

ELECTRIC UTILITY EASEMENT

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

THAT WILLIAMSON COUNTY, TEXAS, hereinafter referred to as “Grantor(s)” (whether one or more), of Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, 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 herein described for the purpose of an electric distribution line consisting of a variable number of wires and all necessary or desirable appurtenances (including a riser pole or other poles made of wood or other materials, guys and anchors), and/or a variable number of underground cables, and all necessary appurtenances (including conduits, primary cables, secondary conductors, enclosures, ground rods, concrete pads, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) through, across, and under the following described lands located in Williamson County, Texas, to wit:

Being all of that certain 0.444 acre (19,318 square foot) parcel of land out of and part of the J.H. Dillard Survey, Abstract 179, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit “A” attached hereto and incorporated herein.

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, operating, maintaining and removing said lines, cables and appurtenances, however, such right of ingress and egress over adjacent lands shall only be used if no reasonable access from public right of way is otherwise available; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees or parts thereof, or other obstructions, which may endanger or interfere with the efficiency and maintenance of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor(s) warrants that Grantor(s) is/are the owner(s) 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 by the Cooperative.

Grantor(s), Grantor(s) heirs and legal representatives 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 by, through or under Grantor, but not otherwise.

WITNESS my/our hand(s) this _____ day of _____, 2023.

[signature pages follow]

Grantor(s) Signature(s):

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Bill Gravell, Jr., Williamson County Judge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Accepted:

PEDERNALES ELECTRIC COOPERATIVE, INC.

By:_____

Name:_____

Its:_____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 6
March 9, 2023

PROPERTY DESCRIPTION FOR EASEMENT 13E

DESCRIPTION OF A 0.444 ACRE (19,318 SQ. FT.) EASEMENT LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 7.643 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED JUNE 2, 2021 IN DOCUMENT NO. 2021082407, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.444 ACRE (19,318 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap found 489.12 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 296+15.23 on the south line a called 254.4 acre tract of land, described in a deed to the City of Round Rock, recorded in Document No. 20000066640, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 32.96 acre tract of land, described in a deed to Bruce E. Gessaman, and wife, Carole D. Gessaman, recorded in Volume 2553, Page 222, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the northeast corner of said 7.643 acre tract;

THENCE S 00°10'15" E, departing the south line of said 254.4 acre tract, with the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, a distance of 402.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 90.77 feet left of Sam Bass Road E.C.S 296+73.32 on the existing north right-of-way line of Sam Bass Road, for the south corner of said 7.643 acre tract and the southwest corner of said remainder of a called 32.96 acre tract;

THENCE departing the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, with the existing north right-of-way line of Sam Bass Road, the following two (2) courses and distances:

N 87°07'40" W, a distance of 204.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 72.00 feet left of Sam Bass Road E.C.S. 294+69.22, and

N 81°52'22" W, a distance of 101.86 feet to a calculated point being 68.94 feet left of Sam Bass Road E.C.S. 293+67.89 (Surface Coordinates: N=10,170,368.67, E=3,109,316.56) for the southeast corner and

POINT OF BEGINNING of the easement described herein;

THENCE continuing with the existing north right-of-way line of Sam Bass Road, the following three (3) courses and distances numbered 1 – 3:

1) N 81°52'22" W, a distance of 466.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found for the beginning of a curve to the left,

2) With said curve to the left, an arc distance of 242.80 feet, through a central angle 12°58'38", having a radius of 1,072.00 feet, and a chord that bears N 88°21'41" W, a distance of 242.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, and

3) S 85°09'00" W, a distance of 232.32 feet to a calculated point being 72.00 feet left of Sam Bass Road E.C.S. 284+41.71, for the southwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 6
March 9, 2023

THENCE departing the existing north right-of-way line of Sam Bass Road, over and across said 7.643 acre tract, the following thirteen (13) courses and distances numbered 4 – 16:

- 4) N 04°51'00" W, a distance of 20.00 feet to a calculated point being 92.00 feet left of Sam Bass Road E.C.S. 284+41.71, for the northwest corner of the easement described herein,
- 5) N 85°09'00" E, a distance of 232.32 feet to a calculated point being 92.00 feet left of Sam Bass Road E.C.S. 286+74.03, for the beginning of a curve to the right,
- 6) With said curve to the right, an arc distance of 164.98 feet, through a central angle of 08°39'23", having a radius of 1,092.00 feet, and a chord which bears N 89°28'42" E, a distance of 164.83 feet to a calculated angle point being 92.00 feet left of Sam Bass Road E.C.S. 288+25.12,
- 7) N 03°26'22" E, a distance of 14.96 feet to a calculated point being 106.96 feet left of Sam Bass Road E.C.S. 288+25.03,
- 8) S 86°33'38" E, a distance of 10.00 feet to a calculated point being 107.07 feet left of Sam Bass Road E.C.S. 288+34.06,
- 9) S 03°26'22" W, a distance of 15.07 feet to a calculated point, being 92.00 feet left of Sam Bass Road E.C.S. 288+34.28, for the beginning of a curve to the right,
- 10) With said curve to the right, an arc distance of 72.35 feet, through a central angle of 03°47'45", having a radius of 1,092.00 feet, and a chord which bears S 83°46'15" E, a distance of 72.33 feet to a calculated point being 91.98 feet left of Sam Bass Road E.C.S. 289+01.13,
- 11) S 81°52'22" E, a distance of 419.88 feet to a calculated point being 89.24 feet left of Sam Bass Road E.C.S. 293+20.99,
- 12) N 08°01'32" E, a distance of 28.53 feet to a calculated point being 117.77 feet left of Sam Bass Road E.C.S. 293+21.13,
- 13) S 81°58'28" E, a distance of 10.00 feet to a calculated point being 117.72 feet left of Sam Bass Road E.C.S. 293+31.13,
- 14) S 08°01'32" W, a distance of 28.54 feet to a calculated point being 89.18 feet left of Sam Bass Road E.C.S. 293+30.99,
- 15) S 81°52'22" E, a distance of 37.03 feet to a calculated point being 88.94 feet left of Sam Bass Road E.C.S. 293+68.02, and

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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March 9, 2023

16) S 08°07'38" W, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 0.444 acres (19,318 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify 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 Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Sent C. Re 3/9/2023

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12° 58' 38" RT	1,072.00'	242.80'	242.28'	N88° 21' 41" W
C3	03° 47' 45" RT	1,092.00'	72.35'	72.33'	S83° 46' 15" E

CITY OF ROUND ROCK
CALLED 254.4 AC.
DOC. NO. 2000066640
O.P.R.W.C. TX.

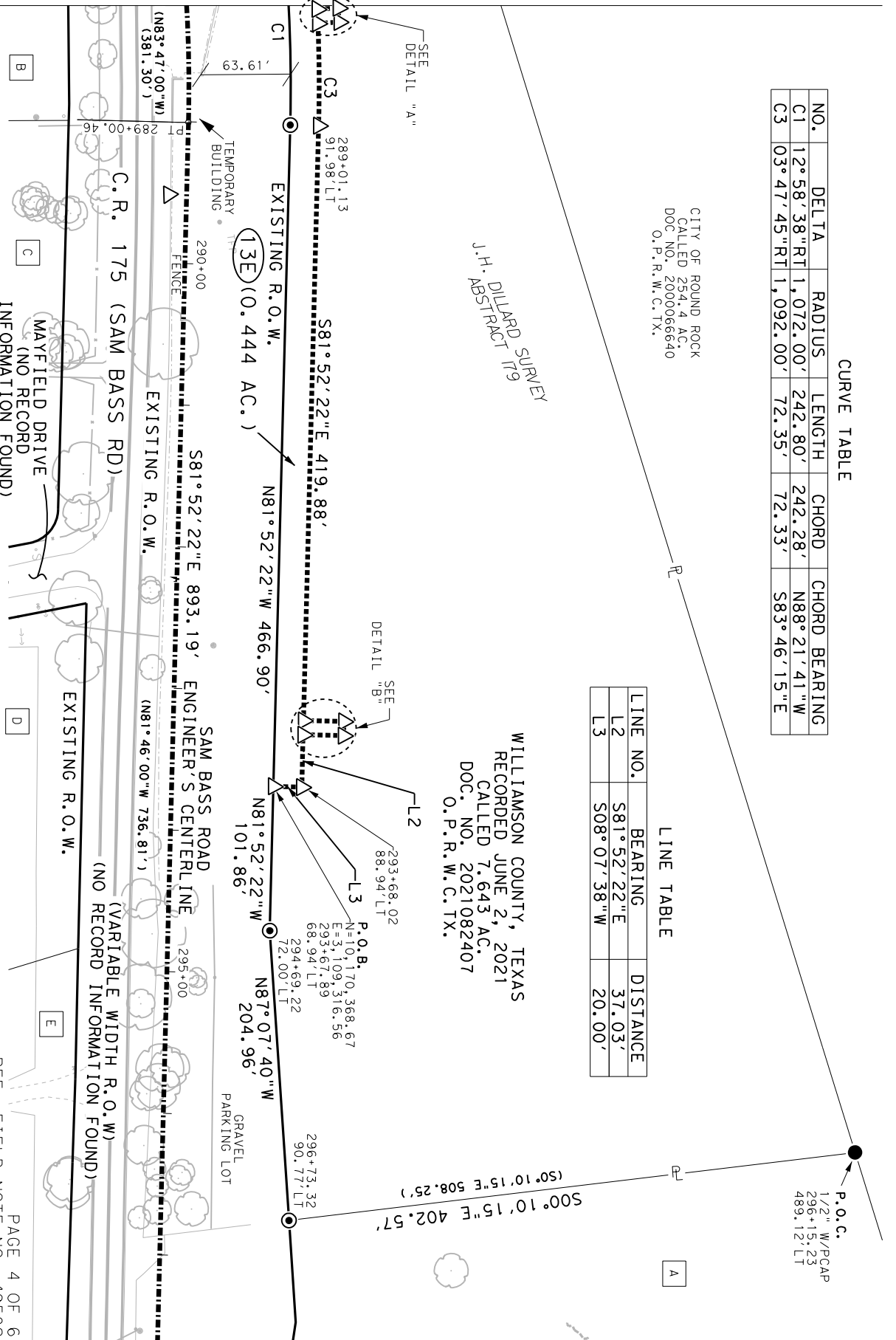
LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S81° 52' 22" E	37.03'
L3	S08° 07' 38" W	20.00'

J.H. DILLARD SURVEY
ABSTRACT 179

WILLIAMSON COUNTY, TEXAS
RECORDED JUNE 2, 2021
CALLED 7.643 AC.
DOC. NO. 2021082407
O.P.R.W.C. TX.

MATCH SHEET 5 OF 7



SEE DETAIL "A"

SEE DETAIL "B"

FILE: \$FILES\$

EXISTING	ACQUIRE	REMAINING
7.643 AC.	0.000 AC.	7.643 AC. LEFT

PAGE 4 OF 6
REF. FIELD NOTE NO. 49502

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064-400

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.444 AC. (19,318 SQ. FT.)

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N04°51'00"W	20.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12°58'38"LT	1,072.00'	242.80'	242.28'	N88°21'41"W
C2	08°39'23"RT	1,092.00'	164.98'	164.83'	N89°28'42"E

ENGINEER'S CENTERLINE
 CURVE DATA
 PI Stg 276+98.02
 N = 10,170.379,48
 E = 3,107.319,58
 Δ = 74°08'11.95" (LT)
 D = 09°48'39.32"
 L = 755.65'
 T = 441.17'
 R = 584.00'
 PC Stg 272+56.86
 PT Stg 280+12.51

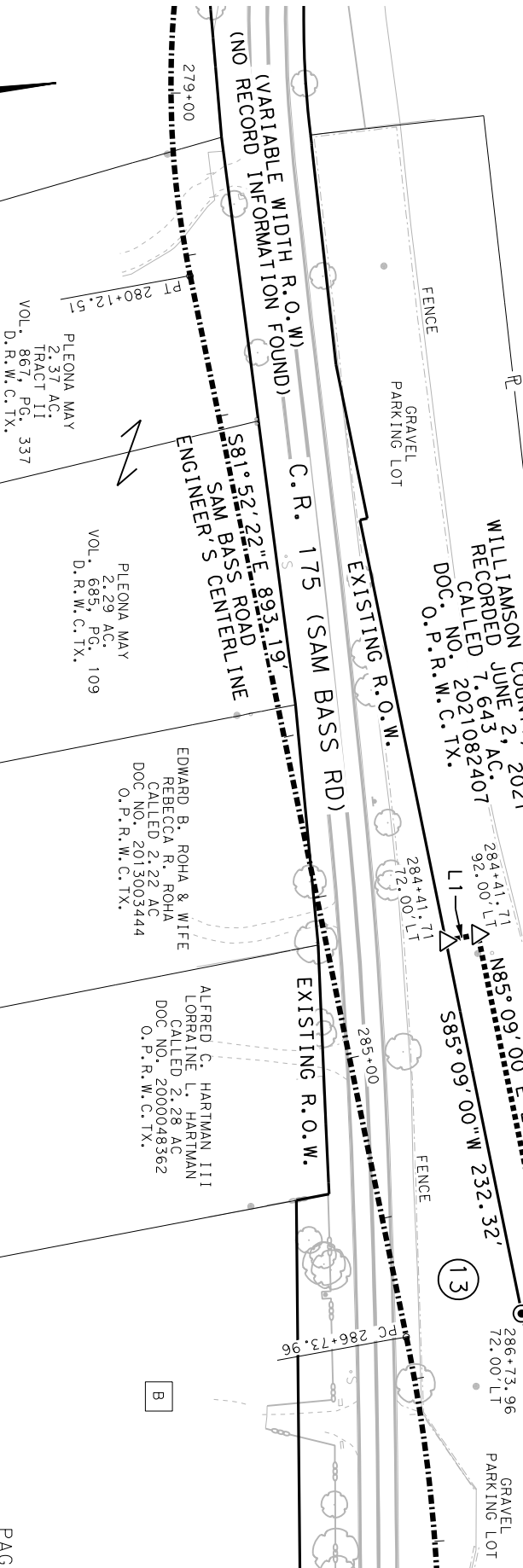
ENGINEER'S CENTERLINE
 CURVE DATA
 PI Stg 287+87.70
 N = 10,170.379,48
 E = 3,107.319,58
 Δ = 12°58'38" (RT)
 D = 05°43'46"
 L = 226.49'
 T = 113.73'
 R = 1,000.00'
 PC Stg 286+73.96
 PT Stg 289+00.46

J.H. DILLARD SURVEY
 J.H. ABSTRACT T9

CITY OF ROUND ROCK
 CALLED 254.4 AC.
 DOC NO. 200006640
 O.P.R.W.C.TX.

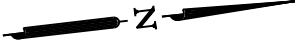
WILLIAMSON COUNTY, TEXAS
 RECORDED JUNE 2, 2021
 CALLED 7.643 AC.
 DOC. NO. 2021082407
 O.P.R.W.C.TX.

(13E)(0.444 AC.)
 286+74.03
 92.00' LT
 286+73.96
 72.00' LT
 C1
 C2



FILE:SF	EXISTING	ACQUIRE	REMAINING
7.643 AC.	0.000 AC.	7.643 AC.	LEFT

PAGE 5 OF 6
 REF. FIELD NOTE NO. 49502



GRAPHIC SCALE
 SCALE: 1" = 100'
 WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Reg. Registration No. 10064500

EASEMENT SKETCH
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY, TEXAS
 EASEMENT 13E
 0.444 AC. (19,318 SQ. FT.)

LEGEND

EXHIBIT "A"

- 5/8" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- P.O.B.
- P.O.C.
- P.O.R.
- N.T.S.
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX.
- O.R.W.C.TX.
- O.P.R.W.C.TX.
- DEED LINE (COMMON OWNERSHIP)
- DISTANCE NOT TO SCALE

BRUCE E. GESSAMAN & WIFE, CAROLE D. GESSAMAN
REMAINDER OF A CALLED 32.96 AC.
VOL. 2553, PG. 222
O.R.W.C.TX.

PAT O. JORDEN & DEBORAH V. JORDEN, HUSBAND AND WIFE
DOC. NO. 1998028459
O.R.W.C.TX.

REPLAT OF LOT 4 AND 5
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET P, SLIDE 295
P.R.W.C.TX.

SKAGGS FAMILY REVOCABLE TRUST
DOC. NO. 2012066334
O.P.R.W.C.TX.

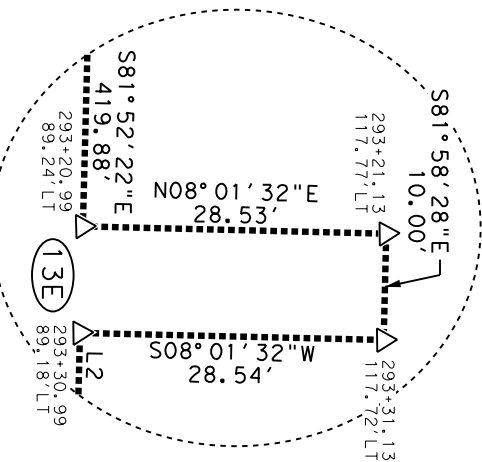
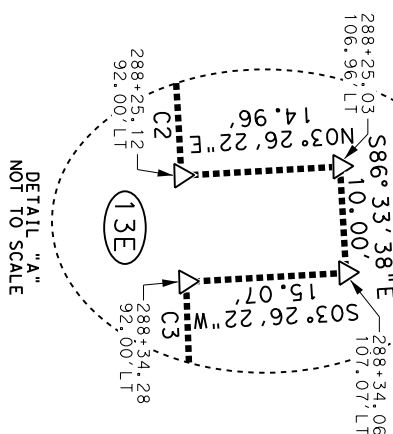
LOT 4A
REPLAT OF LOT AND 5
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET P, SLIDE 295
P.R.W.C.TX.

JOHN M. LINDELL
VOL. 617, PG. 825
D.R.W.C.TX.

TRACT NO. 71
BRUSHY BEND PARK
SECTION 11, PHASE 11
VOL. 10, PG. 25
P.R.W.C.TX.

KEVIN JOHN LINDELL
DOC. NO. 2002032117
O.P.R.W.C.TX.

LOT 3
RESUBDIVISION OF
LOTS 71 & 72
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET U, SLIDE 313
P.R.W.C.TX.



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KRRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

* UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

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

FILES: FILES

EXISTING	7.643 AC.	ACQUIRE	0.000 AC.	REMAINING	7.643 AC.	LEFT
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PAGE 6 OF 6
REF. FIELD NOTE NO. 49502



SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

3/9/2023



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
O.444 AC. (19,318 SQ. FT.)