

UTILITY EASEMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

§ KNOW ALL MEN BY THESE PRESENTS:
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The undersigned, HAYS CONSOLIDATED ISD, by and through (Printed Name), in the capacity of (Title), and not individually, hereinafter referred

and not individually, hereinafter referred to as Grantor (whether 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 Travis County, Texas (the "Property"):

A tract of land consisting of 93.206 acres of land, more or less, out of the William Porter Survey Number 6, Abstract No. 599, the George Herder Survey Number 537, Abstract No. 347, and the D.C. Burluson Survey, Abstract No. 2429, in Travis County, Texas, as described in a deed or other instrument recorded in Document Number 2014019980 in the Official Real Property Records of Travis County, Texas.

Location of right-of-way and easement hereby conveyed shall be limited to a strip of land as indicated on Exhibit "A", attached hereto and incorporated herein for all pertinent purposes.

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.

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

Work Order No.:
Property Owner Name: Hays Consolidated ISD
Address: 14104 S Turnersville Rd., Buda, TX

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 \_\_\_\_\_**

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
(Date)

\_\_\_\_\_, partner(s) on behalf of \_\_\_\_\_  
(Printed Name) (Printed Corporate of 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 Corporation 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