

183037

RIGHT-OF-WAY EASEMENT

DEED RECORDS

VOL 477 PAGE 701

THE STATE OF TEXAS
COUNTY OF WALLER

KNOW ALL MEN BY THESE PRESENTS:

THAT C. Michael Scherer, President, Meadow Acres, Inc., a Texas Corporation, (hereinafter referred to as Grantor, whether one or more) of Fort Bend County, Texas, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, and by these presents does grant unto San Bernard Electric Cooperative, Inc., a cooperative corporation, (hereinafter called the "Cooperative") whose post office address is P.O. Box 158, Bellville, Texas 77418, and to its successors, assigns and lessees, a right-of-way for an electric distribution and communication system consisting of conductors, poles, and other necessary or desirable equipment across, along, upon, and under the following described lands located in Waller County, Texas:

That certain tract or parcel of land consisting of approximately 165.342 acres, more or less, in area, situated in the John C. White Survey, Abstract No. 274, and the John C. White Survey, Abstract No. 275, Waller County, Texas;

Said 165.342 acre tract ^{Ridge and} or parcel of land being a subdivision referred to as Walnut Ridge Subdivision and being out of a called 245.188 acre tract of land described as Tract No. One (1) in Deed dated August 4, 1992, to Meadow Acres, Inc., a Texas Corporation, from C. Michael Scherer, Trustee, recorded in Volume 469, Page 223, of the deed Records of Waller County, Texas;

To which reference is made for all purposes.

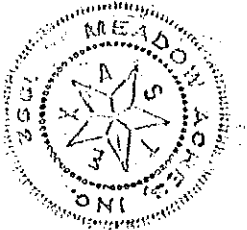
The easement herein granted is an unobstructed easement the location of which is indicated on Exhibit "A" hereto attached and made a part hereof, with all necessary appurtenances as shown on said attached Exhibit "A", together with the right to use and keep all of said easement area free and clear of any and all obstructions, except fences, and the rights of ingress, and egress to and from said right-of-way for the purpose of constructing, reconstructing, rephasing, operating, inspecting, repairing, maintaining, replacing, and removing said conductors, poles and equipment; and the Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences to be placed or constructed within said easement area without the express written consent of the Cooperative.

The undersigned agree that all poles, wires, and other facilities installed on the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands, and that said lands are free of any encumbrances and liens of whatsoever character except those held by the following persons:
C. Michael Scherer, Trustee

_____ , and do hereby bind themselves, their successors, assigns, agents, licenses, heirs, and legal representatives to warrant and forever defend all and singular the above-described easement and rights unto the said San Bernard Electric Cooperative, Inc., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED THIS 27th Day of March, A.D., 1993.



C. Michael Scherer

C. Michael Scherer, President
Meadow Acres, Inc., a Texas Corporation
304 Jackson Street (Hwy 90-A)
Richmond, TX 77465

Attest:

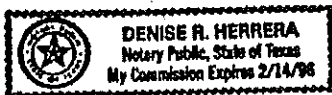
Mary Jo Gardovsky

Mary Jo Gardovsky, Assistant Secretary
Meadow Acres, Inc., a Texas Corporation

THE STATE OF TEXAS

COUNTY OF FORT BEND

This Instrument was acknowledged BEFORE ME on this 27th day of March, 1993, by C. Michael Scherer, President, Meadow Acres, Inc., a Texas Corporation, on behalf of said corporation.



Denise R. Herrera
Notary Public for the State of Texas

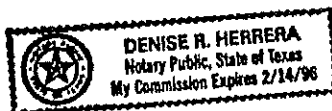
Print Name

Commission Expiration

THE STATE OF TEXAS

COUNTY OF FORT BEND

This Instrument was acknowledged BEFORE ME on this 27th day of March, 1993, by Mary Jo Gardovsky, Assistant Secretary, Meadow Acres, Inc., a Texas Corporation, on behalf of said corporation.



Denise R. Herrera
Notary Public for the State of Texas

Print Name

Commission Expiration

DEED RECORDS

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I, C. Michael Scherer, Trustee, join in the execution of this easement in my capacity as lien holder of the herein described property, and at the special instance and request of Meadow Acres, Inc., a Texas corporation. I, C. Michael Scherer, Trustee, do hereby subordinate all liens held by me to this easement.

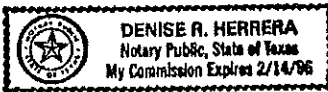
EXECUTED this 29th day of March, 1993.

C. Michael Scherer, Trustee
C. Michael Scherer, Trustee

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 29th day of March, 1993, by C. Michael Scherer as Trustee and in the capacity therein stated.



Denise R. Herrera
Notary Public, State of Texas
My commission expires: _____

(Printed name of Notary Public)