

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ELECTRIC UTILITY EASEMENT

DATE: _____, 2023

GRANTOR: City of San Marcos, a home rule municipal corporation

GRANTOR'S ADDRESS: 630 East Hopkins Street, San Marcos, Hays County, TX 78666

GRANTEE: Bluebonnet Electric Cooperative, Inc.

GRANTEE'S ADDRESS: 650 Highway 21 E, Bastrop, Bastrop County, TX 78602

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

EASEMENT AREA: [Insert legal description from survey metes and bounds preamble], Texas and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Grantor, for the Consideration, grants, sells and conveys to Grantee, its successors and assigns, a non-exclusive easement, over, across, through and under the Easement Area for the purposes of installing, erecting, constructing, operating, repairing, replacing, upgrading, enlarging, relocating, inspecting and maintaining underground electric distribution lines or systems, telecommunication lines or systems, and associated above-ground appurtenances and equipment (the "Electric Facilities"), together with the right of ingress and egress over the Easement Area for such purposes. The foregoing grant and rights are collectively referred to herein as (the "Easement").

TO HAVE AND TO HOLD the Easement and rights and interests herein granted to Grantee and Grantee's successors or assigns forever. 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 claim is by, through or under Grantor, but not otherwise.

Grantee shall restore the surface of and plant new grass in any portions of the Easement Area and adjacent property damaged as a result of excavation or other activities of Grantee in connection with this Easement. Grantee, however, shall have the right to cut, trim, and control the growth of trees and other vegetation, which interferes with or threatens the operation and maintenance of the Electric Facilities.

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

GRANTOR: City of San Marcos

By: _____
Stephanie Reyes, Interim City Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on _____, 2023 by
Stephanie Reyes, Interim City Manager of the City of San Marcos, in such capacity, on behalf of
said municipality.

Notary Public, State of Texas

After recording, return to:

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666

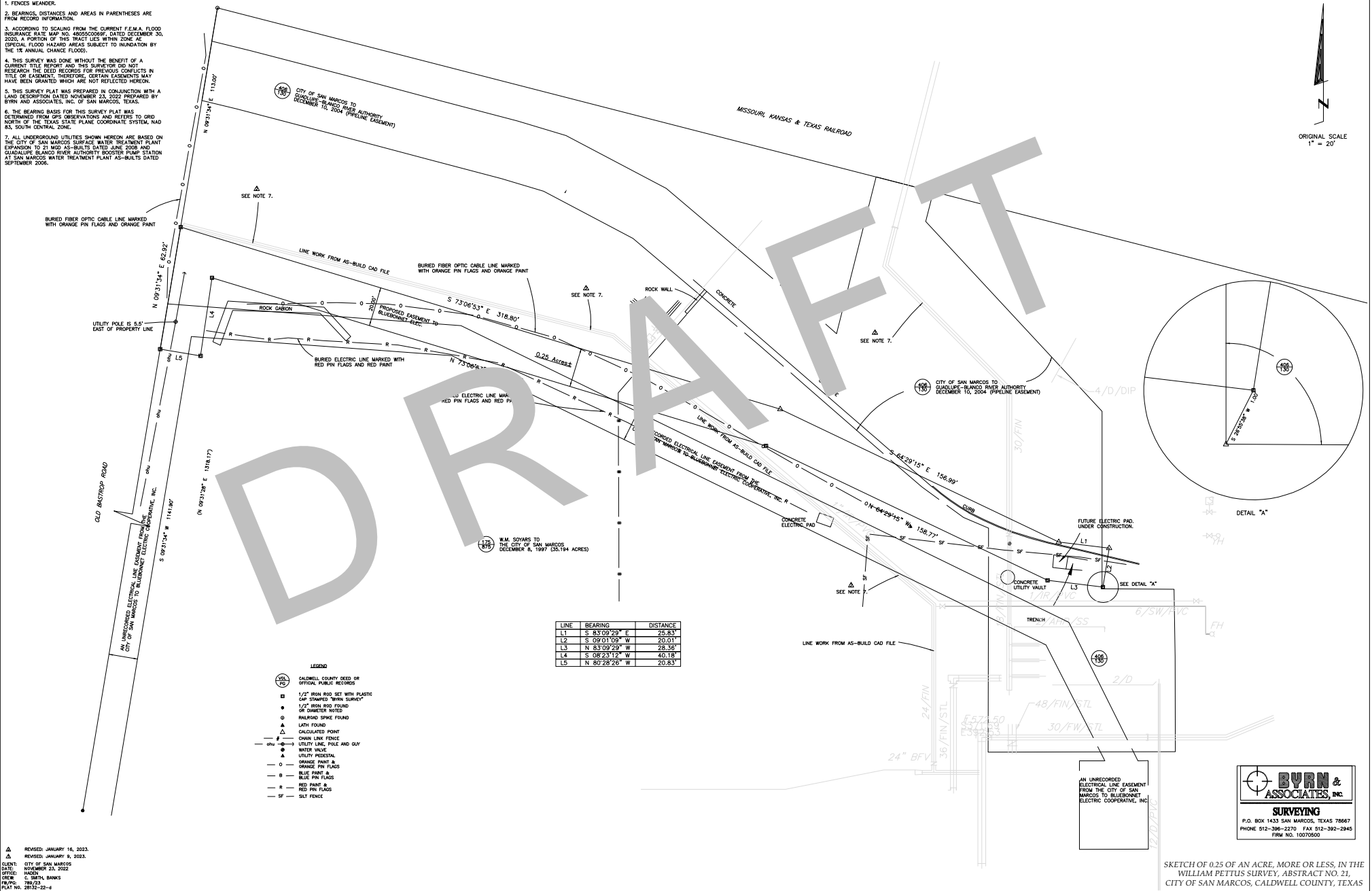
EXHIBIT “A”
Legal Description of Property
(next page)

DRAFT

SURVEYOR'S NOTES

1. FENCES NEARBY.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT FEMA FLOOD INSURANCE RATE MAP NO. 480500000P, DATED DECEMBER 30, 2020, A PORTION OF THIS TRACT LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND RESURVEY DATED NOVEMBER 23, 2022 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 16N, SOUTH CENTRAL ZONE.
7. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE CITY OF SAN MARCOS SURFACE WATER TREATMENT PLANT EXPANSION TO 21 MGD AS-BUILTS DATED JUNE 2008 AND GUADALUPE BLANCO RIVER AUTHORITY BOOSTER PUMP STATION AT SAN MARCOS WATER TREATMENT PLANT AS-BUILTS DATED SEPTEMBER 2006.

ORIGINAL SCALE
1" = 20'



REVISOR: JANUARY 16, 2023.
REVISOR: JANUARY 9, 2023.
CLIENT: CITY OF SAN MARCOS
DATE: NOVEMBER 23, 2022
OFFICE: HOUSTON
CREW: C. SMITH, BANKS
PLAT NO. 28152-22-4

SKETCH OF 0.25 OF AN ACRE, MORE OR LESS, IN THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS