

TEMPORARY CONSTRUCTION EASEMENT

THE STATE OF TEXAS

COUNTY OF NUECES

THAT ROBSTOWN INDEPENDENT SCHOOL DISTRICT of Robstown, Nueces County, Texas, hereinafter referred to as the "District", or "Grantor", a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, for and in consideration of the sum of One and no/100 Dollars (\$1.00) to me in hand paid by the Nueces County Drainage District No. 2 (hereinafter referred to as "Grantee"), 603 East Avenue A, Robstown, Texas 78380, Nueces County, Texas, the receipt of which is hereby acknowledged, have granted and conveyed, and by these presents do grant and convey unto the Nueces County Drainage District No. 2, a drainage district created by the State of Texas under the Texas Constitution, and by virtue of the laws of the State of Texas, its successors, legal representatives, the free and uninterrupted TEMPORARY use, liberty, privilege, and easement, of going in, on, over and along a certain tract of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description attached hereto and made a part hereof for all purposes as "Exhibit A".

Together with the free ingress, egress, and regress to and for the Nueces County Drainage District No. 2, for the purpose of constructing DRAINAGE FACILITIES AND IMPROVEMENTS , servicing, and inspecting said public DRAINAGE Facilities and TEMPORARY CONSTRUCTION right-of-way under, on and along said tract.

TO HAVE AND TO HOLD, the rights and privileges aforesaid to the Nueces County Drainage District No. 2 of Nueces County, Texas, its contractors, and legal representatives, for the proper use as a Temporary Construction Easement for so long as the period of construction requires along and parallel to Bosquez Street used for such purpose, and, for the period of one year after the completion of drainage improvements and facilities, then in that event, the aforesaid rights and privileges shall cease.

Immediately following the construction of DRAINAGE FACILITIES AND IMPROVEMENTS, if Grantee or its agents have removed or damaged existing improvements within said easement area or otherwise on Grantor's property, Grantee shall, at its expense, restore said property to substantially the same condition as existed before Grantee's entry upon easement property.

Neither Grantee nor Grantee's successors or assigns shall have claim or demand any right or title to with respect to the herein conveyed temporary construction easement, or any part of it, except as expressly provided herein.

To the extent permitted by the laws of the State of Texas, Grantee, Nueces County Drainage District No. 2, agrees to indemnify Grantor, Robstown ISD, for damages to persons and property arising from Grantees exercise of this Easement.

Grantee agrees that it shall maintain workers' compensation, auto liability insurance and general liability insurance for its employees. Grantee agrees that It will require its contractors and subcontractors performing the work described in tis easement to maintain the same insurance policies, naming Grantor as an additional insured and will require such contractors to obtain a waiver of subrogation in favor of Grantor.

(Intentionally left blank.)

WITNESS MY HAND THIS THE ____ day of _____, 2023.

By: _____

Dr. Marc Puig, Superintendent

THE STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on this the ____ day of _____, 2023,
by Dr. Marc Puig, Superintendent of the Robstown Independent School District, on behalf of said
School District.

Notary Public in and for the State of Texas

ACCEPTED on behalf of and for the NUECES COUNTY DRAINAGE DISTRICT No. 2, a drainage
district created by the State of Texas under the Texas Constitution and by virtue of the laws of the
State of Texas, this __ day of _____, 2023.

Balde Torres, III, Chairman of the Board

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the ___ day of _____, 2023,
by Balde Torres, III, Chairman of the Board of the Nueces County Drainage District No. 2 of Nueces
County, Texas, a drainage district created by the State of Texas under the Texas Constitution and by
virtue of the laws of the State of Texas, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

APPROVED AS TO LEGAL FORM this _____ day of _____, 2023.

Nueces County Drainage District No. 2 ATTORNEY.

By: _____

Jerry Guerra, Attorney

for the Nueces County Drainage District No. 2

STATE OF TEXAS §

EXHIBIT "A"

30' WIDE TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF NUECES §

FIELD NOTES to describe a 30' wide Temporary Construction Easement out of the Final Plat of Robstown Independent School District High School Tract recorded in Volume 66, Page 176, Map Records of Nueces County, Texas and being out of a 54.68-acre tract out of Lots 4,5, and 6, Section 11, out of the Geo. H. Paul Subdivision of the Famous Driscoll Lands, recorded in Volume A, Page 81, Map Records Nueces County, Texas out of the Mariano Lopez De Herrera Survey, A-606, Nueces County, Texas, this Temporary Construction Easement being more particularly described by metes and bounds as follows;

COMMENCING at a point being the north corner of the said Final Plat of Robstown Independent School District High School Tract, and a point being on the common lot line of Lots 6 and 7, Section 11, out of the said Geo. H. Paul Subdivision of the Famous Driscoll Lands, from whence the south corner of the said Final Plat of Robstown Independent School District High School Tract bears **S-10°-11'-11"-W** a distance of **1,964.26'**, said south corner also being a point in the north right-of-way line of State Highway 44 (Avenue J);

THENCE S-79°-48'-49"-E, a distance of **30.00'** to the **POINT OF BEGINNING (POB)** of this 30' Wide Temporary Construction Easement, said POB being in the east right-of-way line of Bosquez Street, the north line of the said Final Plat of Robstown Independent School District High School Tract, and in the common lot line of said Lots 6 and 7, Section 11 of the said Geo. H. Paul Subdivision of the Famous Driscoll Lands, for the northwestern corner of this 30' Wide Temporary Construction Easement;

THENCE, S-79°-48'-49"-E, a distance of 30.00' along the north line of the said Final Plat of Robstown Independent School District High School Tract, and the common lot line of said Lots 6 and 7, Section 11 of the said Geo. H. Paul Subdivision of the Famous Driscoll Lands, for the northeastern corner of this 30' Wide Temporary Construction Easement;

THENCE, S-10°-11'-11"-W, a distance of 1,943.80' to a point in the north right-of-way line of State Highway 44 (Avenue J), for the southeastern corner of this Temporary Construction Easement;

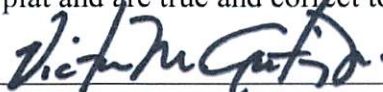
THENCE, S-81°-21'-29"-W, along the south property line of the said Final Plat of Robstown Independent School District High School Tract, the north right-of-way line of State Highway 44 (Avenue J) a distance of 31.70' to a point in the east right-of-way line of Bosquez Street for the southwestern corner of this Temporary Construction Easement;

THENCE, N-10°-11'-11"-E, along the east right-of-way line of Bosquez Street, the west property line of said Final Plat of Robstown Independent School District High School Tract, a distance of **1,954.03'** to the **POINT OF BEGINNING** and containing **1.342-acres of land** (58,467.48 square feet), more or less.

These field notes were prepared from information of record contained in the said Final Plat of Robstown Independent School District High School Tract plat and are true and correct to the best of my knowledge.

06/08/2023

Date



Victor M. Gutierrez, Jr., P.E.

Principal

//VMG Systems Group

TBPELS Eng. Firm F-22873

DRAINAGE EASEMENT

THE STATE OF TEXAS

COUNTY OF NUECES

THAT ROBSTOWN INDEPENDENT SCHOOL DISTRICT of Robstown, Nueces County, Texas, hereinafter referred to as the "District", a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, for and in consideration of the sum of One and no/100 Dollars (\$1.00) to me in hand paid by the Nueces County Drainage District No. 2, 603 East Avenue A, Robstown, Texas 78380, Nueces County, Texas, the receipt of which is hereby acknowledged, have granted and conveyed, and by these presents do grant and convey unto the Nueces County Drainage District No. 2 (hereinafter referred to as "the Holder" or "Holder"), a drainage district created by the State of Texas under the Texas Constitution, and by virtue of the laws of the State of Texas, its successors, legal representatives, the free and uninterrupted use, liberty, privilege, and easement, of going in, on, over and along a certain tract of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description attached hereto and made a part hereof for all purposes as "Exhibit A" (hereinafter referred to as the "Easement Property"). See the map that accompanies the metes and bounds property description attached hereto and made a part hereof for all purposes as "Exhibit B".

Together with the free ingress, egress, and regress to and for the Holder, for the purpose of constructing, repairing, maintaining, servicing, and inspecting of proposed drainage facilities consisting of earthen open channels, levees, reinforced concrete culverts, pipe, retaining walls, storm sewer inlets, utility adjustments and related appurtenances, hereinafter referred to as the "Drainage Facilities". Improvement and maintenance of the Easement Property and the Drainage Facilities shall be at the sole expense of the Holder. The Holder must maintain the Easement Property in a neat and clean condition. The Holder must promptly restore the Easement Property to its previous condition if changed by use of the rights granted under this Easement.

TO HAVE AND TO HOLD, the rights and privileges aforesaid to the Nueces County Drainage District No. 2 of Nueces County, Texas, its successors, and legal representatives, for the proper use

as a Drainage Easement for so long as used for such purpose, and if the use for said easement and way of said uses be ever abandoned, then in that event, the aforesaid rights and privileges shall cease. The Drainage Easement is nonexclusive.

WITNESS MY HAND THIS THE ____ day of _____, 2023.

By: _____

Lori Ann Flores-Garza, President Robstown ISD Board of Trustees

THE STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this ____ day of _____, 2023, by Lori Ann Flores-Garza President of the Board of Trustees for the Robstown Independent School District, on behalf of said School District.

Notary Public in and for the State of Texas

ACCEPTED on behalf of and for the NUECES COUNTY DRAINAGE DISTRICT No. 2, a drainage district created by the State of Texas under the Texas Constitution and by virtue of the laws of the State of Texas, this __ day of _____, 2023.

Balde Torres, III, Chairman of the Board

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the ___ day of _____, 2023
by Balde Torres, III, Chairman of the Board of the Nueces County Drainage District No. 2 of Nueces
County, Texas, a drainage district created by the Texas Constitution and by virtue of the laws of the
State of Texas, on behalf of said drainage district.

Notary Public in and for the State of Texas

APPROVED AS TO LEGAL FORM this ____ day of _____, 2023.

Nueces County Drainage District No. 2 ATTORNEY

By: _____

Jerry Guerra

Attorney for the Nueces County Drainage District No. 2

EXHIBIT "A"
120 FOOT DRAINAGE EASEMENT
OUT OF THE FINAL PLAT OF ROBSTOWN INDEPENDENT
SCHOOL DISTRICT HIGH SCHOOL TRACT,
CITY OF ROBSTOWN, NUECES COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOL. 66, PG. 176,
MAP RECORDS OF NUECES COUNTY, TEXAS.

METES AND BOUNDS

A 3.636-acre tract of land out of the Final Plat of Robstown Independent School District High School Tract, City of Robstown, Nueces County, Texas, as per map recorded in Volume 66, Page 176, Map Records of Nueces County, Texas, said 3.636-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike with punch found for the common corner of Blocks, Eight (8), Nine (9), Ten (10), and Eleven (11), of the George H. Paul Subdivision of the Famous Driscoll Lands, Robstown, as per map recorded in Vol. A, Page 81, Map Records of Nueces County, Texas, same being the intersection of County Road 42 (also known as Mainer Road) with Bosquez Street; **THENCE** South 08°49'20" West, with the common line of said Blocks Ten (10) and Eleven (11), also being the centerline of Bosquez Street, a distance of 947.39 feet to a nail set at the Southeast corner of Lot Seven (7), Block Eleven (11), **THENCE** South 81°10'40" East, a distance of 30.00 feet to a one-half (1/2) inch iron rod with yellow plastic cap stamped RPLS 4541 set at the East Right-of-Way line of Bosquez Street, for the Northwest corner and **POINT OF BEGINNING** of this tract of land;

THENCE continuing South 81°10'40" East, with the South line of said Lot Seven (7), Block Eleven (11), and the North line of the Final Plat of Robstown Independent School District High School Tract, a distance of 1,320.00 feet to a one-half (1/2) inch iron rod with yellow plastic cap stamped RPLS 4541 set at the West Right-of-Way line of a Fifty (50) foot wide road, as per the plat of the said George H. Paul Subdivision of the Famous Driscoll Lands, Robstown, and the Final Plat of Robstown Independent School District High School Tract, not open, for the Northeast corner of this tract of land;

THENCE South 08°49'20" West, with the West Right-of-Way line of said Fifty (50) foot wide road, not open, a distance of 120.00 feet to a one-half (1/2) inch iron rod with yellow plastic cap stamped RPLS 4541 set for the Southeast corner of this tract of land;

THENCE North 81°10'40" West, a distance of 1320.00 feet to a one-half (1/2) inch iron rod with yellow plastic cap stamped RPLS 4541 set at the East Right-of-Way line of said Bosquez Street, for the Southwest corner of this tract of land;

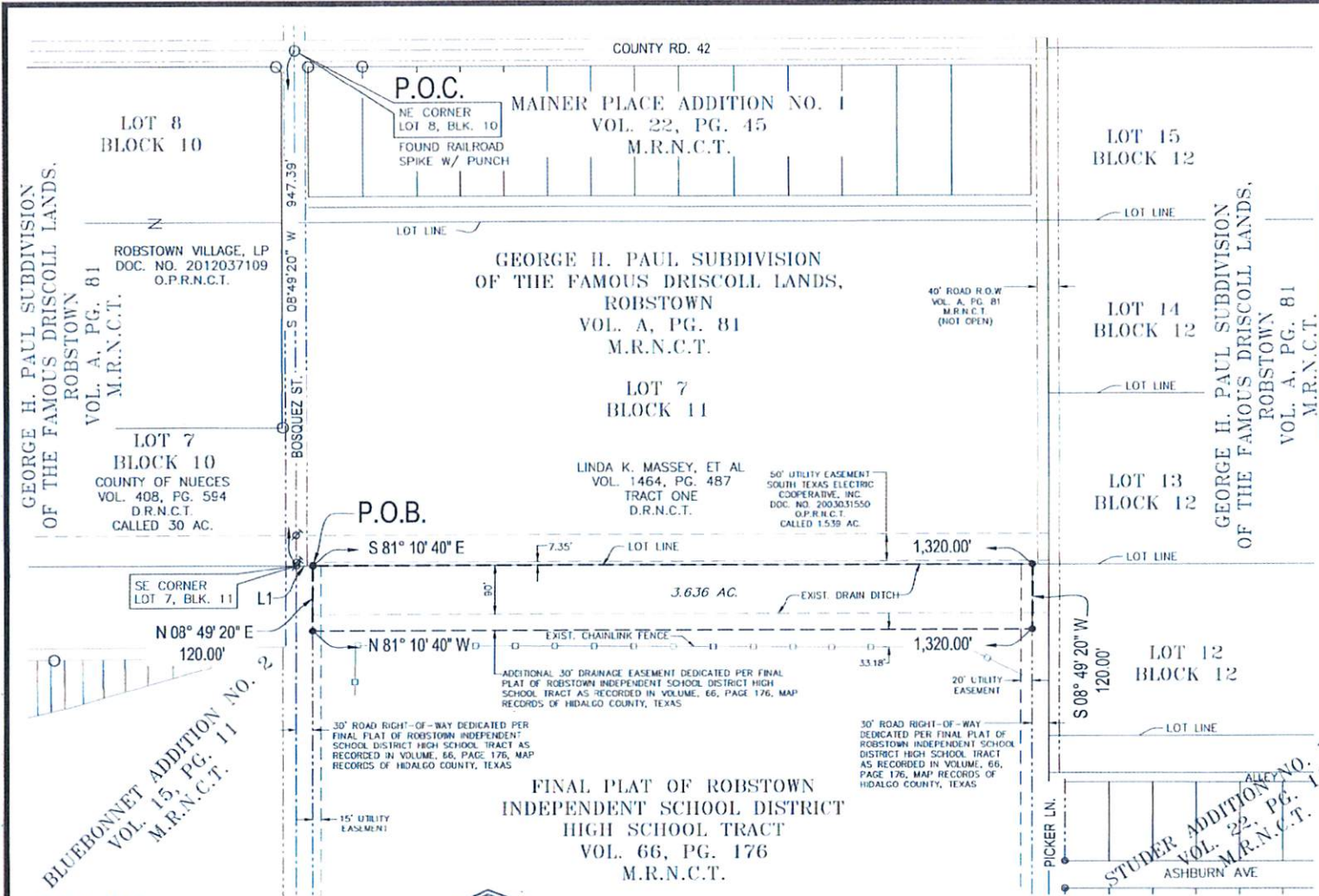
THENCE North 08°49'20" East, with the East Right-of-Way line of said Bosquez Street, a distance of 120.00 feet to the **POINT OF BEGINNING**, and containing a 3.636-acre tract of land, more or less.

I, Pablo Soto, Jr., do hereby state that the above metes and bounds are true and is the result of an actual survey performed on the ground under my direction.

Pablo Soto Jr. 6/4/18

Pablo Soto Jr. Date
Registered Professional Land Surveyor
No. 4541





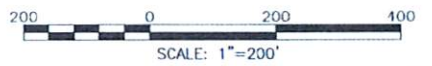
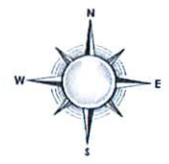
GENERAL NOTES:

1. BEARINGS ARE GRID NORTH, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD83.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- FOUND 5/8 INCH IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED RPLS 4541 (UNLESS OTHERWISE NOTED)
- ⊕ SET MAG NAIL (UNLESS OTHERWISE NOTED)
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS, NUECES COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81° 10' 40"E	30.00'



STATE OF TEXAS
COUNTY OF HIDALGO:

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground.

Pablo Soto Jr. 6/14/18

Pablo Soto Jr., R.P.L.S. No. 4541

EXHIBIT "B"
120 FOOT DRAINAGE EASEMENT

BEING A 3.636 ACRE TRACT OF LAND
OUT OF THE FINAL PLAT OF ROBSTOWN INDEPENDENT
SCHOOL DISTRICT HIGH SCHOOL TRACT,
CITY OF ROBSTOWN, NUECES COUNTY, TEXAS,
AS PER MAP RECORDED IN VOLUME 66, PAGE 176,
MAP RECORDS OF NUECES COUNTY, TEXAS.

ICE
INTERNATIONAL CONSULTING ENGINEERS

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EDINBURG, TX. 78541
956.329.5401

T.B.P.E. FIRM REGISTRATION #F - 10837