

EASEMENT AND RIGHT OF WAY

HIDALGO COUNTY, (“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 _____, 2026.

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

Hidalgo County

By: _____
Richard Cortez, Hidalgo County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2026, by Richard Cortez, Hidalgo County Judge of Hidalgo County, TX.

NOTARY PUBLIC, State of Texas

(Seal)

EXHIBIT A
METES AND BOUNDS OF
0.02 ACRE TRACT EASEMENT SURVEY

A 0.02-ACRE TRACT OF LAND OUT OF LOT 30, BLOCK 143, THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 36, HIDALGO COUNTY MAP RECORDS, TEXAS, AND ALSO BEING OUT OF A 17.88-ACRE TRACT CONVEYED TO HIDALGO COUNTY AS DESCRIBED IN A QUITCLAIM DEED RECORDED IN DOCUMENT NO. 16604, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 17.88 ACRE TRACT, ALSO BEING ON THE INNER CORNER OF A 55.77-ACRE TRACT CONVEYED TO HOUSING AUTHORITY OF THE COUNTY OF HIDALGO AS DESCRIBED IN A QUITCLAIM DEED RECORDED IN DOCUMENT NO. 1599, DATED JANUARY 25, 1966, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS. **THENCE**, N 88° 48' 40" E, ALONG THE SOUTH LINE OF SAID 17.88 ACRE TRACT, A DISTANCE OF 69.94 FEET TO A 3/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER AND THE **POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED;

THENCE, N 10° 27' 50" E, A DISTANCE OF 44.85 FEET TO A 3/8-INCH IRON ROD SET FOR AN INSIDE CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 88° 48' 40" W, A DISTANCE OF 0.85 FEET TO A 3/8-INCH IRON ROD SET FOR AN OUTSIDE CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, N 01° 11' 20" W, A DISTANCE OF 15.00 FEET TO A 3/8-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, N 88° 48' 40" E, A DISTANCE OF 15.00 FEET TO A 3/8-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 01° 11' 20" E, A DISTANCE OF 15.00 FEET TO A 3/8 INCH IRON ROD SET FOR AN OUTERLY CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 88° 48' 40" W, A DISTANCE OF 3.94 FEET TO A 3/8 INCH IRON ROD SET FOR THE INNER CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 10° 27' 50" W, A DISTANCE OF 44.85 FEET TO A 3/8-INCH IRON ROD SET AT F THE SOUTHLINE OF SAID 17.88 ACRE TRACT OR THE SOUTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 88° 48' 40" W, ALONG THE SOUTHLINE OF 17.88 ACRE TRACT, A DISTANCE OF 10.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.02-ACRE TRACT OF LAND, MORE OR LESS.



Oscar Hernandez R.P.L.S. # 5005

1-13-2026

Date:



WEST AND ADAMS TRACT SUBDIVISION EXHIBIT "B"
 VOLUME 2, PAGE 36
 M.R.H.C.

WESLACO INDEPENDENT SCHOOL DISTRICT
 WARRANTY DEED
 NOVEMBER 19, 1990

15.686 ACRES DOC.#187428 H.C.O.R.

HIDALGO COUNTY
 QUITCLAIM DEED
 NOVEMBER 9, 1953
 17.88 ACRES DOC.#195316604
 H.C.O.R.

HOUSING AUTHORITY OF THE COUNTY OF HIDALGO
 QUITCLAIM DEED
 JANUARY 25, 1966
 55.77 ACRES DOC.#1599
 H.C.O.R.

BLOCK 143

N88°48'40"E
 15.00'

N01°11'20"W
 15.00'

S01°11'20"E
 15.00'

S88°48'40"W
 0.85'

S88°48'40"W
 3.94'

0.02 ACRES

N10°27'50"E
 44.85'

S10°27'50"W
 44.85'

N88°48'40"E
 69.94'

S88°48'40"W
 10.21'

EXIST. OVERHEAD POWER LINES
 (EASEMENT DEED NOT FOUND)

P.O.C.
 FOUND 1/2" Ø
 IRON ROD

P.O.B.

HOUSING AUTHORITY OF THE COUNTY OF HIDALGO
 QUITCLAIM DEED
 JANUARY 25, 1966
 55.77 ACRES
 Vol. 1136 Pg. 952
 H.C.O.R.

SURVEYING LEGEND

- SET 3/8" IRON ROD
- FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- UE— UNDERGROUND ELECTRICAL LINE
- M.R.H.C. MAP RECORDS OF HIDALGO COUNTY
- O.R.H.C. OFFICIAL RECORDS OF HIDALGO COUNTY
- D.R.H.C. DEED RECORDS OF HIDALGO COUNTY

SURVEY PLAT
 OF 10.00' EASEMENT

BEING A 0.02 TRACT OF LAND OUT OF
 LOT 30, BLOCK 143, THE WEST AND
 ADAMS TRACT SUBDIVISION, AS PER MAP
 RECORDED IN VOLUME 2,
 PAGE 36, M.R.H.C., TEXAS.

SURVEYED FOR:
 A.E.P.
 ADDRESS:
 5700 NORTH CAGE BLVD.
 PHARR, TX. 78577

- Notes:
1. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY WAS SCALED TO BE IN ZONE B OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B WHICH BEARS AN EFFECTIVE DATE OF MARCH 4, 1980. 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 WEST AND ADAMS TRACTS SUBDIVISION, AS PER VOLUME 2, PAGE 36 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 5. EASEMENT, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.
 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.

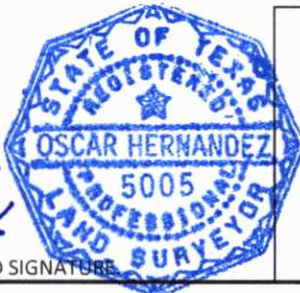
I HEREBY CERTIFY THAT THE EASEMENT DESCRIBED HEREIN WAS MADE ON THE GROUND, DECEMBER 12, 2026, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS 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.

DATE: 01-12-2026
 JOB No.: S2-25-155



OSCAR HERNANDEZ
 R.P.L.S. # 5005

1.13.2026



S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 TBPE F-22858 TBLs 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