

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

June 18, 2019

Via e-mail yandirect@gmail.com

Steve Shi and Yan Zhang

724 Kaluga Trail

Re: CR200 expansion project
Parcel 3—PEC easement acquisition

Dear Steve and Yan:

In addition to the right of way parcel that Williamson County recently purchased from you, the existing Pedernales Electric Cooperative (PEC) lines which run across the frontage of your property will need to be relocated as part of the road construction project as well since their existing location will be in conflict with the proposed road facility.

The lines will be replaced immediately adjacent to the boundary of the new r.o.w. parcel purchased by the County, and in order to do that the County also needs to acquire a new fifteen (15) foot wide electric easement for the facilities, which equates to a 0.209 acre (9,108 SF) easement area. For the acquisition of these new easement rights the County is proposing to pay you an additional sum based upon the per acre unit value price which we previously agreed to pay to purchase the right of way.

For electric easement acquisitions we typically pay 90% of the full fee value, so in this case the purchase price would be calculated as follows:

0.209 ac. x \$22,500/acre x 90% easement rights = **\$4,232**

So please allow this letter to also confirm our agreement that in return for granting an electric easement to PEC as described herein, Williamson County will pay you the sum indicated above. The form of the easement will be as shown in Exhibit "A" attached hereto.

Upon request from County the Closing and completion of this transaction shall take place through Austin Title Company ("Title Company") within 30 days after full execution of this Agreement, or at other location, date and time agreed to between the parties. County shall be responsible for all fees and costs associated with Closing, except that each party shall be responsible for any attorney's fees they incur. If requested, Owner

shall assist County and Title Company with any curative measures or mortgage lien consent and subordination required as a condition of the Closing.

This agreement is being made in lieu of condemnation by County

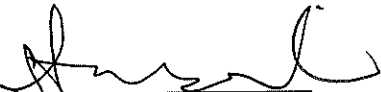
If this meets with your understanding please execute the letter where indicated and return it to me, and we will in turn then have this approved and signed by the County and process this for payment and completion as quickly as possible along with your right of way purchase closing.

Very truly yours,

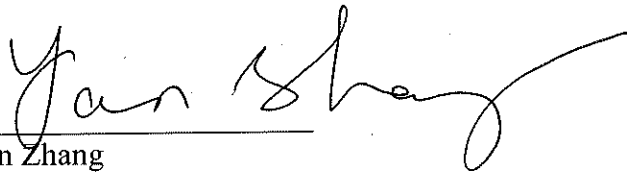
Lisa Dworaczyk

Lisa Dworaczyk
Sheets & Crossfield, P.C.

AGREED:



Steve Shi



Yan Zhang

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr. Date
County Judge

h i
p b
«%e%a%e%Y»
«%e%a%e%Y»
h i

EXHIBIT "A" TO LETTER AGREEMENT

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That STEVE SHI and YAN ZHANG ("Grantor"), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. ("Grantee"), 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 Williamson County, Texas, to-wit:

Being a 0.209-acre (9,108 square feet) tract of land situated in the Richard West Survey, Abstract 643 in Williamson County, Texas and being out of Lot 57, Sundance Ranch, a plat recorded in Cabinet O, Slide 55, of the Plat Records of Williamson County, Texas and in Document No. 9701704 of the Official Public Records of Williamson County, Texas, said Lot 57 being conveyed to Steve Shi and Yan Zhang, husband and wife, by deed recorded in Document No. 2016037606, Official Public Records of Williamson County, Texas; said tract more particularly described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all 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.

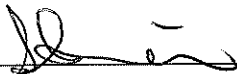
Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

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.

[signature page follows]

GRANTOR:

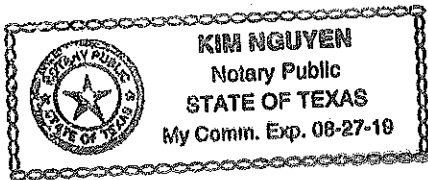
By: 
STEVE SHI

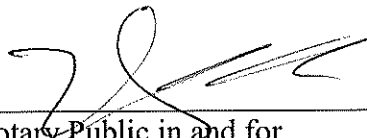
THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 17th day of AUGUST 2019 by STEVE SHI, in the capacity and for the purposes and consideration recited therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of AUGUST, 2019.




Notary Public in and for
The State of Texas

GRANTOR:

By: _____

YAN ZHANG

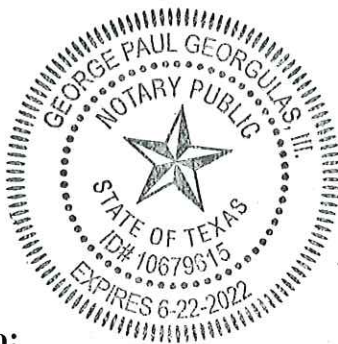
Yan Zhang

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 14 day of AUG 2019 by YAN ZHANG, in the capacity and for the purposes and consideration recited therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of AUG, 2019.



[Signature]

Notary Public in and for
The State of Texas

Please Return to:

Sheets & Crossfield, P.C.
309 East Main St.
Round Rock, Texas 78664

JOINDER AND CONSENT OF LIENHOLDER TO ELECTRIC EASEMENT

Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, as Beneficiary under a Deed of Trust executed by Steve She and Yan Zhang to Black, Mann and Graham, LLP, Trustee, recorded in Document No. 2016037607 (the "Grantor Security Document") of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" ("Grantor Liens"), executes this Electric Utility Easement ("Easement") for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

**Mortgage Electronic Registration Systems, Inc.,
as nominee for United Wholesale Mortgage**

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2019, by _____, the _____ of Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

Notary Public in and for the State of _____

EXHIBIT A

County: Williamson County
Roadway: CR. 200

PROPERTY DESCRIPTION
PARCEL 3 - EASEMENT

BEING A 0.209 ACRE (9,108 SQUARE FEET) TRACT OF LAND SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT 643 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 57, SUNDANCE RANCH, A PLAT RECORDED IN CABINET O, SLIDE 55, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.), AND IN DOCUMENT NO. 9701704, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.), SAID LOT 57 BEING CONVEYED TO STEVE SHI AND YAN ZHANG, HUSBAND AND WIFE, BY DEED RECORDED IN DOCUMENT NO. 2016037606, O.P.R.W.C., SAID 0.209 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the intersection of a common line being the southerly line of said Lot 57, Sundance Ranch and a northerly line of a called 58.13 acre tract conveyed to Andrew S. Huang and Min S. Huang, husband and wife, by deed recorded in Document No. 2013086306, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.), with the proposed easterly right-of-way (R.O.W.) line of Williamson County Road 200 (C.R. 200), and being the southeast corner hereof, from said calculated point, the calculated southeast corner of said Lot 57 bears N 81°26'40" E along said common line, a distance of 533.38', and from said calculated corner a ½" iron rod found bears S 20°44'47" E, a distance of 0.29', also from said Point of Beginning, a calculated angle point in said common line bears N 81°26'40" E a distance of 1203.45', and from said calculated angle point, a ½" iron rod with "Forest" cap bears N 08°33'20" W a distance of 0.25', for reference;

1. **THENCE** S 81°26'40" W, with said common line, a distance of 15.10' to a ½" iron rod with SURVTEX plastic cap set on said common line at an angle point in the existing east right-of-way line of C.R. 200, a variable width right-of-way according to Document No. 2018095329, O.P.R.W.C.;
2. **THENCE** N 15°03'26" W, across said Lot 57 and with the proposed east line of said C.R. 200 a distance of 605.70' to a Mag Nail set on the common line between said Lot 57 and of Lot 1 of said Sundance Ranch, said Mag Nail also marking an angle point in the east line of C.R. 200, as recorded in Document No. 2018015444, O.P.R.W.C.;
3. **THENCE** N 69°13'47" E, along the common line of said Lot 57 and said Lot 1, a distance of 15.07' to a calculated point, from which a calculated point for a point of curvature in said common line bears N 69°13'47" E, a distance of 218.81', and from said calculated point a ½" iron rod found marking a point of curvature in the northerly line of a Private Roadway Easement recorded with said plat of Sundance Ranch bears N 20°35'23" W, a distance of 29.92', also from said calculated point

EXHIBIT A

County: Williamson County
Roadway: CR. 200

a ½" iron rod found marking a point of curvature in the southerly line of said Private Roadway Easement bears S 20°35'23" E, a distance of 29.92';

4. **THENCE** S 15°03'26" E, across said Lot 57 a distance of 608.91' to the **POINT OF BEGINNING** and containing 0.209 acres (9,108 square feet) of land, more or less.

Monumentation called to be set or found is based on the survey performed in December of 2017. No field checks were performed during the production of this document.

The bearings shown hereon are stated to be: Texas State Plane, Central Zone, NAD 83 (2011). Distances are surface values, scaled using a project Surface Adjustment Factor of 1.00015. (Surface = Plane x 1.00015).

The square footage calculated and shown herein is based on a computed closure of this parcel(s) and is included for informational purposes only.

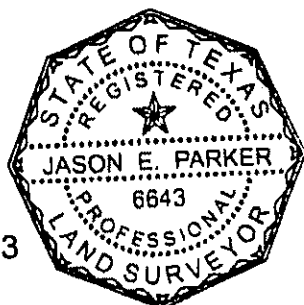
This property description is accompanied by a separate plat of even date.

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

That I, Jason E. Parker, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

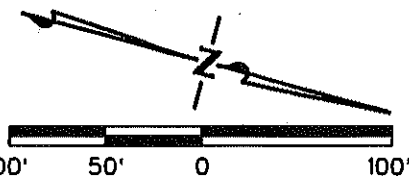
WITNESS MY HAND AND SEAL at Cedar Park, Williamson County, Texas this the 22 day of April, 2019, A.D.

SURVTEX LLC
600 W. Whitestone Blvd
Cedar Park, Texas 78613
(512) 249-8875
TBPLS Firm #10084600





Jason E. Parker
Registered Professional Land Surveyor
No. 6643 – State of Texas



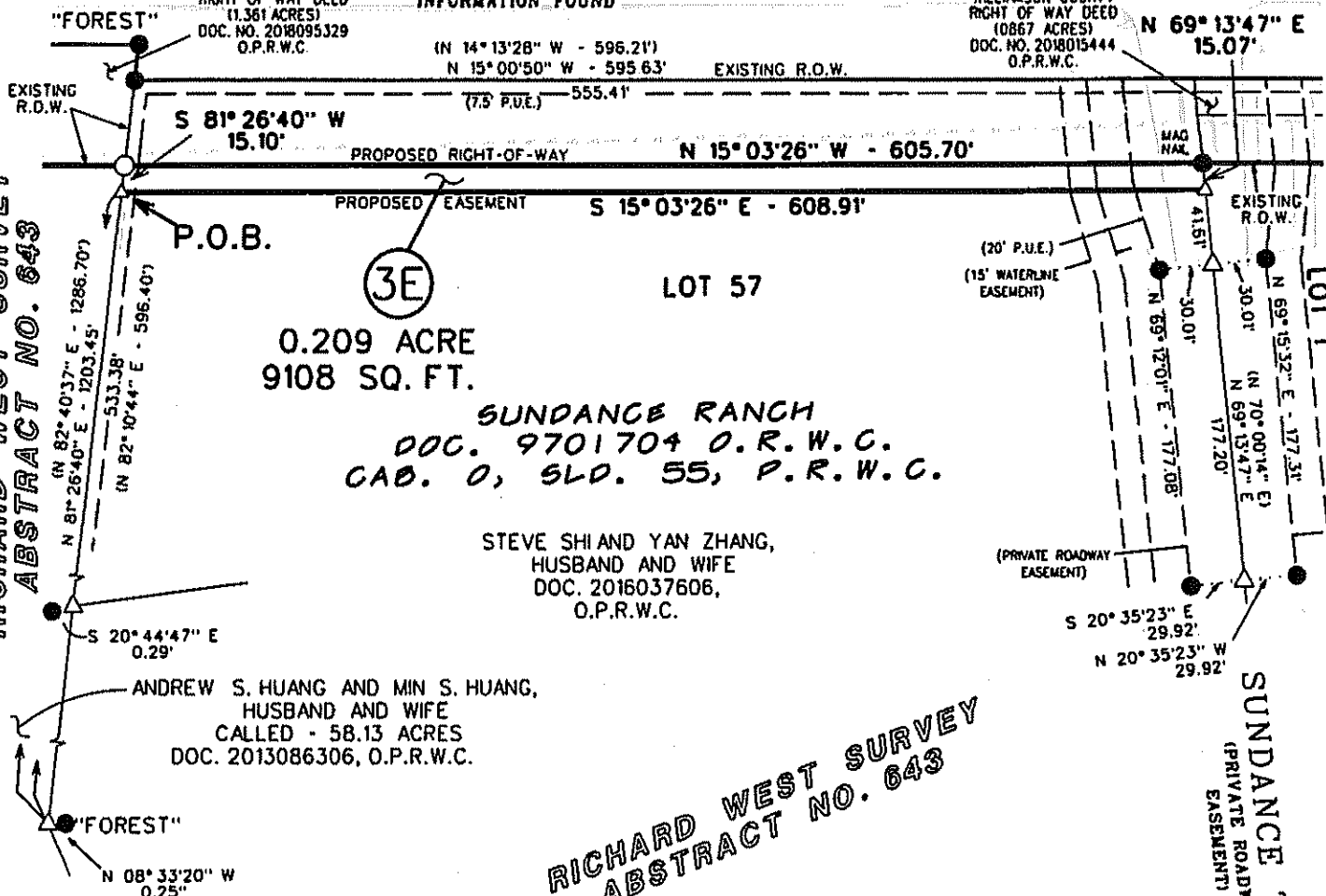
CITY OF LIBERTY HILL
(22.8670 ACRES)
DOC. 2004038173
O.P.R.W.C.

C.R. 200

NO RECORDING
INFORMATION FOUND

WILLIAMSON COUNTY
RIGHT OF WAY DEED
(11.361 ACRES)
DOC. NO. 2018095329
O.P.R.W.C.

WILLIAMSON COUNTY
RIGHT OF WAY DEED
(0867 ACRES)
DOC. NO. 2018015444
O.P.R.W.C.



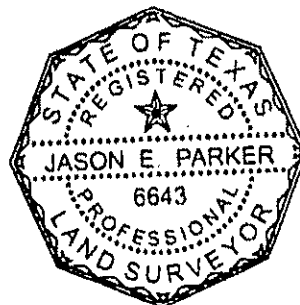
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE: TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (2011). DISTANCES ARE SURFACE VALUES, SCALED USING A PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00015. (SURFACE - PLANE X 1.00015).
3. IMPROVEMENTS SHOWN ARE FROM ON THE GROUND MAPPING PERFORMED IN 2015.
4. THE SQUARE FOOTAGE CALCULATED AND SHOWN HEREON IS BASED ON A COMPUTED CLOSURE OF THIS PARCEL AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4.22.19
DATE

JASON E. PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6643, STATE OF TEXAS



PARCEL 3E
ACRES: 0.209
HIGHWAY: C.R. 200
ROW CSJ:
COUNTY: WILLIAMSON
SCALE: 1" = 100'
SHEET 3 OF 3

FILE: P03E.dgn

SURVEX
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
PHONE: (512) 249-8875
FAX: (512) 249-5040
TBPLS FIRM NO. 10084600