

**ELECTRIC UTILITY EASEMENT  
AND  
COVENANT OF ACCESS**

State of Texas  
County of Hidalgo

**KNOWN BY ALL MEN THESE PRESENTS:**

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by MAGIC VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter called the "Cooperative"), does hereby covenant access to and grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

A 0.0099 of an acre tract out of Lot 45-2, West Addition to Sharyland Subdivision, Hidalgo County, Texas according to the plat or map thereof recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas and according to Agreed Final Judgement recorded under County Clerk's Document Number 2675896, Official Records, Hidalgo County, Texas (See exhibits "A" and "B").

THE SKETCH AND METES AND BOUNDS DESCRIPTION ATTACHED HERETO IS INCORPORATED BY REFERENCE AS A PART OF THIS EASEMENT.

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric utility and other service.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way or chemically treat trees or shrubbery with herbicides.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of rights granted to the Cooperative herein.

WITNESS \_\_\_\_\_ HAND \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
County of Hidalgo  
Hon. Richard F. Cortez, County Judge  
100 E. Cano St., 2nd Floor  
Edinburg, Texas 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally, appeared Hon. Richard F. Cortez, Hidalgo County Judge, Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

(Typed or Printed Name): \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXECUTED** as of the day and year first written above.

**APPROVED BY COMMISSIONERS' COURT ON MARCH, 4, 2025.**

**Agenda Item No. 98526**

**COUNTY:**  
COUNTY OF HIDALGO

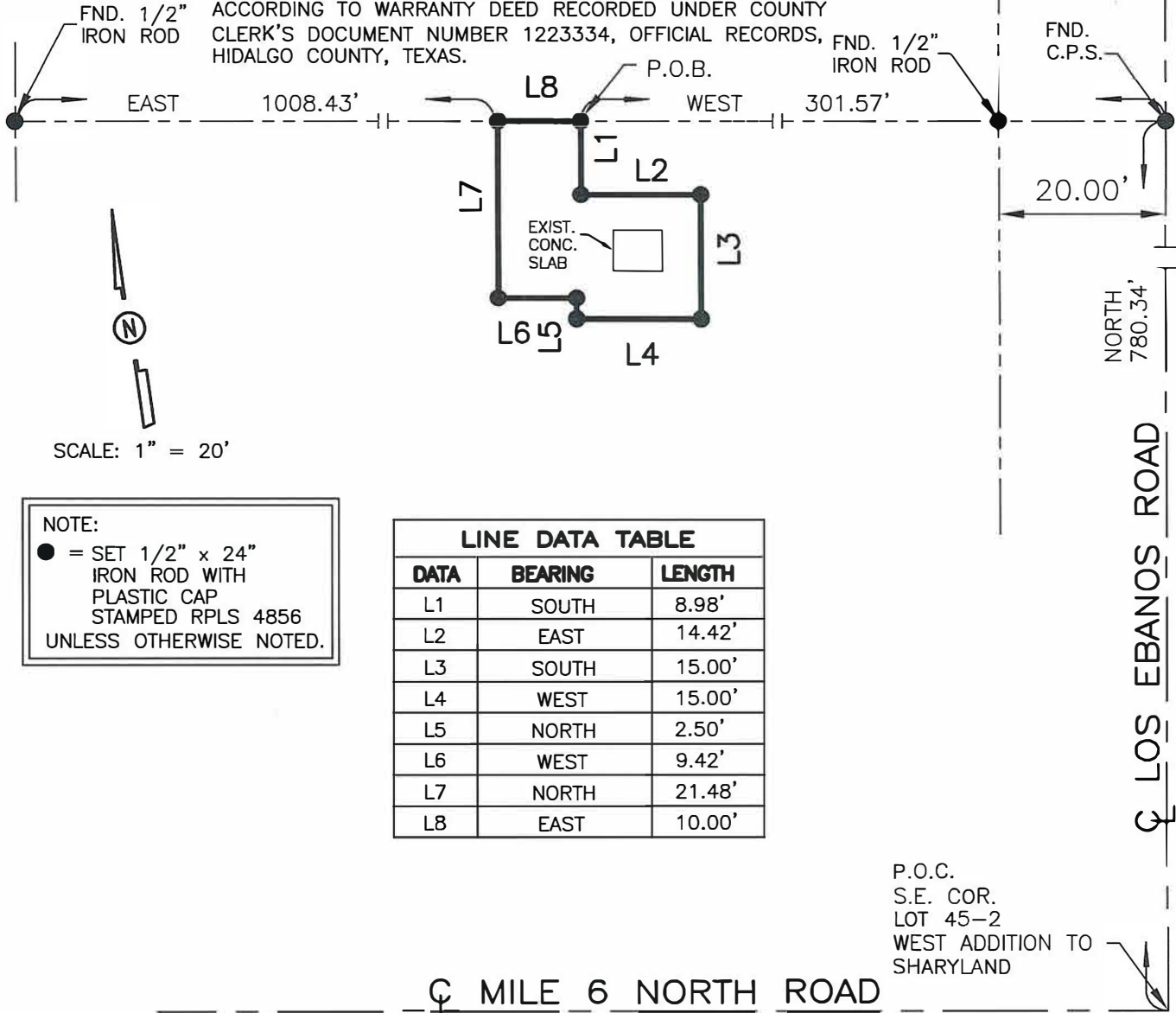
\_\_\_\_\_  
Hon. Richard F. Cortez, County Judge

**ATTEST:**

\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

EXHIBIT "A"

THE GEORGE BOCANEGRA TRACT: A 1.00 ACRE TRACT OUT OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1223334, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



NOTE:  
 ● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	SOUTH	8.98'
L2	EAST	14.42'
L3	SOUTH	15.00'
L4	WEST	15.00'
L5	NORTH	2.50'
L6	WEST	9.42'
L7	NORTH	21.48'
L8	EAST	10.00'

P.O.C.  
 S.E. COR.  
 LOT 45-2  
 WEST ADDITION TO SHARYLAND

**PLAT SHOWING** PROPOSED EASEMENT TO MAGIC VALLEY ELECTRIC COOP.

A 0.0099 OF AN ACRE TRACT OF LAND OUT OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO AGREED FINAL JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2675896, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.  
 COMMUNITY-PANEL NUMBER 480334 0295 D  
 MAP REVISED: JUNE 6, 2000

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH LOS EBANOS SUBDIVISION RECORDED IN VOLUME 14, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

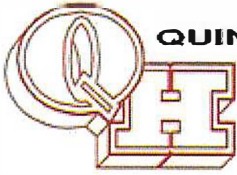


ALFONSO QUINTANILLA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 4856

VOL. 1 PAGE 56  
 SURVEYED FEBRUARY 13, 2025  
 OWNER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 JOB No. \_\_\_\_\_  
 BOOK No. \_\_\_\_\_ PAGE \_\_\_\_\_  
 F:\SURVEYS2025\PARAISO MVEC



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.3  
EL PARAISO PROJECT  
MAGIC VALLEY ELECTRIC COOPERATIVE

A 0.0099 OF AN ACRE TRACT OF LAND OUT OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO AGREED FINAL JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2675896, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE GEORGE BOCANEGRA TRACT (A 1.00 ACRE TRACT OUT OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1223334, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS NORTH, 780.34 FEET AND WEST, 301.57 FEET FROM THE SOUTHEAST CORNER OF LOT 45-2.

THENCE; SOUTH, A DISTANCE OF 8.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, A DISTANCE OF 14.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, A DISTANCE OF 2.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 9.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

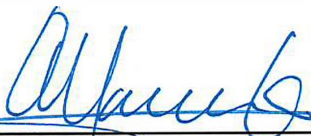
THENCE; NORTH, A DISTANCE OF 21.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE GEORGE BOCANEGRA TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE GEORGE BOCANEGRA TRACT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0099 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LOS EBANOS SUBDIVISION, RECORDED IN VOLUME 14, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: FEBRUARY 13, 2025

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856

