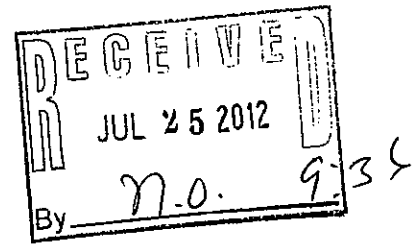




HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

PAY MEMO



**To: Sheriff Lupe Trevino
Hidalgo County
Attn: Juan Tapia**

**From: Jose N. Pena
Director
Right of Way Department**

Date: July 24, 2012

**Re: Sheriff's Substation (East)-Pct. # 1
Easements Recording Fees**

Sheriff Trevino,

Attached please find a copy of the recorded easements for North Alamo Water Supply and Magic Valley Electric Co. that were approved in Court on June 26, 2012 and July 12, 2012.

Also enclosed is a copy of the receipt from the County Clerks Office in the amount of \$60.00 that needs to be paid as soon as possible out of Account

**# _____
for recording fees on the above-mentioned project.**

Should you have any questions, please feel free to call.

**Thanks,
Joe Pena**

Approved _____
Sheriff Lupe Trevino

Approved _____

Jose N. Pena

-----*
Official Receipt for Recording in:

Hidalgo County Clerk
P.O. Box 58
Edinburg, TX 78540

Issued To:
HIDALGO COUNTY ROW DEPT.
2802 S. BUS 281
283-8134
EDINBURG TX 78539

Recording Fees

Document Description	Number	Recording Amount
Recording	2327113 UTILITY EASEMENT	32.00
Recording	2327114 UTILITY EASEMENT	28.00
Recording	2327115 TRANSFER OF EASEMENTS	28.00
Recording	2327116 QUITCLAIM	28.00
Recording	2327117 EASEMENT AGREEMENT	40.00
		----- 156.00

Collected Amounts

Payment Type	Amount
ESCROW/CHARGE ACCNT	156.00
----- 156.00	

Total Received : 156.00
Less Total Recordings: 156.00

Change Due : .00

Your CURRENT Account Balance is: \$2,148.00

Thank You
ARTURO GUAJARDO JR. - County Clerk

By - Imelda Leal

Receipt# Date Time
1291559 07/19/2012 10:44a



70 2012 02327113

Instrument Number: 2012-2327113

Recorded On: July 19, 2012

As
Recording

Parties:

To

Billable Pages: 5
Number of Pages: 6

Comment: UTILITY EASEMENT

**** Examined and Charged as Follows: ****

Recording	32.00
Total Recording:	32.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-2327113
Receipt Number: 1291559
Recorded Date/Time: July 19, 2012 10:44A

Record and Return To:

ORIGINAL RETURN TO CUSTOMER

TX

User / Station: I Leal - Cash Station 02



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

ELECTRIC UTILITY EASEMENT
AND
COVENANT OF ACCESS

State of Texas

County of Hidalgo.

KNOWN BY ALL MEN THESE PRESENTS:

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by MAGIC VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter called the "Cooperative"), does hereby covenant access to and grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

SEE EXHIBIT "A"

THE SKETCH ATTACHED HERETO IS INCORPORATED BY REFERENCE AS A PART OF THIS EASEMENT.

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric utility and other service. The width of the easement shall be 10 feet, one-half (1/2) of such distance on either side of the Cooperative's lines, poles, or other facilities. The height of the easement shall be from fifteen (15) feet beneath the surface of the ground to a height of seventy (70) feet above ground.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way or chemically treat trees or shrubbery with herbicides.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of rights granted to the Cooperative herein.

HOWEVER, it is expressly understood and agreed that should said easement be ceased to be used for providing electrical transmission services, the estate hereby conveyed shall revert to and re-vest in the Grantors and their successors and assigns, and it shall be lawful for them to re-enter and obtain sole possession of the premises hereby conveyed.

WITNESS My hand this 26th day of June, A.D. 2012

Ramon Garcia
Ramon Garcia
Hidalgo County Judge

APPROVED BY
[Signature]
6/26/12 [Signature]

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally, appeared Ramon Garcia, Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of June, 2012.

Monica Badillo

NOTARY PUBLIC, State of Texas

Monica Badillo

(Type or Print Name)

My Commission Expires: 4-21-2015



Attested:

Arturo Guajardo Jr.
Hidalgo County Clerk

STATE OF TEXAS
COUNTY OF HIDALGO

**PROPOSED 15-FOOT WIDE
MAGIC VALLEY ELECTRIC COOP.
EXCLUSIVE EASEMENT**

BEING A 0.013 ACRE (583 S.F.) TRACT OF LAND OUT OF THAT CERTAIN 12.48 ACRE TRACT OF LAND, RECORDED IN DOCUMENT No. 182516, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1073, OF THE WEST & ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.013 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod set with cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") at the intersection of the north right of way line of Mile 11 North and the west line of the proposed 15-foot Magic Valley Electric Coop. (here after referred to as "MVEC") easement, for the southwest corner of this tract, from which the common corner of Farm Tracts 69, 278, 1064 and 1073, bears South 88°47'09" West, a distance of 161.69 feet and South 01°12'51" East, a distance of 25.00 feet to a found Cotton Picker Spindle;

THENCE, North 01°13'10" West, along the west line of said 15-foot MVEC easement, a distance of 276.31 feet to a 5/8 inch iron rod set with cap, for the northwest corner of this tract;

THENCE, North 88°46'50" East, along the north line said 15-foot MVEC easement line, a distance of 15.00 feet to a 5/8 inch iron rod set with cap, for the northeast corner of this tract;

THENCE, South 01°13'10" East, along the east line of said 15-foot MVEC easement line, a distance of 276.31 feet to a 5/8 inch iron rod set with cap on the north right of way line of said Mile 11 North, for the southeast corner of this tract;

THENCE, South 88°47'09" West, along the north right of way line of said Mile 11 North, a distance of 15.00 feet to the **POINT OF BEGINNING** of the herein described tract of land, said tract contains 0.013 acres (583 S.F.), more or less, within these metes and bounds.

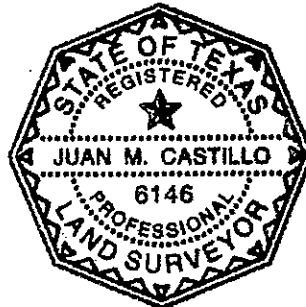
Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83

Pg. 1 of 2

MVEC Easement.docx

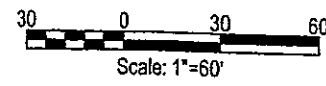
A survey plat of even date was prepared and is made a part of this metes and bounds description.

The deed of records for the subject tract is recorded in Document No. 182516, of the Official Records of Hidalgo County, Texas.



Juan M. Castillo 3-22-2012
Juan M. Castillo, R.P.L.S. No. 6146

F.T. 1073
 WEST & ADAMS TRACT SUBDIVISION
 VOL. 2, PG 34-37, M.R.



F.T. 278
 James H.E. Miller
 Doc. No. 1421834, O.R.
 17.68 Acres

County of Hidalgo
 Doc. No. 182516, O.R.
 12.48 Acres

0.013 Acres
 583 Sq. Ft.



Point of Beginning
 S 88°47'09" W
 161.69'

CPS FND.
 S 01°12'51" E
 25.00'

S 88°47'09" W
 15.00'

EXIST. 50'
 ROAD R.O.W.

Common Corner of Farm Tracts
 69, 278, 1064 & 1073,
 West & Adams Tract Subdivision

Mile 11 North

EXIST. 85'
 ROAD R.O.W.

F.T. 69

La Peña Street

33

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the foregoing plat correctly represents the facts found in the ground.



Juan M. Castillo 3-22-2012

Juan M. Castillo, R.P.L.S. 6146

**PROPOSED 15-FOOT WIDE MAGIC VALLEY
 ELECTRIC COOP.
 ELECTRICAL EXCLUSIVE EASEMENT**

GENERAL NOTES:

1. Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83(93).
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
4. The deed of record for subject tract is recorded in Doc. No. 182516, Official Records of Hidalgo County, Texas.
5. This plat was prepared without the benefit of a title search.

M.R.	MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.	DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.	OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
●	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "DLS BNDY MARKER"
○	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
X	CALCULATED POINT—NO MONUMENT FOUND/NO MONUMENT SET
—	PROPERTY LINE



1002 E. Expressway 83 Ph (956)969-4183
 Weslaco, TX 78596 Fax (956)447-8194



70 2012 02327114

Instrument Number: 2012-2327114

Recorded On: July 19, 2012

As
Recording

Parties:

To

Billable Pages: 4
Number of Pages: 5

Comment: UTILITY EASEMENT

** Examined and Charged as Follows: **

Recording	28.00
Total Recording:	28.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-2327114
Receipt Number: 1291559
Recorded Date/Time: July 19, 2012 10:44A

Record and Return To:

ORIGINAL RETURN TO CUSTOMER
TX

User / Station: | Leal - Cash Station 02



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Utility Easement

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS THAT I, **Ramon Garcia**, County Judge, of the County of Hidalgo, State of Texas for and in consideration of the sum of One and 00/100 Dollars (\$1.00) in hand paid by the **North Alamo Water Supply Corporation**, Hidalgo County, Texas by these presents do GRANT, BARGAIN AND CONVEY unto the said **North Alamo Water Supply Corporation**, Hidalgo County, Texas, an easement for the purpose of maintaining all water lines, in, upon, along and across that certain tract of land situated in the Hidalgo County, Texas to-wit;

See Exhibit "A", attached hereto and made a record thereof. (the "Premises")

TO HAVE AND TO HOLD, the same perpetually unto the **North Alamo Water Supply Corporation**, a water supplier, for so long as **North Alamo Water Supply Corporation** supplies the Premises with water service in the County of Hidalgo, State of Texas, and its assigns, together with right of ingress and egress for the purpose of construction, reconstructing, repairing, inspecting and maintaining all water lines with the right of **North Alamo Water Supply Corporation** to permit the laying, constructing, reconstructing, repairing, inspecting and maintaining of all water lines and related appurtenances.

HOWEVER, it is expressly understood and agreed that should said easement be abandoned, the estate hereby conveyed shall revert to and revest in the Grantors and their heirs, and it shall be lawful for them to re-enter and obtain sole possession of the premises hereby conveyed.

WITNESS my hand, this 10th day of July, 2012.

Ramon Garcia
Ramon Garcia
Hidalgo County Judge

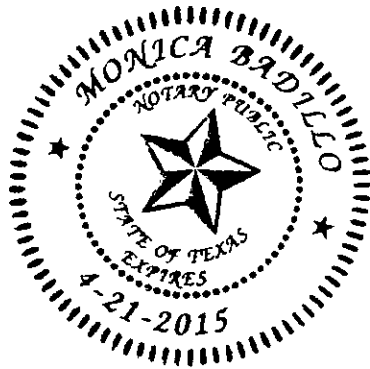
APPROVED BY
COMMISSIONERS' COURT
ON: 7/10/12 ✓

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the underlined authority, on this day personally appeared Ramon Garcia, known to me the person whose name is subscribed for the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10th day of ^{July}~~March~~, 2012.



Monica Badillo
Notary Public, State of Texas

Attested:

Arturo Guajardo Jr.

Arturo Guajardo Jr.

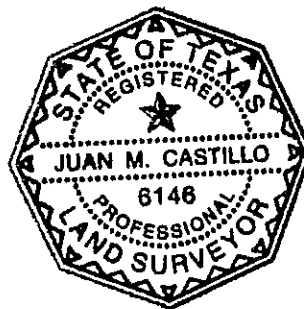
THENCE, South $01^{\circ}13'10''$ East, continuing along said 15-foot NAWSC easement line, a distance of 110.44 feet to a 5/8 inch iron rod set with cap on the north right of way line of said Mile 11 North, for an interior corner of this tract;

THENCE, South $88^{\circ}47'09''$ West, along the north right of way line of said Mile 11 North, a distance of 15.00 feet to the **POINT OF BEGINNING** of the herein described tract of land, said tract contains 0.110 acres (4,794 S.F.), more or less, within these metes and bounds.

Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83

A survey plat of even date was prepared and is made a part of this metes and bounds description.

The deed of records for the subject tract is recorded in Document No. 182516, of the Official Records of Hidalgo County, Texas.



Juan M. Castillo 3-22-2012
Juan M. Castillo, R.P.L.S. No. 6146

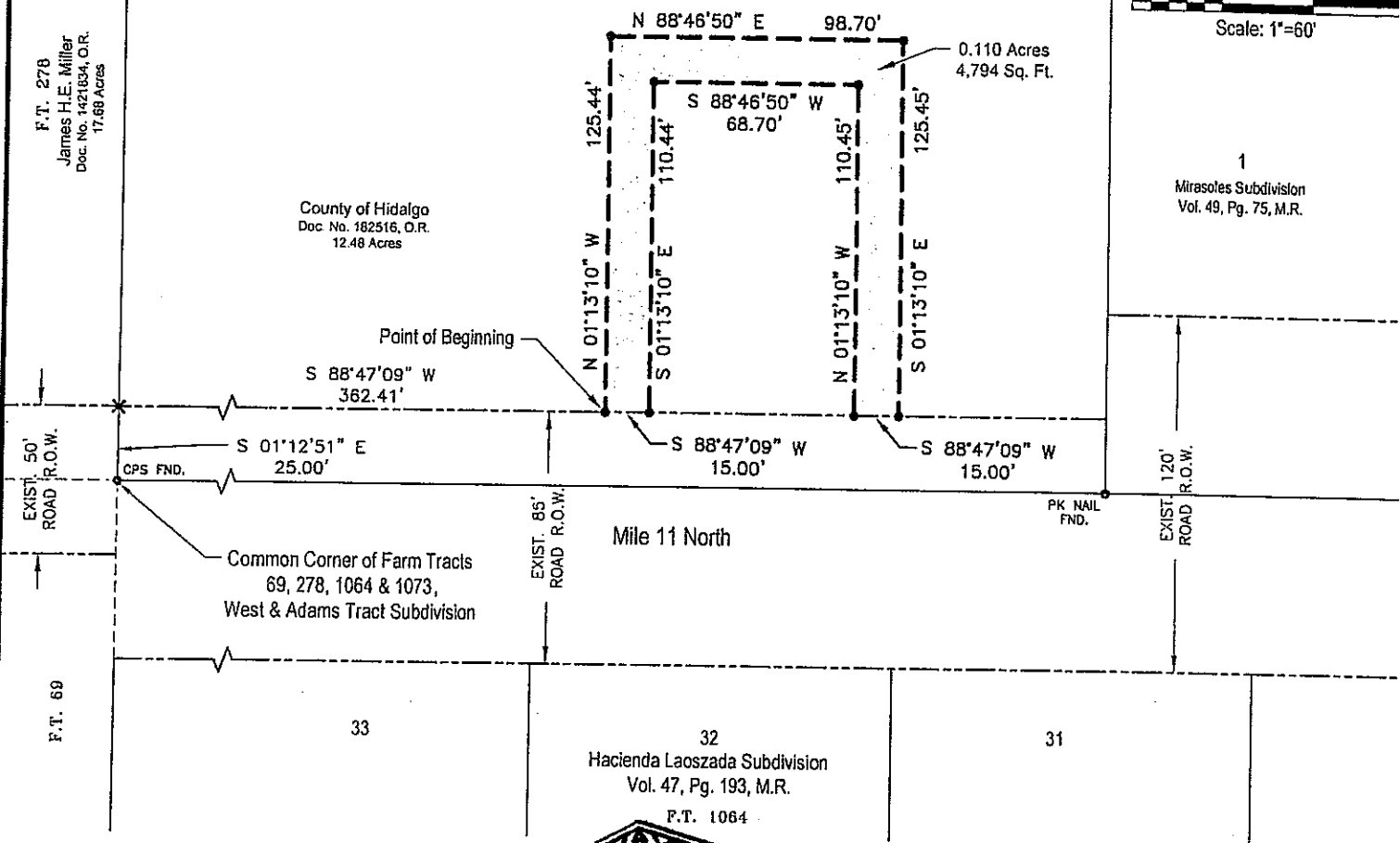
F.T. 1073
 WEST & ADAMS TRACT SUBDIVISION
 VOL. 2, PG 34-37, M.R.



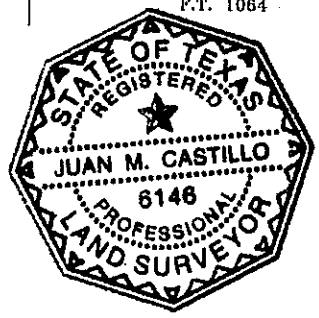
F.T. 278
 James H.E. Miller
 Doc. No. 1421834, O.R.
 17.68 Acres

County of Hidalgo
 Doc. No. 182516, O.R.
 12.48 Acres

1
 Mirasoles Subdivision
 Vol. 49, Pg. 75, M.R.



I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the foregoing plat correctly represents the facts found in the ground.



Juan M. Castillo 3-22-2012
 Juan M. Castillo, R.P.L.S. 6146

**PROPOSED 15-FOOT WIDE NORTH ALAMO
 WATER SUPPLY CORPORATION WATER
 LINE EXCLUSIVE EASEMENT**

GENERAL NOTES:

1. Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83(93).
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
4. The deed of record for subject tract is recorded in Doc. No. 480461, Official Records of Hidalgo County, Texas.
5. This plat was prepared without the benefit of a title search.

M.R.	MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.	DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.	OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
●	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "DLS BNDY MARKER"
○	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
X	CALCULATED POINT—NO MONUMENT FOUND/NO MONUMENT SET
—	PROPERTY LINE



1002 E. Expressway 83 Ph (956)969-4183
 Weslaco, TX 78596 Fax (956)447-8194