

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:
 §

THAT WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantor" (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 0.348-acre (15,175 sf) strip of land out of and part of the Joseph M. Glasscock Survey, Abstract 254, 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 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 by the Cooperative.

Grantor, 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 hand this _____ day of _____, 2024.

[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 _____, 2024.

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 (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative

Exhibit "A"

METES AND BOUNDS DESCRIPTION

FOR A 0.348 ACRE (15,175 SQ. FT.) TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5.788 ACRE TRACT OF LAND (PARCEL 43SOUTH) CONVEYED TO WILLIAMSON COUNTY, TEXAS IN AN EXCHANGE DEED, RECORDED IN DOCUMENT NO. 2023083386 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.348 ACRE TRACT OF LAND BEING SURVEYED ON GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MARCH 2024 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10211665.84, E=3055029.75) monumenting the north corner of said 5.788 acre Williamson County, Texas tract, the most southerly corner of the called 5.504 acre tract of land (Parcel 42ROW) conveyed to Williamson County, Texas in a Possession and Use Agreement for Transportation Purposes, recorded in Document No. 2021149620 of the Official Public Records of Williamson County, Texas and the southeast corner of the remnant portion of the called 90.451 acre tract of land (Tract 1) conveyed to D&G Real Estate Holdings, LLC, recorded in Document No. 2022105693 of the Official Public Records of Williamson County, Texas, same being an angle point on the west boundary line of the called 3.409 acre tract of land (Parcel 43ROW) conveyed to Williamson County, Texas, recorded in said Document No. 2023083386, same being on the southwesterly right-of-way line of State Highway 29 Liberty Hill Bypass, being 150.00 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 440+49.80;

THENCE, with the east boundary line of said 5.788 acre Williamson County, Texas tract, the west boundary line of said 3.409 acre Williamson County, Texas tract and said southwesterly right-of-way line of State Highway 29 Liberty Hill Bypass, with a curve to the left an arc length of 135.33 feet, said curve having a radius of 2650.00 feet, a delta angle of 2°55'34" and a chord which bears S 61°51'34" E for a distance of 135.32 feet to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING" (Surface Coordinates: N=10211602.02, E=3055149.07) for the **POINT OF BEGINNING** hereof;

THENCE, continuing with the east boundary line of said 5.788 acre Williamson County, Texas tract, the west boundary line of said 3.409 acre Williamson County, Texas tract and said southwesterly right-of-way line of State Highway 29 Liberty Hill Bypass, the following five (5) courses and distances:

1. With a curve to the left an arc length of **7.58 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **0°09'50"** and a chord which bears **S 63°24'16" E** for a distance of **7.58 feet** to an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" being 150.00 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 441+84.61;

2. **S 26°30'50" W** for a distance of **51.25 feet** to an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" being 201.25 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 441+84.61;
3. **S 38°36'49" E** for a distance of **117.73 feet** to an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" being 252.84 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 442+81.84;
4. **S 56°18'52" E** for a distance of **197.01 feet** to an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" being 291.77 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 444+55.64;
5. **S 40°04'15" E** for a distance of **14.32 feet** to a calculated point for the southeast corner hereof, from which an iron rod found with aluminum cap stamped "WILLIAMSON COUNTY" monumenting the most easterly southeast corner of said 5.788 acre Williamson County, Texas tract and the southwest corner of said 3.409 acre Williamson County, Texas tract, same being on the north boundary line of the called 1011.979 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2008070649 of the Official Public Records of Williamson County, Texas, bears S 40°04'15" E for a distance of 157.17 feet, being 380.42 feet right of State Highway 29 Liberty Hill Bypass Engineer's Baseline station 445+85.27;

THENCE, through the interior of said 5.788 acre Williamson County, Texas tract, the following sixteen (16) courses and distances:

1. **S 37°16'03" W** for a distance of **7.05 feet** to a calculated point;
2. **N 52°43'57" W** for a distance of **42.57 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
3. **S 75°34'45" W** for a distance of **42.57 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
4. **N 14°25'15" W** for a distance of **10.00 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
5. **N 75°34'45" E** for a distance of **27.08 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
6. **N 56°18'42" W** for a distance of **146.95 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";

7. **S 44°24'45" W** for a distance of **19.77 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
8. **N 45°35'15" W** for a distance of **10.00 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
9. **N 44°24'45" E** for a distance of **19.78 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
10. **N 34°49'55" W** for a distance of **120.01 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
11. **S 41°42'45" W** for a distance of **339.02 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
12. **S 13°49'49" W** for a distance of **32.52 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
13. **N 76°10'11" W** for a distance of **25.00 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING" for the southwest corner hereof;
14. **N 13°49'49" E** for a distance of **28.04 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
15. **N 41°42'45" E** for a distance of **356.59 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
16. **N 52°29'08" W** for a distance of **114.62 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING" on the west boundary line of said 5.788 acre Williamson County, Texas tract, same being on said east boundary line of the remnant portion of the 90.451 acre D&G Real Estate Holdings, LLC tract, from which an iron stake found monumenting an angle point on said west boundary line of the 5.788 acre Williamson County, Texas tract and said east boundary line of the remnant portion of the 90.451 acre D&G Real Estate Holdings, LLC tract, bears S 16°43'35" W for a distance of 103.21 feet;

THENCE, **N 16°43'35" E** with said west boundary line of the 5.788 acre Williamson County, Texas tract and said east boundary line of the remnant portion of the called 90.451 acre D&G Real Estate Holdings, LLC tract for a distance of **21.39 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING", for the north corner hereof, from which the aforementioned north corner of said 5.788 acre Williamson County, Texas tract, the most southerly corner of said 5.504 acre Williamson County, Texas tract, the southeast corner of said remnant portion of the called 90.451 acre tract D&G Real Estate Holdings, LLC tract, same being an angle point on said west boundary line of the 3.409 acre Williamson County, Texas tract, bears N 16°43'35" E for a distance of 7.57 feet;

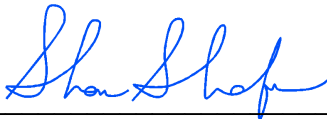
THENCE, through the interior of said 5.788 acre Williamson County, Texas tract, the following two (2) courses and distances:

1. **S 52°29'08" E** for a distance of **128.69 feet** to a 1/2" iron rod set with cap stamped "DIAMOND SURVEYING";
2. **N 41°41'39" E** for a distance of **29.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.348 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

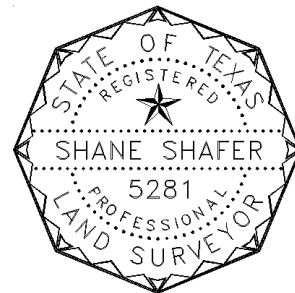
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



March 25, 2024

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

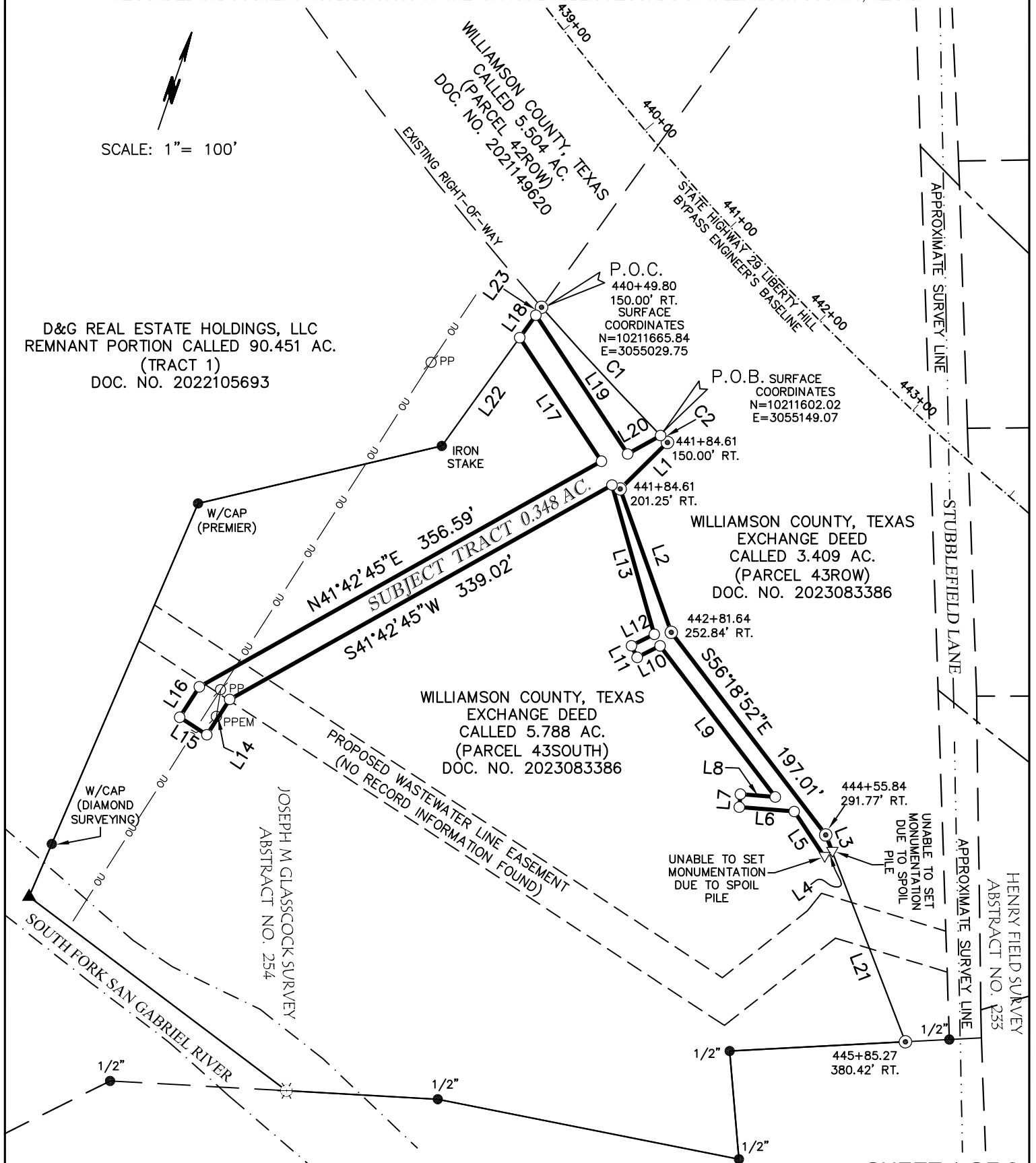


Z:\WILLIAMSON COUNTY PSA PROJECTS_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23_PEC ESMTS\PARCEL 43SOUTH PEC ESMT SH 29 LHB M&B 20240325.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.348 ACRE (15,175 SQ. FT.) TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.788 ACRE TRACT OF LAND (PARCEL 43SOUTH) CONVEYED TO WILLIAMSON COUNTY, TEXAS IN AN EXCHANGE DEED, RECORDED IN DOCUMENT NO. 2023083386 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 100'

D&G REAL ESTATE HOLDINGS, LLC
REMNAANT PORTION CALLED 90.451 AC.
(TRACT 1)
DOC. NO. 2022105693



WILLIAMSON COUNTY, TEXAS
CALLED 1011.979 ACRES
DOC. NO. 2008070649

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 1 OF 2

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.348 ACRE (15,175 SQ. FT.) TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.788 ACRE TRACT OF LAND (PARCEL 43SOUTH) CONVEYED TO WILLIAMSON COUNTY, TEXAS IN AN EXCHANGE DEED, RECORDED IN DOCUMENT NO. 2023083386 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2650.00'	135.33'	2°55'34"	S61°51'34"E	135.32'
C2	2650.00'	7.58'	0°09'50"	S63°24'16"E	7.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°30'50"W	51.25'
L2	S38°36'49"E	117.73'
L3	S40°04'15"E	14.32'
L4	S37°16'03"W	7.05'
L5	N52°43'57"W	42.57'
L6	S75°34'45"W	42.57'
L7	N14°25'15"W	10.00'
L8	N75°34'45"E	27.08'
L9	N56°18'42"W	146.95'
L10	S44°24'45"W	19.77'
L11	N45°35'15"W	10.00'
L12	N44°24'45"E	19.78'
L13	N34°49'55"W	120.01'
L14	S13°49'49"W	32.52'
L15	N76°10'11"W	25.00'
L16	N13°49'49"E	28.04'
L17	N52°29'08"W	114.62'
L18	N16°43'35"E	21.39'
L19	S52°29'08"E	128.69'
L20	N41°41'39"E	29.20'
L21	S40°04'15"E	157.17'
L22	S16°43'35"W	103.21'
L23	N16°43'35"E	7.57'

LEGEND

●	IRON ROD FOUND
☼	COTTON GIN SPINDLE FOUND
▲	PK NAIL FOUND
⊙	IRON ROD FOUND WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
○	IRON ROD SET WITH CAP STAMPED "DIAMOND SURVEYING"
▽	CALCULATED POINT ON ROCK PILE
⊙ ^{PP}	POWER POLE
⊙ ^{PP} EM	POWER POLE WITH ELECTRIC METER
— ou —	OVERHEAD UTILITY LINE
- - - - -	BOTTOM BANK OF RIVER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR RESTRICTIONS THAT AFFECT THE SUBJECT TRACT NOT SHOWN HEREON.



Shane Shafer

SHANE SHAFER, R.P.L.S. NO. 5281

MARCH 25, 2024
DATE

SHEET 2 OF 2



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900