

PT #: 2025-7639  
District: KTD  
WO #: 29721899  
E#: \_\_\_\_\_

**EASEMENT AND RIGHT OF WAY**

STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BELL               §

That **THE CITY OF KILLEEN, a municipal corporation**, 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 wires and cables, supporting structures, surface mounted equipment, conduits 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 described above, 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 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 right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities 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 legal representatives, and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Grantor: THE CITY OF KILLEEN, a municipal corporation

By: \_\_\_\_\_

Name: Kent Cagle

Title: City Manager





KIMLEY-HORN AND ASSOCIATES, INC.  
TBPLS FIRM NO. 10194624  
10814 JOLLYVILLE ROAD,  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759

**LEGAL DESCRIPTION:**

0.0322 ACRES

**BEING** A 0.0322 ACRE (1,403 SQ. FT.) TRACT OF LAND SITUATED IN THE J.H. LEWIS SURVEY, ABSTRACT 536, BELL COUNTY, TEXAS; AND BEING A PORTION OF LOT 1, BLOCK A, CSI AVIATION, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2025061056 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, (O.P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 3/8-INCH IRON ROD FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF REESE CREEK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY (NO RECORDING INFORMATION FOUND), FOR THE SOUTHEAST CORNER OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED TO W.A. MESSER, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 685, PAGE 287, O.P.R.B.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1,

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF REESE CREEK ROAD, SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 1, NORTH 81°13'37" EAST, A DISTANCE OF 52.47 FEET TO A CALCULATED POINT,

**THENCE**, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF REESE CREEK ROAD AND THE SOUTH BOUNDARY LINE OF LOT 1, OVER AND ACROSS SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 08°46'23" WEST, A DISTANCE OF 93.43 FEET TO A CALCULATED POINT;
- 2) NORTH 81°13'37" EAST, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT;
- 3) SOUTH 08°46'23" EAST, A DISTANCE OF 93.43 FEET TO A CALCULATED POINT, IN SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH BOUNDARY LINE OF LOT 1, AND FROM WHICH A MAG NAIL FOUND, FOR AN ANGLE CORNER OF SAID LOT 1, BEARS NORTH 81°13'37" EAST, A DISTANCE OF 6.52 FEET,

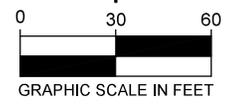
**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF REESE CREEK ROAD AND SAID SOUTH BOUNDARY LINE OF LOT 1, SOUTH 81°13'37" WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0322 ACRES OF LAND, MORE OR LESS, IN BELL COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MICHAEL A. MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890



# EXHIBIT "A"



LINETYPE LEGEND	
	EASEMENT BOUNDARY LINE
	PROPERTY LINE

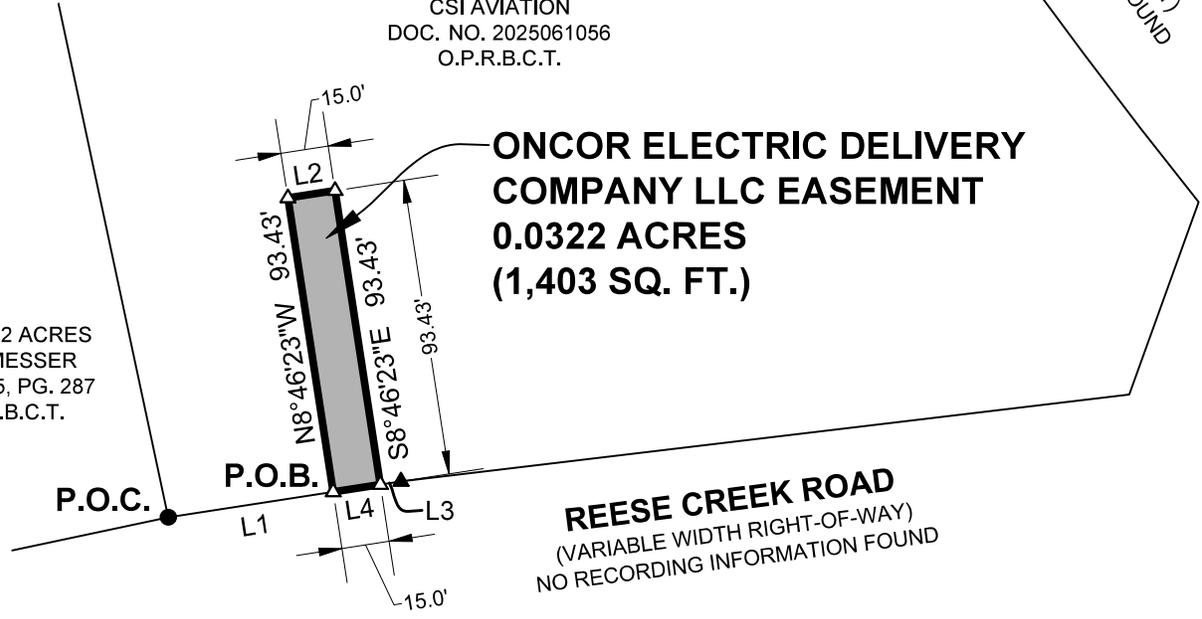
LEGEND	
	= 3/8" IRON ROD FOUND
	= CALCULATED POINT
	= MAG NAIL FOUND
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCING	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY TEXAS	

LOT 1, BLOCK A  
 CSI AVIATION  
 DOC. NO. 2025061056  
 O.P.R.B.C.T.

**STATE HIGHWAY 201**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 NO RECORDING INFORMATION FOUND

**ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT**  
**0.0322 ACRES**  
**(1,403 SQ. FT.)**

CALLED 2 ACRES  
 W.A. MESSER  
 VOL. 685, PG. 287  
 O.P.R.B.C.T.



**REESE CREEK ROAD**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 NO RECORDING INFORMATION FOUND

LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°13'37"E	52.47'
L2	N81°13'37"E	15.00'
L3	N81°13'37"E	6.52'
L4	S81°13'37"W	15.00'

**ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT**  
**0.0322 ACRES**  
 BEING A PORTION OF THE  
**J.H. LEWIS SURVEY, ABSTRACT 536**  
 BELL COUNTY, TEXAS

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 60'	THH	MMII	12/3/2025	065039100	2 OF 2