

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 _____, 2026.

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

TX260305
WR#91320372

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 _____, 2026, by
Honorable Tano E. Tijerina, County Judge of Webb County, Texas, a Political Subdivision.

NOTARY PUBLIC, State of Texas

(Seal)

EXHIBIT OF
6-FT AEP EASEMENT
477.83 SQUARE FOOT STRIP OF LAND
WEBB COUNTY, TEXAS

Exhibit "A"

WR: 91320372
Easement #: 91320372 Depiction
of a 6ft wide AEP Easement



LOT 4
BLOCK 1
WEBB COUNTY
ROAD AND
BRIDGE PLAT
V. 17, P. 90-91
M.R.W.C.T.



POINT OF BEGINNING
N: 17085002.26
E: 683872.74

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	79.64'	S 26° 36' 28" W
L2	6.13'	N 51° 42' 59" W
L3	79.64'	N 26° 36' 28" E
L4	6.13'	S 51° 45' 19" E

WEBB COUNTY
LIFE DOWNS TRACT
V. 209, P. 487-489
W.C.D.R.

POINT OF COMMENCEMENT
FOUND IRON ROD
N: 17084429.01
E: 684880.78

U.S. HIGHWAY 59
(150' R.O.W.)

WEBB COUNTY
RIFLE RANGE
V. 209, P. 487-489
W.C.D.R.

NOTES:

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
- THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATICS OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

LEGEND

- EASEMENT CORNER
- LOT LINE
- EASEMENT LINE

TOPSITE
Civil Group

10901 International Blvd., Ste. 300
Laredo, Texas 78045
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #:	22.035-WEBB FAIRGROUNDS
FIELD DATE:	--
DRAWN BY:	K.M.L.
APPROVED:	J.A.M.
DATE:	08/20/2026
SHEET:	2 of 2
FILE PATH:	AEP Easement - Survey 5 - 6FT.dwg
SCALE: 1"=80'	
40 0 40 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.

August 20, 2026



6-FT AEP EASEMENT
477.83 SQUARE FOOT STRIP OF LAND
WEBB COUNTY, TEXAS

EXHIBIT "B"
PROPERTY DESCRIPTION

DATE: AUGUST 20, 2026
SHEET: 1 OF 2

BEING A STRIP OF LAND CONTAINING 477.83 SQUARE FEET, MORE OR LESS, FOR THE PURPOSE OF A UTILITY EASEMENT, OUT OF THAT CERTAIN TRACT OF LAND, CONVEYED TO WEBB COUNTY, RECORDED IN VOLUME 209, PAGE 487-489, WEBB COUNTY DEED RECORDS, SITUATED IN PORCION 27, A-284, D.M.G. SANCHES, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A IRON ROD FOUND ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 59; THENCE N 60° 22' 26" W AT 1159.64 FEET THE POINT OF BEGINNING HEREOF;

THENCE OVER AND ACROSS SAID WEBB COUNTY LIFE DOWNS TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 26° 36' 28" W AT 79.64 FEET
N 51° 42' 59" W AT 6.13 FEET
N 26° 36' 28" E AT 79.64 FEET

THENCE S 51° 45' 19" E AT 6.13 FEET THE POINT OF BEGINNING AND CONTAINING 477.83 S.F., MORE OR LESS.

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

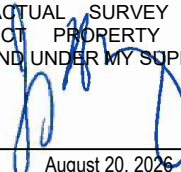
TOPSITE
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