

### **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 \_\_\_\_\_, 2024.

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

TX242022

WR#84379751

CITY OF LAREDO,  
A MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Joseph Neeb, City Manager

ATTEST:

By: \_\_\_\_\_  
Jose A. Valdez, 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 \_\_\_\_\_, 2024, by Joseph Neeb, City Manager of the City of Laredo, a Municipal Corporation.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

(Seal)

STATE OF TEXAS \*  
COUNTY OF WEBB\*  
**0.1817 ACRES**  
**(7,916 SF)**

METES AND BOUNDS DESCRIPTION OF A 0.1817 ACRE EASEMENT, BEING OUT OF A 70.6155 ACRE TRACT, RECORDED IN VOLUME 3095, PAGES 442-454, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED EASEMENT, SITUATED IN PORCION 23, ABSTRACT 283, ORIGINAL GRANTEE LEONARDO SANCHEZ, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod being the northwesterly corner of said 70.6155 Acre Tract and situated on the easterly right-of-way line of FM 1472 (Mines Road),

Thence, N67°26'08"E, a distance of 828.49 feet, for the **POINT OF BEGINNING** of this 0.1817 Acre Easement and the **northwesterly corner** hereof;

Thence, N67°26'08"E, with the common boundary between said 70.6155 Acre Tract and the Refugio Plat, recorded in Volume 31, Page 33, Plat Records of Webb County, Texas, a distance of 18.54 feet, to a point being the southeasterly corner of said Refugio Plat and the southwesterly corner of Tejas Industrial Park I, recorded in Volume 3, Page 16A, Plat Records of Webb County, Texas, continuing along the same bearing, with the common boundary between said 70.6155 Acre Tract and said Tejas Industrial Park I, a distance of 15.47 feet, for a total distance of 34.01 feet, same being the northerly line of herein described easement, for the **northeasterly corner** hereof;

Thence, S23°42'48"E, with the easterly line of herein described easement, a distance of 211.46 feet, for a point of deflection hereof;

Thence, S12°32'59"E, with the easterly line of herein described easement, a distance of 24.36 feet, for the **southeasterly corner** hereof;

Thence, S77°27'01"W, with the southerly line of herein described easement, a distance of 34.00 feet, for the **southwesterly corner** hereof;

Thence, N12°32'59"W, with the westerly line of herein described easement, a distance of 21.05 feet, for a point of deflection hereof;

Thence, N23°42'48"W, with the westerly line of herein described easement, a distance of 208.80 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 0.1817 acres, more or less.

BASIS OF BEARINGS:


GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS

COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

  
10-7-24



## SURVEY

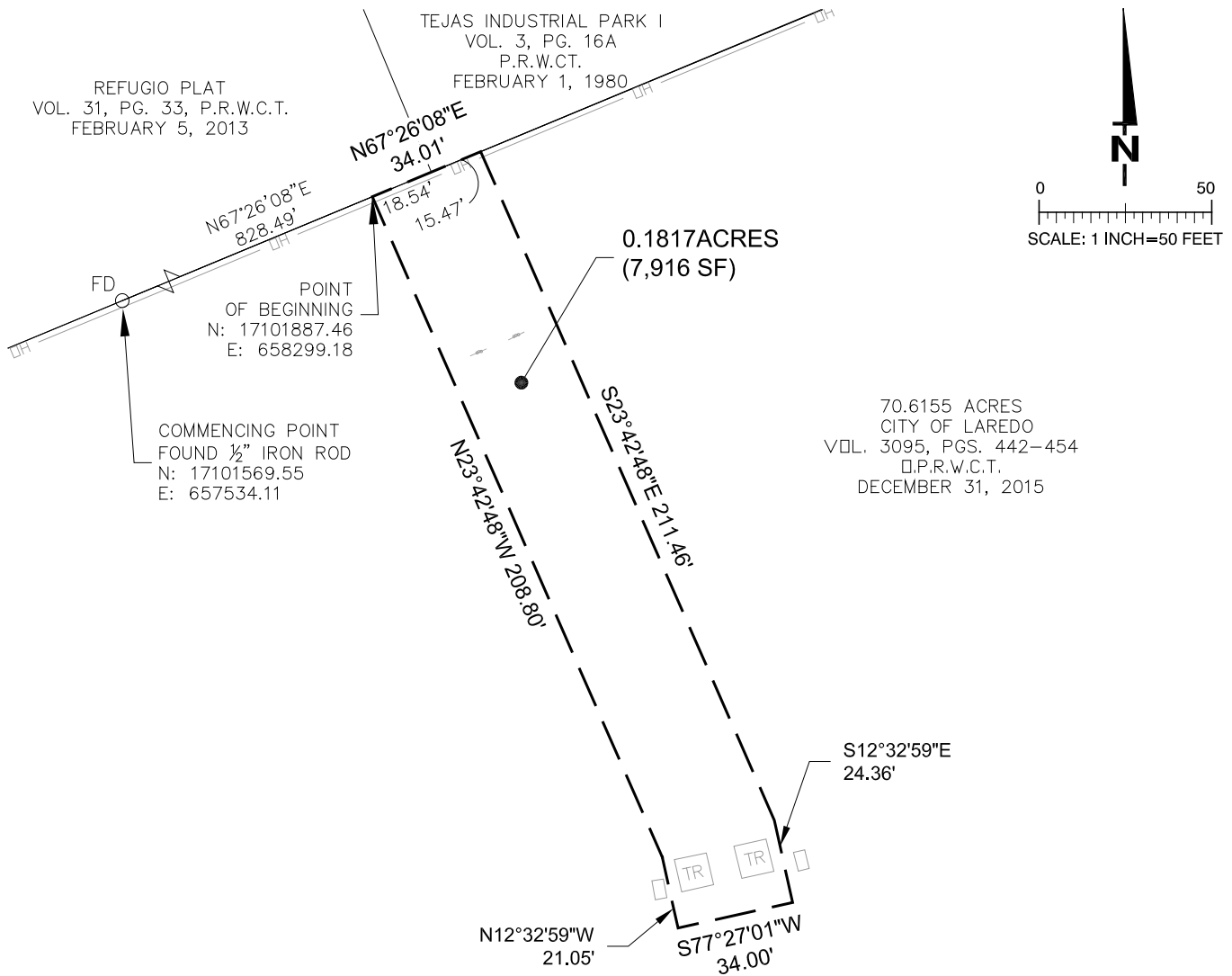
OF

A 0.1817 ACRE (7,916 SF) ELECTRICAL EASEMENT, MORE OR LESS

OUT OF A 70.6155 ACRE TRACT, RECORDED IN VOLUME 3095, PAGES 442-454,

OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS



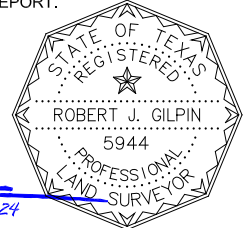
BASIS OF BEARINGS: GPS NAD83/NAVD88  
TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

*[Signature]*  
10-7-24



© ROBERT J. GILPIN, 2024

MANADAS-WWTP-AEP-ESMT.dwg

GILP-HALF-BLK.ctb

DRAWN BY: Y.O.

CHECKED BY: R.J.G.

SHEET NO.

1 OF 1

0.1817 ACRES

LAREDO, TEXAS

ELECTRICAL EASEMENT

DATE: 10-07-2024

REVISION:



T.B.P.L.S. Firm Registration # 10193770  
T.B.P.E. Firm Registration # F-9266  
11204 MOPHERSON RD, STE 109  
Laredo, Texas 78045  
PH: 956.753.2210  
FAX: 956.753.2213