

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

Date: September 5th, 2019

Grantor's: HILARIO CONDE

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 0.035 acres, more or less, out of The "Surface Estate Only" in and to Lot Number FIFTY-FIVE (55), 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. 55, 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.

EXECUTED on this 5th day of September, 2019.

GRANTOR:

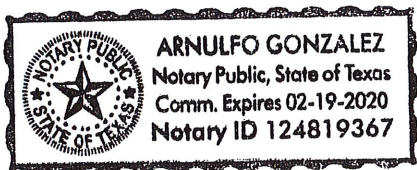
Hilario Conde

HILARIO CONDE

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this 5th day of September, 2019, by the said Hilario Conde.



[Signature]
Notary Public, State of Texas

TRACT 55-RN

STATE OF TEXAS
COUNTY OF WEBB

BEING A 0.035 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN WEBB COUNTY, TEXAS, OUT OF LOT 55, 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 easterly corner of said Lot 55;


THENCE S 24° 36' 54" W 269.76 feet along the southeast line of said Lot 55 to a ½" iron rod set with cap marked "Rosin-Johnson" marking the **POINT OF BEGINNING** of the herein described tract;

THENCE S 24° 36' 54" W 10.26 feet along the southeast line of said Lot 55 to a ½" iron rod found on the northeast line of an existing 30' access easement known as "Camino Allende" marking the most southerly corner of the herein described tract;

THENCE N 65° 28' 08" W 147.60 feet along said 30' access easement to a ½" iron rod found on the northwest line of said Lot 55 marking the most westerly corner of the herein described tract;

THENCE N 24° 36' 07" E 10.33 feet along the northwest line of said Lot 55 to a ½" iron rod set with cap marked with "Rosin-Johnson" marking the most northerly corner of the herein described tract;

THENCE S 65° 26' 32" E 147.60 feet to the **POINT OF BEGINNING**, and containing 0.035 acres, more or less.

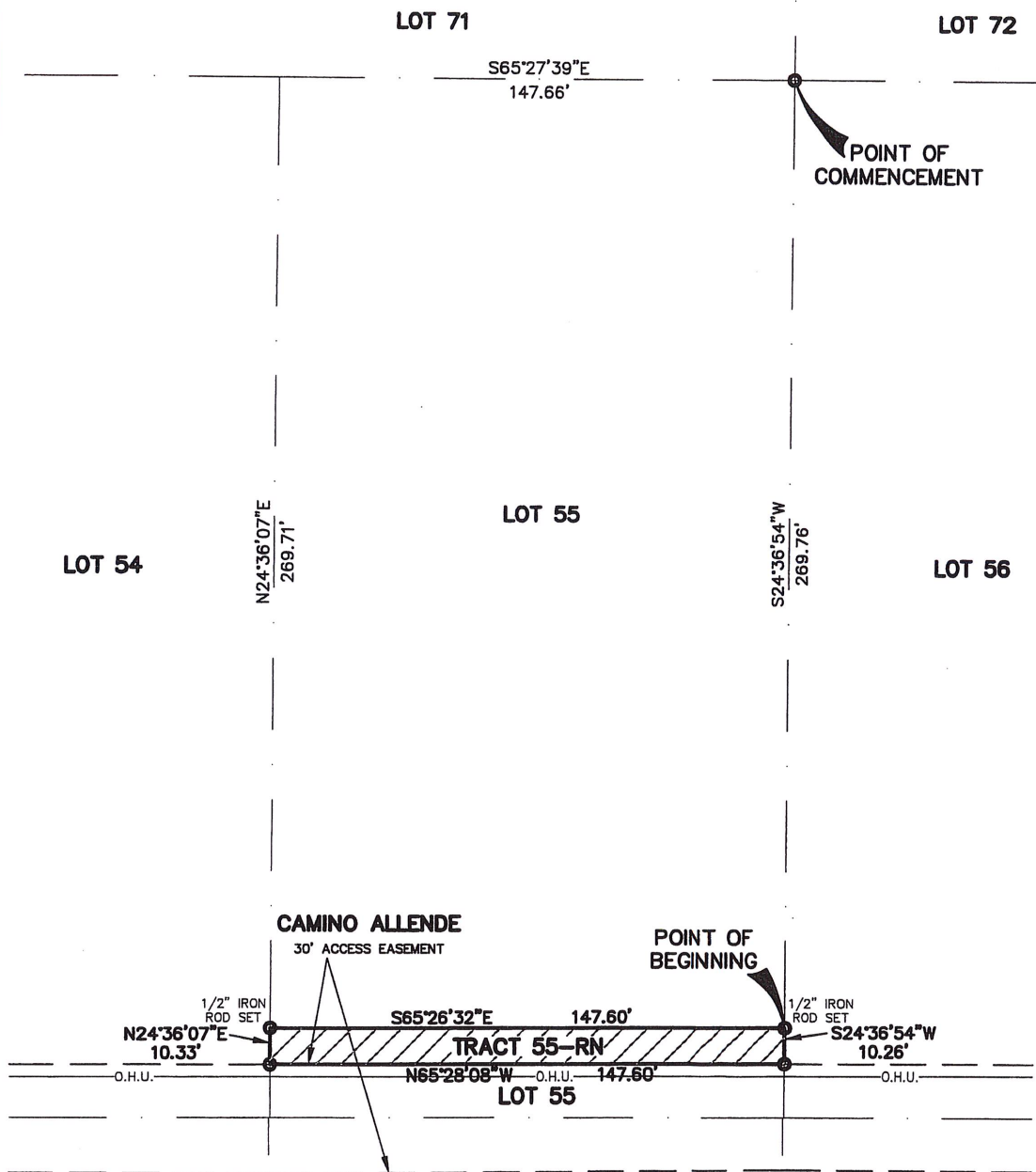

Joel Christian Johnson, R.L.S. No. 5578



Date: 10-15-03

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

SURVEY
OF
TRACT 55-RN
BEING A 0.035 ACRE TRACT OF LAND
OUT OF
LOT 55, RANCHITOS LOS NOPALITOS
VOL. 4, PG. 40, MAP RECORDS OF WEBB
COUNTY, TEXAS



DATE: OCTOBER 15, 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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFFIDAVIT OF IDENTITY

STATE OF TEXAS '

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB '

BEFORE ME, the undersigned authority, on this day personally appeared **JOSE H. CASTILLO**, who resides at 307 W 5th Jose, Laredo, Webb County, Texas 7804__, known to me to be the person who subscribed her name below and who, after having first been duly sworn by me, on oath deposes and says:

That I, **JOSE H. CASTILLO**, am not one and the same persons as follows;

- 1). Possible Abstract of Judgment in favor of Midland Funding, LLC, against Jose Castillo, filed January 23, 2017, in the amount of \$8,449.42 plus cost and interest, recorded in/under Volume 4176, Page 215 of the Official Public Records of Webb County, Texas.
- 2.) Possible Abstract of Judgment in favor of Laredo Medical Center, against Jose Castillo and Hilda Castillo, filed August 24, 2009, in the amount of \$5,779.85 plus cost and interest, recorded in/under Volume 2806, Page 391 of the Official Public Records of Webb County, Texas.
- 3.) Possible Notice of Child Support Lien, filed May 22, 2003, in/under Volume 1396, Page 726 of the Official Public Records of Webb County, Texas, against Jose Castillo, in the amount of \$5,810.00, plus costs and interest (and attorney's fees), if any.
- 4.) Possible Notice of Child Support Lien, filed November 8, 2006, in/under Volume 2226, Page 69 of the Official Public Records of Webb County, Texas, against Jose Castillo, in the amount of \$1,964.16, plus costs and interest (and attorney's fees), if any.
- 5.) Possible Notice of Child Support Lien, filed August 31, 2010, in/under Volume 2980, Page 426 of the Official Public Records of Webb County, Texas, against Jose Castillo, in the amount of \$4,646.54, plus costs and interest (and attorney's fees), if any.

Further affiant sayeth not.

EXECUTED ON THIS 29 DAY OF JULY, 2019.

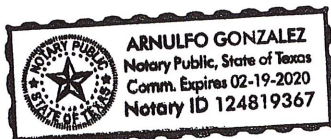
Jose H. Castillo
JOSE H. CASTILLO

STATE OF TEXAS *

COUNTY OF WEBB *

This instrument was SUBSCRIBED AND SWORN TO and acknowledged before me by Jose H. Castillo, Affiant, on this 29 day of JULY, 2019.

Arnulfo Gonzalez
Notary Public, State of Texas.



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AFFIDAVIT OF IDENTITY

STATE OF TEXAS •

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB •

BEFORE ME, the undersigned authority, on this day personally appeared **DOLORES GARCIA-RAMIREZ, A/K/A JOSE DOLORES GARCIA, & JOSE GARCIA**, who resides at 707 SEVILLA, Laredo, Webb County, Texas 78046, known to me to be the person who subscribed her name below and who, after having first been duly sworn by me, on oath deposes and says:

That I, **DOLORES GARCIA-RAMIREZ, A/K/A JOSE DOLORES GARCIA & JOSE GARCIA**, am not one and the same persons as follows;

- 1.) Possible Abstract of Judgment in favor of Laredo Texas Hospital Company, L.P. d/b/a Laredo Medical Center, against Jose Garcia, filed December 27, 2016, in the amount of \$3,072.60 plus cost and interest, recorded in/under Volume 4163, Page 561 of the Official Public Records of Webb County, Texas.
- 2.) Possible Abstract of Judgment in favor of American Express Centurion Bank, against Jose Garcia, filed June 26, 2018, in the amount of \$4,151.88 plus cost and interest, recorded in/under Volume 4438, Page 513 of the Official Public Records of Webb County, Texas.
- 3.) Possible Abstract of Judgment in favor of Equable Ascent Financial, LLC, against Jose Garcia, filed November 20, 2012, in the amount of \$14,697.22 plus cost and interest, recorded in/under Volume 3347, Page 474 of the Official Public Records of Webb County, Texas.
- 4.) Possible Abstract of Judgment in favor of LVNV Funding, LLC, against Jose Garcia, filed February 3, 2014, in the amount of \$7,204.51 plus cost and interest, recorded in/under Volume 3568, Page 291 of the Official Public Records of Webb County, Texas.

Further affiant sayeth not.

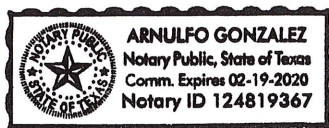
EXECUTED ON THIS 5 DAY OF AUGUST 2019



**DOLORES GARCIA-RAMIREZ a/k/a
JOSE DOLORES GARCIA &
JOSE GARCIA**

STATE OF TEXAS •

COUNTY OF WEBB •

This instrument was SUBSCRIBED AND SWORN TO and Acknowledged before me the undersigned notary public by Dolores Garcia-Ramirez, a/k/a Jose Dolores Garcia, & Jose Garcia, Affiant, on this 5th day of AUGUST, 2019.




Notary Public, State of Texas.