

CP 460-OH/UG Rev (05/18)
Town: San Juan
Submitted by: nvb

WR# 66217099

EASEMENT AND RIGHT OF WAY

THE 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 INC.**, a Delaware 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, cross arms, 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 a portion of the following described land located in Hidalgo County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (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, 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 above ground 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 _____, 2018.

[Rest of this page intentionally left blank-Signature page follows]

The County of Hidalgo

By: _____
Ramon Garcia, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2018, by Ramon Garcia, County Judge for The County of Hidalgo.

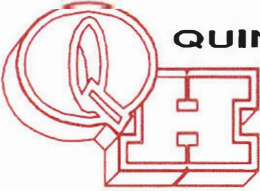
Notary Public, State of Texas

(Seal)

AFTER RECORDING, PLEASE RETURN TO:

AEP Texas Inc.
Distribution Right of Way 15th Floor
P O Box 2121
Corpus Christi, TX 78403

EXHIBIT "A"



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Afonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

10.00' ELECTRICAL EASEMENT TO AEP FOR COUNTY WIDE MECHANIC SHOP

A 0.19 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 15, JOHN CLOSER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204550, 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 WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°38'10" E, 545.62 FEET, AND S 81°31'00" E, 89.84 FEET FROM THE SOUTHWEST CORNER OF LOT 11.

THENCE; N 14°45'06" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 11.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 77°24'45" E, A DISTANCE OF 54.06 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 86°30'16" E, A DISTANCE OF 440.68 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°45'44" E, A DISTANCE OF 10.46 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 88°04'15" E, A DISTANCE OF 115.18 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 29°02'42", RADIUS = 14.33), A DISTANCE OF 7.26 FEET TO A COTTON PICKER SPINDLE SET FOR AND EXTERIOR CORNER OF THIS TRACT.

THENCE; S 62°18'35" E, A DISTANCE OF 179.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 68°02'53" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 21°57'07" W, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 68°02'53" W, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 21°57'07" E, A DISTANCE OF 4.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 62°18'35" W, A DISTANCE OF 182.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 31°44'21", RADIUS = 4.33 FEET), A DISTANCE OF 2.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 88°04'15" W, A DISTANCE OF 115.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AND INTERIOR CORNER OF THIS TRACT.

THENCE; N 89°45'44" W, A DISTANCE OF 9.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 86°30'16" W, A DISTANCE OF 439.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 77°24'45" W, A DISTANCE OF 58.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WARRANTY DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204550, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: MAY 15, 2017

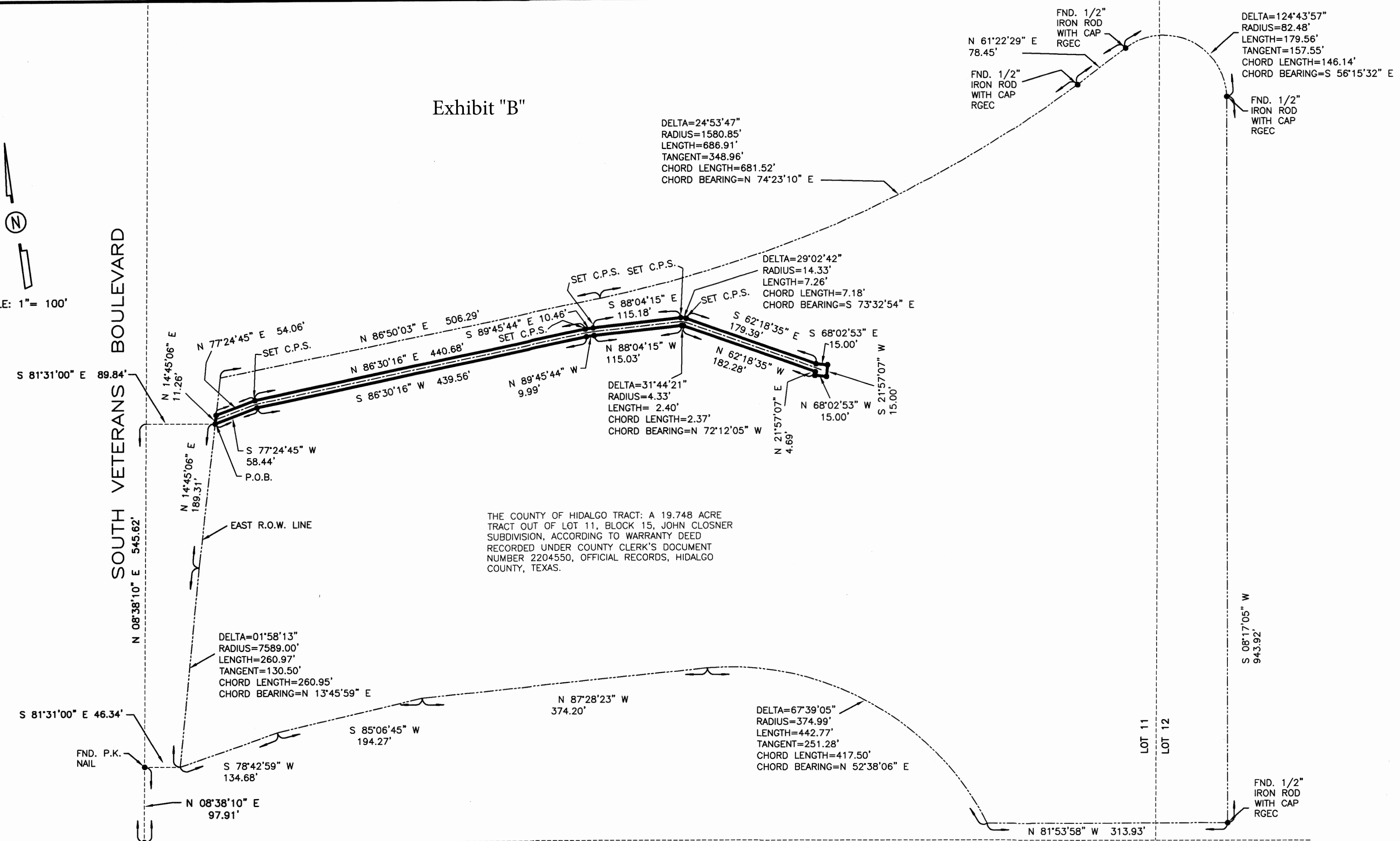


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Exhibit "B"

SCALE: 1" = 100'



THE COUNTY OF HIDALGO TRACT: A 19.748 ACRE TRACT OUT OF LOT 11, BLOCK 15, JOHN CLOSNER SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204550, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
 • = SET 1/2" x 24" IRON ROD WITH CAP
 PLASTIC CAP
 STAMPED RPLS 4856
 UNLESS OTHERWISE NOTED.

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

FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING. (NO SHADING.)
 COMMUNITY-PANEL NUMBER 480334 0500 B
 MAP REVISED: JANUARY 2, 1981

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204550, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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.

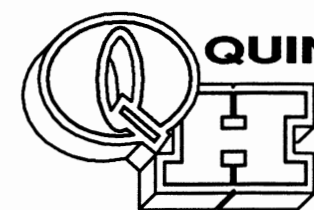
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

10.00' ELECTRIC EASEMENT TO AEP FOR COUNTY WIDE MECHANIC SHOP

PLAT SHOWING

A 0.19 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 15, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 4 & 5, MAP RECORDS, HIDALGO COUNTY, MAP RECORDS, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204550, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 0 PAGES 4&5
 SURVEYED MAY 15, 2018
 OWNER _____
 ADDRESS _____
 JOB No. _____
 BOOK No. _____ PAGE _____
 F:\DATA\SURVEY18\ELECT EASEMENT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ALFONSOQ@QHA-ENG.COM
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856