

**LIMITED ACCESS ROADWAY RIGHT-OF-WAY & UTILITY EASEMENT**

**Date:** September 15, 2022

**Grantor:** PAPONEMITO 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

2022 SEP 20 PM 4: 02  
WEBB COUNTY, TEXAS  
FILED  
MARGIE R IBARRA  
COUNTY CLERK  
BY Me DEPUTY

**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 15 day of September, 2022.

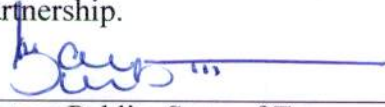
**GRANTOR:**  
**PAPOMEMITO PARTNERS, LTD.**  
**A TEXAS LIMITED PARTNERSHIP**

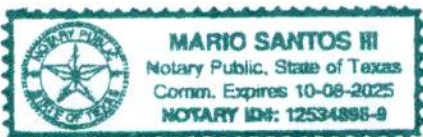
  
\_\_\_\_\_  
**GUILLERMO BENAVIDES Z.**  
**GENERAL PARTNER**

THE STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this of ~~August~~ <sup>Sept.</sup> 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





**Blue Top Land Surveying**

101 W. Hillside, Suite 10  
Laredo, Texas 78041  
956-724-8423 724-7208 fax

**Field Notes**

**Tract A**

**For a 30' Proposed Easement,**

**Being a 1.29 Acre tract of land out of a tract of land conveyed**

**By deed to Papomemito Partners, LTD**

**Situated in Survey 2010, B.W. Day, Abstract 2833, Webb County, Texas**

A 30' Proposed Easement, being a 1.29 Acre tract of land out of a 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, being more particularly described by metes and bounds as follows:

**BEGINNING** at a *fence corner found* at the southwest corner of a tract of land conveyed by deed to Electric Transmission Texas, LLC, recorded in Volume 2746, Page 821, Official Public Records, Webb County, Texas, for the southeast corner of the herein described tract;

**Thence**, the following courses and distances;

- North 89 degrees 39 minutes 50 seconds East, 440.00 feet*, for an exterior corner hereof;
- South 00 degrees 20 minutes 10 seconds East, 30.00 feet*, for an exterior corner hereof;
- South 89 degrees 39 minutes 50 seconds West, 470.00 feet*, to the east line of a tract of land conveyed by deed to Tract H-1, recorded in Volume 1219, Page 762, Deed Records, Webb County, Texas, for the southwest corner hereof;
- North 00 degrees 20 minutes 10 seconds West*, along said Tract H-1, a distance of *1430.00 feet*, for the northwest corner hereof;
- North 89 degrees 39 minutes 50 seconds East, 30.00 feet*, to the northwest corner of aforementioned Electric Transmission Texas tract, for the northeast corner hereof;
- South 00 degrees 20 minutes 10 seconds East*, along the west line of said Electric Transmission Texas tract, a distance of *1400.00 feet*, to return and close to the **Point of Beginning** of this 1.29 acre, more or less, tract of land.

**Basis of Bearings:** G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

**State of Texas:**

**County of Webb:**

I, **Enrique A. Mejia III**, 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. 5653 – Texas

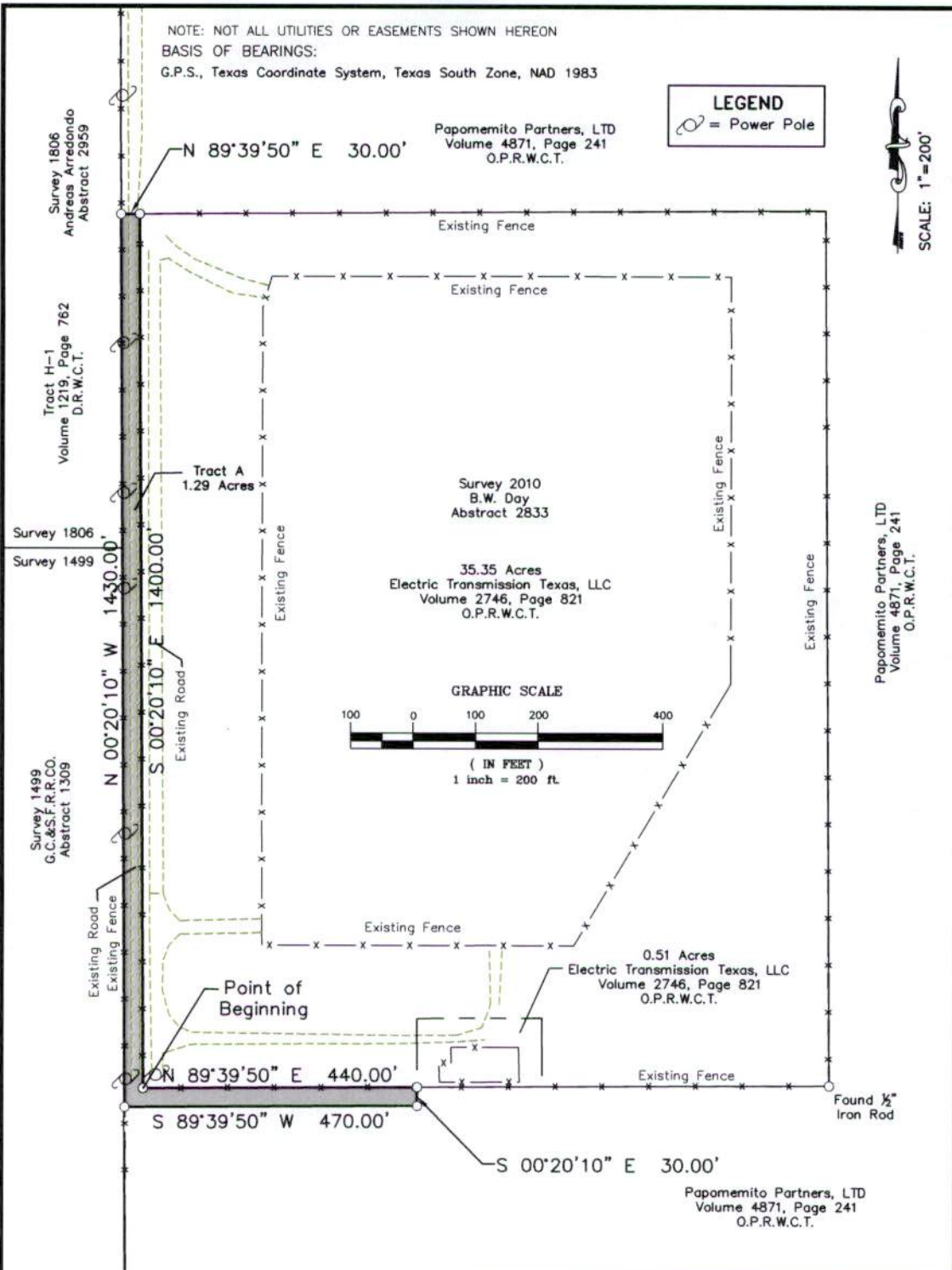
07-21-22  
\_\_\_\_\_  
Current Date



NOTE: NOT ALL UTILITIES OR EASEMENTS SHOWN HEREON  
 BASIS OF BEARINGS:  
 G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

**LEGEND**  
 = Power Pole

SCALE: 1"=200'



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.

*Enrique A. Mejia III*

07-21-22

Enrique A. Mejia III, R.P.L.S. No. 5653

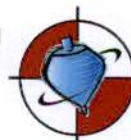
DATE

Survey of

Tract A - a proposed 30' Easement being a 1.29 acre tract of land out of a tract of land conveyed by deed to Papomemito Partners, LTD, recorded in Volume 4871, Page 241, O.P.R.W.C.T. situated in 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: E.L.

CHECKED BY: E.A.M.


DATE: 07-21-22

JOB No. 220162

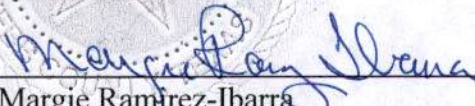
Sheet : 1 of 3

FILE: 220162 AEP EASEMENT BENAVIDES TRACT WEBB COUNTY 072122.DWG

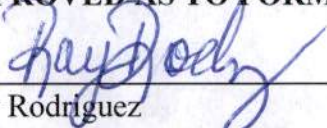
**WEBB COUNTY**

  
\_\_\_\_\_  
Tano E. Tijerina  
Webb County Judge  
Date: 9/16/2022

**ATTESTED:**

  
\_\_\_\_\_  
Margie Ramirez-Ibarra  
Webb County Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ray Rodriguez  
Assistant General Counsel  
Webb County Civil Legal Division\*

\*The General Counsel, Civil Legal Division's office, may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).

**Passed and approved by the Webb County Commissioners Court  
On August 22, 2022 item no.6 (b).**