

## ELECTRIC EASEMENT

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS                    }  
COUNTY OF GALVESTON        }       KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Galveston Junior College District of Galveston County, Texas, a Junior College District organized under the laws of Texas and usually known as Galveston Community College, its successors and assigns, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, its successors and assigns, hereinafter referred to as "Grantee", whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, all or in part, an exclusive, perpetual easement, hereinafter referred to as the "Easement", for electric distribution and related communications facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, including, but not limited to, towers or poles made of wood, metal or other materials, props and guys, hereinafter referred to as "Facilities", located within a portion of the following described lands owned by Grantor, ("Grantor's Property"), to wit:

That certain tract of land being the West one-half (1/2) of Outlot 109 and the West 40 feet of the Southeast quarter of Outlot 109 situated in the Michael B. Menard League, Abstract 628, Galveston County, Texas, being the same property described in a deed from St. Mary's Orphan Asylum of Galveston to Galveston Junior College District of Galveston County, Texas, dated July 31, 1967 and filed for record in Volume 1881, Page 395, in the Official Public Records of said County and State.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are described as follows:

1. An easement sixteen (16) feet wide and twenty-four (24) feet long for Grantee's pad-mounted transformer station, the location of which is shown by the crosshatched area on Plat No. 24-0216, attached hereto and made a part hereof.
2. An easement ten (10) feet wide, the location of the centerline of which is shown by the dot-dash symbol on said attached Plat No. 24-0216.

Grantor shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, its successors and assigns, Grantor, its successors and assigns shall observe all safety codes and laws which apply to working along, within and/or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including the Occupational Safety and Health Administration ("OSHA"), Chapter 752 of the Texas Health and Safety Code ("THSC"), the National Electric Code ("NEC"), and the National Electrical Safety Code ("NESC").

Absent written authorization by the Grantee, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by Grantor. Any unauthorized improvements or obstructions may be removed by Grantee at the Grantor's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by Grantee at the Grantor's expense should they be an obstruction. Grantee may put said wooden posts and paneled wooden fences back up, but generally will not replace them

with new fencing.

Grantee shall not deny or obstruct ingress or egress to or from Grantor's Property, and Grantor retains all rights to cross the Easement Area for access, but not interfering with the utility purpose for which the Easement is granted. Grantor shall have the right to construct or locate in a near perpendicular fashion, utilities, drainage, ditches, roadways, driveways, across, but not along or solely along, within or under the Easement Area herein granted. Grantor assumes all responsibility for the cost of constructing, paving and maintaining said roadways or driveways within easement crossing areas. In the event Grantor constructs, or causes to be constructed, any utilities, drainage, ditches, roadways, and/or driveways which results in the relocation of Grantee's Facilities, the Grantor will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities. Grantor is prohibited from using the Easement Area for stockpile, spoil, water retention or detention, or lay down areas.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and Grantor's Property immediately adjoining thereto, all bushes, trees and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and which, in the sole opinion of Grantee, endanger or may interfere with the efficient, safe and proper operation, and maintenance of said Facilities. Further, in the event dead or dangerous trees exist within the fall range of overhead electrical facilities, then Grantee shall have the right to take down dead or dangerous trees based on Grantee's discretion.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

The terms, conditions and provisions contained herein constitute the complete and final agreement between Grantor and Grantee, (collectively the "Parties") with respect to the subject matter hereof and supersedes all prior agreements, representations and understandings of the Parties and, by Grantor's signature affixed hereto and Grantee's use of the Easement, the Parties evidence their agreement thereof. No oral or written agreements made or discussed prior to, or subsequent to, the execution of this Easement shall supersede those contained herein. Any and all revisions, amendments and/or exceptions to the terms, conditions and provisions contained in this Easement shall be in written, recordable form and executed by both parties, or their respective successors or assigns in order to be deemed valid.

**EXECUTED** this [ ] day of [ ], 20[ ].

GALVESTON JUNIOR COLLEGE DISTRICT OF GALVESTON COUNTY, TEXAS,  
A JUNIOR COLLEGE DISTRICT ORGANIZED UNDER THE LAWS OF TEXAS  
AND USUALLY KNOWN AS GALVESTON COMMUNITY COLLEGE

BY: [ ]  
Signature

[ ]  
Name typed or printed

[ ]  
Title

STATE OF TEXAS }

COUNTY OF [ ] }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas,  
on this day personally appeared [ ],  
[ ] of Galveston Junior College District of Galveston  
County, Texas, a Junior College District organized under the laws of Texas and usually  
known as Galveston Community College, 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, and as the act and deed of said entity.

**Given under my hand and seal of office** this [ ] day of [ ], 20[ ].

[ ]  
Notary's Signature

[ ]  
Name typed or printed

[ ]  
Commission Expires

**AFTER RECORDING RETURN TO:  
SURVEYING & RIGHT OF WAY  
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC  
P. O. BOX 1700  
HOUSTON, TX 77251-1700**



**CITY OF GALVESTON**  
**OUTLOT - 109**  
**(UNRECORDED)**

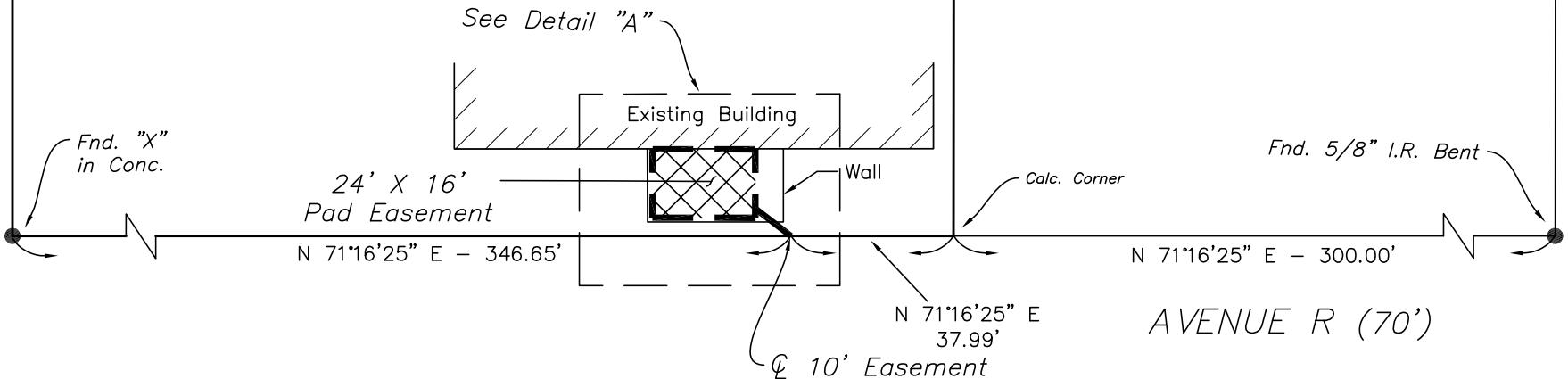
**GALVESTON JUNIOR COLLEGE DISTRICT OF  
GALVESTON COUNTY, TEXAS**  
WEST ONE-HALF OF OUTLOT 109 AND THE WEST  
40 FEET OF SOUTHEAST QUARTER OF OUTLOT 109  
VOL. 1881 PG. 395 D.R.

**MICHAEL B. MENARD**  
**LEAGUE, A-628**

**GALVESTON COLLEGE**  
**ADDITION**  
**LOT 1**  
**(CALLED 3.463 AC.)**  
**C.C.F. #2018002253 M.R.**

THIRTY NINTH STREET (80')

JACK JOHNSON BLVD (80')  
F.K.A. FORTY FIRST STREET

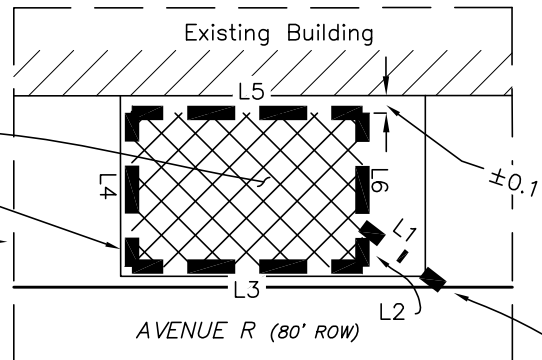


**OUTLOT - 134**

24' X 16'  
Pad Easement

Wall

Detail "A"  
Not to Scale



10' Easement

Line Table		
Line #	Length	Direction
L1	10.50'	N 71°19'16" W
L2	2.13'	S 18°41'00" E
L3	24.00'	S 71°19'00" W
L4	16.00'	N 18°41'00" W
L5	24.00'	N 71°19'00" E
L6	13.87'	S 18°41'00" E

Bearing Basis:  
Texas Coordinate System of  
1983, South Central Zone  
(TXSC Zone 4204); NAD 83



NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO  
INTERSECT WITH THE EXTERIORS OF ALL ADJOINING  
EASEMENTS OR WITH ADJOINING PROPERTY LINES.

REV.1:JOB NO.	BY:	DATE:	REV.2:JOB NO.	BY:	DATE:
EASEMENT - UNOBSTRUCTED		LAST PLOT DATE: 4-1-2024			
COUNTY: GALVESTON		DRAWN BY: J.R.P.			
SURVEY DATE: 3-16-2024		MAP NO: 6838			
SCALE: 1" = 40'		JOB NO: 104283470A			
FILE NO. - BOOK: 2022		CHECKED BY: A.B.			
			<b>CenterPoint Energy</b> SURVEYING & RIGHT OF WAY P.O. Box 1700 Houston, TX 77251-1700 713-207-2222 Firm Number: 10027400 PLAT NO. 24-0216		