

(TRUSTEE)CP 460-OH/UG REV. 05/12

Town: Corpus Christi Description: Install Electric Facilities to Hector P. Garcia Clinic at 2606 Hospital Blvd
County: Nueces W.R. # 59758944 Submitted by: rc Date: 03/30/2016

EASEMENT AND RIGHT OF WAY

NUECES COUNTY HOSPITAL DISTRICT ("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 CENTRAL COMPANY**, a Texas 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 non-exclusive easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, crossarms, 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 the following described land located in Nueces County, Texas, to wit:

See Exhibit "A & B", attached and made a part hereof and incorporated herein (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, and 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.

Upon Grantee's cessation of use of the Easement Area, or abandonment of same for a period of twelve (12) consecutive months, this Easement and Right of Way shall automatically cease and terminate, and the rights herein granted shall revert automatically to Grantor. Upon written request received from Grantor, within sixty (60) days of termination of this Easement, Grantee will file a document releasing the Easement and Right of Way in the Real Property Records of Nueces County, Texas.

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 aboveground 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.

[the rest of this page intentionally left blank, signature page follows]

EXECUTED this 5th day of April, 2016

For: Nueces County Hospital District

By: Jonny F. Hipp
Jonny F. Hipp, Administrator/Chief Executive Officer

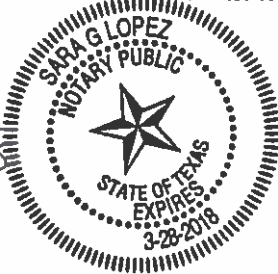
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF NUECES §

This instrument was acknowledged before me on this 5th day of April, 2016, by Jonny F. Hipp, Administrator Chief Executive Officer for Nueces County Hospital District on behalf of said district.

Sara G. Lopez
Notary Public, State of Texas

Commission Expires: 03/28/2018



AFTER RECORDING, PLEASE RETURN TO:

AEP
% Distribution Right-Of-Way Agent
P.O. Box 2121
Corpus Christi, Texas 78403



Job No. 42711.B600
February 4, 2016

0.060 Acre AEP Easement

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT "A"

Fieldnotes, for a 0.060 Acre AEP Easement, out of Block 3, Medical Center Subdivision, a map of which is recorded in Volume 53, Page 144, of the Map Records of Nueces County Texas.

Commencing, on the West Right-of-Way of 19th Street, the apparent South line of Lot 15, often referred to as being in Block 7, or an un-numbered Block lying South of Buford Avenue, Tierra Alta Addition, a map of which is recorded in Volume 4, Page 11, of the said Map Records, for the Northeast corner of the said Block 3;

Thence, South 01°34'14" East, with the common line of the said West Right-of-Way and the East line of the said Block 3, 105.41 Feet, to the Point of Beginning;

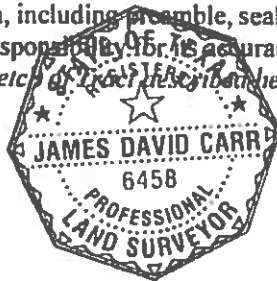
Thence, South 01°34'14" East, continuing with the said common line, 10.61 Feet;

Thence, over and across the said Block 3, with the boundary of this Tract as follows:

- North 71°59'08" West, 40.33 Feet;
- South 88°25'46" West, 86.87 Feet;
- South 82°55'23" West, 110.14 Feet, for an inner ell corner of this Tract;
- South 01°34'14" East, 3.20 Feet, for an outer ell corner of this Tract;
- South 88°25'46" West, 15.00 Feet, for an outer ell corner of this Tract;
- North 01°34'14" West, 15.00 Feet, for an outer ell corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found on the North line of the said Block 3, for the Southeast corner of Lot 12, the Southwest corner of Lot 13 bears, North 25°39'27" West, 111.57 Feet;
- North 88°25'46" East, 15.00 Feet, for an outer ell corner of this Tract;
- South 01°34'14" East, 1.75 Feet, for an inner ell corner of this Tract;
- North 82°55'23" East, 109.66 Feet;
- North 88°25'46" East, 89.07 Feet;
- South 71°59'08" East, 38.50 Feet, to the Point of Beginning and containing 0.060 Acres (2,598 SqFt) of Land, more or less;

Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

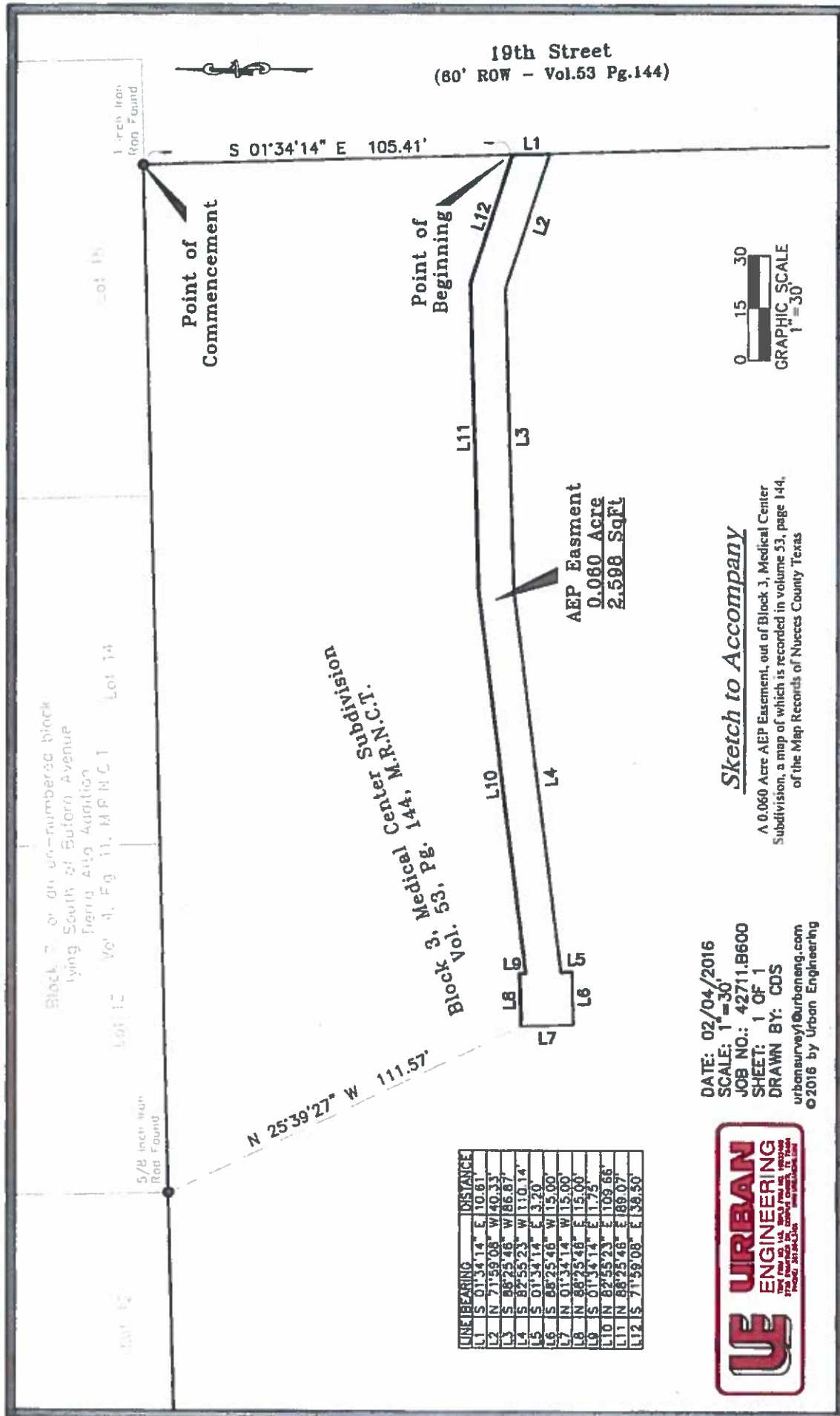
Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.
Also reference accompanying sketch of Tract description herein.



URBAN ENGINEERING
James D. Carr

James D. Carr, R.P.L.S.
License No. 6458

EXHIBIT "B"

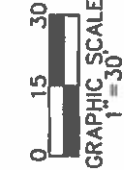


Block 3, or an un-numbered block lying South of Buford Avenue from the Addition from Fig. 4, Pg. 11, M.P.N.C.T. Lot 14

Block 3, Medical Center Subdivision
Block Vol. 53, Pg. 144, M.R.N.C.T.

AEP Easement
0.060 Acre
2,598 SqFt

19th Street
(60' ROW - Vol.53 Pg.144)



Sketch to Accompany

A 0.060 Acre AEP Easement, out of Block 3, Medical Center Subdivision, a map of which is recorded in volume 53, page 144, of the Map Records of Nueces County Texas

DATE: 02/04/2016
SCALE: 1"=30'
JOB NO.: 42711.B600
SHEET: 1 OF 1
DRAWN BY: COS
urbansurvey@urbaneng.com
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LINE	BEARING	DISTANCE
L1	S 01°34'14" E	105.41'
L2	N 71°59'08" W	40.33'
L3	S 88°25'48" W	86.87'
L4	S 82°55'23" W	110.14'
L5	S 01°34'14" E	3.20'
L6	S 88°25'48" W	15.00'
L7	N 01°34'14" E	15.00'
L8	S 01°34'14" E	1.75'
L9	N 88°25'48" E	109.66'
L10	N 88°25'48" E	189.07'
L11	S 71°59'08" E	136.50'
L12	S 01°34'14" E	105.41'