

**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 \_\_\_\_\_, 2022.

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

TX212311  
WR#80905238

1212 S 25<sup>th</sup> Ave  
Edinburg Tx

By: \_\_\_\_\_  
Richard F. Cortez, County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

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

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

(Seal)

TX212311  
WR#80905238

By: \_\_\_\_\_

By: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF  
COUNTY OF

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by

\_\_\_\_\_  
NOTARY PUBLIC, State of

(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 0.0101 of one acre (441 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 28<sup>th</sup> Avenue (60 foot right-of-way) for the Northeast corner of Hidalgo County Pct. 4 Justice Center Subdivision, as recorded in Document. No. 3258873, Map Records, Hidalgo County, Texas;

**Thence** North 81°19'40" West, a distance of 293.17 feet along the common line of said Hidalgo County Pct. 4 Justice Center Subdivision and the South line of a 50 foot 'Easement And Right of Way' conveyed to Central Power And Light Company, Volume 1348, Page 230, Deed Records, Hidalgo County, Texas, to the **Point of Beginning** of this herein described easement;

**Thence** over and across said Hidalgo County Pct. 4 Justice Center Subdivision the following six (6) courses and distances:

1. **Thence** South 44°19'39" East, a distance of 19.55 feet to a corner of this tract;
2. **Thence** South 81°19'40" East, a distance of 5.76 feet to a corner of this tract;
3. **Thence** South 08°40'20" West, a distance of 15.00 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 9.44 feet to a corner of this tract;
6. **Thence** North 44°19'39" West, a distance of 28.78 feet to a corner of this tract;

**Thence** South 81°19'40" East, a distance of 16.62 feet along the common line of said Hidalgo County Pct. 4 Justice Center Subdivision and the South line of SAID 50 foot 'Easement And Right of Way', to the **Point of Beginning**, containing a computed area of (441 square-feet) 0.0101 of one acre.

Bearing and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey drawing accompanies this metes and bounds.

  
Mario Gonzalez

  
Date

Registered Professional Land Surveyor No. 5571



**LEGEND:**

- FOUND CORNER
- SET MAG NAIL
- (O. R. H. C. T.) OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS
- (M. R. H. C. T.) MAP RECORDS, HIDALGO COUNTY, TEXAS
- (D. R. H. C. T.) DEED RECORDS, HIDALGO COUNTY, TEXAS
- RIGHT-OF-WAY
- R.O.W.
- P.O.C.
- P.O.B.

POINT OF COMMENCEMENT  
POINT OF BEGINNING

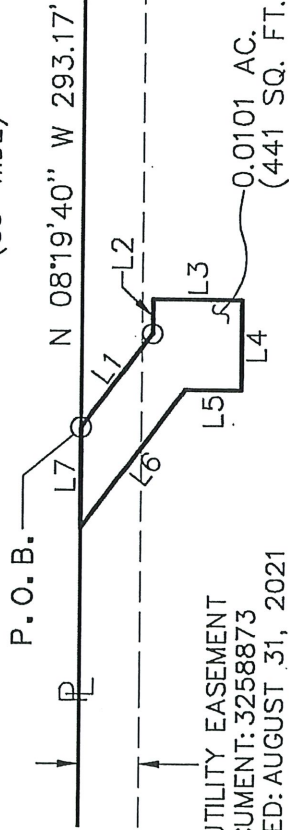
**10' AEP ELECTRIC EASEMENT**

BEING A 0.0101 OF ONE ACRE (441 SQUARE FEET) 10' AEP ELECTRICAL 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

EXISTING EASEMENT AND R.O.W.,  
VOLUME 1348, PAGE 229,  
RECORDED, JANUARY 12, 1973  
D.R.H.C.T.  
(50' WIDE)

P.O.C.  
1/2 INCH IRON ROD  
CAP "MELDEN AND HUNT"



LINE	LENGTH	BEARING
L1	19.55'	S44°19'39"E
L2	5.76'	S81°19'40"E
L3	15'	S8°40'20"W
L4	15'	N81°19'40"W
L5	9.44'	N8°40'20"E
L6	28.78'	N44°19'39"W
L7	16.62'	S81°19'40"E

10' UTILITY EASEMENT  
DOCUMENT: 3258873  
RECORDED: AUGUST 31, 2021  
M.R.H.C.T.

LOT 1, HIDALGO  
COUNTY  
PCT. 4 JUSTICE  
CENTER SUBDIVISION

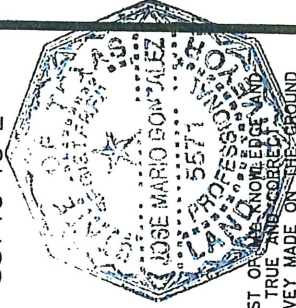
SOUTH 28TH AVENUE  
(60' WIDE R.O.W.)  
S 08°40'20" W 325'

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. 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.
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
5. METES AND BOUNDS ACCOMPANY THIS DOCUMENT.



900 S. STEWART RD. SUITE 13  
MISSION, TEXAS 78572  
TEL.: (361) 563-2555  
FAX.: (361) 563-7116



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

MARIO GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571