

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS,
COUNTY OF LAVACA

That the Undersigned, **Steven W. Branecky and Annette Branecky** (hereinafter referred to as Grantor) for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto GUADALUPE VALLEY ELECTRIC COOPERATIVE INC. (hereinafter referred to as GVEC), a cooperative corporation, whose post office address is P O Box 118, Gonzales, Texas 78629, and to its successors or assigns, an easement for the purpose of erection, construction, reconstruction, replacement, removal maintenance and use of one or more electric distribution lines, fiber optic and other communications equipment, (collectively "Facilities") for the transmission of electricity and communications upon and over the lands of the undersigned, and more particularly described as follows: Being Tract 5 and Tract 6 out of 29.33 acres of land, more or less, out of the J Wood Survey, Abstract 59, identified as parcel number **14163 & 200970810**, being a part of the 14.675 acre tract described in Volume 280, Page 338, Official Public Records of Lavaca County and a part of the 14.675 acre tract described in Volume 813, Page 349, Official Public Records of Lavaca County, Texas

• **Easement Area shown in Exhibit "A" attached hereto and made a part of this Easement**

GVEC shall have all rights necessary for the full use herein granted, including, but not limited to, the right of ingress and egress for pedestrians, equipment and vehicles over Grantor's adjacent lands to and from said right-of-way for the purpose of constructing said Facilities, including the installation of a variable number of guy wires, anchors, and appurtenances as needed, improving, reconstructing, upgrading, repairing, inspecting, patrolling, installing, said Facilities on Grantor's land described above, operating, maintaining, providing adequate clearances and removing said Facilities, over, under, and upon said land, and the right to remove, trim, cut down or chemically treat with herbicides, trees or shrubbery or parts thereof within 15 feet of said Facilities or any other obstructions which may endanger, interfere or impair the efficiency, safety or convenient operation of said Facilities and their appurtenances. Grantor shall not construct any structure or improvement, nor impound any water, nor place any temporary or permanent erection of any mast-type equipment or appurtenances nearer than 15 feet to Facilities in any manner as to conflict with the National Electric Safety Code or any applicable law, as either of the same now exists or may be amended in the future, and this restriction shall be a covenant running with the land. Such prohibited construction within the easement shall include but not be limited to new construction or major modification to a preexisting habitable structure, as well as, stock tanks, swimming pools, spas, water wells or oil wells including construction both above and below existing grade. If, in the future, the Cooperative loses part of this Easement due to a road widening or any other circumstance, the Grantor will convey to the Cooperative the same amount of acreage lost so that the Cooperative can continue operating its Facilities.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are the owners of the above described lands.

Dated this 21 day of December, 2023

Steven W. Branecky

Steven W. Branecky
Signature of Grantor or Authorized Signatory

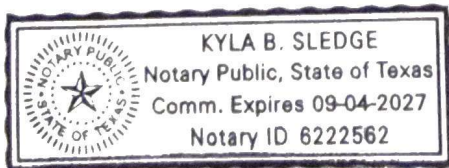
Annette Branecky

Annette Branecky
Signature of Grantor or Authorized Signatory

THE STATE OF TEXAS,
COUNTY OF Kenda 11

This instrument was acknowledged before me on this the 21 day of December, 2023 by **Steven W. Branecky and Annette Branecky**. (Grantor or Authorized Signatory)

Kyla B. Sledge
Notary Public in and for the State of Texas



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COUNTY OF LAVACA

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It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are the owners of the above described lands.

Dated this 81 day of December, 2023

Steven W. Branecky

Annette Branecky


Signature of Grantor or Authorized Signatory


Signature of Grantor or Authorized Signatory

THE STATE OF TEXAS,

COUNTY OF Kenda 11

This instrument was acknowledged before me on this the 21 day of December, 2023 by **Steven W. Branecky and Annette Branecky** (Grantor or Authorized Signatory)


Notary Public in and for the State of Texas

