

EASEMENT AND RIGHT OF WAY

HIDALGO COUNTY, (“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 _____, 2020.

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

Hidalgo County Courthouse
100 N. Closner Blvd.
Edinburg, TX 78539

By: _____
Richard F. Cortez - Hidalgo County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2020, by
Richard F. Cortez - Hidalgo County Judge.

NOTARY PUBLIC, State of Texas

(Seal)

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT - "A"

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION
FOR A 0.26 ACRE (11,289.93 SQ. FT.) GROSS
TRACT OF LAND OUT OF BLOCK 253 AND BLOCK 254, EDINBURG
ORIGINAL TOWNSITE, VOLUME 1, PAGE 3, H.C.M.R.

A 0.26 ACRE (11,289.93 SQ. FT.) GROSS, TRACT OF LAND FOR AN ELECTRICAL EASEMENT, OUT OF BLOCK 253 AND BLOCK 254, EDINBURG ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING AT A FOUND X-MARK ON EXISTING CONCRETE ON THE SOUTHEAST CORNER OF SAID BLOCK 253, EDINBURG ORIGINAL TOWNSITE AS RECORDED IN MAP RECORDS VOLUME 1, PAGE 3, HIDALGO COUNTY, TEXAS, SAID POINT INTERSECTING ON THE NORTH RIGHT OF WAY OF EAST CANO STREET AND THE WEST RIGHT OF WAY OF SOUTH 12TH AVENUE, THENCE NORTH 81°08'30" WEST, A DISTANCE OF 29.07 FEET ALONG THE NORTH RIGHT OF WAY OF SAID EAST CANO STREET, TO THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E= 1095094.0761, N= 16634662.1066, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: CONTINUING NORTH 81°08'30" WEST, A DISTANCE OF 242.60 FEET ALONG THE NORTH RIGHT OF WAY LINE OF EAST CANO STREET, TO A POINT, LYING ON THE NORTH RIGHT OF WAY LINE OF EAST CANO STREET, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°51'30" EAST, A DISTANCE OF 13.03 FEET TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 76°04'00" WEST, A DISTANCE OF 73.98 FEET TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 77°41'57" WEST, A DISTANCE OF 54.23 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF EAST CANO STREET, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°08'30" WEST, ALONG THE SAID STREET RIGHT OF WAY LINE A DISTANCE OF 231.53 FEET, TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 49°01'37" WEST, A DISTANCE OF 38.43 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH AVENUE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°51'30" EAST, A DISTANCE OF 11.81 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 49°01'37" EAST, A DISTANCE OF 41.83 FEET, TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°08'30" EAST, A DISTANCE OF 172.89 FEET, TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°51'30" EAST, A DISTANCE OF 40.96 FEET, TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°08'30" WEST, A DISTANCE OF 111.21 FEET, TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°51'30" WEST, A DISTANCE OF 2.50 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°08'30" WEST, A DISTANCE OF 15.00 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

EXHIBIT - "A" cont.

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200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

THENCE: NORTH 08°51'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°08'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°51'30" WEST, A DISTANCE OF 2.50 FEET TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°08'30" EAST, A DISTANCE OF 150.56 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°51'30" WEST, A DISTANCE OF 52.33 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: IN A NORTHEASTERLY DIRECTION WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 69.69 FEET, CHORD BEARING NORTH 77°00'53" EAST, RADIUS 379.74 FEET, DELTA 10°31'50", CHORD LENGTH 69.59 FEET, TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: IN A SOUTHEASTERLY DIRECTION WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 140.86 FEET, CHORD BEARING SOUTH 71°07'03" EAST, RADIUS 348.83 FEET, DELTA 23°17'50", CHORD LENGTH 141.86 FEET, TO A POINT FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°08'30" EAST, A DISTANCE OF 164.97 FEET TO A POINT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°51'30" EAST, A DISTANCE OF 5.00 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°08'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°51'30" WEST, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.26 ACRE (11,289.93 SQ. FT.) GROSS TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.



SAMUEL D. MALDONADO 3/10/2020 DATE
REGISTERED PROFESSIONAL LAND SURVEY No. 6027





SCALE: 1"=50'

S. 12TH AVE.

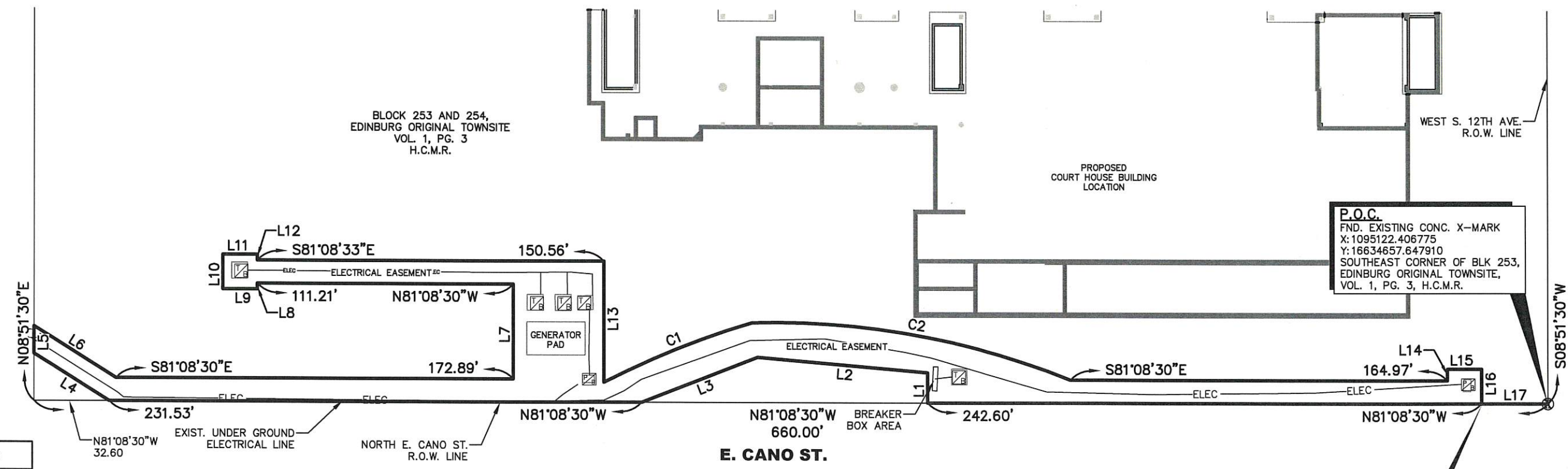
BLOCK 253 AND 254,
EDINBURG ORIGINAL TOWNSITE
VOL. 1, PG. 3
H.C.M.R.

PROPOSED
COURT HOUSE BUILDING
LOCATION

WEST S. 12TH AVE.
R.O.W. LINE

P.O.C.
FND. EXISTING CONC. X-MARK
X:1095122.406775
Y:16634657.647910
SOUTHEAST CORNER OF BLK 253,
EDINBURG ORIGINAL TOWNSITE,
VOL. 1, PG. 3, H.C.M.R.

P.O.B.
X:1095094.0761
Y:16634662.1066
SOUTHEAST CORNER OF BLK 253,
EDINBURG ORIGINAL TOWNSITE,
VOL. 1, PG. 3, H.C.M.R.



Parcel Line Table

Line #	Length	Direction
L1	13.03'	N08°51'30"E
L2	73.98'	N76°04'00"W
L3	54.23'	S77°41'57"W
L4	38.43'	N49°01'37"W
L5	11.81'	N08°51'30"E
L6	41.83'	S49°01'37"E
L7	40.96'	N08°51'30"E
L8	2.50'	S08°51'30"W
L9	15.00'	N81°08'30"W
L10	15.00'	N08°51'30"E
L11	15.00'	S81°08'30"E
L12	2.50'	S08°51'30"W
L13	52.33'	S08°51'30"W
L14	5.00'	N08°51'30"E
L15	15.00'	S81°08'30"E
L16	15.00'	S08°51'30"W
L17	29.07'	N81°08'30"W

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.69'	379.74'	10°30'50"	N77°00'53"E	69.59'
C2	141.83'	348.83'	23°17'50"	S71°07'03"E	140.86'

GENERAL NOTES:

ADDRESS: COURT HOUSE SQUARE, EDINBURG, TEXAS 78539.
SURVEYED: MARCH 06, 2020.
REQUESTED BY: STEWART GREGORIE - METRO ELECTRIC INC.

SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LINE OF BLOCK 253, EDINBURG ORIGINAL TOWNSITE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON EDINBURG ORIGINAL TOWNSITE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

6. SUBJECT TO THE SUBDIVISION RULES AND 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 OF SAID PROPERTY.

LEGEND

- FOUND X MARK ON CONCRETE.
- TRANSFORMER BOX
- PULL BOX
- UNDERGROUND ELECTRICAL LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

EXHIBIT - "B"

PLAT SHOWING

A 0.26 (11,289.93 SQ.FT.) GROSS, TRACT OF LAND OUT OF BLOCK 253 AND 254, EDINBURG ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE 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.

Samuel D. Maldonado 3/10/2020
DATE

SAMUEL DAVID MALDONADO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027



JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 20.103	L.M.	S.D.M	03/10/2020

SAMES SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00