

**EASEMENT AND RIGHT OF WAY**

**HIDALGO COUNTY, A LOCAL GOVERNMENT WITHIN THE STATE OF 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 \_\_\_\_\_, 2025.

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

TX251540  
WR#89592257

Hidalgo County, a local government within the state of Texas

By: \_\_\_\_\_  
Oscar Villarreal, Director of Facilities Management Department

### ACKNOWLEDGMENT

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Oscar Villarreal, Director of Facilities Management Department.

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

(Seal)

EXHIBIT "A"  
METES AND BOUND  
OF A 10.00' EASEMENT

A 0.03-ACRES TRACT OF LAND SITUATED IN HIDALGO COUNTY TEXAS BEING PART OF LOT 2, BLOCK 12, STEELE AND PERSHING SUBDIVISION AS PER PLAT OR MAP RECORDED THEREOF IN VOLUME 8, PAGE 114-115, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OF LOT 2, HIDALGO COUNTY W.I.C. SUBDIVISION, RECORDED IN VOLUME 36, PAGE 130B, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 0.03-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**COMMENCING**, AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF LOT 2 OF SAID HIDALGO COUNTY W.I.C. SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF MUJERES UNIDAS SUBDIVISION, RECORDED IN VOLUME 38, PAGE 33B, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A POINT ON THE EAST LINE OF A 40.00 ACRE TRACT CONVEYED TO PARADISE PARK I.N.C. IN A GENERAL WARRANTY DEED, DATED JULY 14, 1982, RECORDED IN DOCUMENT NUMBER 25023, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, **THENCE**, NORTH 08°33'55" EAST, ALONG SAID EAST LINE OF A TRACT OF LAND CONVEYED TO PARADISE PARK I.N.C., A DISTANCE OF 7.94 FEET TO A POINT FOR THE SOUTHWEST CORNER AND THE **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 08°33'55" EAST, CONTINUING ALONG THE WEST LINE OF SAID HIDALGO COUNTY W.I.C. SUBDIVISION, A DISTANCE OF 10.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, SOUTH 81° 26' 05" EAST, A DISTANCE OF 60.42 FEET TO A POINT FOR AN INSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 88° 30' 27" EAST, A DISTANCE OF 18.49 FEET TO A POINT FOR AN INSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 80° 17' 28" EAST, A DISTANCE OF 9.74 FEET TO A POINT FOR AN INSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 08° 33' 55" EAST, A DISTANCE OF 10.66 FEET TO A POINT FOR AN OUTSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, SOUTH 81° 26' 05" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

EXHIBIT "A"

**CONT; 0.03 ACRE TRACT**

**THENCE**, SOUTH 08° 33' 55" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 81° 26' 05" WEST, A DISTANCE OF 5.67 FEET TO A POINT FOR AN INSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, SOUTH 47° 13' 42" WEST, A DISTANCE OF 5.41 FEET TO A POINT FOR AN OUTSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, SOUTH 80° 17' 28" WEST, A DISTANCE OF 13.42 FEET TO A POINT FOR AN OUTSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, SOUTH 88° 30' 27" WEST, A DISTANCE OF 20.09 FEET TO A POINT FOR AN OUTSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, NORTH 81° 26' 05" WEST, A DISTANCE OF 61.12 FEET TO **POINT OF BEGINNING**, AND CONTAINING 0.03-ACRE TRACT OF LAND, MORE OR LESS.



Restituto A. Ascano, III  
R.P.L.S. # 6225

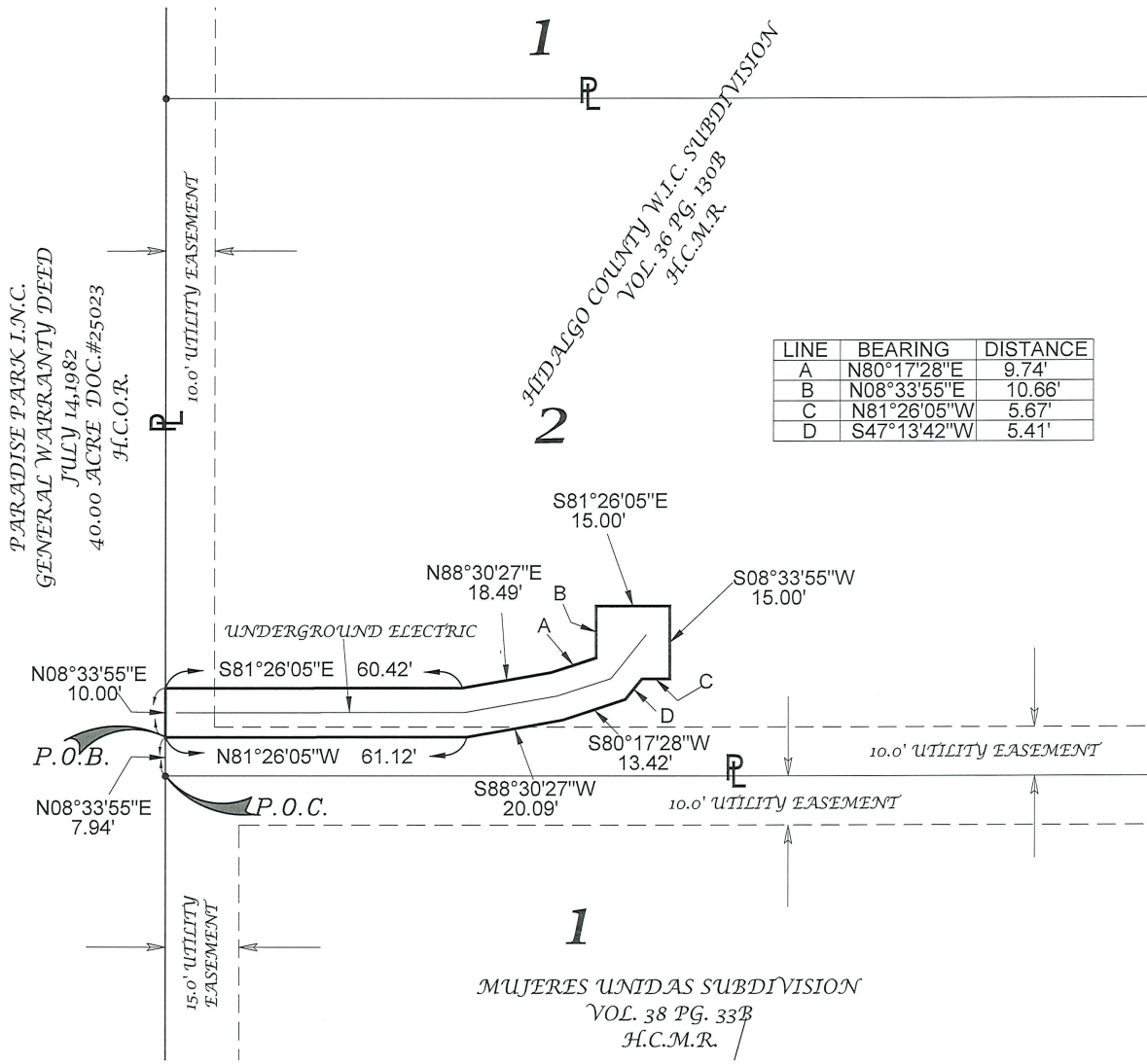


11-10-2025

Date:

STEELE AND PERSHING SUBDIVISION  
 VOLUME 8, PAGE 114-115  
 M.R.H.C.

EXHIBIT "B"



LINE	BEARING	DISTANCE
A	N80°17'28"E	9.74'
B	N08°33'55"E	10.66'
C	N81°26'05"W	5.67'
D	S47°13'42"W	5.41'

PARADISE PARK I.N.C.  
 GENERAL WARRANTY DEED  
 JULY 14, 1982  
 40.00 ACRE DOC.#25023  
 H.C.O.R.

1  
 2  
 HIDALGO COUNTY W.I.C. SUBDIVISION  
 VOL. 36 PG. 150B  
 H.C.M.R.


1  
 MUJERES UNIDAS SUBDIVISION  
 VOL. 38 PG. 33B  
 H.C.M.R.

SURVEYING LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED S2 10194796
- ⊗ SET MAG NAIL
- △ CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- FOUND COTTON PICKER SPINDLE
- LOT LINE
- EXIST. EXISTING
- NE.C. NORTHEAST CORNER
- SE.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- N.W.C. NORTHWEST CORNER
- M.R.H.C. MAP RECORDS OF HIDALGO COUNTY
- O.R.H.C. OFFICIAL RECORDS OF HIDALGO COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- PROPERTY LINE
- CENTER LINE
- D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
- R.O.W. RIGHT OF WAY
- (N0°00'00"W) RECORD BEARING
- (0.00') RECORD DISTANCE

Notes:  
 1. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY WAS SCALED TO BE IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005 C WHICH BEARS A REVISED DATE OF NOVEMBER 16, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.  
 2. BASIS OF BEARING ON THIS SURVEY ARE AS PER THE TEXAS STATE COORDINATES SYSTEM (NAD83 ADJUSTED 2011).  
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 4. EASEMENTS AND RESERVATIONS UPON RECORDED MAP STEELE AND PERSHING, AS PER VOLUME 8, PAGE 114-115 MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
 5. EASEMENT, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY CANAL AND IRRIGATION DISTRICT NO. 1.  
 6. THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATELY VICINITY TAKING INTO ACCOUNT THE INTENT OF THE ORIGINAL SURVEYOR'S FOOTSTEP AND PLATTED IN A MANNER OF JUNIOR-SENIOR RIGHTS.

I HEREBY CERTIFY THAT THE EASEMENT DESCRIBED HEREIN WAS MADE ON THE GROUND, OCTOBER 15, 2025, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS EASEMENT MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

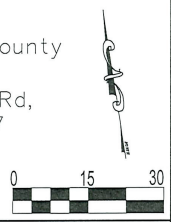
  
 RESTITUTO A. ASCANO, III  
 R.P.L.S. # 6225  
 11-10-2025



SURVEY PLAT

OF  
 BEING A 0.03 TRACT OF LAND OUT OF  
 LOT 2, BLOCK 12, STEELE AND PERSHING  
 SUBDIVISION, AS PER MAP RECORDED IN  
 VOLUME 8,  
 PAGE 114-115, M.R.H.C., TEXAS.

SURVEYED FOR: Hidalgo County  
 Pct. 2  
 ADDRESS: 300 Hall Acres Rd,  
 Pharr, TX 78577  
 DATE: 10-15-2025  
 JOB No.: S2-25-S148




**S2 ENGINEERING, PLLC**  
 CIVIL ENGINEERING & LAND SURVEYING  
 TBPE F-22858 TBSL 10194796  
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787  
 S2ENGINEERINGPLLC.COM

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

REV. 0.110525