

**ROADWAY RIGHT-OF-WAY  
AND PUBLIC UTILITY EASEMENT**

**Date:** September 21, 2019

**Grantor's:** PEDRO MENCHACA, JR.

**Grantee:** WEBB COUNTY, a political subdivision of the State of Texas

**Grantee's Mailing Address:**

Webb County, c/o  
Hon. Tano Tijerina  
Webb County Judge  
1000 Houston St.  
Laredo, Texas 78040

**Reservations from Conveyance and Exceptions to Warranty:** Any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the Easement Property as now reflected by the records of the County Clerk of Webb County, Texas.

**Easement Purpose:** For public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas, water, cable and electric lines).

**Easement Property:**

**Situated in Webb County, Texas; to wit;**

**A tract of land containing 0.032 acres, more or less, out of The "Surface Estate Only" in and to Lot Numbers THIRTY-SEVEN (37), in the Ranchitos Los Nopalitos Subdivision, situated in Webb County, Texas, as per Plat recorded in Volume 4, Page 40, Webb County Plat Records, as described by metes and bounds in, and depicted on, attached Exhibit "A"; and;**

- (2) All Grantor's easement rights in any and all access easements, roads, road easements, private roads, roadways, alleys and drainage facilities shown on the plat of the Ranchitos Los Nopalitos Subdivision, which plat is recorded in Volume 4, Page 40, Webb County Plat Records, including without limitation, those 30' access easements as shown on said plat, it being intended by Grantor's to convey to Grantee any and all easement rights in any and all access easements, roads, road easements, private roads, roadways, alleys, utility and drainage facilities of such subdivision, including without limitation, those 30' access easements of said subdivision, which are appurtenant to and/or lie within said Lots or Tracts No. 37, of said subdivision by virtue of the recording of said plat in the Webb County Plat Records.

**Consideration:** The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Grant of Easement:** Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, hereby grants, sells, conveys, and dedicates to Grantee, an easement over, on, under, and across the Easement Property for the Easement Purpose, in perpetuity, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee. Grantor binds Grantor's and Grantor's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

**Multiple Counterparts:** This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

**GRANTOR:**

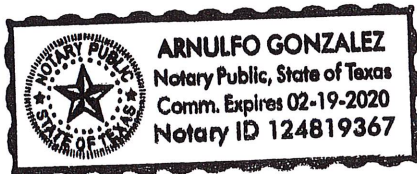
*Pedro M.*

**PEDRO MENCHACA, JR.**

STATE OF TEXAS           §

COUNTY OF WEBB       §

This instrument was acknowledged before me on this 21 day of September, 2019, by the said Pedro Menchaca, Jr.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

TRACT 37-RN

STATE OF TEXAS  
COUNTY OF WEBB

BEING A 0.032 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN WEBB COUNTY, TEXAS, OUT OF LOT 37, RANCHITOS LOS NOPALITOS, RECORDED IN VOLUME 4, PAGE 40, MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod found marking the most southerly corner of Lot 38, of said Ranchitos Los Nopalitos;

THENCE N 65° 36' 12" W 147.49 feet to a point marking the most southerly corner of said Lot 37;

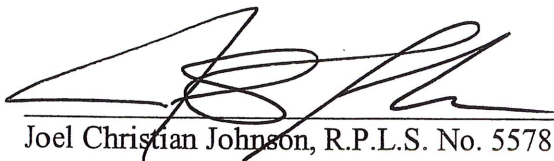
THENCE N 24° 33' 07" E 270.54 feet along the southeast line of said Lot 37 to a ½" iron rod set with cap marked "Rosin-Johnson" marking the **POINT OF BEGINNING** of the herein described tract;

THENCE N 65° 26' 32" W 147.39 feet to a ½" iron rod set with cap marked "Rosin-Johnson" on the northwest line of said Lot 37 marking the most westerly corner of the herein described tract;

THENCE N 24° 34' 21" E 10.01 feet along the northwest line of said Lot 37 to a fence corner found on the southwest line of an existing 30' access easement known as "Camino Allende" marking the most northerly corner of the herein described tract;

THENCE S 65° 06' 19" E 147.39 feet along the southwest line of said 30' access easement to a ½" iron rod found on the southeast line of said Lot 37 marking the most easterly corner of the herein described tract;

THENCE S 24° 33' 07" W 9.15 feet to the **POINT OF BEGINNING**, and containing 0.034 acres, more or less.

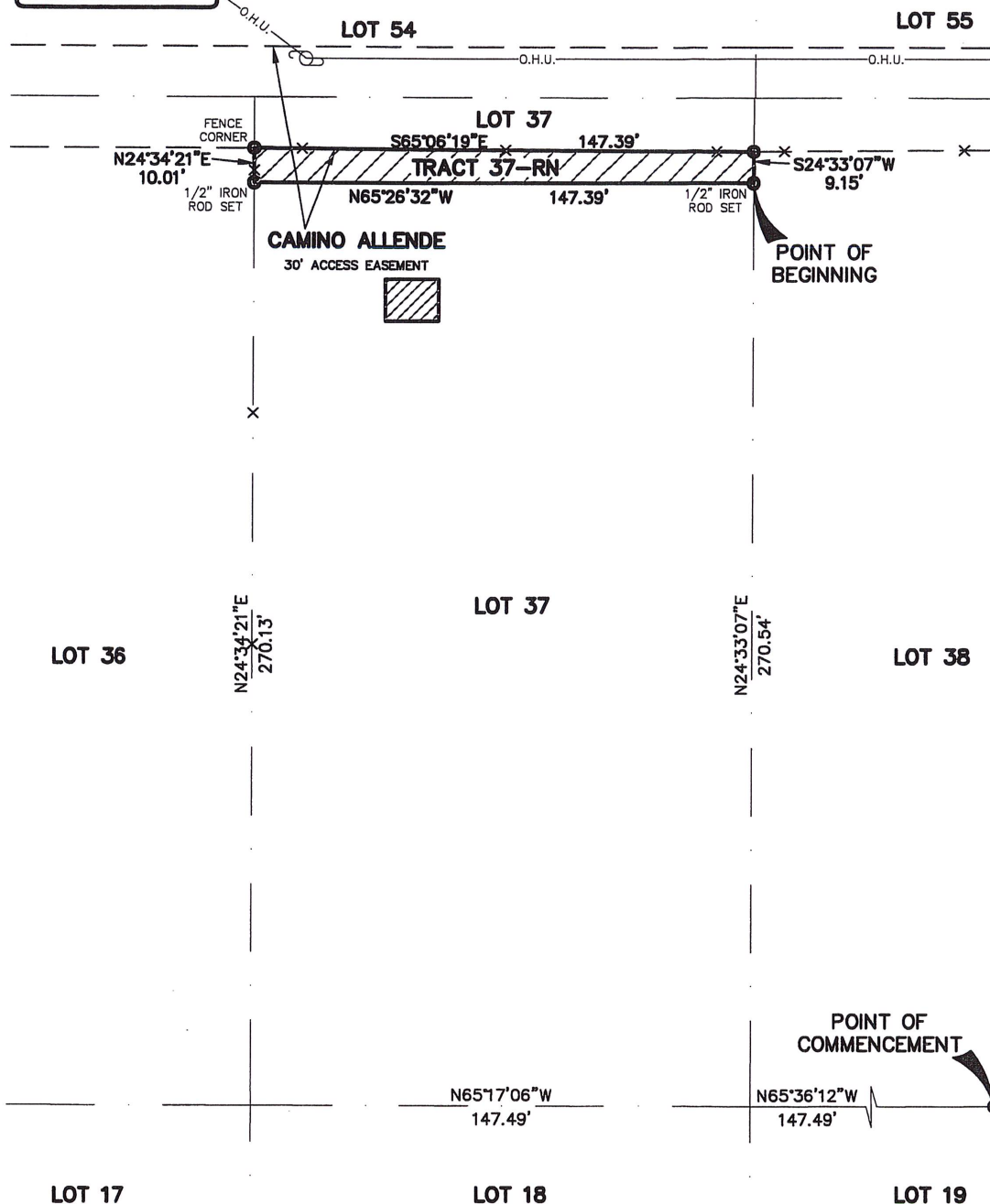
  
Joel Christian Johnson, R.P.L.S. No. 5578



Date: 11-10-03

LEGEND	
○	1/2" IRON ROD FOUND (UNLESS OTHERWISE SPECIFIED)
○	UTILITY POLE
□	WROUGHT IRON
○	SMOOTH WIRE FENCE
○	CHAIN LINK FENCE
TR	TRANSFORMER
/	WOOD FENCE
X	BARBED WIRE
O.H.U.	OVERHEAD UTILITY

SURVEY  
OF  
**TRACT 37-RN**  
BEING A 0.032 ACRE TRACT OF LAND  
OUT OF  
LOT 37, RANCHITOS LOS NOPALITOS  
VOL. 4, PG. 40, MAP RECORDS OF WEBB  
COUNTY, TEXAS



DATE: NOVEMBER 10, 2003

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION, AND IS BASED ON THE RECORDED SUBDIVISION PLAT AS REFERENCED. SURVEYOR DID NOT PERFORM TITLE ABSTRACTING FOR OWNERSHIP, EASEMENTS, OR OTHER MATTERS THAT MAY AFFECT THE PROPERTY.

  
JOEL CHRISTIAN JOHNSON, R.P.L.S.      © 2003



**NOTES:**

1. METES AND BOUNDS DESCRIPTION OF THIS TRACT PREPARED THIS DATE.
2. ONLY IMPROVEMENTS WITHIN VICINITY OF THE TRACT ARE SHOWN.
3. BASIS OF BEARING: THE SOUTHWEST PROPERTY LINE OF RANCHITOS LOS CENTENARIOS, RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS, WEBB COUNTY, TEXAS.
4. ONLY SURFACE UTILITY FEATURES ARE SHOWN. SURVEYOR DID NOT PERFORM ANY RESEARCH WITH REGARDS TO EXISTING UTILITIES, AND DID NOT PERFORM SUBSURFACE UTILITY LOCATIONS. ANY PERSON PERFORMING EXCAVATION SHOULD PERFORM APPROPRIATE UTILITY LOCATIONS AS REQUIRED.

**Rj Rosin-Johnson, Inc.**  
Civil Engineers - Land Surveyors

6108 MCPHERSON DRIVE, STE 9  
LAREDO, TEXAS 78041  
956/728-8585 \* FAX: 956/728-7922