

ELECTRIC UTILITY EASEMENT

Doc# 200306035489

3/C  
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT William Henry Mayer and Anita Richards Mayer Living Trust of Comal County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) 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 as hereinafter described for an electric transmission and/or distribution line, consisting of variable number 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), over, across and upon the following described lands located in Comal County, Texas, to-wit:

All of twenty feet (20') right-of-way easement, being part of 116.825 acres, more or less, consisting as a portion of 874.168 acres out of the John Sparks Survey 120, Abstract 101 in Comal County, Texas; said 116.825 acres being more particularly described as the same tract of land described in Cash Warranty Deed from Highway 32, Limited to William Henry Mayer and Anita Richards Mayer Living Trust dated March 2, 2000, being filed and recorded in Document #200006007313 in the Real Property Records of Comal County, Texas and adopted herein for all descriptive purposes.

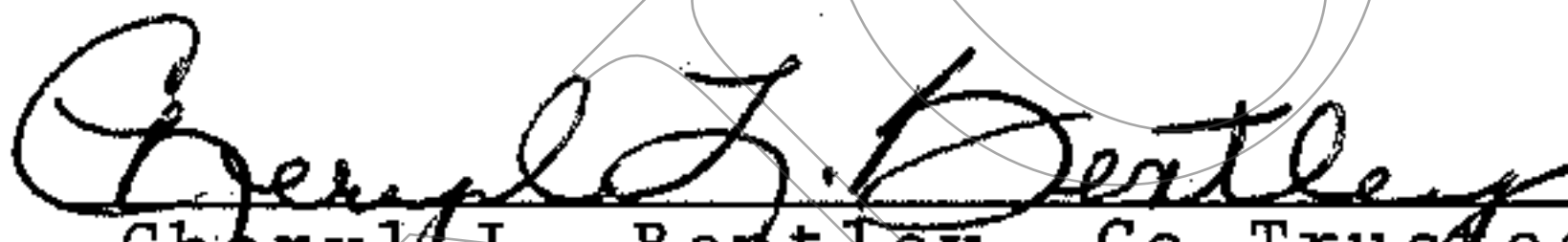
Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

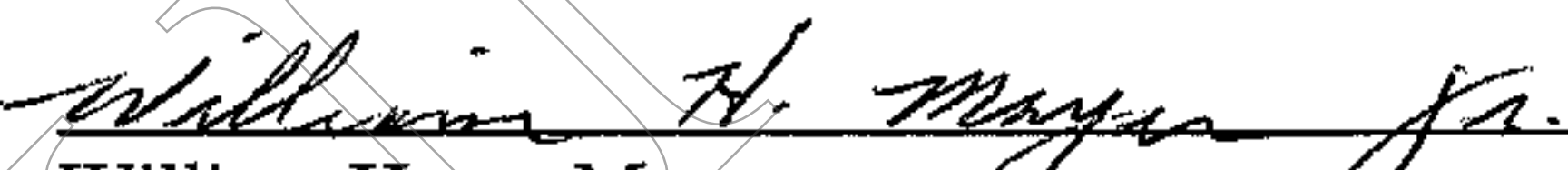
Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said lines and appurtenances; the right to relocate within the limits of said right-of-way; 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.

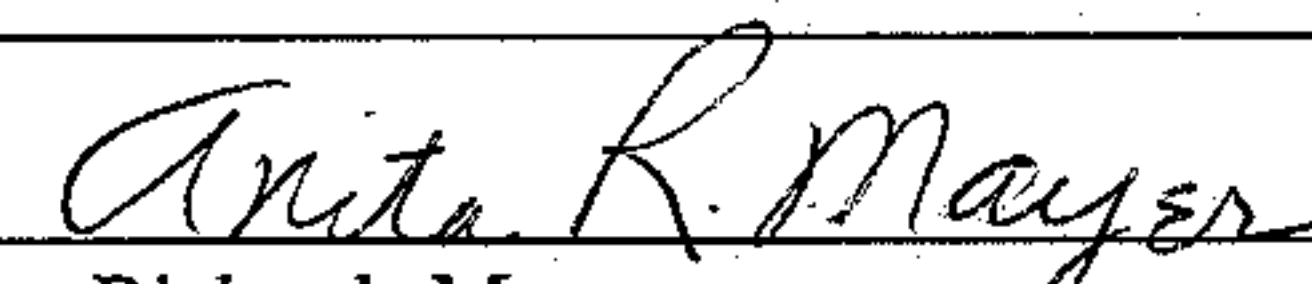
TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) this 22nd day of Sept 2003

  
Cheryl L. Bentley, Co-Trustee

  
William Henry Mayer, Jr., Co-Trustee

  
Anita Richards Mayer, Trustee

THE STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared

\_\_\_\_\_, of the  
(Name) (Title)  
\_\_\_\_\_, known to me to be the person  
(Organization)

whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the \_\_\_\_\_

(Organization)  
as \_\_\_\_\_, thereof, and for the purposes  
(Title)  
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for

\_\_\_\_\_, County, Texas

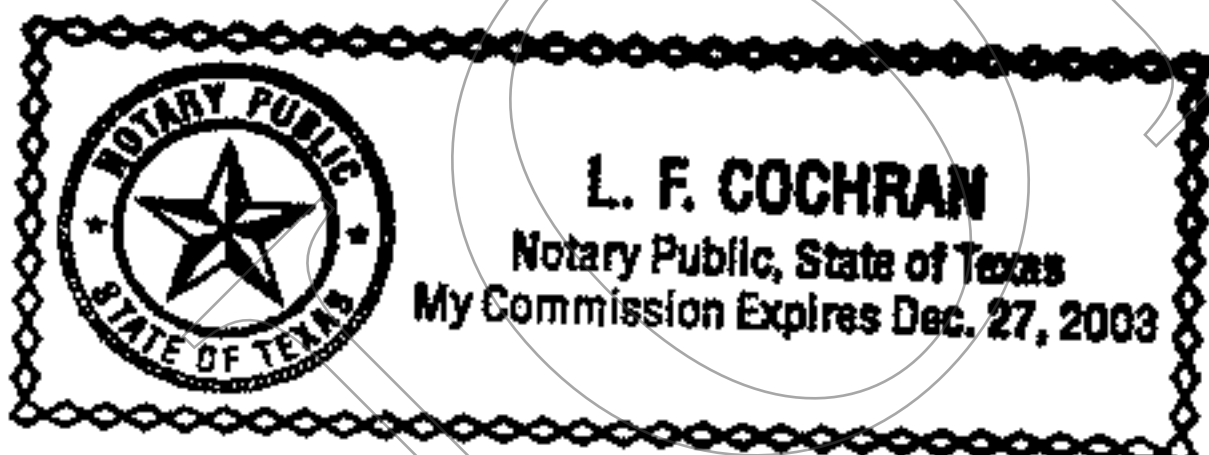
THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority on this day personally appeared

Anita Richards Mayer, Trustee, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of September, 2003



L. F. Cochran

\_\_\_\_\_  
Notary Public in and for

Bexar, County, Texas

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority on this day personally appeared William Henry Mayer, Jr. and Cheryl L. Bentley, Co-Trustees, known to me to be the person  
whose name <sup>are</sup> subscribed to the foregoing instrument and acknowledged to me that <sup>they</sup> executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of September, 2003



L. F. Cochran

\_\_\_\_\_  
Notary Public in and for

Bexar, County, Texas



GRANTOR

EASEMENTS, AS LISTED IN SCHEDULE B OF LAWYERS TITLE INSURANCE CORPORATION'S COMMITMENT FOR TITLE INSURANCE OF NO. 113, EFFECTIVE FEBRUARY 23, 2000 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.  
EASEMENT TO P.A.C. ; VOLUME 78, PAGE 408 DEED RECORDS, COMAL COUNTY, TEXAS (DOES NOT AFFECT)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO WILLIAM H. MAYER AND ANITA R. MAYER, LAWYERS TITLE INSURANCE CORPORATION, COUNTYWIDE TITLE AND LENDER, THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VALUABLE UTILITY LINES OR EASEMENTS KNOWN TO ME, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



DATE 2-24-00  
Randall H. Hambright  
RANDALL H. HAMBRIGHT, R.P.L.S. NO. 5283

- LEGEND
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - x-x- WIRE FENCE
  - CONCRETE HIGHWAY MONUMENT



NOTE: RECORD INFORMATION IS ACCEPTED AS CORRECT

HAMBRIGHT LAND SURVEYING

R.O. BOX 1228  
JOHNSON CITY, TEXAS 76036  
PHONE (817) 844-2574  
FAX (817) 844-2578  
EMAIL: HAMBRIGHT@MONUMENT.NET

JOB NO: 351  
DATE: 02-24-00  
FILE NAME: J351.DGN

STATE HIGHWAY NO. 32  
(100' RIGHT OF WAY)

LINE	DIRECTION	DISTANCE
1-3	S37°03'47"W	277.83
2-3	S00°03'47"W	151.73
3-4	S30°17'21"E	211.88

CURVE LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	102°30'20"	2864.79	S37°32'32"E	125.26

20' ft. Electric Utility Easement

Doc# 200306035489  
# Pages 3  
03/23/2003 02:52:52 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$18.00

DOUGLAS KLESICK  
47.435 ACRES  
DOC. #9806001440

HIGHWAY 32, LTD.,  
874.169 ACRES  
DOCUMENT NO.  
9906026878

WANDA C. GRAHAM  
529.478 ACRES  
VOL. 330, PG. 535

TRACT 6  
116.825 ACRES

HIGHWAY 32, LTD.,  
874.169 ACRES  
DOCUMENT NO.  
9906026878

HIGHWAY 32, LTD.,  
874.169 ACRES  
DOCUMENT NO.  
9906026878

JANE HARGOOD STORY  
210.80 ACRES  
VOL. 968, PG. 605

PEDERNALES ELECTRIC CO-OPERATIVE  
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE NO SCALE DATE 22 Sept 03 GRANTOR William Henry Mayer Et. al