

Houston County Electric Cooperative, Inc.
Right-Of-Way Easement

THE STATE OF TEXAS

§
§
§

COUNTY OF Houston

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, (whether one or more and whether married or unmarried, as shown by our acknowledgment) hereinafter referred to as GRANTOR, for the mutual benefits to each and for other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., an electric cooperative corporation, whose post office address is P. O. Box 52, Crockett, Texas 75835, and to its successors or assigns, hereinafter referred to as GRANTEE, an easement and right-of-way for the right to, enter upon and utilize the land of the undersigned, situated in the County of Houston, State of Texas, whether particularly described herein or not, and particularly the following land described in Exhibit "A" attached hereto and incorporated herein verbatim.

Map Location:

24.993 acres located in the W.B. Smith, W.M. Morrison, G. Bodilla Survey, A- 953,727,4

Description of powerline: Electric Powerline to adjacent 27.51 acre tract, 34 acre tract and 28.19 acre tract

The GRANTOR further grants unto GRANTEE and to its successors or assigns all of the necessary rights and benefits and convenience for the full enjoyment or use of the easement and right-of-way herein granted, including the right to construct, operate, upgrade, repair, relocate and maintain poles, variable numbers of wires, circuits, single or multiple guy anchorages and all other necessary or desirable appurtenances for electric transmission and/or distribution lines or system over, under, across and on or along the above-described lands together with the right of ingress and egress for the purpose of constructing, improving, inspecting, maintaining, operating and removing said lines or systems and/or in or upon all streets, roads or highways abutting said lands, and to chemically treat, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time any and all dead, weak, leaning or dangerous trees that are tall enough or in such close proximity as, in the sole and absolute discretion of GRANTEE, to endanger or interfere with the proper maintenance and operation of said lines or system. The right to chemically treat, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time any and all dead, weak, leaning or dangerous trees that are tall enough or in such close proximity as, in the sole and absolute discretion of GRANTEE, to endanger or interfere with the proper maintenance and operation of said electric lines or system, shall not only accrue to GRANTEE within the described easement, but shall also extend outside of the hereinabove described easement and right-of-way which, in the sole judgment of GRANTEE, endangers or may interfere with the proper maintenance and operation of said line and system.

The GRANTOR covenants that he, she or they are the owners of the above-described lands and that the said lands or free and clear of encumbrances and liens whatsoever except those held by those persons or entities described in Exhibit "A". The GRANTOR shall not construct or locate on the above described property any structure, obstruction or improvement or to change the contour of the property or land which would interfere with the exercise of the easement purpose described above. The GRANTOR acknowledges that all property and appurtenance installed on the above described property by GRANTEE shall remain the property of GRANTEE, removable at the option of GRANTEE. The GRANTOR warrants and shall forever defend the easement to GRANTEE against anyone lawfully claiming or to claim the easement or any part thereof.

Signed this 8th day of July, 20 21

GRANTOR Elbert Flynt GRANTOR _____

Print Name Elbert Flynt Print Name _____

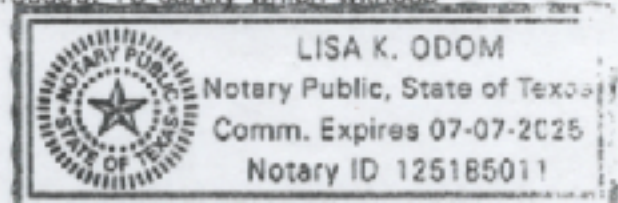
STATE OF TEXAS §
COUNTY OF San Augustine §

BEFORE ME THE UNDERSIGNED AUTHORITY,
A NOTARY PUBLIC

On this day personally appeared Elbert Flynt known to me to be the person (or persons) whose name is (names are) subscribed in the foregoing instrument and acknowledged to me that he, she or they acknowledge the same for the purposes and consideration herein expressed. To certify which witness my hand and seal of office this 8th day of July, 20 21

Lisa K Odom

NOTARY PUBLIC San Augustine COUNTY TEXAS



Work Order #:

