

CP 460-OH/UG Rev (05/18)  
Town: Eagle Pass  
Submitted by: ARIII/GO

WR# 70966682

## **EASEMENT AND RIGHT OF WAY**

**EAGLE PASS INDEPENDENT SCHOOL DISTRICT**, (“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 Maverick County, Texas, to wit:

A 10 foot wide Easement lying wholly within the remainder of a 50.03 acre tract of land, more or less, being out of the P. Fossold Survey 75, Abstract 1043 and the Mrs. P.S. Waters Survey 82, Abstract 919, Maverick County, Texas; Said tract of land conveyed to Grantor on deed recorded in Volume 93, Page 176, Deed Records of Maverick County, Texas;

More specifically, the strip of land covered by this Easement and Right of Way shall be 10 feet in width, 5 feet on each side of a centerline as described by GPS waypoints and as depicted on Exhibit “A”, attached hereto, made a part hereof and incorporated herein for all applicable purposes. Notwithstanding the foregoing, the actual as-built location of the electric line shall locate, define and establish the centerline of the easement. (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 \_\_\_\_\_, 2018.

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

WR# 70966682

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Lupita Fuentes, School Board President

### ACKNOWLEDGMENT

**STATE OF TEXAS**  
**COUNTY OF MAVERICK**

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Lupita Fuentes, School Board President of Eagle Pass Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas

(Seal)

AFTER RECORDING, PLEASE RETURN TO:

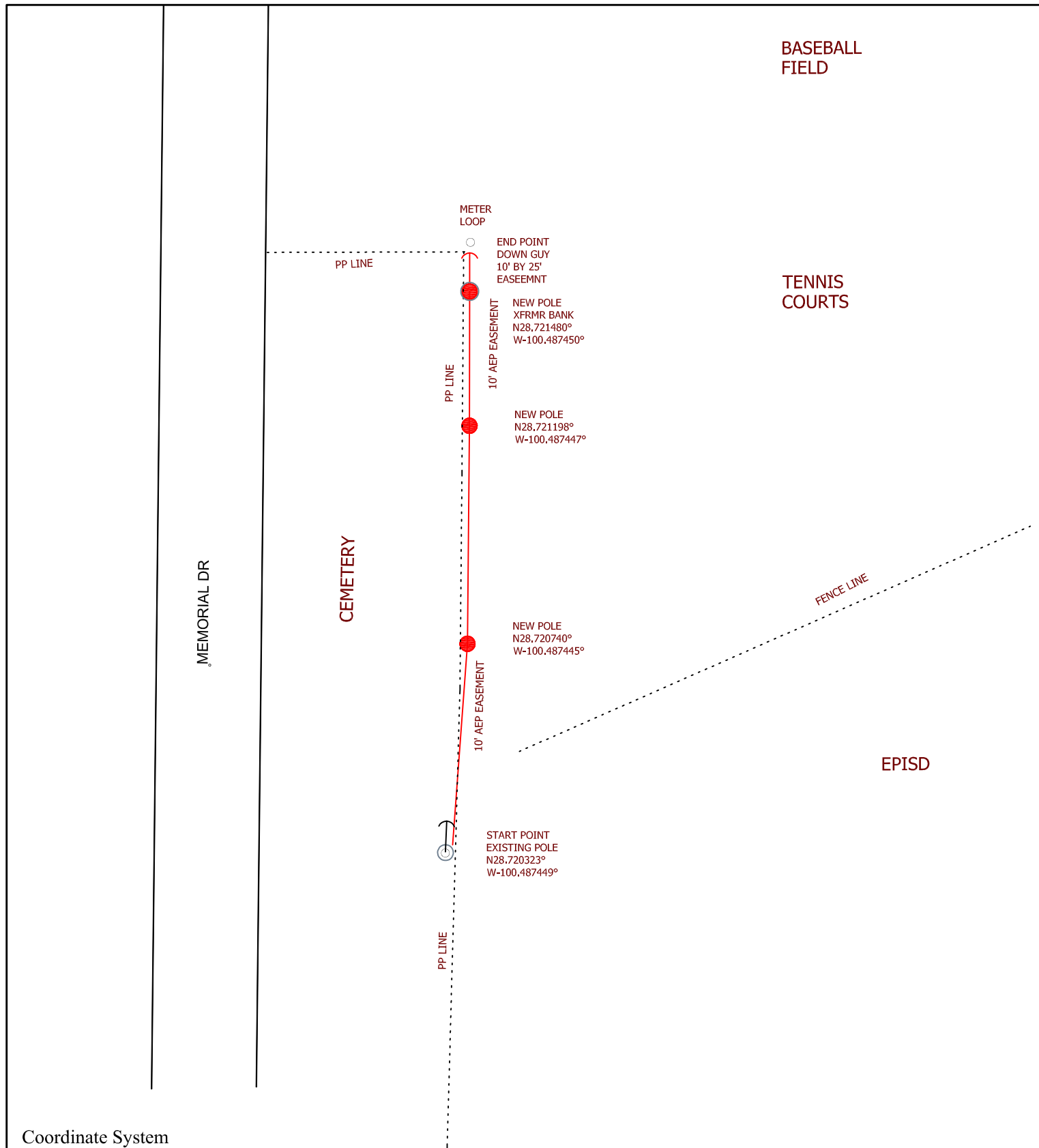
AEP Texas Inc.  
Distribution Right of Way 15<sup>th</sup> Floor  
P O Box 2121  
Corpus Christi, TX 78403



# EXHIBIT "A"

WR#70966682

## 10' AEP Centerline Depiction



Coordinate System  
Map Datum: NAD 1983 (Conus)



Luis Velez &lt;lvelez@eaglepassisd.net&gt;

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**Fwd: EPISD EASEMENT**

1 message

**Rolando Salinas** <rsalinas3@eaglepassisd.net>

Wed, Oct 3, 2018 at 1:29 PM

To: "Luis A. Velez" &lt;lvelez@eaglepassisd.net&gt;

Cc: Ismael Mijares &lt;imijares@eaglepassisd.net&gt;

Luis,

Please see attached information regarding the Easement Right of Way documents for Eagle Pass High School Baseball Field practice lights provided by AEP , ENG Technician SR, Albert Rodriguez. Let me know if you need additional information.

***Rolando Salinas***

Deputy Superintendent for District Operations

Eagle Pass I.S.D

(830)758-7078

----- Forwarded message -----

From: **Michelle Nava** <[mnav@eaglepassisd.net](mailto:mnav@eaglepassisd.net)>

Date: Wed, Oct 3, 2018 at 8:38 AM

Subject: Fwd: EPISD EASEMENT

To: Pedro Felan <[pfelan@eaglepassisd.net](mailto:pfelan@eaglepassisd.net)>, Rolando Salinas <[rsalinas3@eaglepassisd.net](mailto:rsalinas3@eaglepassisd.net)>*Michelle Nava*

Eagle Pass I.S.D. Maintenance Dept.

Department Specialist

Phone: 830-758-7050

Fax: 830-773-9475

[mnav@eaglepassisd.net](mailto:mnav@eaglepassisd.net)

----- Forwarded message -----

From: **Alberto Rodriguez III** <[arodriguez1@aep.com](mailto:arodriguez1@aep.com)>

Date: Wed, Oct 3, 2018 at 8:36 AM

Subject: EPISD EASEMENT

To: Michelle Nava <[mnav@eaglepassisd.net](mailto:mnav@eaglepassisd.net)>Cc: Gerardo Olivarez <[golivarez@aep.com](mailto:golivarez@aep.com)>

Michelle

Attached is the Easement for EPISD.

Please print 2 originals and have both signed (in BLUE INK) and notarized.

Please mail both:

Gerardo Olivarez

10/3/2018

Eagle Pass Independent School District Mail - Fwd: EPISD EASEMENT

1519 Calton Rd

Laredo, TX 78041

Once we received I will send the job to scheduling.

Scheduling is 3 weeks.

Thanks!



**ALBERTO RODRIGUEZ III | ENG TECHNICIAN SR**  
[ARODRIGUEZ1@AEP.COM](mailto:ARODRIGUEZ1@AEP.COM) | D:830.306.4178 | A:8.460.4178  
701 W OGDEN, DEL RIO, TX 78840



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