

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 27th day of March, 2025.

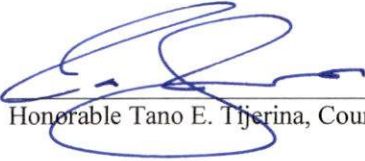
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FILED April 2nd 20 25 @ 3:00 p.m.
MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
BY [Signature] DEPUTY

TX250362
WR#88355807

WEBB COUNTY, TEXAS, A POLITICAL SUBDIVISION

By:

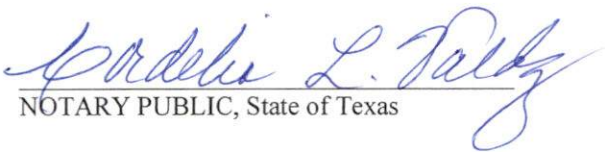


Honorable Tano E. Tijerina, County Judge

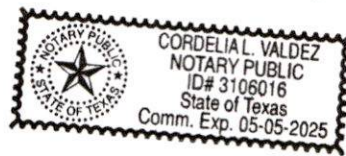
ACKNOWLEDGMENT

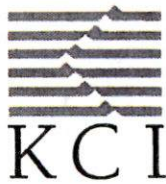
STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this 27th day of March, 2025, by
Honorable Tano E. Tijerina, County Judge of Webb County, Texas, a Political Subdivision.


NOTARY PUBLIC, State of Texas

(Seal)





ISO 9001:2015 CERTIFIED

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7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844



METES & BOUNDS DESCRIPTION
ELECTRICAL EASEMENT

A tract of land containing 1,306 sq.ft, more or less, being out of a 37.05 Acre Tract, conveyed to Webb County by deed, recorded in Volume 462, Pages 821-825, Official Public Records of Webb County, Texas, situated in Porcion 42, Abstract 285, Eugenio Sanchez Original Grantee; this 1,306 sq.ft easement being more particularly described as follows:

COMMENCING at a found 1/2" iron rod, being the northwest corner of a 0.86 acre tract, conveyed to Teresita De Jesus Garza by deed, recorded in Volume 1517, Page 672, Official Public Records of Webb County, Texas, same being the northeast corner of said 37.05 acre tract, **THENCE, South 89° 36' 18" West**, for a distance of **8.26 feet**, to a point, being the **northeast corner** and **POINT OF BEGINNING** of this 1,306 sq.ft easement hereof;

THENCE, **South 02° 18' 43" East**, for a distance of **108.24 feet**, to a point, for an interior corner and point of deflection to the left hereof;

THENCE, **South 87° 45' 33" East**, for a distance of **2.47 feet**, to a point, for an exterior corner and point of deflection to the right hereof;

THENCE, **South 02° 14' 27" West**, for a distance of **15.00 feet**, to a point, for the **southeast corner** and point of deflection to the right hereof;

THENCE, **North 87° 45' 33" West**, for a distance of **15.00 feet**, to a point, for the **southwest corner** and point of deflection to the right hereof;

THENCE, **North 02° 14' 27" East**, for a distance of **15.00 feet**, to a point, for an exterior corner and point of deflection to the right hereof;

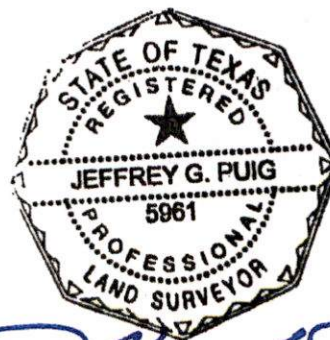
THENCE, **South 87° 45' 33" East**, for a distance of **2.50 feet**, to a point, for an interior corner and point of deflection to the left hereof;

THENCE, **North 02° 18' 43" West**, for a distance of **107.78 feet**, to a point, for the **northwest corner** and point of deflection to the right hereof;

THENCE, **North 89° 36' 18" East**, for a distance of **10.01 feet**, to the **POINT OF BEGINNING**, containing 1,306 sq.ft, more or less.

BASIS OF BEARING:

Based on NAD83, Texas State Planes, South Zone 4205, U.S. Foot. And being the northern boundary line of a 37.05 acre tract, recorded in Volume 462, Pages 821-825, Official Public Records of Webb County, Texas.



Jeffrey G. Puig
03/21/2025

