

(TRUSTEE)CP 460-OH/UG REV. 10/08

Town: PHARR

County: HIDALGO

Submitted by: JAH

Description: Install st. lights for park Princinct # 2

W.R. # 27056812

Date: 03/05/09

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT AND RIGHT OF WAY

HIDALGO COUNTY ("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" AND "B", ATTACHED AND MADE A PART HEREOD AND INCORPORATED HEREIN

In coordination with the Grantor and 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 easment 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**

By: _____
Juan D. Salinas III - County Judge

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Hidalgo §

This instrument was acknowledged before me on this _____ day of _____, _____, by Juan D. Salinas III,
County Judge of Hidalgo County

Notary Public, State of Texas

(Printed Name)

Commission Expires: _____

AFTER RECORDING, PLEASE RETURN TO:

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

METES AND BOUNDS

PROJECT: HIDALGO COUNTY PRECINCT No.2
SOUTH TOWER PARK
AEP ELECTRICAL EASEMENT

A 0.37 OF AN ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 29, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1617626, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 08°31'51"E, 330.00 FEET AND N 81°28'09"W, 369.45 FEET FROM THE SOUTHEAST CORNER OF LOT 15.

THENCE; N 81°28'09"W, ALONG THE NORTH LINE OF THE REFUGIO RODRIGUEZ (AS PER SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1615282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE LORENA ELIZABEH VELA TRACT (AS PER GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 548618, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE NINFA VELA TRACT (AS PER WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 460753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE RAUL VELA TRACT (AS PER WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 460751, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE TEODORO VILLARREAL TRACT (AS PER WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 460754, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 549.89 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°33'02"E, A DISTANCE OF 10.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°28'09"E, A DISTANCE OF 20.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°33'02"E, A DISTANCE OF 281.71 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 81°28'09"W, A DISTANCE OF 190.89 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°31'51"W, A DISTANCE OF 216.74 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 81°28'09"W, A DISTANCE OF 10.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°31'51"E, A DISTANCE OF 214.28 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°42'41"W, A DISTANCE OF 205.80 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°31'51"W, A DISTANCE OF 154.73 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 81°28'09"W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'51"E, A DISTANCE OF 162.15 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 81°42'41"E, A DISTANCE OF 216.25 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°31'51"E, A DISTANCE OF 2.19 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°28'09"E, A DISTANCE OF 211.07 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°33'02"W, A DISTANCE OF 291.53 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°28'09"E, A DISTANCE OF 519.71 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

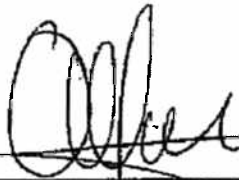
THENCE; S 08°31'51"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA ENCANTADA ESTATES, RECORDED IN VOLUME 55, PAGE 32, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: 3-3-09


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

