

EASEMENT AND RIGHT OF WAY

WEBB COUNTY, TEXAS, A POLITICAL SUBDIVISION, (“Grantor”), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 (“Grantee”) the receipt and sufficiency of which is hereby acknowledged and confessed, has **GRANTED, SOLD, and CONVEYED**, and by these presents does **GRANT, SELL, and CONVEY** unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Webb County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the "Easement Area")

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor’s adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee’s exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee’s improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2024.

[Rest of this page intentionally left blank-Signature page follows]

TX241036
WR#87072540

WEBB COUNTY, TEXAS, A POLITICAL SUBDIVISION

By: _____
Honorable Tano E. Tijerina, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this _____ day of _____, 2024, by Honorable Tano E. Tijerina, County Judge of Webb County, Texas, a Political Subdivision.

NOTARY PUBLIC, State of Texas

(Seal)



Blue Top Land Surveying
101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Field Notes
An AEP Easement, being 3,045.12 Sq. Ft. of
land out of Lot 1, Block 1, San Rafael Subdivision, Phase 2,
situated in Porcion 45, Dolores Garcia, Abstract 54,
Webb County, Texas

Being a tract of land containing 3,045.12 Sq. Ft. of land of Lot 1, Block 1, San Rafael Subdivision, Phase 2, recorded in Volume 42, Page 13, Plat Records, Webb County, Texas., situated in Porcion 45, Dolores Garcia, Abstract 54, Webb County, Texas, said 3,045.12 Sq. Ft. of land being more particularly described by metes and bounds as follows:

Commencing at a ½" iron rod found at the northeast corner of Lot 1, Block 1, San Rafael Subdivision, Phase 2, recorded in Volume 42, Page 13, Plat Records, Webb County, Texas, continue *South 89°41'21" West, 5.43 feet* to the **Point of Beginning**, the northeast corner of the herein described tract;

Thence, the following courses and distances;

South 00°40'14" East, 253.04 feet,
South 89°19'46" West, 38.95 feet,
South 00°40'14" East, 2.50 feet,
South 89°19'46" West, 15.00 feet,
North 00°40'14" West, 15.00 feet,
North 89°19'46" East, 15.00 feet,
South 00°40'14" East, 2.50 feet,
North 89°19'46" East, 28.95 feet,
North 00°40'14" West, 243.10 feet,

Thence, *North 89°41'21" East, 10.00 feet*, to return and close at the **POINT OF BEGINNING** of this 3,045.12 Sq. Ft. of land, more or less.

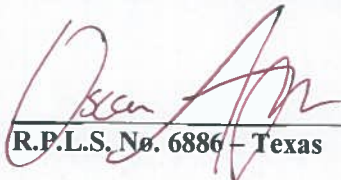
Basis of Bearings:

GPS, Texas Coordinate System, Texas South Zone, NAD 83

State of Texas:

County of Webb:

I, **Oscar Almaguer** a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.


R.P.L.S. No. 6886 - Texas

04-30-24
Current Date



PASEO DE LOS SANTOS DR.
 (80' R.O.W.)

Point of Beginning
 L10 — S 89°41'21" W 5.43'

Point of Commencing Found 1/2" Iron Rod

20' Building Setback

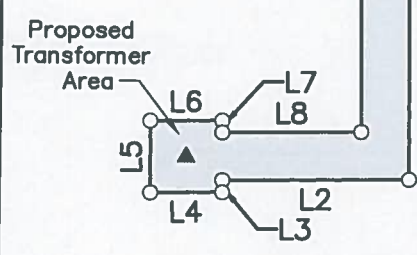
SCALE: 1"=40'

AEP Easement
 3,045.12 Sq. Ft.

SAN RAFAEL SUBDIVISION, PHASE 2
 VOL. 42, PG. 33
 P.R.W.C.T.
 Lot 1
 Block 1

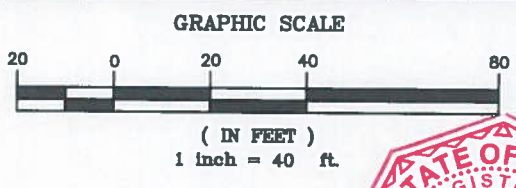
CHARCO LAND SALES, LLC
 VOL. 5445, PGS. 123-127
 O.P.R.W.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°40'14"E	253.04'
L2	S89°19'46"W	38.95'
L3	S00°40'14"E	2.50'
L4	S89°19'46"W	15.00'
L5	N00°40'14"W	15.00'
L6	N89°19'46"E	15.00'
L7	S00°40'14"E	2.50'
L8	N89°19'46"E	28.95'
L9	N00°40'14"W	243.10'
L10	N89°41'21"E	10.00'

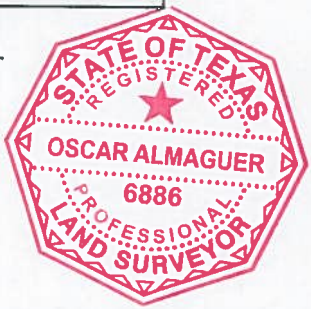


LEGEND
 = Power Pole
 = Conduit

KILLAM RANCH PROPERTIES, LTD
 VOL. 1333, PG. 298
 O.P.R.W.C.T.



BASIS OF BEARINGS:
 G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983
NOTES:
 1. NOT ALL UTILITIES OR EASEMENTS SHOWN HEREON
 2. FOR AEP EASEMENT PURPOSES ONLY.



STATE OF TEXAS:
 COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

Oscar Almaguer
 Oscar Almaguer, R.F.L.S. No. 6886 04-30-24 DATE

Survey of
 an AEP Easement, being 3,045.12 Sq. Ft. out of Lot 1, Block 1, San Rafael Subdivision, Phase 2, recorded in Volume 42, Page 13, Plat Records Webb County, Texas, situated in Porcion 45, Dolores Garcia, Abstract 54, Webb County, Texas.

Blue Top Land Surveying
 101 West Hillside, Suite 10
 Laredo, Texas 78041
 Phone: (956) 724-8423
 Fax: (956) 712-2580
 FIRM # 10071800

SURVEY BASED ON GF# N/A	
DRAWN BY: A.T.	
CHECKED BY: O.A.	
DATE: 04-30-24	
JOB No. 240059	
F.B.	PG.