

DOC 00226325 VOL 1116 PG 522

UTILITY EASEMENT

Work Order 382426
Address 407 LAGUNA ST.
City, State, Zip BANDERA TX 78003
County BANDERA
Abstract 15300

Section/Subdivision MONTAGUE RANCH ESTATES
Block N/A
Lot 8
Survey N/A
Parcel No 146285

The undersigned, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Bandera Electric Cooperative, Inc., its subsidiaries, licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities and communications facilities (including wires, poles, guys, cables, conduits, hand holes, pedestals, transformers, and appurtenant equipment necessary for operation of the electric distribution/transmission lines or the communications lines) to be installed at times, with the right to reconstruct, improve, add to, upgrade, enlarge, change the voltage, as well as, remove any of them within the easement.

Check the one that applies:

- A 20 foot wide easement located 10 feet on both sides of the center conductor/fiber of the distribution line as built by BEC with an additional 10 foot radius around each guy location.
A defined easement with dimensions and location acceptable to BEC, provided by Grantor and prepared by a Registered Land Surveyor, and attached as Exhibit A. The easement shall be not less than feet wide with an additional foot radius around each guy location required by BEC.

Together with the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the systems of communications lines or power transmission or distribution lines; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein above granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

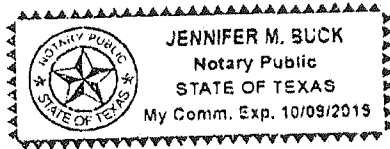
IN WITNESS WHEREOF, the undersigned (the "Grantor(s)") has signed this instrument on the 11 day of April, 2018.

Printed Name: John Bedford

Printed Name: Amy Jennings

STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on the 11 day of April, 2018, by [and]




Notary Public, State of Texas

Return to:
Bandera Electric Coop., Inc.
P.O. Box 667
Bandera, TX 78003

Revised 1-12-17

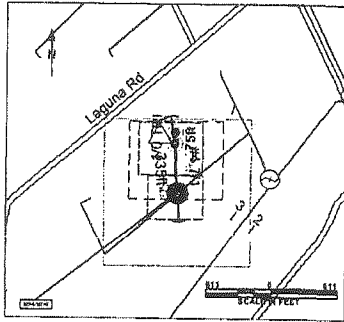
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# AMY D. JENNINGS

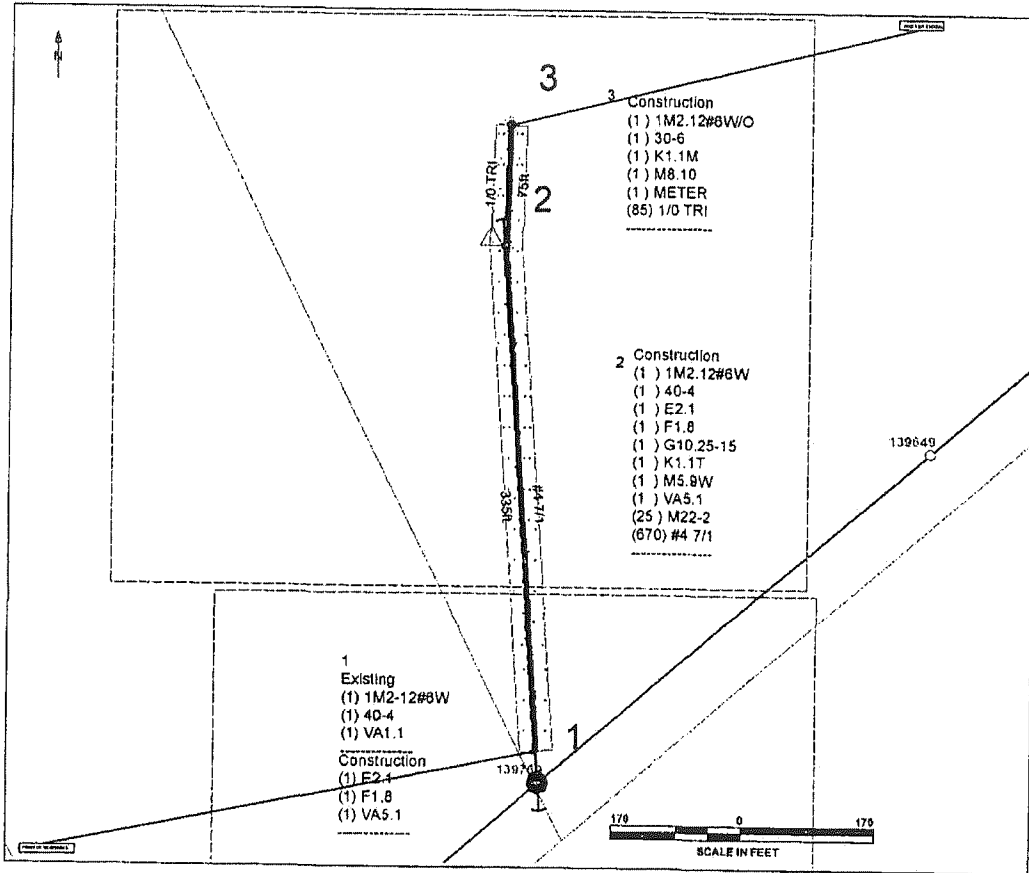
Page 1 of 1  
By and Between  
Initials   
WO#: 382426

Bandera County, TX,

Bearing and distances are approximated based on GPS data gathered and projected into NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet



A strip of land 10.00 Feet on either side of a line with a POINT OF BEGINNING which lies N4°12'42.844"W a distance of 20 Feet from POLE 139769 monument at 29°46'20.998"N, 99°7'0.136"W; thence N4°7'6.071"W a distance of 315 Feet; thence N1°42'47.432"E a distance of 75 Feet to the POINT OF TERMINATION.



lquarles 03/26/2018

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Filed for Record in:  
Bandera County

On: Jul 06, 2018 at 11:35A

As a  
Recording

Document Number: 00226325

Amount 30.00

Receipt Number - 138265

By  
Carrie Boyd

Any provision herein which restricts  
the sale, rental or use of the  
described real property because  
of color or race is invalid and  
unenforceable under Federal Law.

STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this  
instrument was filed on the date and  
time stamped hereon by me and was  
duly recorded in the volume and  
and page of the official records of:  
Bandera County  
as stamped hereon by me.

Jul 06, 2018

Candy Wheeler, County Clerk  
Bandera County