

3

ELECTRIC UTILITY EASEMENT  
AERIAL PURPOSES ONLY

THE STATE OF TEXAS

∞

COUNTY OF HAYS

∞

∞

KNOW ALL MEN BY THESE PRESENTS:

THAT MONTE  
CATHY HARROD and  
HAYS County, Texas, for and in consideration of ONE DOLLAR (\$1.00)  
to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas,  
have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales  
Electric Cooperative, Inc., a non-exclusive easement and right-of-way as hereinafter described for an  
aerial electric distribution line consisting of all necessary or desirable appurtenances over, across and  
upon the following described lands located in HAYS County, Texas, to  
wit:

Being 10.1 acres of land, more or less, out of and being part of the DOUGLAS ESTATES  
Survey No. \_\_\_\_\_, Abstract No. \_\_\_\_\_, situated in HAYS  
County, Texas, said 10.1 acres being more particularly described as that tract of land filed  
and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ or Document No. 19004975 of the Deed  
Records of HAYS County, Texas, and adopted herein for all descriptive  
purposes.

Location of the right-of-way easement hereby conveyed shall consist of a width of twenty feet (20'),  
being ten feet (10') on each side of the center line of the aerial wires or as shown on plat attached  
hereto marked Exhibit A, and is included herein by reference.

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way  
for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on,  
maintaining and removing said aerial lines; the right to relocate within the limits of said right-of-way;  
the right to remove from said lands all trees and parts thereof, or other obstructions which endanger  
or may interfere with the efficiency of said aerial lines.

Grantor warrants that Grantor is the owner of said property and has the right to execute this  
easement.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric  
Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and  
forever defend all and singular the above described easement and rights unto Pedernales Electric  
Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming  
or to claim the same or any part thereof.

WITNESS my (our) hand(s) this 10 day of September, 2021.

Grantor(s) Signature(s):

Monte Harrod  
Cathy Harrod

Monty Harrod  
Cathy Harrod

(NOTARIZE ON BACK)

U.O. 147955

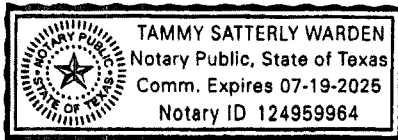
THE STATE OF TEXAS

COUNTY OF

HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Monte E. Harrod 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 10th day of September, 2021.



Tammy Satterly Warden  
Notary Public in and for the State of Texas

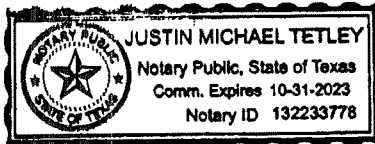
THE STATE OF TEXAS

COUNTY OF

HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Catherine Harrod 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 11 day of September, 2021.



Justin Michael Tetley  
Notary Public in and for the State of Texas

Please return to:  
Pedernales Electric Cooperative  
9115 Circle Drive  
Austin, Texas 78736

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

21058807 EASEMENT  
10/26/2021 01:46:56 PM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas





Conveyance  
00372TX 02/99 Rev. 10/18  
©1999-2018, The Compliance Source, Inc.

Lot D-16, DOUGLAS ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 282, Plat Records, Hays County, Texas.

2202 Harmon Hills Rd, Dripping Spgs, TX 78620  
[The "Property"]

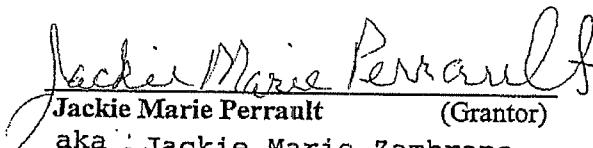
This conveyance, however, is made subject to any and all valid and existing restrictions, easements, covenants, right-of-way, mineral, oil, and gas reservations, and royalty reservations of record, if any, attached to and affecting the Property described above.

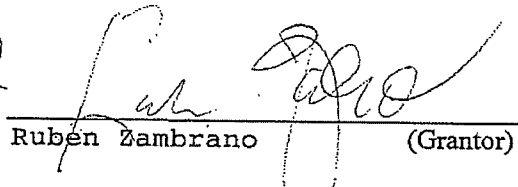
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, and assigns, and GRANTOR binds GRANTOR, GRANTOR'S heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND, all and singular the title to the Property to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the vendor's lien, as well as superior title in and to the Property, is retained against the Property in favor of GRANTOR, GRANTOR'S heirs, executors, administrators, successors, and assigns until the entire principal balance of the Note and all interest are fully paid according to its terms, when this Deed shall become absolute. In consideration of the cash payment to GRANTOR, GRANTOR'S heirs, executors, administrators, successors, and assigns, GRANTOR hereby assigns, without recourse, the vendor's lien and superior title to Lender, its successors and assigns, as security for GRANTEE's Note to Lender.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by GRANTEE.

EXECUTED this the 15 day of February, 2019

  
Jackie Marie Perrault (Grantor)  
aka: Jackie Marie Zambrano

  
Ruben Zambrano (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

**GRANTOR(S):**

Jackie Marie Perrault  
2202 Harmon Hills Rd  
Dripping Springs, TX 78620

**GRANTEE(S):**

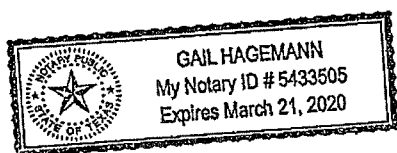
Monte Harrod  
1318 Regal Shores Ct  
Kingwood, TX 77345

Cathy Harrod  
1318 Regal Shores Ct  
Kingwood, TX 77345

ACKNOWLEDGMENT

State of Texas §  
County of Hays §

This instrument was acknowledged before me on 2/15/19 by Jackie Marie Perrault. aka Jackie Marie Zambrano and husband, Ruben Zambrano



Gail Hagemann  
Signature of Officer

\_\_\_\_\_  
Printed Name

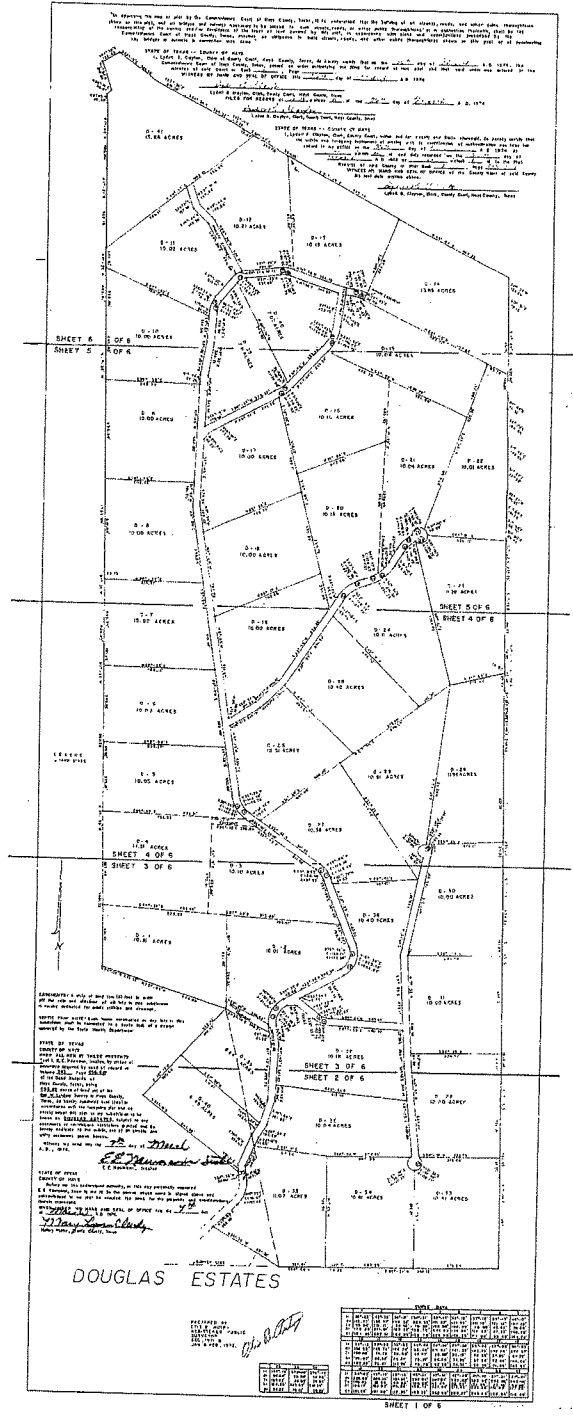
\_\_\_\_\_  
Title of Officer

(Seal)

My Commission Expires:







DOUGLAS ESTATES

SCALE 1"=200'

LEGEND  
6 IRON STAKE

## 6 IRON STAKE

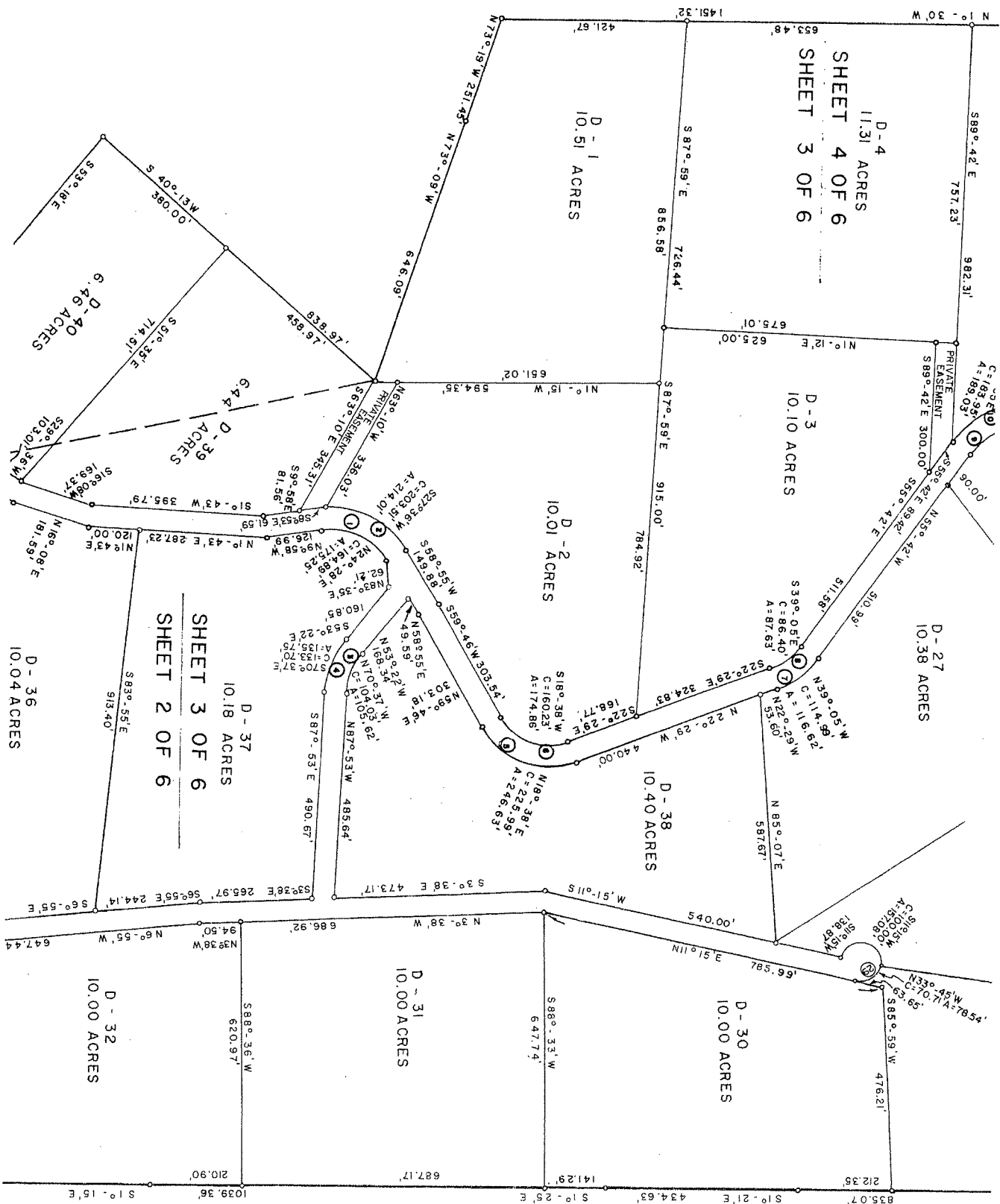
40

282  
SHEET 2 OF 6

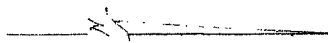


SCALE 1" = 200'

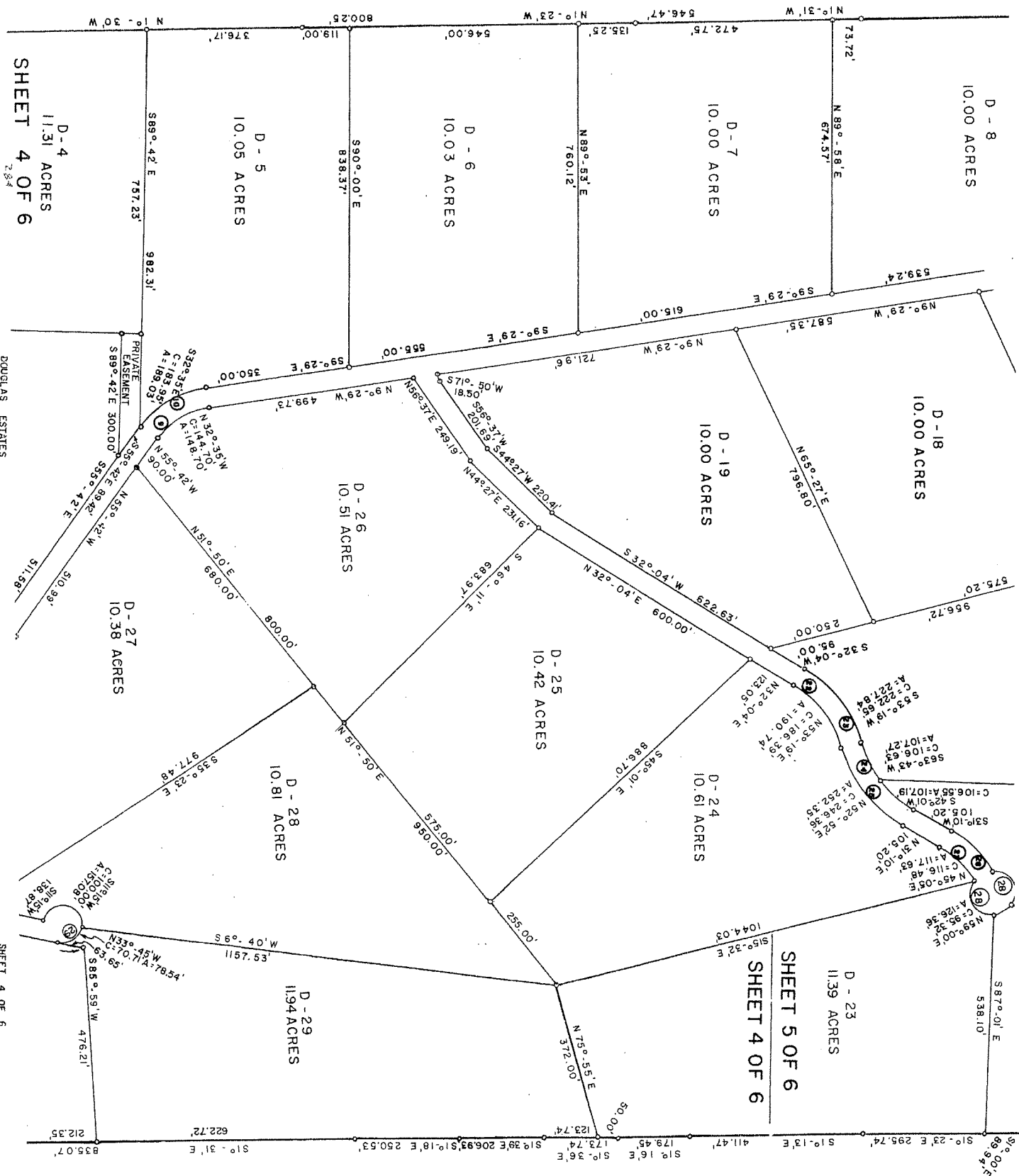
LEGEND  
IRON STAKE



SCALE 1"=200'



LEGEND  
○ IRON STAKE



D-4  
11.31 ACRES  
SHEET 4 OF 6

D-8  
10.00 ACRES

D-7  
10.00 ACRES

D-6  
10.03 ACRES

D-5  
10.05 ACRES

D-18  
10.00 ACRES

D-19  
10.00 ACRES

D-26  
10.51 ACRES

D-25  
10.42 ACRES

D-24  
10.61 ACRES

D-27  
10.38 ACRES

D-28  
10.81 ACRES

D-23  
11.39 ACRES  
SHEET 5 OF 6

D-29  
11.94 ACRES

DOUGLAS ESTATES

SHEET 4 OF 6

101.1 ps. 86



