



EASE 2007178286  
4 PGS

Easement No. E-273-07  
File No. 17795  
Address: 10248 Old Lockhart Rd.  
Initials: WEB

**ELECTRIC UTILITY EASEMENT**

STATE OF TEXAS  
COUNTY OF TRAVIS

DATE: 9-21-07

GRANTOR: MARIA A. ZARATE  
FELIPE ZARATE  
MARIA DE JESUS ZARATE  
ANGELINA ZARATE

GRANTOR'S ADDRESS: 1306 Rail Fence Cove  
Austin, Texas 78748

GRANTEE: CITY OF AUSTIN

GRANTEE'S ADDRESS: P. O. BOX 1088  
AUSTIN, TRAVIS COUNTY, TX 78767

PROPERTY: A tract of 8.022 acres, out of the Santiago Del Valle Grant in Travis County, Texas, and being the same tract of land conveyed by Warranty Deed dated January 24, 2007, from Mozelle Medearis Lee to MARIA A. ZARATE, FELIPE ZARATE, MARIA DE JESUS ZARATE, and ANGELINA ZARATE, and recorded under Document Number 2007016683 of the Official Public Records of Travis County, Texas.

GRANTOR for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant, sell and convey to GRANTEE an easement and right of way along, over, under, and across the Property to place, construct, reconstruct, install, operate, repair, maintain, inspect, replace, upgrade or remove (in whole or in part) electric lines and systems, consisting of a variable number of electric lines, transformers, and all necessary or desirable structures and appurtenances (the "Facilities") in the Easement for the purposes stated above.

GRANTEE shall have the right and privilege at any reasonable time or times to enter upon and cross the Property to the extent necessary for the foregoing purposes, and to cut or trim trees and shrubbery and remove obstructions as necessary to keep them clear of the Facilities and permit GRANTEE unimpeded access to the Facilities in the Easement for the purposes stated above.

GRANTOR may not place, erect or maintain in the Easement (a) any permanent structures, including, but not limited to habitable structures such as homes or offices, (b) any structure of any kind, in such proximity to the Facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor, (c) without Grantee's prior written consent, any structure, including, but not limited to drainage, filtration or detention ponds, or make changes in grade, elevation or contour of the land which would impair Grantee's access to its Facilities.

After final construction and installation of the Facilities, the easement hereby granted shall be limited to an area extending five feet on all sides of the actual installed location of the FACILITIES (the "Easement Area") and this easement shall no longer be in force or effect thereafter as to those portions of the Property outside the easement.

GRANTOR reserves the right to replace this Easement with a replacement easement ("Replacement Easement") containing a surveyed metes and bounds description of the easement area. The survey and metes and bounds description shall be prepared at Grantor's expense. This Easement shall remain in full force and effect until such time as the Replacement Easement has been accepted by GRANTEE and duly recorded.

TO HAVE AND HOLD the same unto GRANTEE and to its successors and assigns, together with the right and privilege at any reasonable time or times to enter upon and cross the Property for the purposes hereinabove stated.

GRANTOR does hereby covenant and bind itself and its heirs, successors, assigns and legal representatives to warrant and forever defend all and singular the above described Easement and rights unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Such rights and Easement shall be covenants running with the land and shall be binding upon the GRANTOR, its personal representatives, heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has executed the foregoing instrument as of the date first above written.

GRANTOR:

Maria A. Zarate  
MARIA A. ZARATE

Felipe Zarate  
FELIPE ZARATE

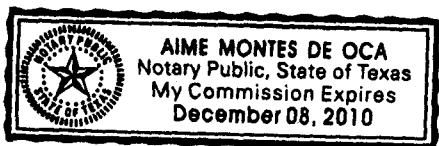
Maria Zarate  
MARIA DE JESUS ZARATE

Angelina Zarate  
ANGELINA ZARATE

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Travis

This instrument was acknowledged before me on this 21 day of September, 2007 by MARIA A. ZARATE.

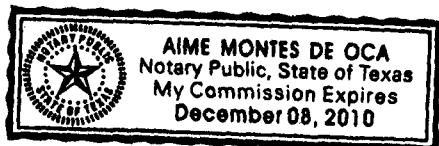


Aime Montes De Oca  
Notary Public, State of Texas  
Aime Montes De Oca  
Notary's Printed or Typed Name  
Dec, 08 2010  
Notary's Commission Expires

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Travis

This instrument was acknowledged before me on this 21 day of September, 2007 by FELIPE ZARATE.

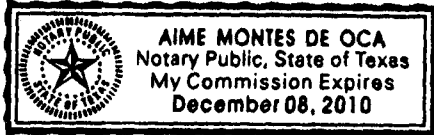


Aime Montes De Oca  
Notary Public, State of Texas  
Aime Montes De Oca  
Notary's Printed or Typed Name  
Dec, 08 2010  
Notary's Commission Expires

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Travis

This instrument was acknowledged before me on this 21 day of September, 2007 by MARIA DE JESUS ZARATE.



Aime Montes De Oca

Notary Public, State of Texas

Aime Montes De Oca

Notary's Printed or Typed Name

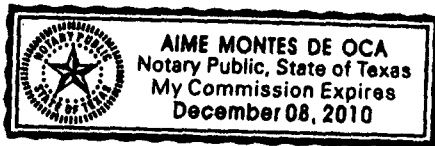
Dec. 08 2010

Notary's Commission Expires

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Travis

This instrument was acknowledged before me on this 21 day of September, 2007 by ANGELINA ZARATE.



Aime Montes De Oca

Notary Public, State of Texas

Aime Montes De Oca

Notary's Printed or Typed Name

Dec 08 2010

Notary's Commission Expires

AFTER RECORDING, RETURN TO:  
City of Austin - Austin Energy  
721 Barton Springs Road  
P. O. Box 1088  
Austin, Texas 78767-8814  
Attn: Christine Esparza  
Blanket Electric Utility Easement  
Revised 06/15/07

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Sep 25 02:24 PM 2007178286

BARTHOD \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS