

## UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF HAYS

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§

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, **HAYS CISD**, by and through \_\_\_\_\_, in the capacity of \_\_\_\_\_, and not individually, hereinafter referred to as "Grantor" (whether  
(Printed Name)  
(Title)

one or more), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT AND CONVEY unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** ("Grantee") whose mailing address is P.O. Box 1, Johnson City, Texas 78636, and its contractors, agents, successors and assigns, a permanent easement and right-of-way ("Easement") as hereinafter described for an overhead and/or underground electric distribution line or lines, including, without limitation, poles, guys and anchors, variable number of wires, cables, conduit, enclosures, switches, steel or concrete boxes, concrete or composite pads, transformers, cable risers; and communication systems, as related to the distribution of electricity, energy, power, light, heat, or energy services; or broadband/communication services or any other services provided only by Grantee or its affiliate; and all necessary or desirable appurtenances related thereto (collectively, the "Facilities"), over, in, under, below, above, through, across and upon the following described lands located in Hays County, Texas (the "Property"):

A tract of land consisting of 51.149 acres of land, more or less, out of the Jesse B. Eaves Survey, Abstract No. 166, in Hays County, Texas, as described in a deed or other instrument recorded in Document Number 10008914 in the Official Real Property Records of Hays County, Texas.

The area of the Easement hereby conveyed for Facilities shall be:

Twenty (20) feet in width, being ten (10) feet on each side of the centerline of the Facilities as built (or twenty (20) feet in total if Facilities are built less than ten (10) feet from a property line) (the "Easement Area") or as more particularly described in Exhibit A if attached hereto. Any Facilities (guys and anchors or pads, transformers, or switches) if installed outside the Easement Area shall be considered part of the Easement Area.

The purpose of the Easement is to place and construct; to re-construct, upgrade, to install and add; to relocate, replace, remove, and repair; and to inspect, patrol, maintain and operate the Facilities; the right to place temporary structures; and further to cut, trim, treat and/or remove from said Easement Area and adjacent lands any and all vegetation and parts thereof, or other obstructions which may endanger, or interfere with establishing and continued access, efficiency, and safety of said lines, systems or their appurtenances.

Grantee has the right of pedestrian, vehicular, and equipment ingress and egress over and under the Property, or any of Grantor's adjacent lands, to and from the Easement Area.

Grantor may not place or construct any structures or other obstacles over, in, under, below, above, across and upon the Easement Area that substantially interfere with the Grantee's use and enjoyment of the Easement Area.

Work Order No.: 177080

Property Owner Name: Hays CISD

Address: 5700 Dacy Lane, Buda, Texas

Grantor warrants that Grantor is the owner of the Property and has the authority to execute this Easement.

TO HAVE AND TO HOLD the above-described Easement and rights unto Grantee and its successors and assigns, until this Easement is released by written instrument executed by the Grantee and recorded in the Official Real Property Records of the County or Counties in which the Property is located.

Grantor, Grantor's heirs, legal representatives, and successors and assigns, do hereby bind themselves to warrant and forever defend all and singular the above-described Easement and rights unto Grantee its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank]

The undersigned has executed this Easement to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
(Printed Corporate or Business Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

**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 said Business or Corporations for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

Please Return to:




Pedernales Electric Cooperative, Inc.  
Attn: Kyle Planning Department  
1810 FM 150  
Kyle, Texas 78640

**PEDERNALES ELECTRIC COOPERATIVE, INC.  
JOHNSON CITY, TEXAS**

**EXHIBIT "A"**



**This drawing is not to scale and is for descriptive purposes only.**

	<b>Existing Overhead Electric Line</b>
	<b>Existing Underground Electric Line</b>
	<b>Proposed Overhead Electric Line</b>

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