UTILITY EASEMENT

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HIDALGO)(

THAT THE TEXAS YOUTH COMMISSION on behalf of the STATE OF TEXAS by and through Dwight Harris, Executive Director of the Texas Youth Commission, as "GRANTOR" for and in consideration of One and No/100 Dollars ($1) and other goods and valuable consideration, including any necessary repairs resulting from installing, constructing, inspecting, repairing, maintaining and reconstructing utility improvements, the receipt of which is hereby acknowledged, paid by the CITY OF EDINBURG, TEXAS, a home-rule Municipal Corporation of Hidalgo County, Texas, ("GRANTEE"), and the further consideration of the benefits to be derived by Grantor from the placing of water mains, sanitary sewer mains, storm sewer mains and public utilities on the premises hereinafter described and the necessary repairs thereto, do by these presents DEDICATE, GRANT, BARGAIN, SELL and CONVEY subject to the existing easements unto the said CITY OF EDINBURG, Hidalgo County, Texas fifteen-feet (15') of the property as a utility easement for the purpose of installing, constructing, inspecting, repairing, maintaining and reconstructing utility improvements together with all incidental improvements, in, under, over, upon, along and across the following described tract of land and premises, to wit:

> A 0.591 acre tract of land out of that portion of the Texas Youth Commission Subdivision, and as per map or plat thereof recorded in Volume 24, Page 121, Map Records, of Hidalgo County, Texas;

Said 0.591 acre tract of land is more particularly described by metes and bounds and map attached hereto as Exhibits, "A" and "B" for all purposes.

TO HAVE AND TO HOLD subject to existing easements the same perpetually to the City of Edinburg, its successors and assigns, together with the right and privilege at any and all time to enter said premises, or any part thereof, for the purpose of installing, constructing, inspecting, repairing, maintaining and reconstructing utility improvements

and incidental improvements, GRANTOR, does hereby bind itself, its administrators, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the CITY OF EDINBURG, it's administrators, successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS, Grantor has caused this instrument to be executed on this the 16th day of March 2006, A.D.

THE TEXAS YOUTH COMMISSION:

By: _____
Dwight Harris
Executive Director
Texas Youth Commission

STATE OF TEXAS)(
)(ACKNOWLEDGMENT
COUNTY OF TRAVIS)(

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **DWIGHT HARRIS**, Executive Director of the Texas Youth Commission, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16th day of March, 2006.

_____
Dwight Harris

GLENDA A. BEST
MY COMMISSION EXPIRES
April 8, 2006

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: 4/8/06

Art,
This is the plat I mentioned in my e-mail.
Howard

File
Elvira

EDINBURG

A New Brand Of City

PUBLIC WORKS DEPARTMENT
210 West McIntyre
P.O.Box 1079
Edinburg, Texas 78540-1079
(956) 383-5661 / (956) 292-2050 Fax

RECEIVED
2005
Texas Youth Commission
Maintenance and Operations

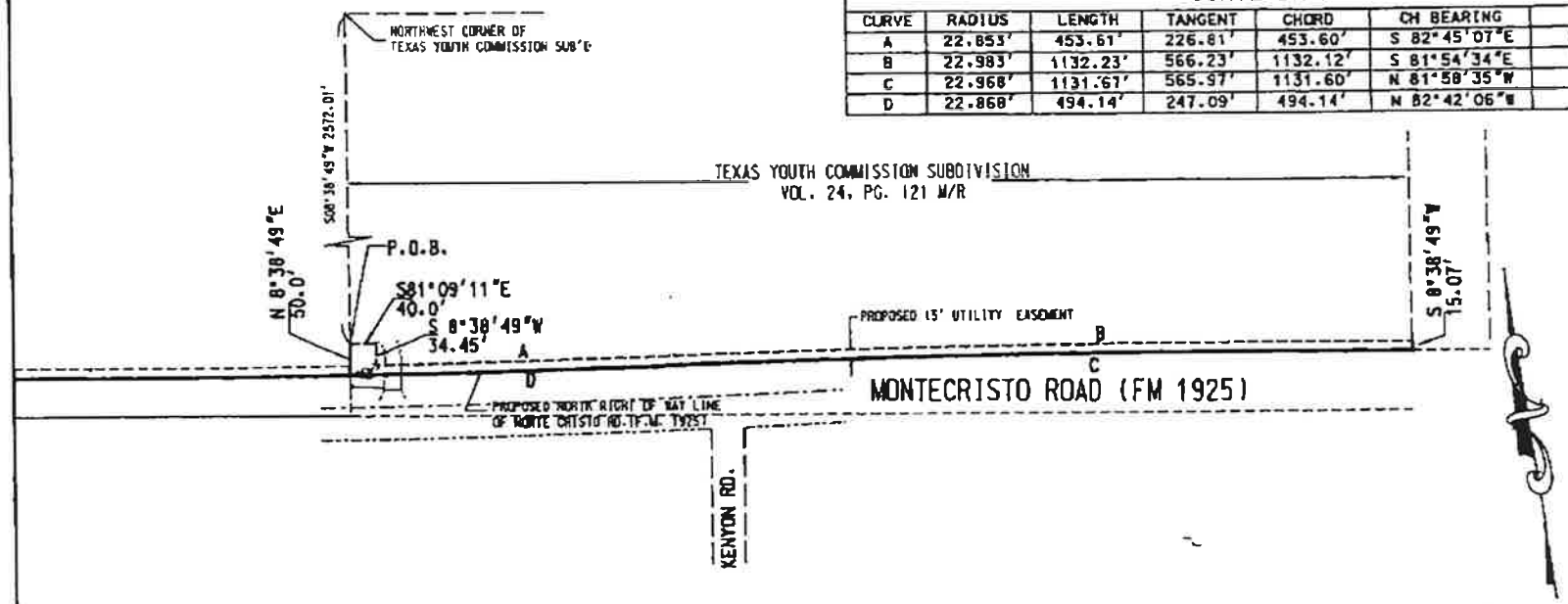
FACSIMILE TRANSMITTAL SHEET

TO: Howard Hickman FROM: Pilar Corpus
COMPANY: State of TX DATE: 6-30-05
PHONE NUMBER: (512) 424-6130 SENDER'S EXT. #: 414
FAX NUMBER: (512) 424-6166
TOTAL NO. OF PAGES INCLUDING COVER PAGE:

RE: Texas Youth Commission
Monte Cristo Road
Edinburg Texas

Please note these are the exhibits for E-mail sent to you regarding the 15' utility easement the city is asking for in order to upgrade the lift station located on this property.

Confidentiality Notice-This facsimile transmission and/or the documents accompanying it may contain confidential information belonging to the sender and is protected by attorney-client privilege. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this information in error, please notify us by collect telephone call immediately to arrange for the return of the documents.



CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	DELTA
A	22.853'	453.61'	226.81'	453.60'	S 82°45'07"E	01°08'14"
B	22.983'	1132.23'	566.23'	1132.12'	S 81°54'34"E	02°49'21"
C	22.968'	1131.67'	565.97'	1131.60'	N 81°58'35"W	02°49'23"
D	22.868'	494.14'	247.09'	494.14'	N 82°42'06"W	01°14'17"

MAP

SHOWING

A 0.591 AC. TRACT OF LAND OUT OF THAT PORTION OF
THE TEXAS YOUTH COMMISSION SUBDIVISION,
RECORDED IN VOL. 24, PG. 121, MAP RECORDS,
NORTH AND ADJACENT TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF
MONTECRISTO ROAD (F.M. 1925), ACCORDING TO MAP
PREPARED BY J.E. SAENZ AND ASSOC. DATED 9-28-2001
HIDALGO COUNTY, TEXAS.

NOTE:
ABOVE PREPARED FROM INFORMATION OBTAINED
AND ON FILE AND DOES NOT CONSTITUTE AN
ACTUAL SURVEY PERFORMED ON THE GROUND.

PREPARED BY
Plinio C. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
TEL. (956)682-2616 | 2912 N. 6th ST. McALLEN, TEXAS 78501 | FAX (956)630-2616
ALPHAMERICAN ENGINEERING CONSULTANTS
317 E. PARK AVE. PHARR, TEXAS 78577
TEL. (956)787-6755
FAX (956)787-6778

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METES & BOUNDS DESCRIPTION

A 0.591 ACRE TRACT OF LAND OUT OF THAT PORTION OF THE TEXAS YOUTH COMMISSION SUBDIVISION RECORDED IN VOLUME 24, PAGE 121, MAP RECORDS, LOCATED NORTH AND ADJACENT TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), ACCORDING TO MAP PREPARED BY J. E. SAENZ AND ASSOCIATES, DATED 9-28-2001, HIDALGO COUNTY, TEXAS.

BEGINNING AT A POINT ON THE WEST LINE OF TEXAS YOUTH COMMISSION SUBDIVISION, SOUTH 08 DEGREES 39 MINUTES 49 SECONDS WEST, 2572.01 FEET FROM IT'S NORTHWEST CORNER, FOR THE NORTHWEST CORNER HEREOF;

THENCE, SOUTH 81 DEGREES 09 MINUTES 11 SECONDS EAST, 40.0 FEET TO A POINT, FOR THE MOST WESTERLY NORTHEAST CORNER HEREOF;

THENCE, SOUTH 8 DEGREES 38 MINUTES 49 SECONDS WEST, 34.45 FEET TO A POINT, FOR AN INTERIOR CORNER HEREOF; SAID POINT BEING ON A CURVE TO THE LEFT;

THENCE, PARALLEL TO THE PROPOSED NORTH RIGHT-OF-WAY OF MONTE CRISTO ROAD (F.M. 1925), IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, ON A RADIUS OF 22,853 FEET, THRU AN ARC OF 01 DEGREES 08 MINUTES14 SECONDS AND A DISTANCE OF 453.61 FT. (CHORD BEARING SOUTH 82 DEGREES 45 MINUTES 07 SECONDS EAST WITH A CHORD LENGTH OF 453.60 FEET) TO A POINT OF REVERSE CURVE;

THENCE, CONTINUE PARALLEL TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), IN A SOUTHEASTERLY DIRECTION; WITH A CURVE TO THE RIGHT, ON A RADIUS OF 22,983 FT., THRU AN ARC OF 02 DEGREES 49 MINUTES 21 SECONDS AND A DISTANCE OF 1132.23 FEET, (CHORD BEARING SOUTH 81 DEGREES 54 MINUTES 34 SECONDS EAST 1132.12 FEET) TO A POINT ON THE EAST LINE OF TEXAS YOUTH COMMISSION SUBDIVISION, FOR THE MOST EASTERLY NORTHEAST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF TEXAS YOUTH COMMISSION SUBDIVISION, SOUTH 08 DEGREES 38 MINUTES 49 SECONDS WEST, 15.07 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), FOR THE SOUTHEAST CORNER HEREOF; SAID POINT BEING ON A CURVE TO THE LEFT;

THENCE, IN A NORTHWESTERLY DIRECTION; WITH THE PROPOSED NORTH LINE OF MONTE CRISTO ROAD (F.M. 1925), WITH SAID CURVE TO THE LEFT ON A RADIUS OF 22,968 FEET, THRU AN ARC OF 02 DEGREES 49 MINUTES 23 SECONDS AND A DISTANCE OF 1131.67 FEET (CHORD BEARING NORTH 81 DEGREES 58 MINUTES 35 SECONDS WEST, 1131.60 FEET), TO A POINT OF REVERSE CURVE;

THENCE, CONTINUE IN A NORTHWESTERLY DIRECTION, WITH THE PROPOSED NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), WITH A CURVE TO THE RIGHT, ON A RADIUS OF 22,888 FEET, THRU AN ARC OF 01 DEGREES 14 MINUTES 17 SECONDS AND A DISTANCE OF 494.14 FEET (CHORD BEARING NORTH 82 DEGREES 42 MINUTES 06 SECONDS WEST, 494.14 FEET), TO A POINT ON THE WEST LINE OF TEXAS YOUTH COMMISSION SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE WEST LINE OF TEXAS YOUTH COMMISSION SUBDIVISION, NORTH 8 DEGREES 38 MINUTES 49 SECONDS EAST, 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.591 ACRE OF LAND (25,777.1 SQUARE FEET).