

UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF Williamson

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

That Williamson County By
(Company Name)

and through _____ in the capacity of _____ and not
(Printed Name) (Title)
individually, hereinafter referred to as “Grantor” (whether one or more), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an EXCLUSIVE easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including, without limitation, poles made of wood, metal or other materials, telecommunication wires, props, guys, and anchors) and an underground electric distribution system consisting of a variable number of underground cables and all necessary or desirable appurtenances (including, without limitation, conduits, primary cables, secondary conductors, enclosures, concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Being a 1011.979 acre tract of land, more or less, comprised of 670.364 acres out of the Joseph M. Glasscock Survey, Abstract No. 254; 325.352 acres out of the John Ingram Survey, Abstract No. 335 and 16.263 acres out of the Henry Field Survey, Abstract No. 233, Williamson County, Texas. Said tract being more particularly described on document Deed No. 2008070649. Said Tract being known as River Ranch County Park.

Location of right-of-way and easement herby conveyed shall be limited to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built with guying easements as needed, **or** as indicated on Exhibit “A”, attached hereto and incorporated herein for all pertinent purposes.

Together with the right of ingress and egress over Grantor’s adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said lines or cable and appurtenances; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate within the limits of said right-of-way or system; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or system or their appurtenances; the right to place temporary structures for use in constructing or repairing said system.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

Grantor, Grantor’s heirs and legal representatives bind themselves to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this _____ day of _____, 20____.

(Printed Name of Corporation or Business Name)

BY _____
(Printed Name and Title)

(Signature)

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared

_____, acting on behalf of _____
(Printed Name) (Printed Corporate or Business Name)

and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.