

## **ELECTRIC UTILITY EASEMENT**

**THE STATE OF TEXAS**           §

  §       **KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**       §

**THAT** Williamson County, Texas, acting by and through its County Judge, hereinafter referred to as "Grantor" for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PERDENALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto PERDENALES ELECTRIC COOPERATIVE, INC. an easement and right-of-way for an above ground electric distribution system, consisting of a variable number of suspended cables and all necessary or desirable appurtenances (including poles, conduits, primary cables, secondary conductors and ground rods underground and concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors above ground) at or near the location and along the general course now located and staked out by the Perdenales Electric Cooperative, Inc., through and across the following described lands located in Williamson County, Texas, to wit:

Being (i) Tract One: a 0.0063 of one acre tract of land described by metes and bounds on Exhibit A attached and made a part hereof and (ii) Tract Two: a 0.0011 of one acre tract of land described by metes and bounds on Exhibit B attached and made a part hereof.

Together with the ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, patrolling, operating, maintaining, and removing said cables and appurtenances; the right to place new or additional cable or cables on said system and to change the sizes thereof; the right to relocate within the limits of said right-of-way; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances; the right to place temporary structures for use in construction or repairing said system.

Grantor warrants that Grantor is the owner of said property and has a right to execute this easement.

TO HAVE AND TO HOLD the above-described easement and rights unto the Perdenales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the above-described easement and rights unto Perdenales Electric Cooperative, Inc. its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our signatures to the above document on this the \_\_\_\_ day of \_\_\_\_\_, 2016.

GRANTOR:

Williamson County, Texas

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

Dan A. Gattis, County Judge

STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me the undersigned authority on this day personally appeared Dan A. Gattis, County Judge of Williamson County, Texas, 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 as the act and deed of Williamson County, Texas, and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public for Texas

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0063 ACRE (274 SQUARE FEET) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A") CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0063 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**COMMENCING**, at a 60D nail found at an angle point in the south right-of-way line of Brushy Creek Road (Right-of-way varies), and being an angle point in the north line of said Williamson County tract;

**THENCE**, along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N72°55'04"E, a distance of 144.93 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, the following two (2) courses and distances:


- 1) **N72°55'04"E**, a distance of **7.57** feet to a 60D nail found for an angle point hereof, and
- 2) **N61°31'08"E**, a distance of **2.48** feet to a calculated point for the northeast corner hereof, from which a nail found in the south right-of-way line of said Brushy Creek Road and at an angle point in the north line of said Williamson County tract bears, N61°31'08"E, a distance of 291.67 feet;

**THENCE**, leaving the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, over and across said Williamson County tract, the following three (3) courses and distances:

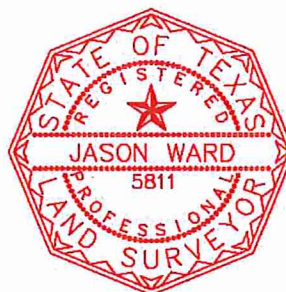
- 1) **S17°04'56"E**, a distance of **27.80** feet to a calculated point for the southeast corner hereof,
- 2) **S72°55'04"W**, a distance of **10.00** feet to a calculated point for the southwest corner hereof, and
- 3) **N17°04'56"W**, a distance of **27.31** feet to the **POINT OF BEGINNING**, and containing 0.0063 Acre (274 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000119770998. See attached sketch (reference drawing: 00324 Power Pole Easement 1.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

8/3/16



**JOHN H. DILLARD SURVEY ABSTRACT NO. 179**

**BRUSHY CREEK ROAD (R.O.W. VARIES)**

**P.O.B.**  
 GRID N: 10,159,459.76  
 GRID E: 3,107,519.81

(S72°56'08"W 152.53')  
 S72°55'04"W 152.50'  
 144.93'

(N61°30'01"E 294.10')  
 N61°31'08"E 294.15'  
 291.67'

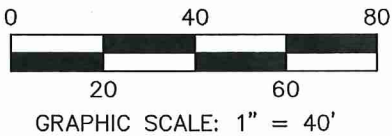
L1  
 L2  
 L3  
 S17°04'56"E 27.80'  
 N17°04'56"W 27.31'

**UTILITY EASEMENT**  
 0.0063 ACRE(S)  
 274 SQUARE FEET

**P.O.C.**  
 GRID N: 10,159,417.20  
 GRID E: 3,107,381.30

-CHAMPION PARK-  
 CALLED 32.703 ACRES  
 (DESCRIBED AS EXHIBIT "A")  
 WILLIAMSON COUNTY  
 DOC. NO. 2011066293  
 O.P.R.W.C.T.

8/3/2016



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°55'04"E	7.57'
L2	N61°31'08"E	2.48'
L3	S72°55'04"W	10.00'

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000119770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	60D NAIL FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2011066293

**0.0063 ACRE  
 UTILITY EASEMENT  
 City of Cedar Park,  
 Williamson County,  
 Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company  
 PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	8/3/2016
Project:	00324
Scale:	1" = 40'
Reviewer:	JSW
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JULY 2014
Sheet:	1 OF 1

EXHIBIT "B "

(Utility Easement)  
John H. Dillard Survey, Abstract No. 179

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0011 ACRE (50 SQUARE FEET) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A") CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0011 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**COMMENCING**, at a 60D nail found at an angle point in the south right-of-way line of Brushy Creek Road (Right-of-way varies), and being an angle point in the north line of said Williamson County tract;

**THENCE**, along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N61°31'08"E, a distance of 117.94 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

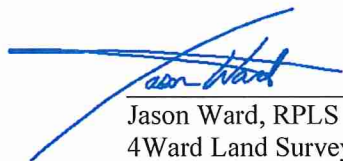
**THENCE**, continuing along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N61°31'08"E, a distance of **10.00** feet to a calculated point for the northeast corner hereof, from which a nail found in the south right-of-way line of said Brushy Creek Road and at an angle point in the north line of said Williamson County tract bears, N61°31'08"E, a distance of 166.22 feet;

**THENCE**, leaving the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, over and across said Williamson County tract, the following three (3) courses and distances:

- 1) S28°34'00"E, a distance of **5.00** feet to a calculated point for the southeast corner hereof,
- 2) S61°26'00"W, a distance of **10.00** feet to a calculated point for the southwest corner hereof, and
- 3) N28°34'00"W, a distance of **5.00** feet to the **POINT OF BEGINNING**, and containing 0.0011 Acre (50 Square Feet) more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000119770998. See attached sketch (reference drawing: 00324 Power Pole Easement 2.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

8/3/16



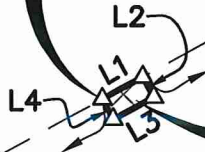


**BRUSHY CREEK ROAD  
(R.O.W. VARIES)**

**P.O.B.**

GRID N: 10,159,518.21  
GRID E: 3,107,630.70

(N61°30'01"E 294.10')  
N61°31'08"E 294.15'  
166.22'



**UTILITY EASEMENT**  
0.0011 ACRE(S)  
50 SQUARE FEET

-CHAMPION PARK-  
CALLED 32.703 ACRES  
(DESCRIBED AS EXHIBIT "A")  
WILLIAMSON COUNTY  
DOC. NO. 2011066293  
O.P.R.W.C.T.

**P.O.C.**

GRID N: 10,159,461.99  
GRID E: 3,107,527.05

*Jason Ward*  
8/3/2016



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N61°26'00"E	10.00'
L2	S28°34'00"E	5.00'
L3	S61°26'00"W	10.00'
L4	N28°34'00"W	5.00'

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00019770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	60D NAIL FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2011066293

**0.0011 ACRE  
UTILITY EASEMENT  
City of Cedar Park,  
Williamson County,  
Texas**



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WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

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Survey Date:	JULY 2014
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