

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PUBLIC UTILITY EASEMENT

DATE: _____, 2015

GRANTOR: THE BOARD OF TRUSTEES OF THE A&M CONSOLIDATED INDEPENDENT SCHOOL DISTRICT now known as COLLEGE STATION INDEPENDENT SCHOOL DISTRICT, a political subdivision

GRANTOR'S MAILING ADDRESS: 1812 Welsh
(including County) Brazos County
College Station, Texas 77840

GRANTEE: CITY OF COLLEGE STATION, TEXAS

GRANTEE'S MAILING ADDRESS: P. O. Box 9960
(including County) Brazos County
College Station, Texas 77842

CONSIDERATION: Ten Dollars (\$10.00) and Other Good and Valuable Consideration

PROPERTY:

All that certain tract or parcel of land containing 2321.7 square feet of land, more or less, lying and being situated in College Station, Brazos County, Texas, said tract being a portion of Tract 1, Southwood, Section Five, according to the plat recorded in Volume 284, Page 516, of the Deed Records of Brazos County, Texas; said 2321.71 square feet of land being more particularly described by metes and bounds and shown on plat marked **EXHIBIT A** attached hereto and made a part hereof for all intents and purposes.

This conveyance shall grant the rights herein specified only as to that portion of the above-described Property more particularly described on the attached **EXHIBIT A**, known as the "Easement Area," and any additional area outside the Easement Area necessary to install and attach equipment, guy wires, and anchors necessary and incident to the uses of the Easement Area to erect, construct, install, and thereafter use, operate, inspect, repair, maintain, reconstruct, modify and remove the following:

Electric transmission and distribution lines;
Water lines and sanitary sewer lines, connecting lines,
access facilities, and related equipment;
Storm sewers and collection facilities;
Television, telephone, and communications lines;
Drainage ditches, drainage pipes and all other
drainage structures, surface and subsurface;

upon, over, and across the said Property as described and any ways, streets, roads, or alleys abutting same; and to cut, trim, and control the growth of trees and other vegetation on and in the easement area or on adjoining property of GRANTOR, which might interfere with or threaten the operation and maintenance of any public utility equipment, accessories, or operations. It being understood and agreed that any and all equipment and facilities placed upon said Property shall remain the property of GRANTEE.

GRANTOR hereby expressly acknowledges that it is the underlying fee owner of the Easement Area.

GRANTOR expressly subordinates all rights of surface use, incident to the mineral estate owned by GRANTOR, to the above-described uses of said surface by GRANTEE. GRANTOR will provide GRANTEE with the names and addresses of all lenders, if any, and agrees to lender's subordinations on behalf of GRANTEE, if any.

RESERVATIONS AND RESTRICTIONS: NONE.

TO HAVE AND TO HOLD, the rights and interests herein described unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, forever, and GRANTOR does hereby bind itself, its successors and assigns to warrant and forever defend, all and singular, these rights and interests unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof.

THE BOARD OF TRUSTEES OF THE A&M
CONSOLIDATED INDEPENDENT SCHOOL
DISTRICT now known as COLLEGE STATION
INDEPENDENT SCHOOL DISTRICT, a political
subdivision

BY: _____
VALERIE JOCHEN, President of the Board
of Trustees of COLLEGE STATION
INDEPENDENT SCHOOL DISTRICT

APPROVED AS TO FORM:
THIS DOCUMENT MAY NOT
BE CHANGED WITHOUT
RE-SUBMISSION FOR APPROVAL.

City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this _____ day of _____,
2015, by VALERIE JOCHEN, President of the Board of Trustees of COLLEGE STATION
INDEPENDENT SCHOOL DISTRICT, a political subdivision, on its behalf.

Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

RETURN ORIGINAL DOCUMENT TO:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

EXHIBIT A

METES AND BOUNDS DESCRIPTION
OF A
2321.7 SQUARE FOOT TRACT
TRACT 1, SOUTHWOOD, SECTION FIVE
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF TRACT 1, SOUTHWOOD, SECTION FIVE, ACCORDING TO THE PLAT RECORDED IN VOLUME 284, PAGE 516 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEAST LINE OF WELCH BOULEVARD (80' R.O.W.) SAME BEING THE SOUTHWEST LINE OF SAID TRACT 1, MARKING THE MOST SOUTHERLY CORNER OF A CALLED 1.0807 ACRE UTILITY EASEMENT AS DESCRIBED IN VOLUME 3180, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS,;

THENCE: THROUGH SAID TRACT 1 AND ALONG THE SOUTHEASTERLY LINES OF SAID EXISTING EASEMENT FOR THE FOLLOWING CALLS:

N 19° 44' 53" E FOR A DISTANCE OF 20.08 FEET;

N 70° 15' 07" W FOR A DISTANCE OF 18.52 FEET;

N 19° 33' 36" E FOR A DISTANCE OF 378.01 FEET;

S 74° 28' 08" E FOR A DISTANCE OF 95.91 FEET;

THENCE: N 82° 26' 26" E CONTINUING THROUGH SAID TRACT 1 AND THROUGH SAID EXISTING EASEMENT FOR A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: CONTINUING THROUGH SAID TRACT 1 FOR THE FOLLOWING CALLS:

N 74° 28' 08" W ALONG A NORTHERLY LINE OF SAID EXISTING EASEMENT FOR A DISTANCE OF 35.34 FEET;

N 82° 26' 26" E FOR A DISTANCE OF 40.16 FEET;

S 86° 50' 13" E FOR A DISTANCE OF 67.72 FEET;

S 86° 45' 26" E FOR A DISTANCE OF 67.13 FEET;

S 71° 31' 06" E FOR A DISTANCE OF 25.30 FEET;

S 27° 17' 35" E FOR A DISTANCE OF 25.23 FEET;

S 12° 00' 43" E FOR A DISTANCE OF 25.17 FEET TO A POINT ON A NORTHERLY LINE OF SAID EXISTING EASEMENT;

N 76° 26' 51" W ALONG THE NORTHERLY LINE OF SAID EXISTING EASEMENT FOR A DISTANCE OF 11.09 FEET;

N 12° 00' 43" W FOR A DISTANCE OF 19.05 FEET;

N 27° 17' 35" W FOR A DISTANCE OF 19.83 FEET;

N 71° 18' 02" W FOR A DISTANCE OF 19.61 FEET;

N 86° 45' 26" W FOR A DISTANCE OF 65.72 FEET;

N 86° 50' 12" W FOR A DISTANCE OF 65.99 FEET;

EXHIBIT A

S 57° 31' 01" W FOR A DISTANCE OF 8.65 FEET TO THE POINT OF BEGINNING CONTAINING 2321.7 SQUARE FEET OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE CALLED BEARINGS OF SAID EXISTING EASEMENT, 3180/14. SEE PLAT PREPARED JULY 2015 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:/WORK/MAB/15-190B.MAB

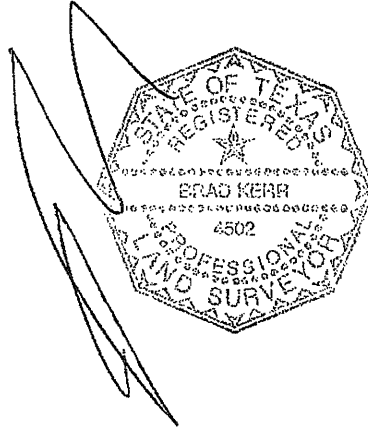
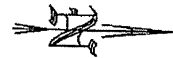


EXHIBIT A



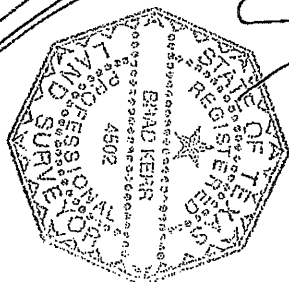
SCALE: 1" = 60'

WELCH BOULEVARD
80' R.O.W.

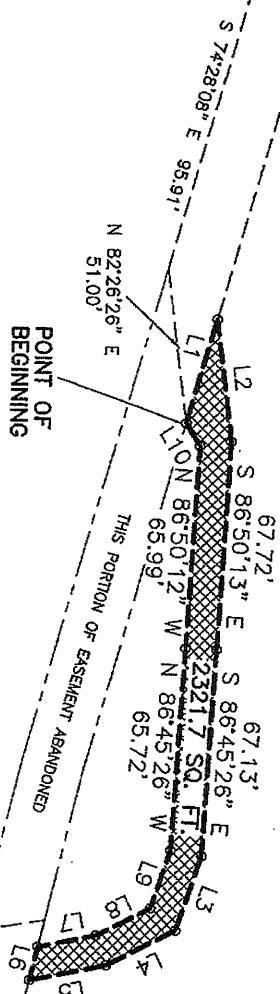
N 70°15'07" W 18.52'
N 19°44'53" E 20.08'

EXISTING UTILITY EASEMENT
1.0807 ACRES
3180/14
N 19°33'36" E 378.01'

TRACT 1
SOUTHWOOD
SECTION FIVE
A&M CONSOLIDATED HIGH SCHOOL



SEE METES AND BOUNDS PREPARED JULY 2015 FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREON IS HONORING THE CALLED BEARINGS AS SHOWN IN THE EASEMENT RECORDED IN VOL. 3180, PG. 14.



LINE	BEARING	DISTANCE
L1	N 74°28'08" W	35.34'
L2	N 82°26'26" E	40.16'
L3	S 71°31'06" E	25.30'
L4	S 27°17'35" E	25.23'
L5	S 12°00'43" E	25.17'
L6	N 76°26'51" W	11.09'
L7	N 12°00'43" W	19.05'
L8	N 27°17'35" W	19.83'
L9	N 71°18'02" W	19.61'
L10	S 57°31'01" W	8.65'

SURVEY PLAT
OF A 10' ELECTRICAL EASEMENT
TRACT 1
SOUTHWOOD, SECTION FIVE
VOLUME 284 PAGE 516
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PREPARED BY:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (409) 268-3195

