

Town: Edinburg

County: Hidalgo

Submitted by: rcm

Description: OH line behind the WIC Clinic on Schunior St.

W.R. #

Date: 07/06/2009

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

COUNTY OF HIDALGO ("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, crossarms, 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 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 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 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. However, Grantor shall not construct or permit to be constructed any house or other aboveground structure on or within the easement area 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 _____, _____.

For: **County of Hidalgo**

By: _____
Judge Juan D. Salinas III

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

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

EXHIBIT A

METES AND BOUNDS

HIDALGO COUNTY PRIMARY CARE AND SUBSTANCE ABUSE FACILITY SUBDIVISION
EASEMENT TO AMERICAN ELECTRIC POWER

A 0.060 OF AN ACRE TRACT OF LAND OUT OF LOT 1, HIDALGO COUNTY PRIMARY CARE AND SUBSTANCE ABUSE FACILITY SUBDIVISION, EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 1972785, MAP 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 NAIL SET ON THE SOUTH LINE OF LOT 1 FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID NAIL BEARS NORTH, 380.00 FEET AND WEST, 339.27 FEET FROM THE SOUTHEAST CORNER OF LOT 1.

THEWNC; WEST, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 11.34 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 28°09'51"W, A DISTANCE OF 254.83 FEET TO A NAIL SET ON THE WEST LINE OF LOT 1 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 36°11'47"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 11.09 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 28°09'51"E, A DISTANCE OF 264.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.060 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH HIDALGO COUNTY PRIMARY CARE AND SUBSTANCE ABUSE FACILITY SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 1972785, 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 ACCURATE SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: May 6, 2009

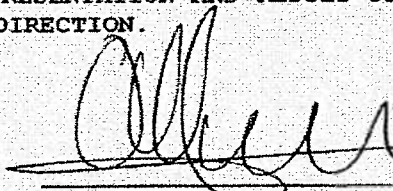
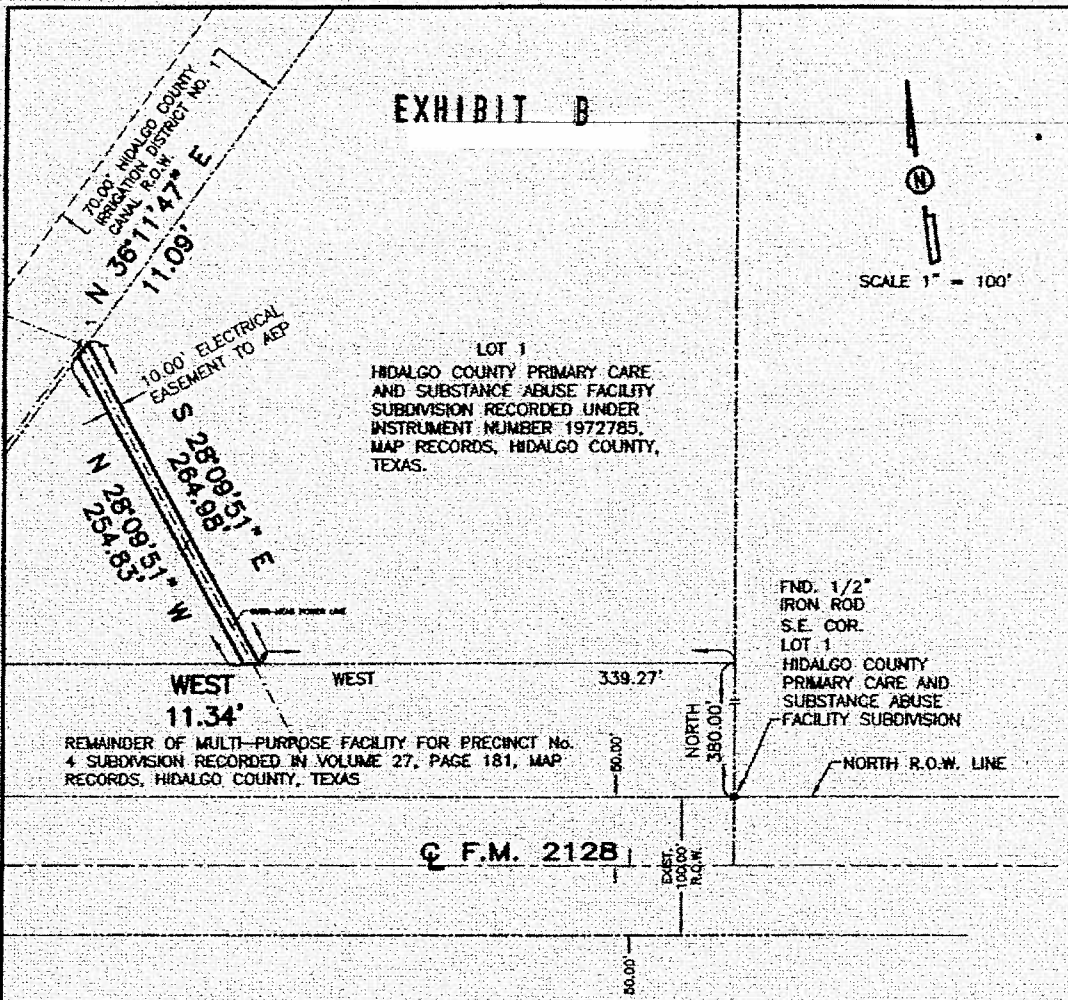
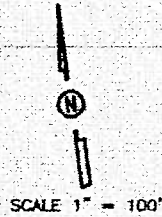

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



EXHIBIT B



LOT 1
 HIDALGO COUNTY PRIMARY CARE
 AND SUBSTANCE ABUSE FACILITY
 SUBDIVISION RECORDED UNDER
 INSTRUMENT NUMBER 1972785,
 MAP RECORDS, HIDALGO COUNTY,
 TEXAS.

FND. 1/2"
 IRON ROD
 S.E. COR.
 LOT 1
 HIDALGO COUNTY
 PRIMARY CARE AND
 SUBSTANCE ABUSE
 FACILITY SUBDIVISION

REMAINDER OF MULTI-PURPOSE FACILITY FOR PRECINCT No.
 4 SUBDIVISION RECORDED IN VOLUME 27, PAGE 181, MAP
 RECORDS, HIDALGO COUNTY, TEXAS

Q F.M. 212B

PLAT SHOWING

A 0.060 OF AN ACRE TRACT OF LAND OUT OF LOT 1, HIDALGO COUNTY
 PRIMARY CARE AND SUBSTANCE ABUSE FACILITY SUBDIVISION, EDINBURG,
 HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED UNDER INSTRUMENT NUMBER 1972785, MAP RECORDS,
 HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
 ACCORDANCE WITH HIDALGO COUNTY PRIMARY CARE
 AND SUBSTANCE ABUSE FACILITY SUBDIVISION
 RECORDED UNDER INSTRUMENT NUMBER 1972785,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

NOTE: THIS SURVEY WAS DONE
 WITHOUT THE BENEFIT
 OF A TITLE COMMITMENT.

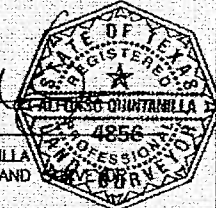
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT
 TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO
 AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE
 CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING
 EXTRA TERRITORIAL JURISDICTION.

FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD
 WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
 DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 COMMUNITY-PANEL NUMBER 480334 0020 E
 MAP REVISED: MAY 14, 2001

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL
 LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
 PLAT TO BE A TRUE AND CORRECT REPRESENTATION
 OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL
 SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

INSTRUMENT # 1972785
 SURVEYED MAY 5, 2009
 OWNER _____
 ADDRESS _____
 JOB No. _____
 BOOK No. T-124 PAGE 70
 F:\DATA\SURVEY\SUR08\PRECINCT4SUBD

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND
 No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-8400
 EDINBURG, TEXAS 78539 FAX 956-381-0527