



TOWNHOME EASEMENT OPTIONS (revised 2021)

In an effort to streamline and assist in the construction of townhome developments, CenterPoint Energy has pursued a variety of options for placing both gas and electric infrastructures and easements within these types of projects.

Due to the confined space and limited vehicle accessibility in townhome developments, long-term operations, maintenance, liabilities and safety must be considered. The basis for establishing minimum clearances is the National Electric Safety Code and Texas Railroad Commission standards.

Effective October 1, 2021, townhome developers, hereinafter referred to as “Developers”, will have a variety of facility and easement options. These options are as follows:

Townhome Service Delivery Options

- 1) Electric overhead service (standard)
- 2) Electric underground service
- 3) Gas & Electric joint installation service
- 4) Gas service (standard)
- 5) Common meter locations for both gas and electric (individual gas & electric meters) see typical gas & electric configurations on Exhibit “B” and Exhibit “C” attached.
- 6) Electric, Gas, Telephone & Cable Consolidated Joint Trench

The type of energy service delivery options selected by the Developer will define the size and shape of the **easements that are required**. This process will require cooperative evaluation and coordination between CenterPoint Energy Consultants and Developers.

Please note: Under any circumstance where the townhome project is designed in standard subdivision fashion, and the following scenarios do not apply, we will require our standard fourteen (14) foot easement.

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Option 1: Electric Overhead Service

If the service is being delivered by overhead poles from an existing street right-of-way, a 10-foot utility easement will be required along the boundary of the development. The application of this option will only apply when no shared driveway access exists within the development and the project is surrounded by existing street rights of way.

If the service is being delivered by overhead poles adjacent to the new shared driveway access areas, a 14-foot utility easement and a 7-foot 6-inch aerial easement will be required.

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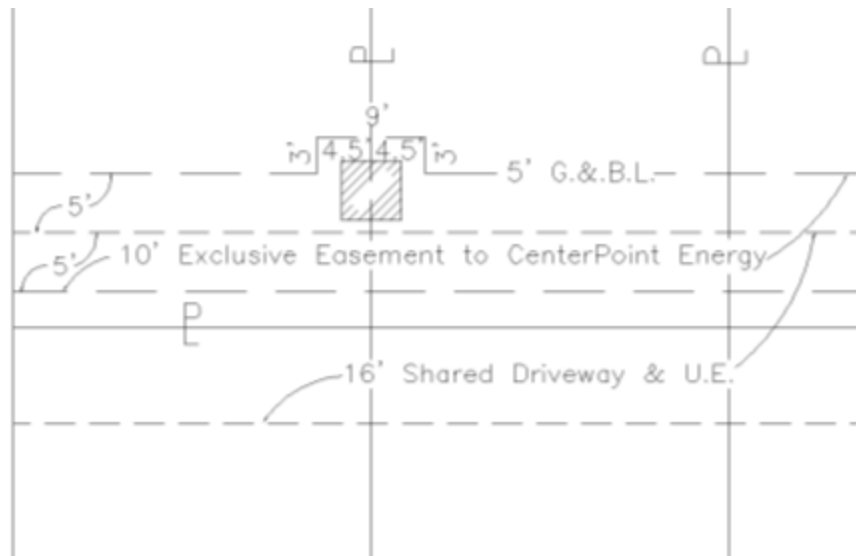
Option 2: Electric Underground Service

Option 3: Gas and Electric Joint Installation

Option 4: Gas Service

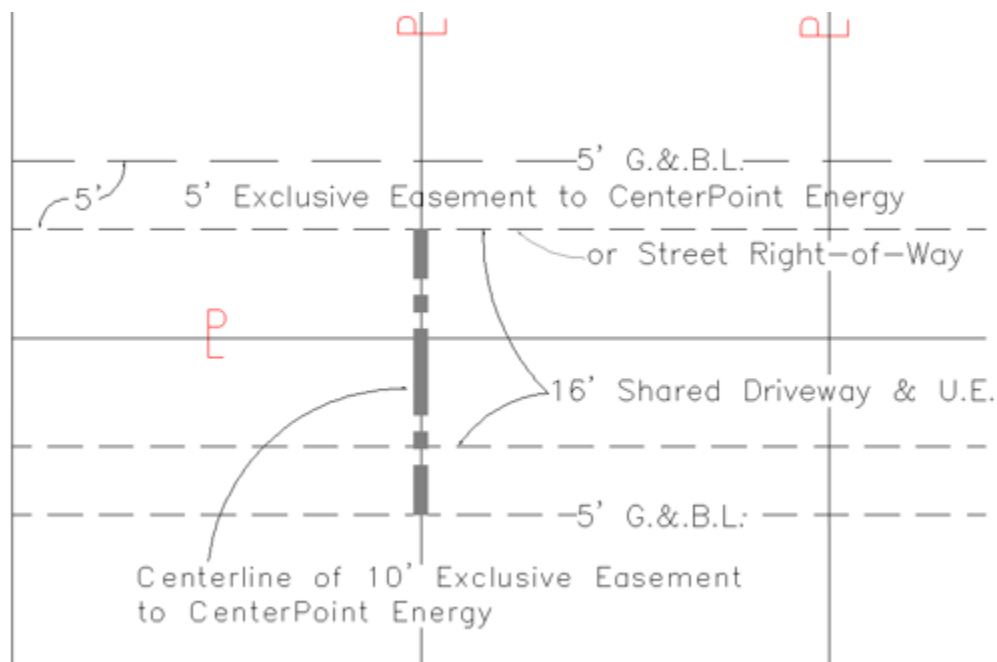
Under Option 2 and Option 3, if the service is being delivered via underground facilities adjoining an existing street right-of-way, a 10-foot utility easement will be required.

Under Option 2, Option 3 and Option 4, if the service is being delivered to pad mount transformers, pedestals or gas mains adjacent to shared driveways, a 10-foot exclusive easement will be centered on the common edge of the shared driveways or private streets and lot lines. **The five (5) foot portion of the easement located within the lot must be free and clear of any and all obstructions, including, but not limited to, paving.** Also, an additional 9-foot by 3-foot exclusive easement will be centered on the property line or common lot lines and adjoining said 10-foot exclusive easement, where previously agreed upon pad mounts and pedestals are to be located. **See example below.**



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Option 4: Gas Service

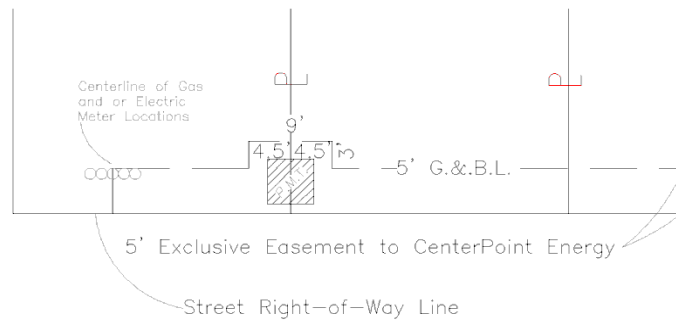
Under Option 4, if the service is being delivered along a street right-of-way or adjacent to shared driveway access areas, a 10-foot exclusive easement will be required. The 10-foot exclusive easement will be centered on the common edge of the shared driveways and lot lines with an additional 10-foot easement centered on the property lines that are crossing the shared driveway access to reach future meter locations. **The five (5) foot portion of the easement located within the lot must be free and clear of any and all obstructions, including, but not limited to, paving.** See example below:



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Option 2: Electric Underground Service
Option 3: Gas and Electric Joint Installation
Option 5: Common Meter Locations-Gas and Electric Service

Under Option 2, Option 3 or Option 5, or some combination of these, if the service is being delivered to pad mounted transformers, pedestals or gas mains adjacent to private streets for common meter locations, a 5-foot exclusive easement will be required located adjacent to the existing street right-of ways. Also, an additional 9-foot by 3-foot exclusive easement will be centered on the property line or common lot lines and adjoining said 5-foot exclusive easement, where previously agreed pad mounts and pedestals are to be located. All gas meter manifolds will be placed *within* the easement and all electric meter racks will be placed *outside* the easement. This will be the terminating delivery point to multiple meters. See example below.



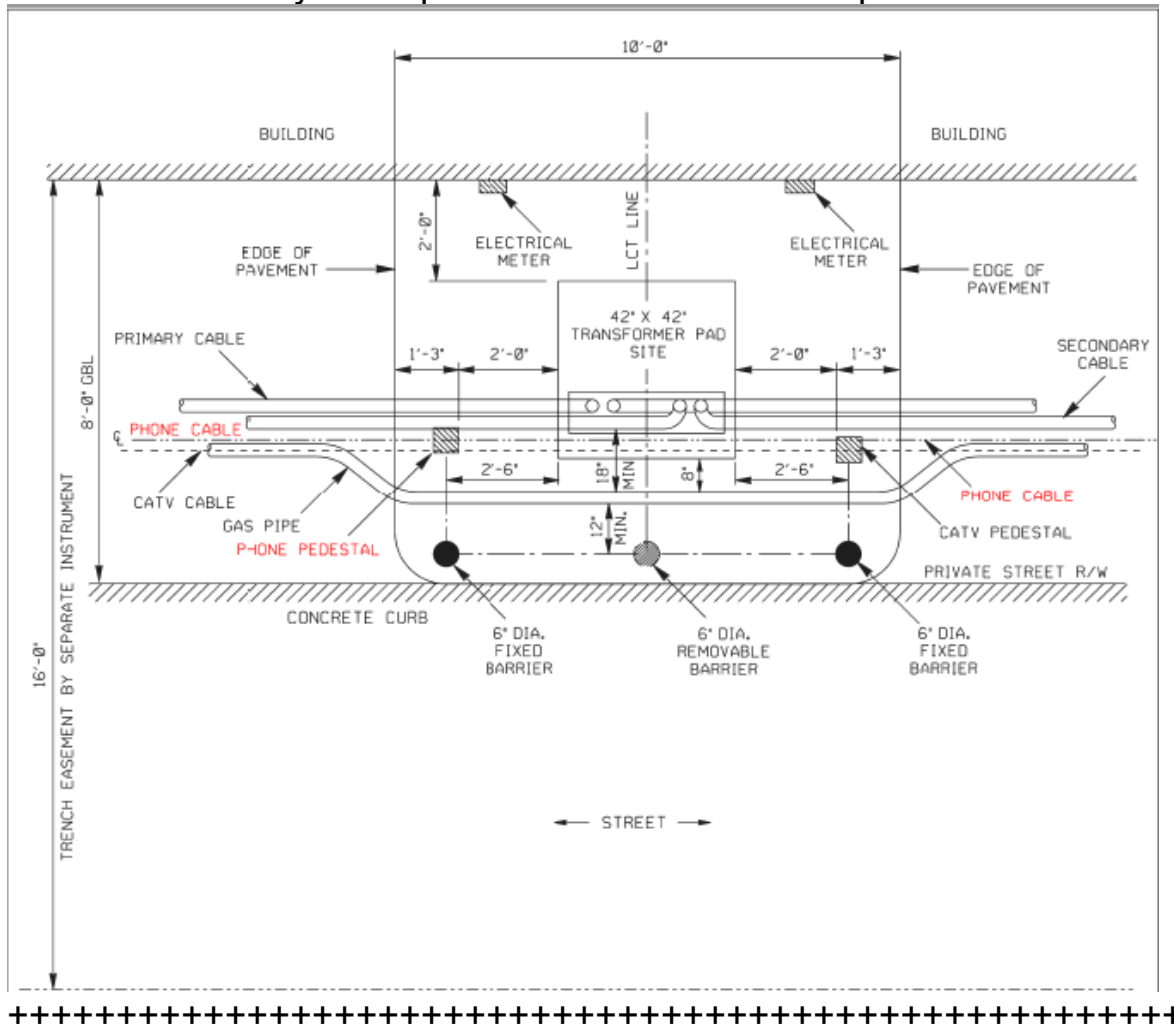
On the driveway or street side of the pad mounts and pedestals, there shall be two fixed barriers and one removable barrier for protective purposes as shown on the attached **Exhibit "A"** In some cases, depending on load requirements, these types of easements may be required on both sides of the driveway.

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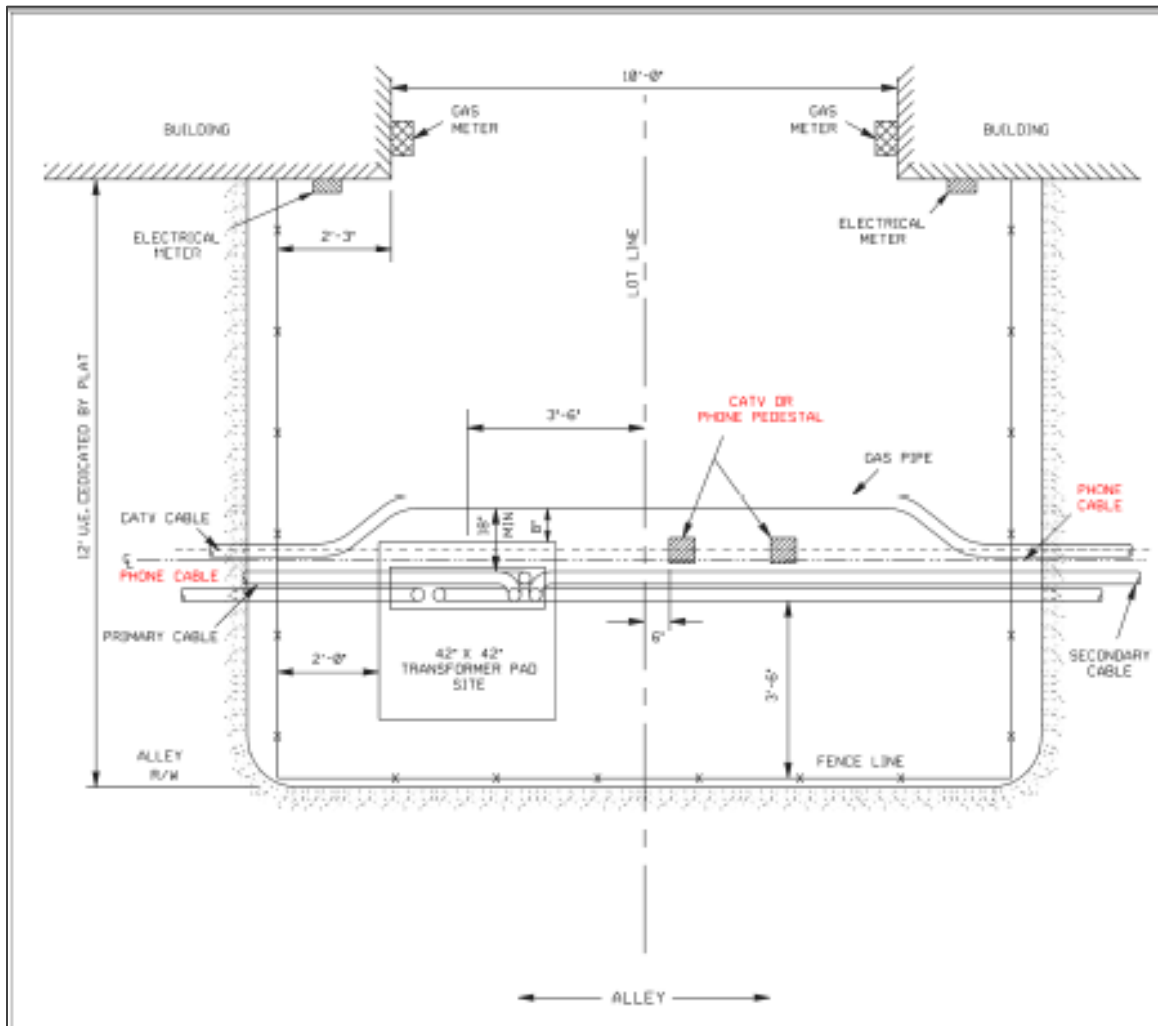
Option 6: Electric, Gas, Telephone and Cable Consolidated Joint Trench

If the service is being delivered to pad mounted transformers or pedestals adjacent to private streets, an eight (8) foot easement along the front of the lots is required in order to include all four utilities. Side lot easements may be five (5) feet wide for a single utility such as streetlights, cable, or telephone only. If electric primary, gas main or two or more utilities are to be placed on a side lot line, the easement must be ten (10) feet wide. This ten (10) foot wide side lot easement may be centered on common lot lines.

On the driveway or street side of the pad mounts and pedestals, there shall be two fixed barriers and one removable barrier for protective purposes as shown below. In some cases, depending on load requirements, these types of easements may be required on both sides of the private street.

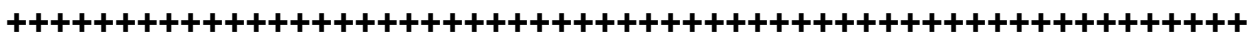
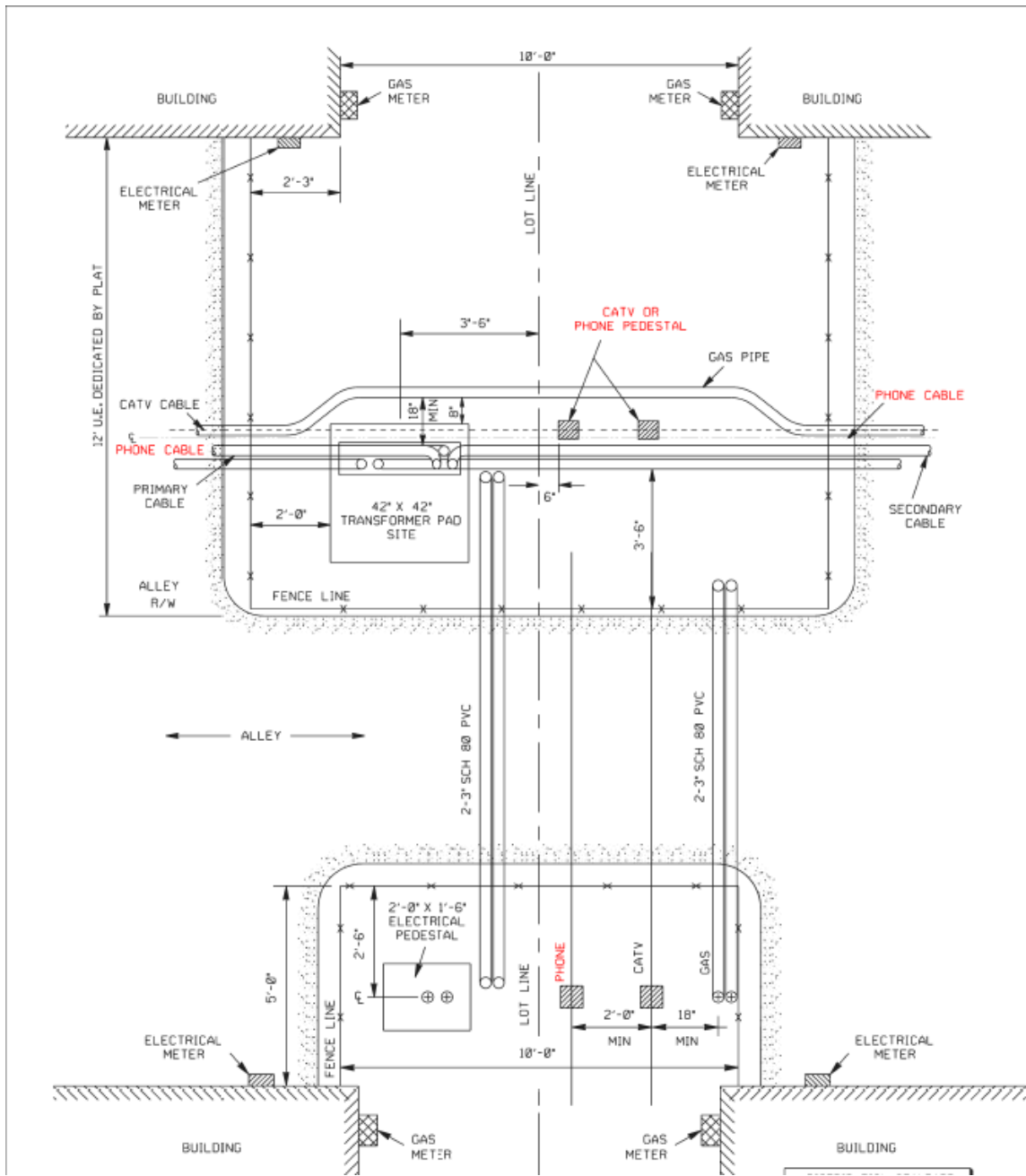


If the service is being delivered to pad mounted transformers adjacent to an alley, a twelve (12) foot easement along one side of the alley, dedicated by plat, is required in order to include all four utilities.



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If the service is being delivered to pedestals adjacent to an alley, a 10-foot by 5-foot exclusive easement will be centered on the property line or common lot lines and adjoining the opposite side of the alley.



WORKFLOW

With the offering of these options, cooperative evaluation and coordination between CenterPoint Energy's Consultants and Developers will be required. Below is the work process that involves both parties:

1. The Service Consultant will prepare a facility layout based on the above easement options; the Developer will sign off on CenterPoint Energy's layout.
2. The Service Consultants will submit the original facility layout with an easement request and recorded plat to the Surveying & Right of Way Department.
3. CenterPoint Energy's Surveying & Right of Way Department will prepare an exclusive easement that includes an exhibit sketch for \$1700. The easement document will be forwarded to the consultant for execution.
4. The consultant will deliver the easement to the customer, who will execute and return originals to the service consultant.
5. The service consultant will forward executed original easement documents to Surveying & Right of Way for review and recording.

When platting or providing exclusive easements in a townhome project, the following language should be shown on the plat and will be included in the easement document:

"Grantor herein reserves the right to place surfacing materials over and across the Easements herein dedicated and to use the same for parking and/or driveways or walkways, provided, however, no buildings shall be placed on the Easements which will obstruct the Easements or interfere with the exercise of utilities' rights. In the event Grantor or its successors or assigns shall utilize the Easements for parking purposes, protective barriers shall be erected and maintained around Grantee's ground structures, and Grantee retains the right to prohibit and/or restrict parking during periods of construction or maintenance work upon its facilities. Grantor or its successors or assigns shall observe and exercise O.S.H.A. Construction Rules, Texas One Call Law and National Electric Safety Codes when working along or near existing gas and electric facilities. THE OWNERS OF THE PROPERTY SERVICED BY THE FACILITIES ("Owners") AND THE HOMEOWNERS ASSOCIATION ("Association") HAVING JURISDICTION OVER THE PROPERTY, IF ANY, SHALL AT ALL TIMES BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF THE PARKING AREAS, DRIVEWAYS OR WALKWAYS LOCATED IN OR ADJACENT TO THE EASEMENTS. Grantee, its employees or contractors shall have no

responsibility for the repair or maintenance of the parking areas, driveways or walkways located in or adjacent to the easements, even in the event that they are damaged by the activities of the Grantee, its employees or contractors when installing, maintaining or removing Grantee's facilities located within said easements. Within a reasonable period of time following the completion of any work in the Easements, the Owners and the Association, if any, shall restore the Easements as nearly as practical to the condition prior to the undertaking of such work. GRANTOR HEREBY BINDS ITSELF, AND ITS SUCCESSORS-IN-TITLE TO THE PROPERTY, TO INDEMNIFY AND HOLD HARMLESS GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, FOR ALL EXPENSES AND DAMAGES ARISING OUT OF THE OWNER'S AND THE ASSOCIATION'S FAILURE TO RESTORE THE EASEMENTS, AS NEARLY AS PRACTICAL TO THEIR CONDITION PRIOR TO THE UNDERTAKING OF ANY WORK IN THE EASEMENTS. The indemnity obligations of Grantor, described above, shall cease when Grantor no longer owns any of the Property, however, the indemnity obligations of Grantor's successors-in-title shall continue until the Easements are released or abandoned by Grantee, or Grantee's successors or assigns."

Exhibit "A"

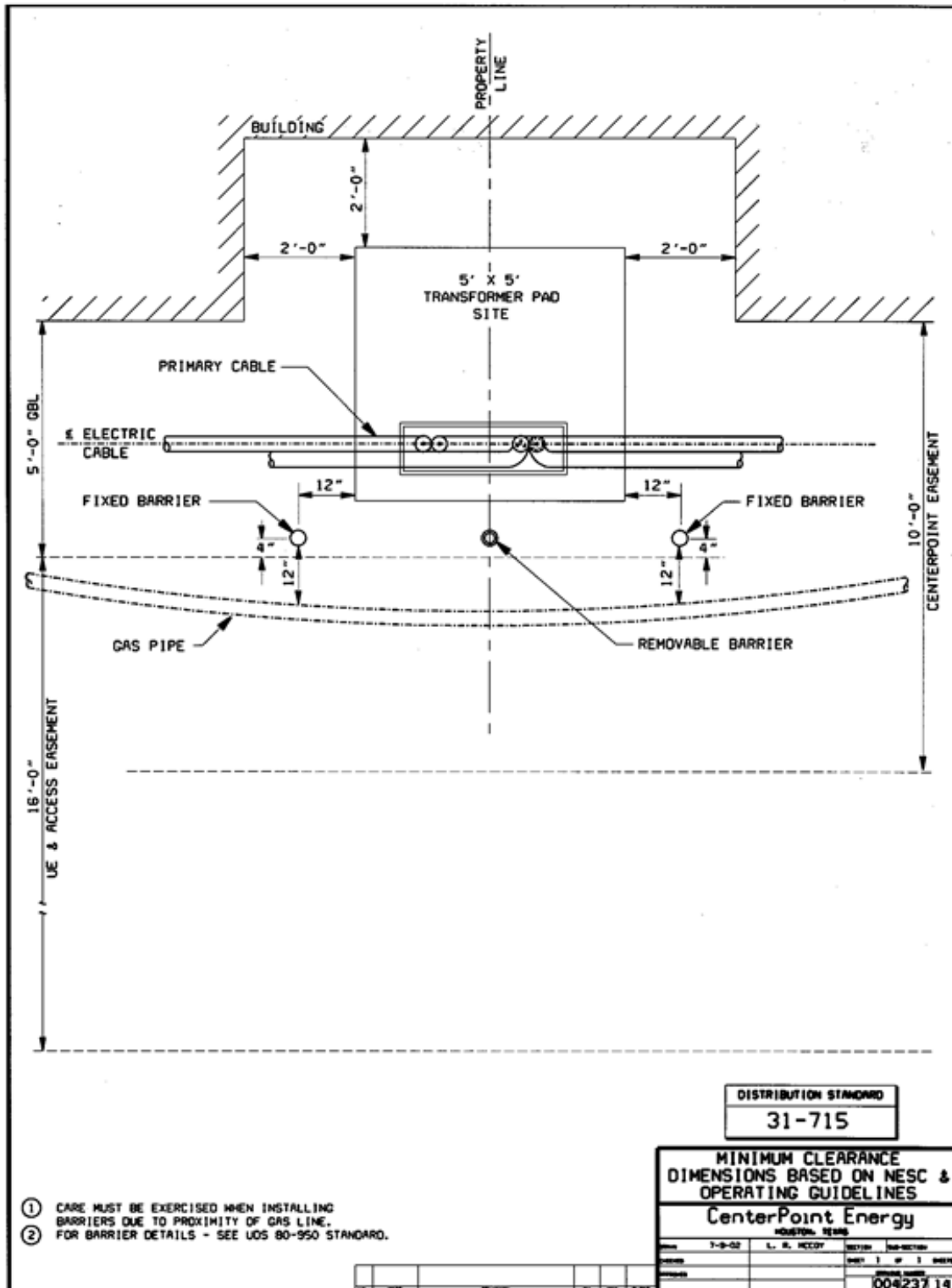
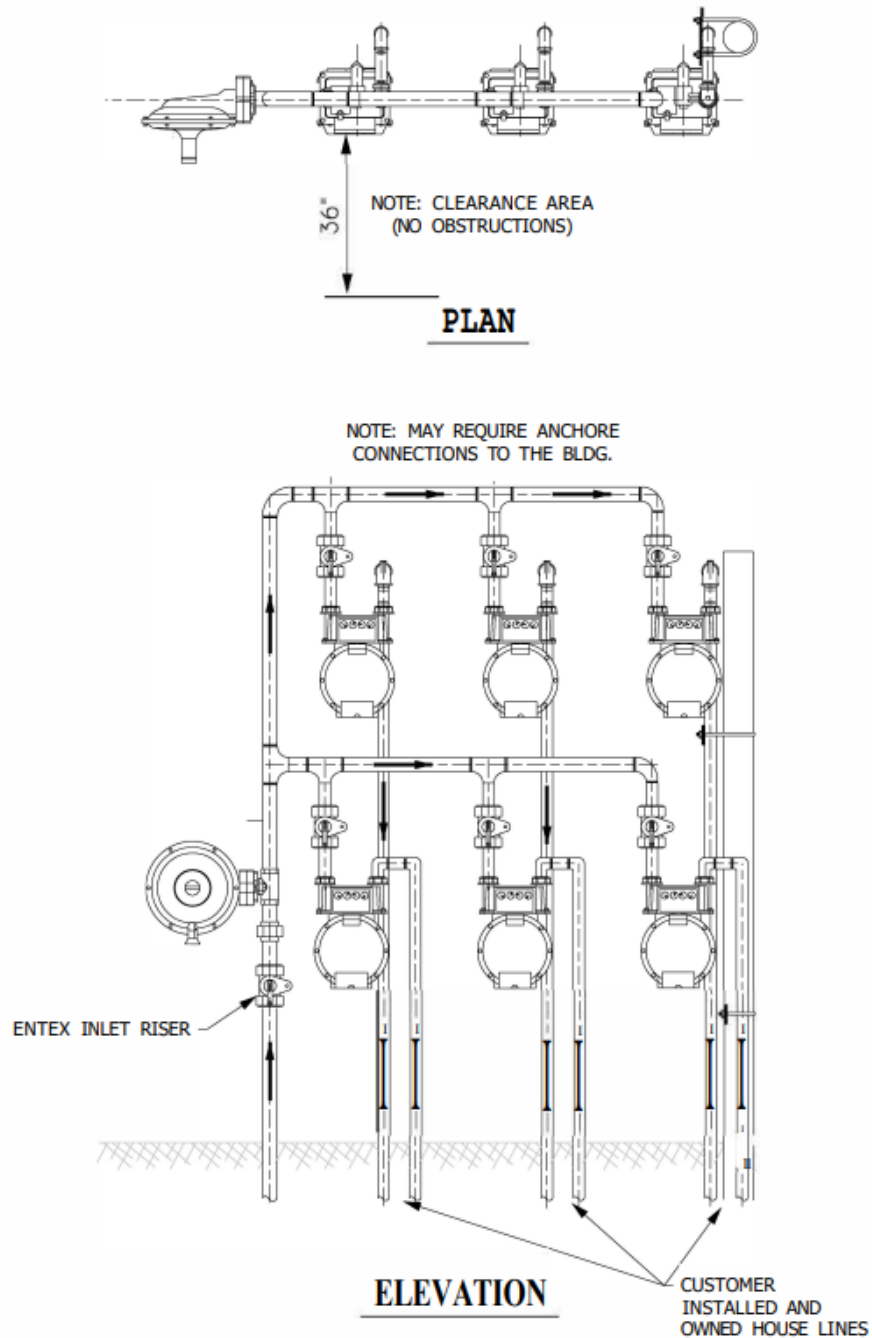
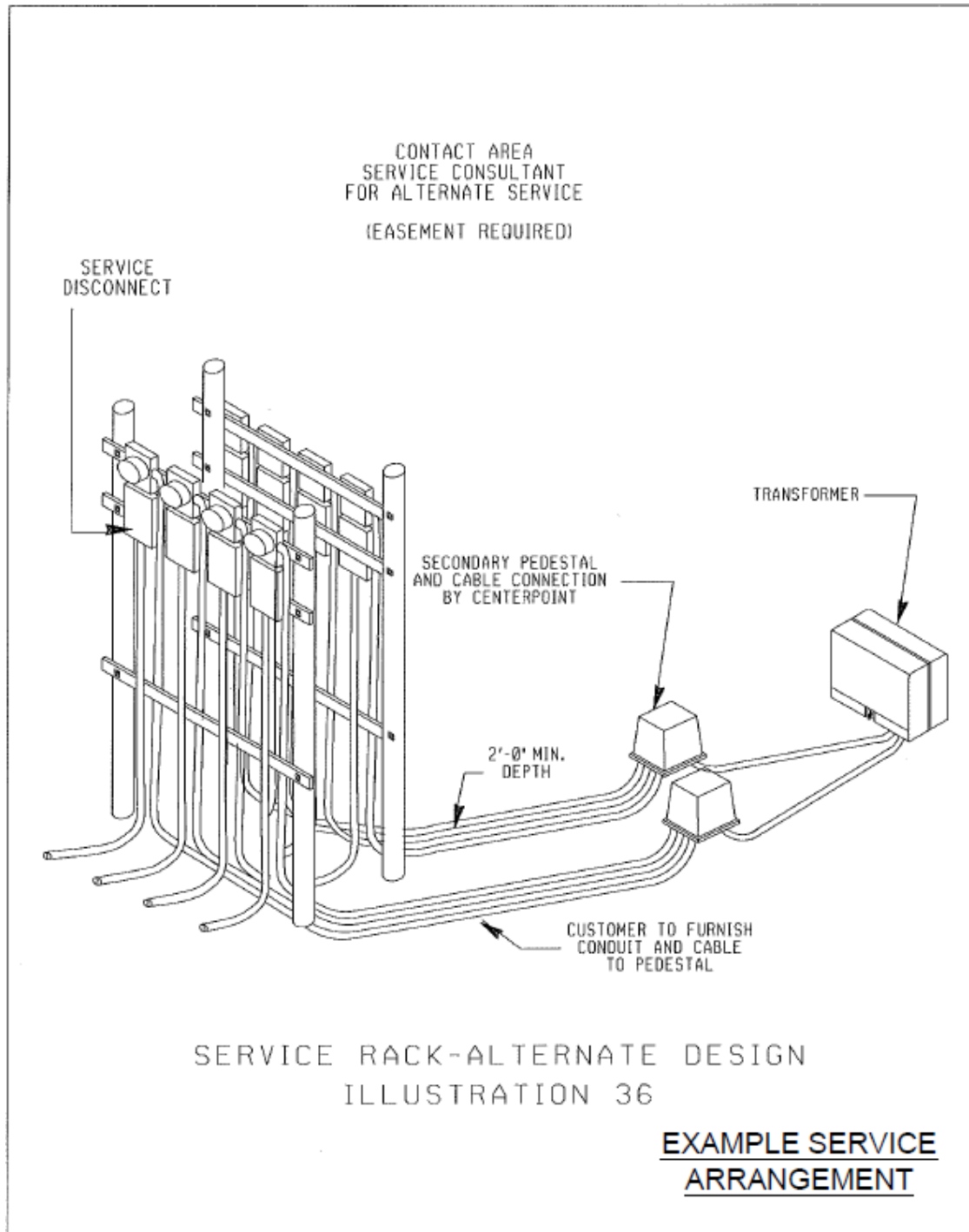


Exhibit "B"



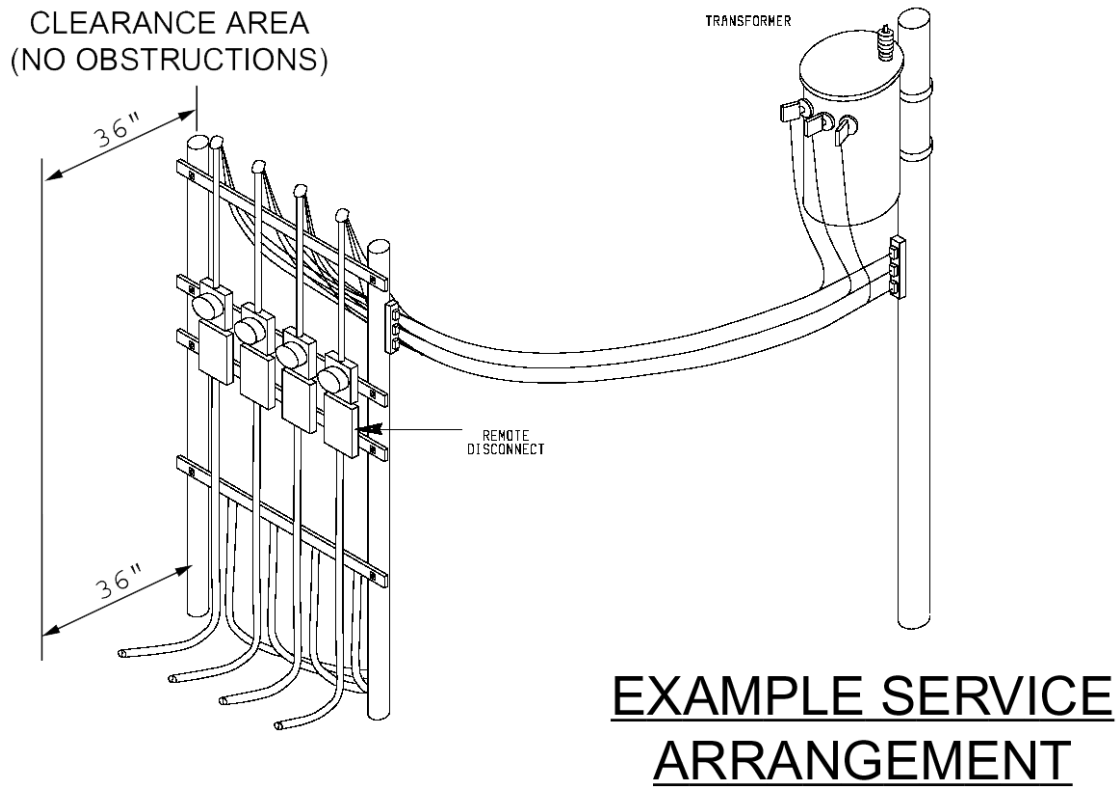
A clearance area of 36 inches must be maintained between the face of gas meter manifold and any obstructions including, but not limited to, landscaping, other structures, or improvements which may endanger or interfere with the efficient, safe, and proper operation, and maintenance of the facilities.

Exhibit "C"



A clearance area of 36 inches must be maintained between the face of the electric meter and any obstructions including, but not limited to, landscaping, other structures, or improvements which may endanger or interfere with the efficient, safe, and proper operation, and maintenance of the facilities.

Exhibit "D"



A clearance area of 36 inches must be maintained between the face of the electric meter and any obstructions including, but not limited to, landscaping, other structures, or improvements which may endanger or interfere with the efficient, safe, and proper operation, and maintenance of the facilities.