

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 $\frac{1}{2}$ 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



STATE OF TEXAS
REGISTERED
ROBERT J. GILPIN
5944
PROFESSIONAL
LAND SURVEYOR

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

REFUGIO PLAT
VOL. 31, PG. 33, P.R.W.C.T.
FEBRUARY 5, 2013

TEJAS INDUSTRIAL PARK I
VOL. 3, PG. 16A
P.R.W.C.T.
FEBRUARY 1, 1980

FEBRUARY 1, 1980

N67°26'08"E
28.49'

POINT
OF BEGINNING
N: 17101887.46
E: 658299.18

COMMENCING POINT
FOUND $\frac{1}{2}$ " IRON ROD
N: 17101569.55
E: 657534.11

0.1817ACRES
(7,916 SF)

A scale bar with markings every 10 units. The left end is labeled '0' and the right end is labeled '50'. Below the scale bar, the text 'SCALE: 1 INCH = 50 FEET' is written.

70.6155 ACRES
CITY OF LAREDO
VOL. 3095, PGS. 442-454
O.P.R.W.C.T.
DECEMBER 31, 2015

STATE OF TEXAS
COUNTY OF WEBB

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

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

The seal is octagonal with a star in the center. The words "STATE OF TEXAS" are at the top, "REGISTERED" is on the right, and "ROBERT J. GILPIN" is in the center. Below the name is "5944". The bottom half of the seal contains the words "PROFESSIONAL LAND SURVEYOR". To the left of the seal is a blue ink signature of "J. Gilpin" and the date "10-7-24" below it.

© ROBERT J. GILPIN 2024

MANADAS-WWT-P-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



T.B.P.L.S. Firm Registration # 10193770
T.B.P.E. Firm Registration # F-9266
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Laredo, Texas 78045
PH: 956.753.2210
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