


CP 460 (OH/UG) Rev. (01/22)
Town: Edinburg
Submitted by: rr

AT	4:00	FILED	O'CLOCK	P	M
FEB 17 2023					
TX220939 ARTURO GUAJARDO JR., COUNTY CLERK HIDALGO COUNTY, TEXAS WR#82251617					
BY					DEPUTY

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 _____, 2023.

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

TX220939
WR#82251617

1211 S 28th Ave
Edinburg Tx

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

APPROVED BY
COMMISSIONERS COURT
ON: 2-2-23 MM

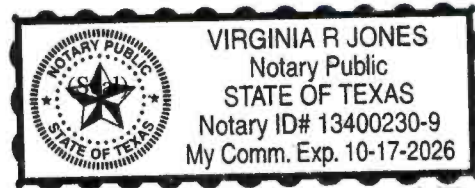
ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me on this 17th day of February, 2023, by
Richard F. Cortez, County Judge.

[Signature]

NOTARY PUBLIC, State of Texas



EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON February 2nd, 2023.

Agenda Item No. 89303

Executive Office: 2-2-23
MM

COUNTY:

COUNTY OF HIDALGO

Richard F. Cortez

Hon. Richard F. Cortez, County Judge

APPROVED BY
COMMISSIONERS' COURT
ON: 2-2-23 MM

APPROVED AS TO FORM

Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

ATTEST:

Robert Vina III

Robert Vina III, Assistant District Attorney

Arturo Guajardo, Jr.

Arturo Guajardo, Jr., County Clerk



ATTACHMENTS:

SUPPLEMENTAL SIGNATURES:



AT	4:00	FILED	O'CLOCK	p	M
FEB 17 2023					
ARTURO GUAJARDO JR., COUNTY CLERK HIDALGO COUNTY, TEXAS					
BY					DEPUTY

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

DECEMBER 23, 2022

**METES AND BOUNDS DESCRIPTION
EASEMENT**

0.01 OF AN ACRE (508.45 SQ.FT.) OF LAND, OUT OF LOT 1, HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, CONVEYED TO HIDALGO COUNTY, RECORDED IN DOCUMENT NUMBER 3300820, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF A 5.11 ACRE TRACT OF LAND CONVEYED TO HIDALGO COUNTY, AS RECORDED IN VOLUME 2005 PAGE 756, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF LOT 7, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 33, PAGE 157, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.

BEING 0.01 OF AN ACRE (508.45 SQ.FT.) OF LAND, OUT OF LOT 1, HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, CONVEYED TO HIDALGO COUNTY, RECORDED IN DOCUMENT NUMBER 3300820, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF A 5.11 ACRE TRACT OF LAND CONVEYED TO HIDALGO COUNTY, AS RECORDED IN VOLUME 2005 PAGE 756, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF LOT 7, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 33, PAGE 157, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS. SAID 0.01 OF AN ACRE (508.45 SQ.FT.) OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCING, AT A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER OF SAID LOT 1, HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, AND THE WEST RIGHT OF WAY LINE OF SOUTH 28TH AVENUE (HAVING A 60.00 FEET RIGHT OF WAY), ALSO BEING IN THE SOUTH LINE OF A 50.00 FEET, EASEMENT CONVEYED TO CENTRAL POWER AND LIGHT COMPANY AS PER VOLUME 1348, PAGE 229, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS. (HAVING A STATE PLANE COORDINATE OF X:1100045.5589', Y:16630109.7483')

THENCE, NORTH 81° 19' 40" WEST, ALONG THE NORTH LINE OF SAID LOT 1, HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, AND SAID SOUTH LINE OF SAID 50.00 FEET EASEMENT CONVEYED TO CENTRAL POWER AND LIGHT COMPANY, A DISTANCE OF 80.19 FEET, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X:1099966.2889', Y:16630121.8390')

1. THENCE, SOUTH 20° 23' 15" WEST, A DISTANCE OF 28.43 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.
2. THENCE, SOUTH 80° 23' 33" EAST, A DISTANCE OF 1.68 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.
3. THENCE, SOUTH 09° 36' 27" WEST, A DISTANCE OF 15.00 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.
4. THENCE, NORTH 80° 23' 33" WEST, A DISTANCE OF 15.00 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.
5. THENCE, NORTH 09° 36' 27" EAST, A DISTANCE OF 15.00 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4186
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

6. THENCE, SOUTH 80° 23' 33" EAST, A DISTANCE OF 3.14 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.
7. THENCE, NORTH 20° 23' 15" EAST, A DISTANCE OF 28.26 FEET, TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED
8. THENCE, SOUTH 81° 19' 40" EAST, A DISTANCE OF 10.21 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.01 OF AN ACRE (508.45 SQ.FT.) OF LAND, WITHIN THIS METES AND BOUNDS DESCRIPTION.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.


LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



LOT 7

NORTH LINE OF 50.00 FEET EASEMENT
CONVEYED TO CENTRAL POWER AND LIGHT COMPANY
AS PER VOLUME 1348, PAGE 228, O.R.H.C.

LOT 7, SECTION 270,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY, AS RECORDED
IN VOLUME 33, PAGE 157,
OFFICIAL RECORDS, HIDALGO
COUNTY TEXAS.
O.R.H.C.



SCALE: 1"=20'

50.0'

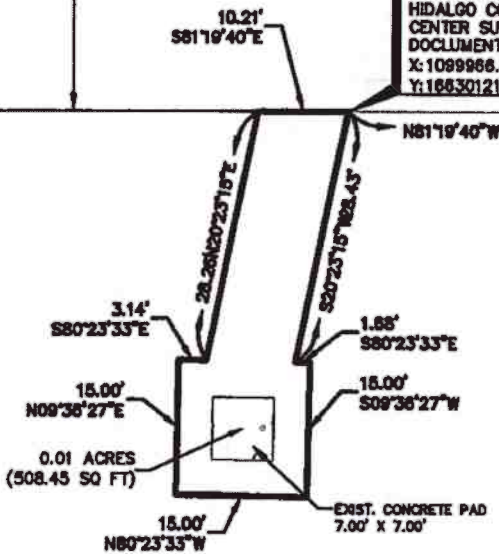
P.O.B.
A POINT ON THE NORTH LINE OF
HIDALGO COUNTY PCT. 4 JUSTICE
CENTER SUBDIVISION,
DOCUMENT 3258873, H.C.M.R.
X: 1099966.2889'
Y: 18630121.8390'

SOUTH LINE OF 50.00 FEET EASEMENT
CONVEYED TO CENTRAL POWER AND LIGHT COMPANY
AS PER VOLUME 1348, PAGE 228, O.R.H.C.

P.O.C.
FND. 1/2 INCH IRON ROD,
NORTHEAST CORNER HIDALGO COUNTY
PCT. 4 JUSTICE CENTER SUBDIVISION,
DOCUMENT 3258873, H.C.M.R.
X: 1100045.6589'
Y: 18630109.7483'

**SOUTH 28TH AVENUE
(60.00 FEET R.O.W.)**

LOT 1, HIDALGO COUNTY
PCT. 4 JUSTICE CENTER
SUBDIVISION
DOCUMENT 3258873
H.C.M.R.



LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⌵	- FND. PK-NAIL
■	- CONCRETE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

GENERAL NOTES:

ADDRESS: SOUTH 28TH AVENUE, EDINBURG, TEXAS, 78639.
SURVEYED: 12/23/2022
REQUESTED BY: JASMIN CANTU
OWNER: HIDALGO COUNTY

FLOOD ZONE DESIGNATION: "ZONE AH" - FLOOD DEPTHS OF 1 TO 3 FEET
(USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED

COMMUNITY-PANEL NUMBER: 480338 0035 E
MAP REVISED: JUNE 8, 2000

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS
FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO
VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR
OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN
ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE
SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY
WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED
HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL
TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO
LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID
ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

SURVEY NOTES:

1. BASIS OF BEARING THE WEST RIGHT OF WAY LINE OF SOUTH 28TH AVENUE,
SUBDIVISION NAME, AS PER THE MAP OR PLAT THEREOF RECORDED IN
DOCUMENT 3258873, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS
COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US
SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE
BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING
RTK GPS METHODS.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR
DEFINING ANY OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF
HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN
WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL
JURISDICTION OF SAID PROPERTY.

PLAT SHOWING

0.01 OF AN ACRE (508.45 SQ. FT.) OUT OF LOT 1, HIDALGO COUNTY
PCT. 4 JUSTICE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF
EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN DOCUMENT 3258873, MAP RECORDS OF HIDALGO
COUNTY, TEXAS.



LEO L. RODRIGUEZ, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

JOB NUMBER	DRAWN BY	REV'D. BY	DATE
SUR 22,966	A.M.	LLR.	12/23/2022

SHEET 1 OF 1: SURVEY PLAT

SAMES SAM Engineering & Surveying
800 E. 10TH STREET, SUITE 1608 TEL: (954) 702-8880
MCALLEN, TEXAS 78601 FAX: (954) 702-8880
SURVEY FIRM REG. No. 101410-90