

0004 00 14 0051

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS  
COUNTY OF Williamson

Distribution line No. \_\_\_\_\_

Easement No. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

DOC# 9715901

That CYPRESS CREEK VENTURE  
and \_\_\_\_\_

hereinafter referred to as "Grantor," (whether one or more), for and in consideration of Dollars (\$ \_\_\_\_\_) to Grantor in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative") have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way for an underground electric distribution system, consisting of a variable number of underground cables and all necessary or desirable appurtenances (including conduits, primary cables, secondary conductors and ground rods underground and concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) at or near the location and along the general course now located and staked out by the said Cooperative, through, across and under the following described lands located in Williamson County, Texas, to wit:

All that certain tract or parcel of land, being known as Cypress Creek Section 4, as recorded in Williamson County Deed of Records, Vol. N Slides 395, 396, 397.

Said easement shall consist of a strip of land ten (10) feet in width being five (5) feet on either side of the centerline, which shall become fixed at the location of buried cables by Pedernales Electric Cooperative, Inc. between the electric meter on the residential structure on each of said lot(s) and the easement area adjacent to the road rights-of-way on each lot, provided that the easement conveyed herein shall not include any area of said strip of land upon which a residence is constructed.

The centerline described above is shown on plat attached hereto, marked EXHIBIT "A", and incorporated herein by reference.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said cables and appurtenances; the right to place new or additional cable or cables on said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

To have and to hold the above described easement and rights unto the Cooperative, its successors and assigns, until said easement and rights shall be relinquished by Cooperative.

Grantor does hereby bind himself, his heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness \_\_\_\_\_ hand this 24th day of February, 19 97.

RETURN TO:  
PEC - Attn: Dept 61  
P. O. Box 467  
Johnson City, TX 78636

*[Signature]*  
R. L. MADDEN  
R. L. MADDEN

0804 88 14 0052

THE STATE OF TEXAS.

County of \_\_\_\_\_  
BEFORE ME \_\_\_\_\_ a Notary Public in and for  
County, Texas, on this day personally appeared \_\_\_\_\_  
known to me to be the person \_\_\_\_\_ whose name \_\_\_\_\_ is/are subscribed to the foregoing instrument, and acknowledged to me that  
\_\_\_\_\_ executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas.

Form 635

THE STATE OF TEXAS  
Easement and  
Right of Way  
FROM \_\_\_\_\_  
TO \_\_\_\_\_  
GENERAL ELECTRIC COOPERATIVE, INC.  
THE STATE OF TEXAS  
County \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas.

County Clerk in and for said County, hereby certify that the within instrument was filed in my office for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and fully recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ in Book \_\_\_\_\_ Records of Deeds of said County at \_\_\_\_\_  
Given under my hand and seal of office this day and year last above written.  
County Clerk \_\_\_\_\_ County, Texas  
By \_\_\_\_\_ Deputy

THE STATE OF TEXAS.

County of Williamson  
BEFORE ME Dr Lita Brown a Notary Public in and for  
Williamson County, Texas, on this day personally appeared R. L. Madden  
known to me to be the person \_\_\_\_\_ whose name \_\_\_\_\_ is/are subscribed to the foregoing instrument, and acknowledged to me that  
\_\_\_\_\_ executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of February A.D. 1997  
Dr Lita Brown  
Notary Public Williamson County, Texas.



Doc# 9715901  
# Pages: 2  
Date : 04-14-1997  
Time : 10:41:14 A.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 11.00

THE STATE OF TEXAS.

County of \_\_\_\_\_  
BEFORE ME \_\_\_\_\_  
\_\_\_\_\_, County, Texas, on this day personally appeared \_\_\_\_\_  
President of \_\_\_\_\_ of the County and State aforesaid, known to me to be the person  
whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of  
\_\_\_\_\_ and as the President thereof, and for the purposes and consideration  
therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_