

PT #: 2016 - 3121  
District: ABC / Cleburne  
WR#: 3312549  
ER#: \_\_\_\_\_

## EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS  
COUNTY OF JOHNSON

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

That **JOHNSON COUNTY, a Political Subdivision of the State of Texas**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, located at 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, their 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 poles, guys, anchors, wires and cables, supporting structures, surface mounted equipment, transformers, switchgears, auto-transformers, conduits, manholes, vaults, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

### SEE EXHIBIT'S "A" and "B" ATTACHED

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, 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 road 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 the Grantee, interfere with the exercise by the 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 Grantor hereby binds Grantor and Grantor's heirs, successors, 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 25<sup>th</sup> day of July, 2016.

GRANTOR:

JOHNSON COUNTY,  
a Political Subdivision of the State of Texas

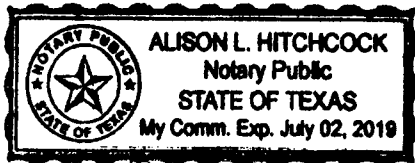
By: [Signature]  
Roger Harmon  
Johnson County Judge

STATE OF TEXAS           §  
  §  
COUNTY OF JOHNSON   §

BEFORE ME, the undersigned authority, on this day personally appeared Roger Harmon, 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 JOHNSON COUNTY, a Political Subdivision of the State of Texas, as the Johnson County Judge thereof, for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25<sup>th</sup> day of July, A. D. 2016.

Alison L. Hitchcock  
Notary Public in and for the State of Texas



**M. MCNEILL SURVEY  
ABSTRACT NO.566**



SCALE: 1" = 100'

LOT 1R BLOCK 3  
39.23 ACRE TRACT  
CONVEYED TO JOHNSON COUNTY  
V.1, P.2, PR.J.C.T.

EXISTING CONCRETE  
DRIVE

EXISTING CONCRETE  
DRIVE

LOT 1R BLOCK 3  
39.23 ACRE TRACT  
CONVEYED TO JOHNSON COUNTY  
V.1, P.2, PR.J.C.T.

18.89 ACRE TRACT  
CONVEYED TO R. WELLS  
CC FILE NO.2010-10188, DR.J.C.T.

8' UTILITY EASEMENT  
V.1, P.2, PR.J.C.T.

ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
18' UTILITY EASEMENT

APPROXIMATE LOCATION  
SURVEY LINE

- L1 = S00°00'23" W-9.01'
- L2 = S00°56'15" W-31.79'
- L3 = N89°03'45" W-10.00'
- L4 = S88°47'45" E-20.00'
- L5 = S01°12'15" W-30.00'
- L6 = N88°47'45" W-10.00'

**H. MCNEILL SURVEY  
ABSTRACT NO.565**

S88°39'49" E  
178.52'

ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
18' UTILITY EASEMENT

L2 N88°39'49" W  
178.68'

POINT OF BEGINNING

N00°00'23" E  
423.14'

S8°46'08" W  
15.00'

SOUTHEAST CORNER  
LOT 1R BLOCK 1  
V.1, P.2, PR.J.C.T.

1/2" IRON ROD  
FOUND 10/04

KILPATRICK STREET

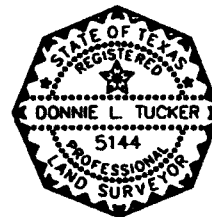
*Donnie L. Tucker*

**Exhibit "A"**

**Oncor Electric Delivery Company LLC  
Utility Easement**

**H. McNeill Survey, Abstract No.565**

**City of Cleburne  
Johnson County, Texas**  
"See Attached Legal Description"  
(Exhibit "B")



**TUCKER**  
**SURVEYORS**

"LAND SURVEYING"  
(ANY WHERE IN TEXAS)

P.O. Box 1855  
Burleson, Texas 76097  
Office: 817-295-2999  
Fax: 817-295-3311

**General Notes**

- NOTE: BEARINGS BASED PER GPS NAD83.
- NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER DEED.
- NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
- NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Job No. 21060025 - JC JAD

**Exhibit "B"**  
**Oncor Electric Delivery Company LLC Utility Easement**  
part of  
**Lot 1R, Block 3, J. W. Addition**  
in the  
**H. McNeill Survey, Abstract No.565**  
**City of Cleburne, Johnson County, Texas**

Being a tract or parcel of land situated in the H. McNeill Survey, Abstract No.565, Johnson County, Texas, being part of Lot 1R, Block 3, J. W. Addition, an addition to the City of Cleburne, Johnson County, Texas according to the plat recorded in Volume 7, Page 2, Plat Records, Johnson County, Texas, being more particularly described as follows:

**Beginning** at a point for corner in the west line of an existing 15' utility easement per the above referenced Lot 1R, Block 3, J. W. Addition, being South 88°46'08" West, 15.00 feet and North 00°00'23" East, 423.14 feet from the southeast corner of said Lot 1R, Block 3;

**Thence** North 88°39'49" West a distance of 178.68 feet to a point for corner, being a corner of this tract;

**Thence** South 00°56'15" West a distance of 31.79 feet to a point for corner, being a corner of this tract;

**Thence** North 89°03'45" West a distance of 10.00 feet to a point for corner, being a corner of this tract;

**Thence** North 00°56'15" East a distance of 661.81 feet to a point for corner, being a corner of this tract;

**Thence** South 88°47'45" East a distance of 20.00 feet to a point for corner, being a corner of this tract;

**Thence** South 01°12'15" West a distance of 30.00 feet to a point for corner, being a corner of this tract;

**Thence** South 00°56'15" West a distance of 594.97 feet to a point for corner, being a corner of this tract;

**Thence** South 88°39'49" East a distance of 178.52 feet to a point for corner in the west line of said 15' utility easement, being a corner of this tract;

**Thence** South 00°00'23" West with the west line of said 15' utility easement a distance of 9.01 feet to the **POINT OF BEGINNING**, more or less as surveyed on the ground in June, 2016 by Tucker Surveyors.

  
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**Donnie L. Tucker**

Registered Professional Land Surveyor No.5144  
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