

REPLACEMENT ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF KENDALL

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

That **R.W. Pfeiffer Properties, L.L.C.**, a Texas limited liability company acting by and through its owners; Sandra Pfeiffer and Russell W. Pfeiffer, in the capacity of Directors and Managing Members and not individually, of Kendall County, Texas, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an overhead electric utility easement and right-of-way as hereinafter described for the purpose of an overhead electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including telecommunication wires, props, guys, and anchors) over, across and upon the following described lands located in Comal and Kendall County, Texas, to-wit:

A fourteen foot (14) wide electric utility easement as specified on Exhibit "A", being part of 344.979 acres, more or less, out of the David Bradbury Survey 214, Abstract 54 in Comal and Kendall County, Texas; said 344.979 acres being more particularly described as the same tracts of land in Deeds as dated, being filed and recorded in Volume 1190, Pages 114 to 116 in the Real Property Records of Kendall County, Texas and adopted herein for all descriptive purposes.

Location of right-of-way easement hereby conveyed shall be limited to a strip of land fourteen (14') in width, being as specified, with guying easements as needed, and as indicated on Exhibit "A", attached hereto and incorporated herein for all pertinent purposes. Notwithstanding the preceding provision for guying easements, at its own cost, Pedernales Electric Cooperative shall relocate any guying easements to accommodate roadway improvements in proximity to pole 100, as noted in Exhibit A. The parties to this easement shall cooperate in good faith to locate a mutually acceptable alternative location for said guying easements.

This easement replaces and supersedes previous electric utility easements granted by Russell Pfeiffer to Pedernales Electric Cooperative, Inc. as they relate to, or to the extent that such easements affect the aforementioned property, and only the areas as illustrated and part of the attached Exhibit "A" shall be in effect.

WHEREAS: In consideration for granting this easement Pedernales Electric Cooperative (Cooperative) hereby agrees to serve the said property with three (3) phase primary power, being within the Cooperative's sole certified service area (CCN) in Kendall County. The Cooperative hereby further agrees not to place any poles, guys, or other facilities within platted driveway entrance area as illustrated in between blue lines on Page 3 of 4 of Exhibit "A", attached hereto and incorporated herein.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said electric lines and appurtenances; the right to relocate within the limits of said right-of-way; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said electric lines or their appurtenances.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

Grantor, Grantor's heirs and legal representatives bind themselves to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 2 day of March, 2015.

R. W. Pfeiffer Properties, L.L.C.,
a Texas Limited Liability Company

by: Sandra Pfeiffer
Sandra Pfeiffer, Director and Managing Member

by: Russell W. Pfeiffer
Russell W. Pfeiffer, Director and Managing Member

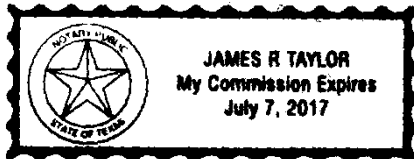
(NOTARIZE ON NEXT PAGE)

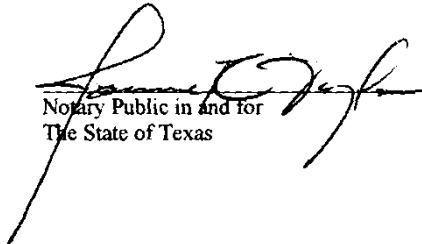
THE STATE OF TEXAS

COUNTY OF KENDALL

BEFORE ME, the undersigned authority, on this day personally appeared **Sandra Pfeiffer**, acting on behalf of R. W. Pfeiffer Properties, L.L.C. and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of
February, 2015.



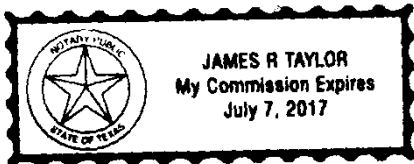

Notary Public in and for
The State of Texas

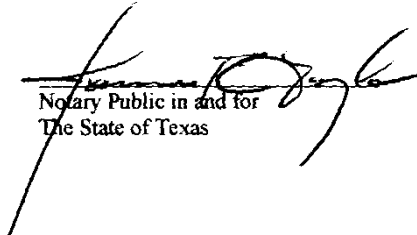
THE STATE OF TEXAS

COUNTY OF KENDALL

BEFORE ME, the undersigned authority, on this day personally appeared **Russell W. Pfeiffer**, acting on behalf of R. W. Pfeiffer Properties, L.L.C. and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

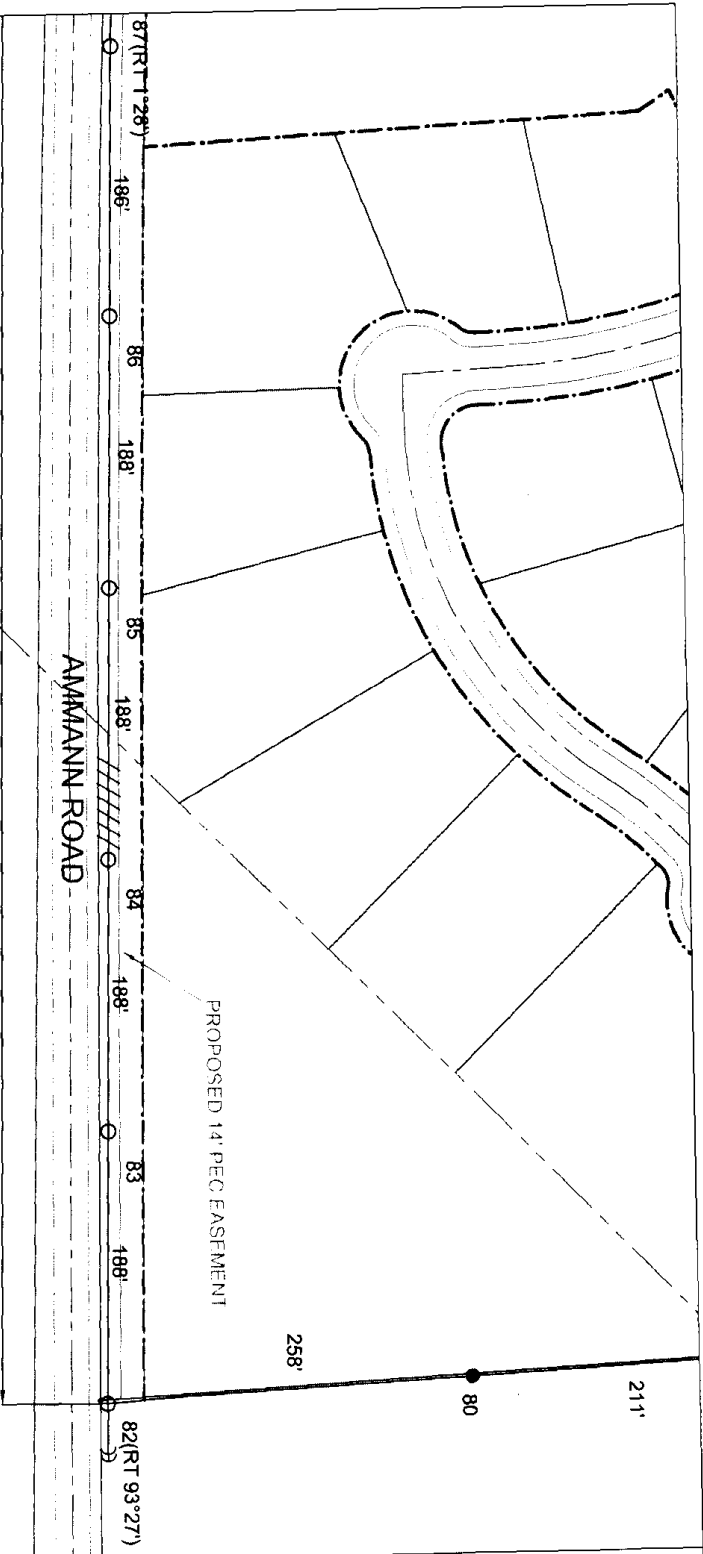
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of
March, 2015.



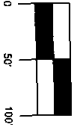

Notary Public in and for
The State of Texas

Please Return to:

Pedemales Electric Cooperative, Inc.
P. O. Box 2226
Canyon Lake, Texas 78133-0009



- LEGEND**
- EXISTING ELECTRIC FACILITIES
 - PROPOSED ELECTRIC FACILITIES
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING POLE
 - PROPOSED POLE IN NEW LOCATION
 - PROPOSED POLE IN EXISTING LOCATION
 - EXISTING TRANSFORMER
 - PROPOSED TRANSFORMER IN NEW LOCATION
 - PROPOSED TRANSFORMER IN EXISTING LOCATION
 - EXISTING LUMINAIRE
 - EXISTING GUY LOCATION
 - EXISTING SINGLE-PHASE OVERHEAD POWER LINE
 - EXISTING THREE-PHASE OVERHEAD POWER LINE
 - EXISTING DUAL CIRCUIT OVERHEAD POWER LINE
 - EXISTING SECONDARY OR SERVICE POWER LINE PHASE



THIS DOCUMENT IS RELEASED FOR THE
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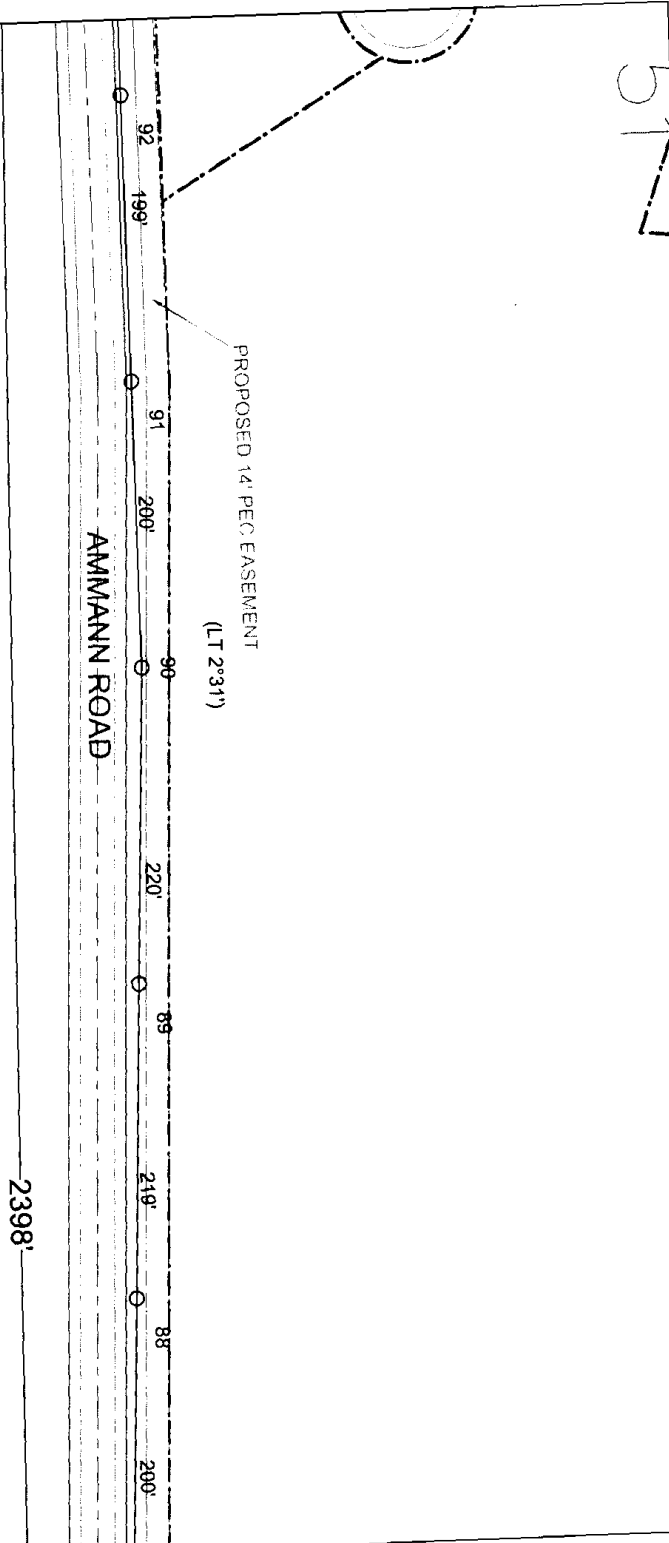
PEDERNALES ELECTRIC COOPERATIVE



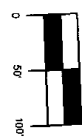
EXHIBIT "A"

MCCORD ENGINEERING, INC.
916 Southwest Fortney Road
College Station, Texas 77840

DATE	1-11-07	SCALE	1"=100'
PROJECT NO.	3-12-2015	DATE	3-12-2015
PROJECT	PEC-B-1	MEET	ME-10886
DATE	1-11-07	SCALE	1"=100'



- LEGEND**
- EXISTING ELECTRIC FACILITIES
 - PROPOSED ELECTRIC FACILITIES
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
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 - EXISTING V-PHASE OVERHEAD POWER LINE
 - EXISTING THREE-PHASE OVERHEAD POWER LINE
 - EXISTING DUAL-CIRCUIT OVERHEAD POWER LINE
 - EXISTING SECONDARY OR SERVICE
 - POWER LINE PHASE



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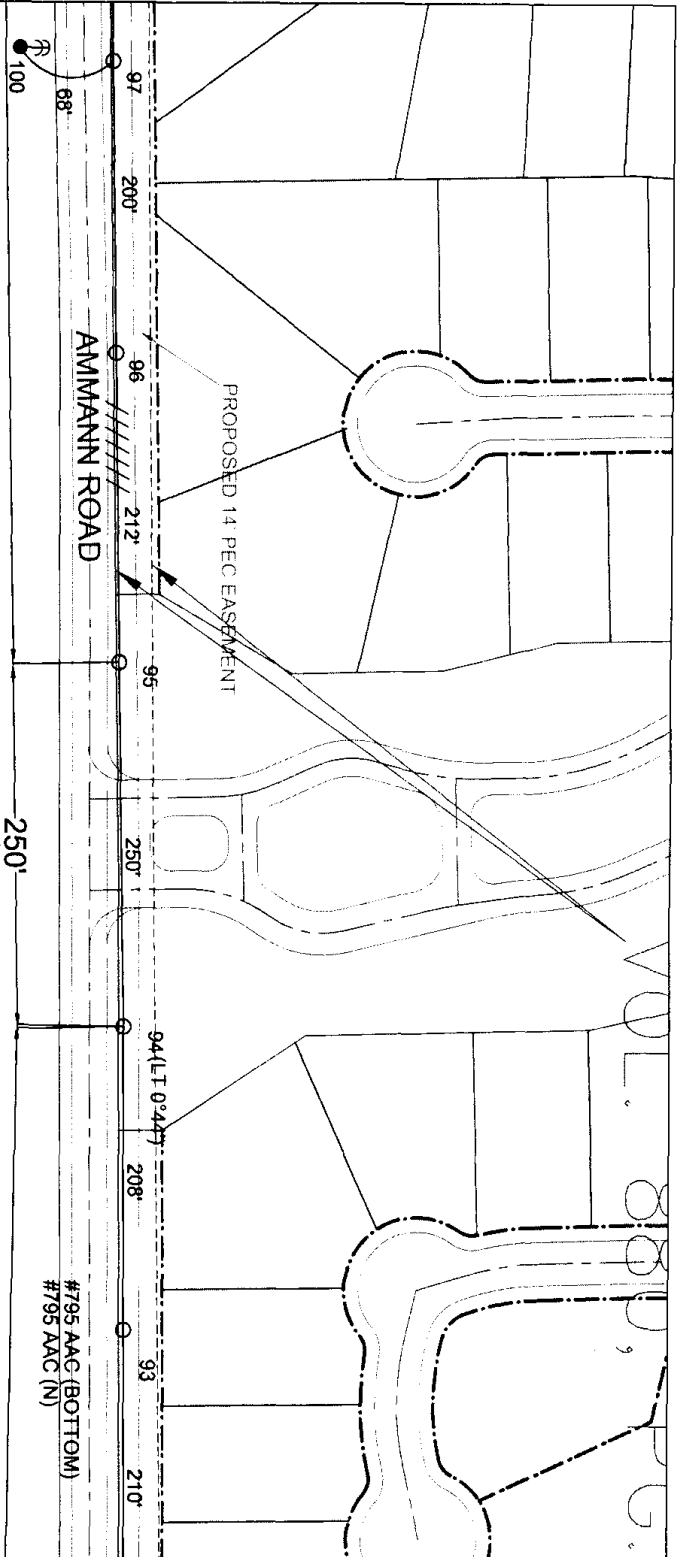
FEDERMALES ELECTRIC COOPERATIVE

EXHIBIT 'A'

ACCORD ENGINEERING, INC.
816 Southwest Parkway Road
College Station, Texas 77840

DATE	1-1-00	BY	MEH-10666
REVISION	3-12-2015	BY	MEH-10666
DESCRIPTION	PEC-A-1	BY	MEH-10666
SCALE	1"=100'	DATE	2-10-14

NO POLES OR STRUCTURES WITHIN THE
250' ENTRANCE AREA



- LEGEND**
- EXISTING ELECTRIC FACILITIES
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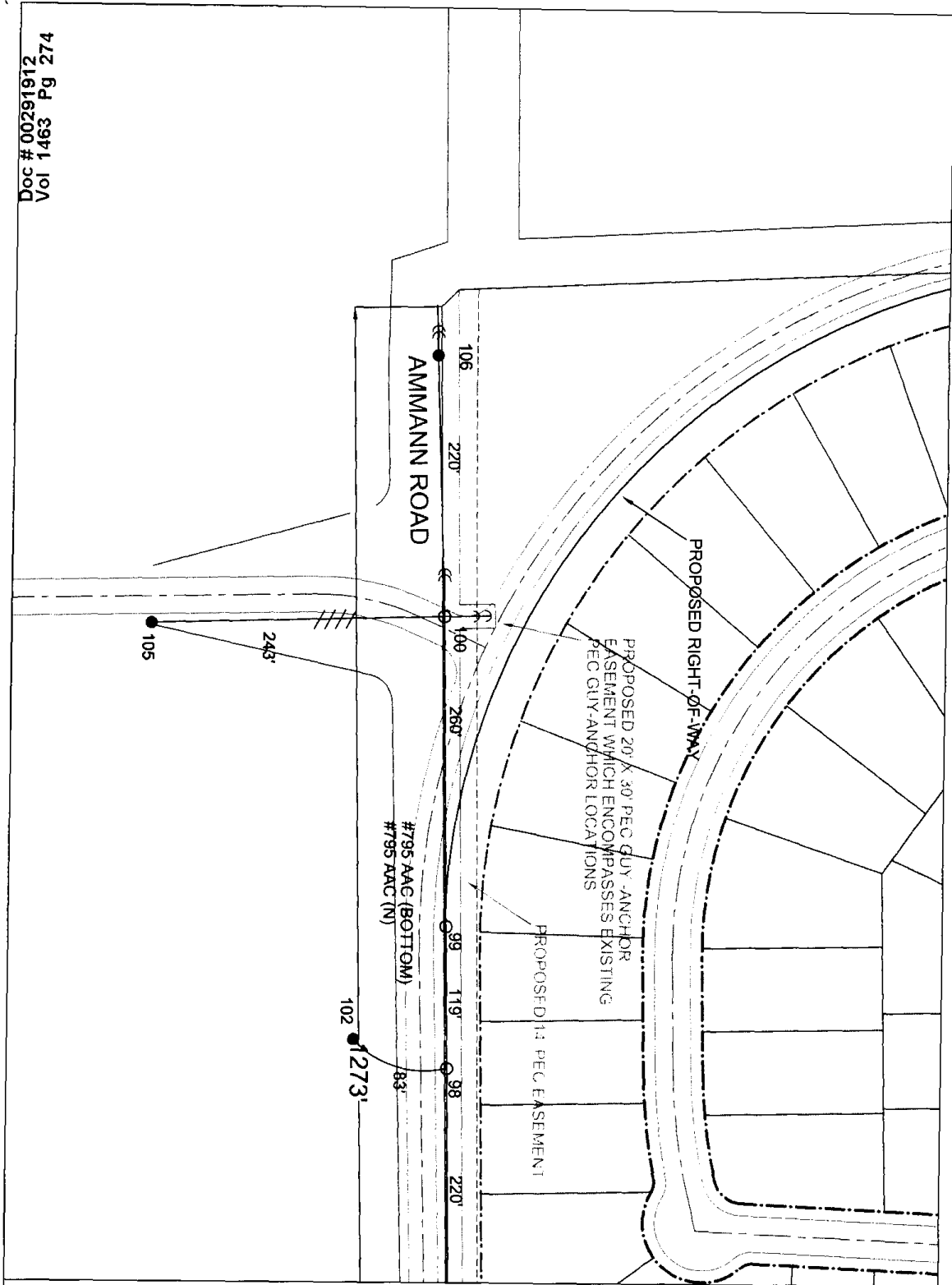


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PEDERNALES ELECTRIC COOPERATIVE

EXHIBIT DRAWING:
EXHIBIT "A"

McCORD ENGINEERING, INC.
916 Southern Parkway
College Station, Texas 77840
3-12-2013
MEI-10666
2.00' x 4.00'



- LEGEND**
- EXISTING ELECTRIC FACILITIES
 - PROPOSED ELECTRIC FACILITIES
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING POLE
 - PROPOSED POLE IN NEW LOCATION
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PEDERNALES ELECTRIC COOPERATIVE

EXHIBIT DRAWING
EXHIBIT "A"

McCord Engineering, Inc.
716 Southwest Parkway East
College Station, Texas 77840

DATE	11-1-00	BY	SAJ/2015	CHKD BY	MEI-10686	SCALE	1"=50'
PROJECT	CHT						REVISION

Filed & Recorded in:

**KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK**

04/16/2015 02:19PM

Document Number : 00291912
Total Fees : \$46.00 *PE*

Receipt Number - 54760
By Deputy: Beth A Steinruck

This Document has been received by this Office for
Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to
Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS, COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number
Sequence on the date and at the time stamped hereon and
was duly recorded in the OFFICIAL RECORDS Records of
Kendall County, Texas on

04/16/2015
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: *bas* Deputy