

## UTILITY RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS ) (

06337

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF Hood ) (That Beulah Ivey

of the County of Hood, State of Texas, hereinafter called "Grantor", for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, assign and convey unto JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION, a Texas corporation having its principal office in Cleburne, Texas, and to its successors or assigns, hereinafter called "Grantee", a perpetual easement and right-of-way for the purpose of constructing, operating and maintaining, an electric power distribution line, as it now exists or shall be hereinafter installed, including all necessary and desirable appurtenances and attachments necessary for its operation, over, under, or across Grantor's land, including that portion of the land abutting all streets, roads, or highways, said land situated in the

Survey, Abstract No. \_\_\_\_\_, \_\_\_\_\_ County,

Texas, containing 5.5 acres, more particularly described in deed

from \_\_\_\_\_

to \_\_\_\_\_

dated \_\_\_\_\_, 19\_\_\_\_, and recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Deed Records of said County,

Said easement being a strip of land across the tract referred to above, twenty feet in width, with the Grantee herein being hereby authorized to designate the course of the easement herein conveyed, except that when the said electric line is installed, the easement herein granted shall be limited to a strip of land twenty feet in width, with the center line thereof being the electric line as installed.

Grantee shall have the right of pedestrian and vehicular ingress and egress over, across and upon said land for the purpose of constructing, improving, reconstructing, upgrading in conductor size, number, or operating voltage, repairing, inspecting, maintaining and removing the said electric power line, as well as reading any meter or performing any act related to the provision of utility service; the right to relocate said line in the same relative position to any adjacent road, if same is widened in the future; the right to trim or remove any trees located thereon which might, in the judgment of the Grantee, damage or interfere with the operation of the said electric line; the right to prevent the construction within the easement herein granted any buildings, structures or other obstructions which may endanger or interfere with the efficiency, safety or convenient operation of said electric line and its appurtenances. If such buildings, structures or other obstructions are constructed by Grantor, as above mentioned, without written consent of the Grantee, then the Grantee shall have the right to remove same from such space, and this agreement, together with other provisions of this grant shall constitute a covenant appurtenant to the land for the benefit of the Grantee, its successors and assigns.

The Grantor expressly reserves for himself, his successors and assigns, all rights to use the land in which this easement and right-of-way is herein granted for purposes which do not interfere with the exercise by the Grantee of the rights hereby granted.

The Grantor agrees that all poles, wires and other facilities, including any metering and service entrance equipment, installed on the above-described lands at the expense of the Grantee herein, shall remain the property of the Grantee, removable, at the option of the Grantee, upon termination of service to or on said lands.

TO HAVE AND TO HOLD the above described easement and rights unto the said Johnson County Electric Cooperative Association, its successors and assigns, forever.

The Grantor represents that he is the owner of the above-described tract of land and does hereby bind himself, his heirs, assigns and legal representatives, to Warrant and Forever Defend all and singular the above described easement and rights unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the undersigned have set their hands and seals

this 10<sup>th</sup> day of June, 1991.

x Beulah Ivey

ACKNOWLEDGMENT

THE STATE OF TEXAS ) ( )  
COUNTY OF Hood ) ( )

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This instrument was acknowledged before me on the 19<sup>th</sup> day of June, 19 91  
by Beulah Ivey



WILLIAM D. CRAFT  
NOTARY PUBLIC  
STATE OF TEXAS  
Commission Expires 8-8-93

William D. Craft  
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS ) ( )  
COUNTY OF \_\_\_\_\_ ) ( )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS ) ( )  
COUNTY OF \_\_\_\_\_ ) ( )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS ) ( )  
COUNTY OF \_\_\_\_\_ ) ( )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

by \_\_\_\_\_

of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
STATE OF TEXAS COUNTY OF HOOD  
I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly recorded in the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS, in the Volume and Page as shown hereon.



Anjanette Ables  
ANJANETTE ABLES, County Clerk  
Hood County, Texas

FILED FOR RECORD  
AT 27304

JUL 22 1991

Anjanette Ables  
County Clerk, Hood County, TX

W.O. Number: 1061006  
Grid Location: \_\_\_\_\_  
Grantor's Name: Beulah Ivey  
Account Number: \_\_\_\_\_  
After recording please return to:  
Johnson County Electric Cooperative  
Granbury District Office  
Granbury, Texas 76048  
P.O. Box 939  
Granbury, Texas 76048