

EASEMENT AND RIGHT OF WAY

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 _____, 2021.

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

TX211090
WR#79398095

COUNTY OF HIDALGO
1051 N DOOLITTLE RD
EDINBURG TX

By: _____
Richard Cortez, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2021, by Richard Cortez, County Judge.

NOTARY PUBLIC, State of Texas

(Seal)



EXHIBIT A
Metes and Bounds Description
AEP Texas Electric Easement

Being a 0.03 (1,251 Sq. Ft.) acre tract of Land, situated in the City of Edinburg, Hidalgo County, Texas, out of Lot 1, Precinct No. 4 Office Subdivision, as recorded in Volume 55, Page 127, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), said 0.03-acre tract being more particularly described as follows:

COMMENCING at 5/8-inch iron rod found at the Northwest corner of said Lot 1, of said Precinct No. 4 Office Subdivision, which bears North 81° 06' 20" West, 1320.0 feet from a found cotton picker spindle on the centerline of Doolittle Road, said 5/8 inch iron rod being at a point on the South right-of-way line of Southern Pacific Railroad (80' R.O.W. Abandoned); said 5/8 inch iron rod being the Northeast corner of Lot 1, Juvenile Justice Center Subdivision, as recorded in Volume 55, Page 18, (M.R.H.C.T.), **Thence**, South 08° 53' 40" West, along the common line of said Lot 1, Precinct No. 4 Office Subdivision and said Lot 1, Juvenile Justice Center Subdivision, a distance of 15.00 feet; **Thence**, South 81° 06' 20" East, severing said Lot 1, Precinct No. 4 Office Subdivision and along the Southerly line of a 15.00-Foot Electrical and Utility Easement, a distance of 838.75 feet to the **POINT OF BEGINNING** of the herein described Easement;

THENCE, South 81° 06' 20" East, continuing severing said Lot 1 and along the Southerly line of said Easement, a distance of 10.00 feet to a point, for the Northeast corner of the herein described Easement;

THENCE, South 08° 53' 40" West, continuing severing said Lot 1, a distance of 102.59 feet to a point, for an inside corner of the herein described Easement;

THENCE, South 81° 06' 20" East, continuing severing said Lot 1, a distance of 2.50 feet to a point, for an exterior corner of the herein described Easement;

THENCE, South 08° 53' 40" West, continuing severing said Lot 1, a distance of 15.00 feet to a point, for the Southeast corner of the herein described Easement:

THENCE, North 81° 06' 20" West, continuing severing said Lot 1, a distance of 15.00 feet to a point, for the Southwest corner of the herein described Easement:

THENCE, North 08° 53' 40" East, continuing severing said Lot 1, a distance of 15.00 feet to a point, for an exterior corner of the herein described Easement;

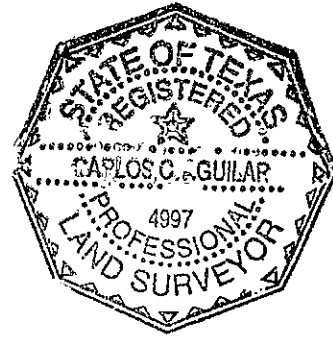
THENCE, South 81° 06' 20" East, continuing severing said Lot 1, a distance of 2.50 feet to a point, for an interior of the herein described Easement;

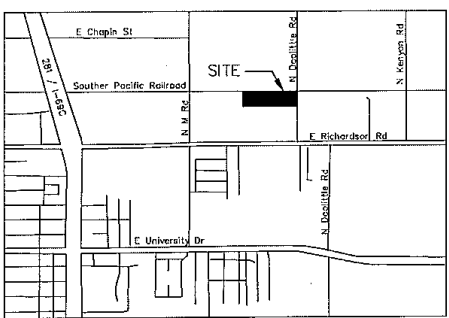
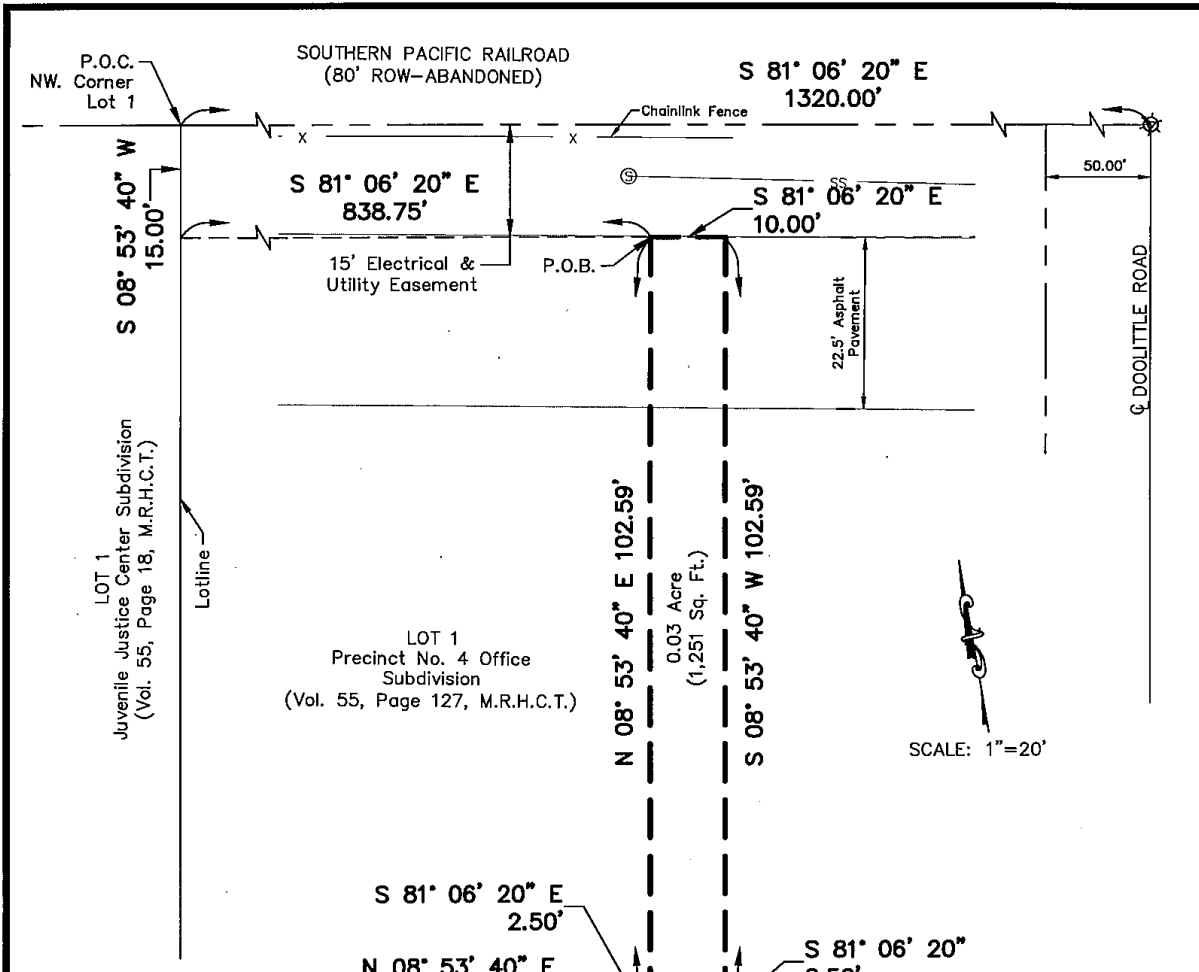
THENCE, North 08° 53' 40" East, continuing severing said Lot 1, a distance of 102.59 feet to the **POINT OF BEGINNING**; containing an area of 0.03 (1,251 Sq. ft), more or less.

Basis of Bearing and distances are Grid North, based on the Texas Plane Coordinate System, South Zone (4205), NAD 83.

A Survey Plat of even date accompanies this metes and bounds description.

Carlos C Aguilar 08/03/2021
Carlos C. Aguilar, R.P.L.S. No. 4997
GUZMAN & MUNOZ Engineering and Surveying Inc.
TBPLS Firm No. 10087700





VICINITY MAP
NOT TO SCALE

NOTES:

1. Basis of Bearings and distances is the Texas State Plane Coordinate System, South Zone (4205) NAD 83.

I, Carlos C. Aguilar, Texas R.P.L.S. No. 4997 in the State of Texas, Surveyor for Guzman & Munoz Engineering and Surveying, certify that this sketch accurately represents a survey done on the ground under my supervision showing all improvements located on the land and that there are no encroachments, boundary conflicts, protrusions or visible or apparent easements, except as shown on the survey.

Carlos C. Aguilar 08/03/2021
R.P.L.S. Reg. No. 4997

July 26, 2021
Date Surveyed



LEGEND	
	Cotton Picker Spindel Found
	5/8" Iron Pin Found
	Sanitary Sewer Line
	Sanitary Sewer Manhole
M.R.H.C.T. Map Records Hidalgo County Texas	

EXHIBIT B
AEP ELECTRICAL EASEMENT

Being a 0.03 (1,251 Sq. Ft.) acre tract of land, situated in the City of Edinburg, Hidalgo County, Texas, being a part out of Lot 1, Precinct No. 4 Subdivision as recorded in Volume 55, Page 127, of the Map Records of Hidalgo County, Texas.



2020 E. Expressway 83
Mercedes, Texas 78570
Texas Registered Engineering Firm F-8017
TBPLS Firm Registered No. 10087700
Phone: (956) 565-4637
Fax: (956) 565-4636

Copy of this survey without an original signature and seal is not valid.