CenterPoint Energy Houston

RESIDENTIAL EASEMENT OPTIONS
TOWNHOME & SINGLE-FAMILY HIGH-DENSITY DEVELOPMENTS

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

Due to the confined space and limited vehicle accessibility in townhome and single-family high-density 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.

Revised June 1, 2025, townhome and single-family high-density developments developers, hereinafter referred to as "Developers", will have a variety of facility configuration and defined easement options. These options are as follows:

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) Consolidated Joint Trench-Electric, Gas, Telephone and/or Cable

The type of 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. When the residential plat is recorded without lot lines, the Developer shall provide additional documents as outlined on Exhibit "D".

High Density/Townhome development identifiers include any combination listed, but not limited to the following reflected on recorded plats-

- Permanent Access Easements,
- Shared Driveways,
- Lot widths forty (40) feet or less,
- No interior lot lines,
- No side-lot building line, and
- Less than ten (10) feet of separation between structures (includes below ground, surface of the ground and extending upward).

Under circumstances where the townhome/single-family density project cannot be identified or designed with service delivery at the rear of the lot, CenterPoint Energy will require the standard fourteen (14) foot easement. All defined easements should be acquired free and clear of obstructions. Blanket easements are not an option for townhome and single-family high density residential developments. The entire development should follow a single service delivery option.

Option 1: Electric Overhead Service

If the service will be 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.

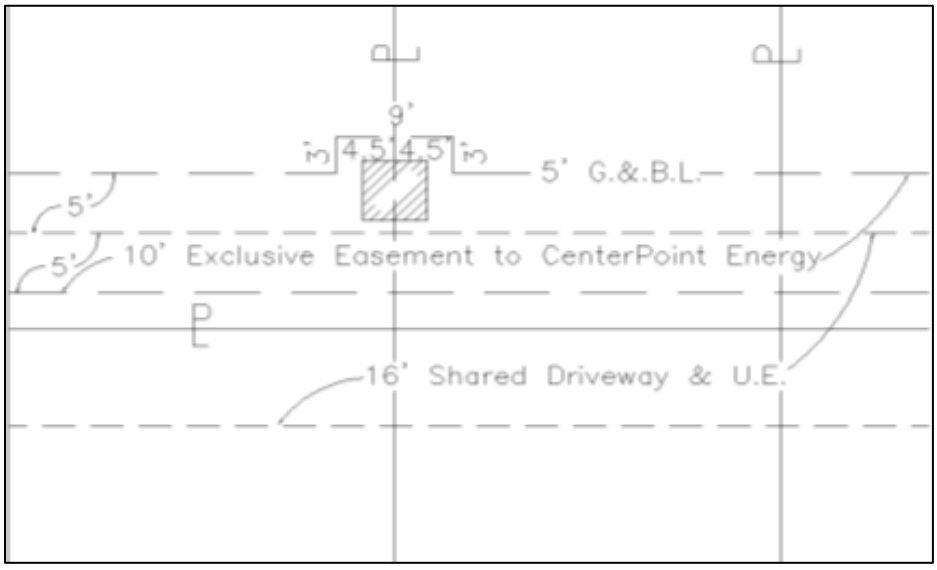
If the service will be delivered by overhead poles adjacent to the new shared driveway access areas, a 14-foot utility easement and a 7-foot 6-inch aerial easement will be required.

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 will be delivered via underground facilities adjoining an existing street right-of-way, a 10-foot utility easement will be required.

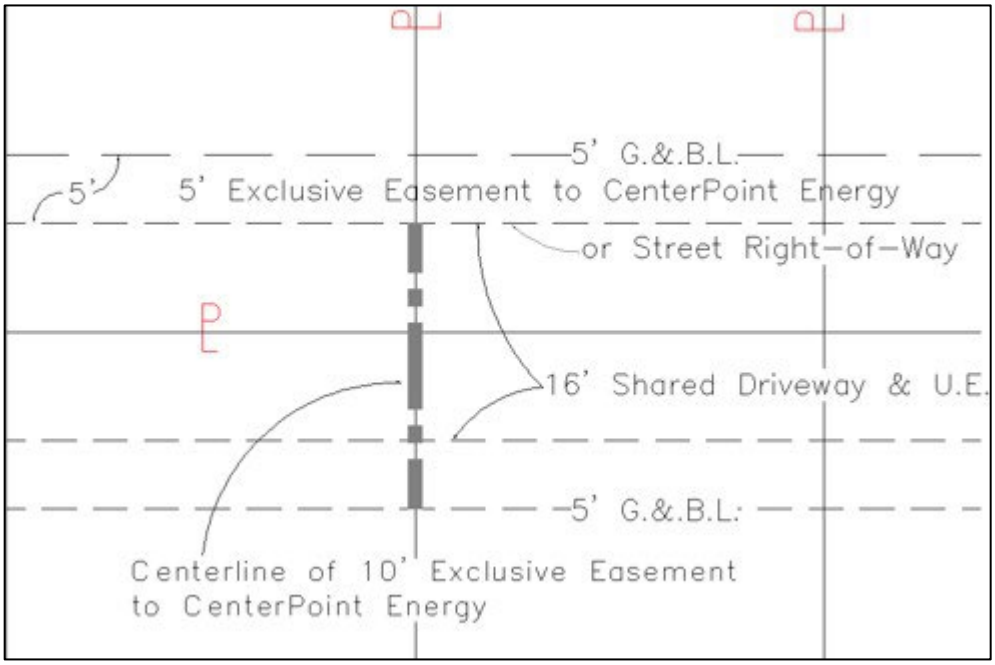
Under Option 2, Option 3 and Option 4, if the service will be delivered to pad mount transformers, pedestals or gas mains adjacent to shared driveways/permanent access easements or in the front of the dwelling, a 10-foot exclusive easement will be centered on the common edge of the shared driveways/permanent access easements and lot lines. The five (5) foot portion of the easement located at the front of 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. Side lot easements may be five (5) feet wide for streetlights only.

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.



Option 4: Gas Service

Under Option 4, if the service will be 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/permanent access easements 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:



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, if the service will be delivered to pad mounted transformers, pedestals, or gas mains adjacent to private streets/permanent access easements 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. Electric meter racks and gas meter manifolds will be placed outside the easement. This will be the terminating delivery point to multiple meters.

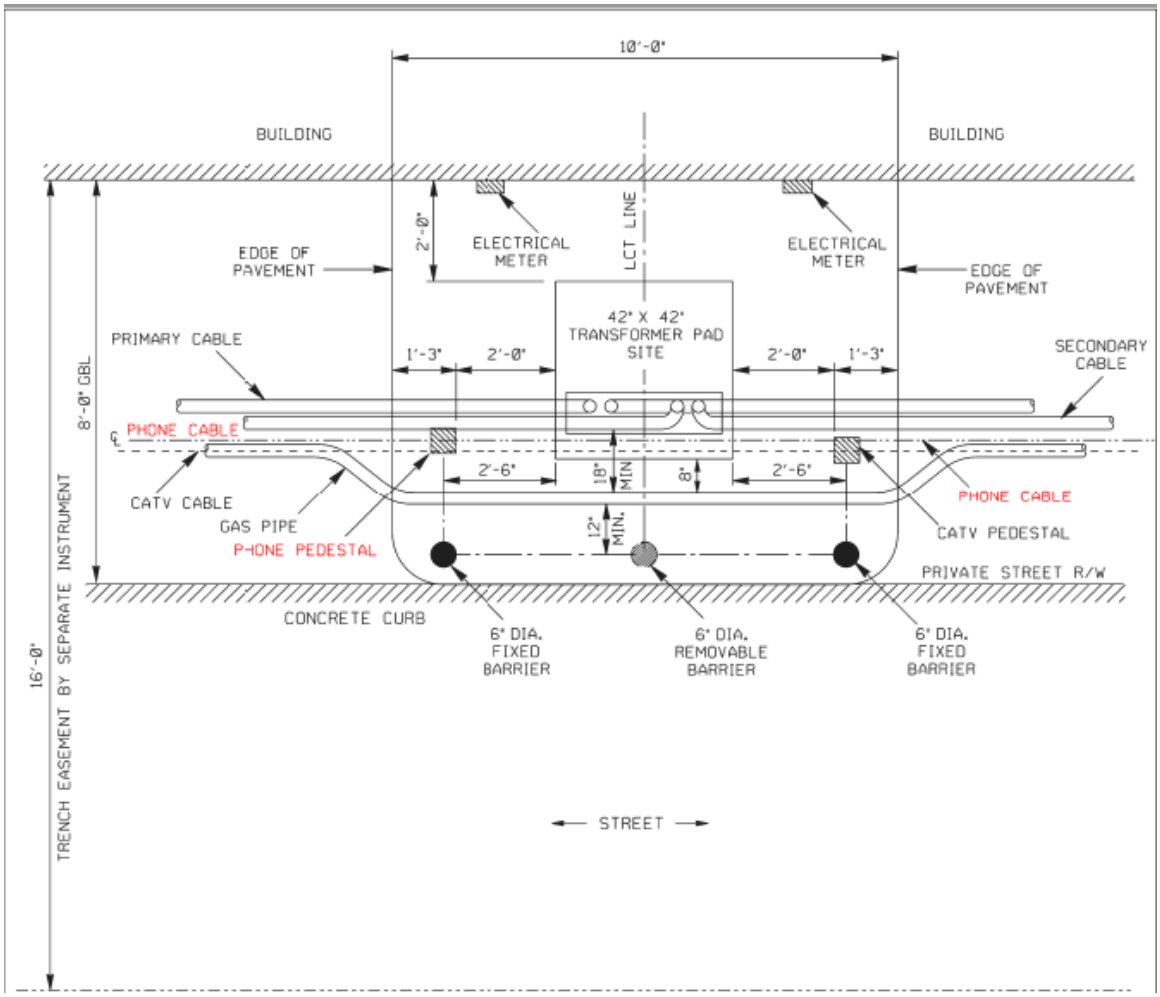
Under Option 2, Option 3 or Option 5, if the service will be delivered to pad mounted transformers, pedestals or gas mains located within a reserve adjacent to private streets/permanent access easements for common meter locations, a 10-foot exclusive easement will be required in said reserve where previously agreed pad mounts and pedestals are to be located. Electric meter racks and gas meter manifolds will be placed outside the easement. This will be the terminating delivery point to multiple meters.

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.

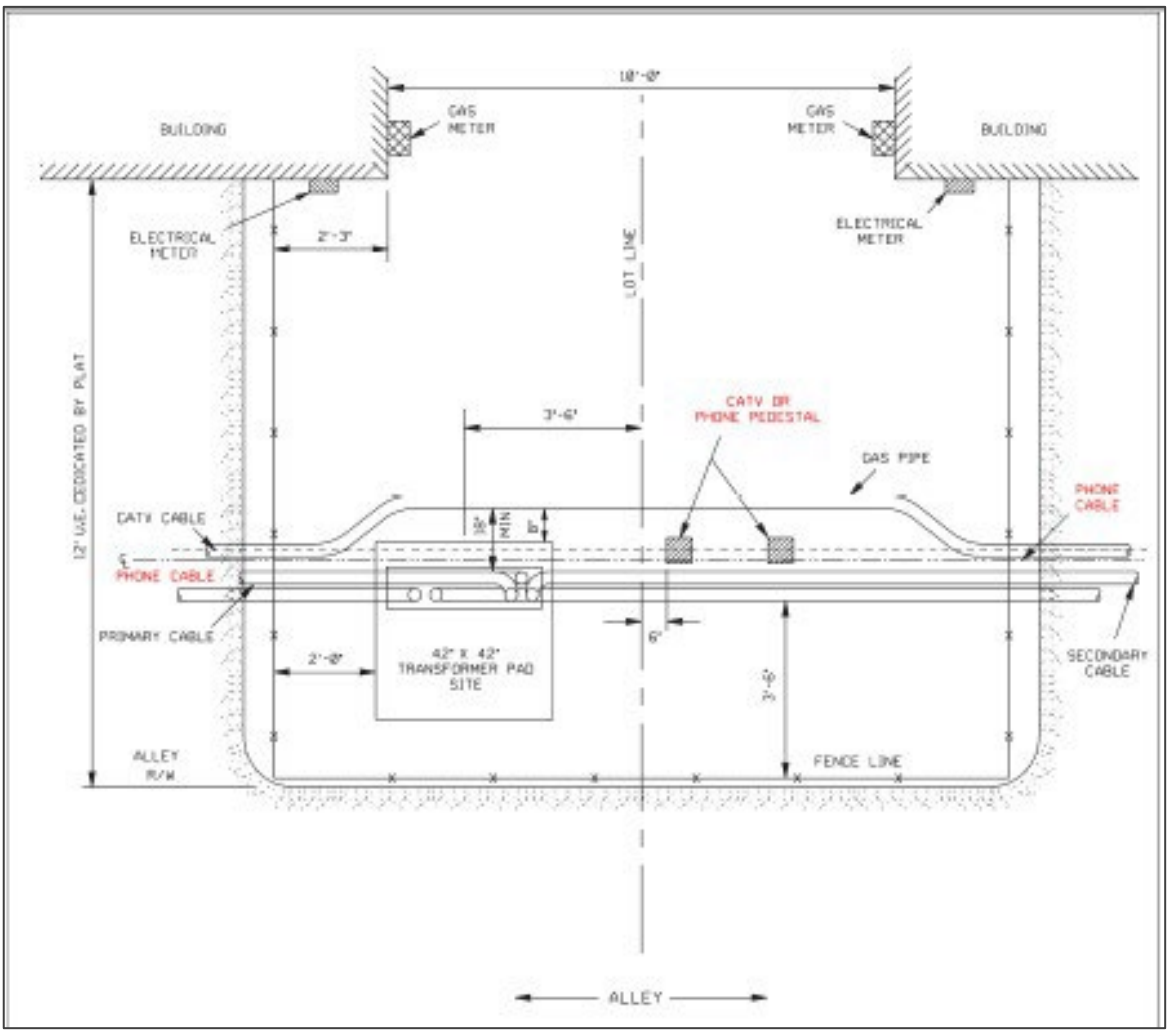
Option 6: Consolidated Joint Trench

If the service will be delivered to pad mounted transformers or pedestals adjacent to private streets, an eight (8) foot easement along the front of the lots and adjacent to private streets is required in order to include all four utilities. Side lot easements may be five (5) feet wide for streetlights 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. The ten (10) foot wide side lot easement may be centered on common lot lines.

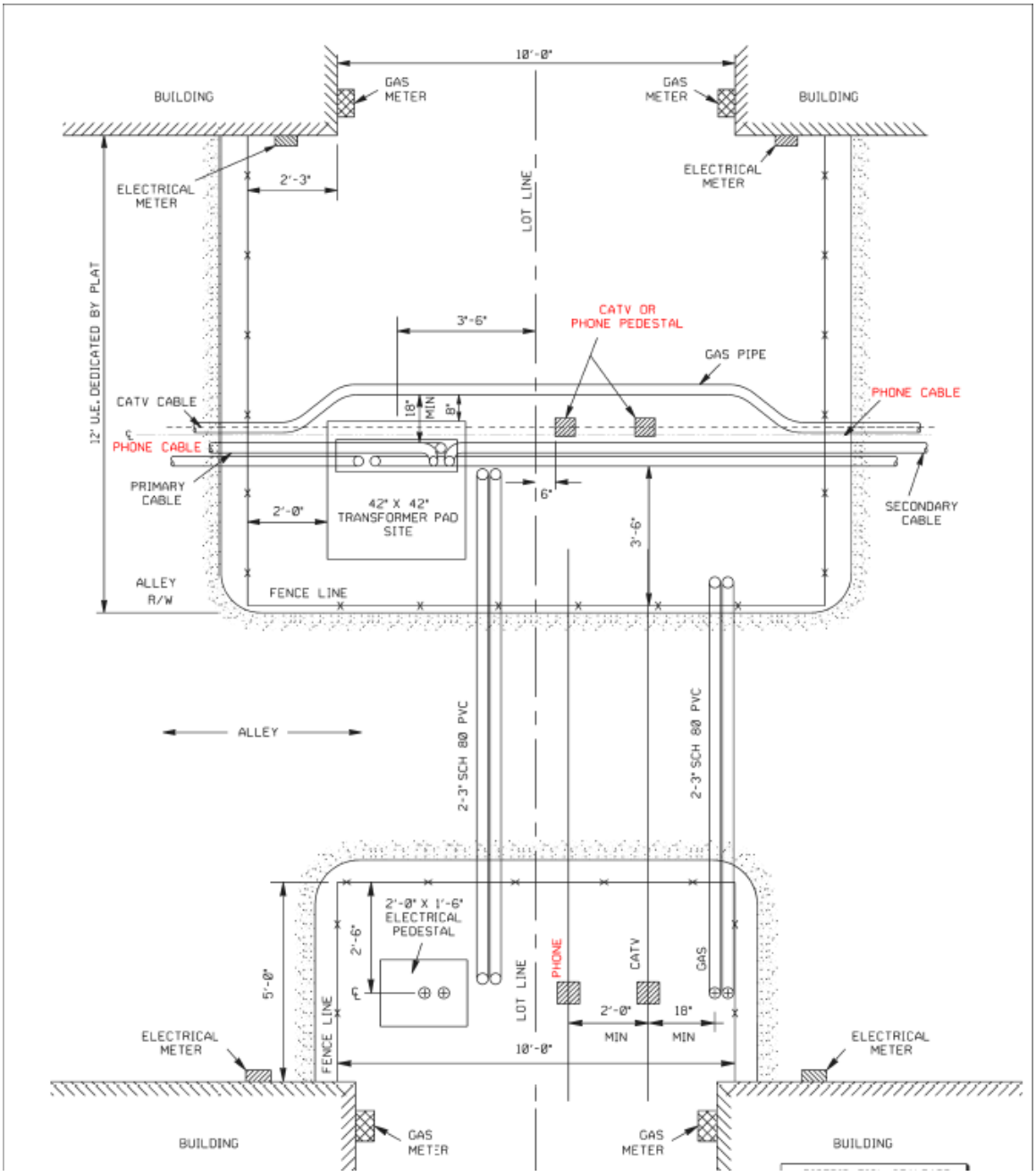
On the driveway or street side of the pad mounts and pedestals, there shall be two fixed barriers and one removable barrier for protective purposes as shown below. In some cases, depending on load requirements, these types of easements may be required on both sides of the private street.



If the service will be 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.



If the service will be 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.



DEVELOPMENT EVALUATION & WORKFLOW

With the offering of these options, cooperative evaluation and coordination between CenterPoint Energy's Consultants and Developers is required to identify townhome and single-family high-density developments. Typical developments may include the following: private access easements or private streets paved curb to curb, shared driveways centered on lot line or property line, contain public or private alleys, emergency access easements along the perimeter of the development, reduced building lines, no interior lot lines, or a combination thereof.

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. If the development does not contain interior lot lines, the service consultant will submit a recorded plat, facility layout, and other documents outlined in Exhibit "D."

4. CenterPoint Energy's Surveying & Right of Way Department will prepare the exclusive easement that includes an exhibit sketch.

5. The easement document will be forwarded to the consultant for execution.

6. The consultant will deliver the easement to the customer, who will execute and return originals to the service consultant.

7. 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 and single-family high-density developments project, the following language will be included in the easement document and may be shown on the plat and:

"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. The Owner's and the

Association's responsibility for maintenance and repairs do not apply for damages resulting from Grantee's and its successors and assigns willful misconduct or sole negligence. 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”

Protective Barriers

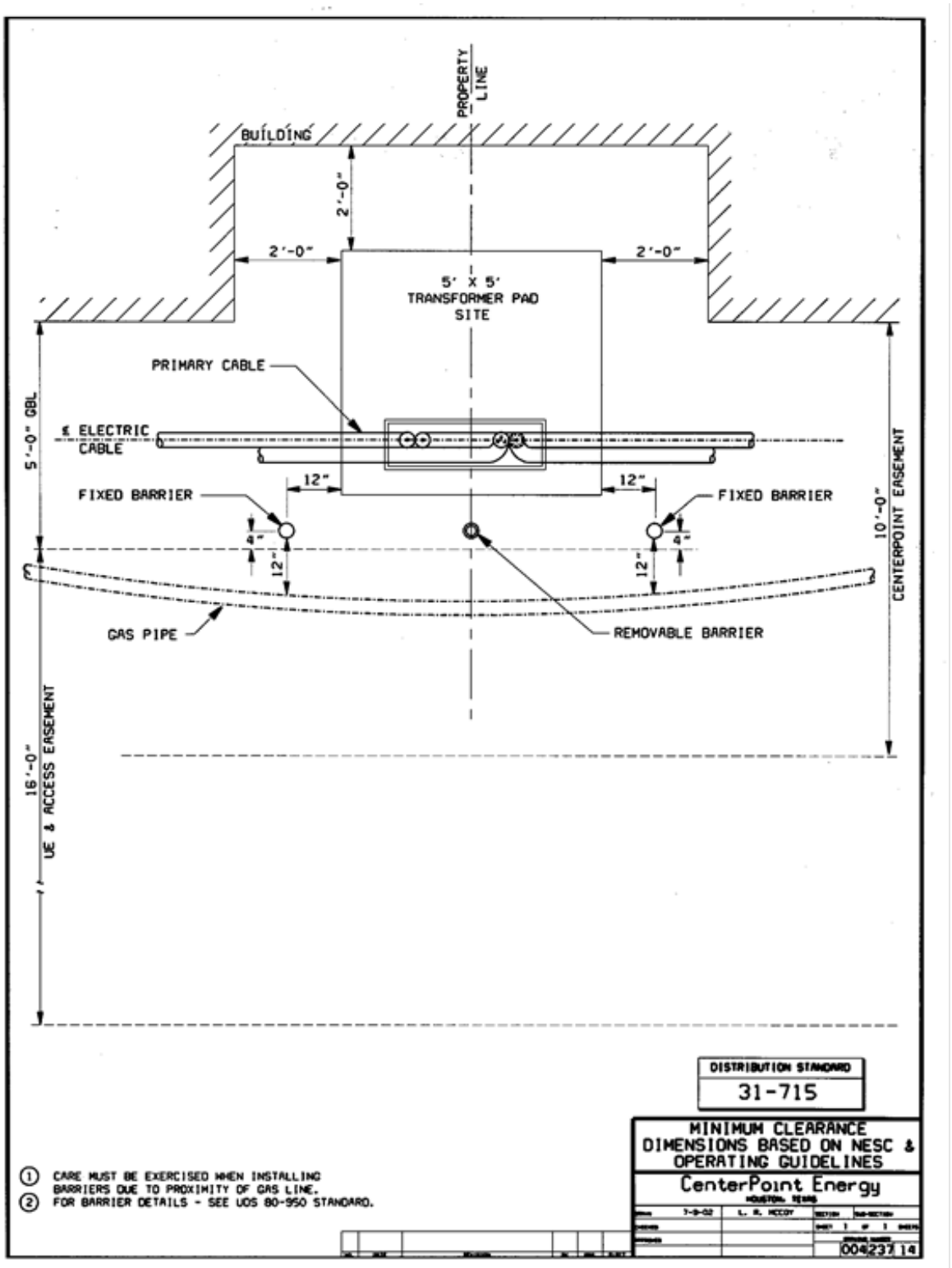


Exhibit “B”

Example-Gas Meter Manifold

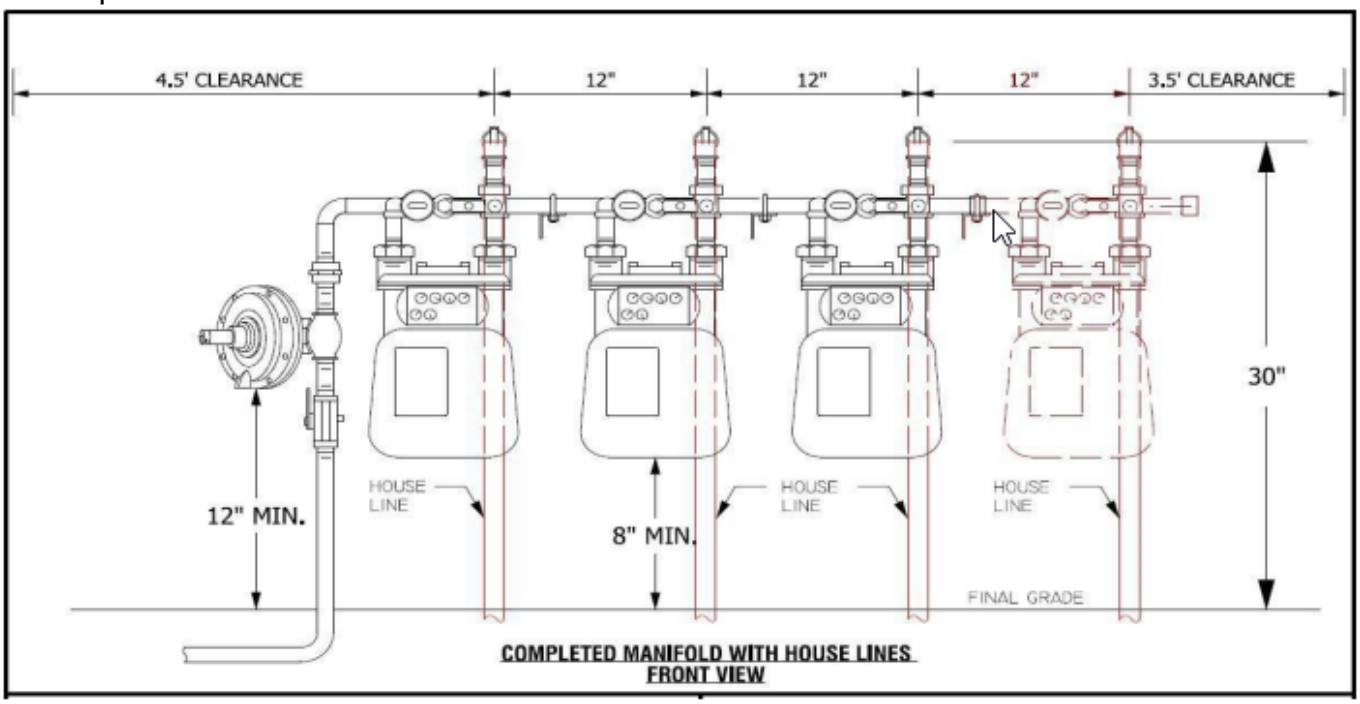


Exhibit “C”

Example-Electric Meter Rack

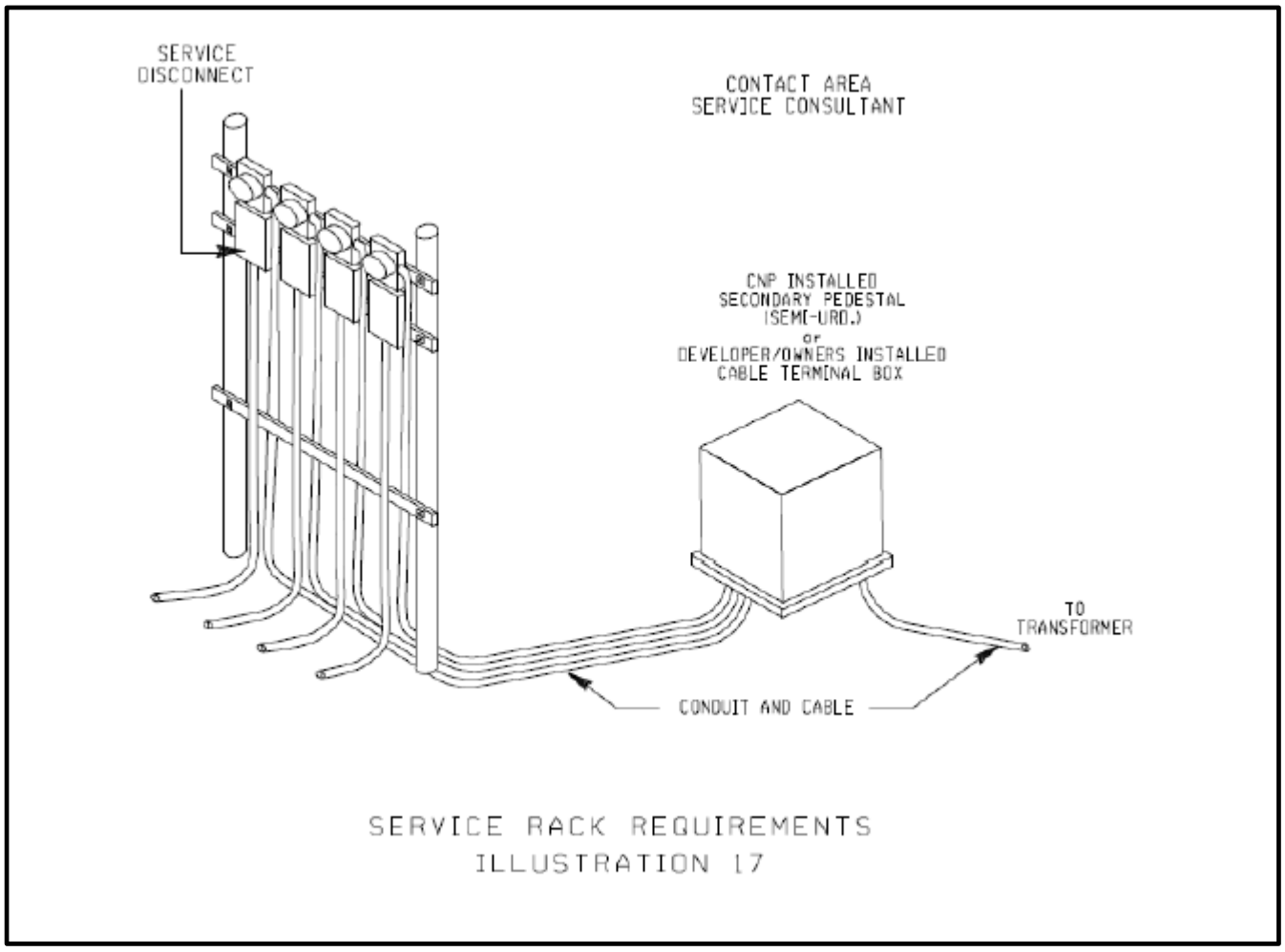


Exhibit “D”

Supplemental Documents-Subdivisions without Lot Lines

- Metes and bounds description of the private road located in the development, (must be signed & sealed by a registered surveyor),
- Exhibit illustrating the private road,
- Metes and bounds description of the easement area (must be signed & sealed by a registered surveyor),
- Exhibit illustrating the easement area, and
- CAD or DWG file of the site reflecting the locations of improvements (including but not limited to structures, walkways, patios, etc.) within the development; the site plan shall also include:

    - Distance between structures,
    - Distance from subdivision line to the rear of structures,
    - Distance from private road to the front of structures,
    - Distance from private road to the side of the structure,
    - Location of sidewalks/walkways between structures and at the rear of the structures, and
    - Locations of patios, etc. if applicable

Staking Requirements-Subdivisions without Lot Lines
In addition to staking requirements outlined in service agreements, the following should also be staked:

- Building slabs adjacent to CenterPoint Energy facilities,
- Division lines (between houses, reserves, common areas, etc.) adjacent to CenterPoint Energy facilities, and
- Utility easements that are not parallel or adjacent to demarcated property lines.