

PT# 2025-2817  
District: TEX  
WO# 28513859  
ER#



## EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOPKINS

That **Hopkins County**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of poles, wires and cables, supporting structures, surface mounted equipment, transformers, switchgears, auto-transformers, conduits, manholes, vaults, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

### SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

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 and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities 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 or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above-described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns; and it does hereby bind itself, its successors, legal representatives, and assigns, 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.

EXECUTED this 13 day of May, 2025.

GRANTOR: Hopkins County

By: [Signature]  
Robert Newsom, County Judge

STATE OF TEXAS §  
COUNTY OF Hopkins §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Newsom 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, in the capacity therein stated and he is authorized to do so.

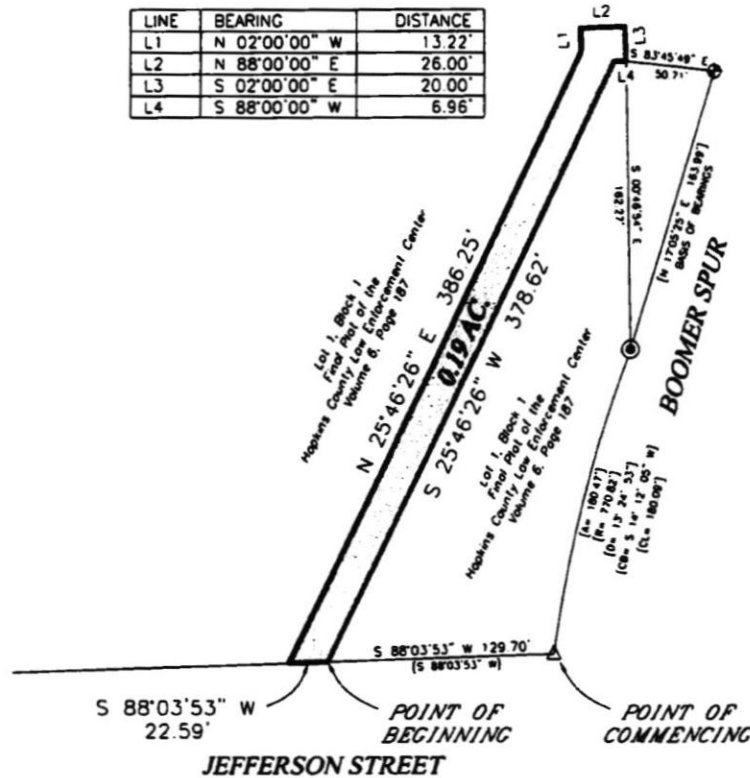
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of May, A. D. 2025.

[Signature]  
Notary Public in and for the State of Texas



**EXHIBIT "A"**  
**0.19 ACRE ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
**SITUATED IN THE M. A. BOWLIN SURVEY, A-39, HOPKINS COUNTY, TX**

LINE	BEARING	DISTANCE
L1	N 02°00'00" W	13.22'
L2	N 88°00'00" E	26.00'
L3	S 02°00'00" E	20.00'
L4	S 88°00'00" W	6.96'



NOTE: The bearings are based on N 17°05'25" E between the 1/2" iron rods found on the east line of Lot 1, Block 1 of the Final Plat of the Hopkins County Law Enforcement Center

NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

NOTE: No investigation of underground utilities was performed for this survey. Surveyor makes no guarantee as to the accuracy of the exact location of underground utilities.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: HOPKINS COUNTY

*Stephen A. Hudson*  
STEPHEN A. HUDSON R.P.L.S. NO.: 4896



**LEGEND**

- ▲ PK Nail Found
- ◆ 1/2" Iron Rod Found w/Cap
- Stamped "Cooper"
- 1/2" Iron Rod Found
- [ ] Plat Call

ONCOR  
EASEMENT  
SURVEY

SHEET  
1 OF 2

REVISIONS:

SCALE: 1"=200'  
DATE: 05/08/2025  
SURVEYED BY: SAH  
DRAWN BY: SAH  
TECHNICIAN: SAH  
JOB NO. HCSO ESMT

**EXHIBIT "A"**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
**SITUATED IN THE M.A. BOWLIN SURVEY, ABSTRACT No. 39**  
**CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS**

All that certain 0.19 acre lot, tract or parcel of land situated in the M.A. Bowlin Survey, Abstract No. 39, Hopkins County, Texas, being a portion of Lot 1, Block 1, of the Final Plat of the Hopkins County Law Enforcement Center, an addition to the City of Sulphur Springs, Hopkins County, Texas, according to a plat recorded in Volume 6, Page 187, Plat Records, Hopkins County, Texas (P.R.H.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "PK" nail found at southeast corner of said Lot 1 Block 1, and at the intersection of the north right of way line of Jefferson Street and the west right of way line of the Boomer Spur railroad track;

THENCE S 88°03'53" W along the south line of said Lot 1, Block 1, and said north right of way line a distance of 129.70' to a point, and the POINT OF BEGINNING of the herein described easement;

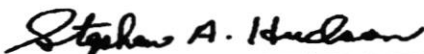
THENCE S 88°03'53" W along the south line of said Lot 1, Block 1, and said north right of way line a distance of 22.59' to a point;

THENCE departing the south line of said Lot 1, Block 1, and said north right of way line over and across said Lot 1, Block 1 the following courses and distances:

N 25°46'26" E a distance of 386.25' to a point; THENCE N 02°00'00" W a distance of 13.22' to a point; THENCE N 88°00'00" E a distance of 26.00' to a point; THENCE S 02°00'00" E a distance of 20.00' to a point, from which a 1/2" iron rod with "Cooper" cap found on the east line of said Lot 1, Block 1, bears S 83°45'49" E a distance of 50.71' and another 1/2" iron rod found on the east line of said Lot 1, Block 1, bears S 00°46'54" W a distance of 162.27'; THENCE S 88°00'00" W a distance of 6.96' to a point; and THENCE S 25°46'26" W a distance of 378.62' to the POINT OF BEGINNING and containing 8104 square feet or 0.19 acres, more or less.

NOTE: The bearings are based on N 17°05'25" E between the 1/2" iron rods found on the east line of Lot 1, Block 1 of the Final Plat of the Hopkins County Law Enforcement Center.

Date: 05/08/2025

  
Stephen A. Hudson, RPLS No. 4896  
Sheet 2 of 2      Job No. HCSO ESMT





FILED AND RECORDED ON

MAY 13, 2025 AT 12:01P

AS A(N) OF RECORD

CLERK NUMBER 20252739 PAGES 5

AMOUNT: 0.00

RECEIPT NUMBER 25003130

BY ETORRES

STATE OF TEXAS HOPKINS COUNTY, TEX

I hereby certify that this instrument was filed in  
file number sequence on the date and time stamped  
hereon by me and was duly recorded in the named  
records of Hopkins County, Texas.

TRACY SMITH, COUNTY CLERK  
HOPKINS COUNTY, TEXAS