

MID-SOUTH ELECTRIC COOPERATIVE
P. O. BOX 970
NAVASOTA, TEXAS 77868

787-00-0033

FOR *All Seasons Resorts*
TKT#
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UTILITY EASEMENT
AND
COVENANT OF ACCESS

2000-087509

STATE OF TEXAS §
COUNTY OF Montgomery §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by Mid-South Electric Cooperative, Inc. (hereinafter called the "Cooperative") does hereby covenant access to and grant, sell, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of grantor:

PLEASE USE BLACK INK

9.0683 ACRES
William Atkins A-3
Colony Place
MONTGOMERY COUNTY

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric and other utility service including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmissions or distribution facilities or equipment, other utility lines, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric and other utility service. The width of the easement shall be 20 feet, one-half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities. The height of the easement shall be from 15 feet beneath the surface of the ground and to a height of 70' above the ground.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right of way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

WITNESS MY HAND ON this 17th day of June, A.D., 1998.

Irene M. Blystone

THE STATE OF TEXAS §
COUNTY OF Grimes §

BEFORE ME, the undersigned authority, on this day personally appeared Irene M. Blystone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of June, 1998.



Notary Public in and for Grimes Co
The State of Texas

[Signature]
My Commission Expires: 02/08/01

Printed Name of Notary Public
John Silva

787-00-0034

FILED FOR RECORD

00 OCT 13 AM 8:36

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the official Public Records of Real Property of
Montgomery County, Texas.

OCT 13 2000



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS