

**UTILITY EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS:**

§

**COUNTY OF HAYS**

§

THAT **HAZY HILLS RANCH CO.**, by and through its agent, **EDGAR GOSS TOWNES**, of Hays County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to us in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as hereinafter described for an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including 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 Hays County, Texas, to-wit:

1,555.2765 acres of land originally described as part of a larger tract in Volume 132, Page 593, of the Deed of Trust Records of Hays County, Texas, and being out of the William Walker Survey No. 130, Abstract No. 475, and other various surveys; also known as Hazy Hills Ranch, located along the north side of U.S. Highway 290, lying east of the town of Dripping Springs, in Hays County, Texas.

This right-of-way easement is for a distribution power line and guying purposes upon the above described property. The right-of-way consists of a strip of land 30 feet wide, generally following inside the south property line, along the north line of U.S. Highway 290 and/or as constructed on the previously described property. Guy leads may extend beyond the 30-foot easement width only when necessary in order to adhere to engineering/design standards.

Together with the right of ingress and egress over 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 Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

And we do hereby bind ourselves, our heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 12<sup>th</sup> day of August, 1999.

Hazy Hills Ranch Co. *ET*

BY: *Edgar Goss Townes*  
Edgar Goss Townes, Agent

(NOTARIZE ON BACK)

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THE STATE OF TEXAS

COUNTY OF HAYS

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

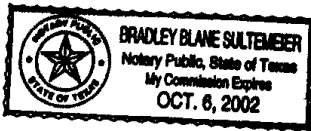
EDGAR GOSS TOWNES, AGENT, of the  
(Name) (Title)

HAZY HILLS RANCH, known to me to be the person whose  
(Organization)

name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the HAZY HILLS RANCH as  
(Organization)

AGENT, thereof, and for the purposes and consideration therein  
(Title)  
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of AUGUST, 1999.



Bradley Blane Sulzemeier  
Notary Public in and for

HAYS County, Texas

THE STATE OF TEXAS

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

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

\_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Notary Public in and for

Lee Carlisle

8-27-99 01:05 PM 9920530 County, Texas

ROSE \$11.00  
LEE CARLISLE, County Clerk  
HAYS COUNTY

THE STATE OF TEXAS

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

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

\_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for

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

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