

EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That TRAMMEL CROW GSW herein referred to as Grantor, whether one or more of TARRANT County, Texas for and in consideration of the sum of \$1.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged to us in hand paid by TEXAS ELECTRIC SERVICE COMPANY, a division of TEXAS UTILITIES ELECTRIC COMPANY, hereinafter called Electric Company, does hereby grant, bargain, sell and convey unto said Electric Company an easement and right-of-way for the construction, reconstruction, maintenance, operation and removal of an overhead and/or underground electrical line consisting of variable numbers of wires, and all necessary or desirable appurtenances located overhead, underground or on the surface over, under, across and upon those certain lands described as:

1000 45240 5.00 W D 11/21/86  
SITE 30, GREAT SOUTHWEST SOUTH, GREAT SOUTHWEST INDUSTRIAL DISTRICT an addition to the City of Grand Prairie, Tarrant County, Texas, which property is more particularly described in that certain plat recorded in Volume 388-47, page 296, Plat Records, Tarrant County, Texas, to which reference is hereby made.

The easement herein granted is more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of SITE 30, said point being West 27.0 feet from its northeast corner;

THENCE South 15.0 feet to a point;

THENCE West <sup>32.0</sup>~~30.0~~ feet to a point;

THENCE North 15.0 feet to a point in the North line of SITE 30;

THENCE East with the north line of SITE 30 32.0 feet to the point of beginning.

Grantor recognizes that the general course of said line, as above described is based upon preliminary surveys only, and hereby agrees that the easement hereby granted shall apply to the actual location of said line when constructed.

Grantor agrees to inform all other parties having a right to construct underground facilities in said easement as to the existence and location of any underground electric facilities constructed by Electric Company hereunder.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of constructing, reconstructing, maintaining, operating or removing said line; the right to relocate along the same general direction of said line; the right to relocate said line in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire along said line; the right to prevent excavation within said easement and right-of-way, the right to prevent the construction of, within said easement and right-of-way, any and all buildings, structures or other obstructions which, in the sole judgement of Electric Company, may endanger or interfere with the efficiency, safety, and/or convenient operation of said line and its appurtenances and the right to trim or cut down trees or shrubbery within but not limited to said easement and right-of-way, to the extent in the sole judgement of Electric Company, as may be necessary to prevent possible interference with the operation of said line or to remove possible hazard thereto.

TO HAVE AND TO HOLD the above described easement and rights unto the said Electric Company, its successors and assigns, forever.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Electric Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 10 day of Dec, 1986

TRAMMEL CROW GSW A LIMITED PARTNERSHIP

J. Marc Meyers - General Partner

FILE NUMBER  
E84869

WA NUMBER  
205C200

THE STATE OF TEXAS  
TARRANT COUNTY

TARRANT COUNTY

EASEMENT AND RIGHT OF WAY

86 NOV 20 P1:58

FROM  
TRAMMEL CROW GSW

TO  
TEXAS ELECTRIC SERVICE COMPANY

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the Named Records  
of Tarrant County, Texas, as stamped hereon by me.

Return to  
R. L. Robinson  
P. O. Box 887  
Arlington, Texas 76010

THE STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and  
State, on this day personally appeared Trammell Crow

known to me to be the person whose name subscribed to the  
foregoing instrument, and acknowledged to me that he executed the  
same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10 day of NOV, 1986.



Ruth Ann Wheeler  
Notary Public State of Texas  
Commission Expires 3-31-88

Notary Public in and for Tarrant County, Texas.

THE STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and  
State, on this day personally appeared

known to me to be the person whose name subscribed to the  
foregoing instrument, and acknowledged to me that he executed the  
same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 19 .

Notary Public in and for County, Texas.

THE STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and  
State, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the  
foregoing instrument and acknowledged to me that the same was the act of  
the said

a corporation, and that he executed the same as the act of such  
corporation for the purposes and consideration therein expressed, and in  
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 19 .

Notary Public in and for County, Texas.