

PT #: 2023-0001  
District: BMW  
WR #: 3590920  
ER #

**EASEMENT AND RIGHT OF WAY**

STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TEXAS           §

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; Grantee recognizes that Grantor has utility facilities located in the easement area where Grantor may need to complete work from time to time. Grantor and Grantee agree that they will coordinate any work on Grantor's facilities, including the need to excavate or construct in the easement area, to ensure the safety and reliability of Grantee's facilities; and 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 \_\_\_\_\_, 2023.

City of Stephenville,  
a Municipal Corporation

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

STATE OF TEXAS           §  
                                     §  
COUNTY OF TEXAS       §

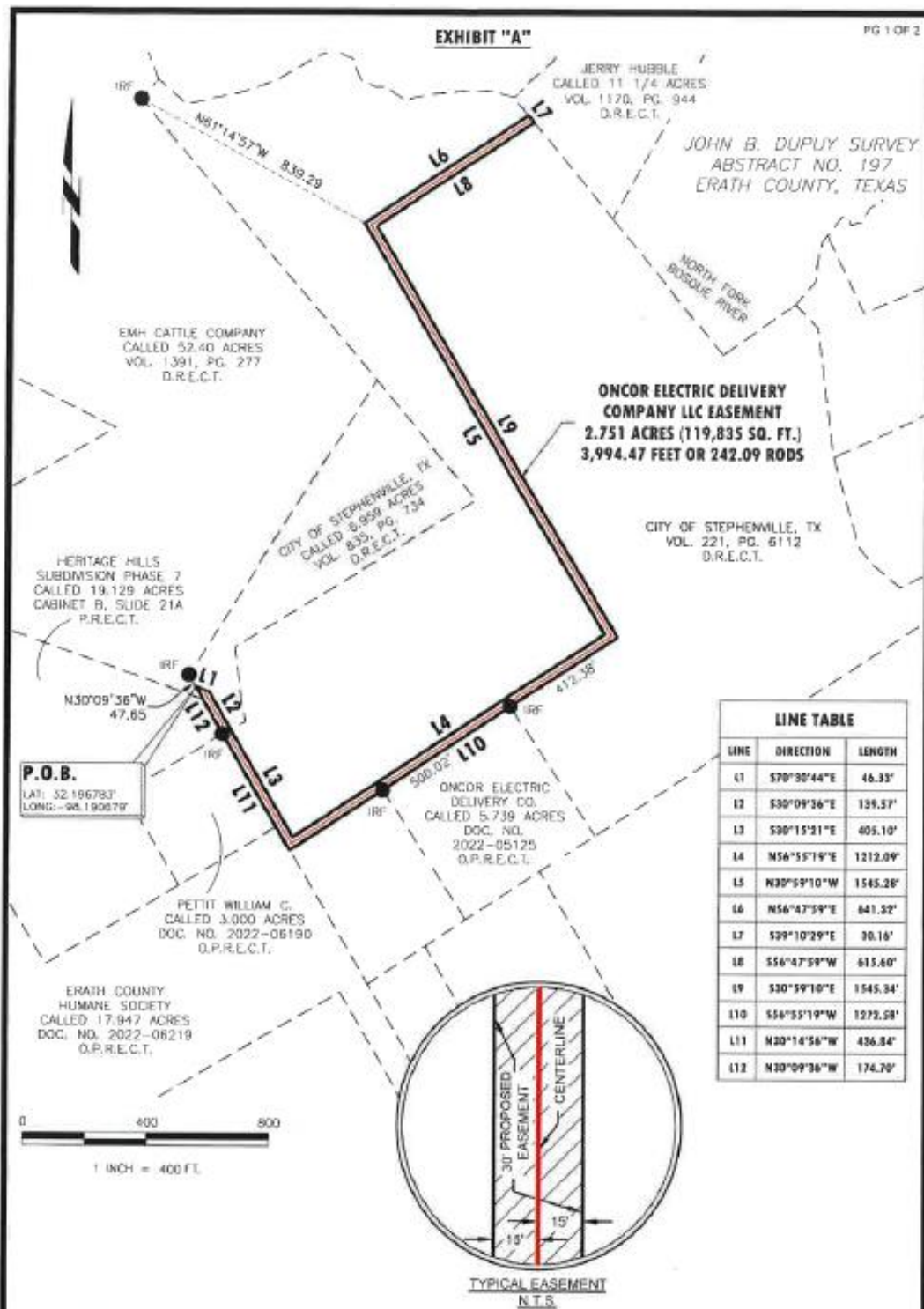
BEFORE ME, the undersigned authority, on this day personally appeared **Doug Svien**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of **City of Stephenville**, as the **Mayor**, thereof, for the 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. 2023.

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

# EXHIBIT "A"

PG 1 OF 2



STEPHENVILLE CITY EASEMENT  
WR3593584  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT

2.751 ACRES (119,835 SQ. FT.) IN  
JOHN B. DUPUY SURVEY, A-197  
ERATH COUNTY, TEXAS

## LEGEND

--- ADJACENT LINE  
--- SURVEY/ABSTRACT LINE  
--- RW --- RIGHT-OF-WAY LINE  
--- o --- METAL FENCE  
--- X --- BARBED-WIRE FENCE  
• IRON ROD FOUND

O.R.E.C.T. DEED RECORDS,  
ERATH COUNTY, TEXAS  
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS,  
ERATH COUNTY, TEXAS  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT

**LANDPOINT**

www.landpoint.net

4100 INTERNATIONAL PLAZA  
SUITE 240  
FORT WORTH, TX 76109  
(817)554-1805  
TBPELS REG. NO. 10194220

FIELD BY: JB

DRAWN BY: ED

CHK BY: HM

REV. -

DATE: 10/24/2022

PROJECT No.: 22-0070-3

**EXHIBIT "A"****LEGAL DESCRIPTION**

Being a 2.751 acre (119,835 SQ. FT.) electric easement situated in the John B. Dupuy Survey, Abstract Number 197, Erath County, Texas, and being part of a called 6.959 acre tract, conveyed to City of Stephenville, Texas, recorded in Volume 835, Page 734, and part of a tract of land conveyed to City of Stephenville, Texas, recorded in Volume 221, Page 6112, Deed Records, Erath County, Texas, (D.R.E.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at point in the west line of said 6.959 acre tract, common to an east line of a called 52.40 acre tract, conveyed to EMH Cattle Company, recorded in Volume 1391, Page 277, D.R.E.C.T., from which an iron rod found at the northwest corner of said 6.959 acre tract, same being a south corner of said 52.40 acre tract, bears N30°09'36"W, a distance of 47.65 feet;

THENCE over and across said 6.959 acre tract and said Stephenville tract, the following courses and distances:

S70°30'44"E, a distance of 46.33 feet to a point for corner;

S30°09'36"E, a distance of 139.57 feet to a point in the south line of said 6.959 acre tract, common to the most northwesterly north line of said Stephenville tract;

S30°15'21"E, a distance of 405.10 feet to a point for corner;

N56°55'19"E, a distance of 1,212.09 feet to a point for corner;

N30°59'10"W, a distance of 1,545.28 feet to a point for corner, from which an iron rod found at the northwest corner of said Stephenville tract, same being a northeast corner of said 52.40 acre tract, bears N61°14'57"W, a distance of 839.29 feet;

N56°47'59"E, a distance of 541.32 feet to a point in the the northeast line of said Stephenville tract, common to the southwest line of a called 11-1/4 acre tract, conveyed to Jerry Hubble, recorded in Volume 1170, Page 944, D.R.E.C.T. for the north corner of the herein described tract;

THENCE S39°10'29"E with said common line, a distance of 30.16 feet to a point for the east corner of the herein described tract;

THENCE over and across said Stephenville tract, the following courses and distances:

S56°47'59"W, a distance of 615.60 feet to a point for corner;

S30°59'10"E, a distance of 1,545.34 feet to a point for corner;

S56°55'19"W, passing at a distance of 412.38 feet, an iron rod found at the northeast corner of a called 5.739 acre tract, conveyed to Oncor Electric Delivery Co., recorded in Document No. 2022-05125, O.P.R.E.C.T., passing at a distance of 500.02 feet, an iron rod found at the northwest corner of said 5.739 acre tract, continuing along said course, in all a total distance of 1,272.59 to a point in the west line of said Stephenville tract, common to the east line of a called 17.947 acre tract, conveyed to Erath County Humane Society, recorded in Document No. 2022-06219, O.P.R.E.C.T. for the south corner of the herein described tract;

THENCE N30°14'56"W with said common line and the east line of said 3.00 acre tract, a distance of 436.84 feet to an iron rod found at the most northwesterly southwest corner of said Stephenville tract, same being the northeast corner of a called 3.000 acre tract, conveyed to Pettit William C. recorded in Document No. 2022-06190, O.P.R.E.C.T., a southeast corner of a called 19.129 acre tract, conveyed to Heritage Hills Subdivision Phase 7, recorded in Cabinet B, Slide 21A, Plat Records, Erath County, Texas (P.R.E.C.T.) at the southwest corner of said 6.959 acre tract;

THENCE N30°09'36"W with the west line of said 6.959 acre tract, common to an east line of said 19.129 acre tract, a distance of 174.70 feet to the POINT OF BEGINNING and containing 2.751 acres (119,835 square feet) of land, more or less.

Proposed electric line having a length of 3,994.47 feet or 242.09 rods.



STEPHENVILLE CITY EASEMENT  
WR3593584  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT

2.751 ACRES (119,835 SQ. FT.) IN  
JOHN B. DUPUY SURVEY, A-197  
ERATH COUNTY, TEXAS

I, Ted Allen Gosselt, certify that this exhibit was prepared under my direct supervision from a survey made on the ground on October 21, 2022, that this plat correctly represents the facts found at the time of said survey.

*Ted A. Gosselt*

Ted A. Gosselt State of Texas R.P.L.S. No. 5991  
10/24/2022



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