

LIMITED ACCESS ROADWAY RIGHT-OF-WAY & UTILITY EASEMENT

Date: August ____, 2022

Grantor: PAPOMEMITO PARTNER'S LTD., a Texas Limited Partnership

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 Express Limited Easement Purposes Uses Only as needed by Webb County in order to allow Medina Electric Co-Operative Co. and/or other or similar electrical service provider to have ingress and egress to the tower site for the limited purposes of laying and extending electrical power services by adding utility poles, laying power lines, transformer's etc., and/or to allow for normal routine maintenance and service and/or in the event of emergency maintenance and/or repair work, and/or for the installation of needed law enforcement communication system upgrades or technological enhancements at the Webb County Sheriff's **Department communications antennae at the A.E.P. Lobo Tower site located on U.S. Hwy 59 E., Webb County, Texas approximately 15 miles East**, and/or to allow Webb County Road and Bridge Dept. personnel to provide for routine roadway maintenance, grading, and/or upkeep of said limited access and utility easement for ingress and egress purposes, and/or to allow the Webb County Sheriff's Department to patrol and keep the area, the premises and their tower safe and secure from trespassers and/or for other similar law enforcement communications and enhancement functions needed to operate and/or secure the antennae tower site. **(Absolutely No drainage structures of any type and/or no other utility services such as sewer, telephone, gas, water, cable) shall be allowed to be placed in the easement granted.**

Easement Property:

Situated in Webb County, Texas; to wit;
A 30' Proposed Limited Access and Utility Easement, being a 1.29 Acre tract of land out of a tract of land conveyed to Papomemito Partners, LTD, recorded in Volume 4871, Page 241, Official Public Records, Webb County, Texas, situated in Survey 2010, B.W. Day, Abstract 2833, Webb County, Texas, and being more particularly described by a metes and bounds description and a survey sketch attached hereto as Exhibits "A&B".

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, and conveys, to Grantee, a Limited Access Roadway Right-of-Way and Electrical Power Line Utility 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 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 ____ day of August, 2022.

**GRANTOR:
PAPOMEMITO PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP**

**GUILLERMO BENAVIDES Z.
GENERAL PARTNER**

THE STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this ___ of August, 2022, by **GUILLERMO BENAVIDES Z.**, in his capacity as General Partner for and on behalf of Papomemito Partners, Ltd., a Texas Limited Partnership.

Notary Public, State of Texas