

UTILITY EASEMENT

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

That \_\_\_\_\_  
WILLIAMSON COUNTY  
by \_\_\_\_\_,  
(Company Name)  
DAN A GATTIS  
COUNTY JUDGE  
and through \_\_\_\_\_,  
(Title)  
and \_\_\_\_\_,  
and \_\_\_\_\_

not individually, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson City, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable television wires, props, guys, and anchors) over, across and upon the following described lands located in \_\_\_\_\_  
County, Texas, to-wit:

Being \_\_\_\_\_ 558.26 acres of land, more or less, out of the \_\_\_\_\_  
ANASTASHA CARR 1/2 LEAGUE  
Survey,

Abstract No. \_\_\_\_\_ 122 \_\_\_\_\_, in \_\_\_\_\_  
WILLIAMSON County, Texas, as described on instrument (Deed)

recorded in Volume/Document No. \_\_\_\_\_ 2006065107 \_\_\_\_\_, Page \_\_\_\_\_, in the Official  
Property Records of \_\_\_\_\_  
WILLIAMSON County, Texas.

Location of right-of-way and easement hereby conveyed shall be limited to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built, with guying easements as needed, or as indicated on Exhibit "A", attached hereto and incorporated herein for all pertinent purposes.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said lines and appurtenances; 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.

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

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said easement and rights shall be relinquished.

Grantor, Grantor's heirs and legal representatives do hereby bind themselves to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WILLIAMSON COUNTY

(Printed Corporate or Business Name)

DAN A GATTIS

By:

(Printed General Partner or Manager Name)

(Signature)

(NOTARIZE ON BACK)

(OH-ACREAGE WITH BUSINESS OR CORPORATE OWNERS)

Revised 08-17-2006

Property Owner Name: WILLIAMSON COUNTY  
( or Subdivision Name if for Subdivision)

Work Order No.: 112918

Virtual Grid/Facet No.: 421024176

PERENALES ELECTRIC  
10625 W. HWY 29  
LIBERTY HILL, TX 78642  
ATTN: BRANDON BUTTS

**Please Return to:**

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

\_\_\_\_\_, 20

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and considered and consideration therein expressed. and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared DAN A GATTIS \_\_\_\_\_, acting on behalf of \_\_\_\_\_, (Printed Name)  
WILLIAMSON COUNTY \_\_\_\_\_ (Printed Corporate or Business Name)

**THE STATE OF TEXAS**  
\_\_\_\_\_  
**COUNTY OF WILLIAMSON**

**BEING 640 SQUARE FEET OF LAND, OUT OF THE ANASTASHA CARR  
SURVEY NUMBER 122, WILLIAMSON COUNTY, TEXAS, SAME BEING A  
PORTION OF THAT CERTAIN WILLIAMSON COUNTY 558.26 ACRE  
TRACT, CALLED TRACT II RECORDED IN DOCUMENT NUMBER  
2006065107, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,  
SAID 640 SQUARE FEET OF LAND TO BE MORE PARTICULARLY  
DESCRIBED AS FOLLOWS.**

COMMENCING an iron rod found in the easterly right-of-way line of CR 175, at the southwest corner of that certain LCMS Properties, LLC 0.782 acre tract recorded in Document Number 2016084599, Official Public Records, said county, same being the northwest corner of said 558.26 acre tract, from which an iron rod found at an angle corner in the northerly line of said 558.26 acre tract, same being the southeast corner of said 0.782 acre tract bears, North 70 degrees 48 minutes 56 seconds east, 353.33 feet;

THENCE South 38 degrees 45 minutes 16 seconds East, through said 558.269 acre tract, along said right-of-way line, 253.58 feet to a point in said right-of-way line, for the northwest corner hereof;

THENCE continuing through said 558.26 acre tract, the following 3 calls,

1. North 64 degrees 33 minutes 13 seconds East, 44.43 feet to a point, for the northeast corner hereof,
2. South 25 degrees 26 minutes 47 seconds East, 15.00 feet to a point, for the southeast corner hereof,
3. South 64 degrees 33 minutes 13 seconds West, 40.89 feet to a point in said right-of-way line, for the southwest corner hereof;

THENCE North 38 degrees 45 minutes 16 seconds West, continuing through said 558.26 acre tract, along said right-of-way line, 15.41 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (ELECTRIC EASEMENT)

I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this, 30<sup>th</sup> day of August, 2017.



EDWARD C. RUMSEY, TX. RPLS #5729  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78729  
PROP. I.D.# R472264  
JOB # A040117  
PAGE 1 OF 2

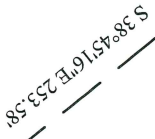
LCMS PROPERTIES, LLC  
0.782 ACRES  
(DOC. 2016084599)

# 640 SQ. FT. ELECTRIC EASEMENT

## LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- RECORD INFORMATION
- UTILITY POLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- RECORD INFORMATION

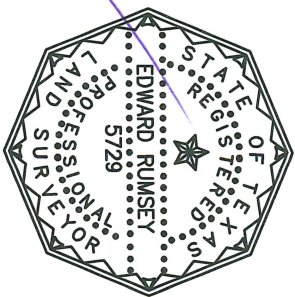
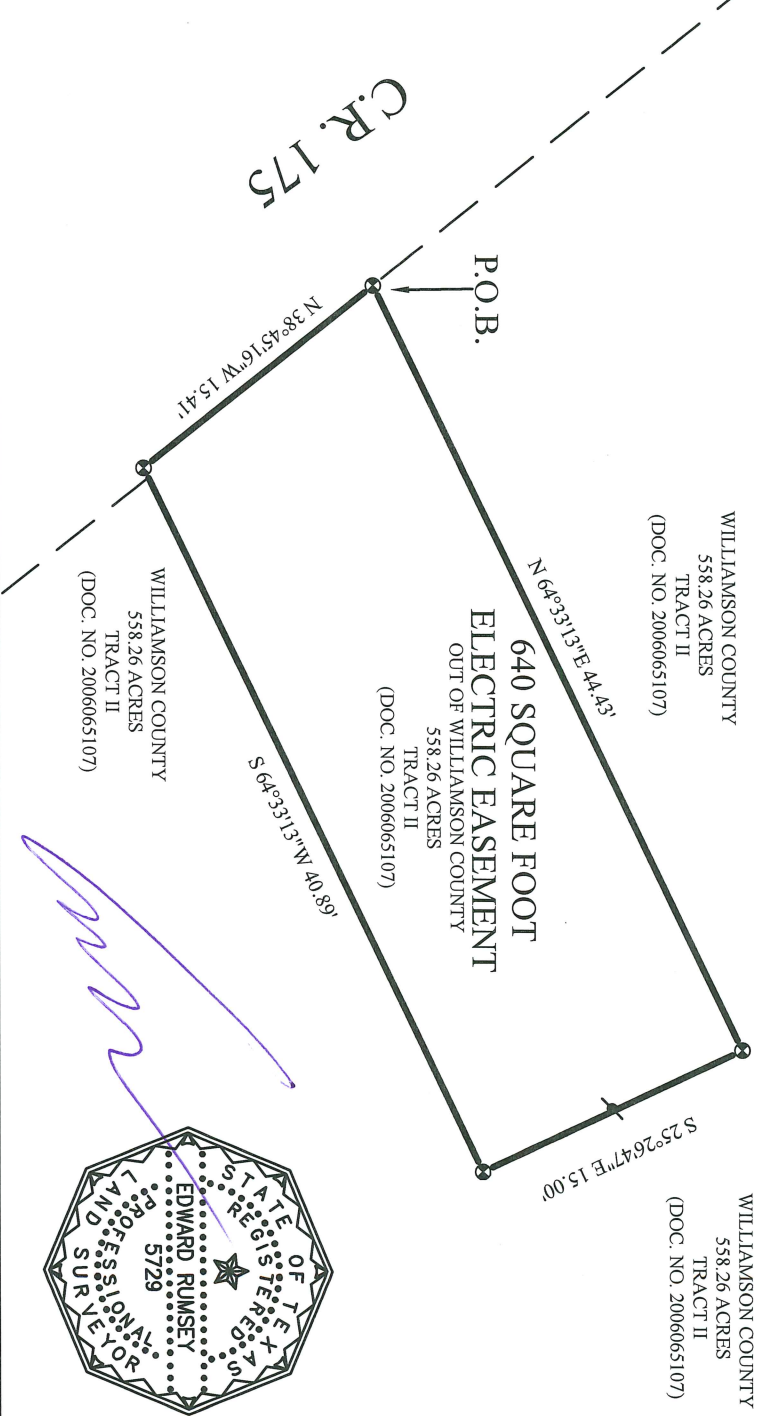
BEARING BASIS IS THE NORTHERLY LINE OF LOT I, BLOCK A, HOPE LUTHERAN SUBDIVISION RECORDED IN DOCUMENT NUMBER 2017023779, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. RECORD BEARING AND DISTANCE IS NORTH 71 DEGREES 01 MINUTES 19 SECONDS EAST, 634.62 FEET AND FIELD BEARING AND DISTANCE IS NORTH 71 DEGREES 01 MINUTES 19 SECONDS EAST, 634.62 FEET.



SCALE 1"=10'



SURVEY DATE	AUGUST 30, 2017
JOB NO.	A0401117
FIELD BY	JONATHAN MOHR
CALC. BY	EDWARD RUMSEY
DRAWN BY	ADRIEL LOPEZ
RPLS CHECK	EDWARD RUMSEY



### LEGAL DESCRIPTION:

BEING 640 SQUARE FEET OF LAND, OUT OF THE ANASTASHA CARR SURVEY NUMBER 122, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN WILLIAMSON COUNTY 558.26 ACRE TRACT, CALLED TRACT II RECORDED IN DOCUMENT NUMBER 2006065107, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 640 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HEREON AND MADE A PART HEREOF.

**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
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