

**MAXWELL SPECIAL UTILITY DISTRICT  
RIGHT OF WAY EASEMENT  
(General Type Easement)**

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_  
(hereinafter called "Grantor"), in consideration of one (\$1.00) and other good and valuable consideration paid by MAXWELL SPECIAL UTILITY DISTRICT, PO Box 158, Maxwell, TX 78656-0158 (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, it's successors, and assigns a perpetual easement with the right to erect, construct install and lay and thereafter, use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across \_\_\_\_\_ acres of land, more particularly described in instrument recorded in Vol. \_\_\_\_\_, Page \_\_\_\_\_, Official Public Records, \_\_\_\_\_ County, Texas, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. Maxwell Special Utility District will make every effort to access the property in accordance with Section 49.221 (a) and Section 49.221 (b) of the Texas Water Code. The easement hereby granted shall not exceed 20' feet in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed, except that when the pipeline(s) is(are) installed, the easement herein granted shall be limited to a strip of land 20' in width the center line thereof being the pipeline as installed.

Also conveyed herewith is a temporary construction and maintenance Easement that is simultaneously granted by the Grantor (s), which may be used from time-to-time for the initial construction, and any subsequent construction plus all reasonably necessary maintenance of the pipeline(s) above described. Said temporary easement shall consist of a 10' corridor on either side, parallel, and adjacent to the permanent 20' easement.

In the event the easement hereby granted abuts on a public road and the county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land described above for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 20' in width the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. The Agreement together with other provisions of this grant shall constitute a covenant running without the land for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that he/she is the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

\_\_\_\_\_

The easement conveyed herein was obtained or improved through Federal financial assistance. The easement is subject to the provisions of Title VI of the Civil Rights Acts of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Grantor (Print Name) \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(Seal)

\_\_\_\_\_  
Notary Public

After Recording return to:  
Maxwell Special Utility District  
P. O. Box 158  
Maxwell, TX 78656-0158