



JOINT USE AGREEMENT

Parcel No: 58

Project No.: R00004694

ROW CSJ: 0921-02-448

County: Hidalgo

District: n/a

Highway: Mile 6 West

Parcel ID: P00059203

From: Mile 14½

Projected Highway Letting Date: 05/2026

To: SH 107

WHEREAS, the County of Hidalgo, ("**County**"), proposes to make certain highway improvements on that section of the above-indicated highway; and

WHEREAS, the Hidalgo and Cameron County Irrigation District #9, (the "**District**"), maintains facilities within real property owned by the District and/or over which the District has easement rights, which the County wishes to obtain right-of-way over for its proposed highway improvements. The District wish to retain title to the property rights it has on, along or across, and within or over such limits of the proposed highway right of way as indicated by the location map attached hereto as Exhibit "A".

NOW, THEREFORE, in consideration of the covenants and acknowledgements herein contained, the parties mutually agree as follows:

It is agreed that joint usage for both highway and the District's utility purposes will be made of the area within the highway right of way limits as such area is defined in Exhibit "A" and to the extent indicated on the aforementioned plans or sketches. Nothing in this Agreement shall serve to modify or extinguish any compensable property interest vested in the **District** within the above-described area and the District shall maintain the rights it has to adjust or modify its facilities located within the areas indicated in the attached location map. Before the County commences any alteration of the property identified in the attached location map, the County agrees to notify the District at least 90 days prior thereto, and to furnish necessary plans for review showing the location and type of construction. If any such alteration, modification, or new construction is in conflict with the District's current facilities or planned future facility improvements, or could endanger the District's facilities, the District shall have the right, after receipt of such notice, to prescribe such regulations and plan changes as necessary for the protection of such facilities.

If any alteration, modification, or new construction by the County results in the **District's** facilities being located along a controlled access highway, **the District** agrees that ingress and egress for servicing its facilities will be limited to frontage roads where provided, nearby or adjacent public roads and streets, or trails along or near the highway right of way lines which only connect to an intersecting road. Entry may be made to the outer portion of the highway right of way from any one or all access points. Where supports, manholes, air vents, or other appurtenances of the **District's** facilities are located in medians or interchange areas, access from the through-traffic roadways or ramps will be allowed by permit issued by the **County** to the **District** setting forth the conditions for policing and other controls to protect highway users. In an emergency situation, if the means of access or service operations as herein provided will not permit emergency repairs as required for the safety and welfare of the public, **the District** shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required repairs, provided **County** is notified immediately when such repairs are initiated and adequate provision is made by **the District** for the convenience and safety of highway traffic. Except as expressly provided herein, **the District's** rights

Initial Date
County

RW *1/25/2026*

Initial Date
District

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of access to the through-traffic roadways and/or ramps shall be subject to the same rules and regulations as apply to the general public.

If any alteration, modification, or new construction by the County results in the District's facilities being located along a non-controlled access highway, the District's rights of ingress and egress to the through-traffic roadways and/or ramps are subject to the same rules and regulations as apply to the general public.

Participation in actual costs incurred by the District for any future adjustment, removal or relocation of the District's facilities required by highway construction shall be borne by the County.

The County will, by written notice, once plans are approved, advise the District of the beginning and completion dates of the adjustment, removal, or relocation, and, thereafter, agrees to perform such work diligently, and to conclude said adjustment, removal, or relocation by the stated completion date. The completion date shall be extended for delays caused by events outside County's control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the District or any other party with the County's ability to proceed with the relocation, or any other event in which the County has exercised all due care in the prevention thereof so that the causes or other events are beyond the control and without the fault or negligence of the County.

It is expressly understood that the County conducts the new installation, adjustment, removal, and/or relocation at its own risk, and that the District makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

The District and the County, by execution of this Agreement, do not waive or relinquish any right that they may have under the law.

The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures.

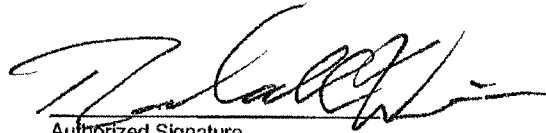
DISTRICT

COUNTY

Hidalgo and Cameron County Irrigation District No. 9

Hidalgo County

By:



Authorized Signature

By:

Authorized Signature

Randall Winston
Print or Type Name

Print or Type Name

Title:

Manager

Title:

Date:

1/26/2026

Date:

Initial Date
County

RW 1/26/2026
Initial Date
District

Parcel No: 58

EXHIBIT "A"

County: Hidalgo
Highway: Mile 6 West Road
Project Limits:
C.C.S.J.: 0921-02-448
R.C.S.J.: 0921-02-355
Project No. R00004694

Property Description for Parcel 58

DESCRIPTION of a 0.065 of an acre (2,836 square feet) parcel of land situated in Hidalgo County, Texas and also being a part or portion of Lot 8, EL RANCHITO ACRES, according to the plat or map thereof recorded in Volume 27, Page 183, of the Map Records of Hidalgo County (M.R.H.C.), described in a deed dated January 25, 2005 from Carl & Ellen Snyder, Inc. to Aaron Serrato and wife Carmen Serrato and recorded in document number 1431996, of the Official Records of Hidalgo County (O.R.H.C.), and said 0.065 of an acre parcel (2,836 square feet) being more particularly described by metes and bounds as follows:

Note: All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by dividing by a combined scale factor of 1.000040;

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Lot 8, thence as follows;

N 88°45'01" E, along the north line of said Lot 8, a distance of 277.72 feet to a 5/8 inch iron rod with cap stamped RPLS 4856 set on the proposed west right of way line of Mile 6 West Road for the northwest corner and **POINT OF BEGINNING** of herein described parcel, having surface coordinates of N=16,622,145.66, E=1,145,234.73, 52.00 feet left to centerline station 340+24.27.

1. **THENCE**, N 88°45'01" E, along the north line of said Lot 8, a distance of 22.28 feet to a 3/8 inch iron rod found on the existing west right of way line of Mile 6 West Road for the northeast corner of said Lot 8 and the northeast corner of this parcel.

2. **THENCE**, S 01°19'41" E, along the east line of said Lot 8 and the existing west right of way line of Mile 6 West Road, a distance of 126.78 feet to a 5/8 inch iron rod with cap stamped RPLS 4856 set for the southeast corner of said Lot 8 and the southeast corner of this parcel.

3. **THENCE**, S 88°45'01" W, along the south line of said Lot 8, a distance of 22.46 feet to a 5/8 inch iron rod with cap stamped RPLS 4856 set on the proposed west right of way line of Mile 6 West Road for the southwest corner of this parcel.

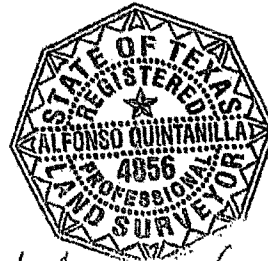
4. **THENCE**, N 01°14'59" W, along the proposed west right of way line of Mile 6 West Road, a distance of 126.77 feet to the **POINT OF BEGINNING**, and containing 0.065 of an acre (2,836 square feet) of land, more or less.

Reference is made to the parcel plat of even date accompanying this metes and bounds description.

I do hereby certify that this metes and bounds description conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Alfonso Quintanilla, R.P.L.S. # 4856
Quintanilla, Headley and Associates, Inc.
124 E. Stubbs Street
Edinburg, Texas 78539
Phone (956) 381-6480

Date: April 26, 2022
Revised: October 17, 2022



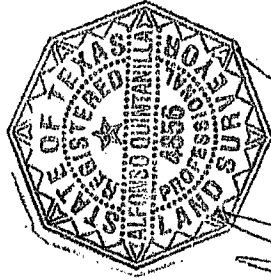
A handwritten signature in black ink, appearing to read "Alfonso Quintanilla", written over a horizontal line.

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
AARON SERRATO AND
CARMEN SERRATO



SCALE: 1" = 50'



Alfonso Quintanilla

I, Alfonso Quintanilla, Registered Professional Land Surveyor No. 4856, in the State of Texas, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision.

Reference is made to the metes and bounds description of even date accompanying this plat.

NOTES:

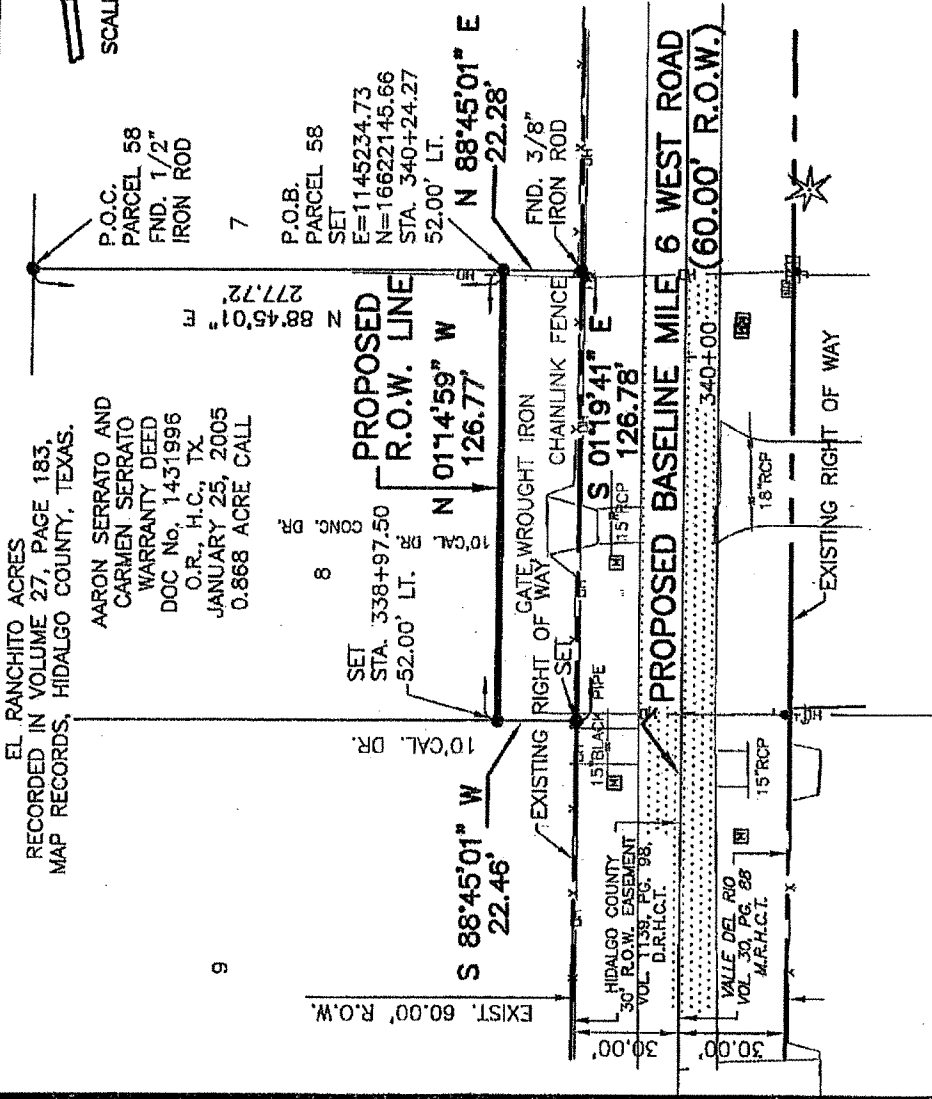
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83. TEXAS SOUTH ZONE (4205)
2. SET: INDICATES A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED RPLS 4856 SET, UNLESS OTHERWISE NOTED.

REVISED 10-17-2022

STATE	TEXAS	PLAT OF SURVEY	MILE 6 WEST ROAD	COUNTY	HIDALGO
ACCOUNT		C.C.S.U. No.	0921-02-448	DATE OF SURVEY:	APRIL 26, 2022
		R.C.S.U. No.	0921-02-355		
EXISTING	0.868 AC.	TAKING	0.065 AC.	REMAINING	0.803 AC.
(CALL)		(CALL)	2636 S.F.		
				PARCEL 58	PAGE 3 OF 3

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6460
FAX 956-381-6527
ALFONSO@QCHA-ENG.COM



- LEGEND**
- ⊠ = GAS METER
 - ⊡ = FIRE HYDRANT
 - ⊙ = TREE
 - ⊖ = GUY WIRE
 - ⊞ = ELECT PED
 - ⊟ = POWER POLE
 - ⊠ = MAILBOX
 - ⊡ = SIGN
 - ⊞ = WATER METER
 - ⊟ = SERVICE POLE
 - ⊠ = TEL PED
 - ⊡ = TEL MARKER
- P.O.C. PARCEL 58
- (58)
- P.O.B. PARCEL 58
- PARENT TRACT INSET (NOT TO SCALE)

EL RANCHITO ACRES
RECORDED IN VOLUME 27, PAGE 183,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

AARON SERRATO AND
CARMEN SERRATO
WARRANTY DEED
DOC No. 1431996
O.R., H.C., TX
JANUARY 25, 2005
0.868 ACRE CALL

RIGHT OF WAY EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 599, PAGE 549, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)

RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY BY INSTRUMENT RECORDED IN VOLUME 1135, PAGE 98, DEED RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE SURVEY LIMITS)

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9. (APPLY-BLANKET)