

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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that HIDALGO COUNTY 300 W. Hall Acres Rd. Suite G, PHARR, TEXAS 78577 (hereinafter called "Grantor (whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **North Alamo Water Supply Corporation**, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace, upgrade, parallel, abandon-in-place and remove water distribution lines, utility lines and appurtenances and any other facilities necessary to service Grantor's property as well as Grantee's current and future system wide customers, including the right from time to time to remove any and all paving, vegetation growth and other obstructions that may interfere with the use of or injure Grantee's facilities and appurtenances over and across a tract of land owned by Grantor as described in instrument recorded in HIDALGO County, Texas and referenced in County Clerk Document Number 2016-2748959. Said easement being more generally described as follows:

An easement being a strip of land fifteen (15) feet wide lying North of and adjacent to the North Right of way line of Minnesota Road , Block 6, Lot 4 out of JOHN CLOSNER Subdivision as recorded in Volume 0 page 4 , GEO # J5700-00-006-0004-04 Parcel I.D 199901 (Lopezville Park).

Together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above-mentioned rights are granted to erect, construct, install, use, operate, inspect, repair, maintain, replace, and remove the pipeline(s). The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline(s) installed.

In the event the easement hereby granted abuts on a public road, and the county or state hereafter widens or relocates the public road so as to require the relocation of the pipeline(s) as installed, Grantor further grants to Grantee an additional easement over and across the land described above for the purpose of laterally relocating said pipeline(s) as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline(s) as relocated. Grantor reserves the right to use the surface of the above-described easement in any way that does not impair and is consistent with Grantee's authorized use and does not injure the pipeline(s).

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantor warrants and covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

Easements and reservations as may appear on the recorded plat and/or dedication of subdivision at the date of this instrument.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantors have executed this instrument this ____ day of _____, 2018.

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ day of _____, 2018.

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 2018.

Notary Public

My Commission Expires: _____

PEÑA ENGINEERING

FIRM #10087200
P.O. BOX 4320
McALLEN, TEXAS 78502
(956) 682-8812 • FAX 631-PEÑA

LEGAL DESCRIPTION: Tract I

The East 2.60 acres of the East 449.44 feet of the North 503.31 feet of Lot 4, Block 6, JOHN CLOSNER et al SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 0 Page 4 of the Map Records of said County; said 2.60 acres being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 4, for the Northeast corner hereof;

Thence with the East line of said Lot, South $08^{\circ}-32'-30''$ West, at 20.00 feet found a three-quarter (3/4) inch diameter iron pipe at the South Right of Way of Minnesota Road, at 503.31 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence parallel with the North line of said lot, North $81^{\circ}-27'-30''$ West 224.72 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North $08^{\circ}-32'-30''$ East, at 483.31 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to the Northwest corner hereof;

Thence with the North line of said Lot, the centerline of Minnesota Road, South $81^{\circ}-27'-30''$ East 224.72 feet to the PLACE OF BEGINNING, containing Two and sixty hundredths (2.60) acres, more or less;

Pablo Peña, III
R.P.L.S. No. 5242
Date: 05/21/2015

LEGAL DESCRIPTION: Tract I

The East 2.60 acres of the East 449.44 feet of the North 503.31 feet of Lot 4, Block 6, JOHN CLOSNER et al SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 0 Page 4 of the Map Records of said County; said 2.60 acres being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 4, for the Northeast corner hereof;

Thence with the East line of said Lot, South $08^{\circ}-32'-30''$ West, at 20.00 feet found a three-quarter (3/4) inch diameter iron pipe at the South Right of Way of Minnesota Road, at 503.31 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence parallel with the North line of said lot, North $81^{\circ}-27'-30''$ West 224.72 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North $08^{\circ}-32'-30''$ East, at 483.31 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to the Northwest corner hereof;

Thence with the North line of said Lot, the centerline of Minnesota Road, South $81^{\circ}-27'-30''$ East 224.72 feet to the PLACE OF BEGINNING, containing Two and sixty hundredths (2.60) acres, more or less;

Pablo Peña, III
R.P.L.S. No. 5242
Date: 05/21/2015

LEGAL DESCRIPTION: Tract II

The West 2.60 acres of the East 449.44 feet of the North 503.31 feet of Lot 4, Block 6, JOHN CLOSNER et al SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 0 Page 4 of the Map Records of said County; said 2.60 acres being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said Lot 4, thence with the North line of said Lot, the centerline of Minnesota Road, North $81^{\circ}-27'-30''$ West 224.72 feet to the Northeast corner hereof and PLACE OF BEGINNING;

Thence parallel with the East line of said lot, South $08^{\circ}-32'-30''$ West, at 20.00 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

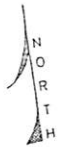
Thence North $81^{\circ}-27'-30''$ West 224.72 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North $08^{\circ}-32'-30''$ East, at 483.31 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to the Northwest corner hereof;

Thence with the North line of said Lot, the centerline of Minnesota Road, South $81^{\circ}-27'-30''$ East 224.72 feet to the PLACE OF BEGINNING, containing Two and sixty hundredths (2.60) acres, more or less;



Pablo Peña, III
R.P.L.S. No. 5242
Date: 05/21/2015



BASIS OF BEARING IS THE EAST LINE OF LOT 4, BLOCK 6, JOHN CLOSNER SUB. V. O P. 4 M.R. HIDALGO COUNTY TEXAS.

RUDY

SCALE: 1"=100'
CAD: JCLOSNER4-6
JOB# - 55200

LEGEND

- S - SET 1/2" DIAMETER IRON ROD
- F2 - FOUND 5/8" DIAMETER IRON ROD
- F3 - FOUND 3/4" DIAMETER IRON PIPE
- E.O.A. - EDGE OF ASPHALT
- X-X- - 6' CHAINLINK FENCE
- R.O.W. - RIGHT-OF-WAY
- P-P - POWER POLE LINE
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- XX-XX- - 5' CHAINLINK FENCE

NOTES:

- 1). BLANKET EASEMENT TO C.P.L. V. 315 P. 468 D.R.
- 2). BLANKET EASEMENT, RULES, REGULATION AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No.2(PURSUANT TO APPLICABLE OF THE TEXAS WATER CODE.)

BUYER'S NAME: JESUS ANTONIO BERMUDEZ, JAIME LOPEZ AND BLANCA LOPEZ

FLOOD ZONE: ZONE "AH" AND "B" COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

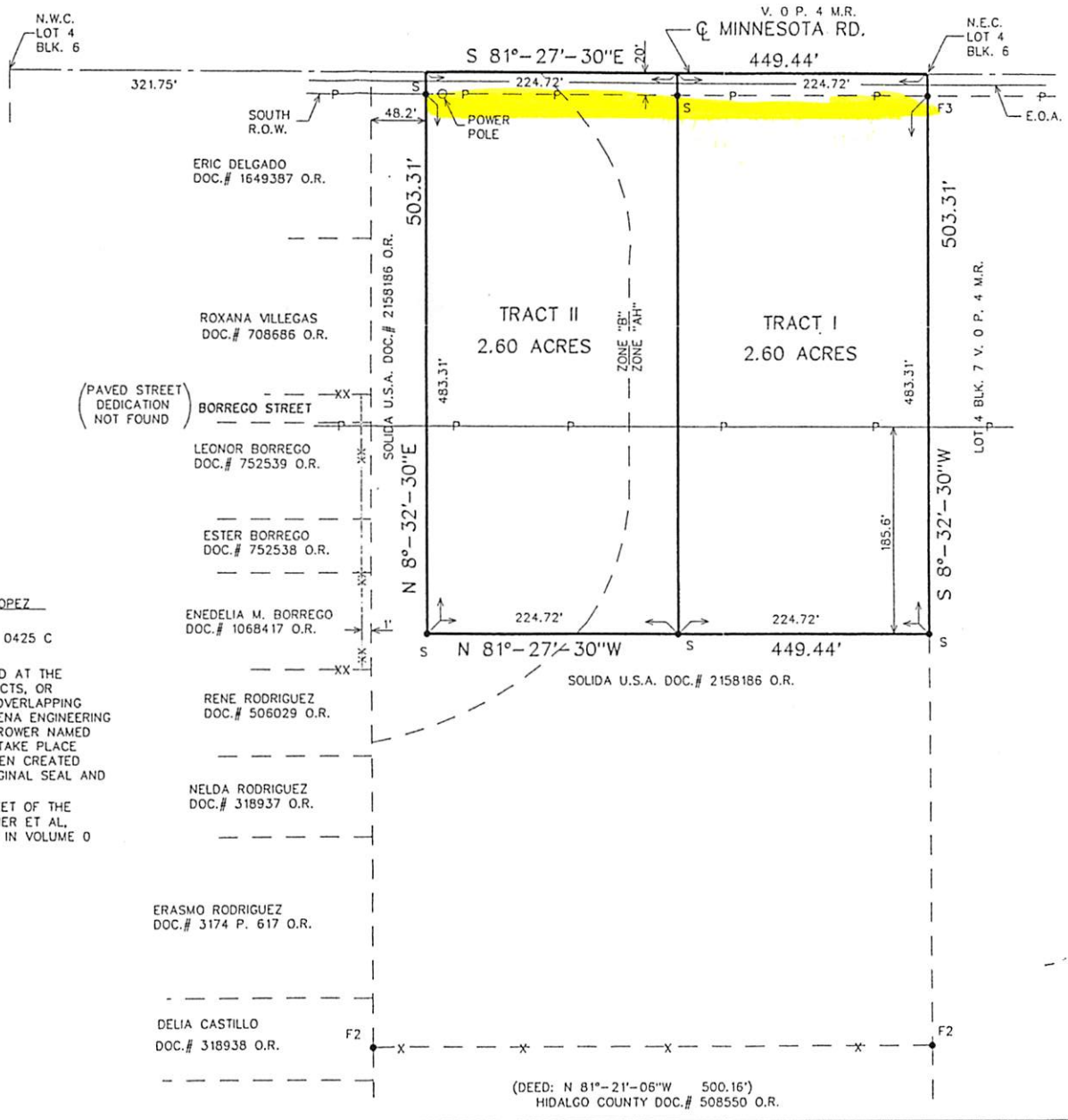
I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2015 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

LEGAL DESCRIPTION: PLAT SHOWING 2 TRACT OUT OF THE EAST 449.44 FEET OF THE NORTH 503.31 FEET OUT OF LOT FOUR (4), BLOCK SIX (6), JOHN CLOSNER ET AL. SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 0 PAGE 4, OF THE MAP RECORDS, HIDALGO COUNTY TEXAS.

Orlando Pena

REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 5-14-2015

pe
PENA ENGINEERING
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McALLEN TEXAS 78502
OFFICE (956) 682-6812
FAX (956) 631-7362
FIRM #10087200





Imagery ©2018 Google, Map data ©2018 Google 50 ft

Handwritten text, possibly a signature or name, located in the lower right quadrant of the page. The text is heavily obscured by noise and is difficult to decipher. It appears to be written in a cursive or semi-cursive style.