



# UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**TOPIC** Discussion and Possible Action to Grant a ten (10) foot Easement and Right of Way to AEP Texas Central Company for the installation of electric power lines to serve the new band marching pad lighting facilities at LBJ High School (Lot 2, Block 1 Cielito Lindo Subdivision Phase VIII) and authorizing the Board President to execute all relevant documents

**SUBMITTED BY:** Enrique Rangel **OF:** Asst. Supt. for Facilities

**APPROVED FOR TRANSMITTAL TO SCHOOL BOARD:** \_\_\_\_\_

**DATE ASSIGNED FOR BOARD CONSIDERATION:** April 18, 2012

## **RECOMMENDATION:**

It is recommended that the United ISD Board of Trustees Discuss and take possible action to grant a ten (10) foot easement and Right of Way to AEP Texas Central Company for the installation of electric power lines to serve the new band marching pad lighting facilities at LBJ High School (Lot 2, Block 1 Cielito Lindo Subdivision Phase VIII) and authorizing the Board President to execute all relevant documents.

## **RATIONALE:**

## **BUDGETARY INFORMATION**

## **BOARD POLICY REFERENCE AND COMPLIANCE**

Town: Laredo, TX  
County: Webb  
Submitted by: FB  
Date: 03/09/2012

Description: Install electrical facilities to serve the LBJ High School Field Marching Pad located at 5629 Cielito Lindo in Laredo, Texas.

WR# 43781460

### EASEMENT AND RIGHT OF WAY

UNITED 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 CENTRAL COMPANY**, a Texas 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 the following described land located in Webb County, Texas, to wit:

An easement lying wholly within a tract of land containing 50.00 acre, more or less, situated in Portion 38, Abstract 472, City of Laredo, Webb County, Texas, also known as Lot 2, Block 1, Cielito Lindo Subdivision, Phase VIII, per Plat recorded in Volume 19, Pages 27 - 28, Webb County Plat Records; said tract was conveyed to Grantor in Volume 789, Pages 742- 746, Webb County Official Public Records; said easement is shown on Exhibit "A" attached hereto and made a part hereof.

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 land 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.

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 \_\_\_\_\_, 2012

UNITED INDEPENDENT SCHOOL DISTRICT  
(Name of Corporation)

By: \_\_\_\_\_  
Robert Judd Gilpin, President of the Board of Trustees  
(Typed Name and Title)

**ACKNOWLEDGMENT FOR CORPORATIONS, PARTNERSHIPS, ASSOCIATIONS, ETC.**

**STATE OF TEXAS**  
**COUNTY OF WEBB**

§  
§  
§

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_

20 12 , by Robert Judd Gilpin , President of the Board of Trustees  
(name) (title)

of UNITED INDEPENDENT SCHOOL DISTRICT on behalf of  
(name of corporation, partnership, association, etc.)

said School District .  
(corporation, partnership, association, etc.)

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

\_\_\_\_\_  
Notary's Typed or Printed Name

Notary's Commission Expires: \_\_\_\_\_

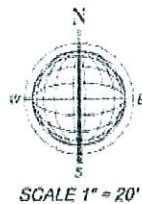
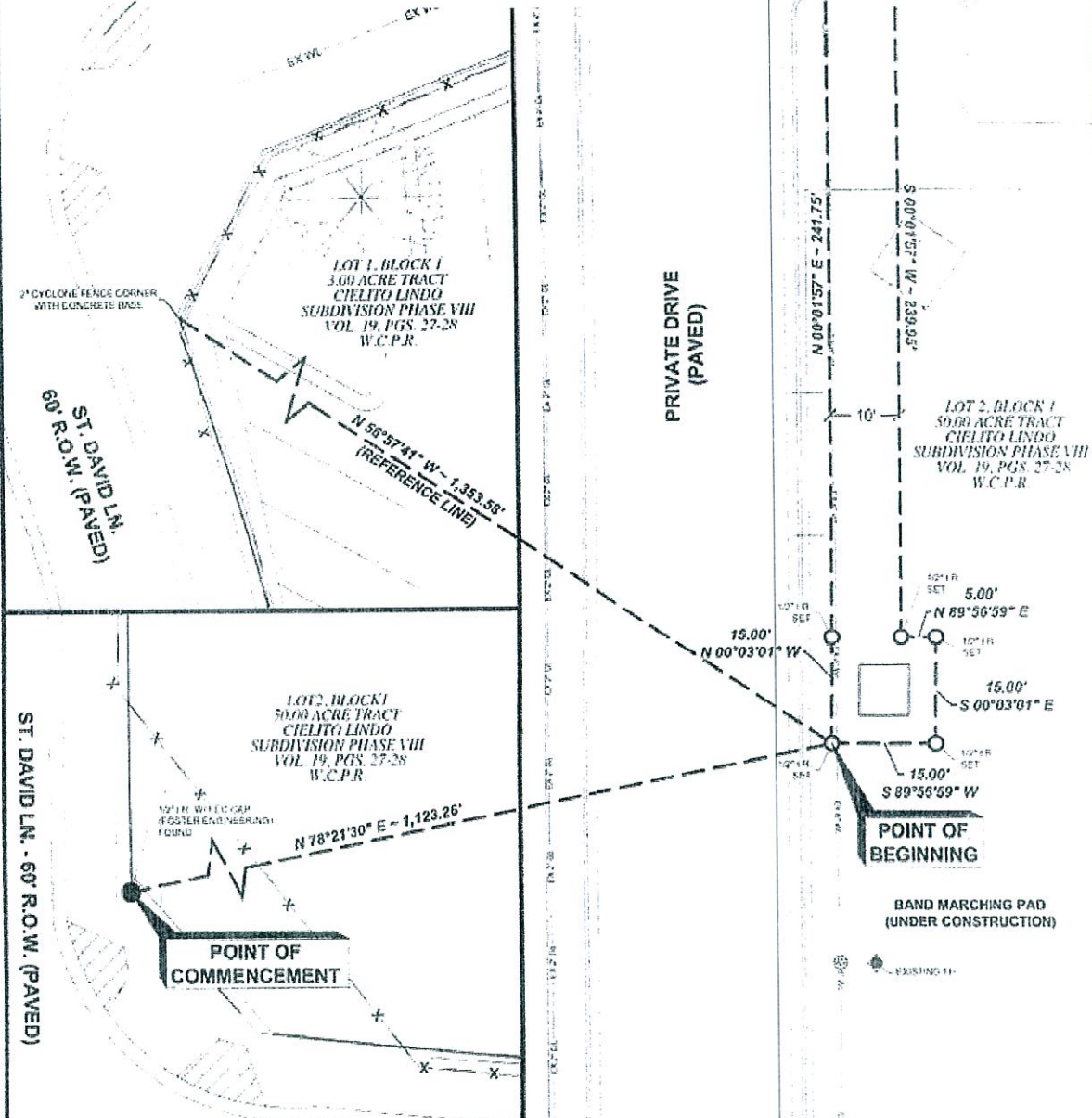
(Seal)

CIELITO LINDO BLVD.  
120' R.O.W. (PAVED)

# Exhibit "A"

Page 1 of 5  
WR# 43781460

MATCHLINE



I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

*Ruben Fletes*  
RUBEN FLETES, R.P.L.S. No. 1998

FEB. 2, 2012  
DATE

SHEET 1 OF 3 07/25/05

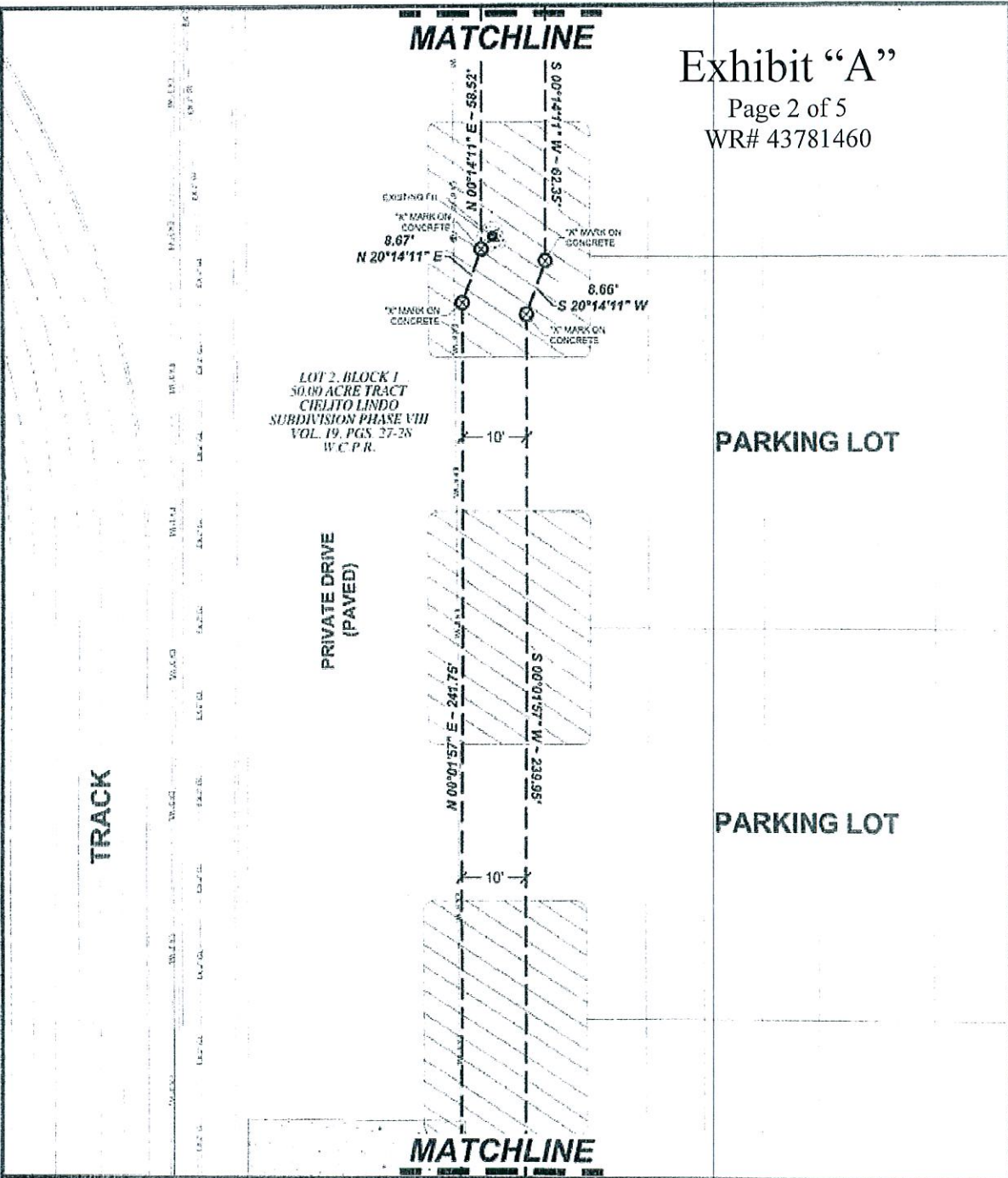
Survey of 0.116 Acres (5,036.66 SF)  
AEP Electrical Easement out of  
Lot 2, Block 1 Cielito Lindo  
Subdivision Phase VIII  
Vol. 19, Pgs. 27-28, W.C.P.R.

**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-4990  
FIRM REGISTRATION NO. E-3153  
IN ASSOCIATION WITH

**FLETES SURVEY COMPANY**  
Ruben Fletes, R.P.L.S.  
P.O. Box 6208  
Zapata, Texas 78076

# Exhibit "A"

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LOT 2, BLOCK 1  
50.00 ACRE TRACT  
CIELITO LINDO  
SUBDIVISION PHASE VIII  
VOL. 19, PGS. 27-28  
W.C.P.R.

PRIVATE DRIVE  
(PAVED)

PARKING LOT

PARKING LOT

MATCHLINE

MATCHLINE

LEGEND

⊗ "X" MARK ON CONCRETE



SHEET 2 OF 3

07/25/05

Survey of 0.116 Acres (5,036.66 SF)  
AEP Electrical Easement out of  
Lot 2, Block 1 Cielito Lindo  
Subdivision Phase VIII  
Vol. 19, Pgs. 27-28, W.C.P.R.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

*Ruben Fletes*  
RUBEN FLETES, R.P.L.S. No. 1998  
FEB. 2, 2012  
DATE



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041  
FIRM REGISTRATION NO. F-3153 956-712-1956

IN ASSOCIATION WITH  
FLETES SURVEY COMPANY

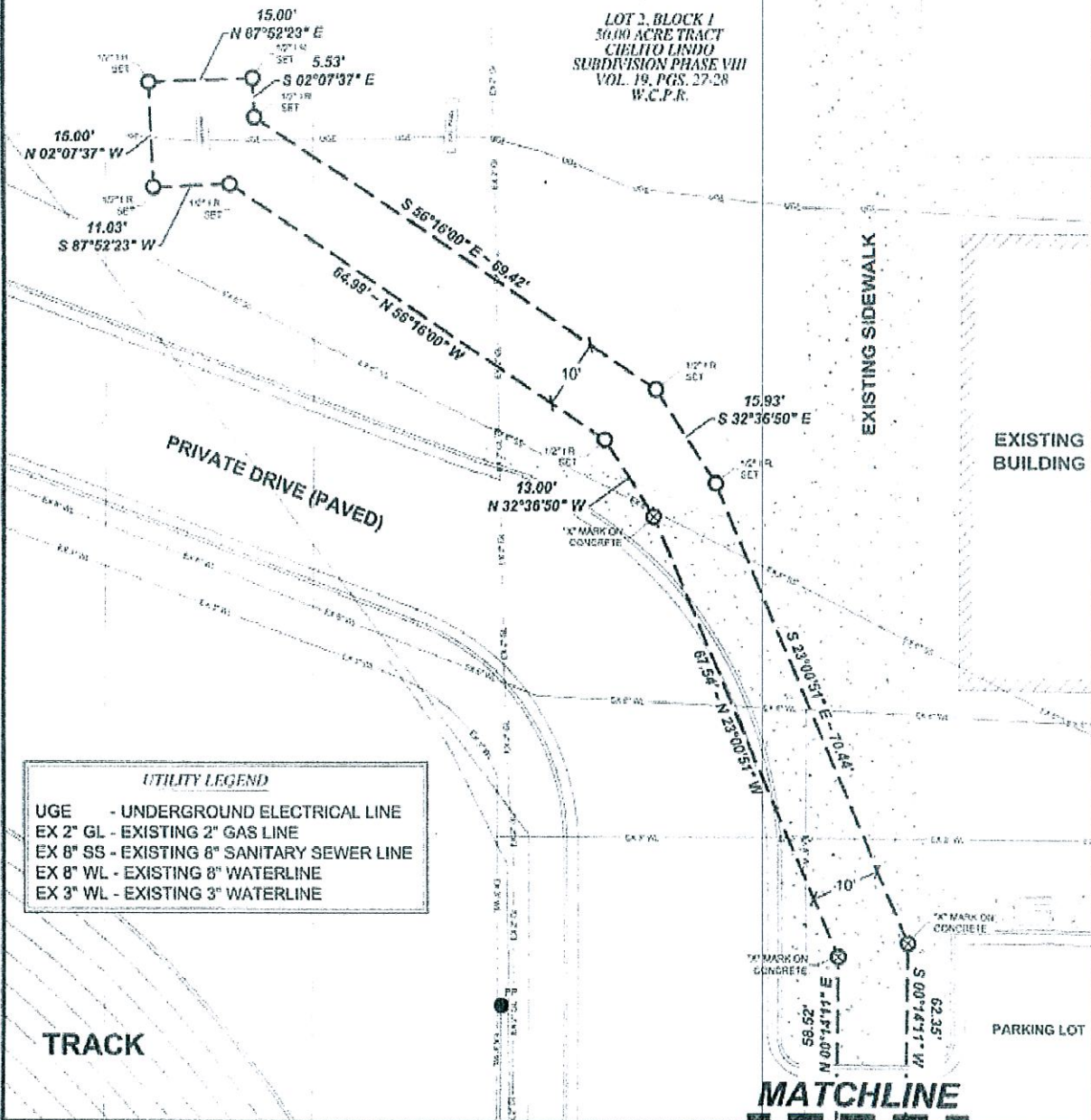
Ruben Fletes, R.P.L.S.  
P.O. Box 6209  
Zapata, Texas 78076

# Exhibit "A"

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WR# 43781460

TO  
BUILDINGS

LOT 2, BLOCK 1  
50.00 ACRE TRACT  
CIELITO LINDO  
SUBDIVISION PHASE VIII  
VOL. 19, PGS. 27-28  
W.C.P.R.



UTILITY LEGEND	
UGE	- UNDERGROUND ELECTRICAL LINE
EX 2" GL	- EXISTING 2" GAS LINE
EX 8" SS	- EXISTING 8" SANITARY SEWER LINE
EX 8" WL	- EXISTING 8" WATERLINE
EX 3" WL	- EXISTING 3" WATERLINE

TRACK

MATCHLINE

LEGEND	
	"X" MARK ON CONCRETE
	1/2" Ø I.R. SET



SHEET 3 OF 3 07/25/05

Survey of 0.116 Acres (5,036.66 SF)  
AEP Electrical Easement out of  
Lot 2, Block 1 Cielito Lindo  
Subdivision Phase VIII  
Vol. 19, Pgs. 27-28, W.C.P.R.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

RUBEN FLETES, R.P.L.S. No. 1998

FEB. 2, 2012  
DATE

**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE  
LAREDO, TX 78041  
FIRM REGISTRATION NO. F3353  
BY ASSOCIATION WITH  
**FLETES SURVEY COMPANY**  
Ruben Fletes, R.P.L.S.  
P.O. Box 6289  
Zapata, Texas 78076

SUITE D  
956-712-1996

**Legal Description**  
**AEP 10' Electrical Easement**  
**0.116 Acre (5,036.66 SF) Tract out of Lot 2, Block 1, 50 Acre Tract,**  
**Cielito Lindo Subdivision Phase VIII**

A TRACT OF LAND CONTAINING 0.116 ACRES (5,036.66 SF), MORE OR LESS, OUT OF, LOT 2, BLOCK 1, 50 ACRE TRACT, CIELITO LINDO SUBDIVISION PHASE VIII, RECORDED IN VOLUME 19, PAGES 27-28 OF THE WEBB COUNTY PLAT RECORDS: THIS 0.116 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD WITH FEC CAP (FOSTER ENG.) FOUND, BEING A RECOGNIZED EXTERIOR CORNER OF LOT 2, BLOCK 1, AND A POINT ALONG THE EAST 60 FOOT RIGHT OF WAY LINE OF SAINT DAVID LANE ;

THENCE N 78° 21' 30" E, THROUGH THE INTERIOR OF LOT 2, BLOCK 1, A DISTANCE OF 1,123.26 FEET TO A 1/2" IRON ROD SET, AND THE POINT OF **BEGINNING**;

THENCE CONTINUING THROUGH THE INTERIOR OF LOT 2, BLOCK 1 THE FOLLOWING CALLS:

N 00° 03' 01" W, A DISTANCE OF 15 .00 FEET TO A 1/2" IRON ROD SET, FOR AN INTERIOR CORNER HEREOF;

N 00° 01' 57" E, A DISTANCE OF 241.75 FEET TO A "X" MARK ON CONCRETE SET, FOR AN EXTERIOR CORNER HEREOF;

N 20° 14' 11" E, A DISTANCE OF 8.67 FEET TO A "X" MARK ON CONCRETE SET, FOR AN INTERIOR CORNER HEREOF;

N 00° 14' 11" E, A DISTANCE OF 58.52 FEET TO A "X" MARK ON CONCRETE SET, FOR AN INTERIOR CORNER HEREOF;

N 23° 00' 51" W, A DISTANCE OF 67.54 FEET TO A "X" MARK ON CONCRETE SET, FOR AN INTERIOR CORNER HEREOF;

N 32° 36' 50" W, A DISTANCE OF 13 .00 FEET TO A 1/2" IRON ROD SET, FOR AN INTERIOR CORNER HEREOF;

N 56° 16' 00" W, A DISTANCE OF 64 .99 FEET TO A 1/2" IRON ROD SET, FOR AN INTERIOR CORNER HEREOF;

S 87° 52' 23" W, A DISTANCE OF 11.03 FEET TO A 1/2" IRON ROD SET, FOR AN EXTERIOR CORNER HEREOF;

N 02° 07' 37" W, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD SET, FOR AN EXTERIOR CORNER HEREOF;

N 87° 52' 23" E, A DISTANCE OF 15 .00 FEET TO A 1/2" IRON ROD SET, FOR AN EXTERIOR CORNER HEREOF;

S 02° 07' 37" E, A DISTANCE OF 5.53 FEET TO A 1/2" IRON ROD SET, FOR AN INTERIOR CORNER HEREOF;

S 56° 16' 00" E, A DISTANCE OF 69 .42 FEET TO A 1/2" IRON ROD SET, FOR AN EXTERIOR CORNER HEREOF;

S 32° 36' 50" E, A DISTANCE OF 15.93 FEET TO A 1/2" IRON ROD SET, FOR AN EXTERIOR CORNER HEREOF;

S 23° 00' 51" E, A DISTANCE OF 70.44 FEET TO A "X" MARK ON CONCRETE SET,  
FOR AN EXTERIOR CORNER HEREOF;

S 00° 14' 11" W, A DISTANCE OF 62.35 FEET TO A "X" MARK ON CONCRETE SET,  
FOR AN EXTERIOR CORNER HEREOF;

S 20° 14' 11" W, A DISTANCE OF 8.66 FEET TO A "X" MARK ON CONCRETE SET,  
FOR AN INTERIOR CORNER HEREOF;

S 00° 01' 57" W, A DISTANCE OF 239 .95 FEET TO A 1/2" IRON ROD SET, FOR AN  
INTERIOR CORNER HEREOF;

N 89° 56' 59" E, A DISTANCE OF 5 .00 FEET TO A 1/2" IRON ROD SET, FOR AN  
EXTERIOR CORNER HEREOF;

S 00° 03' 01" E, A DISTANCE OF 15 .00 FEET TO A 1/2" IRON ROD SET, FOR AN  
EXTERIOR CORNER HEREOF;

S 89° 56' 59" W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING,  
CONTAINING WITHIN THESE METES AND BOUNDS, 0.116 ACRES (5,036.66 SF),  
MORE OR LESS.

  
\_\_\_\_\_  
Ruben Fletes, R.P.L.S.  
TX#1998

FEB. 2, 2012  
Date



Exhibit "A"  
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WR# 43781460