

PT #: 2023-6016  
District: BMW  
WO #: 22948242  
ER # \_\_\_\_\_

**EASEMENT AND RIGHT OF WAY**

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ERATH

That **CITY OF STEPHENVILLE**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

**SEE EXHIBIT "A" (ATTACHED)**

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF STEPHENVILLE

By: \_\_\_\_\_  
Doug Svien, Mayor

STATE OF TEXAS                   §  
   §  
COUNTY OF ERATH               §

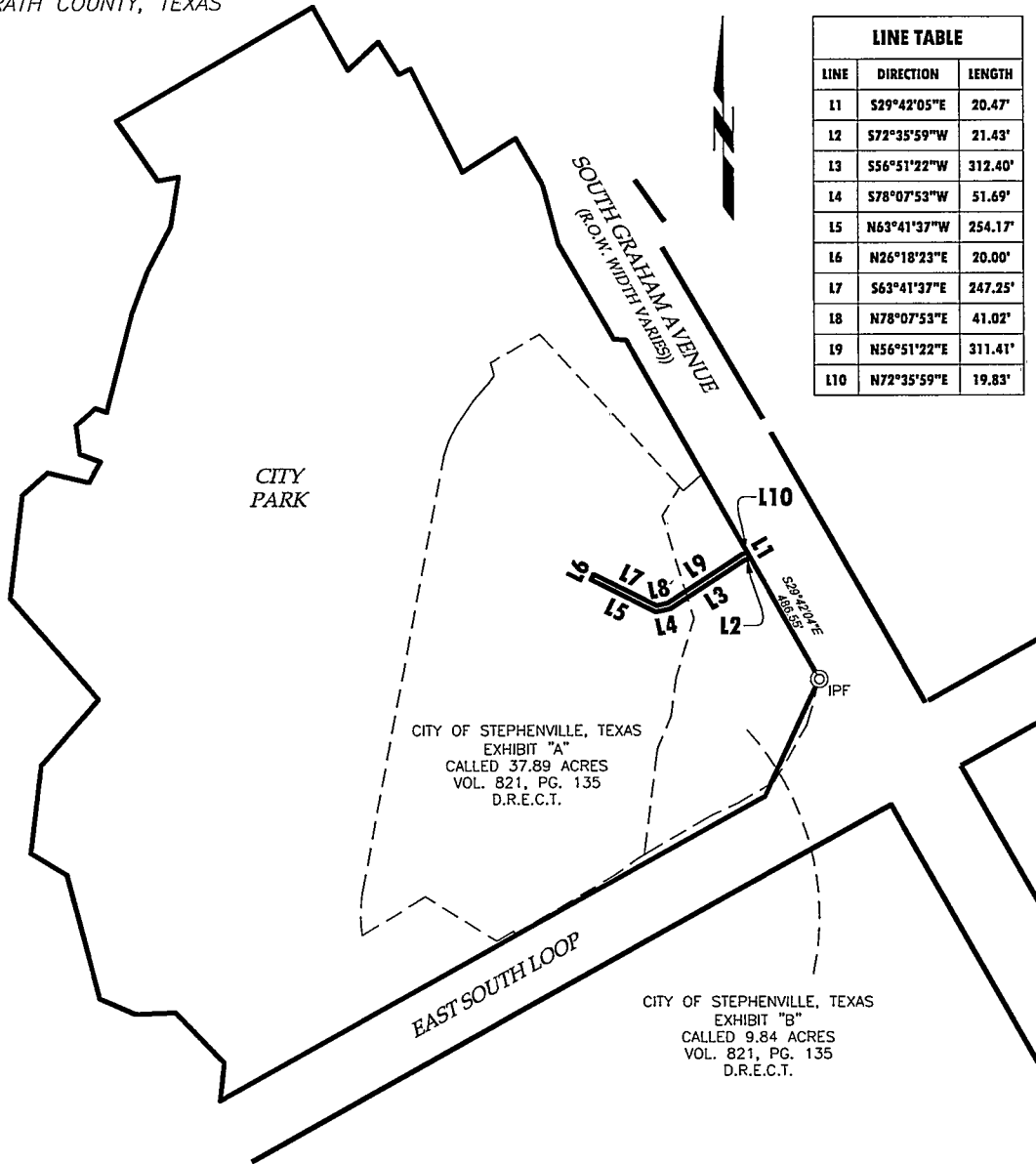
BEFORE ME, the undersigned authority, on this day personally appeared Doug Svien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of CITY OF STEPHENVILLE, as the mayor thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**ONCOR ELECTRIC DELIVERY COMPANY LLC  
EXHIBIT "A"**

JOHN BLAIR SURVEY  
ABSTRACT NO. 32  
ERATH COUNTY, TEXAS



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S29°42'05"E	20.47'
L2	S72°35'59"W	21.43'
L3	S56°51'22"W	312.40'
L4	S78°07'53"W	51.69'
L5	N63°41'37"W	254.17'
L6	N26°18'23"E	20.00'
L7	S63°41'37"E	247.25'
L8	N78°07'53"E	41.02'
L9	N56°51'22"E	311.41'
L10	N72°35'59"E	19.83'

WO#25939344  
COUNTY: ERATH  
DISTRICT: BMW/STP

GRANTOR: CITY OF STEPHENVILLE

LEGEND

- 20' EASEMENT
- BOUNDARY LINE
- PROPERTY LINE

The intent of this Exhibit is to pictorially show the approximate location of the easement. It is not intended as an actual survey. Calls shown are references only. No Statement is made to the validity of these calls. Not to Scale.

**ONCOR ELECTRIC DELIVERY COMPANY LLC**  
**EXHIBIT "A-1"**

LEGAL DESCRIPTION

Being a 0.289 acre (12,592.00 SQ. FT.) electric easement situated in the John Blair Survey, Abstract Number 32, Erath County, Texas, and being part of a called 9.84 acre tract of land conveyed to City of Stephenville, Texas, Exhibit "B" recorded in Volume 821, Page 135 Deed Records, Erath County, Texas, (D.R.E.C.T.) and also a called 37.89 acre tract of land conveyed to city of Stephenville, Texas, Exhibit "A" recorded in Volume 821, Page 135, Deed Records, Erath County, Texas (D.R.E.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at an point in the East line of said 9.84 acre tract, common with the South right-of-way line of South Graham Avenue, a variable width R.O.W., and with the east line of a city park;

THENCE S29°42'05"E with said common line 20.47 to a point; from which a found iron pipe bears S29°42'04"E a distance of 486.55' marking the most Northern South corner of said 9.84 acre tract and the NorthEast corner of a corner clip;

THENCE over and across said 9.84 acre tract and 37.89 acre tract, the following courses and distances:

S72°35'59"W, a distance of 21.43 feet to a point for corner;

S56°51'22"W, a distance of 312.40 feet to a point for corner;

S78°07'53"W, a distance of 51.69 feet to a point for corner;

N63°41'37"W, a distance of 254.17 feet to a point for corner;

S26°18'23"E, a distance of 20.00 feet to a point for corner;

S63°415'37"W, a distance of 247.25 feet to a point for corner;

N78°07'53"W, a distance of 41.02 feet to a point for corner;

N56°51'229"E, a distance of 311.41 feet to a point for corner;

N72°35'59"E, a distance of 19.83 feet to the POINT OF BEGINNING and containing 0.289 acres (12,592.00 square feet) of land, more or less.

Proposed electric line having a length of 629.60 feet or 38.158 rods.