

Town: Weslaco
County: Hidalgo

Description: Install OH/UG to serve Hidalgo
County Precinct No. 1

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EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That, **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 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:

A 0.040 of an acre tract of land out of Lot 1, Hidalgo County Precinct No. 1 Constable Office Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded instrument number 2435623, map records, Hidalgo County, Texas.

and said 15 foot wide utility easement running parallel, adjacent and throughout the West and East side property lines of said lot: Notwithstanding the foregoing, the actual as built location of the electric line shall locate, define and establish the easement.

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 _____ 2020.

BY: _____

Print Name/Title

Acknowledgement

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this _____ day of _____, 2020, by _____.

Notary Public, State of Texas