

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

STATE OF TEXAS §
 §
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS

DRAINAGE EASEMENT DEDICATION

That the undersigned, **R&J Laredo, LLC**, of Webb County, State of Texas, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt of which is hereby fully acknowledged and confessed, has this day and by these presents does hereby **SELL, GRANT, GIVE, CONVEY** and **DEDICATE** unto **WEBB COUNTY**, a political subdivision of the State of Texas, its successors and assigns, hereinafter referred to as "Grantee" a perpetual permanent easement and right of way for drainage and flood control purposes, together with the right to construct, reconstruct, maintain and operate a drainage course, in, upon, along, across and beneath the following described property (the "Easement"):

Being a strip of land containing 0.02 acres, more or less, for the purpose of a Drainage Easement, out of that certain called 41.96 acres, conveyed to R & J LAREDO, LLC, Recorded in Volume 5597, Page 318, Webb County Official Public Records, Situated in Porcion 14, A-565, J. Guajardo, Original Grantee, And Being More particularly described in the attached Exhibit A, attached hereto and incorporated herein by reference as if set out in full for all intents and purposes.

This conveyance, however, is made and accepted subject to any and all validity existing encumbrances, easements, mineral leases, conditions, and restrictions, relating to the hereinabove described property as now reflected by the Official Property Records of Webb County, Texas.

Grantor, and Grantor's successors, assigns, agents, licensees, and legal representatives shall not construct or permit to be constructed any building or other improvement on or upon the Easement, or to make any use of the Easement that hinders, interferes with, or prevents the use by Grantee of the Easement for all of the purposes for which it is granted. Grantee shall have the right to remove or require Grantor to remove any prohibited building placed on, over, or within the Easement without Grantee's prior written consent. Notwithstanding anything herein contained to the contrary, Grantor waives all rights that Grantor may own or have to use the surface of the Easement for the production of, storing of, drilling for, transporting, or exploration for, oil, gas and all other minerals.

TO HAVE AND TO HOLD the above described property for said drainage easement unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED and effective this 22 day of OCTOBER, 2024.

GRANTOR:
R&J Laredo, LLC



Rufino Garza
Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF WEBB §

This instrument was acknowledged before me on the 22 day of OCTOBER, 2024 by Rufino Garza, Manager of R&J Laredo, LLC a Texas Limited Liability Company on behalf of said company.





Notary Public, State of Texas
My Commission Expires: 10/8/2025

METES & BOUNDS

DRAINAGE EASEMENT

2,100 SQUARE FEET

OUT OF A 41.96 ACRE TRACT

R & J LAREDO LLC

POR. No. 14, J. GUAJARDO, A-56

WEBB COUNTY, TEXAS

DATE: OCTOBER 2, 2024

SHEET: 2 OF 2

BEING A STRIP OF LAND CONTAINING 2,100 SQUARE FEET, MORE OR LESS, FOR THE PURPOSE OF A DRAINAGE EASEMENT, OUT OF THAT CERTAIN CALLED 41.96 ACRES, CONVEYED TO R & J LAREDO LLC, RECORDED IN VOLUME 5597, PAGE 318, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 14, A-565, J. GUAJARDO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE OSTENSIBLE SOUTHEAST CORNER OF A CALLED 9.3518 ACRES, CONVEYED TO LAREDO PINNACLE INVESTMENTS, RECORDED IN VOLUME 4142, PAGE 72, WEBB COUNTY OFFICIAL PUBLIC RECORDS; THENCE, S 03° 32' 52" W, AT 66.07 FEET THE POINT OF BEGINNING AND THE NORTHEAST CORNER HEREOF;

THENCE OVER AND ACROSS SAID 41.96 ACRES, THE FOLLOWING COURSES AND DISTANCES:

S 22° 40' 07" E AT 30.00 FEET THE SOUTHEAST CORNER HEREOF;

S 67° 19' 53" W AT 70.00 FEET A DEFLECTION CORNER TO THE LEFT HEREOF;

N 22° 40' 07" W AT 30.00 FEET A DEFLECTION CORNER TO THE LEFT HEREOF;

THENCE N 67° 19' 53" E AT 70.00 FEET THE POINT OF BEGINNING AND CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE
Civil Group

6262 McPherson Road, Ste. 206
Laredo, Texas 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #	--
FIELD DATE	--
DRAWN BY	--
APPROVED	--
DATE	10/02/2024
SHEET	2 of 2
FILE PATH	0.44 AC Survey.dwg
SCALE	1"=100'
	
GRAPHIC SCALE IN FEET	

CERTIFICATE OF SURVEYOR

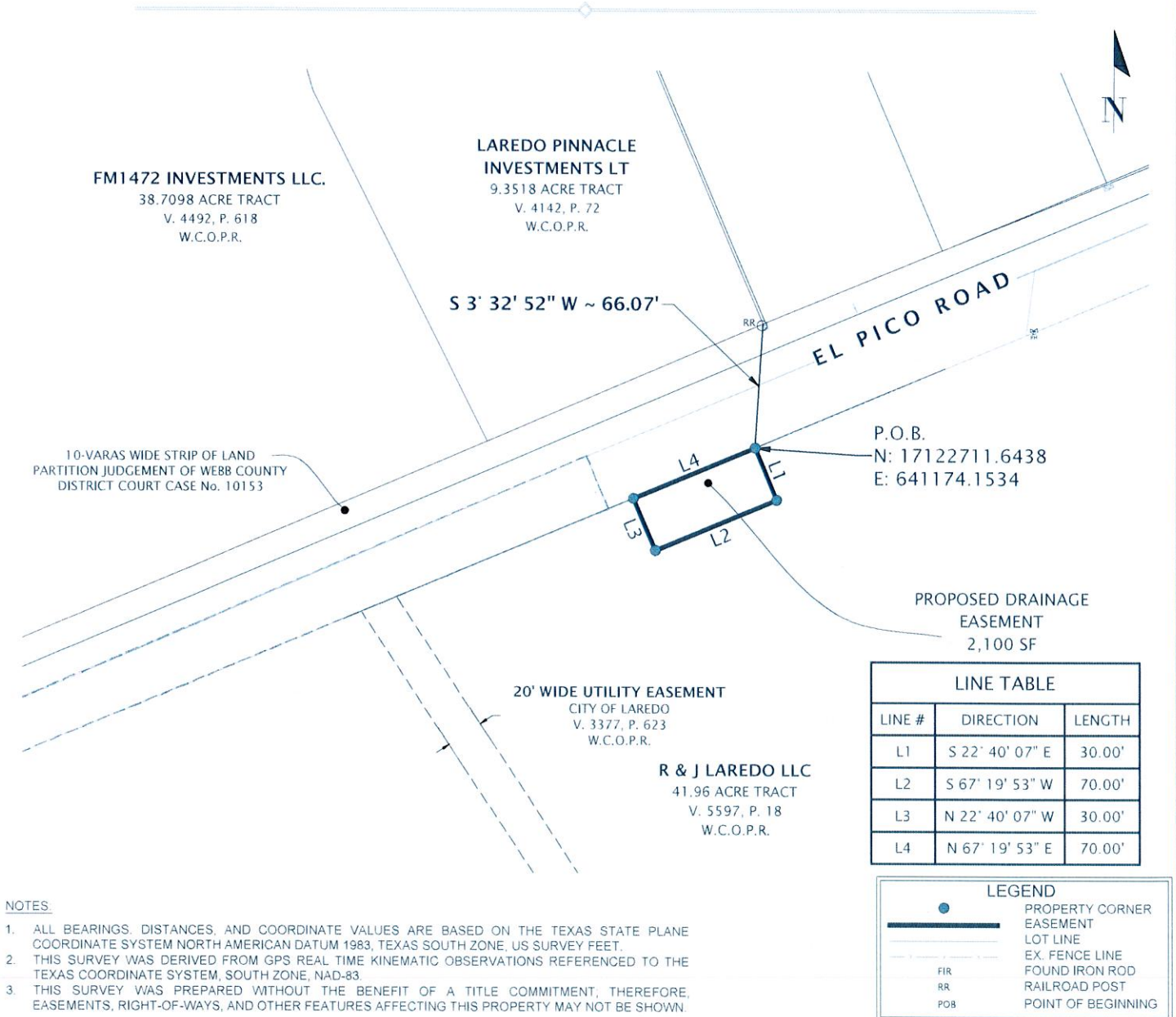
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

OCTOBER 2, 2004



EXHIBIT OF
DRAINAGE EASEMENT
OUT OF A 41.96 ACRE TRACT
R & J LAREDO LLC
SUR. No. 14, J. GUAJARDO, A-56
WEBB COUNTY, TEXAS



TOPSITE
Civil Group

6262 McPherson Road, Ste. 206
Laredo, Texas 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #	EL PICO ROAD
FIELD DATE:	--
DRAWN BY:	--
APPROVED:	M.E.E.
DATE:	10/02/2024
SHEET:	1 of 2
FILE PATH:	0.44 AC Survey.dwg
SCALE: 1"=80'	
GRAPHIC SCALE IN FEET	

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

October 2, 2024

