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UTILITY EASEMENT

AND

W.D. 35049

COVENANT OF ACCESS

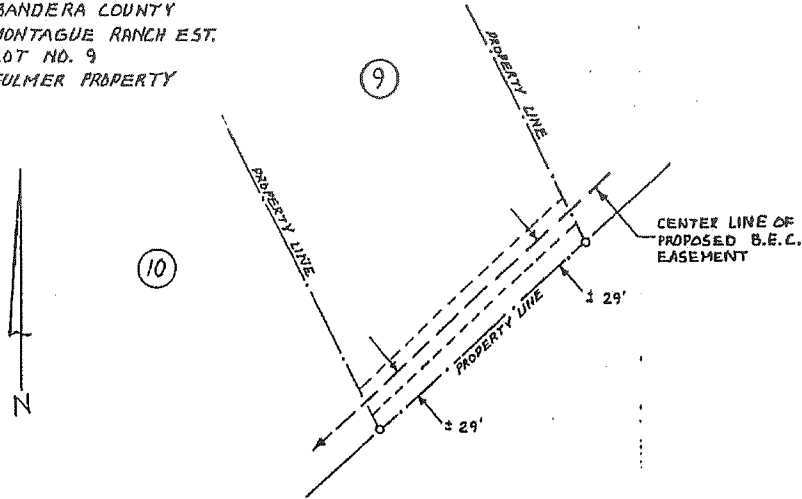
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BANDERA

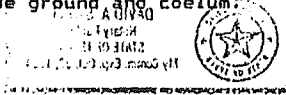
That the undersigned, hereinafter called "grantor" (whether one or more) for good and valuable consideration does hereby covenant access to and grant, unto the BANDERA ELECTRIC COOPERATIVE, INC. (hereinafter called the "Cooperative"), an easement and right-of-way upon and across the following described property of grantor:

BANDERA COUNTY
MONTAGUE RANCH EST.
LOT NO. 9
FULMER PROPERTY



The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric service including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmissions or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric service. The width of the easement shall be 20 feet, one-half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities. The easement rights herein reserved shall also include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement. The height of the easement shall be from fifteen feet (15') beneath the surface of the ground and column



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Nothing shall be placed or permitted to remain within the easement area which may damage or interfere with the installation and maintenance of the utilities. The easement area and all improvements within it shall be maintained by the owner of the land except for those facilities for which an authority or the utility company is responsible.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstruction, to cut and trim trees within the right-of-way.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

WITNESS my HAND _____, this 10th day of September, A.D., 1991.

James B. Fulmer
James B. Fulmer

THE STATE OF TEXAS
COUNTY OF Bandera

BEFORE ME, the undersigned authority, on this day personally appeared James B. Fulmer, 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 10th day of

September, 1991.
Any provision hereon which restricts the sale, transfer, lease or otherwise of the 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 in FILE Number Sequence on _____ at _____ and at the time stamped hereon by me, and was duly RECORDED in the OFFICIAL PUBLIC Records of Bandera County, Texas on _____

David A. Swint
Notary Public in and for _____
County, Texas

OCT 18 1991



Bernice Bates
County Clerk, Bandera County, Texas

Printed or Stamped Name of Notary

My Commission Expires: _____

Filed for Record
at 11:57 o'clock A.M.



OCT 16 1991

Bernice Bates
County Clerk, Bandera County, Texas
By Sara S. [Signature]

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