

(TRUSTEE)CP 460-OH/UG REV. 05/12

Town: PHARR Description: INSTALL RISER, POLE, PRIMARY AND UG PADMOUNT TO SERVE 411 S. VETERANS
County: HIDALGO W.R. # 52612681 Submitted by: JAH Date: 4/23/2014

EASEMENT AND RIGHT OF WAY

HIDALGO COUNTY ("Grantor"), for and in consideration of One & 00/100 Dollars (\$1.00), 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 (the "Easement Area");

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 Easement Area all structures, obstructions, and 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 or ingress and egress to, from or along the Easement Area.

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 aboveground 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 _____, _____.

For: **HIDALGO COUNTY**

By: _____
Ramon Garcia, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this ____ day of _____, _____ by Ramon Garcia, County Judge of HIDALGO COUNTY.

Notary Public, State of Texas

(Printed Name)

Commission Expires: _____

AFTER RECORDING, PLEASE RETURN TO:

AEP
% Right-Of-Way Agent
P.O. Box 2121
Corpus Christi, Texas 78403



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm # 156 • Surveying Firm #101650

ENG14.101
APRIL 10, 2014

Exhibit - "A"

**METES AND BOUNDS DESCRIPTION
OF
(ELECTRICAL EASEMENT)
A 0.08 OF AN ACRE OF LAND
OUT OF LOT 11, BLOCK 15,
JOHN CLOSNER et. al. SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 0, PAGES 4-5, M.R.H.C.**

Being a 0.08 of an acre of land out of Lot 11, Block 15, John Closner et. al. Subdivision, Hidalgo County, Texas, as per map recorded in Volume 0, Pages 4-5, Map Records of Hidalgo County, Texas. Said 0.08 of an acre of land being part of a 19.748 acre tract of land is vested to the Hidalgo County from Keller Real Estate Investments, Inc. a Texas Corporation by virtue of a Warranty Deed dated March 14, 2011, recorded in Document No. 2204550, Official Records of Hidalgo County, Texas. Said 0.08 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle found at the Southwest corner of Lot 11, Block 15, John Closner et. al. Subdivision; **Thence**, North 08 degrees 29 minutes 00 seconds East, with the West line of Lot 11, Block 15, John Closner et. al. Subdivision, a distance of 463.37 feet to a No. 4 rebar set (with a plastic cap stamped RGEC); **Thence**, South 81 degrees 31 minutes 00 seconds East, a distance of 81.97 feet pass the East Right of Way line of South Veterans Boulevard (South I Road), continuing for a total distance of 96.66 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the most Northerly Southwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 13 degrees 52 minutes 50 seconds East, a distance of 10.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the most Southerly Northwest corner of this tract of land;

THENCE, South 76 degrees 07 minutes 10 seconds East, a distance of 238.91 feet to a No. 4 rebar (with a plastic cap stamped RGEC) for an interior corner of this tract of land;

THENCE, North 13 degrees 52 minutes 50 seconds East, a distance of 3.26 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the most Northerly Northwest corner of this tract of land;

THENCE, South 76 degrees 07minutes 10 seconds East, a distance of 35.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northeast corner of this tract of land;

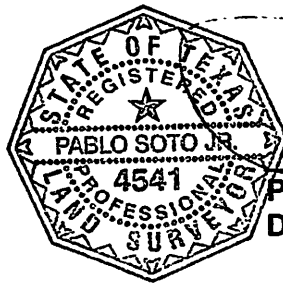
THENCE, South 13 degrees 52 minutes 50 seconds West, a distance of 35.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southeast corner of this tract of land;

THENCE, North 76 degrees 07 minutes 10 seconds West, a distance of 35.00 feet to a No. 4 rebar set (with a plastic cap stamped RGE) for the most Southerly Southwest corner of this tract of land;

THENCE, North 13 degrees 52 minute 50 seconds East, a distance of 21.74 feet to a No. 4 rebar set for an interior corner of this tract of land;

THENCE, North 76 degrees 07 minutes 10 seconds West, a distance of 238.91 feet to the **POINT OF BEGINNING** and containing 0.08 of an acre of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



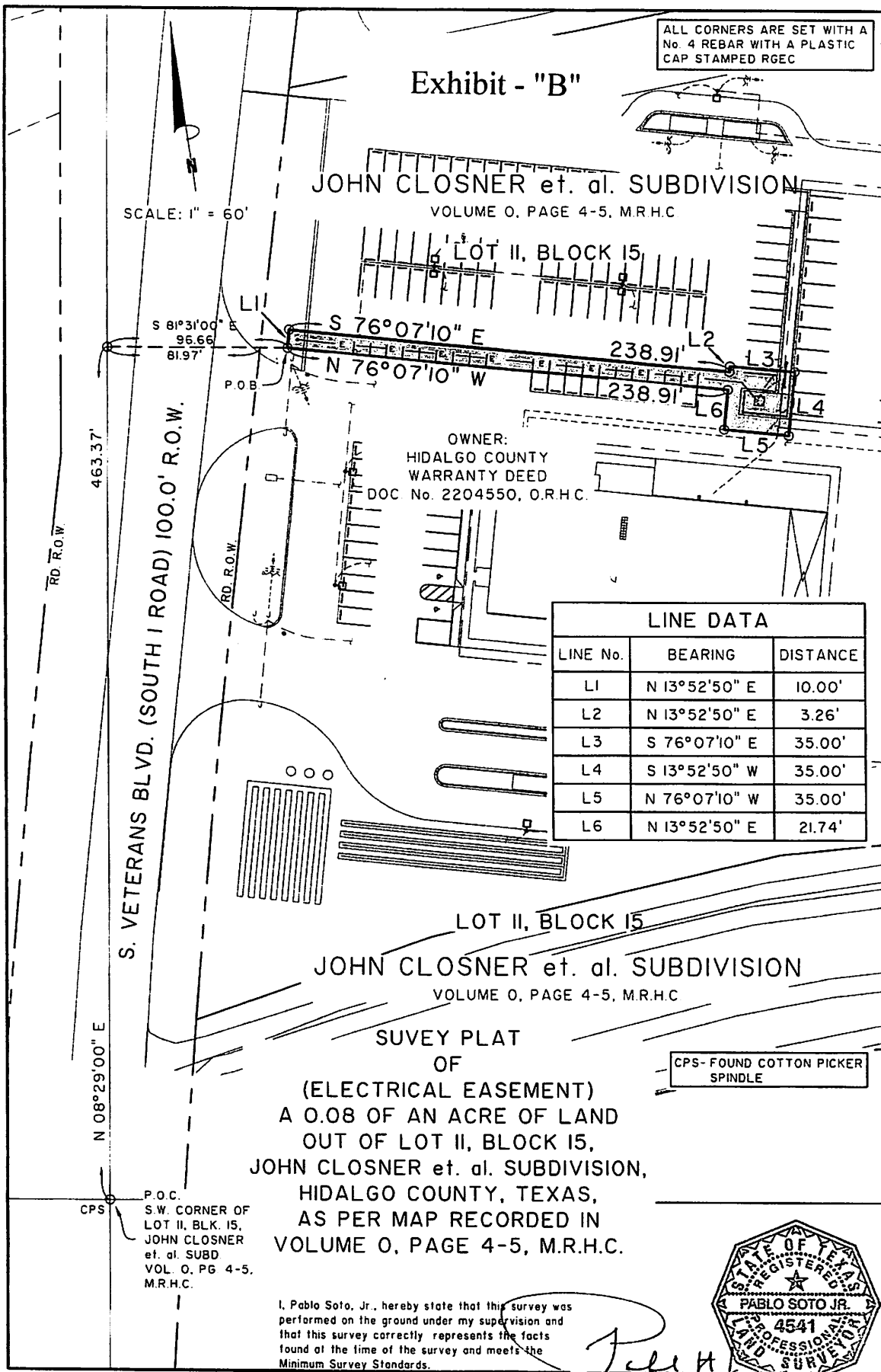
Pablo Soto, Jr.
Pablo Soto, Jr. - R.P.L.S. No. 4541
Date: 4/11/14

ALL CORNERS ARE SET WITH A No. 4 REBAR WITH A PLASTIC CAP STAMPED RGE

Exhibit - "B"

JOHN CLOSNER et. al. SUBDIVISION
VOLUME 0, PAGE 4-5, M.R.H.C

SCALE: 1" = 60'



OWNER:
HIDALGO COUNTY
WARRANTY DEED
DOC No. 2204550, O.R.H.C.

LINE DATA		
LINE No.	BEARING	DISTANCE
L1	N 13°52'50" E	10.00'
L2	N 13°52'50" E	3.26'
L3	S 76°07'10" E	35.00'
L4	S 13°52'50" W	35.00'
L5	N 76°07'10" W	35.00'
L6	N 13°52'50" E	21.74'

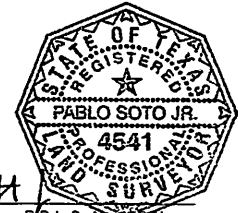
LOT II, BLOCK 15
JOHN CLOSNER et. al. SUBDIVISION
VOLUME 0, PAGE 4-5, M.R.H.C

SUVEY PLAT
OF
(ELECTRICAL EASEMENT)
A 0.08 OF AN ACRE OF LAND
OUT OF LOT II, BLOCK 15,
JOHN CLOSNER et. al. SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 0, PAGE 4-5, M.R.H.C.

CPS- FOUND COTTON PICKER SPINDLE

P.O.C.
S.W. CORNER OF
LOT II, BLK. 15,
JOHN CLOSNER
et. al. SUBD
VOL. 0, PG 4-5,
M.R.H.C.

I, Pablo Soto, Jr., hereby state that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey and meets the Minimum Survey Standards.



PABLO SOTO, JR. - R.P.L.S. No. 4541
Date: 4/10/14

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650-00

JOB No.: ENGI4.101	DATE: 04/10/2014
DRAWN BY: RG	PAGE: 3 OF 3