

Town: MISSION Description: Install OH/UG Facilities to serve 1208 Paula St.  
County: Hidalgo W.R. # 25368794  
Submitted by: A. Rios  
Date: September 17, 2008

CP 460-OH/UG  
REV. 10/06

### EASEMENT AND RIGHT OF WAY

**COUNTY OF HIDALGO** ("Grantor"), whether one or more, for and in consideration of Ten & No/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, crossarms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, insulators, 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 Hidalgo County, Texas, to wit:

**SEE EXHIBIT "A & B", ATTACHED AND MADE A PART HEREOF AND INCORPORATED HEREIN.**

Together with the right of ingress and egress over, under, across and upon said land 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 said land all structures, obstructions, and trees and parts thereof, using generally accepted vegetation management practices, which may, in the sole judgment of Grantee, endanger or interfere with the safe and efficient operation and maintenance of said lines, cables, conduits or appurtenances.

Grantor reserves the right to use the land subject to said easement and right of way in any way that will not interfere with Grantee's exercise of the rights hereby granted. Notwithstanding the foregoing, Grantor shall not construct or permit to be constructed any house or other aboveground structure on or over the underground service connection whose approximate location is shown on the Exhibit A attached hereto and made a part hereof for all applicable purposes, 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 himself, his heirs, 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 \_\_\_\_\_, \_\_\_\_\_.

For: Hidalgo County Headstart Kitchen

By: \_\_\_\_\_

J. D. Salinas III, County Judge

Name and Title

**ACKNOWLEDGMENT FOR ATTORNEY IN FACT, PUBLIC OFFICER, TRUSTEE, EXECUTOR,  
ADMINISTRATOR, GUARDIAN, OR OTHER REPRESENTATIVE**

STATE OF Texas  
COUNTY OF Hidalgo

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

by J. D. Salinas III  
(Name of Representative)

as County Judge  
(Title of Representative)

of County of Hidalgo  
(Name Of Entity or Person Represented)

\_\_\_\_\_  
Notary Public, State of TX

\_\_\_\_\_  
(Printed Name)

Commission Expires: \_\_\_\_\_

**AFTER RECORDING, PLEASE RETURN TO:**

**AEP:**

**AEP Texas Central Company  
% Right-Of-Way Agent  
355 W. Hwy. 77  
San Benito, Texas 78586**

## EXHIBIT "A"

**HINOJOSA ENGINEERING, INC.** Structural Engineering • Civil Engineering • Land Surveying

### DESCRIPTION OF 0.0285 OF ONE ACRE OF LAND OUT OF LOT 20, BLOCK 3, MISSION GROVES ESTATES HIDALGO COUNTY, TEXAS

Being 0.0285 of one acre of land situated in Hidalgo County, Texas, and being out of Lot 20, Block 3, Mission Groves Estates Subdivision as per map recorded in Volume 5, Page 21 of the Hidalgo County Map Records, and said 0.0285 of one acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a ½-inch iron rod with a plastic cap stamped "R&A" set on the apparent north right of way line of Paula Drive for the southwest corner of said Tract herein described, said ½-inch iron rod bears South 81°10' East, 399.80 feet and North 08°50' East, 50.00 feet from a cotton picker spindle found for the southwest corner of said Lot 20;

THENCE, North 08°50' East, 114.26 feet, with a line that is parallel to the west line of said Lot 20 to a ½-inch iron rod with a plastic cap stamped "R&A" set for the northwest corner of said tract herein described;

THENCE, South 81°10' East, 20.00 feet to a point for the northeast corner of said tract herein described;

THENCE, South 08°50' West, 10.00 feet to a point for corner;

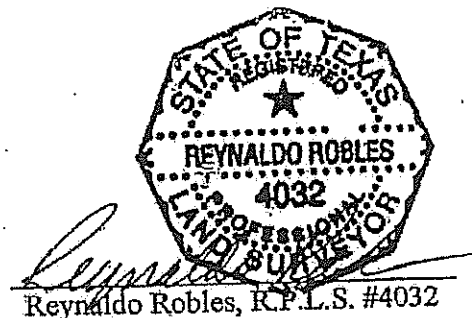
THENCE, North 81°10' West, 10.00 feet to a point for an inner corner of said tract herein described;

THENCE, South 08°50' West, 104.26 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for the southeast corner of said tract herein described;

THENCE, North 81°10' West, 10.00 feet, with the apparent north right of way line of said Paula Drive to the POINT OF BEGINNING and containing 0.0285 of one acre of land more or less.

Surveyed: August 21, 2008  
Basis of bearings: south line of Lot 20

16791  
8-21-08

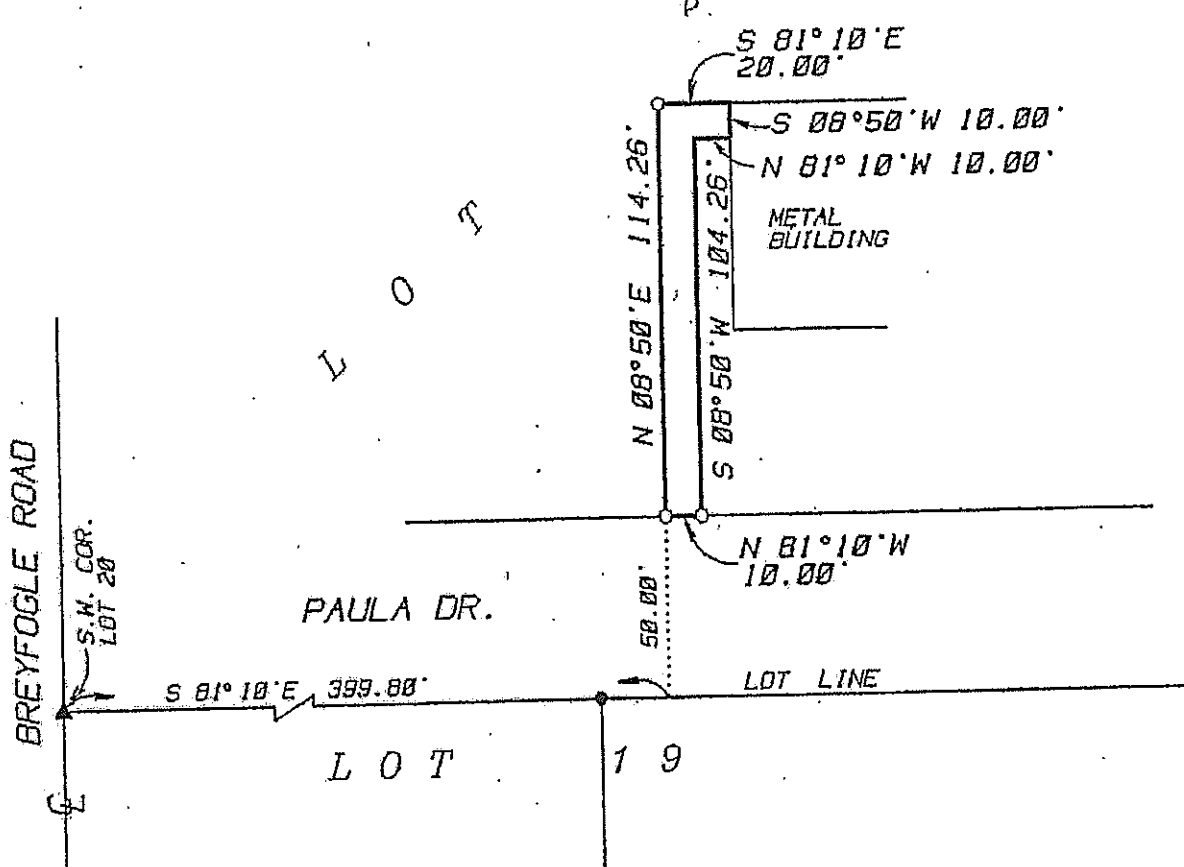


# EXHIBIT "B"

16781

## LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- ▲ Found cotton picker spindle

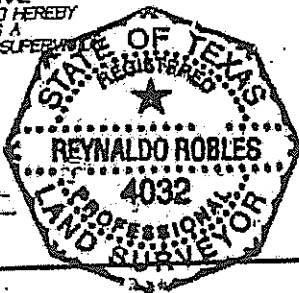


BASIS OF BEARINGS:  
SOUTH LINE OF LOT 20

SURVEY PLAT OF  
0.0285 OF ONE ACRE OF LAND  
OUT OF LOT 20, BLOCK 3  
MISSION GROVES ESTATES SUBDIVISION  
HIDALGO COUNTY, TEXAS  
PER MAP RECORDED IN VOLUME 5, PAGE 21, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*Reynaldo Robles*  
REYNALDO ROBLES, R.P.L.S. #4832



JOB NO.



DRAWN BY: RR. SURVEY DATE: 08-21-08

**HINOJOSA ENGINEERING, INC.**

STRUCTURAL ENGINEERING  
CIVIL ENGINEERING LAND SURVEYING  
100 W. 18TH ST. MISSION, TEXAS  
19561 581-2143 FAX: (561) 581-2074  
E-MAIL: HinojosaEng@aol.com

THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE REPORT PROVIDED BY ANOTHER SURVEYOR. THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.

IN THIS DOCUMENT, THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED

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