

EASEMENT AND RIGHT OF WAY

COUNTY OF HIDALGO, TEXAS, (“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 _____, 2022.

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

TX220269
WR#79198964

County of Hidalgo, Texas
1304 S. 25th Ave.
Edinburg, TX

By: _____
Richard F. Cortez, Hidalgo County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2022, by
Richard F. Cortez, Hidalgo County Judge.

NOTARY PUBLIC, State of Texas

(Seal)

R.O.W.

Surveying Services, LLC.

900 South Stewart, Suite 13
Mission, Texas 78572
TBPLS Firm No. 10193886

**Metes and Bounds Description
10 Foot AEP Electric Easement**

Being a 0.081 of one acre (3523 square-feet) electrical easement situated in the City of Edinburg, Hidalgo County, Texas, out of Lot 1, Hidalgo County Pct. 4 Justice Center Subdivision, as recorded in Document Number 3258873, Map Records, Hidalgo County, Texas, being out of the remainder of a 5.11 acre tract, Hidalgo County, Texas, Volume 2005, Page 756, Deed Records, Hidalgo County, Texas, said 0.081 of one acre Electrical Easement being more particularly described by metes and bounds as follows;

Commencing at a 1/2" iron rod found in the existing west right-of-way line of South 28th Avenue (60 foot right-of-way) for the Northeast corner of Hidalgo County Pct. 4 Justice Center Subdivision, as recorded in Document. No. 3258873, of the Map Records, Hidalgo County, Texas;

Thence South 08°40'20" West, a distance of 315 feet along the west right-of-way line of South 28th Avenue to the **Point of Beginning** of this herein described easement;

Thence South 08°40'42" West, a distance of 10 feet continuing along said west right-of-way line of South 28th Avenue to a found MAG nail for the southeast corner of said Hidalgo County Pct. 4 Justice Center Subdivision also being the southeast corner of this easement, and the north east corner of the remainder of a 5.11 acres tract Hidalgo County, Volume 2005, Page 756, Deed Records, Hidalgo County, Texas;

Thence North 81°19'40" West, a distance of 209.75 feet along the southernly plat line of Hidalgo County Pct. 4 Justice Center Subdivision and the north line of said 5.11 acre tract, to a corner of this tract, being a found 5/8" iron rod with plastic cap stamped "ROWSS PROP COR";

Thence over and across said remainder 5.11 acre tract the following eight (8) courses and distances:

1. **Thence** North 81°19'40" West, a distance of 2.1 feet to a corner of this tract;
2. **Thence** North 58°19'39" West, a distance of 117.84 feet to a corner of this tract;
3. **Thence** South 08°40'20" West, a distance of 1.01 feet to a corner of this tract;
4. **Thence** North 81°19'40" West, a distance of 15.00 feet to a corner of this tract;
5. **Thence** North 08°40'20" East, a distance of 15.00 feet to a corner of this tract;
6. **Thence** South 81°19'40" East, a distance of 15.00 feet to a corner of this tract;

LEGEND:

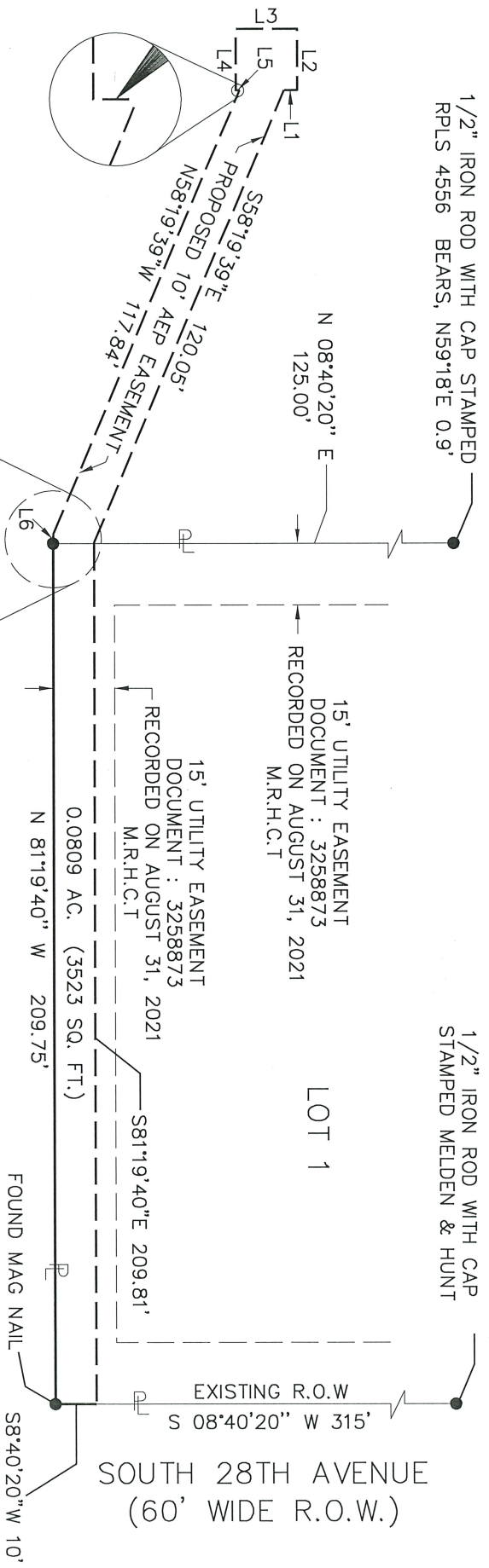
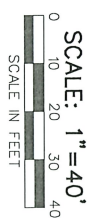
- FOUND 5/8" IRON PIN W/ A PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED
- HIDALGO COUNTY, TEXAS
- MAP RECORDS, HIDALGO COUNTY, TEXAS
- DEED RECORDS, HIDALGO COUNTY, TEXAS
- RIGHT-OF-WAY
- (O.R.H.C.T.)
- (M.R.H.C.T.)
- (D.R.H.C.T.)
- R.O.W.

10' AEP ELECTRIC EASEMENT

TX220269

BEING A 0.081 OF ONE ACRE (3523 SQUARE FEET) 10' AEP EASEMENT SITUATED IN HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, AS RECORDED IN DOCUMENT # 3258873, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 5.11 ACRE TRACT, HIDALGO COUNTY, VOLUME 2005, PAGE 756, DEED RECORDS, HIDALGO COUNTY, TEXAS

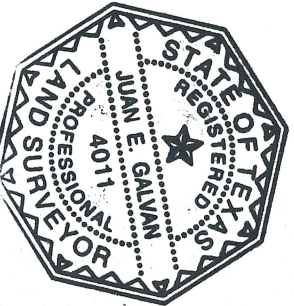
Exhibit "B"



LINE	LENGTH	BEARING
L1	3.12'	S8°40'20"W
L2	15'	S81°19'40"E
L3	15'	N8°40'20"E
L4	15'	N81°19'40"W
L5	1.01'	S8°40'20"W
L6	2.1'	N81°19'40"W

REMAINDER OF 5.11 AC.
HIDALGO COUNTY VOL.
2005, PG. 756 D.R.H.C.T

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY
 - BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
 - METES AND BOUNDS ACCOMPANY THIS DOCUMENT.



STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

Juan E. Galvan
JUAN E. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011

02/04/2022 R22007



SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
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FAX.: (956) 585-7116