

ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY

THE STATE OF TEXAS

Transmission Line No. 120

Easement No. 75

COUNTY OF Comal

KNOW ALL MEN BY THESE PRESENTS:

221005

VOL 339 PAGE 895

That William H. Mayer, et ux, Anita R. Mayer
and Route 1, Box 1475
Bulverde, Texas 78163

P.O. Box 220
Austin, Texas 78767

ten dollars and other good
hereinafter referred to as "Grantor," (whether one or more), for and in consideration of and valuable consideration

Dollars (\$) To Grantor in hand paid by LOWER COLORADO RIVER AUTHORITY, of Austin, Texas (hereinafter called the "Authority") have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Authority, an easement and right-of-way for electric transmission and/or distribution lines, consisting of variable number and sizes of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), at or near the location and along the general course hereinbelow described, across and upon the following described lands located in Comal County, Texas, to-wit:

All that certain tract or parcel of land, being :

34 acres, more or less, out of the Maria Jamison Survey, A-298, and the F. W. Foerster Survey, A-879, and being that same land more particularly described in Deed from Quincy O. Massey, et ux, Irene B. Massey to William H. Mayer, et ux, Anita R. Mayer, dated June 1, 1971, recorded in Vol. 186, page 860, and by Quit Claim Deed from William H. Mayer, Jr., and Cheryl Bentley to William H. Mayer, et ux, Anita R. Mayer, dated May 3, 1977, recorded in Vol. 256, page 603, and by Special Warranty Deed from Zellie Capin, Elmer E. Cooper, Arthur Coplon, Reuben Karol, Sam Landis, Tibor Ritter, Russell Snip and Marvin Soffen to William H. Mayer, et ux, Anita R. Mayer in Vol. 256, page 608, dated June 1, 1977, and being more particularly described under EXPRESSLY EXCEPTING AND EXCLUDING in Deed to Menan C. Schriewer, Trustee, recorded in Vol. 270, page 426, all in the Deed Records of Comal County, Texas, which instruments and the records thereof are adopted herein for all pertinent purposes.

This easement shall consist of a strip of land 100.00 feet wide described by metes and bounds as follows:

Commencing at the most Southerly corner of the above-mentioned 34 acres; thence, with the Easterly line of said 34 acres, N 24° 14' E (Grid Bearing) 228.50 feet to the Beginning Point of this easement; thence, N 83° 41' W (Grid Bearing) 581.42 feet to a point for corner of this easement in the most Southwesterly line of said 34 acres; thence, with said most Southwesterly line of said 34 acres, N 60° 39' W (Grid Bearing) 255.47 feet to a point for corner of this easement; thence, S 83° 41' E (Grid Bearing) 848.84 feet to a point for corner of this easement in the most Easterly line of said 34 acres; thence, with said most Easterly line of said 34 acres, S 24° 14' W (Grid Bearing) 105.10 feet to the Beginning Point of this easement and containing 1.64 acres, more or less.

The easement 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 said lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said lines and appurtenances; the right to use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of its facilities; the right to place new or additional wire or wires on said lines and to change the sizes thereof; the right to relocate or reconstruct with the same or different type structures along the same general direction of said lines; 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 lines or their appurtenances; and the right to place temporary guys, poles, and supporting structures for use in erecting or repairing said lines.

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

It is understood and agreed that the consideration herein paid does include payment of the initial foreseeable construction damages, but this easement does not include any damages, if any, which may occur in the future after the original construction of said lines and resulting from the reconstruction or repairing thereof.

After original construction no additional openings shall be made in the ground along said right-of-way in which shall be placed poles, tower foundations, or guy anchors unless Authority, its successor or assigns shall pay to Grantor, his heirs or legal representatives Twenty-five and no/100 Dollars (\$25.00) for each such opening and upon such payment Authority, its successors or assigns, shall have the right and the right is hereby granted, to make additional openings in the ground for any type pole, tower foundation, or guy anchor regardless of the type originally placed in the line.

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

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 Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hand this 27 day of JANUARY 1983.

FILED FOR RECORD

1983 FEB -3 PM 12:11

ROSIE BOSENBERG
COUNTY CLERK COMAL COUNTY

BY

Linnell K. Hinojosa

WA 15415

7.00

Grantor

THE STATE OF TEXAS,

Form 22 Revised 3-1-80

County of _____

BEFORE ME, Y. C. Grimland

, a Notary Public in and for

the State of COCKS, Texas, on this day personally appeared William H. Mayer and Anita

R. Mayer

known to me to be the person S whose name S is/are subscribed to the foregoing instrument, and acknowledged to me that

they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22th day of January A.D. 1983

Y. C. GRIMLAND

MY COMMISSION EXPIRES 8-4-88

Y. C. Grimland
Notary Public in and for the State of Texas

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

THE STATE OF TEXAS,
County, }
Lower Colorado River Authority

TO

FROM

**Easement and
Right of Way**

THE STATE OF TEXAS

County, _____

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.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

, a Notary Public in and for

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

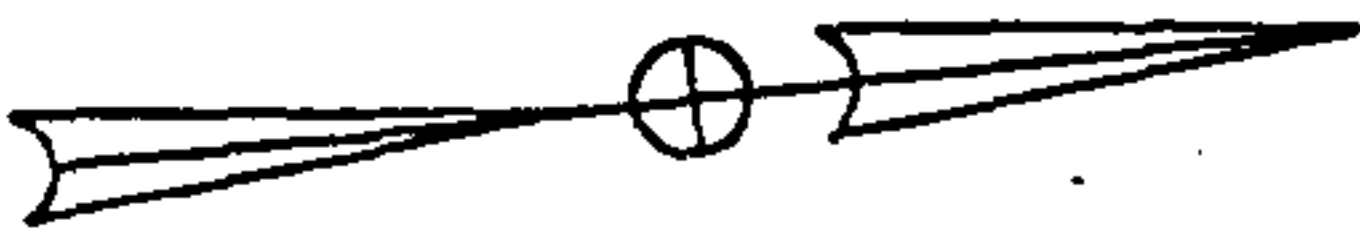
and as the President thereof, and for the purposes and consideration
therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A.D. _____

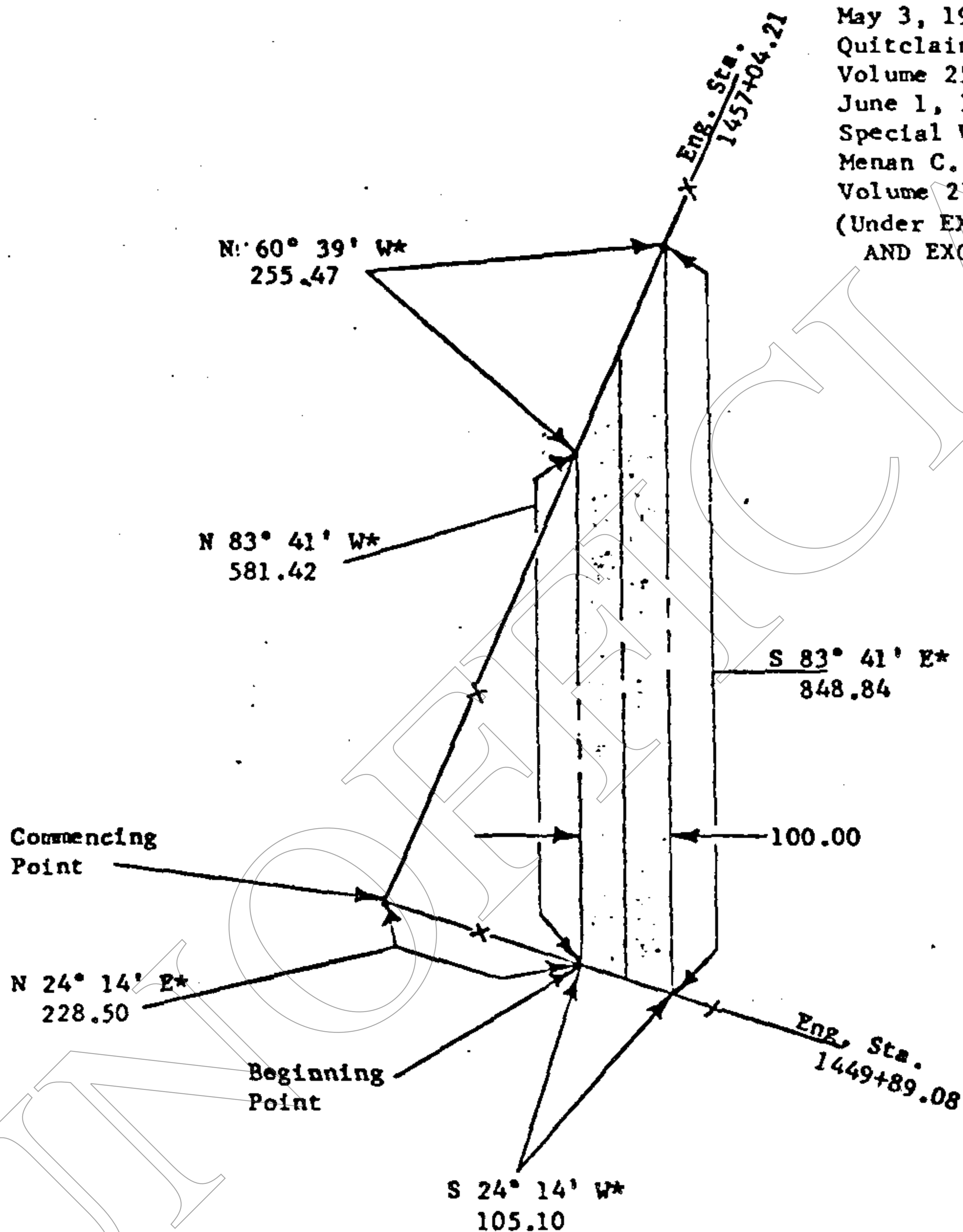
Notary Public _____ County, Texas.

Comal County, Texas
 Maria Jamison Survey A-298
 F. W. Foerster Survey A-879

LINE NO. TL 120
 GRANTOR William H. Mayer, et ux
 EASEMENT NO. 75
 Anita R. Mayer



William H. Mayer, et ux
 Anita R. Mayer
 34 Acres (Under 1/4 Section 34)
 Volume 186, Page 860
 June 1, 1971
 Volume 256, Page 603
 May 3, 1977
 Quitclaim Deed
 Volume 256, Page 608
 June 1, 1977
 Special Warranty Deed
 Menan C. Schriever, Trustee
 Volume 270, Page 426
 (Under EXPRESSLY EXCEPTING
 AND EXCLUDING)



*Grid Bearing

LOWER COLORADO RIVER AUTHORITY
 AUSTIN, TEXAS
 TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 75

SCALE: 1"=200' DATE / / GRANTOR William H. Mayer, et ux Anita R. Mayer