



TXU Electric Delivery
Right of Way Department
115 W. 7th Street
Suite 725
Fort Worth, TX 76102

FEB 07 2005

February 3, 2005

Keller ISD
% Mark Cantebury
350 Keller Parkway
Keller, TX 76248

Re: TXU Electric Delivery Company Easement and Right of Way

Dear Mr. Cantebury:

My name is Curt Sharp I spoke to you by phone a couple of weeks ago. TXU currently has a 100' wide transmission easement across the Keller ISD property, being Tract 9C02, situated in the W. J. Holland Survey, Abstract No. 692, Tarrant County, Texas.

Do to the growth and future growth of Keller, TXU needs to install an underground electric feeder line from Main Street (Hwy 377) to Whitley Road. TXU would like to install the underground feeder line within the Southern 10' of the existing 100' wide transmission easement and not request any additional easement from the property owner.

Upon my research, the existing 100' wide transmission easement does not give TXU the right to install underground facilities within this 100' wide easement.

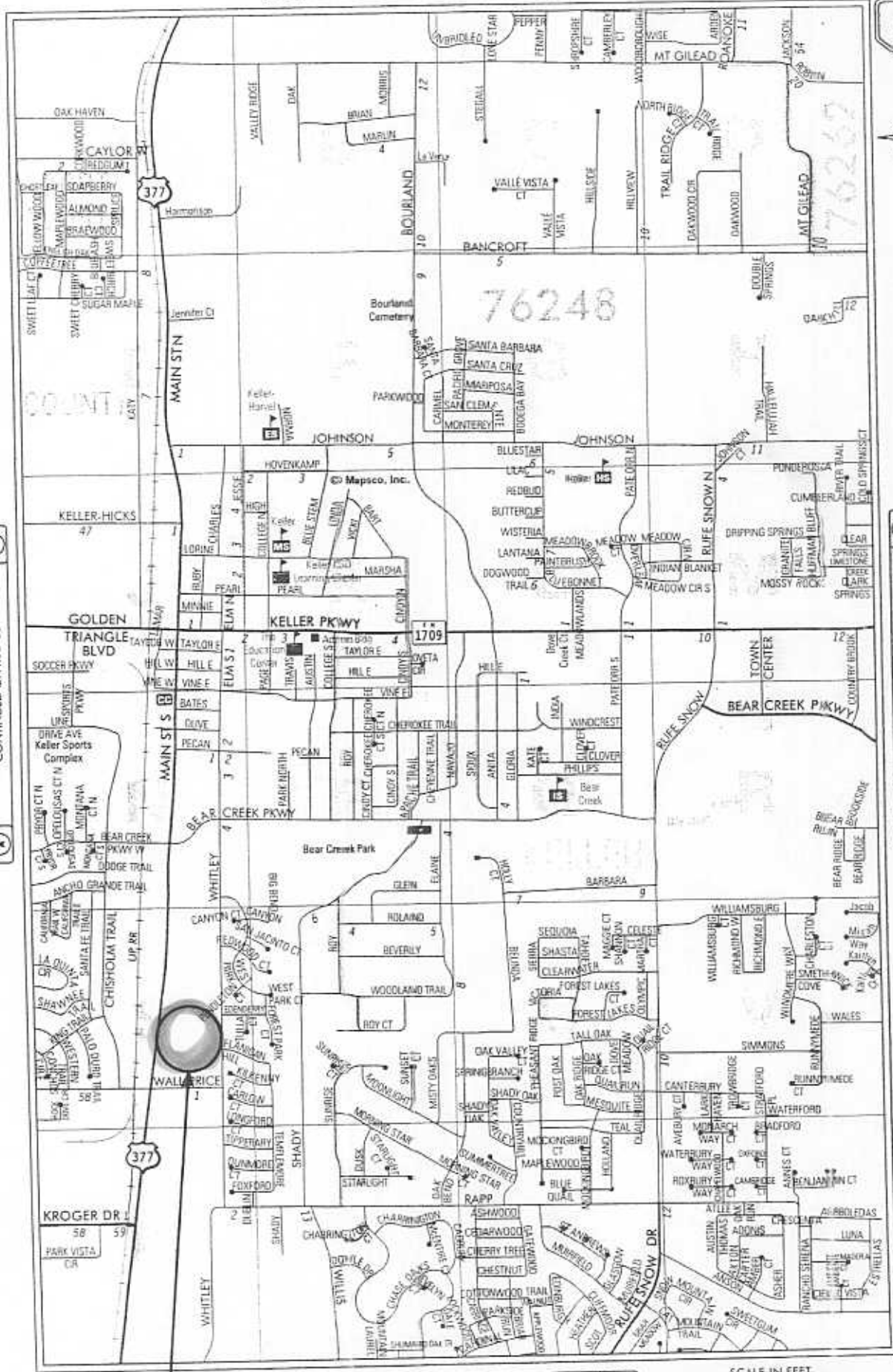
I have enclosed for your review a copy of the approximate site location, Tarrant Appraisal District Owner Information, existing 100' easement (Vol. 2874, Pg. 293) and an Easement and Right of Way document, that if you would approve and execute, would give TXU a supplemental right to erect the underground feeder line within the existing 100' wide easement.

I have enclosed three "Easement and Right of Way" documents, if you find this acceptable, please executed and return two of the documents to me and keep one for your records.

Please do not hesitate to call me at 817-215-6262, should you have any questions.

Sincerely,

Curt Sharp
TXU Sr. Right of Way Agent

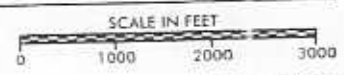


CONTINUED ON MAP 22

CONTINUED ON MAP 24



CONTINUED ON MAP 37



Address with the location

EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

WHEREAS, on the 7th day of June, 1955 Texas Power & Light Company was granted an easement and right-of-way for and electric transmission line, consisting of variable numbers of wires and any and all necessary appurtenances, over across and upon a certain tract of land located in the W. J. Holland Survey, Abstract No. 692 and the John Edmonds Survey, Abstract No. 457, Tarrant County, Texas, said tract being a portion of those tracts conveyed to James Oliver Whitley by deed recorded in Volume 1361, Page 408 and Volume 2859, Page 225, all in the Deed Records of Tarrant County, Texas, and

WHEREAS, said easement and right-of-way is recorded at Volume 2874, Page 293, Deed Records of Tarrant County, Texas and is incorporated herein by reference as if fully set out, and

WHEREAS, TXU Electric Company, successor to Texas Power & Light Company, is the owner of an easement and right-of-way described hereinabove, and said easement and right-of-way restricts the configuration of facilities to H-frame structures of a specific size; and

WHEREAS, TXU Electric Company desires to obtain a supplemental right to erect underground facilities within its easement and right-of-way, described in Exhibit "A", and the current owners of said tract have agreed to grant such right to TXU Electric Company; and

THEREFORE, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, cash paid in hand by TXU Electric Company, we the undersigned owners (Grantors) of a portion of the property described in the easement and right-of-way recorded at Volume 2874, Page 293, Deed Records of Tarrant County, Texas, have granted, sold and conveyed and by these presents do grant, sell and convey to TXU Electric Company this Supplemental Easement for the right to erect, construct, reconstruct, operate, maintain, inspect, repair, improve and remove underground electric lines over, under, across and upon the easement and right-of-way described by metes-and-bounds in the easement recorded at Volume 2874, Page 293, Deed Records of Tarrant County, Texas.

The rights granted by this Supplemental Easement are in addition to and supplemental to the rights granted in the easement recorded at Volume 2874, Page 293, Tarrant County, Texas, all of which continue in full force and effect.

Grantors further bind themselves, their heirs, successors and legal representatives, to warrant and forever defend all and singular the above-described Supplemental Easement, and rights to TXU Electric Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed this _____ day of _____, 2005.

KELLER INDEPENDENT SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, as the _____ of Keller Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A. D. 2005.

Notary Public in and for the State of Texas

THE INTENT OF THIS "EXHIBIT" IS TO PICTORIALLY SHOW THE APPROXIMATE LOCATION OF THE EASEMENT. IT IS NOT INTENDED AS AN ACTUAL SURVEY. CALLS SHOWN ARE REFERENCES ONLY. NO STATEMENT IS MADE TO THE VALIDITY OF THESE CALLS.

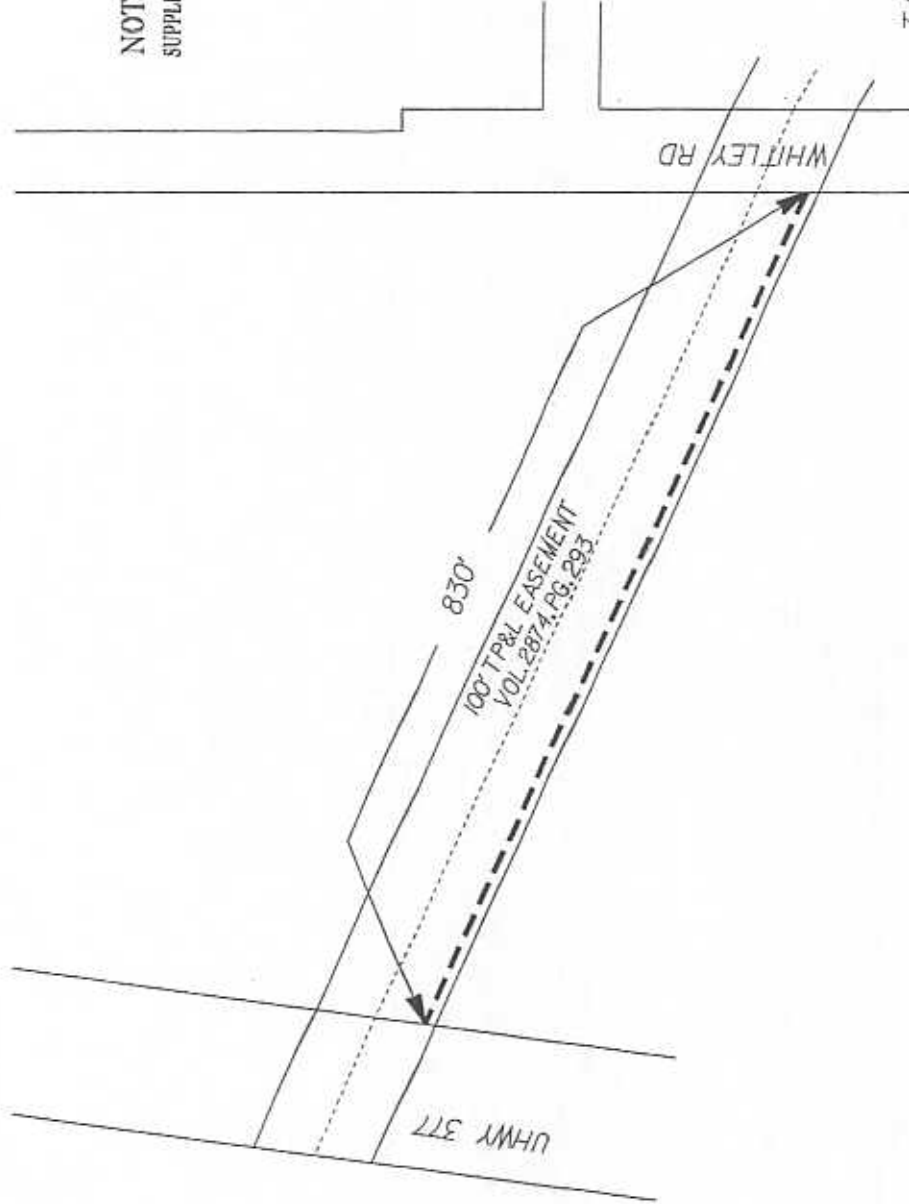
D.I.S. # EX24240A

MAP # 3841930-3646794

W.R. NUMBER 2113177

NO SCALE:

ALL DISTANCES ARE +/-



NOTE 1
SUPPLEMENTAL EASEMENT GRANTED

RECORDED:

VOLUME 10886

PAGE 840

PLAT RECORDS

TARRANT COUNTY, TEXAS

KELLER ISD
TRACT 9C2

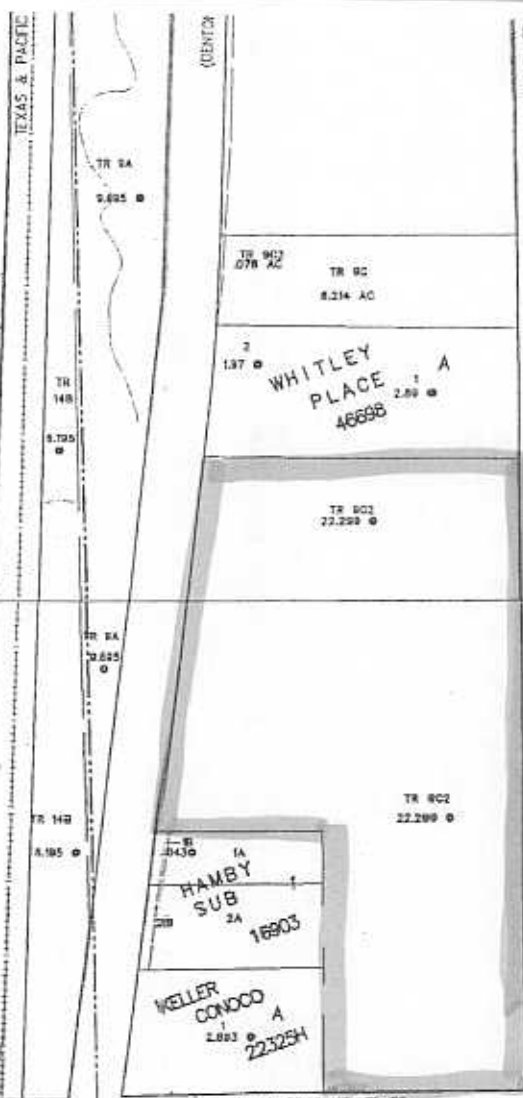
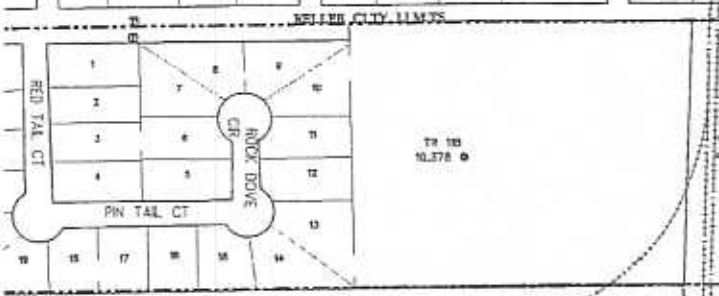
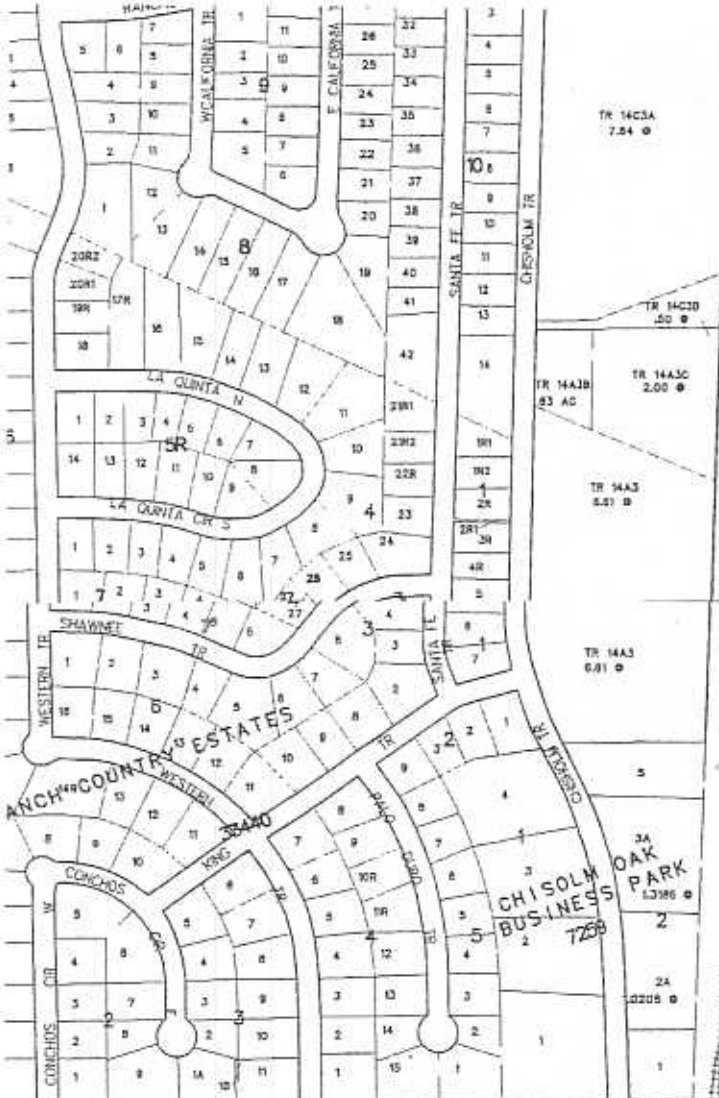
A TRACT OF LAND OUT OF THE
W J HOLLAND SURVEY ABSTRACT # 692
AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS

APPROVED BY: _____

DATE: _____, 2004

EXHIBIT

"A"



457
J EDMONDS
SURVEY
A-457

ER