

EXHIBIT "A"
PROPOSED 25 FOOT WIDE ELECTRIC EASEMENT

BEING A METES AND BOUNDS DESCRIPTION FOR A PROPOSED TWENTY-FIVE FOOT (25') WIDE ELECTRIC EASEMENT LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING PART OF A CALLED 201.54 ACRE TRACT OF LAND TO WILLIAMSON COUNTY IN CONDEMNATION CASE NO. 97-012-C277, WILLIAMSON COUNTY, TEXAS (NO OFFICIAL PUBLIC RECORDING INFORMATION AVAILABLE) AND A PART OF A CALLED 60.594 ACRE TRACT OF LAND (TRACT 1) TO WILLIAMSON COUNTY, DESCRIBED IN VOLUME 862, PAGE 732, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAID PROPOSED ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found in the east margin of County Road 130 (Variable Width R.O.W.), being the northwest corner of a called 120.161 acre tract of land to Williamson County, described in Document No. 9707182, Official Records, Williamson County, Texas, same being the southwest corner of said 60.594 acre tract;

THENCE, North 68°32'58" East, leaving the east margin of said County Road 130, along the north line of said 120.161 acre tract, same being the south line of said 60.594 acre tract, a distance of 1,247.09 feet to a calculated point, for the **POINT OF BEGINNING**, and southwest corner of the herein described proposed electric easement;

THENCE, leaving the north line of said 120.161 acre tract, over and across said 60.594 acre tract, the following three (3) courses and distances:

- 1) North 41°49'03" West, a distance of 103.85 feet to a calculated point;
- 2) North 69°53'55" West, a distance of 343.53 feet to a calculated point;
- 3) North 80°37'26" West, a distance of 1,113.34 feet to a calculated point in the east margin of said County Road 130, being the west line of said 60.594 acre tract, for an angle point, from which the aforementioned 5/8-inch iron rod found (Point of Commencement) at the southwest corner of said 60.594 acre tract bears South 21°35'25" East, a distance 895.75 feet;

THENCE, North 21°35'25" West, along the east margin of said County Road 130, being the west line of said 60.594 acre tract, a distance of 29.16 feet to a calculated point, for the northwest corner of the herein described proposed electric easement, from which a wood fence post found at an angle point in the west line of a called 60.594 acre tract (Tract 2) to Williamson County, described in Volume 862, Page 732, Deed Records, Williamson County, Texas, same being on the east margin of said County Road 130 bears North 21°35'25" West, a distance of 2,103.78 feet;

THENCE, leaving the east margin of said County Road 130, over and across said 60.594 acre tract (Tract 1), and said 201.54 acre tract, the following seven (7) courses and distances:

- 1) South 80°37'26" East, a distance of 1,130.69 feet to a calculated point;
- 2) South 69°53'55" East, a distance of 352.13 feet to a calculated point;
- 3) South 41°49'03" East, a distance of 92.72 feet to a calculated point;
- 4) North 68°32'58" East, a distance of 439.85 feet to a calculated point;
- 5) North 69°32'15" East, a distance of 826.91 feet to a calculated point;
- 6) North 68°24'38" East, a distance of 673.11 feet to a calculated point, for the northeast corner of the herein described proposed electric easement;

EXHIBIT "A"

- 7) South 21°35'22" East, a distance of 25.00 feet to a calculated point in the north line of a called (Net) 163.89 acre tract of land to Richard H. Kruger and wife, Frances M. Kruger, described in Volume 491, Page 547, Deed Records, Williamson County, Texas, same being the south line of said 201.54 acre tract, for the southeast corner of the herein described proposed electric easement, from which a 1-inch iron pipe found at the northwest corner of a called 15.382 acre tract of land to M. Reyna Trucking LLC, described in Document No. 2019104976, Official Public Records, Williamson County, Texas, being the northeast corner of said (Net) 163.89 acre tract, same being in the south line of said 201.54 acre tract bears North 68°24'38" East, a distance of 763.26 feet;

THENCE, South 68°24'38" West, along the north line of said (Net) 163.89 acre tract, same being the south line of said 201.54 acre tract, a distance of 673.36 feet to a 1-inch iron pipe found at the northeast corner of a called 15.05 acre tract of land to Frances M. Kruger, Rickey D. Kruger, Brenda K. Sladek and Timothy R. Kruger, described in Document No. 2016117671, Official Public Records, Williamson County, Texas, being the northwest corner of said (Net) 163.89 acre tract, same being in the south line of said 201.54 acre tract;

THENCE, South 69°32'15" West, along the north line of said 15.05 acre tract, same being the south line of said 201.54 acre tract, a distance of 826.67 feet to a 1/2-inch iron rod found at the northwest corner of said 15.05 acre tract, being the southwest corner of said 201.54 acre tract, same being the southeast corner of said 60.594 acre tract (Tract 1), and also being the northeast corner of said 120.161 acre tract;

THENCE, South 68°32'58" West, along the north line of said 120.161 acre tract, same being the south line of said 60.594 acre tract (Tract 1), a distance of 457.29 feet to the **POINT OF BEGINNING** of the herein described proposed electric easement containing 2.018 acres (87,926 Sq. Ft.) of land, more or less.

NOTES:

- 1) FOR ADDITIONAL INFORMATION, SEE ATTACHED PLAT (EXHIBIT "A") MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THE ABOVE DESCRIBED METES AND BOUNDS.
- 2) BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, US SURVEY FEET. DISTANCES SHOWN HEREON ARE GRID.
- 3) THIS DESCRIPTION AND THE ATTACHED EASEMENT PLAT (EXHIBIT "A") WERE PREPARED FOR THE PURPOSES OF CREATING AN EASEMENT AND ARE NOT INTENDED FOR USE AS A BOUNDARY SURVEY.
- 4) RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY SURVEY AND MAPPING, LLC. OWNER NAME SHOWN AS PROVIDED. RECORD VOLUME AND PAGE NOTED PER VESTING DOCUMENT PROVIDED.
- 5) DATE OF SURVEY: 11/17/2020

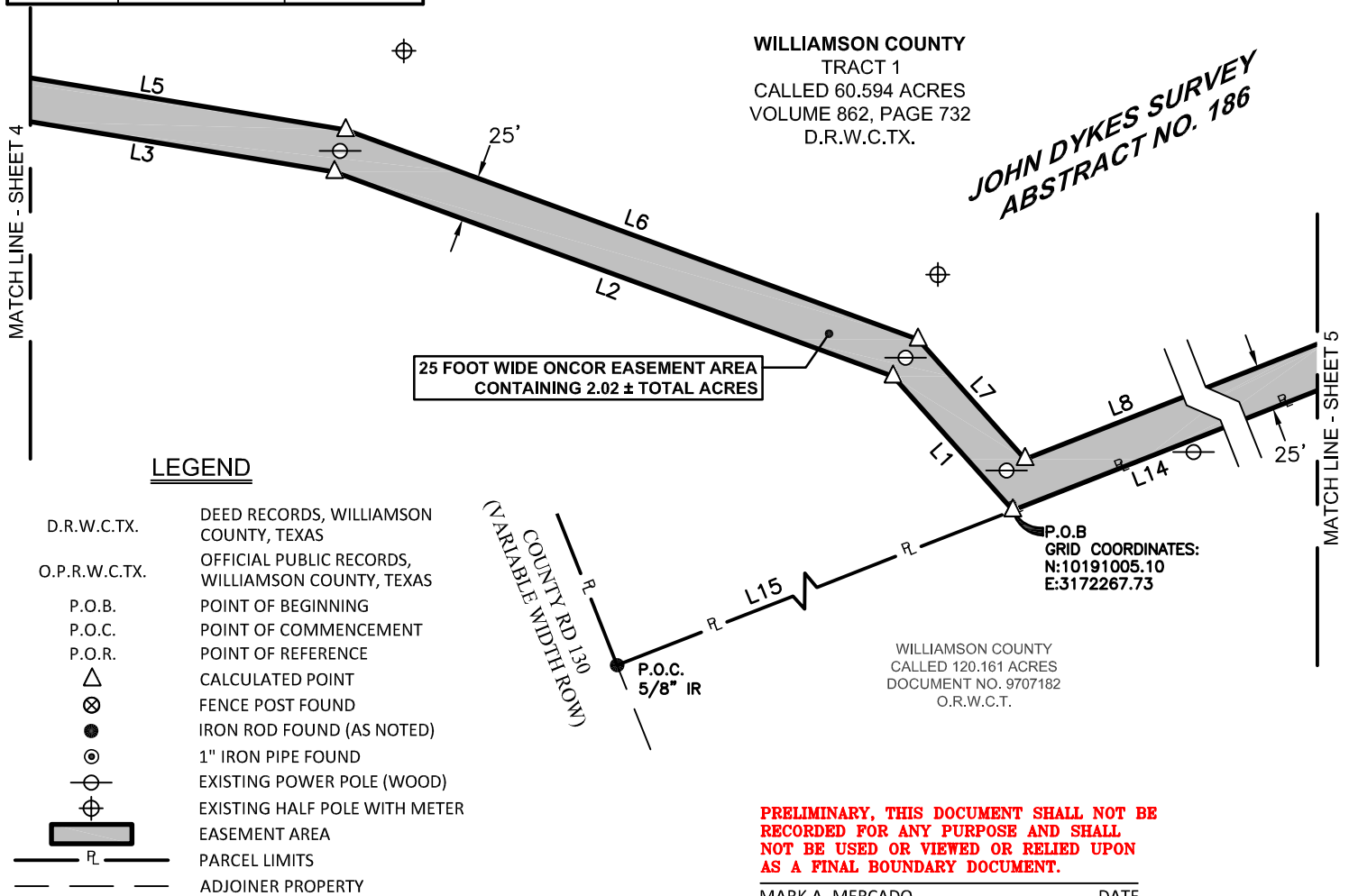
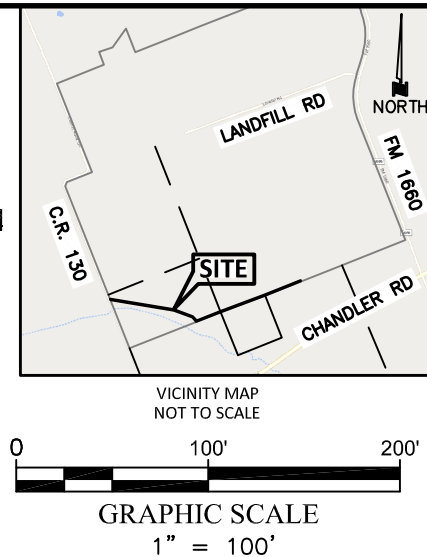
**PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
BOUNDARY DOCUMENT.**

MARK A. MERCADO
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NUMBER 6350
SURVEYING AND MAPPING, LLC.
TEXAS FIRM REGISTRATION NO. 10064300

DATE: January 21, 2021

EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N41°49'03"W	103.85'
L2	N69°53'55"W	343.53'
L3	N80°37'26"W	1,113.34'
L5	S80°37'26"E	1,130.69'
L6	S69°53'55"E	352.13'
L7	S41°49'03"E	92.72'
L8	N68°32'58"E	439.85'
L14	S68°32'58"W	457.29'
L15	N68°32'58"E	1,247.09'

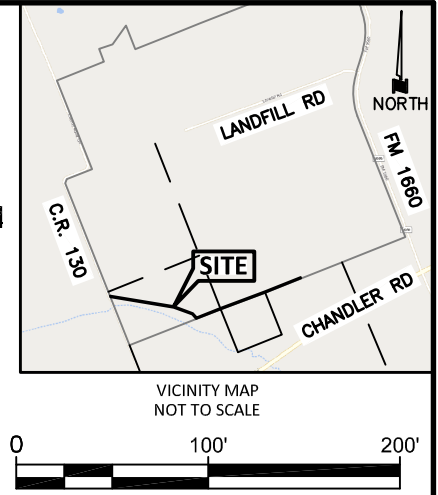


4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100, AUSTIN, TEXAS
Ph: (512) 447-0575 Fax: (512) 326-3029
EMAIL: INFO@SAM.BIZ
TX FIRM NO. 10064300

ONCOR ELECTRIC DELIVERY			
25 FOOT WIDE ONCOR EASEMENT ACROSS THE LANDS OF WILLIAMSON COUNTY CONTAINING 2.02 ± ACRES			
JOHN DYKES SURVEY ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS			
SCALE: 1"=100'	DATE: 12/21/2020	DRAWN: MB	SHEET: 3 OF 5

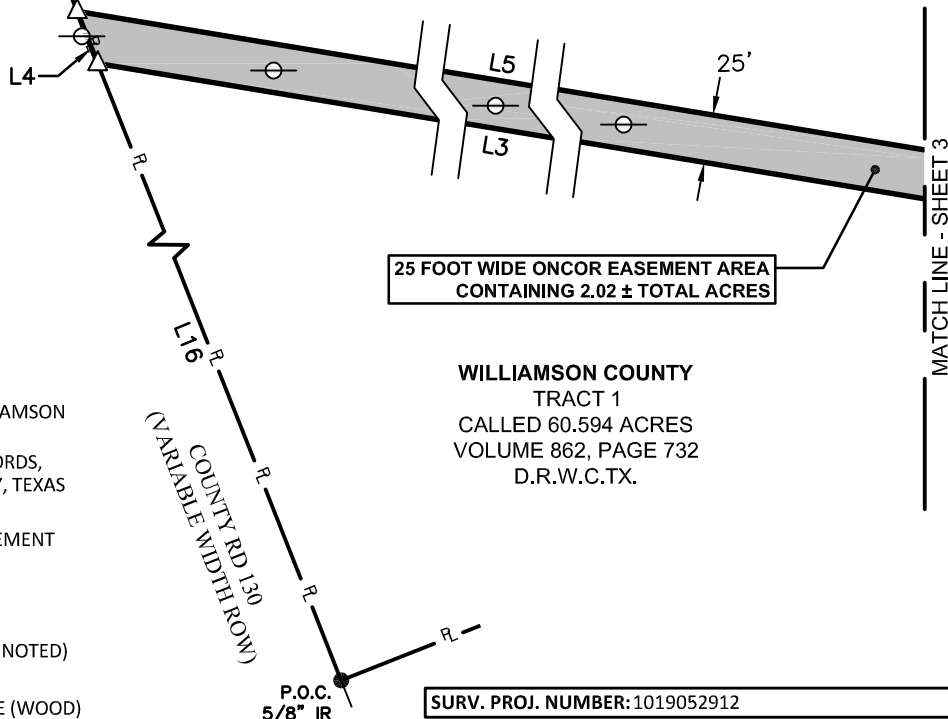
EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	N80°37'26"W	1,113.34'
L4	N21°35'25"W	29.16'
L5	S80°37'26"E	1,130.69'
L16	S21°35'25"E	895.75'
L17	N21°35'25"W	2,103.78'



WILLIAMSON COUNTY
TRACT 2
CALLED 60.594 ACRES
VOLUME 862, PAGE 732
D.R.W.C.TX.

*JOHN DYKES SURVEY
ABSTRACT NO. 186*



LEGEND

D.R.W.C.TX.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
⊗	FENCE POST FOUND
●	IRON ROD FOUND (AS NOTED)
⊙	1" IRON PIPE FOUND
⊖	EXISTING POWER POLE (WOOD)
⊕	EXISTING HALF POLE WITH METER
■	EASEMENT AREA
— R —	PARCEL LIMITS
— — —	ADJOINER PROPERTY

WILLIAMSON COUNTY
TRACT 1
CALLED 60.594 ACRES
VOLUME 862, PAGE 732
D.R.W.C.TX.

SURV. PROJ. NUMBER: 1019052912

ONCOR ELECTRIC DELIVERY

25 FOOT WIDE ONCOR EASEMENT ACROSS THE LANDS OF
WILLIAMSON COUNTY
CONTAINING 2.02 ± ACRES

JOHN DYKES SURVEY
ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100' DATE: 12/21/2020 DRAWN: MB SHEET: 4 OF 5



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WILLIAMSON COUNTY
TRACT 1
CALLED 60.594 ACRES
VOLUME 862, PAGE 732
D.R.W.C.TX.

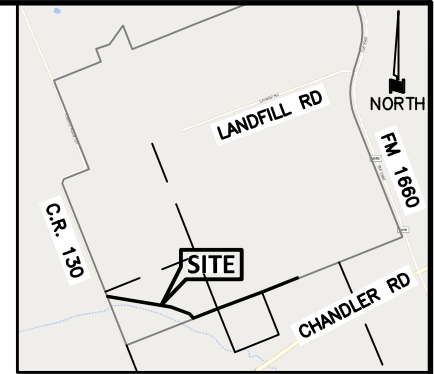
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**JOHN DYKES SURVEY
ABSTRACT NO. 186**

WILLIAMSON COUNTY
CONDEMNATION CASE NO. 97-012-C277
CALLED 201.54 ACRES
(NO RECORDING INFORMATION AVAILABLE)

25 FOOT WIDE ONCOR EASEMENT AREA
CONTAINING 2.02 ± TOTAL ACRES

N



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
1" = 100'

M. REYNA TRUCKING LLC
CALLED 15.382 ACRES
DOCUMENT NO. 2019104976
O.P.R.W.C.TX.

RICHARD H. KRUGER AND
WIFE, FRANCES M. KRUGER
CALLED (NET) 163.89 ACRES
VOLUME 491, PAGE 547
D.R.W.C.TX.

FRANCES M. KRUGER, RICKEY D.
KRUGER, BRENDA K. SLADEK
AND TIMOTHY R. KRUGER
CALLED 15.05 ACRES
DOCUMENT NO. 2016117671
O.P.R.W.C.TX.

WILLIAMSON COUNTY
CALLED 120.161 ACRES
DOCUMENT NO. 9707182
O.R.W.C.TX.

MATCH LINE - SHEET 3

LEGEND

D.R.W.C.TX.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
⊗	FENCE POST FOUND
●	IRON ROD FOUND (AS NOTED)
⊙	1" IRON PIPE FOUND
⊖	EXISTING POWER POLE (WOOD)
⊕	EXISTING HALF POLE WITH METER
	EASEMENT AREA
	PARCEL LIMITS
	ADJOINER PROPERTY

LINE TABLE

NUMBER	BEARING	DISTANCE
L8	N68°32'58"E	439.85'
L9	N69°32'15"E	826.91'
L10	N68°24'38"E	673.11'
L11	S21°35'22"E	25.00'
L12	S68°24'38"W	673.36'
L13	S69°32'15"W	826.67'
L14	S68°32'58"W	457.29'
L18	N68°24'38"E	763.26'

SURV. PROJ. NUMBER: 1019052912

ONCOR ELECTRIC DELIVERY

25 FOOT WIDE ONCOR EASEMENT ACROSS THE LANDS OF
WILLIAMSON COUNTY
CONTAINING 2.02 ± ACRES

JOHN DYKES SURVEY
ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100' DATE: 12/21/2020 DRAWN: MB SHEET: 5 OF 5



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