

CITY OF SAN MARCOS ELECTRIC FACILITIES EASEMENT

Date: 11-26-08

Grantor: Murphy Health Development, LP
14 Hospital Drive
Morrilton, AR 72110-4510
Conway County

Grantee: City of San Marcos, Texas, 630 E. Hopkins Street, San Marcos, Hays County, TX 78666

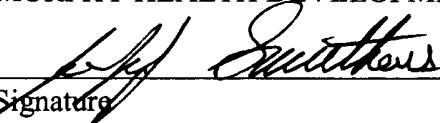
Consideration: Ten Dollars (\$10.00) and other valuable consideration.

Easement Area: All of a 0.014 Acre (six hundred square feet) tract of land being a portion of Lot Two (2), Block "B", COTTONWOOD CROSSING PHASE TWO (2), SECTION TWO (2), a subdivision in Hays County, Texas, described on the attached Exhibit A, which is incorporated herein for all intents and purposes.

Grant of Easement: Grantor, for the consideration, grants, sells and conveys to the Grantee, its successors and assigns, a perpetual easement within, across, through and over the property for the purposes of constructing, laying, installing, reconstructing, replacing, operating and maintaining electric utility facilities, including (without limitation) poles, wires, conduit, junction boxes, switches, guy cables, and other associated equipment and appurtenances, together with a right of ingress and egress at all times to, across, over and within the property for these purposes, including the right to construct, repair, replace, upgrade relocate and maintain the Electric Facilities. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend this easement to Grantee and Grantee's successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

MURPHY HEALTH DEVELOPMENT LP


Signature

JEFF SMITHERS
Name

GENERAL PARTNER
Title

STATE OF Texas

COUNTY OF Bexar

This instrument was acknowledged before me on November 26, 2008, by
Jeff Smithers, [known personally to me][proved by the following photo identification:
TX DL] to be the person who signed this instrument.

Notary Stamp



Traci Rowand

Notary Public, State of Texas



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

ELECTRIC EASEMENT
0.014 ACRE

Bk Vol Pg
80038048 OPR 3547 200

A DESCRIPTION OF 0.014 ACRES (APPROXIMATELY 600 S.F.) OF LAND, OUT OF THE J. M. VERAMENDI LEAGUE, SURVEY NO. 1, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK B, COTTONWOOD CROSSING PHASE TWO, SECTION 2, A SUBDIVISION, RECORDED IN VOLUME 14, PAGES 159-161, PLAT RECORDS, HAYS COUNTY, TEXAS.; SAID 0.014 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point within said Lot 2, Block B, being also in the northeast line of an existing 10 foot wide public utility easement (P.U.E.) per plat note recorded in said Cottonwood Crossing Phase Two, Section 2, from which a 1/2" rebar set with plastic cap stamped "Chaparral Boundary" bears South 51°45'09" West, a distance of 10.00 feet and on a chord North 42°06'12" West, a distance of 80.69 feet;

THENCE leaving the northeast line of said existing P.U.E., over Lot 2, Block B, the following three (3) courses:

1. North 51°07'02" East, a distance of 40.00 feet to a calculated point;
2. South 37°32'34" East, a distance of 15.00 feet to a calculated point;
3. South 51°07'02" West, a distance of 40.00 feet to a calculated point in the northeast line of the existing P.U.E., being also the beginning of a non-tangent curve to the left;

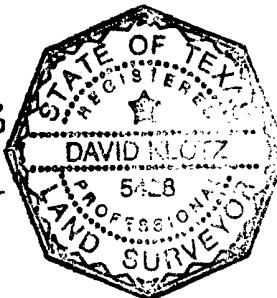
THENCE continuing along the northeast line of the existing P.U.E. over Lot 2, Block B, 15.00 feet along the arc of said non-tangent curve to the left, having a radius of 610.00 feet, and through a central angle of 01°24'34", the chord of which bears North 37°32'34" West, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing an area of 0.014 acres of land, more or less.

Surveyed on the ground April 21, 2008. Bearing basis is Grid azimuth for Texas Central Zone State Plane coordinates, based on GPS solutions from the National Geodetic Survey (NGS) on-line positioning user service (OPUS). Attachments: Survey Drawing No. 409-005-EE1.

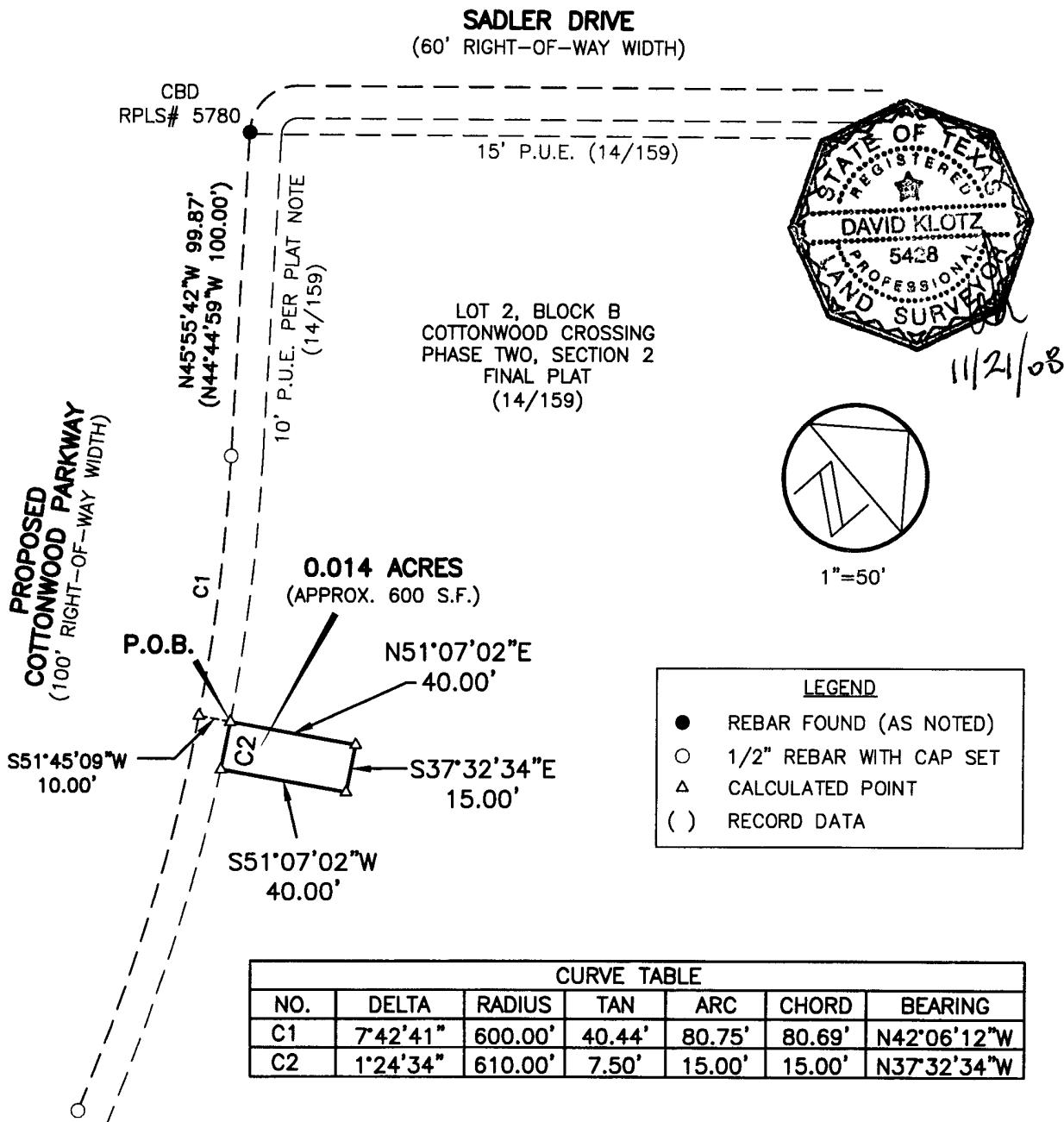


David Klotz
Registered Professional Land Surveyor
State of Texas No. 5428

11/21/08



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.014 ACRES (APPROXIMATELY 600 S.F.) OF LAND, OUT OF THE J. M. VERAMENDI LEAGUE, SURVEY NO. 1, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK B, COTTONWOOD CROSSING PHASE TWO, SECTION 2, A SUBDIVISION, RECORDED IN VOLUME 14, PAGES 159-161, PLAT RECORDS, HAYS COUNTY, TEXAS.



BEARING BASIS: GRID AZIMUTH FOR
TEXAS CENTRAL ZONE STATE PLANE
COORDINATES, BASED ON GPS
SOLUTIONS FROM THE NATIONAL
GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS).

DATE OF SURVEY: 04/21/08
PLOT DATE: 11/21/08
DRAWING NO.: 409-005-EE1
PROJECT NO.: 409-005

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 409-005-EE1.DOC

Chaparral