

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.

UTILITY EASEMENT AND UTILITY ACCESS EASEMENT

Date: _____, 2017

Grantor: Webb County, Texas

Grantor's Address: 1000 Houston St.
Laredo, Texas 78040-8017

Grantee: City of Laredo, a Texas Municipal Corporation

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

Easement Property: Being a 0.22-acre tract, or 977 sq. ft. more or less, easement on the remaining portion of a 1161.66 acre tract of land conveyed to Webb County in a Deed recorded in Volume 209, Page 487, Webb County Deed Records; Said 0.022 acre being more fully in Exhibit A.

Easement Purpose: For the installation of a 15' wide Utility and Utility Access easement.

To give Grantee the right to construct, reconstruct, repair and perpetually maintain improvements and fire hydrants, 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, the above described Utility and Access Easements.

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 Official Property Records, of Webb County, Texas.

TO HAVE AND TO HOLD the same to Grantee, together with the right and privilege, at any and all times, subject to Grantor's security measures in place, from time to time to enter said premises, or any part thereof, for the purpose of constructing, reconstructing, repairing and maintaining said utility easement, including all necessary laterals and appurtenant facilities.

Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns

to warrant and 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 _____, 2017.

WEBB COUNTY

By: _____

(Print Name) _____

(Title) _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, **Webb County** on behalf of said entity.

Notary Public, State of Texas
My Commission Expires:

AFTER RECORDING RETURN TO:
Mr. Arturo Garcia, Director
Department of Community Development
1301 Farragut
Laredo, Texas 78040



FIELD NOTES
FOR A 15-FOOT WIDE UTILITY EASEMENT AND ACCESS EASEMENT

A 0.022 of an acre, or 977 square feet more or less, easement on the remaining portion of a 1161.66 acre tract of land conveyed to Webb County in a deed recorded in Volume 209, Page 487 of the Deed Records of Webb County, Texas. Said 0.022 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found iron rod with cap marked "MELDEN-HUNT" at the southeast corner of Lot 1, Block 2, Laredo International Airport Passenger Terminal Subdivision recorded in Volume 16, Page 45 of the Plat Records of Webb County, Texas, a re-entrant corner of said remaining portion;

THENCE: N 00°25'26" E, along and with the common line between said remaining portion and said Lot 1, a distance of 510.91 feet to the POINT OF BEGINNING;

THENCE: N 00°25'26" E, continuing along and with said common line, a distance of 15.03 feet to a point;

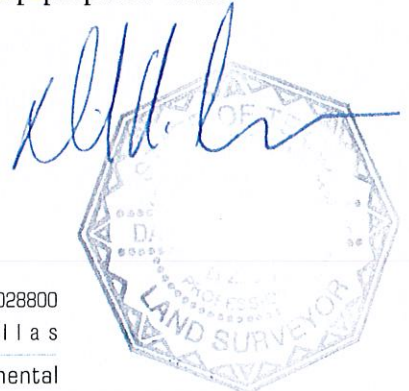
THENCE: S 85°49'35" E, departing said common line, over and across said remaining portion, a distance of 2.14 feet to a point;

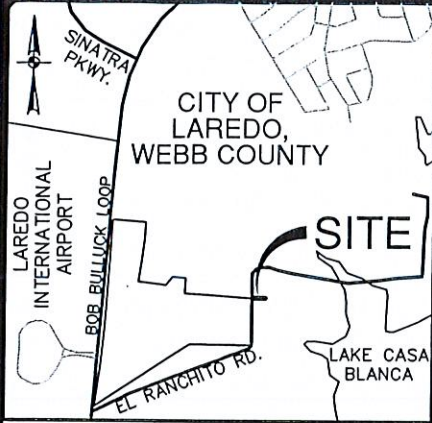
THENCE: S 76°59'34" E, continuing over and across said remaining portion, a distance of 62.89 feet to a point on the west line of an existing sanitary sewer easement recorded in Volume 1776, Page 656 of the Official Public Records of Webb County, Texas, corrected in document executed July 22, 2009 by Webb County Judge Danny Valdez;

THENCE: S 00°05'57" W, along and with the west line of said sanitary sewer easement, continuing over and across said remaining portion, a distance of 15.39 feet to a point;

THENCE: N 76°59'34" W, departing the west line of said sanitary sewer easement, continuing over and across said remaining portion, a distance of 65.17 feet to the POINT OF BEGINNING, and containing 0.022 of an acre in the City of Laredo, Webb County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8576-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 12, 2017, Revised: May 24, 2017
JOB NO. 8576-00
DOC. ID. N:\CIVIL\8576-00\Field Notes\0.022 AC SSWR Esmt FNs.docx





LOCATION MAP

NOT-TO-SCALE

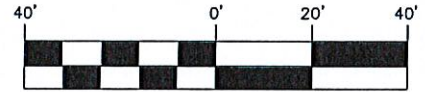
LEGEND:

- DR DEED RECORDS OF WEBB COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- PR PLAT RECORDS OF WEBB COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



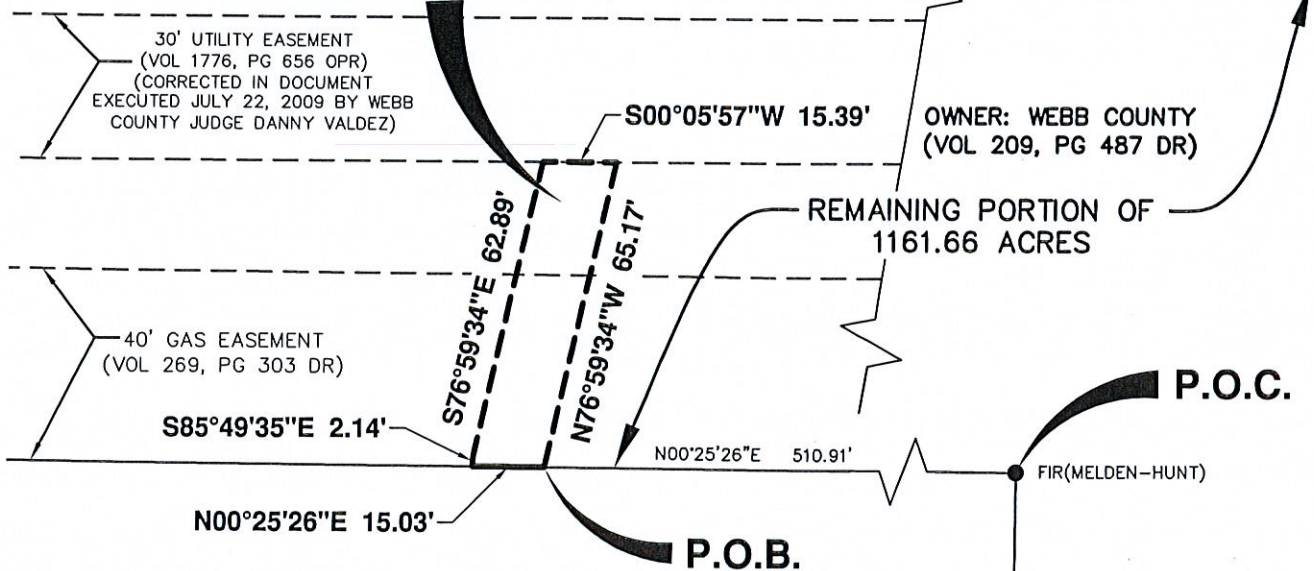
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 40'

**15' WIDE UTILITY EASEMENT
AND ACCESS EASEMENT
0.022 OF AN ACRE
(977 SQUARE FEET MORE OR LESS)**



30' UTILITY EASEMENT
(VOL 1776, PG 656 OPR)
(CORRECTED IN DOCUMENT
EXECUTED JULY 22, 2009 BY WEBB
COUNTY JUDGE DANNY VALDEZ)

OWNER: WEBB COUNTY
(VOL 209, PG 487 DR)

REMAINING PORTION OF
1161.66 ACRES

40' GAS EASEMENT
(VOL 269, PG 303 DR)

P.O.C.

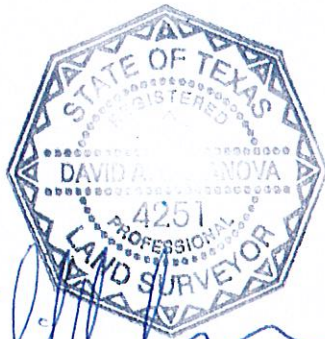
S85°49'35"E 2.14'

FIR(MELDEN-HUNT)

N00°25'26"E 15.03'

P.O.B.

LOT 1
BLOCK 2
LAREDO INTERNATIONAL
AIRPORT PASSENGER
TERMINAL SUBDIVISION
(VOL 16, PG 45 PR)



[Handwritten signature]



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

EXHIBIT
FOR

FOR A 15-FOOT WIDE UTILITY EASEMENT AND ACCESS EASEMENT
A 0.022 OF AN ACRE OR 977 SQUARE FEET, MORE OR LESS,
EASEMENT LOCATED ON A 1161.66 ACRE TRACT OF LAND
CONVEYED TO WEBB COUNTY IN A DEED RECORDED IN VOLUME
209, PAGE 487 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.

Date: May 24, 2017, 11:33am User ID: MHolmes
File: N:\CIVIL\8576-00\8576-00 0.022 AC SWR ESMT.dwg

REVISED: MAY 24, 2017

JOB No.:

SHEET 1 OF 1

8576-00