

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

**Date:** September 18, 2019

**Grantor's:** JOSE LUIS TRUJILLO and VERONICA SAN JUANA RODRIGUEZ, (Fee Simple Owner's & JOSE LUIS TRUJILLO and MARIA SAN JUANA TRUJILLO, (Life Estate Owner's)

**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:**

- (1) **Situated in Webb County, Texas; to wit;**  
**A tract of land containing 0.164 acres, more or less, out of The "Surface Estate Only" in and to Lot EIGHT (8), in the Ranchitos Los Arcos Subdivision, situated in Webb County, Texas, as per Plat recorded in Volume 4, Page 38, 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 Arcos Subdivision, which plat is recorded in Volume 4, Page 38, 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 Tract No. 8 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's, 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's 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'S:**

Jose Luis Trujillo Jr.  
**JOSE LUIS TRUJILLO (Fee Simple Owner)**

VERONICA SAN JUANA RODRIGUEZ (Fee Simple Owner)

Jose L. Trujillo  
**JOSE LUIS TRUJILLO (Life Estate Owner)**

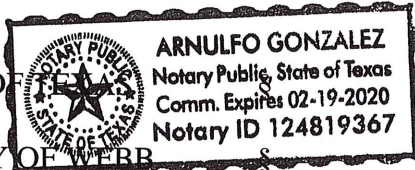
Maria San Juana Trujillo  
**MARIA SAN JUANA TRUJILLO (Life Estate Owner)**

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on August 21, 2019, by the said Jose Luis Trujillo.

STATE OF TEXAS  
COUNTY OF WEBB

**ARNULFO GONZALEZ**  
Notary Public, State of Texas  
Comm. Expires 02-19-2020  
Notary ID 124819367

[Signature]  
Notary Public, State of Texas

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by the said Veronica San Juana Rodriguez.

\_\_\_\_\_  
Notary Public, State of Texas

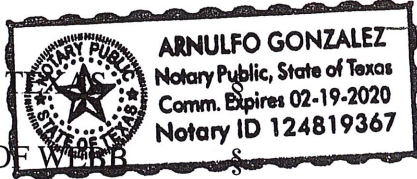
STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on August 26, 2019, by the said Jose Luis Trujillo.

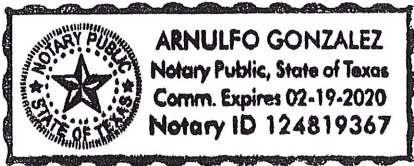
STATE OF TEXAS

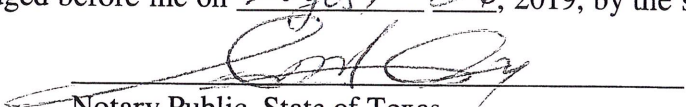
COUNTY OF WEBB



  
Notary Public, State of Texas

This instrument was acknowledged before me on August 26, 2019, by the said Maria San Juana Trujillo.



  
Notary Public, State of Texas



**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's, 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's 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'S:**

\_\_\_\_\_  
**JOSE LUIS TRUJILLO (Fee Simple Owner)**

Veronica San Juana Rodriguez  
**VERONICA SAN JUANA RODRIGUEZ (Fee Simple Owner)**

\_\_\_\_\_  
**JOSE LUIS TRUJILLO (Life Estate Owner)**

\_\_\_\_\_  
**MARIA SAN JUANA TRUJILLO (Life Estate Owner)**

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by the said Jose Luis Trujillo.

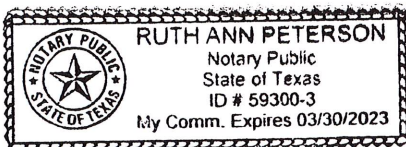
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on September 18, 2019, by the said Veronica San Juana Rodriguez.

Ruth Ann Peterson  
Notary Public, State of Texas



TRACT 8-RA

STATE OF TEXAS  
COUNTY OF WEBB

BEING A 0.164 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN WEBB COUNTY, TEXAS, OUT OF LOT 8, RANCHITOS LOS FRESNOS, RECORDED IN VOLUME 4, PAGE 39, MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** at a ½" iron rod found on the southeast right of way line of U.S. highway number 59 marking the most northerly corner of said Lot 8;

**THENCE** S 35° 33' 05" E 397.31 feet along the northeast line of said Lot 8 to a ½" iron rod set with cap marked "Rosin-Johnson" marking the **POINT OF BEGINNING** of the herein described tract;

**THENCE** S 35° 33' 05" E 10.34 feet along the northeast line of said Lot 8 to a point on the northwest line of an existing 30' access easement known as "Camino Bolivar" marking the most easterly corner of the herein described tract;

**THENCE** S 54° 24' 05" W 87.80 feet along said 30' access easement known as "Camino Bolivar" to a point marking the intersection of the northwest line of said "Camino Bolivar" with the northeast line of an existing 30' access easement known as "Camino Reforma" marking the most southerly corner of the herein described tract;

**THENCE** N 35° 36' 00" W 407.92 feet along the northeast line of said 30' access easement known as "Camino Reforma" to a ½" iron rod found on the northwest line of said Lot 8 marking the most westerly corner of the herein described tract;


**THENCE** N 54° 34' 46" E 30.09 feet along the southeast right of way line of said U.S. highway 59 to a ½" iron rod set with cap marked "Rosin-Johnson" ;

**THENCE** S 09° 29' 23" W 21.18 feet to a ½" iron rod set with cap marked "Rosin-Johnson" ;

**THENCE** S 35° 36' 00" E 367.54 feet to a ½" iron rod set with cap marked "Rosin-Johnson" ;

**THENCE** S 80° 36' 00" E 21.21 feet to a ½" iron rod set with cap marked "Rosin-Johnson" ;

**THENCE** N 54° 24' 00" E 57.72 feet to the **POINT OF BEGINNING**, and containing 0.164 acres, more or less.

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

Date: 1/3/04



EXHIBIT

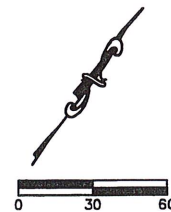
"A"

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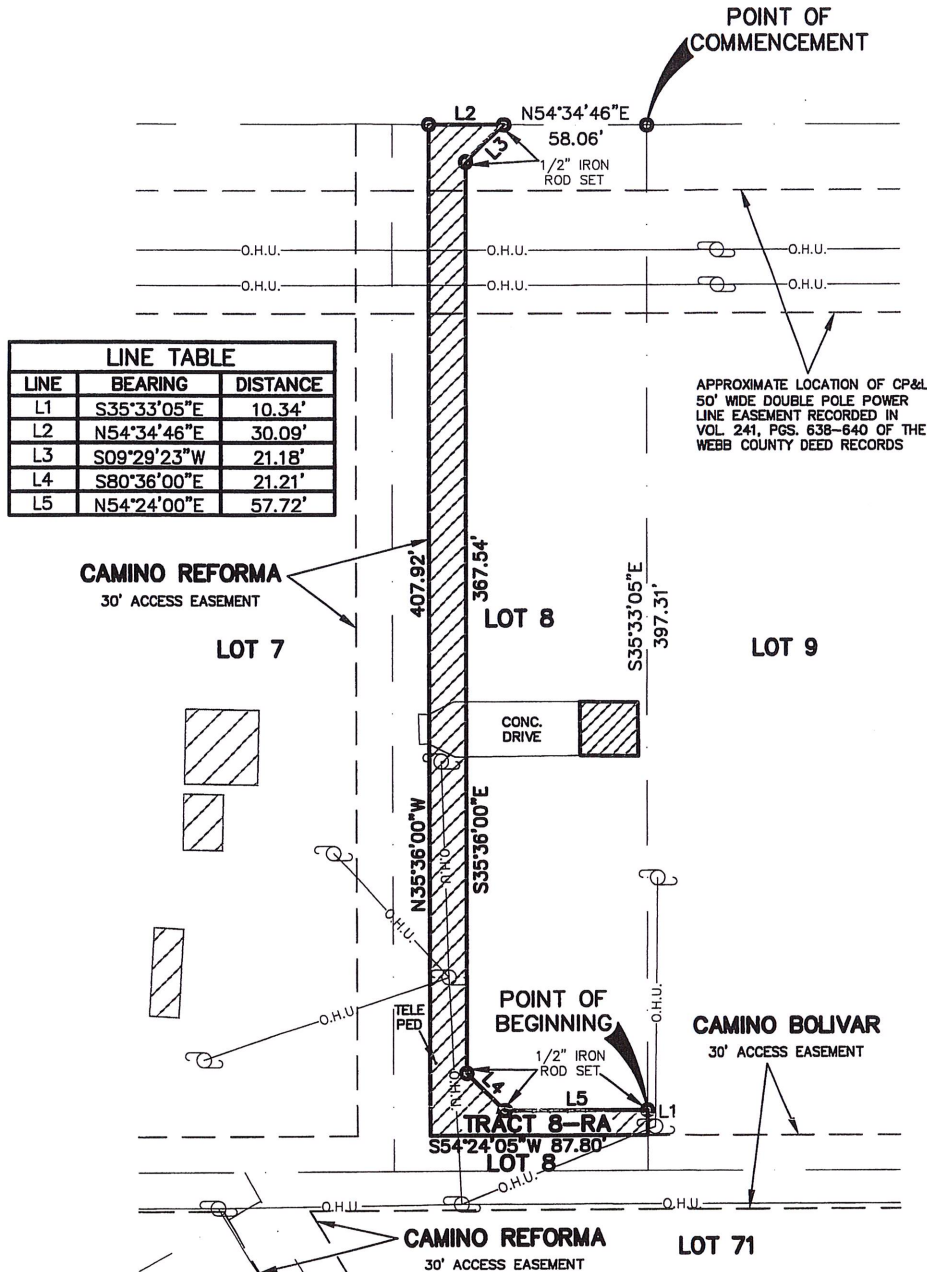


LEGEND	
○	1/2" IRON ROD FOUND (UNLESS OTHERWISE SPECIFIED)
○	UTILITY POLE
□	WROUGHT IRON
○	SMOOTH WIRE FENCE
○	CHAIN LINK FENCE
TR	TRANSFORMER
—	WOOD FENCE
X	BARBED WIRE
O.H.U.	OVERHEAD UTILITY

**SURVEY  
OF  
TRACT 8-RA**  
BEING A 0.164 ACRE TRACT OF LAND  
OUT OF  
LOT 8, RANCHITOS LOS ARCOS  
VOL. 4, PG. 38, MAP RECORDS OF WEBB  
COUNTY, TEXAS



**U.S. HWY 59**



DATE: JANUARY 3, 2004

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.

*[Signature]*  
JOEL CHRISTIAN JOHNSON, R.P.L.S.

© 2004



**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