

50.3200

District: Fort Worth  
WR #: 2113177

**SUPPLEMENTAL EASEMENT AND RIGHT OF WAY**

THE STATE OF TEXAS

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§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

WHEREAS, on the 7<sup>th</sup> 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 Delivery 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 Delivery 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 Delivery 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 Delivery 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 Delivery Company this Supplemental Easement for the right to erect, construct, reconstruct, operate, maintain, inspect, repair, improve and remove underground electric facilities 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 Delivery 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.

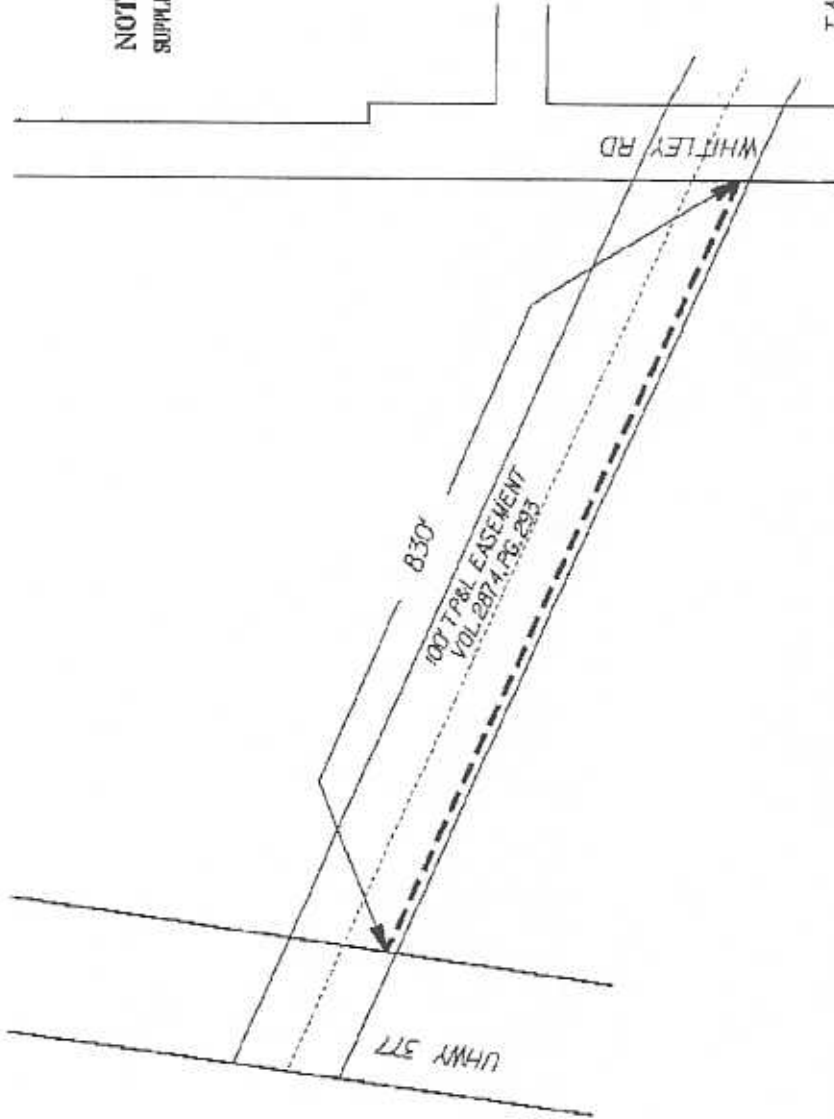
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2005.

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

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



NO SCALE:  
ALL DISTANCES ARE +/-



NOTE 1  
SUPPLEMENTAL BASEMENT GRANTED

D.J.S. • EX24248A  
MAP # 3041930-3646794  
W.R. NUMBER 2113177

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 # 812  
AN ADDITION TO THE CITY OF KELLER  
TARRANT COUNTY, TEXAS

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_, 2004

EXHIBIT "A"

## EASEMENT AND RIGHT OF WAY

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

That **KELLER INDEPENDENT SCHOOL DISTRICT**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **TXU ELECTRIC DELIVERY COMPANY**, a Texas Corporation, located at 1601 Bryan St., Dallas, Texas, 75201, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, their successors and assigns, an easement and right-of-way for underground electric supply facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

### SEE EXHIBIT "A" ATTACHED

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances, and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of the Grantee, interfere with the exercise by the Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns; and Grantor hereby binds himself, his heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2005.

**KELLER INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

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§  
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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

# TXU ELECTRIC DELIVERY COMPANY

WR\*2113177

EX25030

THE INTENT OF THIS "EXHIBIT" IS TO FICTITIOUSLY 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.

NO SCALE  
ALL DISTANCES ARE +/-

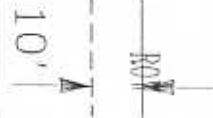
TXUED TRANSMISSION EASEMENT  
(100' ROW)

PROPOSED TXUED 10' EASEMENT

WHITLEY RD.

WALL PRICE RD.

NOTE !  
EASEMENTS GRANTED



RECORDED:  
VOLUME 10000  
PAGE 0842  
DEED RECORDS  
TARRANT COUNTY, TEXAS

A TRACT OF LAND OUT OF THE  
W.J. HOLLAND SURVEY ABSTRACT \*692  
TARRANT COUNTY, TEXAS

EXHIBIT "A"

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_, 2005