ROSKI, JR., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Signature



(See attached Notary Acknowledgement)

AFTER RECORDING RETURN TO:

Vivian Ayala
City of Laredo-Real Estate
1301 Farragut Street, 2nd Floor
Laredo, Texas 78040

[NOTARY ACKNOWLEDGEMENT]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

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ss:

COUNTY OF LOS ANGELES

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On November 5, 2024 before me, Melissa Nieto, Notary Public, personally appeared Edward P. Roski, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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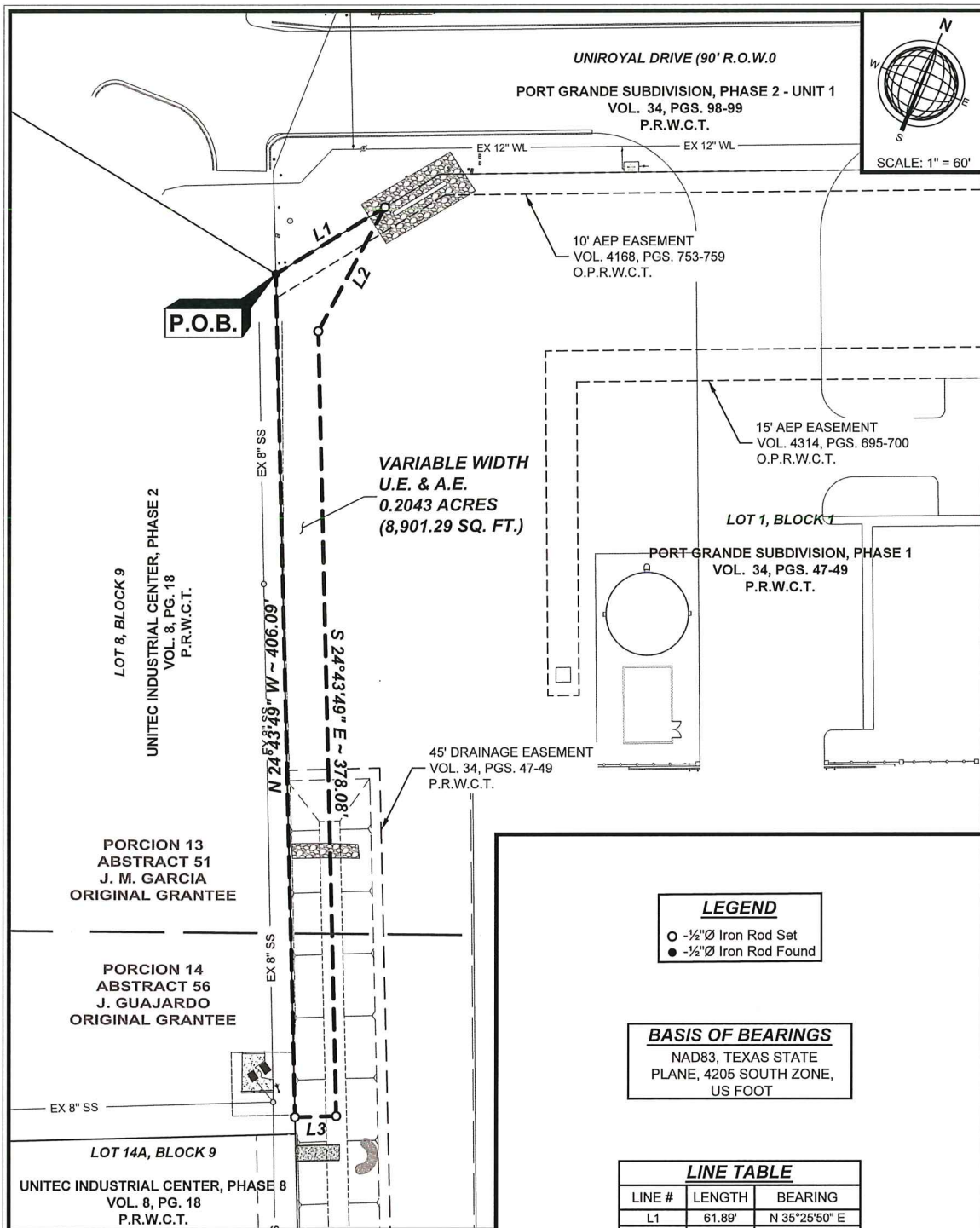
WITNESS my hand and official seal.



Signature of Notary Public



(Seal)



I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

Julian Javier Ruiz
JULIAN JAVIER RUIZ, R.P.L.S. No. 5304

09/27/2024
DATE

Survey of a variable width utility and access easement being a 0.2043 acre tract out of Lot 1, Block 1, Port Grande Subdivision, Phase 1 recorded in Volume 34, Pages 47-49, P.R.W.C.T., Laredo, Webb County, Texas



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

SUITE B
956-712-1996

IN ASSOCIATION WITH

JJ RUIZ LAND SURVEYING

2724 WILDWOOD DRIVE
WESLACO, TX 78596
956-568-4470



Field Notes
for a proposed variable width Utility and Access Easement
being a 0.2043 acre tract of land over and across
Lot 1, Block 1, Port Grande Subdivision, Phase 1
Webb County, Texas

Being a variable width tract of land over and across Lot 1, Block 1, Port Grande Subdivision, Phase 1, recorded in Volume 34, Pages 47-49, Plat Records, Webb County, Texas, and conveyed to Majestic Port Grande 1, LLC, described in deed recorded in Volume 4543, Pages 65-67, Official Public Records, Webb County, Texas, and being situated in Porcion 13, J.M. Garcia, Abstract 51 and Porcion 14, J. Guajardo, Abstract 56, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a ½" iron rod found at the most westerly northwest corner of Lot 1, Block 1, Port Grande Subdivision, Phase 1, the most easterly northeast corner of Lot 8, Block 9, Unitec Industrial Center, Phase 2 recorded in Volume 8, Page 18, Plat Records, Webb County, Texas, and along the southerly Right-of-Way line of Uniroyal Drive for the most westerly corner hereof;

THENCE, with the southerly Right-of-Way line of said Uniroyal Drive, **North 35 degrees 25 minutes 50 seconds East, 61.89 feet** to a ½" iron rod set for the most northerly corner hereof;

THENCE, the following courses and distances:

South 05 degrees 04 minutes 43 seconds West, 67.76 feet to a ½" iron rod set for an interior corner hereof;

South 24 degrees 43 minutes 49 seconds East, 378.08 feet to a ½" iron rod set for an exterior corner hereof;


South 65 degrees 16 minutes 11 seconds West, 20.00 feet to a ½" iron rod set at the at the easterly line of aforementioned Lot 8, Block 9 for the most southerly corner hereof;

THENCE, with the easterly line of said Lot 8, Block 9, **North 24 degrees 43 minutes 49 seconds West, 406.09 feet** to the **POINT OF BEGINNING** and containing 0.2043 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:
County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas

09/27/2024
Current Date

