

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("Agreement") is made and entered into and effective the day of _____, 2025, by and between Pedernales Electric Cooperative (hereinafter referred to as "Utility"), and Williamson County, Texas, (hereinafter referred to as "County").

WITNESSETH:

WHEREAS, Utility is the owner of certain Overhead Electric Utility Lines and Utility Poles (herein called Facilities).

WHEREAS, County desires to construct proposed RM 2243 / Hero Way – Phase 1 from 183A to 910 Feet West of Escalera Parkway (hereinafter called "Project") and make improvements to Project as shown on plans submitted to Utility;

WHEREAS, to accommodate the Project, County desires Utility to perform certain facility modification/relocation work herein referred to as the "Work" and described as follows:

- Relocating existing overhead poles from existing easement, installing guy wires and anchors to resolve conflicts with Williamson County Road improvements within public right of way, install and remove appurtenances, perform vegetation clearing, bracing and supporting existing poles during roadway excavation, and conduct traffic control.
- County will reimburse Utility for labor and materials.
- Upon completion of the project, the contractor will provide as-built drawing of the relocation to the Utility and County

WHEREAS, Utility, under the terms hereinafter stated, has evaluated the Project and is willing to perform Work to its Facilities to accommodate the Project, provided the County reimburses Utility for 100% of its eligible costs for labor and materials to do the Work.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, Utility agrees to perform the Work and permit the Project subject to the following terms and provisions:

1. County agrees that the description of the Work listed above contains a complete representation of the Work requested of Utility to accommodate the Project.
2. County shall, at its own expense, inspect the Work by Utility hereunder, to assure itself that the Work is being performed in compliance with the standards of County.
3. Though this agreement is based on the proposed "Good Faith Estimate" herein referred to as the "Estimate" listed below: (See Attachment "A" for detailed estimate)

Phase 1A – PEC Part 1 Relocation Work (WO# 167476):

Estimated 3 Poles and 186 Linear Feet of underground Electric Distribution defined as Work = \$322,171.22

County agrees to bear 100% of the eligible costs incurred by Utility relating to the Work. Final

eligible costs may be more or less than the Estimate, which shall not be construed as a limitation of costs for such Work. County recognizes that Utility may use one or more contractors to perform the Work.

4. Upon completion of said Work, Utility shall make an accounting of final costs and provide County an invoice of the same. The final eligible cost may be greater or less than the Estimate and County shall be liable to Utility for 100% of the eligible final cost. After receipt and approval of invoice, County shall pay the full amount within 30 days.
5. County shall perform all operations and construction activities below or adjacent to the Facilities in a workmanlike and safe manner and in conformance with all applicable industry and governmental standards and conditions that may be imposed by Utility from time to time. No construction activity by County shall be performed under, across, or adjacent to the Facilities until the Work of Utility has been completed.
6. Notice shall be given to Utility by County, at least 48 hours in advance of commencement of any construction activity on or adjacent to the Facilities, excepting only cases of emergency. Said notice shall be given to Texas One-Call: 1-800-245-4545. In the event County breaches any of the terms, covenants or provisions of this Agreement and Utility commences litigation to enforce any provisions of this Agreement, the cost of attorneys' fees, interest and the attendant expenses will be payable to Utility by County upon demand.
7. To the fullest extent permitted by law, the County shall indemnify, save, hold harmless, and at Utility's option, defend Utility and its affiliated companies and their directors, officers, employees and agents from any and all claims, demands, cost (including reasonable attorney and expert witness fees and court costs), expenses, losses, causes of action (whether at law or in equity), fines, civil penalties, and administrative proceedings for injury or death to persons or damage or loss to property or other business losses, including those made or incurred by Utility or its directors, officers, employees, or agents and including environmental damage in any way arising from or connected with the existence, construction, operation, maintenance, removal or other operations arising out of the Work as described in this Agreement and the construction, operation and/or use of the Project by County, except those arising from Utility's sole negligence.
8. This Agreement supersedes every antecedent or concurrent oral and/or written declaration and/or understanding pertaining to the Work or construction activity by and between Utility and County.
9. As soon as possible after the document is prepared, Utility and County shall sign a Utility Joint Use Agreement and make a part hereof.
10. **County to Obtain Replacement Easements.** The County agrees to acquire at its own expense all necessary and eligible replacement easements required by the Utility for the relocation of Utility facilities which are as shown in the Plans and approved by County for acquisition, or as otherwise identified on Attachment "G" hereto. This Agreement specifically allows the County's right-of-way attorneys to acquire replacement easements by eminent domain, if necessary, on behalf of the Utility. The form of the replacement easement shall be approved by the Utility prior to acquisition (or shall be otherwise as shown in Attachment "H" hereto). Any replacement easements not

otherwise acquired in the name of the Utility shall be assigned by the County to the Utility upon completion of the Relocation Project.

Unless an item below is stricken and initialed by the County and Utility, this agreement in its entirety consists of the following:

1. Utility Agreement - Wilco –U-35 – 100% County – Off System
2. Plans, Specification, and Estimated Costs (Attachment “A”)
3. Utility’s Schedule of Work and Estimated Date of Completion (Attachment “B”)
4. Eligibility Ratio (Attachment “C”)
5. Betterment Calculation and Estimates (Attachment “D”)
6. Proof of Property Interest – ROW-U-1A (Attachment “E”)
7. Wilco-U-80A – Joint Use Agreement (Attachment “F”)
8. Eligible Replacement Easement Identification Exhibit (Attachment “G”)
9. Eligible Replacement Easement Form (Attachment “H”)

IN WITNESS WHEREOF, we have hereunto set our hands on the day and year below.

UTILITY

Utility: Pedernales Electric Cooperative
Name of Utility

By: 
Authorized Signature

VANCE HOY
Print or Type Name

Title: PLANNING + DESIGN MANAGER

Date: 8-19-2025

WILLIAMSON COUNTY

By: _____
Authorized Signature

STEVEN SNELL
Print or Type Name

Title: Williamson County Judge

Date: _____

APPROVED
By Christen Eschberger at 3:15 pm, Aug 28, 2025

RM 2243 (183A to Garey Park)
P326

REVIEWED
By Eddie Church, P.E. at 2:09 pm, Aug 27, 2025

Attachment A

Plans, Specifications, and Estimated Costs



Pedernales Electric Cooperative

CONSTRUCTION PACKET - MAP SKETCH

Printed: 5/22/2025

X Coordinate:	0	Description:	WO Number:	167476	
Y Coordinate:	0	RELOCATE AND REMOVE 1Ø POWERLINE IN COORDINATION WITH WILLIAMSON COUNTY HERO WAY	Design Name:	RW_LA250_RM50_FM2338 TO 183A GAREY P1	
GPS N			Name & Address:		
GPS W					
County:	WILLIAMSON	Job Site:			
City:	LEANDER	LOC #101 PT #247724 - LOC #124 PT #486309			
Substat:	RIDGEMAR T1	Date Letter Sent:	USC Location:	0	
Feeder:	RM50	Amount Due:	Main Phone:		
Subdivision:		Date Payment Recd:	Business Phone:		
Phase:	C	Amount Recd:	Cell Phone:		
Sect:		Directions: AT RONALD REAGAN AND HERO WAY NEAR 7200 RM 2243	Appl Date:	10/18/2023	
Lot:			Released:		
Block:			Staked By:	LTSI	
One Call:			Comments:		
One Call:			FM 2338/HERO WAY PHASE 1A PART 1 OF 5	Voltage/Phase:	14.4 / C
1 Tel Co:				Completed By:	
Communications:		Eas Rec:			
Communications:					
1 Gas Co:					
1 CATV:					
1 Water:					
1 Wastewater:					



Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP

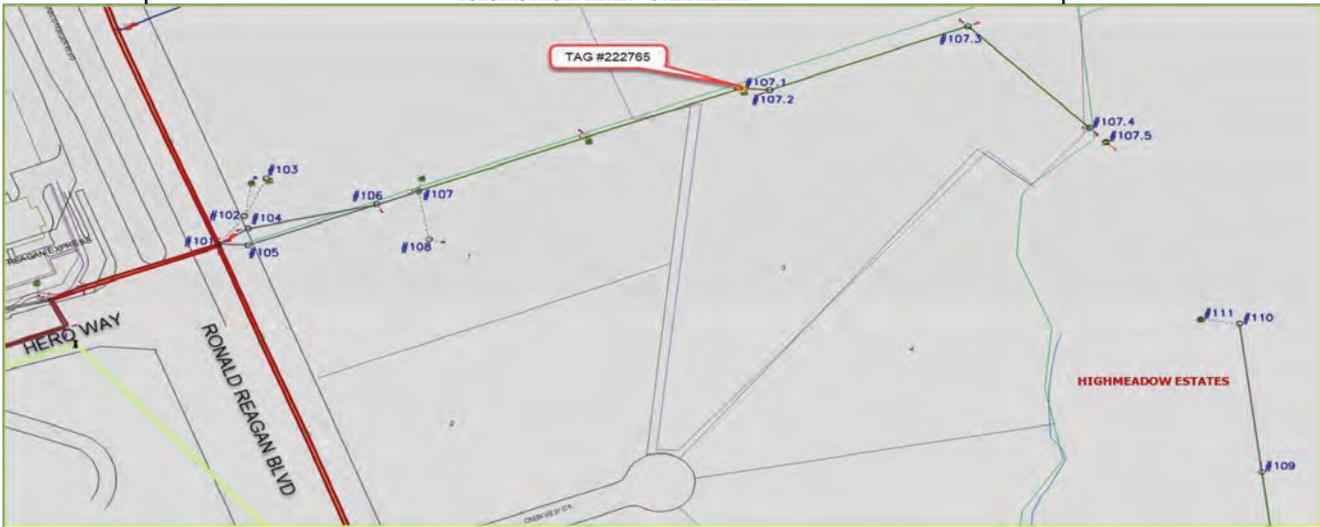




Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP





Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP



Williamson County RM2243 / Hero Way -PH1A
PEC Relocation Estimate - Part 1 (WO 167476)

	Line Item/Item Description	Unit	Quantity	\$/Unit	Total
	Lamar Technical Services, Inc.				
1	Administrative - Technician I	HR	106.00	\$117.00	\$12,402.00
2	Data Collection - Technician I	HR	212.00	\$117.00	\$24,804.00
3	Data Collection - Technician III	HR	212.00	\$59.00	\$12,508.00
4	Design - Technician I	HR	89.00	\$117.00	\$10,413.00
5	Design - Technician III	HR	89.00	\$59.00	\$5,251.00
6	Easement - Technician I	HR	104.00	\$117.00	\$12,168.00
7	Permitting - Technician I	HR	60.00	\$117.00	\$7,020.00
8	Permitting - Technician III	HR	60.00	\$59.00	\$3,540.00
9	Project Management - Technician I	HR	208.00	\$117.00	\$24,336.00
10	Staking - Technician I	HR	106.00	\$117.00	\$12,402.00
11	Staking - Technician III	HR	106.00	\$59.00	\$6,254.00
12				25% Incidentals	\$32,774.50
	Subtotal - Lamar Technical Services, Inc.				\$163,872.50
	Pedernales Electric Cooperative, Inc.				
13	A4 - 1Ph Large Angle	EA	1.00	\$516.49	\$516.49
14	A5 - 1Ph Deadend	EA	2.00	\$290.76	\$581.51
15	A5-1 - 1Ph Tap off of a 1Ph pole	EA	1.00	\$370.54	\$370.54
16	A5-2A - 1Ph Tap off a Multi-Phase pole existing	EA	1.00	\$419.34	\$419.34
17	A6 - 1Ph Double Deadend	EA	3.00	\$603.21	\$1,809.63
18	E1-2 - Un-grounded Single Down Guy 12FT	EA	8.00	\$329.09	\$2,632.72
19	F1-3 - Anchor 3/4"x8' Rod 10k Pound Anchor	EA	8.00	\$434.47	\$3,475.77
20	K18 - LO: Service Assembly Eye Bolt	EA	3.00	\$108.38	\$325.13
21	M2-2 - Pole Grnd Butt Plate NESC "Made Ground"	EA	5.00	\$288.86	\$1,444.28
22	M42-11 - Deadend Assembly #4 or #1-0 ACSR	EA	23.00	\$185.87	\$4,275.00
23	M42-11.1 - Deadend Assembly #4 or #1-0 ACSR with b	LF	1.00	\$208.19	\$208.19
24	M5-2 - Pole top pin and insulator	LF	4.00	\$139.31	\$557.25
25	M5-4 - DA Bolt Adapter - side insul pole jumper	EA	1.00	\$132.57	\$132.57
26	O1-0 ACSR - OH Conductor 1-0 ACSR	EA	1983.00	\$1.96	\$3,879.58
27	O1-0 TP - OH Service Conductor 1-0 Triplex	EA	90.00	\$6.07	\$546.33
28	O2 TP - OH Service Conductor Triplex	EA	36.00	\$5.77	\$207.89
29	P45-3 - Pole 45 Ft Class 3 Wood	EA	3.00	\$1,731.17	\$5,193.50
30	P45-4 - Pole 45 Ft Class 4 Wood	EA	2.00	\$1,641.38	\$3,282.75
31	POLE SET - 7.5 CUB - Pole Set - 7.5 cubic ft	EA	1.00	\$21.68	\$21.68
32	VG10 - Tran OH 14.4 120/240 10 1 Bush	EA	1.00	\$2,264.03	\$2,264.03
33	2001287 - Wire ACSR 1/0	EA	-0.50	\$0.44	-\$0.22
34	A1 - 1Ph Tangent Single Support	EA	3.00	\$151.73	\$455.18
35	A2 - 1Ph Small Angle	EA	1.00	\$195.08	\$195.08
36	A5 - 1Ph Deadend	EA	1.00	\$151.73	\$151.73
37	A5-1N - 1Ph Tap off of a 1Ph pole Less Neutral	EA	3.00	\$151.73	\$455.18
38	A5-2A - 1Ph Tap off a Multi-Phase pole existing	EA	1.00	\$195.08	\$195.08
39	A5-3 - 1Ph Tap off an Existing Bolt	EA	1.00	\$173.40	\$173.40
40	A5-3N - 1Ph Tap off an Existing Bolt Less Neutra	EA	1.00	\$151.73	\$151.73
41	A5N - 1Ph Deadend Less Neutral	EA	4.00	\$173.41	\$693.64
42	E1-1 - Grounded Single Down Guy	EA	7.00	\$173.41	\$1,213.84
43	E1-2 - Un-grounded Single Down Guy 12FT	EA	1.00	\$173.40	\$173.40
44	F1-3 - Anchor 3/4"x8' Rod 10k Pound Anchor	EA	8.00	\$108.38	\$867.04
45	G135 - 1Phase Transformer Pre-mounted arrester	EA	4.00	\$86.70	\$346.80
46	G15DV - Tran OH DV 120/240 15 1 Bush	EA	1.00	\$585.26	\$585.26
47	G25DV - Tran OH DV 120/240 25 1 Bush	EA	2.00	\$585.25	\$1,170.49
48	J6 - Sec or N Assemb Swinging Sec clevis	EA	8.00	\$86.71	\$693.64
49	K11 - Svc Assembly Swinging Secondary clevis	EA	3.00	\$65.03	\$195.08
50	K14 - Service Assembly Service Clevis	EA	4.00	\$65.03	\$260.10

**Williamson County RM2243 / Hero Way -PH1A
PEC Relocation Estimate - Part 1 (WO 167476)**

Line Item/Item Description		Unit	Quantity	\$/Unit	Total
51	K18 - LO: Service Assembly Eye Bolt	EA	1.00	\$108.38	\$108.38
52	KDHC - RO:Svc Assemb Wedge Clamp w/ drive hook	EA	2.00	\$21.68	\$43.35
53	M2-1 - Pole Ground Driven Ground Rod	EA	1.00	\$108.38	\$108.38
54	M2-12 - RO:Pole Protection Assembly Plate	EA	1.00	\$108.38	\$108.38
55	M2-2 - Pole Grnd Butt Plate NESC "Made Ground"	EA	6.00	\$108.38	\$650.29
56	M2-9 - Pole ground wire from neutral to pole to	EA	2.00	\$21.68	\$43.35
57	M26-5 - RO:Security Light MV	EA	1.00	\$411.83	\$411.83
58	M42-11 - Deadend Assembly #4 or #1-0 ACSR	EA	1.00	\$86.70	\$86.70
59	M42-11.1 - Deadend Assembly #4 or #1-0 ACSR with b	EA	5.00	\$86.70	\$433.50
60	M42-13 - Deadend Assembly #336	EA	4.00	\$86.70	\$346.80
61	M5-2 - Pole top pin and insulator	LF	1.00	\$65.03	\$65.03
62	M5-23.1.1 - Stirrup Hot Line #4 or #1/0	LF	2.00	\$43.35	\$86.70
63	M8-10 - LO: Meter Loop Underground Service	LF	3.00	\$325.14	\$975.41
64	O1-0 TP - OH Service Conductor 1-0 Triplex	LF	354.00	\$2.82	\$997.52
65	O2 TP - OH Service Conductor Triplex	LF	68.00	\$2.17	\$147.41
66	O336 AAC - OH Conductor 336 Aluminum	EA	108.00	\$2.17	\$234.11
67	O4 ACSR - OH Conductor 4 ACSR	EA	3647.00	\$0.65	\$2,371.56
68	O4 TP - OH Secd Conductor 4 Triplex	EA	209.00	\$2.17	\$453.03
69	P30-4 - Pole 30 Ft Class 4 Wood - removal	EA	2.00	\$346.82	\$693.64
70	P30-5 - Pole 30 Ft Class 5 Wood - removal	EA	2.00	\$346.82	\$693.64
71	P35-4 - Pole 35 Ft Class 4 Wood - removal	EA	1.00	\$368.48	\$368.48
72	P35-5 - Pole 35 Ft Class 5 Wood - removal	EA	1.00	\$368.48	\$368.48
73	P40-4 - Pole 40 Ft Class 4 Wood - removal	EA	2.00	\$411.85	\$823.69
74	P40-5 - Pole 40 Ft Class 5 Wood - removal	EA	2.00	\$411.85	\$823.69
75	P45-3 - Pole 45 Ft Class 3 Wood - removal	EA	1.00	\$476.85	\$476.85
76	Switching Labor	HR	20.00	\$685.00	\$13,700.00
77	Pole Bracing	EA	150.00	\$340.00	\$51,000.00
78				Overhead - Labor	\$22,434.72
				Subtotal - Pedernales Electric Cooperative	\$139,175.55
	R.O.W				
79	Chipper Crew	HR	20.00	\$235.00	\$4,700.00
80	Dump Trailer Loads	EA	10.00	\$250.00	\$2,500.00
				Subtotal - ROW Services	\$7,200.00
	AB Electric Services, LLC (Underground Construction)				
81	Parts & Materials - Conduit and Wire, concrete, misc. parts	EA	1.00	\$3,350.00	\$3,350.00
82	200 Amp 1Phase Meter Loop - AB Electric assembled	EA	1.00	\$1,213.16	\$1,213.16
83	Mini-Excavator (Usage on site)	EA	5.00	\$100.00	\$500.00
84	Labor Tech I	HR	20.00	\$69.00	\$1,380.00
85	Labor Tech II	HR	20.00	\$89.00	\$1,780.00
86	Project Manager	HR	20.00	\$125.00	\$2,500.00
87	Rock Saw Rental (Usage on site)	EA	10.00	\$120.00	\$1,200.00
				Subtotal - AB Electric Services, LLC	\$11,923.16
				Project Total	\$322,171.21
				Phase 1A Eligibility Ratio	90.91%
				Due by County to PEC (100% of Eligible Costs)	\$ 292,885.85

Attachment B

Utility's Schedule of Work and Estimated Date of Completion

PEC Part 1 (WO# 167476) Relocation Schedule

Estimated Start Date: 9/15/2025

Estimated Completion Date: 10/17/2025

Attachment C

Eligibility Ratio

- On State and local projects, Texas Transportation Code section 203.092 provides that utility reimbursement for facility relocation is dependent upon whether the utility possesses a valid property interest. See Attachment “H” for proof of property interest, which is established at 100% eligible.

- Eligibility Ratio Calculation Exhibit attached

Eligibility Review - Poles that Conflict with RM 2243 / Hero Way Phase 1 Construction

Location Number	Station	Eligible for Reimbursement			Not Eligible for Reimbursement (in ROW)
		Facility on Private Property (Easement On File)	Facility in Public Utility Easement	Facility on Private Property (No Easement)	
202	514+65	✓			
207	518+58	✓			
318	541+41	✓			
319	541+48	✓			
320	543+36	✓			
321	545+30	✓			
322	547+27	✓			
326	547+14	✓			
327	549+44	✓			
328	551+10	✓			
329	551+48	✓			
332	552+66	✓			
333	552+73	✓			
334	554+31	✓			
335	555+86	✓			
336	556+75	✓			
340	558+56	✓			
341	558+24	✓			
342	559+82	✓			
343	560+34	✓			
422	561+23	✓			
423	561+53	✓			
424	563+49	✓			
425	566+19	✓			
426	568+45				✓
427	568+51	✓			
429	570+94				✓
430	573+40				✓
431	575+91	✓			
432	578+37	✓			
433	580+83	✓			
419	583+26	✓	✓		
434	583+32	✓			
102	586+83	✓			
103	587+35	✓			
105	586+77	✓	✓		

Eligibility Review - Poles that Conflict with RM 2243 / Hero Way Phase 1 Construction

Location Number	Station	Eligible for Reimbursement			Not Eligible for Reimbursement (in ROW)
		Facility on Private Property (Easement On File)	Facility in Public Utility Easement	Facility on Private Property (No Easement)	
108	589+80				✓
110	603+68	✓			
115	613+38	✓			
116	613+33	✓			
118	618+00	✓			
119	619+92	✓			
120	619+21	✓			
124	620+88	✓			
Totals		40	0	0	4

Eligible = 40
 Non-Eligible = 4
 GRAND TOTAL = 44
ELIGIBILITY RATIO = 90.91%

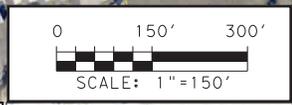
PEC Eligibility Legend

-  EXISTING PEC POLE IN CONFLICT AND IN EASEMENT (ELIGIBLE POLE)
-  EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
-  EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
-  PARCEL NUMBER



ELIGIBLE POLE COUNT THIS PAGE:
 Eligible = 2
 Not Eligible = 0

Eligibility Ratio Calculation (TOTAL COUNT):
 Eligible = 40, Not Eligible = 4
 ER% = 90.91%



LEGEND

-  PROPOSED ROW
-  EXISTING ROW
-  PROPERTY LINE
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED PEC EASEMENT
-  EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

LVL B	LVL C/D	ELECTRIC OVERHEAD (OH):
		PEC ELEC.
		PEC ELEC/PEC FIBER
		PEC ELEC/AT&T
		PEC ELEC/AT&T/ALFICE
		ELECTRIC UNDERGROUND (UG):
		PEC ELEC.

CobbFendley
 Texas Registration No. 274
 9600 N. Mopac Expressway, Suite 800
 Austin, Texas 78759
 512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

**RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT**

DATE: 7/22/2025

SHEET: 1 OF 7

2/20/2025
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PEC Eligibility Legend

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- POLE NUMBER: EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
- POLE NUMBER: EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
- PARCEL NUMBER



ELIGIBLE POLE COUNT THIS PAGE:
 Eligible = 0
 Not Eligible = 0

LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

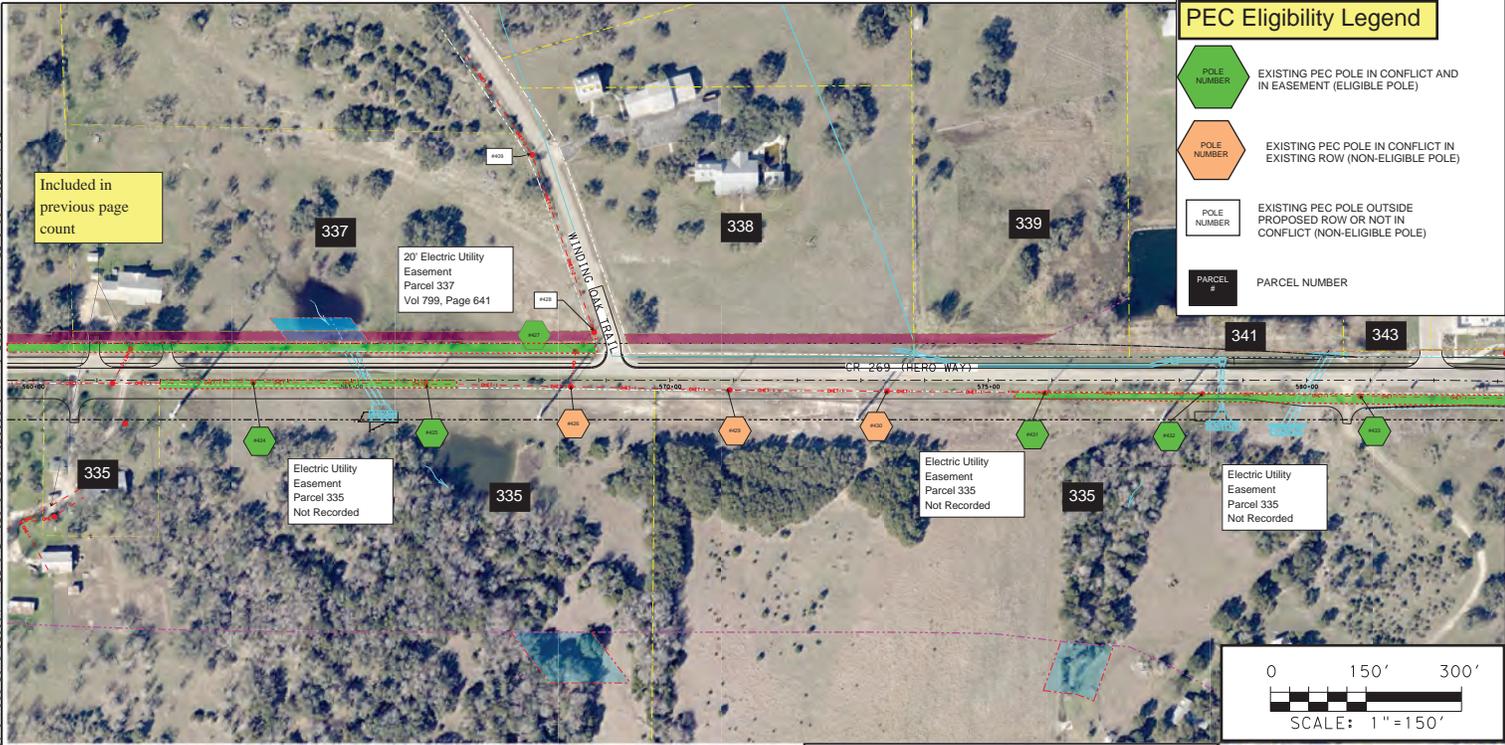
	LVL B	ELECTRIC OVERHEAD (OH)
	LVL C/D	PEC ELEC
		PEC ELEC/PEC FIBER
		PEC ELEC/AT&T
		PEC ELEC/AT&T/FIBER
		ELECTRIC UNDERGROUND (UG)
		PEC ELEC

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RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT

DATE: 7/22/2025 SHEET: 2 OF 7

3/20/2025
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PEC Eligibility Legend

- POLE NUMBER: EXISTING PEC POLE IN CONFLICT AND IN EASEMENT (ELIGIBLE POLE)
- POLE NUMBER: EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
- POLE NUMBER: EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
- PARCEL #: PARCEL NUMBER

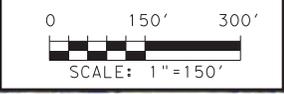
ELIGIBLE POLE COUNT THIS PAGE:
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 Not Eligible = 3

LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

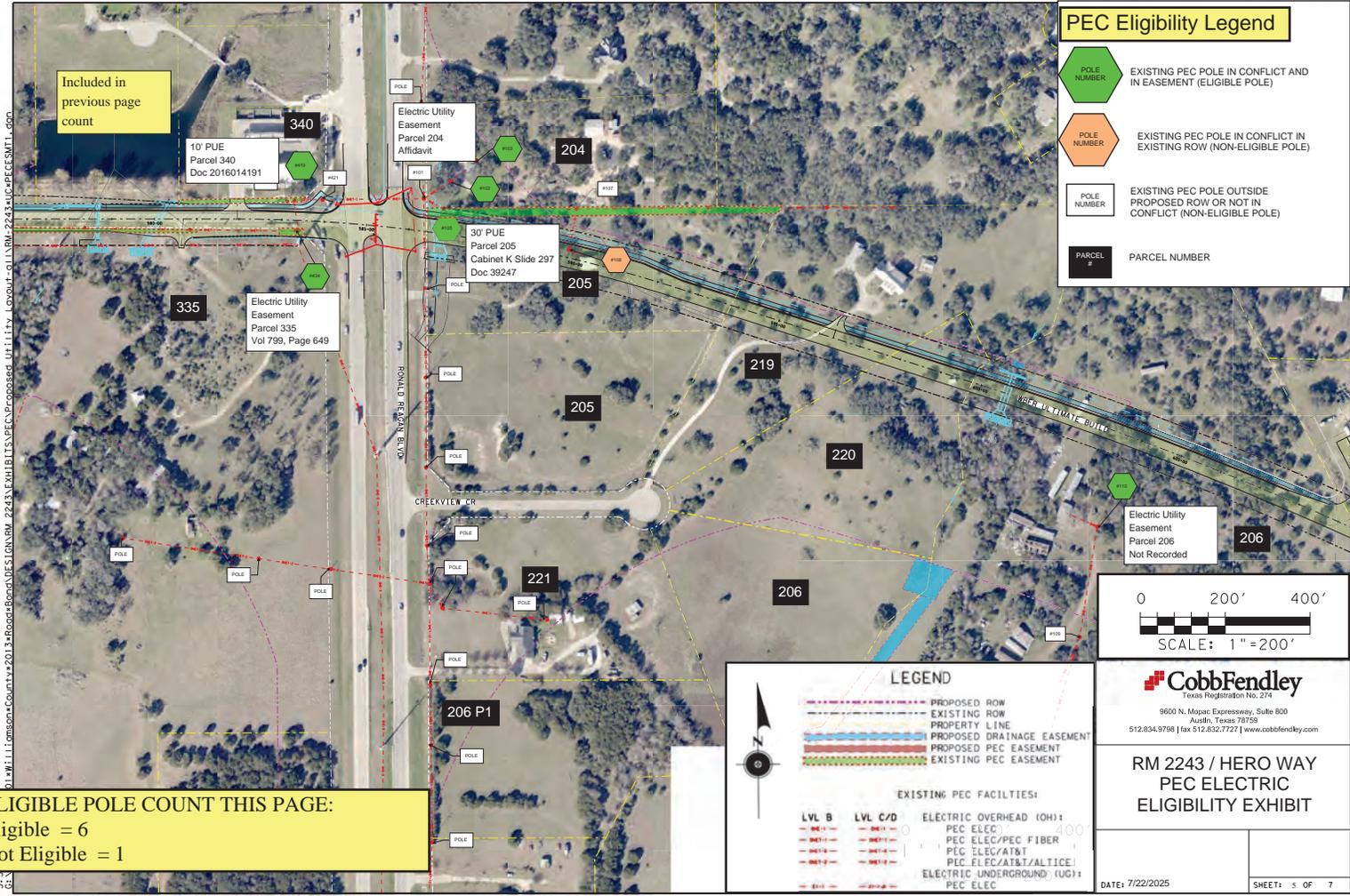
 LVL B	 LVL C/D	 ELECTRIC OVERHEAD (OH)	 PEC ELEC	 PEC ELEC/PEC FIBER	 PEC ELEC/AT&T	 PEC ELEC/AT&T/ALTICE	 ELECTRIC UNDERGROUND (UG)	 PEC ELEC
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**RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT**

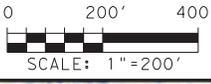
DATE: 7/22/2025
 SHEET: 4 OF 7



Included in previous page count

PEC Eligibility Legend

-  POLE NUMBER: EXISTING PEC POLE IN CONFLICT AND IN EASEMENT (ELIGIBLE POLE)
-  POLE NUMBER: EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
-  POLE NUMBER: EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
-  PARCEL NUMBER: PARCEL NUMBER



LEGEND

-  PROPOSED ROW
-  EXISTING ROW
-  PROPERTY LINE
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED PEC EASEMENT
-  EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

LVL B	LVL C/D	ELECTRIC OVERHEAD (OH):
— 001-1 —	— 001-1 —	PEC ELEC
— 001-2 —	— 001-2 —	PEC ELEC/PEC FIBER
— 001-3 —	— 001-3 —	PEC ELEC/AT&T
— 001-4 —	— 001-4 —	PEC ELEC/AT&T/ALTICE
— 001-5 —	— 001-5 —	ELECTRIC UNDERGROUND (UG):
— 001-6 —	— 001-6 —	PEC ELEC

CobbFendley
 Texas Registration No. 274
 9600 N. Mopac Expressway, Suite 800
 Austin, Texas 78759
 512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

**RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT**

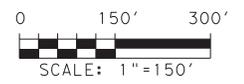
ELIGIBLE POLE COUNT THIS PAGE:
 Eligible = 6
 Not Eligible = 1

3/2/2025 10:11 AM C:\Users\jason\OneDrive\Documents\2025\Projects\RM 2243\3. EXHIBITS\PEC\Proposed_Utility_Locate\011\RM-2243\1.PECESMT1.dwg

3/20/2025
 G:\05\2024\0308801\WILLIAMS\RM 2243\EXHIBITS\PEC\Proposed_Utility_Layout\011\RM-2243\PECESMT1.dwg

PEC Eligibility Legend

- 
 EXISTING PEC POLE IN CONFLICT AND IN EASEMENT (ELIGIBLE POLE)
- 
 EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
- 
 EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
- 
 PARCEL NUMBER



ELIGIBLE POLE COUNT THIS PAGE:
 Eligible = 6
 Not Eligible = 0

LEGEND

	PROPOSED ROW
	EXISTING ROW
	PROPERTY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PEC EASEMENT
	EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

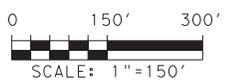
		ELECTRIC OVERHEAD (OH): PEC ELEC PEC ELEC/PEC FIBER PEC ELEC/AT&T PEC ELEC/AT&T/ALTICE ELECTRIC UNDERGROUND (UG): PEC ELEC


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RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT

PEC Eligibility Legend

-  EXISTING PEC POLE IN CONFLICT AND IN EASEMENT (ELIGIBLE POLE)
-  EXISTING PEC POLE IN CONFLICT IN EXISTING ROW (NON-ELIGIBLE POLE)
-  EXISTING PEC POLE OUTSIDE PROPOSED ROW OR NOT IN CONFLICT (NON-ELIGIBLE POLE)
-  PARCEL NUMBER



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 Texas Registration No. 274
 9600 N. Mopac Expressway, Suite 800
 Austin, Texas 78759
 512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

**RM 2243 / HERO WAY
 PEC ELECTRIC
 ELIGIBILITY EXHIBIT**

DATE: 7/22/2025 SHEET: 7 OF 7

LEGEND

	PROPOSED ROW
	EXISTING ROW
	PROPERTY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PEC EASEMENT
	EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

LVL B	LVL C/D	ELECTRIC OVERHEAD (OH):
		PEC ELEC.
		PEC ELEC/PEC FIBER
		PEC ELEC/AT&T/ICE
		ELEC/PEC ELEC/AT&T/ALTICE
		ELECTRIC UNDERGROUND (UG):
		PEC ELEC.

ELIGIBLE POLE COUNT THIS PAGE:
 Eligible = 0
 Not Eligible = 0

2/21/2025
 G:\NCE\2024\RM 2243\EXHIBITS\PEC\Proposed_Utility_Layout

Attachment D

Betterment Calculation and Estimates

Betterment does not exist in this agreement.

Note: Forced betterment does exist to comply with published current design practice followed by the utility in its own work (support documentation is attached).

Betterment Calculation attached.

Forced Betterment Statement:

The standard primary pole size for PEC Liberty Hill is a P45-3. See next page for support documentation.

Attachment E
Proof of Property Interest

FM 269 INVESTORS LLC
PARCEL 306
LTSI TRACT 5B
Loc. #202

ELECTRIC UTILITY EASEMENT ENTERED SEP 30 1997

TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Williamson

THAT Michael S. Heyl and _____ of _____

Travis County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Being 10 Acres of land out of and being part of Talbot Chambers Survey number A-125, situated in Williamson County, Texas, said 10 Acres being more particular described as being a portion of that certain tract of land found in Volume 2147 Page 836, of the Williamson County, Texas Deed Records and adopted herein for all descriptive purposes. This particular tract of land located approximately _____ miles from the town of Leander, Texas.

Easement of right-of-way herein granted shall consist of a strip of land 20 feet in width for electric lines and in addition a 10 feet width and as needed length for guy wires as needed for construction on grantors properties.

Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative it's successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Michael S. Heyl hand(s) this 18 day of August 1997

[Signature]

57-19-40-26-02

CP979-195-A

Heyl
M. S. Heyl

THE STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Michael S. Heyl, President, of the
(Name) (Title)

Michael S. Heyl Construction Inc., known to me to be the person
(Organization)

whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the Michael S. Heyl Construction Inc.,
(Organization)

as President, thereof, and for the purposes
(Title)

and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of August, 1997.



Patricia J. Fairfield
Notary Public in and for

Travis, County, Texas

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 _____, _____

Notary Public in and for

_____, County, Texas

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 _____, _____

Notary Public in and for

_____, County, Texas

1351-6711-00

VELCHOFF
PARCEL 312
LTSI TRACT 6B
Loc. #205, 207

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF

THAT

James Velchoff
Velchoff

and

of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00)

to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Being 10.00 Acres of land out of and being part of TALBOT CHAMBERS Survey number ABSTRACT 46125, situated in WILLIAMSON County, Texas, said 10.00 Acres being more particular described as being a portion of that certain tract of land found in Volume 2147 Page 836, of the WILLIAMSON County, Texas Deed Records and adopted herein for all descriptive purposes. This particular tract of land located approximately _____ miles from the town of LEANDER, Texas.

Easement of right-of-way herein granted shall consist of a strip of land 20 feet in width for electric lines and in addition a 10 feet width and as needed length for guy wires as needed for construction on grantors properties.

ENTERED APR 30 1997

Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, it's successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand(s) this 3rd day of MARCH 19 97

James Velchoff
Velchoff

57-19-40-04-00

C 9973-272-19

VELCHOFF, JAMES + D.

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____

(Name)

(Title)

, of the

(Organization)

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the _____

(Organization)

as _____, thereof, and for the purposes and consideration therein expressed.

(Title)

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

Notary Public in and for

_____, County, Texas

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 3rd day of MARCH, 97

Stacy Warden
Notary Public in and for

WILLIAMSON, County, Texas

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 3rd day of MARCH, 97

Stacy Warden
Notary Public in and for

WILLIAMSON, County, Texas

THE STATE OF TEXAS
County of Williamson

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office
on the 4th day of Dec. A. D. 19 75 at 11:30 o'clock A.M. and duly recorded this
the 4th day of Dec. A. D. 19 75 at 11:35 o'clock A.M. in the

Deed

Records of said County, in Vol. 623 pp. 79

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas,
the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

214

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Y
Y
Y

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, A. A. Hammer and wife, Billie Jean Hammer, of Williamson
County, Texas, for and in consideration of the sum of TEN (\$10.00) DOLLARS
and other good and valuable consideration to us paid, and secured to be paid,
by J. L. Carter and wife, Stella S. Carter, as follows:

(1) The sum of \$10.00 and other good and valuable consideration in
cash to us paid by the said J. L. Carter and wife, Stella S. Carter, the
receipt of which is hereby acknowledged and confessed and for the payment
of which no lien, express or implied, is retained herein nor is to exist;

(2) And for the remaining ONE HUNDRED, TWENTY-ONE THOUSAND AND
NO/100--- (\$121,000.00) DOLLARS of said consideration, the said J. L. Carter
and wife, Stella S. Carter, have made, executed and delivered to us their
one certain Real Estate Lien Note, of even date herewith, payable to said
A. A. Hammer and Billie Jean Hammer, or order, at Leander, Williamson County,
Texas, or at such other place as may be designated by the holders of said
note in writing, in the principal sum of \$121,000.00, bearing interest
thereon from date at the rate of eight (8%) percent per annum, the principal
and interest of said note being due and payable in 300 equal monthly in-
stallments of \$934.00 each, on the amortization plan, the first of said
monthly installments to be due and payable on January 1, 1976, and one
each of the remaining installments being due and payable on the 1st day
of each and every succeeding calendar month thereafter until the whole
principal sum and all interest due thereon have been fully paid, and out
of each installment the interest then accrued shall first be paid and the
remainder credited to principal, and which said note contains the usual
acceleration of maturity and 10% attorney's fee clauses, provides that all
past due principal and interest shall bear interest at the rate of 10%
per annum, and recites that it is secured by a Vendor's Lien retained in
this Deed, as well as by a Deed of Trust of even date herewith, on the land
hereinbelow described; said note further provides that it shall not be pre-
paid in whole or in part during the first ten years from the date thereof
under any circumstances, but that the makers of said note, their heirs or

assigns, shall have the privilege of prepaying all or any part of the balance due on said note after ten years from the date thereof without any penalty whatsoever;

Have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said J. L. Carter and wife, Stella S. Carter, of Travis County, Texas, all that certain tract or parcel of land lying and being situated in Williamson County, Texas, described as follows:

BEING 110 acres, more or less, out of the Talbot Chambers Survey, Abstract No. 125, in Williamson County, Texas, and being more particularly described as follows:

BEGINNING on the N. line of the E. D. Harmon League, at the Northeast corner of the W. J. House tract, a stone;

THENCE N. 19° W. 1250 vrs. to a stake in the North line of said Chambers Survey;

THENCE S. 71° W. with said line 500 vrs., a stake;

THENCE S. 19° E. 1250 vrs. to the said Harmon League line;

THENCE N. 71° E. with said league line 500 vrs. to the place of beginning, containing 110 acres, more or less, and being the same property conveyed by J. T. Boatright, Sr., et ux, to A. A. Hammer, et ux, by Deed dated June 6, 1959, recorded in Vol. 431, Page 43, Deed Records of Williamson County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J. L. Carter and wife, Stella S. Carter, their heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said J. L. Carter and wife, Stella S. Carter, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

BUT it is expressly agreed and stipulated that the VENDOR'S LIEN, as well as the SUPERIOR TITLE in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The conveyance of the above property is made SUBJECT TO an easement over and across said land in favor of Southwestern Bell Telephone Company and

an easement thereon in favor of Pedernales Electric Coop, and to all other easements of record in Williamson County, Texas, affecting said property as well as to all visible and apparent easements on, over and across said property.

The Grantees herein, their heirs or assigns, at their own expense, shall be entitled to receive three and only three partial releases from the Grantors, their heirs, executors, administrators or assigns, of the liens securing the payment of the aforesaid note, such partial releases shall cover the tracts below specified and shall be at the times set forth as follows:

(1) On January 1, 1978, Grantees, their heirs or assigns, shall be entitled to the first of said partial releases, and it shall cover 10 acres of land fronting on the County Road which runs along the South boundary line of the above-described property, the East line of said 10 acres shall be parallel to and 50 feet West of the East line of the above-described property, and the portion of the 10 acre tract which lies along said County Road shall not cover more than 1/3rd of the total road frontage of the above-described property after deducting 50 feet for a road on the East side thereof and at least 50 feet for a road on the West side of said above-described property;

(2) On July 1, 1979, Grantees, their heirs or assigns, shall be entitled to the second of said partial releases, and it shall cover the 10 acres which lie immediately West of and adjacent to the first 10 acre tract mentioned above; said second 10 acre tract shall be of the same dimensions as the first 10 acre tract; and

(3) On January 1, 1981, Grantees, their heirs or assigns, shall be entitled to the third of said partial releases, and it shall cover the 10 acres which lie immediately West of and adjacent to the second 10 acre tract mentioned above; and it shall be of the same dimensions as each of the other two 10 acre tracts.

Grantees, their heirs or assigns, shall not be required to make any additional payments on said note to be entitled to such partial releases at the times

specified; provided, however, that Grantees, their heirs or assigns, must be current in their payments on said note at the times specified in order to be entitled to receive such partial releases. It is understood and agreed that no partial releases shall be granted at any other times nor cover any other tracts except those hereinabove specifically set forth. All of the expenses required for such partial releases, including, but not limited to, the cost of surveying, attorney's fees and recording fees, shall be paid for by Grantees, their heirs or assigns. Grantees, their heirs or assigns, shall be entitled to receive a complete release from the Grantors, their heirs, executors, administrators or assigns, of the liens securing the payment of the aforesaid note during the first ten years after the date of said note in accordance with the provisions of a substitution of collateral agreement of even date herewith between said Grantors, and said Grantees.

Grantors do hereby impress upon and charge the above-described property with the following restrictive covenants:

- (1) No mobile home, trailer house nor any "moved in" house shall be placed, erected or be permitted to remain on the above-described property or any part thereof, at any time, whether temporarily or permanently. A "moved in" house is defined as a structure which was erected elsewhere and then moved onto the above-described property.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring all or any part of the above-described property whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to said property or any part thereof shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. If the Grantees herein, their heirs or assigns, or any other persons, shall violate or attempt to violate such restrictions and covenants as herein contained, it shall be lawful for the Grantors herein, their heirs, executors, administrators or assigns, or any other person or persons owning any portion of the above-described property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions and covenants to

prevent him or them from so doing or to recover damages or other relief for such violation, or both. The failure at any time to enforce these restrictions and covenants by any person having a right to enforce the same, whether such violations are of knowledge or not, shall not constitute a waiver or estoppel of his right to do so at any time such violations shall continue to exist.

WITNESS OUR HANDS, this 2nd day of December, 1975.

A. A. Hammer
A. A. HAMMER
Billie Jean Hammer
BILLIE JEAN HAMMER

THE STATE OF TEXAS I
 I
COUNTY OF WILLIAMSON I

BEFORE ME, the undersigned authority, on this day personally appeared A. A. Hammer and wife, Billie Jean Hammer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of December, 1975.



William S. Felt
NOTARY PUBLIC IN AND FOR
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS }
County of Williamson } I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 4th day of Dec. A. D. 1975, at 11:30 o'clock A. M., and duly recorded this the 4th day of Dec. A. D. 1975, at 11:40 o'clock A. M. in the Deed Records of said County, in Vol. 623 pp. 86

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

57-20-22-91

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Harold L. Chapman

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

_____;

on the south by land owned by:

_____;

on the east by land owned by:

_____;

and on the west by land owned by:

_____;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of

_____, 19____.

Sign
Harold L. Chapman L.S.

Sealed and delivered
in the presence of:

(witness) _____ L.S.

57-20-22-91
Chapman, Harold L.

THE STATE OF TEXAS,

County of _____

CB804-431-H
K5804-431-H
57-20-22-91

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

known to me to be the person whose name is/are 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 _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

57-210-01212-091-01010



PEDERNALES
electric cooperative, inc.
TEXAS 76 BLANCO

WORK ORDER NUMBER: 08109-931-A SHEET 1 of 2

JNTY Williamson
V / TOWN _____
DIVISION _____
AL AREA 2 miles E of Leander

DESCRIPTION Set 4 poles, 230' primary, VG35X-25, 40' KTR. No and a 3wlntr

Revised Sheet

MEMBERS SERVED	DATE APPL	RATE CLASS	EST LOAD
<u>H. L. Chapman</u>			
<u>P.O. Box 248</u>			
<u>Round Rock, Texas 78664</u>			

JOB TOTAL			
QUAN	UNITS	QUAN	UNITS
2	P30.5		
1	P35.5		
1	P40.5		
1	VA1		
1	VA5		
1	VA5-1		
1	M2-2		
1	VM2.11		
1	VM2.12		
1	M5.23		
2	M40.12		
1	K116		
1	K180		
2	VE1.2		
1	E2-2		
2	FL-2		
1	V6-35X		
1	GB5		
1	3wlntr		
1	SOCKET		
22#	OKTR. No		
35#	OKTR. R		

- MEMBERSHIP EXTENSION _____
- UNDERGROUND _____
- INCREASE CAPACITY _____
- REPLACEMENT _____
- GENERAL FUNDS _____
- BILLING _____
- APPROVED ON R.E.A. LOAN: _____

CONDUCTOR	CONSTRUCTION		REMOVAL	
	TYPE	M FEET	TYPE	M FEET
3 Ø	PRIMARY NEUTRAL			
2 Ø	PRIMARY NEUTRAL			
1 M	PRIMARY NEUTRAL	<u>230'</u>		
SECONDARY				
UNDERBUILD				
SECONDARY				
SERVICE				
KTR. No 40'				
UNDERBUILD				
TOTAL				
270'				

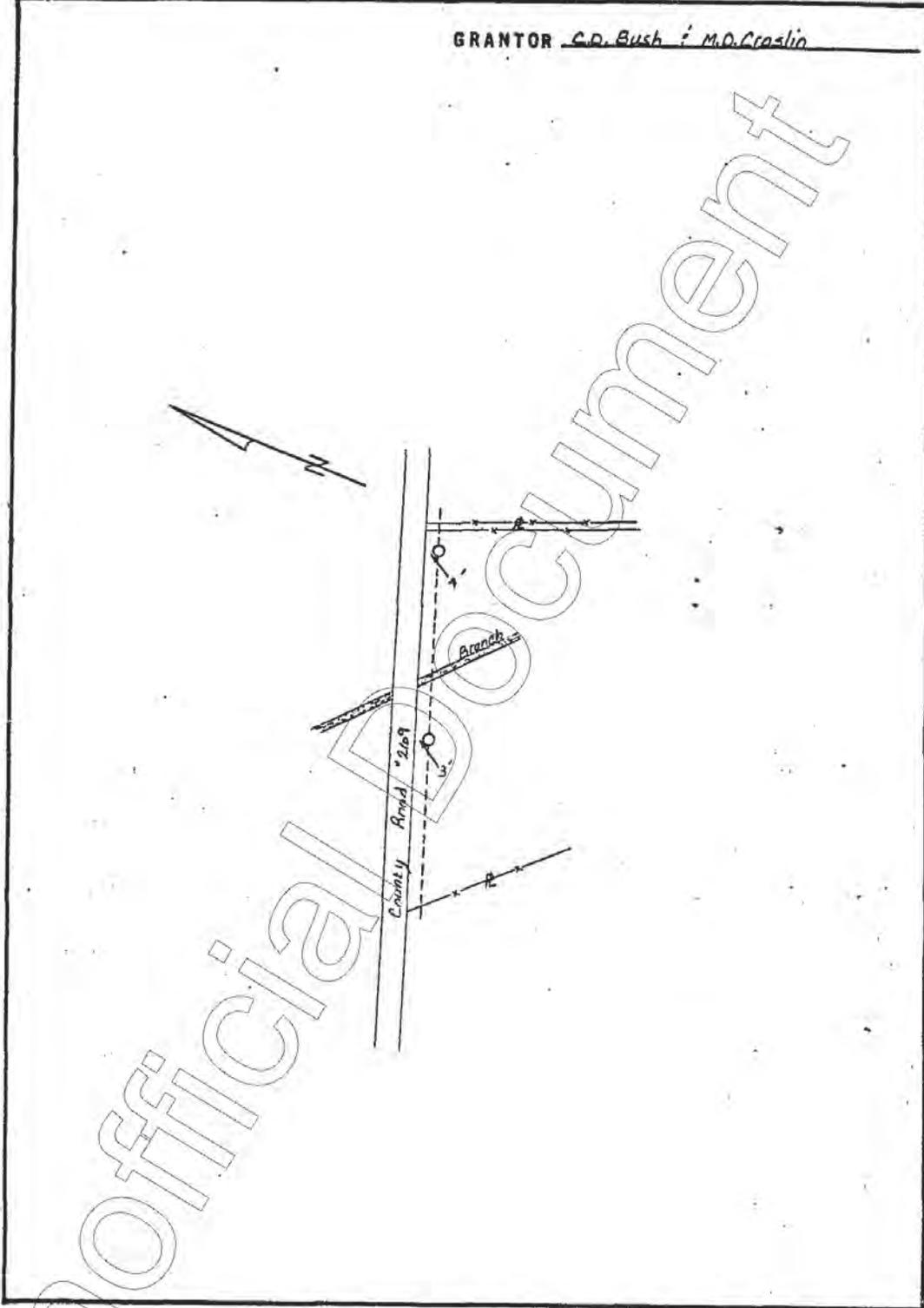
EXTENSION POLICY		ESTIMATED COST	
DATE LETTER SENT	AMOUNT DUE \$	DEVELOPER MATERIAL \$	OVERHEAD MATERIAL \$
DATE PAYMENT RECD	AMOUNT RECD \$	OR LABOR \$	UNDERGROUND TOTAL \$

REMARKS Job is being reused because customer changed mind about location of power line.

TOTAL CHANGE TO SYSTEM 230' M FEET
EASEMENTS Harold L. Chapman

CKD <u>Terry Brock</u> 9-25-80	EASEMENT <u>Sandra G Taylor</u> 9-26-80	RECEIVED _____	COMPLETED <u>10-29-80</u>
DATE	DATE	DATE	DATE
CKD <u>Sandra G Taylor</u> 9-26-80	DISTRICT <u>Sandra G Taylor</u> 9-26-80	ENGINEER _____	CKD AS BUILT <u>NOV 13 1980</u>
DATE	DATE	DATE	DATE
IMATED _____	RELEASED <u>Sandra G Taylor</u> 9-26-80	PLOTTED _____	ACTUAL COST \$ _____
DATE	DATE	DATE	DATE

GRANTOR C.D. Bush & M.D. Craslin



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 200' DATE 11/22/76 GRANTOR C.D. Bush & M.D. Craslin

THE STATE OF TEXAS,

County of Travis

BEFORE ME, Margaret J. Myers, a Notary Public in and for Travis County, Texas, on this day personally appeared William L. Black known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw Carolyne

Bushard Russell A. Paschke, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December, 1976



Margaret J. Myers

Notary Public Travis County, Texas

THE STATE OF TEXAS

County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June, A.D. 1980, at 8:00 o'clock A. M., and duly recorded this

the 23rd day of June, A.D. 1980, at 11:50 o'clock A. M., in the

Deed Records of said County, in Vol. 799 pp. 628

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Jeanita Longate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

HEROWAY CROSSING
LLC
PARCEL 326
LTSI TRACT 15, 16
Loc. #319, #320, #321

57-20-22-91

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Harold G. Chapman

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

_____;

on the south by land owned by:

_____;

on the east by land owned by:

_____;

and on the west by land owned by:

_____;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of

_____, 19____.

Sign
Harold G. Chapman L.S.

Sealed and delivered
in the presence of:

(Witness) _____ L.S.

57-20-22-91

Chapman, Harold G.

THE STATE OF TEXAS,

CB804-431-H
K5804-431-H
57-20-22-91

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

known to me to be the person whose name is/are 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 _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

VOL 806 PAGE 486

Form 21 P
REV. 1/68

8079

CB808-383-A
RB808-383-A

57-20-31-9

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

Mrs. V. W. Brossett

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 1 1/2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

County Road;

on the south by land owned by:

Schultz & Williamson;

on the east by land owned by:

A.W. Hoyt Property;

and on the west by land owned by:

Schultz;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

CB808-383-A
RB808-383-A
57-20-31-9

THE STATE OF TEXAS,

County of Burnet

BEFORE ME, Sandra G. Taylor

a Notary Public in and for

Burnet

County, Texas, on this day personally appeared

Mrs. V. W. Brissett

knows to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

31

day of

July

A. D. 1980

Sandra G. Taylor

Notary Public

Burnet

County, Texas.

THE STATE OF TEXAS
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby cer-

tify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 22nd day of Aug. A.D. 19 80 at 8:00 o'clock A M., and duly recorded this

the 22nd day of Aug. A.D. 19 80 at 11:20 o'clock A M., in the

Deed

Records of said County, in Vol. 806 pp. 486

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

4452

THAT Harry Bartz

JNK PROPERTIES 1, LTD
PARCEL 330
LTSI TRACT 17
Loc.'s #322, #326, #327,
#328, #332

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile east from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: Charles Williamson; on the east by land owned by: Larry Pressler; and on the west by land owned by: C. D. Bush and M. D. Croslin.

57-20-22

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 28 day of April 19 78

Harry J. Bartz
Joyce M. Bartz

Barry, Joyce

County of TRAVIS

BEFORE ME, GERALD D. BARNES, a Notary Public in and for

TRAVIS County, Texas, on this day personally appeared HARRY J. BARTZ

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 20th day of APRIL A. D. 1978

Gerald D. Barnes
Notary Public TRAVIS County, Texas.

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS, }
County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas

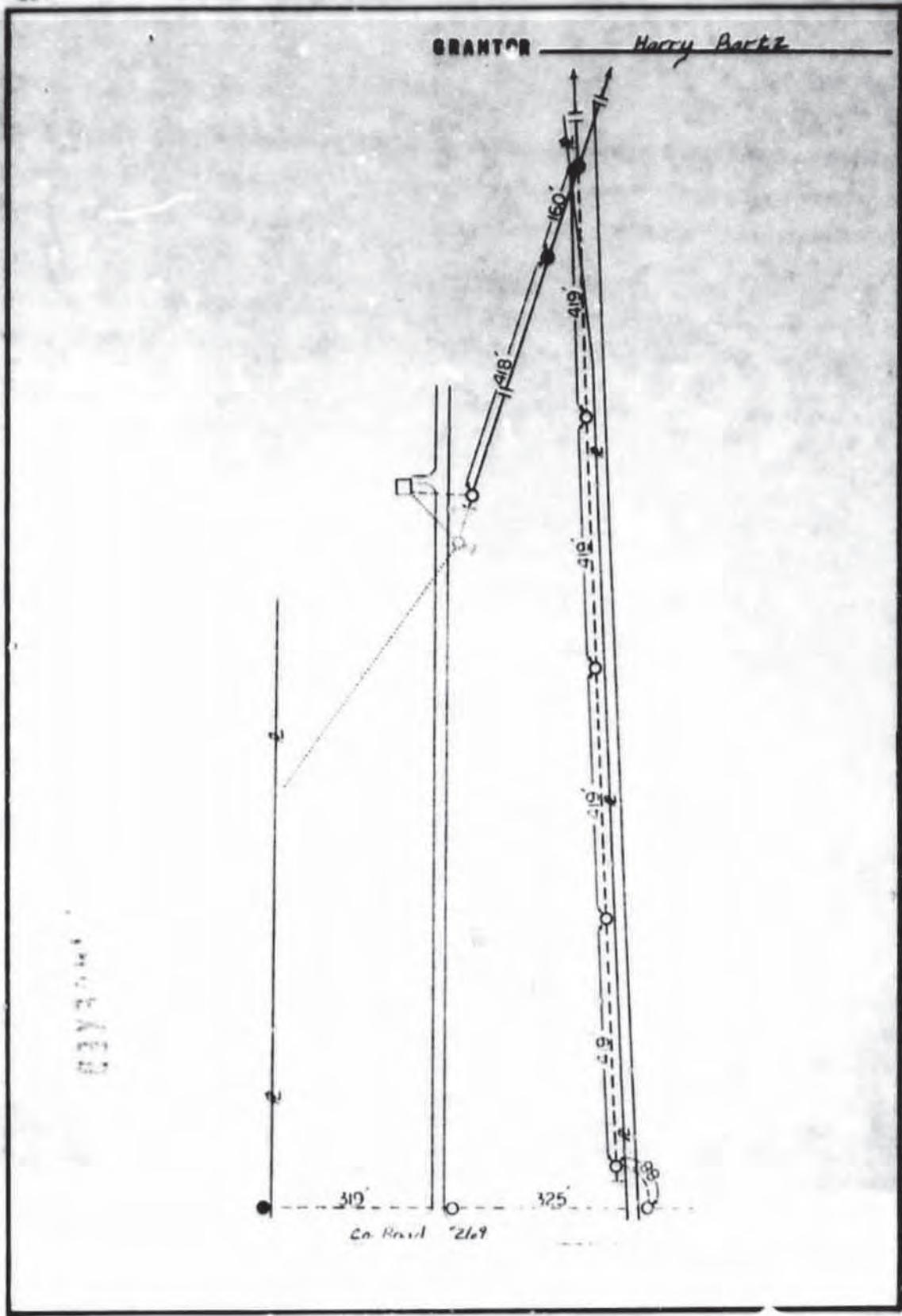
THE STATE OF TEXAS, }
County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 100' DATE 10-10-38 GRANTOR Harry Bartz

THE STATE OF TEXAS
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby cer-

tify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on
the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this
the 23rd day of June A.D. 19 80, at 11:55 o'clock A M., in the

Deed Records of said County, in Vol. 799 pp. 630

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date
last above written.

By Juanita Loungat Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

709 PAGE 6:34

8

4452 INDEXED

FILED FOR RECORD

at 8:00 o'clock A M.

JUN 23 1980

JAMES N. BOYDSTON

County Court, Williamson County, Tex.

Deputy

D#7-00

m: Bobmule Chat

63
11:55
799
630

The Park at
Cypress Creek
PARCEL 333
LTSI Tract 18
Loc. # 333

N57-2022-83
Complete 3-6-78 2-48875

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet }

Larry D. Presler

That the undersigned

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the FEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson State of Texas, and more particularly described as follows:

A tract of land located approximately 1 1/2 miles east from the town of Leander (Show direction above), and bound

on the north by land owned by: County Rd;

on the south by land owned by: Williamson;

on the east by land owned by: Keith Lee;

and on the west by land owned by: Bartz;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 6 day of February, 1978.

Sealed and delivered in the presence of:
Sandra G. Taylor
(Witness)

Larry D. Presler L.S.

L.S.

N57-20-22-83

Presler, Korbay & Co.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, 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 _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of Burnet

BEFORE ME, E. B. Goodwin, a Notary Public in and for Burnet County, Texas, on this day personally appeared Samuel D. Taylor, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

Samuel D. Taylor, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of February 1913

E. B. Goodwin
Notary Public Burnet County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19_____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

The Park at Cypress Creek
PARCEL 333
LTSI TRACT 18
Loc.'s #334, #335, #336

0
0
0
COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS:

4453

THAT Larry Pressler and
_____ of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile East from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: J. R. Keithley; and on the west by land owned by: Harry Bartz

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 22 day of December 19____

Larry D. Pressler
Larry D. Pressler

GRANTOR Larry Pressler



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 200' DATE 11/29/76 GRANTOR Larry Pressler

THE STATE OF TEXAS,

County of Travis

VOL 799 PAGE 637

BEFORE ME, Margaret T. Kypar, a Notary Public in and for Travis County, Texas, on this day personally appeared William S. Clark, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

Larry A. Williams, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of December, 1976

Margaret T. Kypar
Notary Public Travis County, Texas

~~THE STATE OF TEXAS~~

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this

the 23rd day of June A.D. 19 80, at 1:00 o'clock P M., in the

Deed Records of said County, in Vol. 799 pp 635

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Juanita Troughton Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

JNK Properties 1, LTD
PARCEL 335
LTSI TRACT 19
Loc.'s #340, #422

RIGHT-OF-WAY EASEMENT

VOL 799 PAGE 638 5

TEXAS 0
0
COUNTY OF Williamson 0

KNOW ALL MEN BY THESE PRESENTS:

4454

THAT J. R. Keithley and
_____ of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile east from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: Phil K. Keith; and on the west by land owned by: Larry Pressler.

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

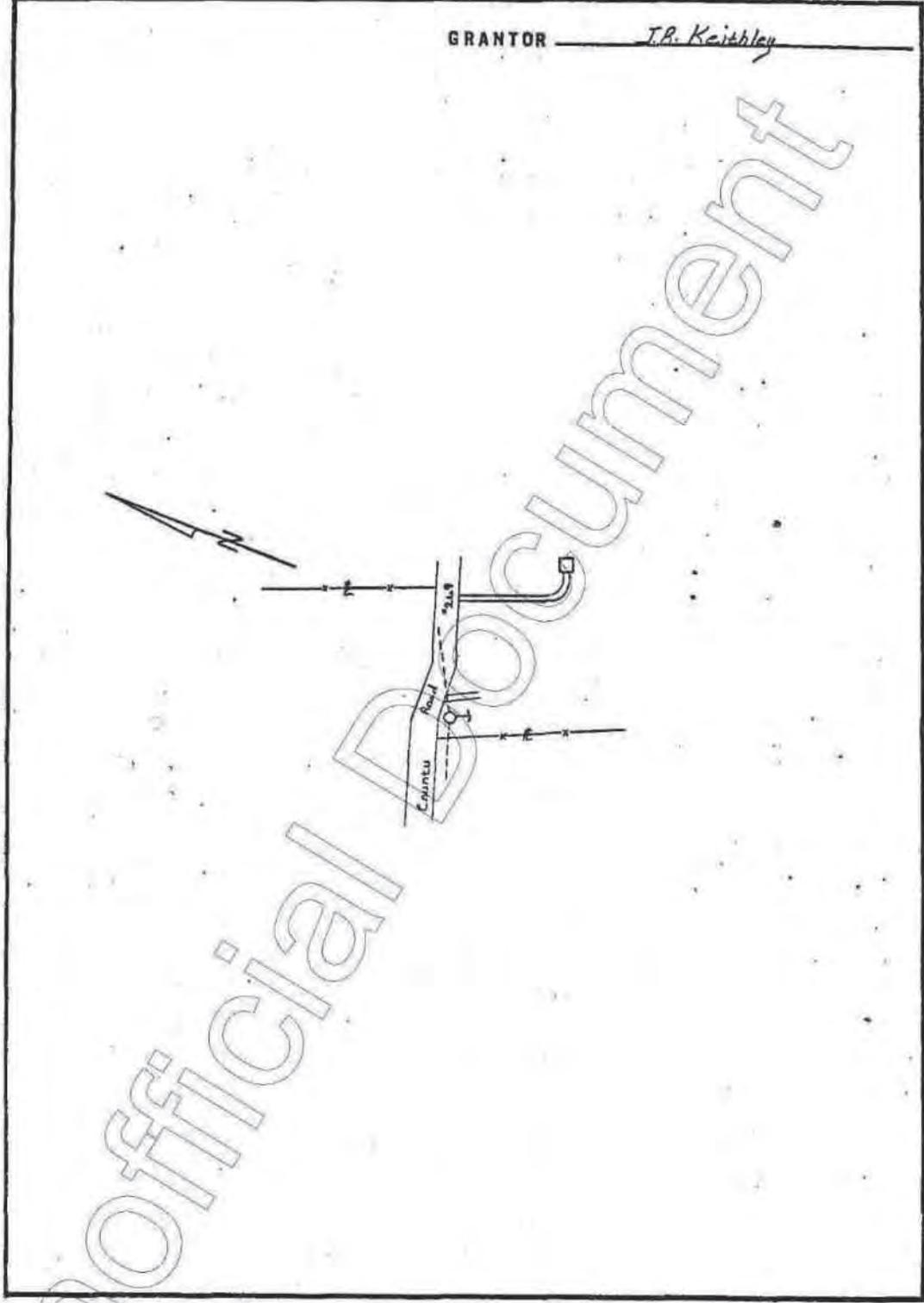
And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 23rd day of December 19 _____

[Signature]

Jerry Keithley

GRANTOR J.R. Keithley



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1"=200' DATE 11/29/76 GRANTOR J.R. Keithley

THE STATE OF TEXAS,

County of Travis

BEFORE ME Margaret T. Lyall, a Notary Public in and for Travis County, Texas, on this day personally appeared William L. Clark, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

Jerry Keithley, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December 1976

Margaret T. Lyall

Notary Public Travis County, Texas

~~THE STATE OF TEXAS~~

THE STATE OF TEXAS

County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this

the 23rd day of June A.D. 19 80, at 1:05 o'clock P M., in the

Deed Records of said County, in Vol 799 pp 638

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Janita Longate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

Form 21 P
REV. 1/68

JNK Properties 1, LTD
PARCEL 335
LTSI TRACT 19
Loc.'s #341, #342 & #343

CB859-734-S
RB859-734-S
57-20-22-82-84

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet

That the undersigned

Jim Keithley

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles NE
(Show direction above)
from the town of Leander, and bounded

on the north by land owned by:

County Rd

on the south by land owned by:

Dug Wiley

on the east by land owned by:

Phil ~~W~~ Keith

and on the west by land owned by:

Larry Presler

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 22 day of

July, 1985

Sealed and delivered
in the presence of:

Larry Presler
(Witness)

Jim Keithley L.S.

_____ L.S.

57-20-22-82-84

Keithley, Jerry

CB859-734-5
RB859-734-5
57-20-22-82-84

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, 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 _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of Burnet

BEFORE ME Sandra G. Taylor, a Notary Public in and for Burnet County, Texas, on this day personally appeared Jerry Brock, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

Jerry Keithly, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of July 1985

SANDRA G. TAYLOR
My Commission Expires
9-22-88

Sandra G. Taylor
Notary Public Burnet County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

JNK Properties 1, LTD
PARCEL 335
LTSI Tract 19 & 20
Loc.'s #424, #425, #431

0385-502 A
5700-22-84-87 Received Rec. signed.

Form 21 P
REV. 1/68

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet }

That the undersigned Jerry Keithley

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles east
(Show direction above)
from the town of Leander, and bounded

on the north by land owned by:
Co Rd 269

✓ on the south by land owned by:
Bess Wiley

✓ on the east by land owned by:
Phil Keith

and on the west by land owned by:
Larry Pressler

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as cost of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of _____, 19_____.

Sealed and delivered
in the presence of:

Jerry Keithley L.S.

(Witness) _____ L.S.

In reference to application for Scott Keithley

57-20-22-84-87

Keithley, Jerry

CB056-5027A
5720-22-81-87

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

_____ knows to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of

_____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

PARCEL 332
PARCEL 334
PARCEL 337
Loc.'s #329, #423, #427

RIGHT-OF-WAY EASEMENT

VOL 799 PAGE 641

6

4455

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

RR 4
25

That the undersigned, Kittle L. Sherman Huggins, for a good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the agreement of PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC), as follows: If at anytime PEC, its successors or assigns, should install an electric transmission line along the east side of County Road 268 or parallel to such road in the property adjoining such road, PEC agrees that no portion of such line, poles or other structures, which are a part of the electric line shall extend more than 20 feet above the ground for 150 feet on either side of a point on County Road 268, such point being located by extending the runway on Grantor's property in an easterly direction until it strikes County Road 268 and that such line along the course it is lowered shall be marked with large red plastic balls located on the wire; it being the intention of the parties to appropriately lower such electric lines and mark the same so as to provide for the safe arrival and departure of aircraft on the runway located on Grantor's land, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose post office address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2.0 miles East from the town of Leander, Texas, to wit; a strip of land 20' in width and 2 strips, 5'x20' and 5'x35' for guy pole and guy wires as indicated on Exhibit "A" attached hereto and made a part thereof, lying in and being a part of a 311 acre tract out of the Talbot Chambers Survey, Patent No. 528, as described in a deed recorded in Volume 317, Page 240, Deed of Records of Williamson County, Texas. PEC shall not have the right to enter onto such easement from County Road 269 or exit therefrom onto County Road 269 and agrees that access to such easement and exit therefrom shall be from County Road 268 at a point approximately 500 feet south of the intersection of Grantor's north property line and County Road 268 at the location of the existing gate, and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors, and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will

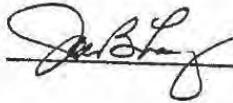
be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that she is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set her hand and seal this 14 day of April, 1978.

Sealed and delivered
in the presence of:

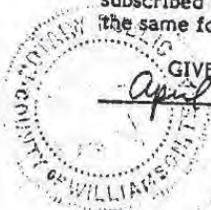


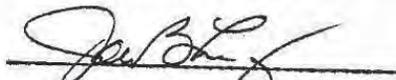

Kittie L. Sherman Huggins

THE STATE OF TEXAS X
 X
COUNTY OF WILLIAMSON X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of April, 1978.

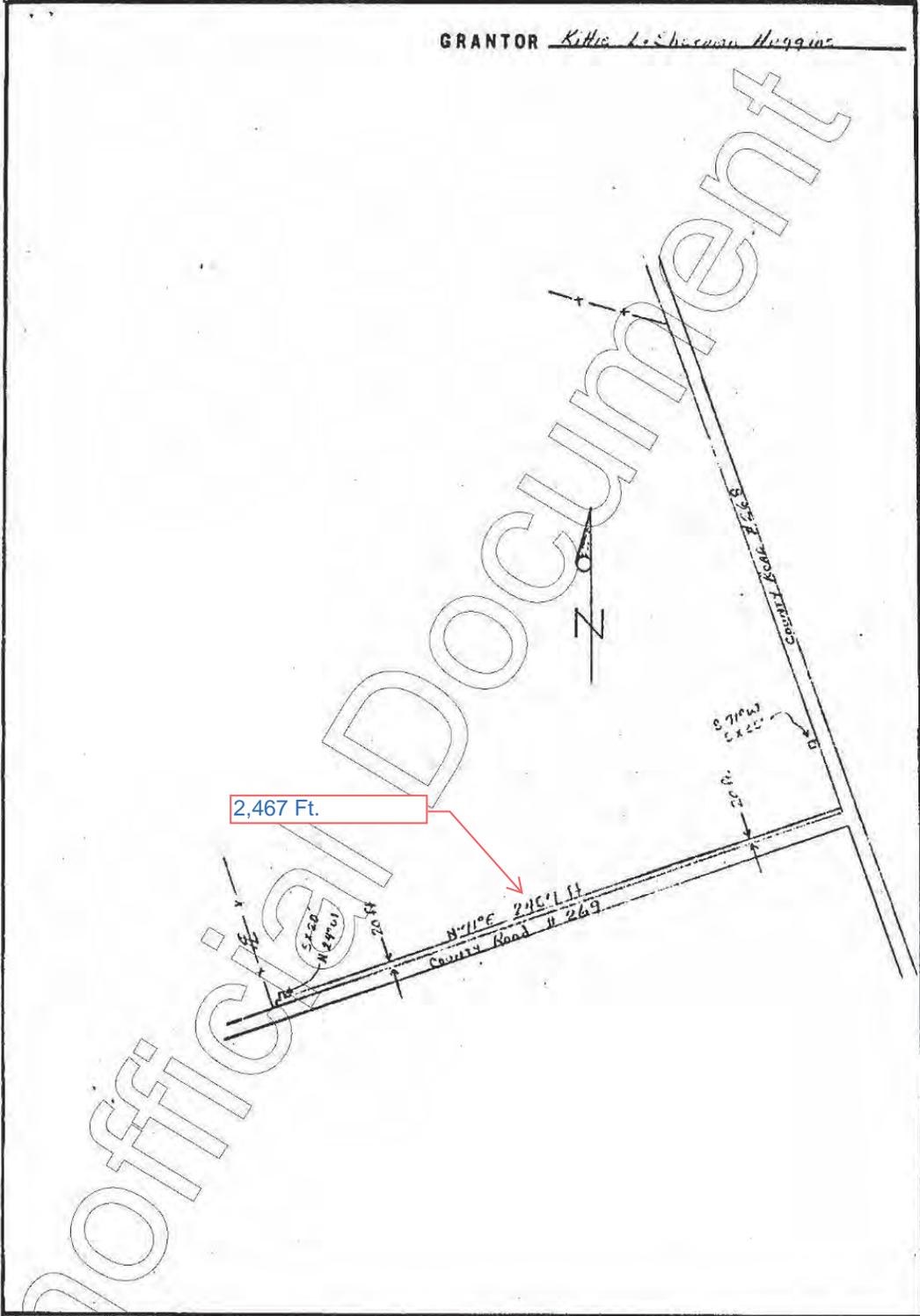




Notary Public in and for
Williamson County, Texas

237

GRANTOR Kittie L. Sheppard Higgins



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 100'

DATE 3 - 2 - 76

GRANTOR Kittie L. Sheppard Higgins

799 PAGE 644
VCL

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this the 23rd day of June A.D. 19 80, at 1:10 o'clock P M., in the

Deed Records of said County, in Vol. 799 pp. 641

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Junita Laungate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

SSA Investments
Parcel 340
LTSI TRACT 23
Loc. #419



1 PG
PLAT

2016014191

PLAT MAP RECORDING SHEET

**DEDICATOR: SSA INVESTMENTS, LLC
RIYAZ SUNESARA, MEMBER
SHARI CARMODY GREENE, OWNER**

SUBDIVISION NAME: KITTIE HILL ACRES, TRACT 13 REPLAT

**PROPERTY IS DESCRIBED AS: 3.30 ACRES OUT OF THE TALBOT CHAMBERS
SURVEY, ABSTRACT NUMBER 13, BEING ALL OF
TRACT 13 KITTIE HILL ACRES, IN WILLIAMSON
COUNTY, TEXAS.**

SUBMITTED BY: MOIZ MAKNOJIA, 512-287-0157

DIGITALLY RECORDED

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016014191**



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

February 22, 2016 02:11 PM

FEE: \$91.00 PHELPS

Sairam Ventures LLC
PARCEL 204
LTSI TRACT 24B
Loc. #102, #103

AFFIDAVIT
(for Disinterested Party)

THE STATE OF TEXAS

§

County: WILLIAMSON

§

Project CSJ No.: 0914-05-222

COUNTY OF WILLIAMSON

§

Highway Name/No.: 2243 / HERO WAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared LEE SPARROW, who after being by me duly sworn upon his/her oath deposes and says as follows:

"I, LEE SPARROW, am over the age of 18 years and am fully competent to testify to the matters set forth in this Affidavit. I have personal knowledge of all facts and swear that such facts are true and correct.

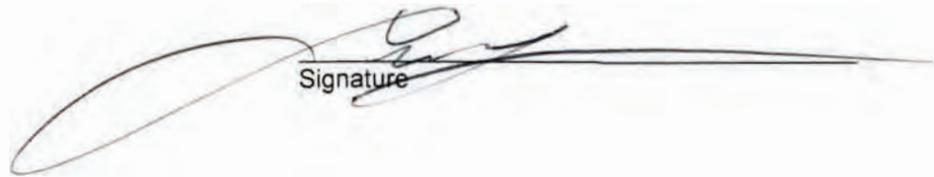
1. My current residence is 1205 RIO FRIO LN HOUSTON 73624 Texas;

2. I am familiar with the land that is the subject of this Affidavit because LEASING PROPERTY

3. I have personal knowledge that Pedernales Electric Cooperative, Inc. (PEC) has occupied a 4.007 acre tract of land, more or less, situated in the MILTON HICKS SURVEY, ABSTRACT NO. 287, Williamson County, Texas, being a portion of that certain tract of land described in Deed to Franklin L. King and wife, Barbara J. King recorded in Volume 2142, Page 722, Official Records, Williamson County, Texas. Said 4.007 acre tract being more particularly described in Document No. 2019092211, Official Records, Williamson County, Texas, for a period of 10 years.

4. PEC has occupied the land by the placement of electric poles and lines, and said facilities have been present continuously during the period of the Utility's occupation.

Further affiant sayeth not."


Signature

Acknowledgement

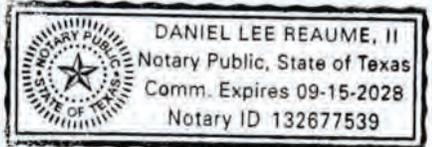
State of Texas

County of Williamson

This instrument was acknowledged before me on March 06, 2025 by LEE SPARROW



Notary Public's Signature



AFFIDAVIT
(for Utility Owner)

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

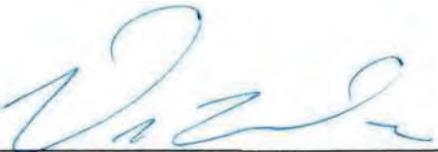
County: WILLIAMSON
Project CSJ No.: 0914-05-222
Highway Name/No: 2243 / HERO WAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared VANCE HOY of the Pedernales Electric Cooperative Inc. (PEC), who after being by me duly sworn upon his/her oath deposes and says as follows:

"I, VANCE HOY am over the age of 18 years and am fully competent to testify to the matters set forth in this Affidavit. I have personal knowledge of all facts and swear that such facts are true and correct.

1. Being a 4.007 acre tract of land, more or less, situated in the MILTON HICKS SURVEY, ABSTRACT NO. 287, Williamson County, Texas, being a portion of that certain tract of land described in Deed to Franklin L. King and wife Barbara J. King recorded in Volume 2142, Page 722, Official Records, Williamson County, Texas. Said 4.007 acre tract being more particularly described in Document No. 2109092211 Official Records, Williamson County, Texas;
[legal description of land]
2. Based on a site observation, I confirm PEC Utility power line facilities are located on the said tract of land;
3. PEC Pole ownership tags; are present on poles found on said tract of land
4. PEC facility maps / records show power line facilities on said tract of land
5. Utilities were installed before 2004;

Further affiant sayeth not."



Signature

PLANNING MANAGER

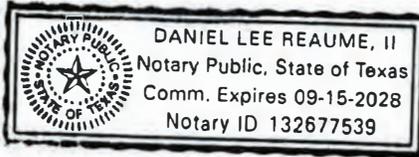
Title

Pedernales Electric Cooperative Inc.
Company

Corporate Acknowledgment

State of Texas
County of Williamson

This instrument was acknowledged before me on March 6, 2025 by Vance Hoy
Planning Manager of Pedernales Electric Cooperative Inc., a Texas cooperative, on behalf of said cooperative.



Notary Public's Signature

MOORE
PARCEL 205
LTSI TRACT 24
Loc. #105

WILLIAMSON COUNTY CLERK
OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 9339247

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET K SLIDE(S) 297

39247

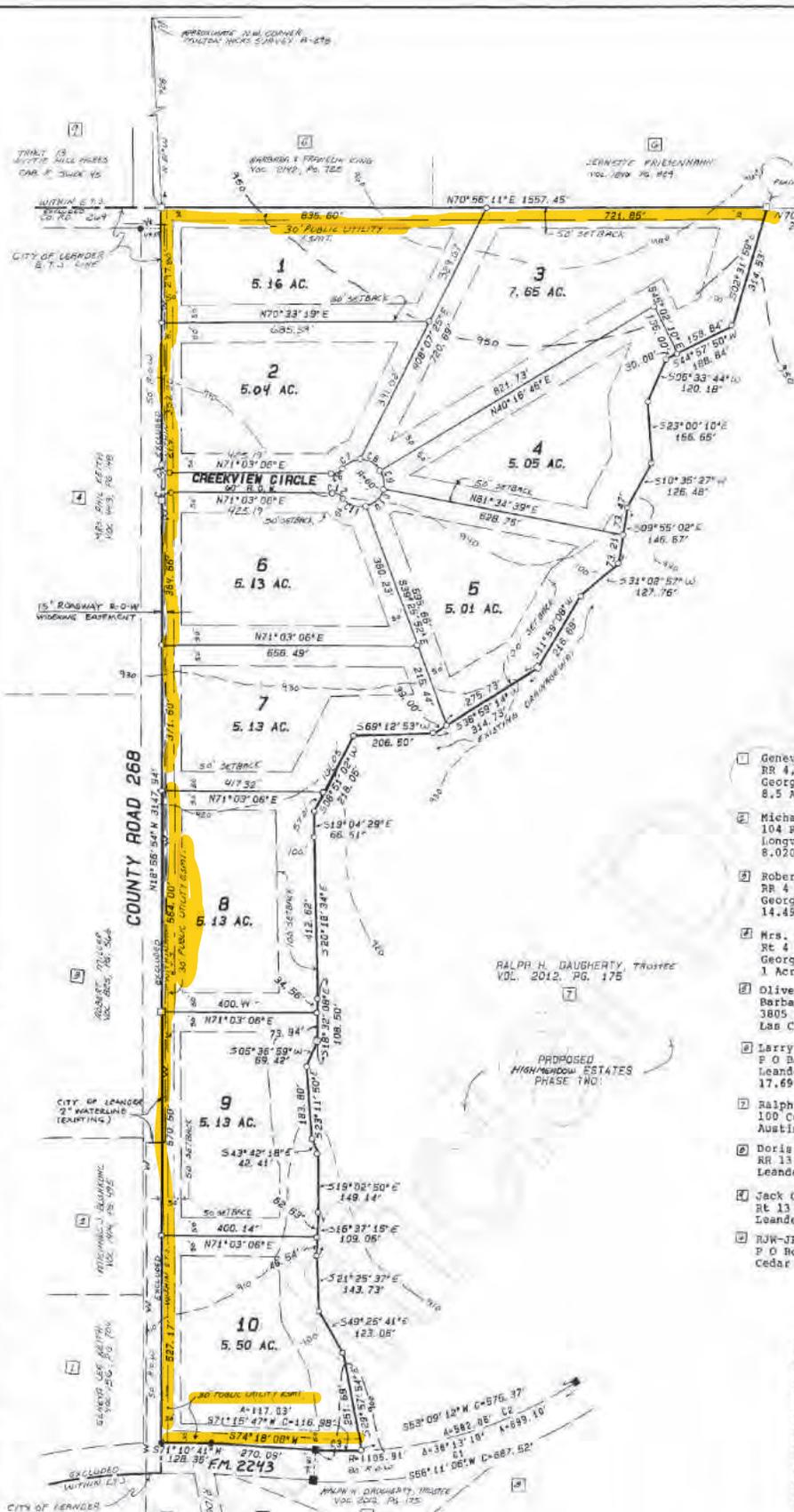
FILED FOR RECORD

SEP 23 1993

Wauson
COUNTY CLERK, WILLIAMSON CO. TEX.

SCALE 1" = 200'

HIGHMEADOW ESTATES PHASE ONE



- 1 Geneva Lee Keith
RR 4, Box 78
Georgetown, Texas 78628-9630
8.5 Acres
- 2 Michael J. Baskuhl
104 Bamblewood Circle
Longview, Tx 75601-3045
8.020 Acres
- 3 Robert R. Miller
RR 4 Box 75
Georgetown, Texas 78628-9630
14.49 Acres
- 4 Mrs. Phil Keith
Rt 4 Box 78
Georgetown, Texas 78628
1 Acres
- 5 Oliver Howland
Barbara J. & Franklin L. King
3805 Northwind Avenue
Las Cruces, NM 88005-4718
- 6 Larry Frusenbahn
P O Box 859
Leander, Texas 78759-0859
17.696 Acres
- 7 Ralph Daugherty
100 Congress Suite 1400
Austin, Texas 78701
- 8 Doris Pyle
RR 13 Box 965
Leander, Tx 78641-9509
- 9 Jack Carnody
Rt 13 Box 957B
Leander, Texas 78641
- 10 RJW-JRC Joint Venture
P O Box 32
Cedar Park, Tx 78613

LEGEND:
 ● = 1/2" REBAR FOUND
 ○ = 1/2" REBAR SET
 ■ = CONCRETE MONUMENT FOUND
 □ = CONCRETE MONUMENT SET
 G.T. = CITY OF LEANDER EXTRA-TERRITORIAL JURISDICTION
 * = Property Owners Address (See Table)

Curve	Radius	Delta	Length	Tangent	Chord/Arg
C1	1105.91'	36°13'10"	699.10'	361.67'	687.52' 156-11-06.0E
C2	1105.91'	30°09'22"	562.06'	297.54'	575.37' 163-09-12.0E
C3	1105.91'	6°03'48"	117.03'	58.57'	116.98' 571-15-17.4W
C4	20.00'	90°00'00"	31.42'	20.00'	28.28' 526-03-06.2W
C5	20.00'	90°00'00"	31.42'	20.00'	28.28' 563-56-53.0E
C6	25.00'	47°40'47"	21.68'	17.57'	21.00' 540-12-11.3W
C7	60.00'	47°23'34"	49.45'	26.55'	48.25' 540-04-09.0W
C8	60.00'	59°38'07"	62.41'	34.36'	59.84' 181-26-33.2W
C9	60.00'	47°07'03"	48.34'	26.16'	47.96' 128-04-28.3W
C10	60.00'	62°37'25"	66.66'	36.50'	62.36' 525-47-45.9W
C11	60.00'	62°37'25"	66.66'	36.50'	62.36' 189-25-11.1E
C12	25.00'	49°40'47"	21.68'	17.57'	21.00' 189-06-30.0W



L.A.M.C. 11 5110 297

L.A.M.C. 11 5110 297

HIGHMEADOW ESTATES PHASE ONE

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF THAT CERTAIN 150.96 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN SUBTITLE TRUSTEE'S DEED RECORDED IN VOLUME 2012, PAGE 175 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north r.o.w. line of FM 2243 with the intersection of the east r.o.w. line of County Road 268 for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east r.o.w. line of County Road 268, N 18° 58' 54" W 3147.94 feet to a concrete monument set at the northwest corner of the above described 150.96 acres for the northwest corner hereof; from which point the approximate north west corner of the Milton Hicks Survey, Abstract No. 298 bears N 21° W 728 feet;

THENCE with the north line of the above described tract of land, N 70° 58' 11" E 1557.45 feet to a concrete monument set in a drainage swale for the northeast corner hereof;

THENCE along the centerline of said drainage swale the following twenty-two (22) courses:

- S 02° 31' 59" E 314.53 feet to a 1/2" rebar set for an angle point;
- S 44° 57' 50" W 188.84 feet to a 1/2" rebar set for an angle point;
- S 05° 33' 44" W 120.18 feet to a 1/2" rebar set for an angle point;
- S 23° 00' 10" E 156.65 feet to a 1/2" rebar set for an angle point;
- S 10° 35' 27" W 126.48 feet to a 1/2" rebar set for an angle point;
- S 09° 55' 02" E 146.67 feet to a 1/2" rebar set for an angle point;
- S 31° 02' 57" W 127.76 feet to a 1/2" rebar set for an angle point;
- S 11° 59' 08" W 216.68 feet to a concrete monument set for an angle point;
- S 38° 59' 14" W 314.73 feet to a 1/2" rebar set for an angle point;
- S 69° 12' 53" W 206.50 feet to a 1/2" rebar set for an angle point;
- S 08° 51' 02" W 216.05 feet to a 1/2" rebar set for an angle point;
- S 19° 04' 39" E 86.51 feet to a 1/2" rebar set for an angle point;
- S 20° 18' 34" E 412.62 feet to a 1/2" rebar set for an angle point;
- E 18° 32' 08" E 108.50 feet to a concrete monument set for an angle point;
- S 05° 36' 59" W 69.42 feet to a 1/2" rebar set for an angle point;
- S 23° 11' 50" E 183.80 feet to a 1/2" rebar set for an angle point;
- E 43° 42' 16" E 42.41 feet to a 1/2" rebar set for an angle point;
- S 19° 02' 50" E 149.14 feet to a 1/2" rebar set for an angle point;
- S 16° 37' 15" E 109.06 feet to a 1/2" rebar set for an angle point;
- S 21° 25' 37" E 143.73 feet to a 1/2" rebar set for an angle point;
- S 49° 25' 41" E 123.06 feet to a 1/2" rebar set for an angle point;
- S 29° 37' 54" E 251.69 feet to a 1/2" rebar set in the curving north r.o.w. line of FM 2243 for the southeast corner hereof;

THENCE with the curving north r.o.w. line of FM 2243, along a curve to the right, whose central angle is 36° 13' 10", radius is 1105.91 feet, and whose sub-chord bears S 71° 15' 47" W 116.98 feet to a concrete highway r.o.w. monument found at a point of tangency hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 74° 18' 06" W 270.89 feet to a 1/2" rebar set for an angle point hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 71° 10' 41" W 128.35 feet to the PLACE OF BEGINNING and containing 54.820 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Ralph W. Harris, a Registered Professional Land Surveyor, authorized under the laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with the surveying related portion of the City of Leander Subdivision Ordinance, and is true and correct to the best of my knowledge and was prepared from a survey made on the ground under my direction and supervision.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this the 30th day of June, 1992, A.D.

Ralph W. Harris
Ralph W. Harris, R.P.L.S. No. 1729
Ralph Harris Surveyor Inc.
1406 Bether
Austin, Texas 78704

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
That Ralph H. Daugherty, Trustee, owner of that certain 54.820 acre tract of land out of the Milton Hicks Survey, Abstract No. 298, Williamson County, Texas, being a portion of that 150.96 acre tract of land as conveyed by deed recorded in Volume 2012, Page 175, of the Deed Records of Williamson County, Texas, do hereby subdivide the said 54.820 acres of land as shown hereon, subject to any easement or restrictions heretofore granted and do hereby dedicate to the public the streets and easements shown hereon, to be known as HIGHMEADOW ESTATES PHASE ONE.

Witness the hand of Ralph H. Daugherty, Trustee, this 1 day of July, 1992, A.D.

Ralph H. Daugherty
Ralph H. Daugherty, Trustee
100 Congress Suite 1400
Austin, Texas 78701
512-322-8000

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
That before me, the undersigned authority on this day personally appeared Ralph H. Daugherty, acting in the capacity herein stated, 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 1 day of July, 1992 A.D.



Margie Harris
Signature
Printed Name: Margie Harris
Notary Public in and for the State of Texas
Commission Expires: 1-28-93

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, John C. Doeffler, County Judge of Williamson County, Texas, do hereby certify that this plat, with written field notes shown hereon, and the surveyors certificate appearing hereon, that the plat of Highmeadow Estates Phase One, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court duly considered, were this day approved, and said plat is authorized to be registered and recorded in the Property Records of the County Clerk of Williamson County, Texas.

September 8, 1992
Date

John C. Doeffler
John C. Doeffler, County Judge
Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS
I, Claine Proffers, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 23 day of September, 1992, A.D., at 4:00 o'clock P.M., and duly recorded this the 23rd day of September, 1992, A.D. at 4:05 o'clock P.M. in the Plat Records of said County, in Cabinet K, Slide 297-299.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said county, at my office in Georgetown, Texas, the date last shown above written.

Claine Proffers
Clerk, County Court, Williamson County, Texas



By Colinda Wallace
Deputy

Approved for the U. S. Postal Service this the 8 day of Sept, 1992, A.D.

John C. Doeffler
John C. Doeffler, Mayor
City of Georgetown, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS
I, Frederick A. Jay, a Registered Professional Engineer, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not within zone A, a 100-year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Community-Panel Number 48491C0216 C, effective date September 27, 1991.

However, no drainage study has been performed by the undersigned on this property to determine the accuracy of the above-referenced Flood Insurance Rate Map.

TO CERTIFY WHICH, WITNESS my hand and seal this the 2nd day of July, 1992, A.D.

Frederick A. Jay
Frederick A. Jay, P.E.
Registered Professional Engineer No. 41185
Jay Engineering Company, Inc.
P O Box 1099B-5013
Austin, Texas 78766



Cabinet K Slide 298

Cabinet A slide 297

HIGHMEADOW ESTATES PHASE ONE

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveway drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

KNOW ALL MEN BY THESE PRESENTS:

That, Ralph H. Daugherty, Trustee, Owner of the hereon described subdivision to be known as HIGHMEADOW ESTATES PHASE ONE, is hereby authorized to file for record in the Office of the County Clerk of Williamson County, Texas, this plat of said subdivision attached hereto, and that the County Clerk of Williamson County, is hereby authorized to file for record said plat of land.

ADOPTED AND APPROVED, THIS THE 19 DAY OF August, 1992, A.D.

Don Roberts
Don Roberts, Chairman
Planning and Zoning Commission, Leander, Texas

ATTEST: Phyllis Neves
Phyllis Neves, Secretary
Planning and Zoning Commission, Leander, Texas

WILLIAMSON COUNTY HEALTH DISTRICT

1. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Flood Plain Administrator.
2. This tract is not located within the Edward's Aquifer Recharge Zone.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edward's Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations and Williamson County On-site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise contained in this plat and the documents associated with it.

Paula Peto or
Director of Environmental Services

8/27/92
Date

NOTES:

1. TOTAL ACREAGE = 54.82 ACRES
2. TOTAL LOTS = 10
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEANDER, TEXAS.
4. EACH LOT ON THIS SUBDIVISION IS APPROVED FOR ONE SINGLE FAMILY DWELLING ONLY, SERVED BY AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
5. BUILDINGS MUST BE SETBACK 50 FEET FROM ALL FRONT AND SIDE LOT LINES.
6. THERE IS HEREBY DEDICATED A 10 FOOT WIDE EASEMENT ON EACH SIDE OF ALL REAR LOT LINES AND A 7 FOOT WIDE EASEMENT ON EACH SIDE OF ALL SIDE-LOT LINES.
7. NO BUILDING, ON-SITE SEWAGE FACILITY, OR OTHER STRUCTURE SHALL BE CONSTRUCTED WITHIN 100 FEET OF THE REAR LOT LINES OF LOTS 3, 4, 5, 7, 8, 9, AND 10, OR WITHIN 50 FEET OF THE REAR LOT LINES OF LOTS 1, 2, AND 6.
8. NO LOT WITHIN THIS SUBDIVISION IS ENCRACHED BY ANY AREA WHICH IS SUBJECT TO 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ROADWAY WIDENING EASEMENT

There is hereby dedicated a 15-Ft. roadway right-of-way widening easement along the Eastern right-of-way line of existing County Road 268, said line being also the Western boundary of Lots 1, 2, 6, 7, 8, 9 and 10, for the purpose of implementing any future roadway and/or drainage improvements.

Robert R. Slide 299

Robert R. Slide 299

THE STATE OF TEXAS

County of Burnet

KNOW ALL

That the undersigned

M. Leo Naumann

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson; State of Texas, and more particularly described as follows:

A tract of land located approximately 2 1/2 miles NE from the town of Georgetown (Show direction above) and bounded

on the north by land owned by: Harold Parker -

on the south by land owned by: F.M. Road - 2243 -

on the east by land owned by: " " "

and on the west by land owned by: Co. Road -

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of August, 1968.

Sealed and delivered in the presence of:

M. Leo Naumann L.S.

(Witness)

Naumann Seal Shop L.S.

FILE ONLY
no application

KUCHERA
PARCEL 206 P3
LCRA - PARCEL 200
J&M LLC - PARCEL 207
RICHARD & SALLY CANTU - PARCEL 208
LTSI TRACT 26 & 27
Loc.'s #112, #115, #116, #118, #119, #120, #124

Naumann M. Leo

THE STATE OF TEXAS

County of Burnet

BEFORE ME, G.R. Limroth

a Notary Public in and for

Burnet County, Texas, on this day personally appeared M Leo Morrison

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 19th day of Aug. A. D. 1969

G.R. Limroth
Notary Public Burnet County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____ the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 19 ____

Notary Public _____ County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared

wife of _____ known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ A. D. 19 ____

Notary Public _____ County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of

_____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ A. D. _____

Notary Public _____ County, Texas

Attachment F

Wilco – U-80A – Joint Use Agreement

Utility Joint Use Agreement 80A
Agreement No. WC-JUA-UTILITY-RM 2243/HERO WAY- PEC

THE STATE OF TEXAS}
COUNTY OF WILLIAMSON}

County: Williamson
Road Location: RM 2243 / Hero Way
From 183A to 910 Feet West
of Escalera Parkway

WHEREAS, Williamson County, hereinafter called the **County**, proposes to make certain roadway improvements on that section of the above indicated roadway; and

WHEREAS, Pedernales Electric Cooperative, hereinafter called the **Owner**, proposes to relocate certain of its facilities on, along or across, and within or over such limits of the roadway right of way as indicated on the plans attached, executed by **Owner** on the _____ day of _____, 2025, or on location sketches attached hereto except as provided below;

NOW, THEREFORE, it is hereby mutually agreed that joint use for both roadway and utility purposes will be made of the area within the right of way limits as such area is defined and to the extent indicated on the aforementioned plans or sketches. Where **Owner** by reason of ownership within the area described above of an easement or fee title has the right to alter, modify or add to facilities presently located within the area described or construct additional facilities therein, such right is hereby retained, provided, however, if existing facilities are to be altered or modified or new facilities constructed within said area the **Owner** agrees to notify the **County** prior thereto, to furnish necessary sketches showing location, type of construction and methods to be used for protection of traffic, and if, in the sole opinion of the **County**, such alteration, modification or new construction will injure the roadway or endanger the traveling public using said roadway, the **County** shall have the right, after receipt of such notice, to prescribe such regulations and rules for the work proposed by **Owner** as the **County** deems necessary for the protection of the roadway facility and the traveling public using said roadway; provided further, however, that such regulations and rules shall not extend to the requiring of the placement of intended overhead lines underground or the routing of any lines outside of the area of joint usage above described.

In the event of an emergency, it being evident that immediate action is necessary for protection of the public health and safety and to minimize property damage and loss of investment, either party hereto may at their own responsibility and risk make necessary emergency repairs, notifying the other party hereto of this action as soon as is practical.

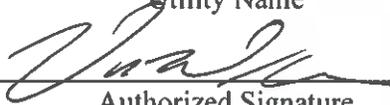
Participation in actual costs incurred by the **Owner** for any future adjustment, removal or relocation of utility facilities required by roadway construction shall be in accordance with this Agreement and the laws of the State of Texas. Except as expressly provided herein, (1) the **Owner's** rights of access to the through-traffic roadways and/or ramps shall be subject to the same rules and regulations as apply to the general public, and (2) the **Owner** and the **County**, by execution of this agreement, do not waive or relinquish any right which they may have under the law or Constitution of this State.

In the event the **Owner** fails to comply with the requirements as set out herein, the **County** may take such action, as it deems appropriate to compel compliance.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures.

Owner Pedernales Electric Cooperative

Utility Name

By 

Authorized Signature

Title: PLANNING MANAGER

Date: 8-25-2025

Williamson County

By _____

Authorized Signature

Title: Williamson County Judge

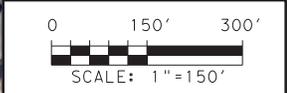
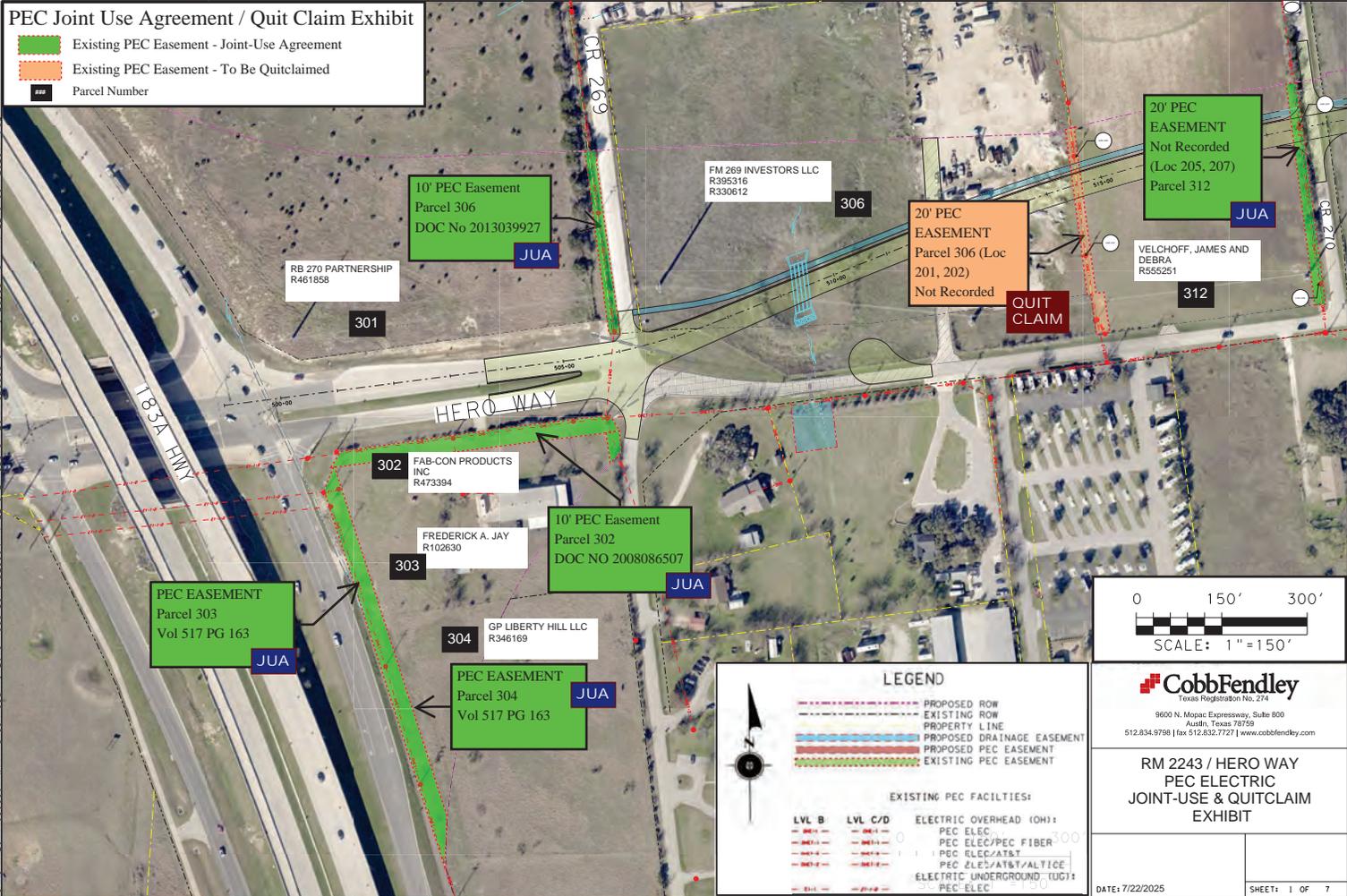
Date: _____

RM 2243 / HERO WAY
PEC ELECTRIC
JOINT-USE & QUITCLAIM
EASEMENT SUMMARY

EXHIBIT SHEET NUMBER	R-NUMBER	PARCEL NUMBER	OWNER	EASEMENT TYPE	EASEMENT NUMBER	QUITCLAIM	JOINT-USE AGREEMENT
1	473394	302	FAB-CON PRODUCTS	10' PEC ELEC	DOC NO 200808650		X
1	102630	303	FREDERICK A JAY	PEC ELEC	VOL 517 PG 163		X
1	346169	304	GP LIBERTY HILL LLC	PEC ELEC	VOL 517 PG 163		X
1	395316 330612	306	FM 269 INVESTORS LLC	10' PEC ELEC 20' PEC ELEC	DOC NO 2013039927 1 - UNRECORDED	X	
1 & 2	555251	312	JAMES AND DEBRA VELCHOFF	20' PEC ELEC	1 - UNRECORDED		X
2	555216	316	JNK PROPERTIES 1 (VIVIEK MAHENDRU, MD)	PEC ELEC	VOL 799 PG 624		X
2	324449	317	TECHTOWN INDUSTRIAL L1, LLC	PEC ELEC	VOL 799 PG 624		X
2	600075 600076	318	PRELUDE VENTURES LLC	PEC ELEC	VOL 799 PG 624		X
2	031285	319	JERRY WAYNE AND JAN DROPTINI	PEC ELEC	VOL 799 PG 624 VOL 806 PG 486		X
2 & 3	555221	321	JNK PROPERTIES 1 (VIVIEK MAHENDRU, MD)	PEC ELEC	VOL 799 PG 655 1 - NOT RECORDED		X
3	508113	325	HARMONY PUBLIC SCHOOLS	PEC ELEC	VOL 623 PG 86 1 - UNRECORDED		X
3	086402 031316	326	HERO WAY CROSSING, LLC	PEC ELEC	VOL 799 PG 628 1 - UNRECORDED VOL 806 PG 486	X	
3	555235	330	JNK PROPERTIES 1 (VIVIEK MAHENDRU, MD)	PEC ELEC	VOL 799 PG 631	X	
3	31352	333	PARK AT CYPRESS CREEK LLC	PEC ELEC	VOL 799 PG 635 1 - UNRECORDED	X	
3, 4 & 5	555246 031279	335	JNK PROPERTIES 1 (V MAHENDRU)	PEC ELEC	VOL 799 PG 638 3 - UNRECORDED VOL 799 PG 649	X	
3 & 4	98025	337	HEROWAY 15, LLC	20' PEC ELEC	VOL 799 PG 641	X	
4	432300	338	ZOOMERS INVESTMENT GROUP LLC	20' PEC ELEC	VOL 799 PG 641	X	
4 & 5	098017	341	JGHTDH #1 LLC	20' PEC ELEC	VOL 799 PG 641		X
5	031279	335	JNK PROPERTIES 1 (V MAHENDRU)	PEC ELEC	1 - UNRECORDED	X	
5	032144	204	SAIRAM VENTURES, LLC	PEC ELEC	AFFIDAVIT	X	
5	473778	205 P1	JIMMY MOORE & ELSA MOORE	30' PUE	CAB K SLIDE 297		X
5	334858	206 P1	ROY KUCHERA & ALICE KUCHERA	30' PUE	CAB K SLIDE 297		X
5	334857	221	UNITED BEAR CREEK STORAGE, LP	PEC ELEC	1 - UNRECORDED		X
6	032110	206 P3	ROY KUCHERA & ALICE KUCHERA	PEC ELEC	1 - UNRECORDED		X
6	032147	200	LCRA TRANSMISSION SERVICES CORP	PEC ELEC	1 - UNRECORDED		X

PEC Joint Use Agreement / Quit Claim Exhibit

- Existing PEC Easement - Joint-Use Agreement
- Existing PEC Easement - To Be Quitclaimed
- Parcel Number



LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

	LVL B		LVL C/D	ELECTRIC OVERHEAD (OH)
				PEC ELEC.
				PEC ELEC/PEC FIBER
				PEC ELEC/AT&T
				PEC ELEC/AT&T/ALTICE
				ELECTRIC UNDERGROUND (UG)
				PEC ELEC.

CobbFendley
Texas Registration No. 274
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

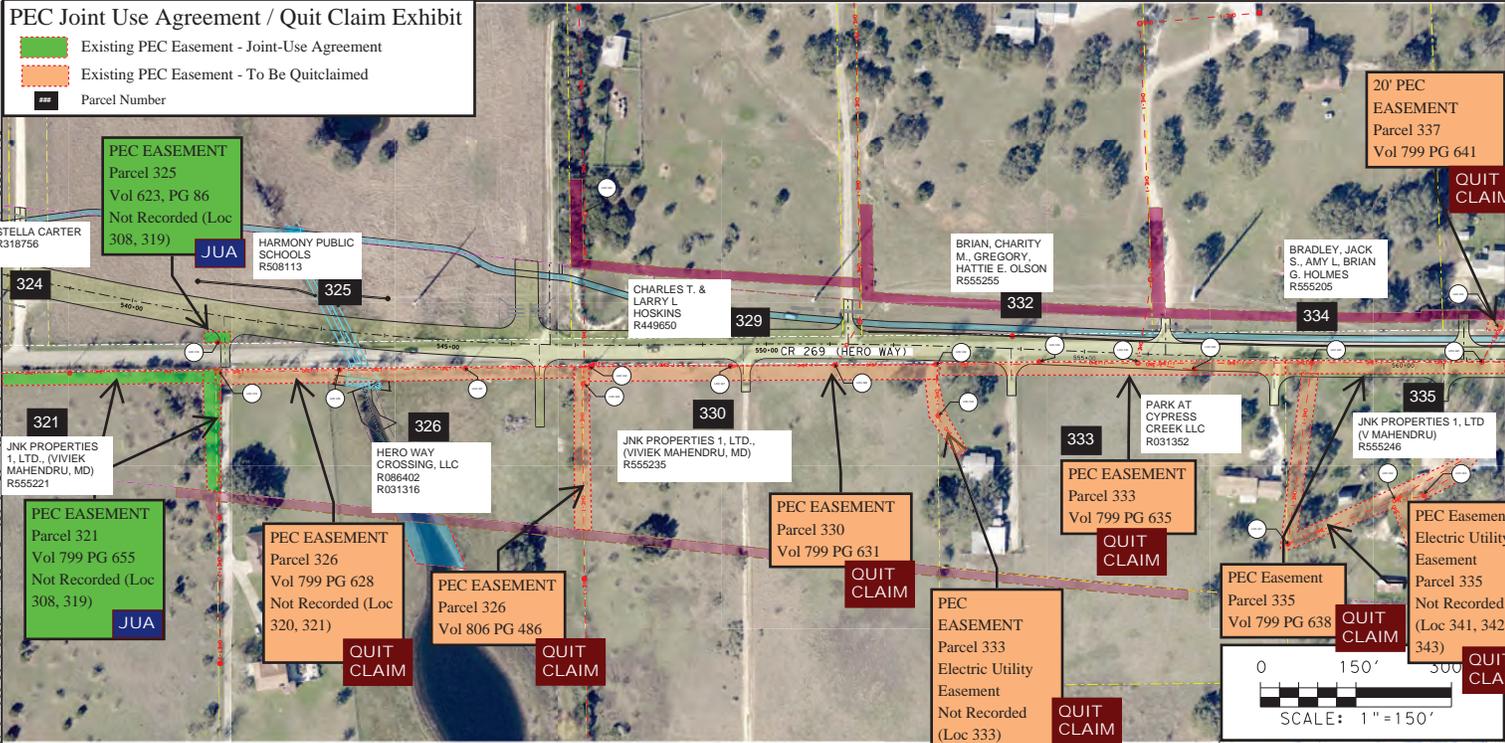
**RM 2243 / HERO WAY
PEC ELECTRIC
JOINT-USE & QUITCLAIM
EXHIBIT**

DATE: 7/22/2025
SHEET: 1 OF 7

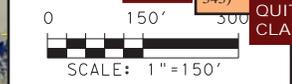
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- Existing PEC Easement - Joint-Use Agreement
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- Parcel Number



3/20/2025
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LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

LVL B	LVL C/D	ELECTRIC OVERHEAD (OH):
---	---	PEC ELEC.
---	---	PEC ELEC./PEC FIBER
---	---	PEC ELEC./AT&T
---	---	PEC ELEC./AT&T/ALTICE
---	---	ELECTRIC UNDERGROUND (UG):
---	---	PEC ELEC.

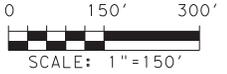
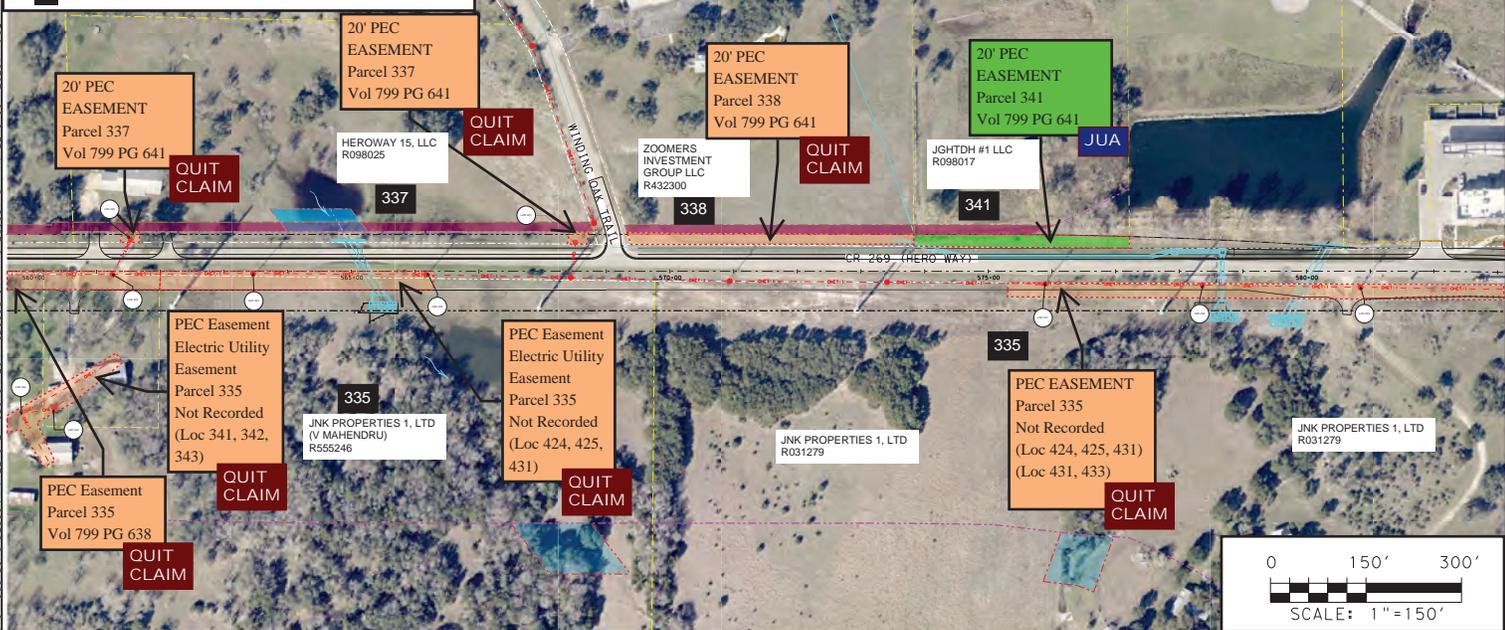
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**RM 2243 / HERO WAY
 PEC ELECTRIC
 JOINT-USE & QUITCLAIM
 EXHIBIT**

DATE: 7/22/2025 SHEET: 3 OF 7

PEC Joint Use Agreement / Quit Claim Exhibit

- Existing PEC Easement - Joint-Use Agreement
- Existing PEC Easement - To Be Quitclaimed
- Parcel Number



LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

- LVL B
- LVL C/D
- ELECTRIC OVERHEAD (OH):
- PEC ELEC./PEC FIBER
- PEC ELEC./AT&T
- PEC ELEC./AT&T/ALTICE
- ELECTRIC UNDERGROUND (UG):
- PEC ELEC.

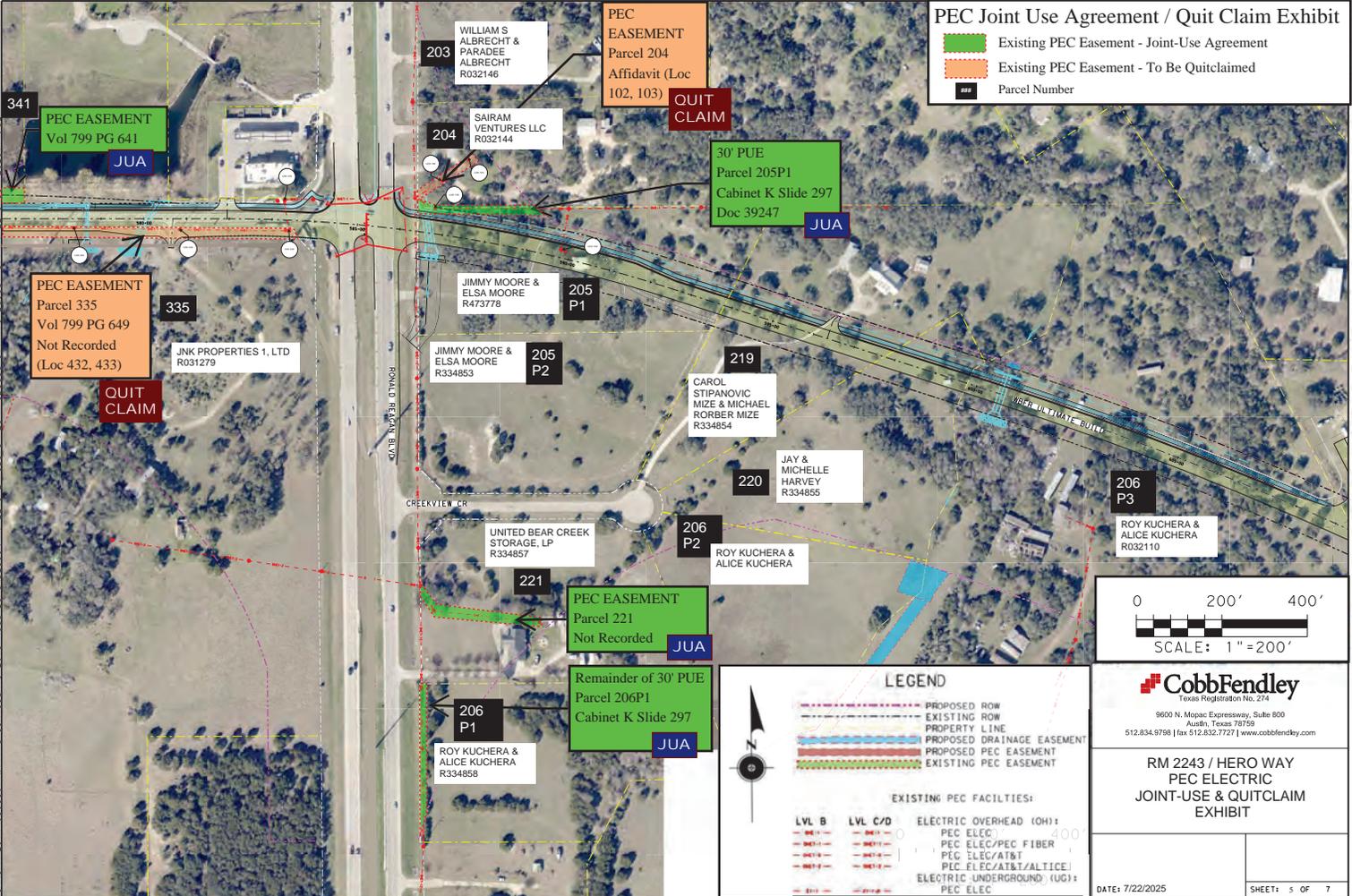
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**RM 2243 / HERO WAY
 PEC ELECTRIC
 JOINT-USE & QUITCLAIM
 EXHIBIT**

DATE: 7/22/2025 SHEET: 4 OF 7

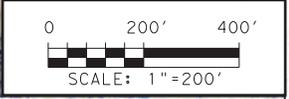
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8/20/2025
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PEC Joint Use Agreement / Quit Claim Exhibit

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- Parcel Number



LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

	LVL B	ELECTRIC OVERHEAD (OH):
	LVL C/D	PEC ELEC
		PEC ELEC/PEC FIBER
		PEC ELEC/AT&T
		PEC_ELEC/AT&T/ALTICE
		ELECTRIC UNDERGROUND (UG):
		PEC ELEC

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**RM 2243 / HERO WAY
 PEC ELECTRIC
 JOINT-USE & QUITCLAIM
 EXHIBIT**

DATE: 7/22/2025

SHEET: 5 OF 7

PEC Joint Use Agreement / Quit Claim Exhibit

- Existing PEC Easement - Joint-Use Agreement
- Existing PEC Easement - To Be Quitclaimed
- Parcel Number



LEGEND

	PROPOSED ROW
	EXISTING ROW
	PROPERTY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PEC EASEMENT
	EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

	LVL B		LVL C/D	ELECTRIC OVERHEAD (OH):
				PEC ELEC
				PEC ELEC/PEC FIBER
				PEC ELEC/AT&T
				PEC ELEC/AT&T/ALTICE
				ELECTRIC UNDERGROUND (UG):
				PEC ELEC

CobbFendley
Texas Registration No. 274
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

**RM 2243 / HERO WAY
PEC ELECTRIC
JOINT-USE & QUITCLAIM
EXHIBIT**

DATE: 7/22/2025 SHEET: 6 OF 7

2/20/2025
 G:\105\A\2014\0308801\WILLIAMSON\COUNTY\2014\PROJECTS\RM 2243\EXHIBITS\PEC\Proposed_UH1117.dwg
 L:\OUT\01\1\RM-2243\JUA\PECESMT1.dwg

2/21/2025
 G:\NCE\2014\0308801\WILLIAMS\County\2014\Road\Bonds\DESIGN\RM_2243\EXHIBITS\PEC\Proposed_Utility_Locate.dwg
 L:\Projects\2014\0308801\WILLIAMS\County\2014\Road\Bonds\DESIGN\RM_2243\EXHIBITS\PEC\Proposed_Utility_Locate.dwg



PEC Joint Use Agreement / Quit Claim Exhibit

- Existing PEC Easement - Joint-Use Agreement
- Existing PEC Easement - To Be Quitclaimed
- Parcel Number



LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PEC EASEMENT
- EXISTING PEC EASEMENT

EXISTING PEC FACILITIES:

	LVL B		LVL C/D	ELECTRIC OVERHEAD (OH):
				PEC ELEC.
				PEC ELEC/PEC FIBER
				PEC ELEC/AT&T/ICE
				ELEC/PEC ELEC/AT&T/ALTICE
				ELECTRIC UNDERGROUND (UG):
				PEC ELEC.

CobbFendley
 Texas Registration No. 274
 9600 N. Mopac Expressway, Suite 800
 Austin, Texas 78759
 512.834.9798 | fax 512.832.7727 | www.cobbfendley.com

**RM 2243 / HERO WAY
 PEC ELECTRIC
 JOINT-USE & QUITCLAIM
 EXHIBIT**

DATE: 7/22/2025
 SHEET: 7 OF 7



UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF Williamson

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That Fabcon Products, Inc

_____ 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, have granted, sold, and conveyed and by these presents do 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, telecommunication wires, props, guys, and anchors) over, across and upon the following described lands located in Williamson County, Texas, to-wit:

R473394 FABCON PRODUCTS E.D. HARMON A-6
529/319 1.23 AC

being a 1.23 acres of the E.D. Harmon Survey, Abstract No. 6 in Williamson County, Texas as recorded in Document No. 2006110451 out of the deed records in the Official Public Records of Williamson County, Texas. See Attached Exhibit "A"

Location of right-of-way and easement hereby conveyed shall be limited to a strip of land TEN FEET (10') in width, being FIVE (5) 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 line shall be abandoned.

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.

WITNESS (my) our hand(s) this 7 day of MARCH, 2008.

[Signature]
(Sign & Print Name)

(Sign & Print Name)

NOEL LARSON - PRES.
(Sign & Print Name)

(Sign & Print Name)

(NOTARIZE ON BACK)

Final Grid/Facet No.: A3078Y184

Work Order No.:

A5545

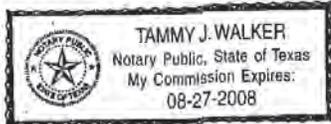
Property Owner Name: FABCON PRODUCTS - 1850 CE 269
(or Subdivision Name if for Subdivision)

THE STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Noel LARSON 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 7 day of MARCH, 2008



Tammy J. Walker
Notary Public in and for
The State of Texas

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 _____, 20____

Notary Public in and for
The State of Texas

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 _____, 20____

Notary Public in and for
The State of Texas

Please Return to:

Pedernales Electric Cooperative, Inc
Cedar Park District Engineering
P. O. Box 2620
Cedar Park, Texas 78630-2620

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008086507

Nancy E. Rister

11/20/2008 10:42 AM

CMCNEELY \$20.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

38

PEDERNALES ELECTRIC
COOPERATIVE, INC.
PO BOX 2620
CEDAR PARK, TX 78630

FREDERICK A JAY
PARCEL 303
GP LIBERTY HILL LLC
PARCEL 304

LINE #2-002

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Williamson 0

28

THAT Lillyan Agnes Wade, Independent Executrix of the Carl Allison Stevens Estate of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances, ~~including poles, towers, cables or poles made of wood, metal or other materials, telephone and telegraph wire, traps and guys~~, over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Handwritten initials

All that certain tract or parcel of land being 275.31 acres, a part of Elijah D. Harmon Survey No. 2 described in a deed from Irene Boutwell to Carl Stevens, et ux, dated April 29, 1959, recorded in Vol. 430, Page 528 of the Williamson County deed records, also Vol. 107, page 71, Probate Minutes of Williamson County, Texas, which instruments and the records thereof are hereby adopted for all descriptive purposes.

This easement shall consist of a strip of land ~~sixty feet wide~~ along the following described centerline.

Beginning at the point of entrance in Grantor's north property line fence at N. 70° 55' E. 53 feet from Grantor's northwest property corner; THENCE approximately S. 2° 18' E. 25 feet to an angle point at Engineer Station 611 + 66; THENCE approximately S. 18° 50' E. as staked on the ground 6,304 feet more or less to an angle point at Engineer Station 674 + 70; THENCE approximately S. 3° 34' E. 54 feet more or less to the point of exit in Grantor's west property line fence at N. 18° 48' W. 330 feet more or less from Grantor's southwest property corner, less that portion in Highway No. 2243.

Also two strips of land 20 feet wide along along the following described centerline for guying purpose only.

NO. 1 - Beginning again at S. 79° 26' W. 30 feet from Engineer Station 611 + 66; THENCE S. 79° 26' W. about 23 feet to Grantor's west property line fence.

NO. 2 - Beginning again at N. 85° 56' E. 30 feet from Engineer Station 674 + 70; THENCE N. 85° 56' E. 30 feet.

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

Location of the-right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) ~~land~~ ^{existing Road} 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 locate within the limits of said right of way~~, the right to remove from said lands all trees and part thereof, or other obstructions, which endanger or may interfere with the efficiency of said lines or their appurtenances.

Handwritten initials

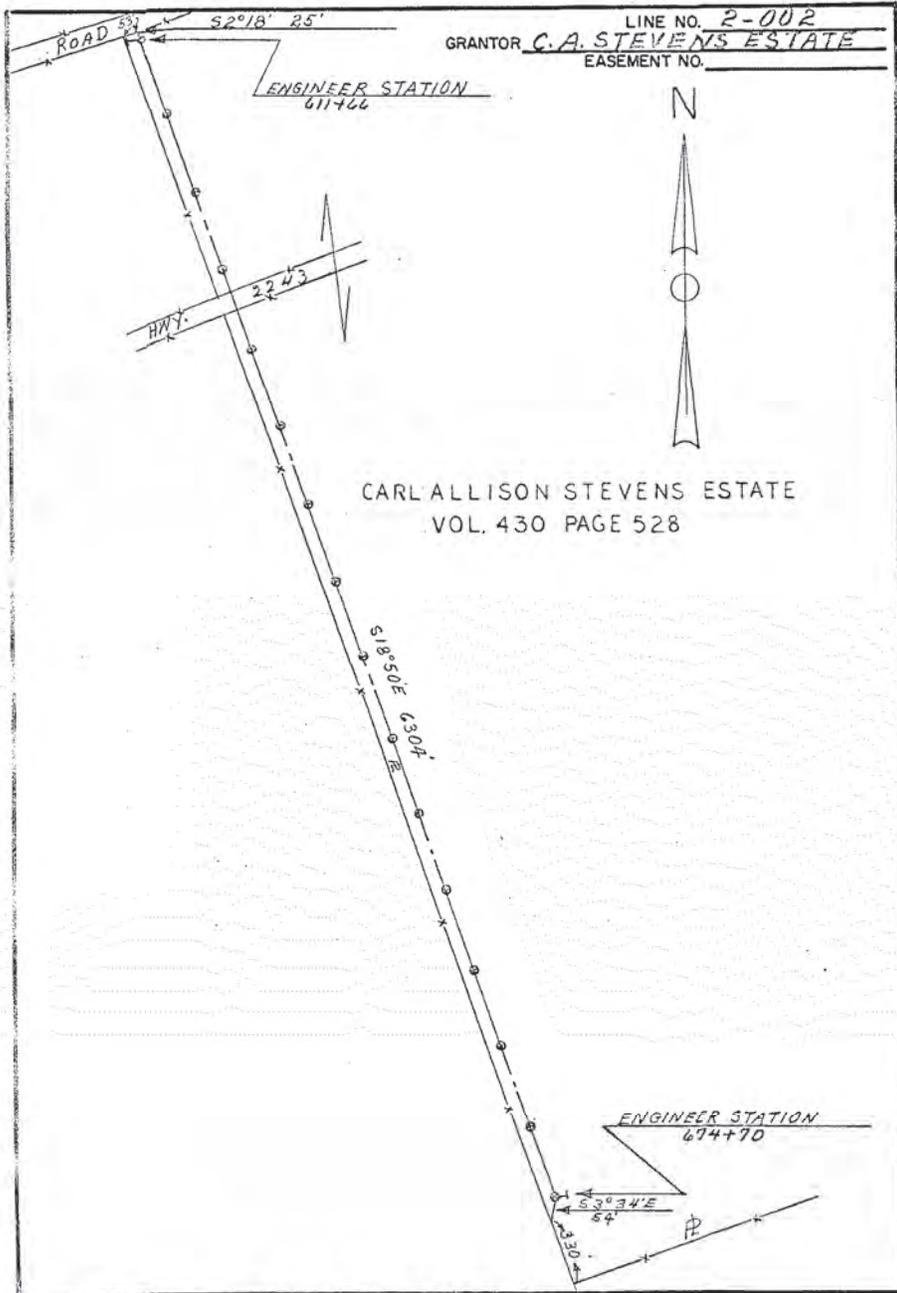
TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand(s) this 30th day of April 1969

Lillyan Agnes Wade

FORM 20-P



LINE NO. 2-002
 GRANTOR C.A. STEVENS ESTATE
 EASEMENT NO. _____

CARL ALLISON STEVENS ESTATE
 VOL. 430 PAGE 528

PEDERNALES ELECTRIC CO-OPERATIVE
 JOHNSON CITY, TEXAS
 TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A

LINE NO. 2-002 FROM ANDICE TO WHITESTONE EASEMENT NO. _____
 SCALE: 1"=600 DATE March 3, 1969 GRANTOR C.A. STEVENS ESTATE

THE STATE OF TEXAS,
County of Williamson

BEFORE ME, Barbara Ruster, a Notary Public in and for
Williamson County, Texas, on this day personally appeared _____

Lillian Agnes Wade
known to me to be the person whose name _____ is/are subscribed to the foregoing

instrument, and acknowledged to me that she executed the same for
the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of April
A.D. 1969.

Barbara Ruster
Notary Public Williamson County, Texas

Filed for Record on the 2 day of May A. D. 1969, at 10:00 o'clock A. M.

Duly Recorded this the 2 day of May A. D. 1969, at 1:55 o'clock P. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Kathleen Waldston Deputy

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS:

That JESSE DOUGLAS GATES and wife, MARY HUGHES GATES of the
County of King, State of Washington, hereinafter called Grantors,
for the consideration paid and secured to be paid as hereinafter
provided, HAVE GRANTED, SOLD AND CONVEYED, and by these presents
DO GRANT, SELL AND CONVEY, unto J. H. ARNOLD and wife, JESSAMINE J.
ARNOLD of Travis County, Texas, hereinafter called Grantees, all that
certain lot, tract or parcel of land lying and being situated in
Williamson County, Texas, and known and described as follows, to-wit:

BEING Five (5) acres of the R. Saul Survey, Abstract
No. 351 in Williamson County, Texas, part of a tract
of 42.86 acres conveyed by W. S. Killough to Guy Gates,
dated December 31, 1949 of record in Volume 359, Page
253, Deed Records of Williamson County, Texas.
BEGINNING at an iron stake marking the NE corner of a
tract of 2.72 acres described in a deed to C. T. Jensen, of
record in Vol. 411, Page 522, N. 19° 45' W. 200 feet from
the SW corner of a 15.02 acre tract, sold by Gates in 1963,
said SW corner being in the North ROW line of State
Highway No. 620;
THENCE S 70° 30' W. 633.6 feet to an iron pipe at the NW
corner of the Jensen tract;
THENCE N. 19° W 344.6 feet with the East ROW line of U. S.
Highway No. 183, to an iron pin;
THENCE N. 70° 30' E. 631 feet, an iron pin in a fence on
the West line of the 15.02 acre tract and in the center of
an old abandoned road, about 30 feet wide;
THENCE S 19° 35' E. 344.6 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described premises, together with all
and singular, the rights and appurtenances thereto in anywise belonging,
unto the said Grantees, their heirs and assigns forever. And Grantors
do hereby bind themselves, their heirs, executors and administrators
to WARRANT AND FOREVER DEFEND, all and singular, the said premises

UTILITY EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS:

THAT James D. Thompson, Trustee, of The Mary Frances Thompson Family Trust, (Grantor) of Travis County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, has (have) granted, sold, and conveyed and by these presents does (do) grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as hereinafter described for the purpose of an underground electric distribution system consisting of variable number of underground cables and all necessary or desirable appurtenances (including conduits, primary cables, secondary conductors, enclosures, concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lighting arrestors overground) at or near the general course which shall become fixed at the location of buried by Pedernales Electric Cooperative, Inc., through, across, and under the following described lands located in Williamson County, Texas, to-wit;

Being 2.645 acres, out of a 70.97 acre tract or parcel of land and being part of the William S. Parker Survey, Abstract No. Nine, Williamson County, Texas, said tract of land found in Document Number 9531296, of the Deed Records of Williamson County Texas, and adopted herein for all descriptive purposes.

Easement and right-of-way herein shall be a strip of land ten (10') feet in width that being five (5') feet on each side of the centerline for the entire length of the power line as needed for the construction of the said distribution power line on the Grantors property.

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, pulling 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 relocate said facilities in the same relative position to any adjacent road if and such road is widened in the future; 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.

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

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives 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 (our) hand(s) this 28th day of February, 2011.

X James D. Thompson
James D. Thompson, Trustee
The Mary Frances Thompson
Family Trust

(Notarize on the next page)



ESMT
2 PGS

2013039927

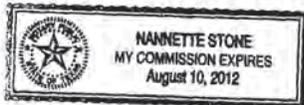
James D. Thompson

THE STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME, the undersigned authority, on this day personally appeared
James D. Thompson,
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 28th day of
February, 2011.

Nannette Stone
Notary Public in and for
The State of Texas



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
_____, 2011.

Notary Public in and for
The State of Texas

Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013039927

Nancy E. Rister

05/02/2013 03:18 PM

VOELKEL \$20.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

⑩ PEC
PO Box 2048
Liberty Hill TX 78642

FM 269 INVESTORS LLC
PARCEL 306
LTSI TRACT 5B
Loc. #201, 202

STATE OF TEXAS
COUNTY OF Williamson
ELECTRIC UTILITY EASEMENT ENTERED S
KNOW ALL MEN BY THESE PRESENTS

THAT Michael S. Heyl and _____ of _____ County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Being 10 Acres of land out of and being part of Talbot Chambers Survey number A-125, situated in Williamson County, Texas, said 10 Acres being more particular described as being a portion of that certain tract of land found in Volume 2147 Page 836, of the Williamson County, Texas Deed Records and adopted herein for all descriptive purposes. This particular tract of land located approximately _____ miles from the town of Leander, Texas.

Easement of right-of-way herein granted shall consist of a strip of land 20 feet in width for electric lines and in addition a 10 feet width and as needed length for guy wires as needed for construction on grantors properties.

Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Michael S. Heyl hand(s) this 18 day of August 1997
[Signature]

19-40-26-02

CP979-195-A

Heyl
M. S. Heyl

THE STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Michael S. Heyl, President, of the
(Name) (Title)

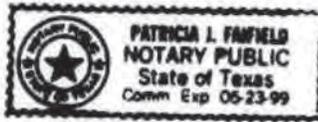
Michael S. Heyl Construction Inc., known to me to be the person
(Organization)

whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the Michael S. Heyl Construction Inc.,
(Organization)

as President, thereof, and for the purposes
(Title)

and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of August, 1997.



Patricia J. Fairfield
Notary Public in and for

Travis, County, Texas

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 _____, _____

Notary Public in and for

_____, County, Texas

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 _____, _____

Notary Public in and for

_____, County, Texas

1351-6711-00

VELCHOFF
PARCEL 312
LTSI TRACT 6B
Loc. #205, 207

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF

THAT James Velchoff and _____ of _____ County, Texas, for and in consideration of ONE DOLLAR (\$1.00)

to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in WILLIAMSON County, Texas, to-wit:

Being 10.00 Acres of land out of and being part of TALBOT CHAMBERS Survey number ABSTRACT 46125, situated in WILLIAMSON County, Texas, said 10.00 Acres being more particular described as being a portion of that certain tract of land found in Volume 2147 Page 836, of the WILLIAMSON County, Texas Deed Records and adopted herein for all descriptive purposes. This particular tract of land located approximately _____ miles from the town of LEANDER, Texas.

Easement of right-of-way herein granted shall consist of a strip of land 20 feet in width for electric lines and in addition a 10 feet width and as needed length for guy wires as needed for construction on grantors properties.

ENTERED APR 30 1997

Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, it's successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand(s) this 3rd day of MARCH 19 97
James Velchoff
Velchoff

---NOTARIZE ON BACK---

57-19-40-04-00

C 9973-272-19

VELCHOFF, JAMES + D.

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____

(Name)

(Title)

, of the

(Organization)

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the _____

(Organization)

as _____, thereof, and for the purposes and consideration therein expressed.

(Title)

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

Notary Public in and for

_____, County, Texas

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 3rd day of MARCH, 97

Stacy Warden
Notary Public in and for

WILLIAMSON, County, Texas

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 3rd day of MARCH, 97

Stacy Warden
Notary Public in and for

WILLIAMSON, County, Texas

JNK PROPERTIES 1 (VIVIEK MAHENDRU, MD)
PARCEL 316
TECHTOWN INDUSTRIAL
PARCEL 317
PRELUDE VENTURES, LLC
PARCEL 318
JERRY WAYNE AND JAN DROPTINI
PARCEL 319

VOL 799 PAGE 624
THE STATE OF TEXAS 0
COUNTY OF Williamson 0

RIGHT-C
KNOW

4450

THAT A. W. Hoyt, Jr. and

of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile East from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: Christine Mason; and on the west by land owned by: County Road 269.

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

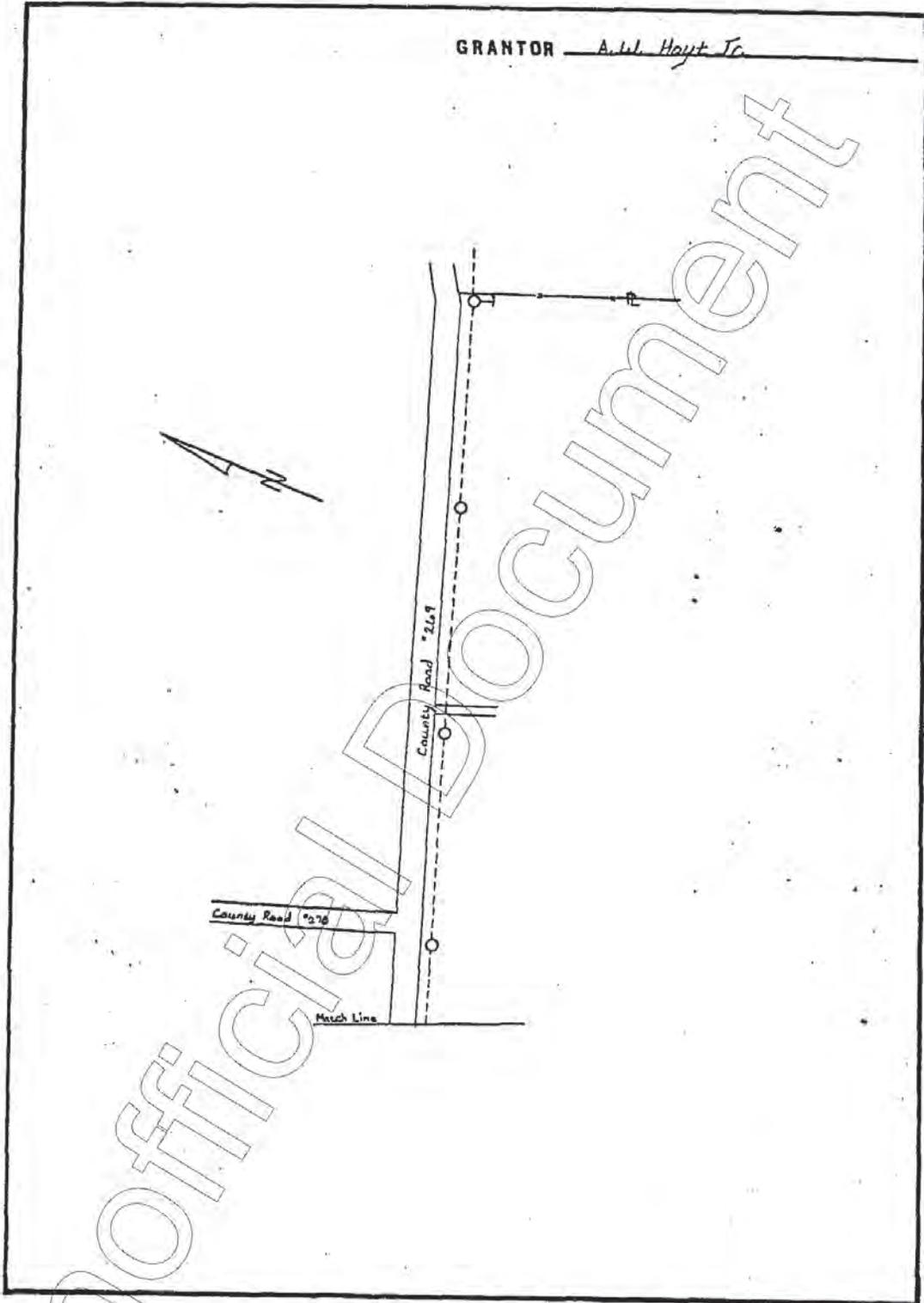
TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 22 day of December 1976

Williamson Bank _____
A. W. Hoyt, Jr. _____
A.W. Hoyt, Jr.

GRANTOR A.W. Hoyt Jr



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

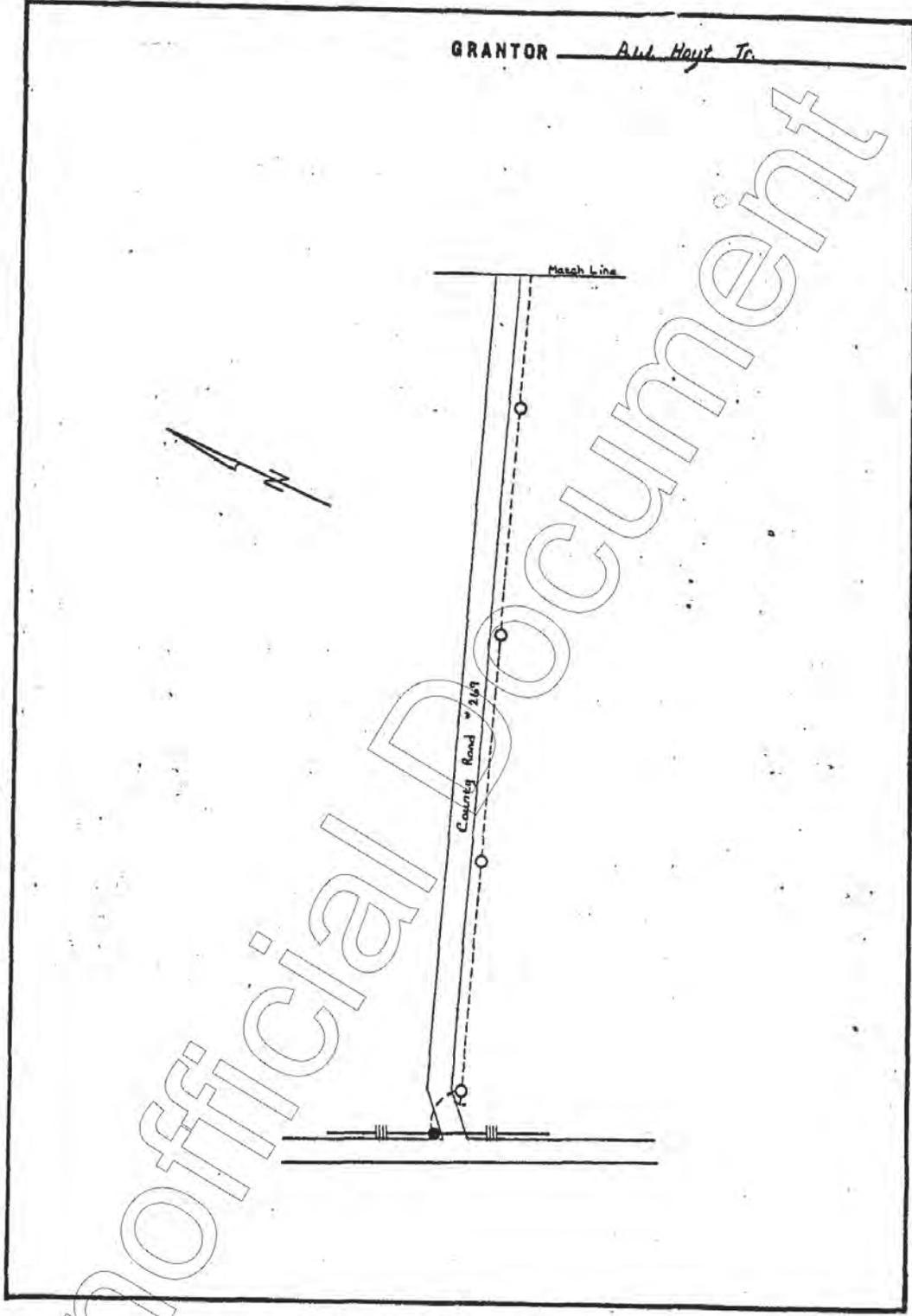
EXHIBIT A

SCALE 1"=200'

DATE 11/23/76

GRANTOR A.W. Hoyt Jr

GRANTOR A.W. Hoyt Jr.



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 200'

DATE 11/29/76

GRANTOR A.W. Hoyt Jr.

County of Travis

BEFORE ME, Margaret H. Hyatt, a Notary Public in and for Travis County, Texas, on this day personally appeared William & Clark, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

A. H. Hoyt, Jr., the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December 1976

Margaret H. Hyatt
Notary Public Travis County, Texas

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this the 23rd day of June A.D. 19 80, at 11:45 o'clock A M., in the

Deed Records of said County, in Vol. 799 pp. 624

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Juanita Loungata Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Mrs. V. W. Brossett

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 1/2 miles east from the town of Leander (Show direction above) and bounded

on the north by land owned by: County Road;

on the south by land owned by: Schultz & Williamson;

on the east by land owned by: A. W. Hoyt Property;

and on the west by land owned by: Schultz;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 31 day of July, 1980.

Sealed and delivered in the presence of: Sandra H. Taylor (Witness)

Mrs. V. W. Brossett

L.S.

CB808-383-A
RB808-383-A
57-20-31-9

THE STATE OF TEXAS,

County of Burnet

BEFORE ME,

Sandra G. Taylor

a Notary Public in and for

Burnet

County, Texas, on this day personally appeared

Thos. V. W. Brazzette

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

31

day of July

A. D. 1980

Sandra G. Taylor

Notary Public

Burnet

County, Texas.

THE STATE OF TEXAS

County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 22nd day of Aug. A.D. 19 80 at 8:00 o'clock A M., and duly recorded this

the 22nd day of Aug. A.D. 19 80 at 11:20 o'clock A M., in the

Deed Records of said County, in Vol. 806 pp. 486

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

JNK Properties 1
(Viviek Mahendru, MD)
- Parcel 321

THE STATE OF TEXAS 0 RIGHT-OF-WAY EASEMENT VOL 789 PAGE 655 10
0
COUNTY OF Williamson 0 KNOW ALL MEN BY THESE PRESENTS:

THAT Christine Mason **4459** and

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit: All that certain tract or parcel of land out of the E.D. Harmon abstract #6 containing 39.95 acres and being part of a 123 acre tract of land conveyed to C. C. Mason by deed, recorded in Volume 370 Page 183 of the Williamson county deed records. This easement shall consist of a strip of land 20' wide along and adjacent to the North line of the above described 39.95 acre tract of land and the center line, more particulary described by metes and bounds as follows:

Beginning at a point on the grantors West line S18°45'E 10' from grantors Northwest corner
Thence, N53°16E 50.65ft.
Thence, N70°45E 771.47 ft. to the grantors East line

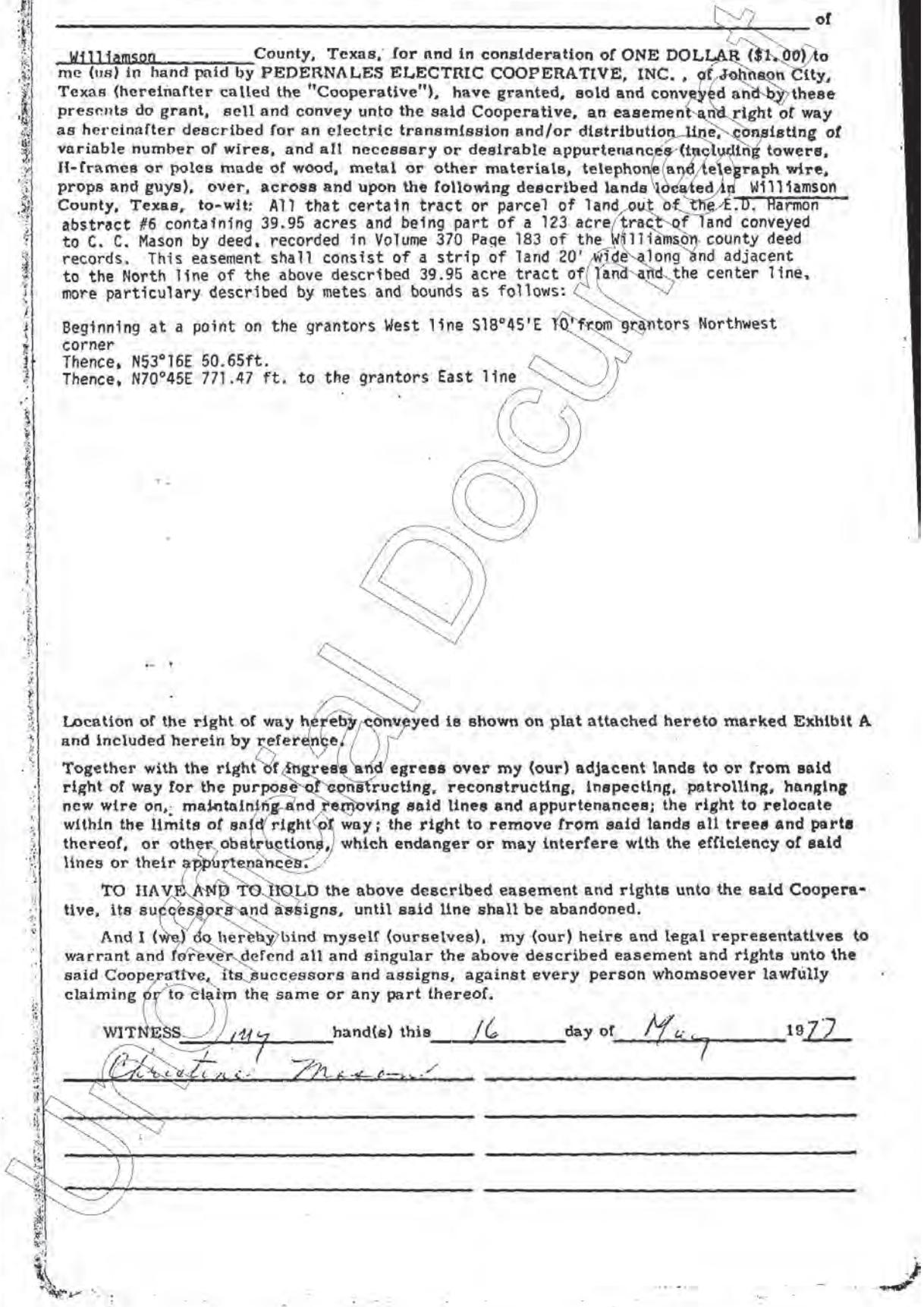
Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

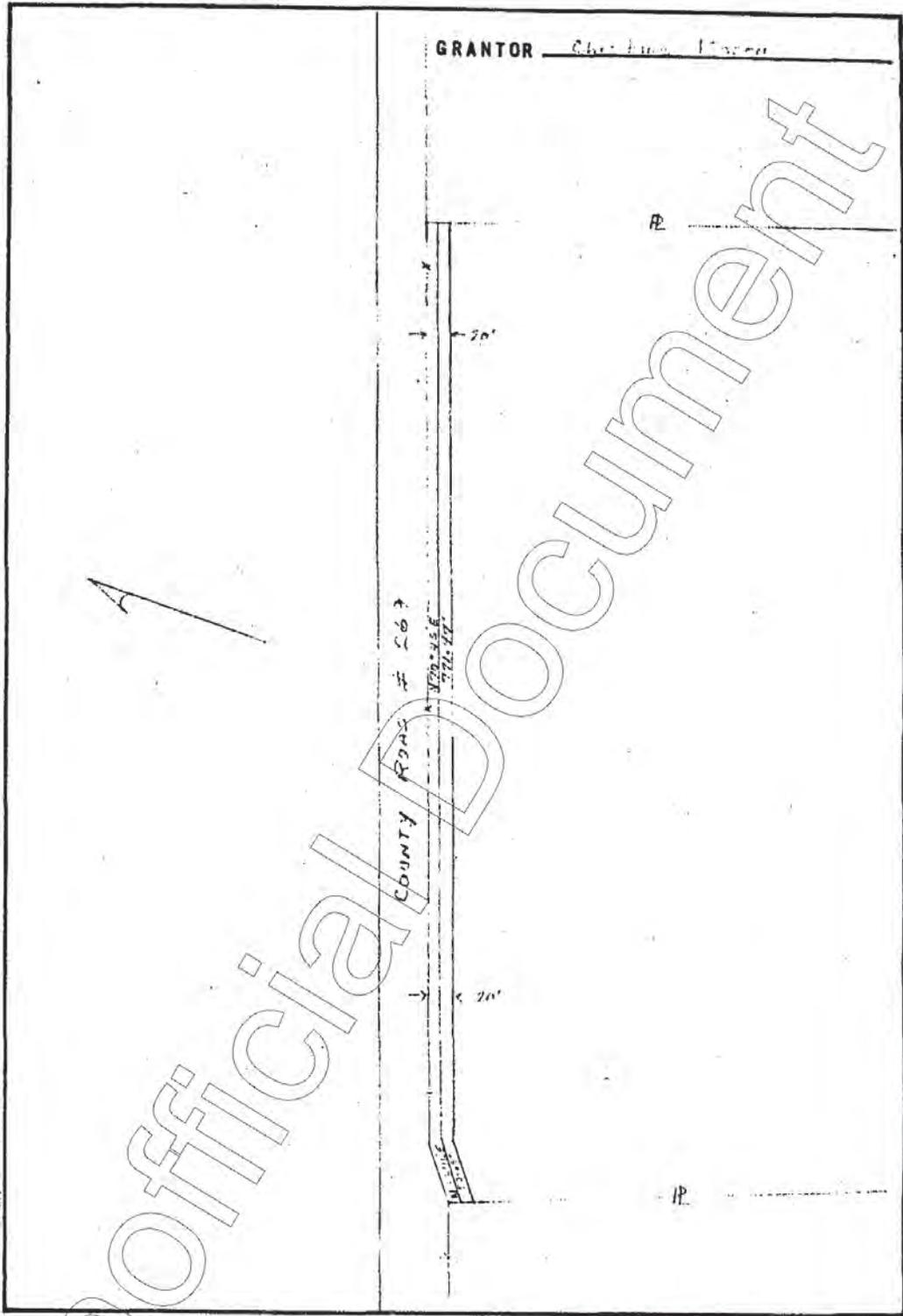
TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand(s) this 16 day of May 1977
Christine Mason



GRANTOR Christina Brown



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 20' DATE 4/20/00 GRANTOR Christina Brown

THE STATE OF TEXAS |
COUNTY OF Texas |

VOL 799 PAGE 657

BEFORE ME, the undersigned authority, on this day personally appeared _____ of the _____ (Name) _____ (Title) _____ (Organization), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the _____ (Organization) as _____ (Title) thereof, and for the purposes and consideration therein expressed.

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

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS |
COUNTY OF Texas |

BEFORE ME, the undersigned authority, on this day personally appeared Christine Mason, 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 16 day of May, 1977



[Signature]
Notary Public in and for Texas County, Texas

THE STATE OF TEXAS
County of Williamson } I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 23rd day of June A.D. 1980, at 8:00 o'clock A M., and duly recorded this the 23rd day of June A.D. 1980, at 1:30 o'clock P M., in the _____ Deed _____ Records of said County, in Vol. 799 pp. 655

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By [Signature] Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Form 21 P
REV. 1/68

JNK Properties 1 (Viviek Mahendru, MD)
- Parcel 321
Harmony School - Parcel 325
LTSI TRACT 15
Pole Loc. 319 to Pole Loc. 308

57-20-22-91

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet }

That the undersigned Harold G. Chapman

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

on the south by land owned by:

on the east by land owned by:

and on the west by land owned by:

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of

_____, 19____.

Sign
Harold G. Chapman L.S.

Sealed and delivered
in the presence of:

(Witness) _____ L.S.

57-20-22-91

Chapman, Harold G.

THE STATE OF TEXAS,

CB804-431-H
K5804-431-H
57-20-22-91

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

known to me to be the person whose name is/are 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 _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

57-210-01212-091-01010
 WORK PLAN NO



PEDERNALES
 electric cooperative, inc.
 TEXAS 76 BLANCO

WORK ORDER NUMBER **08109-931-1-A** SHEET **1 of 2**

JNTY Williamson
 V / TOWN _____
 DIVISION _____
 AL AREA 2 miles E of Leander

DESCRIPTION Set 4 poles, 230' primary, VG35X-25, 40' KTR. % and a 3wlntr

Revised Sheet

MEMBERS SERVED	DATE APPL	RATE CLASS	EST LOAD
<u>H. L. Chapman</u>			
<u>P.O. Box 248</u>			
<u>Round Rock, Texas 78664</u>			

JOB TOTAL			
QUAN	UNITS	QUAN	UNITS
2	P30.5		
1	P35.5		
1	P40.5		
1	VA1		
1	VA5		
1	VA5-1		
1	M2-2		
1	VM2.11		
1	VM2.12		
1	M5.23		
2	M40.12		
1	K116		
1	K180		
2	VE1.2		
1	E2.2		
2	FL2		
1	V8-35X		
1	GB5		
1	3wlntr		
1	SOCKET		
22#	OKTR. %		
35#	OKTR. %		

- MEMBERSHIP EXTENSION
- UNDERGROUND
- INCREASE CAPACITY
- REPLACEMENT
- GENERAL FUNDS
- BILLING
- APPROVED ON REA LOAN:

CONDUCTOR	CONSTRUCTION		REMOVAL	
	TYPE	M FEET	TYPE	M FEET
3 Ø	PRIMARY NEUTRAL			
2 Ø	PRIMARY NEUTRAL			
1 M	PRIMARY NEUTRAL	<u>230'</u>		
SECONDARY				
UNDERBUILD				
SECONDARY				
SERVICE				
		<u>KTR. %</u>	<u>40'</u>	
TOTAL				
		<u>270'</u>		

EXTENSION POLICY		ESTIMATED COST	
DATE LETTER SENT	AMOUNT DUE \$	DEVELOPER MATERIAL \$	OVERHEAD MATERIAL \$
DATE PAYMENT RECD	AMOUNT RECD \$	OR LABOR \$	UNDERGROUND TOTAL \$

REMARKS Job is being reused because customer changed mind about location of power line.

TOTAL CHANGE TO SYSTEM 230' M FEET
 EASEMENTS Harold L. Chapman

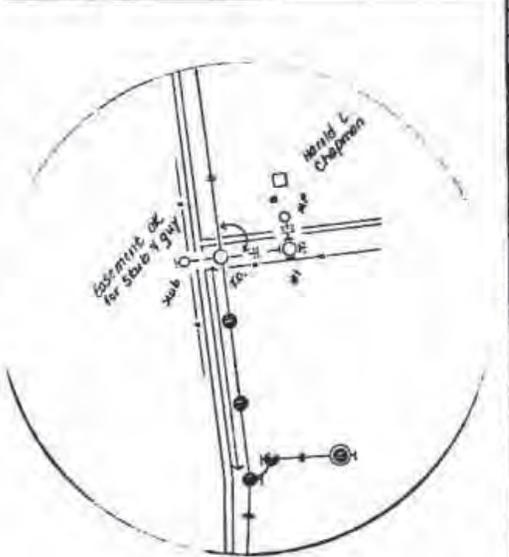
APPROVED BY Terry Brock 9-25-80
 DATE
Wm. Sandra G. Taylor 9-26-80
 DATE

EASEMENT Sandra G. Taylor 9-26-80
 DATE
 DISTRICT Sandra G. Taylor 9-26-80
 DATE
 RELEASED Sandra G. Taylor 9-26-80
 DATE

RECEIVED _____ DATE
 ENGINEER _____ DATE
 PLOTTED _____ DATE

COMPLETED 10-29-80 DATE
 CKD AS BUILT 117 NOV 13 1980 DATE
 ACTUAL COST \$ _____

SCALE: 1" = No Scale



Revised Sheet

POLE NO	POLE HEIGHT & CLASS	PRIM'Y UNITS	MISC OF GROUND	PRIMARY CONDUCTOR SPAN TYPE	ROW CLEARING	SECONDARY or SERVICE WIRE SIZE UNIT	GUY E	GUY ANCHOR L	ANCHOR F	TRANS OF METER	MISCELLANEOUS NOTES	SHEET TOTAL QUAN	SHEET TOTAL UNITS
Stub	P40-5	V41	VM20-11	50'			VE1-2		FL-2			2	P30-5
T.O.	P40-5	V45-1	VM40-11	230' 2#			ER-2				± 90° 30'	1	P35-5
#1	P35-5	V45	VM2-11	230' 2#			VE1-2		FL-2	VG25X-25		1	P40-5
M.P.	P30-5		M2-2	40'		KTR 1/2	VE1-2			VG25X-25	No METER SET	1	V41
												1	V45
												1	V45-1
												1	M2-2
												1	VM2-11
												1	VM2-12
												1	M5-23
												2	M40-12
												1	K11C
												1	K140
												2	VE1-2
												1	ER-2
												2	FL-2
												1	VG-25X
												1	G25
											No METER SET	1	socket
												22#	D.KTR 1/2
												35#	07ACSE

PERSONS SERVED: H.L. Chapman		COUNTY: DALLAS
P.O. Box 848		
Round Rock, Texas 78664		
COND	CONST	RM
PRI	230'	
SEC		
SER	40	
UNBLD		
TOTAL	270'	

THE STATE OF TEXAS
County of Williamson

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office
on the 4th day of Dec. A. D. 19 75 at 11:30 o'clock A.M. and duly recorded this
the 4th day of Dec. A. D. 19 75 at 11:35 o'clock A.M. in the

Deed

Records of said County, in Vol. 623 pp. 79

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas,
the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

214

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Y
Y
Y

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, A. A. Hammer and wife, Billie Jean Hammer, of Williamson
County, Texas, for and in consideration of the sum of TEN (\$10.00) DOLLARS
and other good and valuable consideration to us paid, and secured to be paid,
by J. L. Carter and wife, Stella S. Carter, as follows:

(1) The sum of \$10.00 and other good and valuable consideration in
cash to us paid by the said J. L. Carter and wife, Stella S. Carter, the
receipt of which is hereby acknowledged and confessed and for the payment
of which no lien, express or implied, is retained herein nor is to exist;

(2) And for the remaining ONE HUNDRED, TWENTY-ONE THOUSAND AND
NO/100--- (\$121,000.00) DOLLARS of said consideration, the said J. L. Carter
and wife, Stella S. Carter, have made, executed and delivered to us their
one certain Real Estate Lien Note, of even date herewith, payable to said
A. A. Hammer and Billie Jean Hammer, or order, at Leander, Williamson County,
Texas, or at such other place as may be designated by the holders of said
note in writing, in the principal sum of \$121,000.00, bearing interest
thereon from date at the rate of eight (8%) percent per annum, the principal
and interest of said note being due and payable in 300 equal monthly in-
stallments of \$934.00 each, on the amortization plan, the first of said
monthly installments to be due and payable on January 1, 1976, and one
each of the remaining installments being due and payable on the 1st day
of each and every succeeding calendar month thereafter until the whole
principal sum and all interest due thereon have been fully paid, and out
of each installment the interest then accrued shall first be paid and the
remainder credited to principal, and which said note contains the usual
acceleration of maturity and 10% attorney's fee clauses, provides that all
past due principal and interest shall bear interest at the rate of 10%
per annum, and recites that it is secured by a Vendor's Lien retained in
this Deed, as well as by a Deed of Trust of even date herewith, on the land
hereinbelow described; said note further provides that it shall not be pre-
paid in whole or in part during the first ten years from the date thereof
under any circumstances, but that the makers of said note, their heirs or

assigns, shall have the privilege of prepaying all or any part of the balance due on said note after ten years from the date thereof without any penalty whatsoever;

Have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said J. L. Carter and wife, Stella S. Carter, of Travis County, Texas, all that certain tract or parcel of land lying and being situated in Williamson County, Texas, described as follows:

BEING 110 acres, more or less, out of the Talbot Chambers Survey, Abstract No. 125, in Williamson County, Texas, and being more particularly described as follows:

BEGINNING on the N. line of the E. D. Harmon League, at the Northeast corner of the W. J. House tract, a stone;

THENCE N. 19° W. 1250 vrs. to a stake in the North line of said Chambers Survey;

THENCE S. 71° W. with said line 500 vrs., a stake;

THENCE S. 19° E. 1250 vrs. to the said Harmon League line;

THENCE N. 71° E. with said league line 500 vrs. to the place of beginning, containing 110 acres, more or less, and being the same property conveyed by J. T. Boatright, Sr., et ux, to A. A. Hammer, et ux, by Deed dated June 6, 1959, recorded in Vol. 431, Page 43, Deed Records of Williamson County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J. L. Carter and wife, Stella S. Carter, their heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said J. L. Carter and wife, Stella S. Carter, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

BUT it is expressly agreed and stipulated that the VENDOR'S LIEN, as well as the SUPERIOR TITLE in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The conveyance of the above property is made SUBJECT TO an easement over and across said land in favor of Southwestern Bell Telephone Company and

an easement thereon in favor of Pedernales Electric Coop, and to all other easements of record in Williamson County, Texas, affecting said property as well as to all visible and apparent easements on, over and across said property.

The Grantees herein, their heirs or assigns, at their own expense, shall be entitled to receive three and only three partial releases from the Grantors, their heirs, executors, administrators or assigns, of the liens securing the payment of the aforesaid note, such partial releases shall cover the tracts below specified and shall be at the times set forth as follows:

(1) On January 1, 1978, Grantees, their heirs or assigns, shall be entitled to the first of said partial releases, and it shall cover 10 acres of land fronting on the County Road which runs along the South boundary line of the above-described property, the East line of said 10 acres shall be parallel to and 50 feet West of the East line of the above-described property, and the portion of the 10 acre tract which lies along said County Road shall not cover more than 1/3rd of the total road frontage of the above-described property after deducting 50 feet for a road on the East side thereof and at least 50 feet for a road on the West side of said above-described property;

(2) On July 1, 1979, Grantees, their heirs or assigns, shall be entitled to the second of said partial releases, and it shall cover the 10 acres which lie immediately West of and adjacent to the first 10 acre tract mentioned above; said second 10 acre tract shall be of the same dimensions as the first 10 acre tract; and

(3) On January 1, 1981, Grantees, their heirs or assigns, shall be entitled to the third of said partial releases, and it shall cover the 10 acres which lie immediately West of and adjacent to the second 10 acre tract mentioned above; and it shall be of the same dimensions as each of the other two 10 acre tracts.

Grantees, their heirs or assigns, shall not be required to make any additional payments on said note to be entitled to such partial releases at the times

specified; provided, however, that Grantees, their heirs or assigns, must be current in their payments on said note at the times specified in order to be entitled to receive such partial releases. It is understood and agreed that no partial releases shall be granted at any other times nor cover any other tracts except those hereinabove specifically set forth. All of the expenses required for such partial releases, including, but not limited to, the cost of surveying, attorney's fees and recording fees, shall be paid for by Grantees, their heirs or assigns. Grantees, their heirs or assigns, shall be entitled to receive a complete release from the Grantors, their heirs, executors, administrators or assigns, of the liens securing the payment of the aforesaid note during the first ten years after the date of said note in accordance with the provisions of a substitution of collateral agreement of even date herewith between said Grantors, and said Grantees.

Grantors do hereby impress upon and charge the above-described property with the following restrictive covenants:

- (1) No mobile home, trailer house nor any "moved in" house shall be placed, erected or be permitted to remain on the above-described property or any part thereof, at any time, whether temporarily or permanently. A "moved in" house is defined as a structure which was erected elsewhere and then moved onto the above-described property.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring all or any part of the above-described property whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to said property or any part thereof shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. If the Grantees herein, their heirs or assigns, or any other persons, shall violate or attempt to violate such restrictions and covenants as herein contained, it shall be lawful for the Grantors herein, their heirs, executors, administrators or assigns, or any other person or persons owning any portion of the above-described property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions and covenants to

prevent him or them from so doing or to recover damages or other relief for such violation, or both. The failure at any time to enforce these restrictions and covenants by any person having a right to enforce the same, whether such violations are of knowledge or not, shall not constitute a waiver or estoppel of his right to do so at any time such violations shall continue to exist.

WITNESS OUR HANDS, this 2nd day of December, 1975.

A. A. Hammer
A. A. HAMMER
Billie Jean Hammer
BILLIE JEAN HAMMER

THE STATE OF TEXAS I
 I
COUNTY OF WILLIAMSON I

BEFORE ME, the undersigned authority, on this day personally appeared A. A. Hammer and wife, Billie Jean Hammer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of December, 1975.



William S. Felt
NOTARY PUBLIC IN AND FOR
WILLIAMSON COUNTY, TEXAS

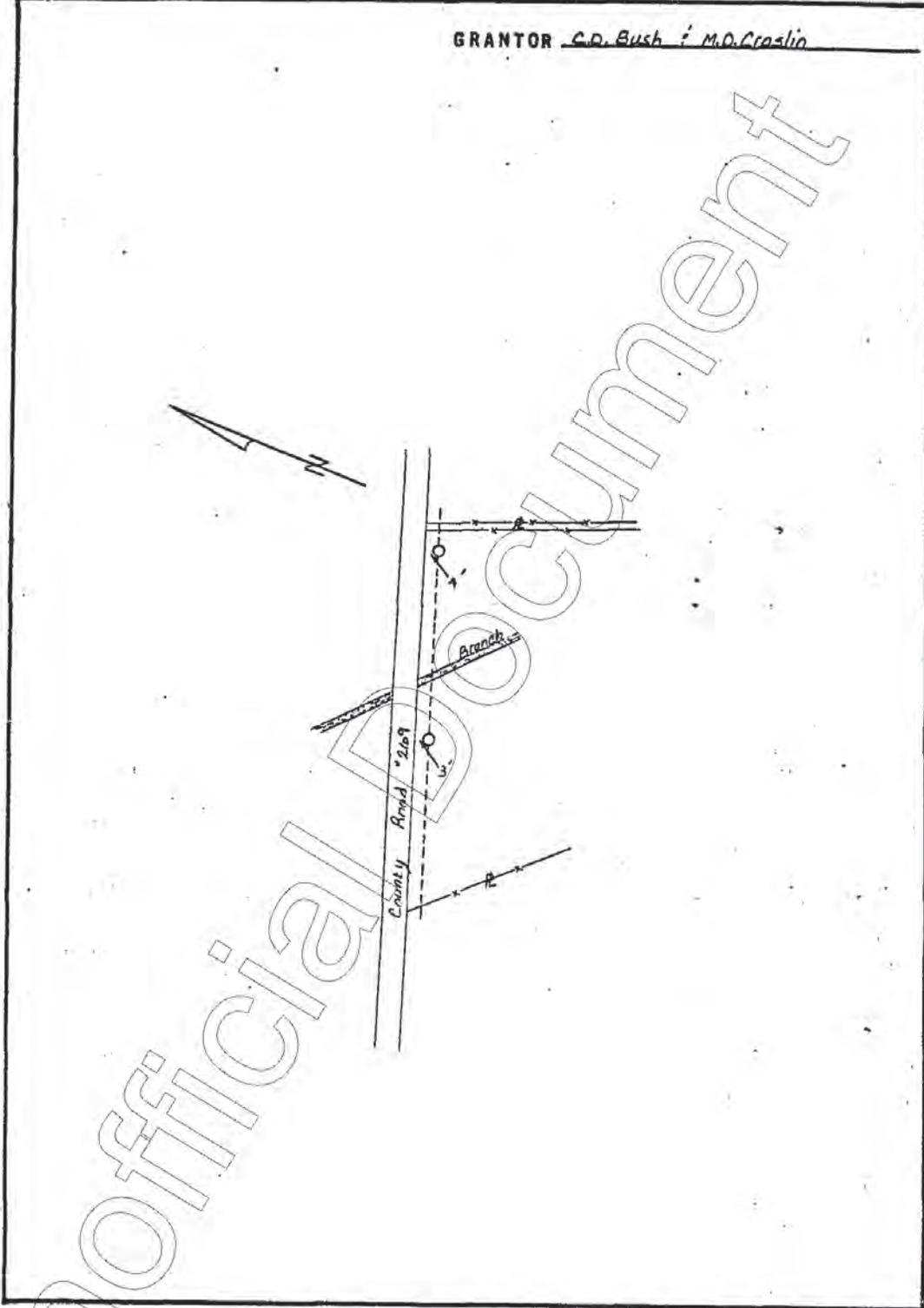
THE STATE OF TEXAS }
County of Williamson } I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 4th day of Dec. A. D. 1975, at 11:30 o'clock A. M., and duly recorded this the 4th day of Dec. A. D. 1975, at 11:40 o'clock A. M. in the Deed Records of said County, in Vol. 623 pp. 86

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

GRANTOR C.D. Bush & M.D. Craslin



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 200' DATE 11/29/76 GRANTOR C.D. Bush & M.D. Craslin

THE STATE OF TEXAS,

County of Travis

BEFORE ME, Margaret J. Hayes, a Notary Public in and for Travis County, Texas, on this day personally appeared William L. Black known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw Carolyne

Bushard Russell A. Paschke, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December, 1976



Margaret J. Hayes

Notary Public Travis County, Texas

THE STATE OF TEXAS

County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June, A.D. 1980, at 8:00 o'clock A. M., and duly recorded this

the 23rd day of June, A.D. 1980, at 11:50 o'clock A. M., in the

Deed Records of said County, in Vol. 799 pp. 628

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Jeanita Longate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

HEROWAY CROSSING
LLC
PARCEL 326
LTSI TRACT 15, 16
Loc. #319, #320, #321

57-20-22-91

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Harold G. Chapman

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

_____;

on the south by land owned by:

_____;

on the east by land owned by:

_____;

and on the west by land owned by:

_____;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of _____, 19____.

Sealed and delivered in the presence of: Harold G. Chapman L.S.

(Witness) _____ L.S.

57-20-22-91
Chapman, Harold G.

THE STATE OF TEXAS,

CB804-431-H
K5804-431-H
57-20-22-91

County of _____

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

known to me to be the person whose name is/are 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 _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

_____ a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

VOL 806 PAGE 486

Form 21 P
REV. 1/68

8079

CB808-383-A
RB808-383-A

57-20-31-9

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

Mrs. V. W. Brossett

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 1 1/2 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

County Road;

on the south by land owned by:

Schultz & Williamson;

on the east by land owned by:

A.W. Hoyt Property;

and on the west by land owned by:

Schultz;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

CB808-383-A
RB808-383-A
57-20-31-9

THE STATE OF TEXAS,

County of Burnet

BEFORE ME, Sandra G. Taylor

a Notary Public in and for

Burnet

County, Texas, on this day personally appeared

Mrs. V. W. Brissett

knows to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

31

day of

July

A. D. 1980

Sandra G. Taylor

Notary Public

Burnet

County, Texas.

THE STATE OF TEXAS
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby cer-

tify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 22nd day of Aug. A.D. 19 80 at 8:00 o'clock A M., and duly recorded this

the 22nd day of Aug. A.D. 19 80 at 11:20 o'clock A M., in the

Deed

Records of said County, in Vol. 806 pp. 486

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

4452

THAT Harry Bartz

JNK PROPERTIES 1, LTD
PARCEL 330
LTSI TRACT 17
Loc.'s #322, #326, #327,
#328, #332

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile east from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: Charles Williamson; on the east by land owned by: Larry Pressler; and on the west by land owned by: C. D. Bush and M. D. Croslin.

57-20-22

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS hand(s) this 28 day of APRIL 19 78

Harry J. Bartz
Joyce M. Bartz

Barry, Joyce

County of TRAVIS

BEFORE ME, GERALD D. BARNES, a Notary Public in and for

TRAVIS County, Texas, on this day personally appeared HARRY J. BARTZ

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.



THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____,

known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____,

the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

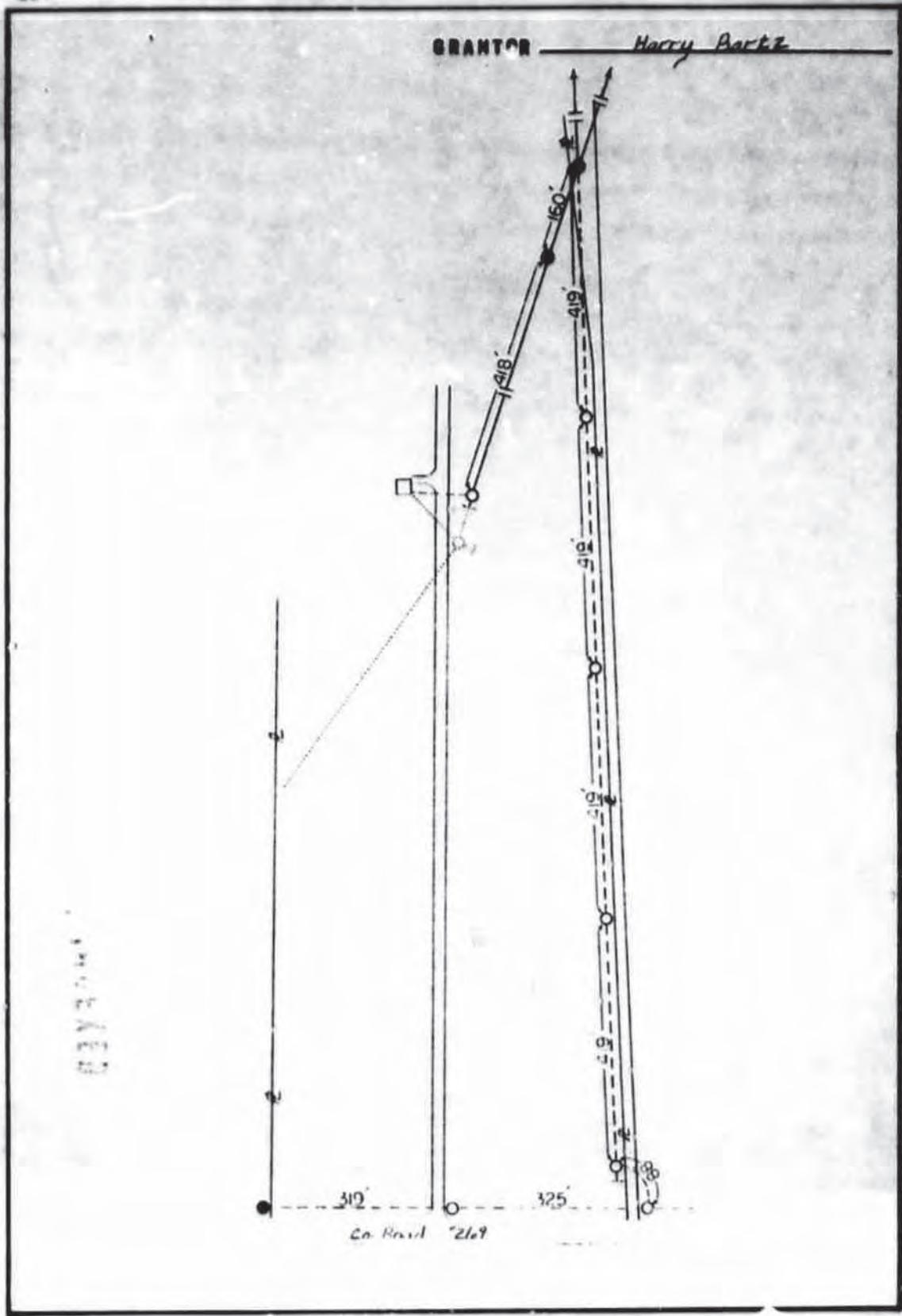
County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 100' DATE 10-10-38 GRANTOR Harry Bartz

THE STATE OF TEXAS
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby cer-

tify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on
the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this
the 23rd day of June A.D. 19 80, at 11:55 o'clock A M., in the

Deed Records of said County, in Vol. 799 pp. 630

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date
last above written.

By Juanita Loungat Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

709 PAGE 6:34

8

4452 INDEXED

FILED FOR RECORD

at 8:00 o'clock A M.

JUN 23 1980

James N. Boydston
JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex.

By Juanita Loungat Deputy

63
11:55

799
630

D#7-00

m: Bobmule Chat

The Park at Cypress Creek
PARCEL 333
LTSI TRACT 18
Loc.'s #334, #335, #336

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS:

4453

THAT Larry Pressler and
_____ of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile East from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: J. R. Keithley; and on the west by land owned by: Harry Bartz

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 22 day of December 19____

Larry D. Pressler
Larry D. Pressler

GRANTOR Larry Pressler



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 200' DATE 11/29/76 GRANTOR Larry Pressler

THE STATE OF TEXAS,

County of Travis

VOL 799 PAGE 637

BEFORE ME, Margaret T. Kypar, a Notary Public in and for Travis County, Texas, on this day personally appeared William S. Clark, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

Larry A. Williams, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of December, 19 76

Margaret T. Kypar
Notary Public Travis County, Texas

~~THE STATE OF TEXAS~~

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this

the 23rd day of June A.D. 19 80, at 1:00 o'clock P M., in the

Deed Records of said County, in Vol. 799 pp 635

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Juanita Younger Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

The Park at
Cypress Creek
PARCEL 333
LTSI Tract 18
Loc. # 333

N57-2022-83
Complete 3-6-78 2-48875

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet }

Larry D. Presler

That the undersigned

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the FEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson State of Texas, and more particularly described as follows:

A tract of land located approximately 1 1/2 miles east from the town of Leander (Show direction above) and bound

on the north by land owned by: County Rd;

on the south by land owned by: Williamson;

on the east by land owned by: Keith Lee;

and on the west by land owned by: Bartz;

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 6 day of February, 1978.

Sealed and delivered in the presence of:
Sandra G. Taylor
(Witness)

Larry D. Presler L.S.

L.S.

N57-20-22-83

Presler, Korbay & Co.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, 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 _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of Burnet

BEFORE ME, E. B. Goodwin, a Notary Public in and for Burnet County, Texas, on this day personally appeared Samuel D. Taylor, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

Samuel D. Taylor, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of February 1913

E. B. Goodwin
Notary Public Burnet County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19_____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

JNK Properties 1, LTD
PARCEL 335
LTSI TRACT 19
Loc.'s #340, #422

RIGHT-OF-WAY EASEMENT

VOL 799 PAGE 638-5

TEXAS 0
0
COUNTY OF Williamson 0

KNOW ALL MEN BY THESE PRESENTS:

4454

THAT J. R. Keithley and
_____ of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately one mile east from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: Phil K. Keith; and on the west by land owned by: Larry Pressler.

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

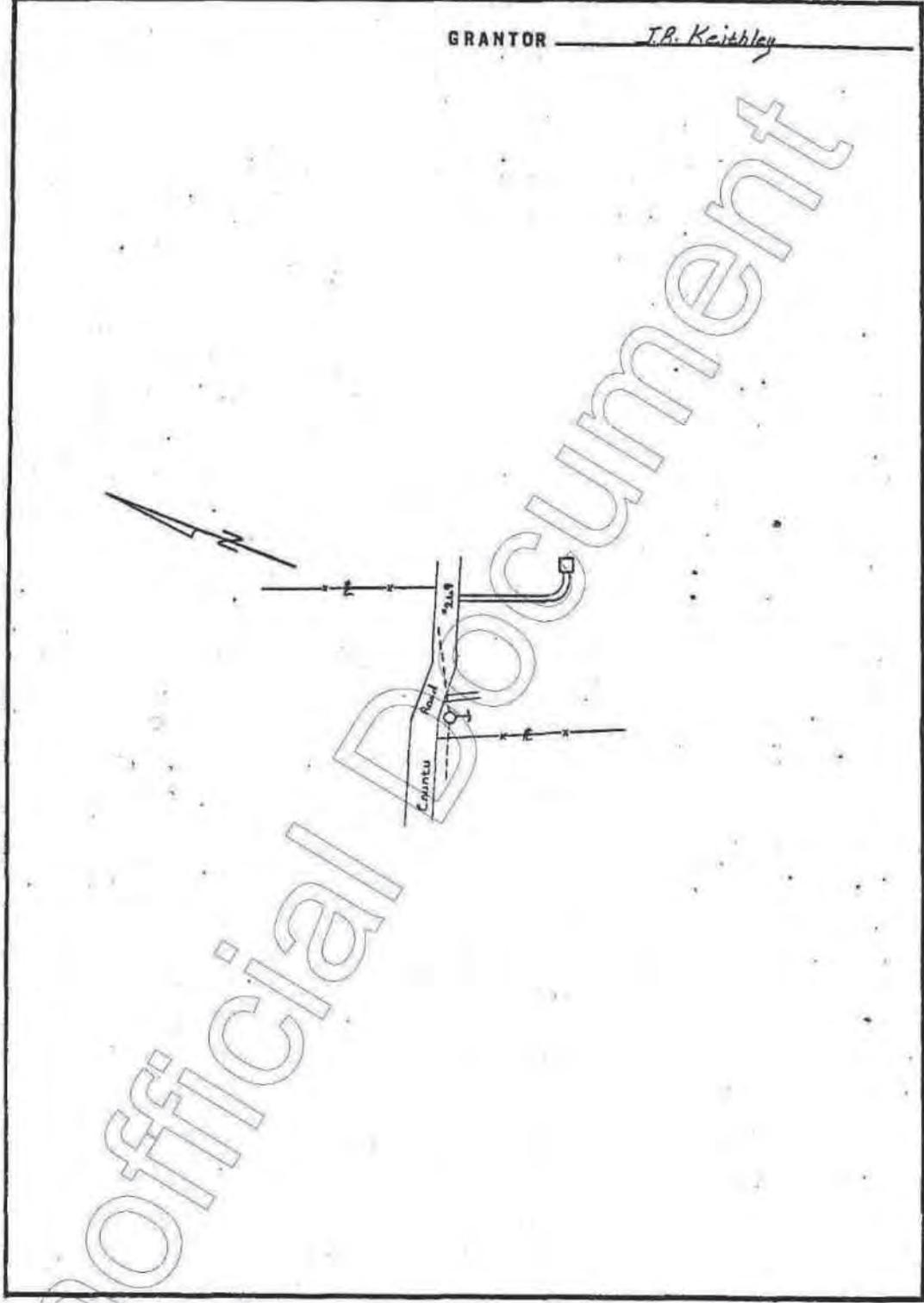
And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 23rd day of December 19 _____

[Signature]

Jerry Keithley

GRANTOR J.R. Keithley



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1"=200' DATE 11/29/76 GRANTOR J.R. Keithley

THE STATE OF TEXAS,

County of Travis

BEFORE ME Margaret J. Kyeck, a Notary Public in and for Travis County, Texas, on this day personally appeared William L. Clark, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

Jerry Keithley, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December 1976

Margaret J. Kyeck

Notary Public Travis County, Texas

THE STATE OF TEXAS }
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this

the 23rd day of June A.D. 19 80, at 1:05 o'clock P M., in the

Deed Records of said County, in Vol 799 pp 638

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Janita Longate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

Form 21 P
REV. 1/68

JNK Properties 1, LTD
PARCEL 335
LTSI TRACT 19
Loc.'s #341, #342 & #343

CB859-734-S
RB859-734-S
57-20-22-82-84

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet

That the undersigned Doug Keithley

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles NE from the town of Leander (Show direction above)

on the north by land owned by: County Rd

on the south by land owned by: Doug Wiley

on the east by land owned by: Phil ~~Keith~~ Keith

and on the west by land owned by: Larry Presler

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 22 day of

July, 1985

Sealed and delivered in the presence of: Larry Presler
(Witness)

Doug Keithley L.S.
_____ L.S.

57-20-22-82-84

Keithley, Jerry

CB859-734-5
RB859-734-5
57-20-22-82-84

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, 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 _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of Burnet

BEFORE ME Sandra G. Taylor, a Notary Public in and for Burnet County, Texas, on this day personally appeared Jerry Brock, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

Jerry Keithly, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of July 1985

SANDRA G. TAYLOR
My Commission Expires
9-22-88

Sandra G. Taylor
Notary Public Burnet County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____

a Notary Public in and for

County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

JNK Properties 1, LTD
PARCEL 335
LTSI Tract 19 & 20
Loc.'s #424, #425, #431

0385-502 A
5700-22-84-87 Received Rec. signed.

Form 21 P
REV. 1/68

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet }

That the undersigned Jerry Keithley

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles east
(Show direction above)
from the town of Leander, and bounded

on the north by land owned by:
Co Rd 269

✓ on the south by land owned by:
Bess Wiley

✓ on the east by land owned by:
Phil Keith

and on the west by land owned by:
Larry Pressler

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as cost of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of _____, 19_____.

Sealed and delivered in the presence of:

Jerry Keithley L.S.

(Witness) _____ L.S.

In reference to application for Scott Keithley

57-20-22-84-87

Keithley, Jerry

CB056-5027A
5720-22-81-87

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

_____ knows to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purpose and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas.

THE STATE OF TEXAS,

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of

_____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas.

JNK Properties 1, LTD
PARCEL 335
LTSI Tract 21 & 22
Loc.'s #432, #433

C8805-210-A
57-20-22-87

Form 21 P
REV. 1/68

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

Phil Keith

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the FEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

Co. Rd 269

on the south by land owned by:

F.M. 2243

on the east by land owned by:

Co Rd. 268

and on the west by land owned by:

Jerry Keithley & Guy Wiley

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 18 day of

April, 1980.

Sealed and delivered
in the presence of:

Sandra G. Jaylce
(Witness)

Phil Keith L.S.

L.S.

57-20-22-87

Keith, Phil

57-20-22-87
CB805-270-A

THE STATE OF TEXAS,

County of

Burnet

BEFORE ME,

Sandra H. Taylor

a Notary Public in and for

Burnet

County, Texas, on this day personally appeared

Phil Keith

knows to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he associated the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

18

April

A. D. 1980

Notary Public

Burnet

County, Texas.

THE STATE OF TEXAS,

County of

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of

BEFORE ME,

a Notary Public in and for

County, Texas, on this day personally appeared

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of

BEFORE ME,

a Notary Public in and for

County, Texas, on this day personally appeared

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas

JNK Properties 1, LTD
PARCEL 335
LTSTI TRACT 21 & 22
Loc. #434

RIGHT-OF-WAY EASEMENT

VOL. 799 PAGE 649 8

THE STATE OF TEXAS 0
COUNTY OF Williamson 0

KNOW ALL MEN BY THESE PRESENTS:

4457

THAT Phillip K. Keith and

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right of way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

A tract of land located on county road 269 approximately two miles east from the town of Leander, and bounded on the north by land owned by: County Road 269; on the south by land owned by: State Highway 2243; on the east by land owned by: County Road 268; and on the west by land owned by: J. R. Keithley

Location of the right of way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

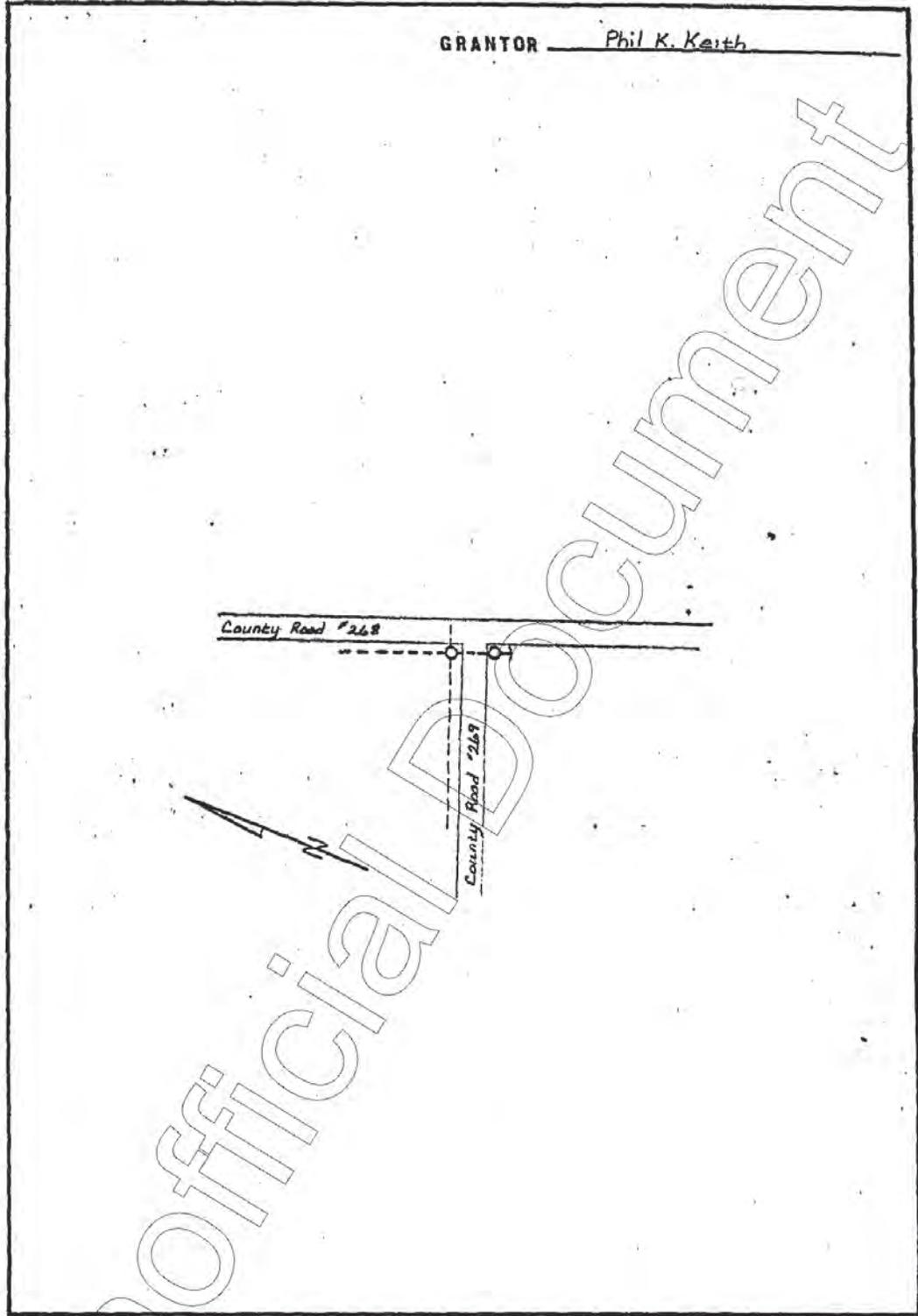
TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this 22 day of December 1976

Wm. Clark _____ Phil Keith
Phil Keith

GRANTOR Phil K. Keith



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1"=200'

DATE 11/29/76

GRANTOR Phil K. Keith P.K.
w/c

THE STATE OF TEXAS,

VOL 799 PAGE 651

County of Travis

BEFORE ME Margaret J. Lyess, a Notary Public in and for Travis County, Texas, on this day personally appeared Melvin L. O'Leary, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw

Phil Hutz, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 1976



Margaret J. Lyess
Notary Public Travis County, Texas

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 23rd day of June A.D. 1980 at 8:00 o'clock a M., and duly recorded this

the 23rd day of June A.D. 1980 at 1:20 o'clock p M., in the

Deed Records of said County, in Vol. 799 pp. 649

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Juanita Langston Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

6

4455

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

RR 4
25

That the undersigned, Kittle L. Sherman Huggins, for a good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the agreement of PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC), as follows: If at anytime PEC, its successors or assigns, should install an electric transmission line along the east side of County Road 268 or parallel to such road in the property adjoining such road, PEC agrees that no portion of such line, poles or other structures, which are a part of the electric line shall extend more than 20 feet above the ground for 150 feet on either side of a point on County Road 268, such point being located by extending the runway on Grantor's property in an easterly direction until it strikes County Road 268 and that such line along the course it is lowered shall be marked with large red plastic balls located on the wire; it being the intention of the parties to appropriately lower such electric lines and mark the same so as to provide for the safe arrival and departure of aircraft on the runway located on Grantor's land, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose post office address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 2.0 miles East from the town of Leander, Texas, to wit; a strip of land 20' in width and 2 strips, 5'x20' and 5'x35' for guy pole and guy wires as indicated on Exhibit "A" attached hereto and made a part thereof, lying in and being a part of a 311 acre tract out of the Talbot Chambers Survey, Patent No. 528, as described in a deed recorded in Volume 317, Page 240, Deed of Records of Williamson County, Texas. PEC shall not have the right to enter onto such easement from County Road 269 or exit therefrom onto County Road 269 and agrees that access to such easement and exit therefrom shall be from County Road 268 at a point approximately 500 feet south of the intersection of Grantor's north property line and County Road 268 at the location of the existing gate, and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors, and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will

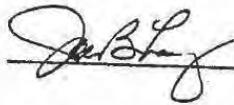
be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that she is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set her hand and seal this 14 day of April, 1978.

Sealed and delivered
in the presence of:

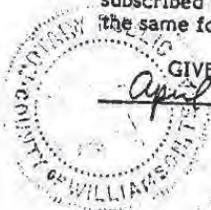


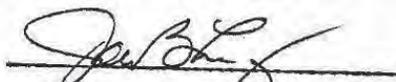

Kittie L. Sherman Huggins

THE STATE OF TEXAS X
 X
COUNTY OF WILLIAMSON X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of April, 1978.





Notary Public in and for
Williamson County, Texas

237

GRANTOR Kittie L. Sheppard Huggins



PEDERNALES ELECTRIC CO-OPERATIVE
JOHNSON CITY, TEXAS

EXHIBIT A

SCALE 1" = 40'

DATE 3-6-76

GRANTOR Kittie L. Sheppard Huggins

799 PAGE 644
VCL

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 23rd day of June A.D. 19 80, at 8:00 o'clock A M., and duly recorded this the 23rd day of June A.D. 19 80, at 1:10 o'clock P M., in the

Deed Records of said County, in Vol. 799 pp. 641

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Janita Laungate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

Unofficial Document

JNK Properties 1, LTD
PARCEL 335
LTSI Tract 21 & 22
Loc.'s #432, #433

C8805-210-A
57-20-22-87

Form 21 P
REV. 1/68

THE STATE OF TEXAS

County of Burnet }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

Phil Keith

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the FEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles east
from the town of Leander (Show direction above), and bounded

on the north by land owned by:

Co. Rd 269

on the south by land owned by:

F.M. 2243

on the east by land owned by:

Co Rd. 268

and on the west by land owned by:

Jerry Keithley & Guy Wiley

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 18 day of

April, 1980.

Sealed and delivered
in the presence of:

Sandra G. Jaylce
(Witness)

Phil Keith L.S.

L.S.

57-20-22-87

Keith, Phil

57-20-22-87
CB805-270-A

THE STATE OF TEXAS,

County of

Burnet

BEFORE ME,

Sandra H. Taylor

a Notary Public in and for

Burnet

County, Texas, on this day personally appeared

Phil Keith

knows to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he associated the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

18

April

A. D. 1980

Notary Public

Burnet

County, Texas.

THE STATE OF TEXAS,

County of

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of

BEFORE ME,

a Notary Public in and for

County, Texas, on this day personally appeared

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19 _____

Notary Public _____ County, Texas

THE STATE OF TEXAS,

County of

BEFORE ME,

a Notary Public in and for

County, Texas, on this day personally appeared

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. _____

Notary Public _____ County, Texas

Sairam Ventures LLC
PARCEL 204
LTSI TRACT 24B
Loc. #102, #103

AFFIDAVIT
(for Disinterested Party)

THE STATE OF TEXAS

§

County: WILLIAMSON

§

Project CSJ No.: 0914-05-222

COUNTY OF WILLIAMSON

§

Highway Name/No.: 2243 / HERO WAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared LEE SPARROW, who after being by me duly sworn upon his/her oath deposes and says as follows:

"I, LEE SPARROW, am over the age of 18 years and am fully competent to testify to the matters set forth in this Affidavit. I have personal knowledge of all facts and swear that such facts are true and correct.

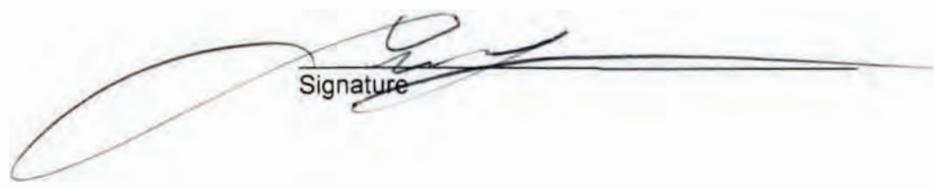
1. My current residence is 1205 RIO FRIO LN HOUSTON 73624 Texas;

2. I am familiar with the land that is the subject of this Affidavit because LEASING PROPERTY

3. I have personal knowledge that Pedernales Electric Cooperative, Inc. (PEC) has occupied a 4.007 acre tract of land, more or less, situated in the MILTON HICKS SURVEY, ABSTRACT NO. 287, Williamson County, Texas, being a portion of that certain tract of land described in Deed to Franklin L. King and wife, Barbara J. King recorded in Volume 2142, Page 722, Official Records, Williamson County, Texas. Said 4.007 acre tract being more particularly described in Document No. 2019092211, Official Records, Williamson County, Texas, for a period of 10 years.

4. PEC has occupied the land by the placement of electric poles and lines, and said facilities have been present continuously during the period of the Utility's occupation.

Further affiant sayeth not."


Signature

Acknowledgement

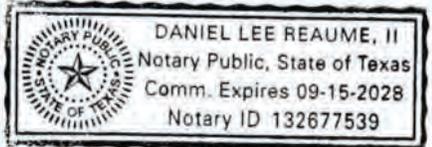
State of Texas

County of Williamson

This instrument was acknowledged before me on March 06, 2025 by LEE SPARROW



Notary Public's Signature



Sairam Ventures LLC
PARCEL 204
LTSI TRACT 24B
Loc. #102, #103

AFFIDAVIT
(for Utility Owner)

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§

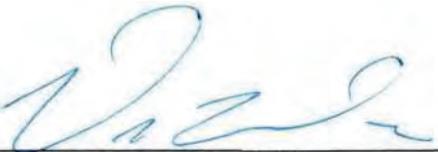
County: WILLIAMSON
Project CSJ No.: 0914-05-222
Highway Name/No: 2243 / HERO WAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared VANCE HOY of the Pedernales Electric Cooperative Inc. (PEC), who after being by me duly sworn upon his/her oath deposes and says as follows:

"I, VANCE HOY am over the age of 18 years and am fully competent to testify to the matters set forth in this Affidavit. I have personal knowledge of all facts and swear that such facts are true and correct.

1. Being a 4.007 acre tract of land, more or less, situated in the MILTON HICKS SURVEY, ABSTRACT NO. 287, Williamson County, Texas, being a portion of that certain tract of land described in Deed to Franklin L. King and wife Barbara J. King recorded in Volume 2142, Page 722, Official Records, Williamson County, Texas. Said 4.007 acre tract being more particularly described in Document No. 2109092211 Official Records, Williamson County, Texas;
[legal description of land]
2. Based on a site observation, I confirm PEC Utility power line facilities are located on the said tract of land;
3. PEC Pole ownership tags; are present on poles found on said tract of land
4. PEC facility maps / records show power line facilities on said tract of land
5. Utilities were installed before 2004;

Further affiant sayeth not."



Signature

PLANNING MANAGER

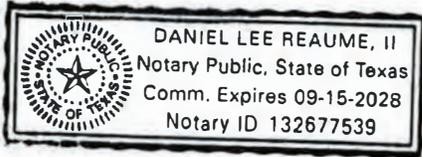
Title

Pedernales Electric Cooperative Inc.
Company

Corporate Acknowledgment

State of Texas
County of Williamson

This instrument was acknowledged before me on March 6, 2025 by Vance Hoy
Planning Manager of Pedernales Electric Cooperative Inc., a Texas cooperative, on behalf of said cooperative.





Notary Public's Signature

MOORE
PARCEL 205P1
LTSI TRACT 24
Loc. #105

ROY KUCHERA & ALICE KUCHERA
PARCEL 206P1

WILLIAMSON CO

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 9339247

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET K SLIDE(S) 297

39247

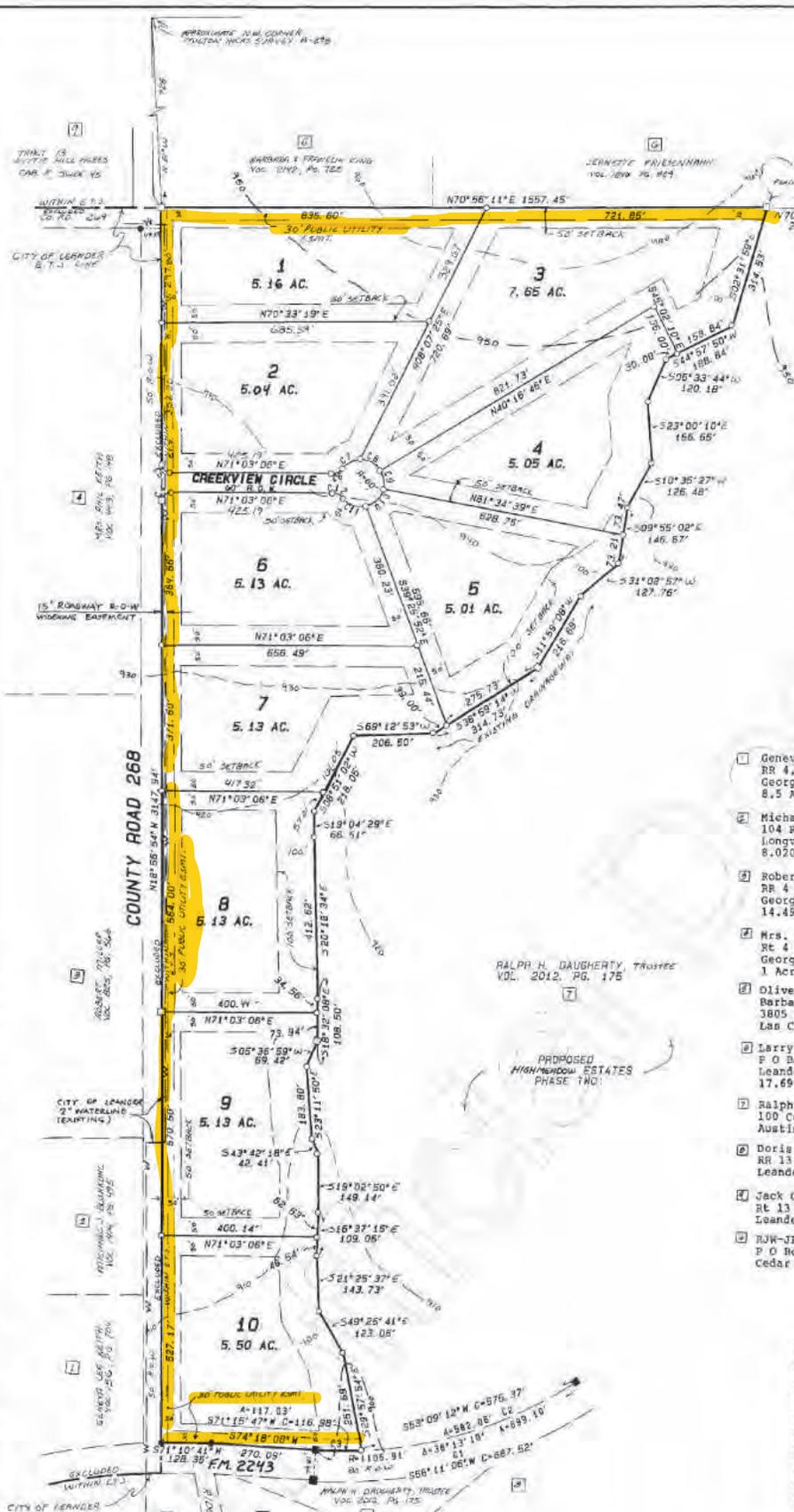
FILED FOR RECORD

SEP 23 1993

Wauson
COUNTY CLERK, WILLIAMSON CO. TEX.

SCALE 1" = 200'

HIGHMEADOW ESTATES PHASE ONE



- 1 Geneva Lee Keith
RR 4, Box 78
Georgetown, Texas 78628-9630
8.5 Acres
- 2 Michael J. Baskuhl
104 Bambleswood Circle
Longview, Tx 75601-3045
8.020 Acres
- 3 Robert R. Miller
RR 4 Box 75
Georgetown, Texas 78628-9630
14.49 Acres
- 4 Mrs. Phil Keith
Rt 4 Box 78
Georgetown, Texas 78628
1 Acres
- 5 Oliver Howland
Barbara J. & Franklin L. King
3805 Northwind Avenue
Las Cruces, NM 88005-4718
- 6 Larry Frusenbahn
P O Box 859
Leander, Texas 78759-0859
17,696 Acres
- 7 Ralph Daugherty
100 Congress Suite 1400
Austin, Texas 78701
- 8 Doris Pyle
RR 13 Box 965
Leander, Tx 78641-9509
- 9 Jack Carnody
Rt 13 Box 957B
Leander, Texas 78641
- 10 RWJ-JRC Joint Venture
P O Box 32
Cedar Park, Tx 78613

LEGEND:
 ● = 1/2" REBAR FOUND
 ○ = 1/2" REBAR SET
 ■ = CONCRETE MONUMENT FOUND
 □ = CONCRETE MONUMENT SET
 G.T. = CITY OF LEANDER EXTRA-TERRITORIAL JURISDICTION
 * = Property Owners Address (See Table)

Curve	Radius	Delta	Length	Tangent	Chord/Arg
C1	1105.91'	36°13'10"	699.10'	361.57'	687.52' 156-11-06.0E
C2	1105.91'	30°09'22"	562.06'	297.54'	575.37' 163-09-12.0E
C3	1105.91'	6°03'48"	117.03'	58.57'	116.98' 571-15-17.4W
C4	20.00'	90°00'00"	31.42'	20.00'	28.28' 526-03-06.2W
C5	20.00'	90°00'00"	31.42'	20.00'	28.28' 563-56-53.0E
C6	25.00'	47°40'47"	21.68'	17.57'	21.00' 540-12-11.3W
C7	60.00'	47°23'34"	49.45'	26.55'	48.25' 540°04'06.0W
C8	60.00'	59°36'07"	62.41'	34.36'	59.84' 181-26-33.2W
C9	60.00'	47°07'03"	48.34'	26.16'	47.96' 128-04-28.3W
C10	60.00'	62°37'25"	66.66'	36.50'	62.36' 525-47-45.9W
C11	60.00'	62°37'25"	66.66'	36.50'	62.36' 189°25'11.1E
C12	25.00'	49°40'47"	21.68'	17.57'	21.00' 189°06'30.0W



LADMEC 11 5110 297

LADMEC 11 5110 297

HIGHMEADOW ESTATES PHASE ONE

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF THAT CERTAIN 150.96 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN SUBTITLE TRUSTEE'S DEED RECORDED IN VOLUME 2012, PAGE 175 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north r.o.w. line of FM 2243 with the intersection of the east r.o.w. line of County Road 268 for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east r.o.w. line of County Road 268, N 18° 58' 54" W 3147.94 feet to a concrete monument set at the northwest corner of the above described 150.96 acres for the northwest corner hereof; from which point the approximate north west corner of the Milton Hicks Survey, Abstract No. 298 bears N 21° W 728 feet;

THENCE with the north line of the above described tract of land, N 70° 58' 11" E 1557.45 feet to a concrete monument set in a drainage swale for the northeast corner hereof;

THENCE along the centerline of said drainage swale the following twenty-two (22) courses:

- S 02° 31' 59" E 314.53 feet to a 1/2" rebar set for an angle point;
- S 44° 57' 50" W 188.84 feet to a 1/2" rebar set for an angle point;
- S 05° 33' 44" W 120.18 feet to a 1/2" rebar set for an angle point;
- S 23° 00' 10" E 156.65 feet to a 1/2" rebar set for an angle point;
- S 10° 35' 27" W 126.48 feet to a 1/2" rebar set for an angle point;
- S 09° 55' 02" E 146.67 feet to a 1/2" rebar set for an angle point;
- S 31° 02' 57" W 127.76 feet to a 1/2" rebar set for an angle point;
- S 11° 59' 08" W 216.68 feet to a concrete monument set for an angle point;
- S 38° 59' 14" W 314.73 feet to a 1/2" rebar set for an angle point;
- S 69° 12' 53" W 206.50 feet to a 1/2" rebar set for an angle point;
- S 08° 51' 02" W 216.05 feet to a 1/2" rebar set for an angle point;
- S 19° 04' 39" E 86.51 feet to a 1/2" rebar set for an angle point;
- S 20° 18' 34" E 412.62 feet to a 1/2" rebar set for an angle point;
- E 18° 32' 08" E 108.50 feet to a concrete monument set for an angle point;
- S 05° 36' 59" W 69.42 feet to a 1/2" rebar set for an angle point;
- S 23° 11' 50" E 183.80 feet to a 1/2" rebar set for an angle point;
- E 43° 42' 16" E 42.41 feet to a 1/2" rebar set for an angle point;
- S 19° 02' 50" E 149.14 feet to a 1/2" rebar set for an angle point;
- S 16° 37' 15" E 109.06 feet to a 1/2" rebar set for an angle point;
- S 21° 25' 37" E 143.73 feet to a 1/2" rebar set for an angle point;
- S 49° 25' 41" E 123.06 feet to a 1/2" rebar set for an angle point;
- S 29° 37' 54" E 251.69 feet to a 1/2" rebar set in the curving north r.o.w. line of FM 2243 for the southeast corner hereof;

THENCE with the curving north r.o.w. line of FM 2243, along a curve to the right, whose central angle is 36° 13' 10", radius is 1105.91 feet, and whose sub-chord bears S 71° 15' 47" W 116.98 feet to a concrete highway r.o.w. monument found at a point of tangency hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 74° 18' 06" W 270.89 feet to a 1/2" rebar set for an angle point hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 71° 10' 41" W 128.35 feet to the PLACE OF BEGINNING and containing 54.820 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS
I, Ralph W. Harris, a Registered Professional Land Surveyor, authorized under the laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with the surveying related portion of the City of Leander Subdivision Ordinance, and is true and correct to the best of my knowledge and was prepared from a survey made on the ground under my direction and supervision.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this the 30th day of June, 1992, A.D.

Ralph W. Harris
Ralph W. Harris, R.P.L.S. No. 1729
Ralph Harris Surveyor Inc.
1406 Bether
Austin, Texas 78704

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That Ralph H. Daugherty, Trustee, owner of that certain 54.820 acre tract of land out of the Milton Hicks Survey, Abstract No. 298, Williamson County, Texas, being a portion of that 150.96 acre tract of land as conveyed by deed recorded in Volume 2012, Page 175, of the Deed Records of Williamson County, Texas, do hereby subdivide the said 54.820 acres of land as shown hereon, subject to any easement or restrictions heretofore granted and do hereby dedicate to the public the streets and easements shown hereon, to be known as HIGHMEADOW ESTATES PHASE ONE.

Witness the hand of Ralph H. Daugherty, Trustee, this 1 day of July, 1992, A.D.

Ralph H. Daugherty
Ralph H. Daugherty, Trustee
100 Congress Suite 1400
Austin, Texas 78701
512-322-8000

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That before me, the undersigned authority on this day personally appeared Ralph H. Daugherty, acting in the capacity herein stated, 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 1 day of July, 1992 A.D.



Margie Harris
Signature
Printed Name: Margie Harris
Notary Public in and for the State of Texas
Commission Expires: 1-28-93

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, John C. Doeffler, County Judge of Williamson County, Texas, do hereby certify that this plat, with written field notes shown hereon, and the surveyors certificate appearing hereon, that the plat of Highmeadow Estates Phase One, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court duly considered, were this day approved, and said plat is authorized to be registered and recorded in the Property Records of the County Clerk of Williamson County, Texas.

September 8, 1992
Date

John C. Doeffler
John C. Doeffler, County Judge
Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Claine Proffers, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 23 day of September, 1992, A.D., at 4:00 o'clock P.M., and duly recorded this the 23rd day of September, 1992, A.D. at 4:05 o'clock P.M. in the Plat Records of said County, in Cabinet K, Slide 277-279.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said county, at my office in Georgetown, Texas, the date last shown above written.

Claine Proffers
Clerk, County
Court, Williamson County, Texas



By *Colinda Wallace*
Deputy

Approved for the U. S. Postal Service this the 8 day of Sept, 1992, A.D.

John C. Doeffler
John C. Doeffler, U.S. Postmaster
City of Georgetown, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Frederick A. Jay, a Registered Professional Engineer, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not within zone A, a 100-year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Community-Panel Number 48491C0216 C, effective date September 27, 1991.

However, no drainage study has been performed by the undersigned on this property to determine the accuracy of the above-referenced Flood Insurance Rate Map.

TO CERTIFY WHICH, WITNESS my hand and seal this the 2nd day of July, 1992, A.D.

Frederick A. Jay
Frederick A. Jay, P.E.
Registered Professional Engineer No. 41185
Jay Engineering Company, Inc.
P O Box 1099B-5013
Austin, Texas 78766



Cabinet K Slide 278

Cabinet A slide 298

HIGHMEADOW ESTATES PHASE ONE

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveway drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

KNOW ALL MEN BY THESE PRESENTS:

That, Ralph H. Daugherty, Trustee, Owner of the hereon described subdivision to be known as HIGHMEADOW ESTATES PHASE ONE, is hereby authorized to file for record in the Office of the County Clerk of Williamson County, Texas, this plat of said subdivision attached hereto, and that the County Clerk of Williamson County, is hereby authorized to file for record said plat of land.

ADOPTED AND APPROVED, THIS THE 19 DAY OF August, 1992, A.D.

Don Roberts
Don Roberts, Chairman
Planning and Zoning Commission, Leander, Texas

ATTEST: Phyllis Neves
Phyllis Neves, Secretary
Planning and Zoning Commission, Leander, Texas

WILLIAMSON COUNTY HEALTH DISTRICT

1. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Flood Plain Administrator.
2. This tract is not located within the Edward's Aquifer Recharge Zone.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edward's Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations and Williamson County On-site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise contained in this plat and the documents associated with it.

Paula Peto as
Director of Environmental Services

8/27/92
Date

NOTES:

1. TOTAL ACREAGE = 54.82 ACRES
2. TOTAL LOTS = 10
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEANDER, TEXAS.
4. EACH LOT ON THIS SUBDIVISION IS APPROVED FOR ONE SINGLE FAMILY DWELLING ONLY, SERVED BY AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
5. BUILDINGS MUST BE SETBACK 50 FEET FROM ALL FRONT AND SIDE LOT LINES.
6. THERE IS HEREBY DEDICATED A 10 FOOT WIDE EASEMENT ON EACH SIDE OF ALL REAR LOT LINES AND A 7 FOOT WIDE EASEMENT ON EACH SIDE OF ALL SIDE-LOT LINES.
7. NO BUILDING, ON-SITE SEWAGE FACILITY, OR OTHER STRUCTURE SHALL BE CONSTRUCTED WITHIN 100 FEET OF THE REAR LOT LINES OF LOTS 3, 4, 5, 7, 8, 9, AND 10, OR WITHIN 50 FEET OF THE REAR LOT LINES OF LOTS 1, 2, AND 6.
8. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY AREA WHICH IS SUBJECT TO 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ROADWAY WIDENING EASEMENT

There is hereby dedicated a 15-Ft. roadway right-of-way widening easement along the Eastern right-of-way line of existing County Road 268, said line being also the Western boundary of Lots 1, 2, 6, 7, 8, 9 and 10, for the purpose of implementing any future roadway and/or drainage improvements.

Calvin R. Slide 299

Calvin R. Slide 299

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS:

THAT Altat Wadiwalla and
Travis of

Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas (hereinafter called the "Cooperative"), have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Cooperative, an easement and right-of-way as hereinafter described for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County, Texas, to-wit:

Being tract b, High Meadow Est, Phase One.
recorded in Cabinet K, Slide 297-299
of the Williamson County deed records.

Location of the right-of-way hereby conveyed is shown on plat attached hereto marked Exhibit A and included herein by reference.

Together with the right of ingress and egress over my (our) 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.

TO HAVE AND TO HOLD the above described easement and rights unto the said Cooperative, it's successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand(s) this 24th day of October 19 94

[Signature]
Altat Wadiwalla

57-20-22-89-01

CP 940-502-A

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, of the
 _____ (Name) _____ (Title)
 _____, known to me to be the person
 _____ (Organization)
 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the
 same as the act and deed of the _____,
 _____ (Organization)
 as _____, thereof, and for the purposes
 _____ (Title)
 and consideration therein expressed.

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

Notary Public in and for

_____, County, Texas

THE STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME, the undersigned authority, on this day personally appeared
 _____ Altaf Wadiwalla _____, 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 24th day of October, 1994

Dee A. C.

Notary Public in and for

Williamson

_____, County, Texas

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 _____, ____

Notary Public in and for

_____, County, Texas

KUCHERA - PARCEL 206P3
LCRA - PARCEL 200
LTSI TRACT 26 & 27
Loc.'s #112, #115, #116, #118, #119, #120, #124

Form 21 P
REV. 1/68

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Burnet

That the undersigned M. Leo Naumann

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson; State of Texas, and more particularly described as follows:

A tract of land located approximately 2 1/2 miles N E.
(Show direction above)
from the town of Georgetown, and bounded

on the north by land owned by:
Harold Parker -

on the south by land owned by:
F.M. Road - 2243 -

on the east by land owned by:
" " "

and on the west by land owned by:
Co. Road -

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of August, 1968.

Sealed and delivered in the presence of: M. Leo Naumann L.S.

(Witness) Naumann Seal Shop L.S.

Naumann M. Leo

FILE ONLY
no application

THE STATE OF TEXAS

County of Burnet

BEFORE ME, G.R. Linneth

a Notary Public in and for

Burnet County, Texas, on this day personally appeared M. Leo Mannan

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 19th day of Aug. A. D. 1969

G.R. Linneth
Notary Public Burnet County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw _____

_____, the grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 19 ____

Notary Public _____ County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ A. D. 19 ____

Notary Public _____ County, Texas

THE STATE OF TEXAS

County of _____

BEFORE ME, _____, a Notary Public in and for

_____ County, Texas, on this day personally appeared

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of

_____ and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ A. D. ____

Notary Public _____ County, Texas

Attachment G

Eligible Replacement Easement Identification Exhibit



Parcel	WCAD	OWNER	Acreage (acres)
329	R449650	Charles Todd & Terry Lynn Hoskins	0.21
331	R031619	Charles and Patricia Hoskins	0.01
332	R555255	Brian & Charity Olsen	0.21
334	R555205	Amy & Brian Gregory Bradley	0.23
337	R098025	Heroway 15 LLC	0.28
338	R432300	Zoomers Investment Group LLC	0.16
339P1	R098017	TDW Development LLC	0.07

10/31/2024
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Texas Registration No. 274
9600 N. Mopace Expressway, Suite 600
Austin, Texas 78759
512.834.9788 | fax 512.834.9553 | www.cobbendley.com

RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
NORTHERN SIDE (REV)

DATE: 11/4/2024 SHEET: 1 OF 3

11/4/2024
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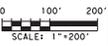
MATCHLINE STA 560+00

LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPOSED ROADWAY
- PROPERTY LINES
- PROPOSED DRAINAGE
- LCRA EASEMENT
- INTERIM CONSTRUCTION
- SIDEWALK CONSTRUCTION
- PROPOSED PEC EASEMENT
- DRAINAGE EASEMENT

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RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
NORTHERN SIDE (REV)

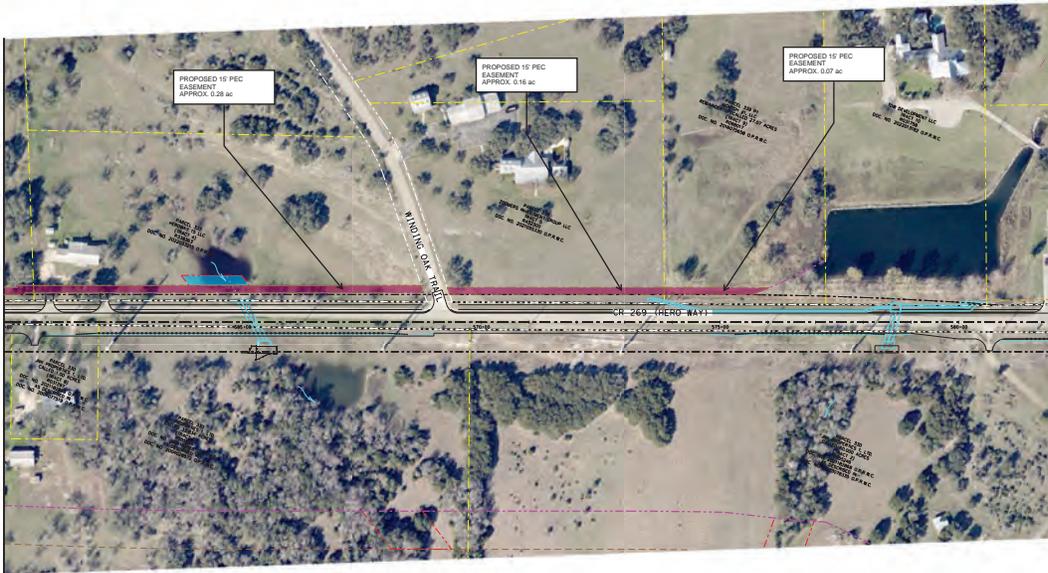


DATE: 11/4/2024

SHEET: 2 OF 3

11/15/2024
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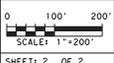
MATCHLINE STA 560+00



- LEGEND**
- PROPOSED ROW
 - EXISTING ROW
 - PROPOSED ROADWAY
 - PROPERTY LINES
 - PROPOSED DRAINAGE
 - LURA EASEMENT
 - INTERIM CONSTRUCTION
 - PROPOSED PEC EASEMENT LCRA LONG
 - PROPOSED PEC EASEMENT
 - DRAINAGE EASEMENT
- PROPOSED UTILITIES (**BY OTHERS):**
- PEC OR
 - PEC US
 - EXISTING TO REMAIN
 - ABANDON

CobbFendley
 Texas Registration No. 274
 505 East Huntland Drive, Suite 100
 Austin, Texas 78752
 512.834.9798 | fax 512.832.7727 | www.cobbfendley.com

**RM 2243
 PROPOSED PEC EASEMENTS**



DATE: 11/15/2024 SHEET: 2 OF 2

10/31/2024
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Parcel	WCAD	OWNER	Acreage (acres)
321	R555232	Vivek Mahendru MD	0.03
326	R086402 & R031316	Heroway Crossing LLC	0.20
330	R555235	JNK Properties 1 LTD	0.19
333	R031352	The Park at Cypress Creek, LLX	0.14

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9800 N. Mojos Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.834.9553 | www.cobbendley.com

RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
SOUTHERN SIDE (REV)

DATE: 10/31/2024

SHEET: 1 OF 2

11/15/2024
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PROPOSED PEC EASEMENT APPROX. 0.03 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.20 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.19 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.14 ac

MATCHLINE STA 560+00

LEGEND

- PROPOSED ROW
 - - - EXISTING ROW
 - PROPOSED ROADWAY
 - PROPERTY LINES
 - PROPOSED DRAINAGE
 - LCRA EASEMENT
 - INTERIM CONSTRUCTION
 - SIDEWALK CONSTRUCTION
 - PROPOSED PEC EASEMENT
 - DRAINAGE EASEMENT
-
- PROPOSED UTILITIES (**BY OTHERS):
 - PEC OR
 - PEC LG
 - EXISTING TO REMAIN
 - ABANDON

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**RM 2243 HERO WAY
 PROPOSED PEC EASEMENTS
 SOUTHERN SIDE (REV)**



DATE: 11/15/2024

SHEET: 1 OF 1

Attachment H
Eligible Replacement Easement Form

**AGREEMENT FOR THE ACQUISITION OF REPLACEMENT ELECTRIC EASEMENTS,
ACKNOWLEDGEMENT OF PRIOR RIGHTS OR JOINT USE LOCATIONS, AND USE OF
THE POWER OF EMINENT DOMAIN BY WILLIAMSON COUNTY FOR PORTIONS OF
THE PROPOSED RM 2243 (HERO WAY) CONSTRUCTION PROJECT**

This Agreement for the Acquisition of Replacement Electric Easements and Use of the Power of Eminent Domain (the “Agreement”) is entered into by and between Williamson County, Texas (the “County”) and Pedernales Electric Cooperative, Inc. (the “Utility”) as of _____, 2024.

WHEREAS, the County is and has been in the process of designing improvements to and realignment of portions of RM 2243/Hero Way from US 183A to 910 Feet West of Escalera Parkway, the approximate location and alignment being shown on Exhibit “A”, attached hereto (the “County Project”); and

WHEREAS, the County desires to specify its procedures for completing acquisition of the public or private real property (“Property”) required for construction of the County Project which will necessitate the adjustment, replacement, removal, and/or relocation of certain facilities of Utility (“Relocation Project”). **NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS AND AGREEMENTS CONTAINED HEREIN, THE COUNTY AND UTILITY HEREBY AGREE AS FOLLOWS:**

Section 1. Replacement Easement Acquisition. The County acknowledges that the County Project affects the location of existing electric utility facilities of the Utility. The County agrees to acquire at its own expense all necessary Property required for the Relocation Project, the locations of which are as shown in the final Utility plans and/or parcel identification exhibit as identified on Exhibit “B” hereto and are approved by County for acquisition.

Section 2. To the extent that the County is unable to obtain all necessary Property for its County Project by voluntary purchase, the County may obtain such necessary Property including replacement easements for the Relocation Project by use of the County’s power of eminent domain in the County’s name as Condemnor, if necessary, without further action by the Utility. The Utility

acknowledges that County may exercise its power of eminent domain in accordance with state law in connection with the County Project and the Relocation Project to the extent that it is unable to purchase such Property.

Section 3. The form of the replacement easements for the Property shall be as shown in Exhibit “C” attached hereto, subject to any modifications or revisions approved by Utility. Any completed replacement easements not otherwise acquired in the name of the Utility shall be assigned by the County to the Utility prior to the Utility commencing the construction of the Relocation Project for any such phase.

Section 4. It is the intent of the County and Utility that this Agreement acknowledges the County’s use of its power of condemnation, if necessary, for all property interests required to complete the construction and maintenance of the County Project, the Relocation Project and the County’s associated public purposes. If it is later determined that there are any errors in the descriptions contained herein, or if later surveys contain more accurate revised descriptions, the County is authorized to have such errors corrected or revisions made without the necessity of obtaining a new or amended agreement consenting to the use of the power of eminent domain by the County to acquire the Property.

Section 5. The recitations of provisions set forth in the preamble of this Agreement are adopted and made a part of the body of this Agreement. This Agreement is subject to the terms and shall be incorporated into and become a part of, any subsequent Standard Utility Agreement which may be entered into by the parties concerning the County Project and/or the Relocation Project upon agreement of the parties.

Section 6. General provisions pertaining to the Agreement:

6.1 Entire Agreement. This Agreement embodies the entire agreement and understanding of the parties hereto, and supersedes all prior or contemporaneous written or oral communications or agreements between Utility and County, regarding the subject matter hereof.

- 6.2 Amendment.** This Agreement may only be amended by written agreement between Utility and County.
- 6.3 Interpretation; Counterparts.** Each party has read this Agreement, understands it, and agrees to be bound by its terms and conditions. Titles and headings to Articles and Sections are inserted for convenience of reference only and are not intended to affect the interpretation or construction. There are no understandings or representations with respect to the subject matter hereof, express or implied, that are not stated herein. This Agreement may be executed in counterparts, and signatures exchanged by facsimile or other electronic means are effective for all purposes hereunder to the same extent as original signatures.
- 6.4 Governing Law.** This Agreement shall be governed, interpreted and enforced under the laws of the State of Texas, without regard to its conflict of law principles.
- 6.5 Waivers.** No failure or delay by any party in exercising any right, power or privilege under this Agreement shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege.
- 6.6 Survival.** Termination or expiration of this Agreement shall not relieve, reduce, or impair any rights or obligations of a party which expressly or by implication survive termination or expiration of this Agreement.
- 6.7 Assignment and Delegation.** No party may assign any of its rights under this Agreement voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law, or any other manner. No party may delegate any performance under this Agreement. Any purported assignment of rights or delegation of performance in violation of this paragraph is invalid and void.
- 6.8 Severability.** If any term or provision of this Agreement is determined to be invalid, void, or unenforceable, the remaining terms and provisions of this Agreement shall, to the extent reasonable and practicable, continue in full force and effect.

[Remainder of page intentionally left blank]

EXECUTED TO BE EFFECTIVE this 25 day of AUGUST, 2024.

UTILITY:

PEDERNALES ELECTRIC COOPERATIVE, INC.

By: 

Name: VANCE HOY

Title: PLANNING MANAGER

Date: 8-25-2025

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

Date: _____

EXHIBIT “A”

County Project alignment exhibit follows this page

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS

WILLIAMSON COUNTY

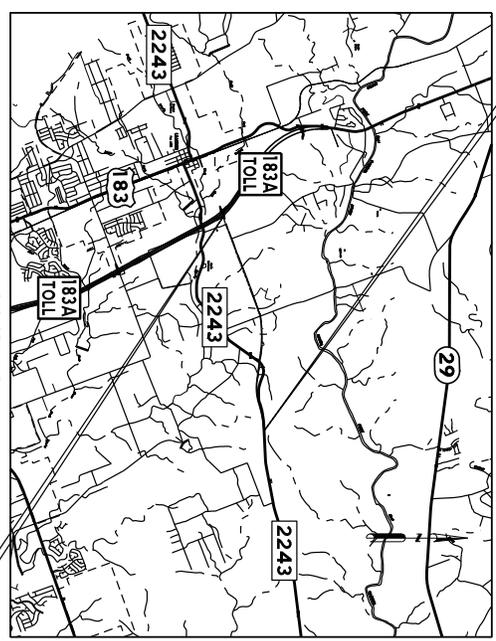
PLANS OF PROPOSED COUNTY ROADWAY IMPROVEMENT

RM 2243

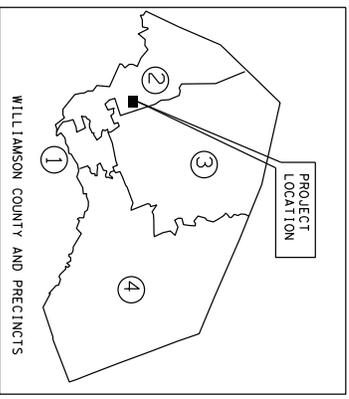
PRECINCT NUMBER 2

NET LENGTH OF ROADWAY = 17,993.58 FT (3,408 MILES)
 NET LENGTH OF BRIDGE = 000.00 FT (0.000 MILES)
 NET LENGTH OF PROJECT = 17,993.58 FT (3,408 MILES)

LIMITS: FROM US 183A TO 910 FT WEST OF ESCALERA Pkwy
 FOR THE CONSTRUCTION OF ROADWAY
 CONSISTING OF GRADING, BASE, HMAC SURFACING,
 EROSION CONTROL, AND BRIDGE STRUCTURES



VICINITY MAP
 NOT TO SCALE
 ©2024 BY WILLIAMSON COUNTY, TEXAS
 ALL RIGHTS RESERVED



TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES ADOPTED ON NOVEMBER 1, 2014 AND ALL APPLICABLE SPECIAL PROVISIONS AND SPECIAL SPECIFICATIONS AS INDICATED IN THE BID DOCUMENTS SHALL GOVERN ON THIS PROJECT.

REGISTERED ACCESSIBILITY SPECIALIST (RAS) INSPECTION NOT REQUIRED

REQUIRED SIGNS SHALL BE PLACED IN ACCORDANCE WITH STANDARD SHEETS BC(1)-21 THRU BC(12)-21 AND THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."



BGE, Inc.
 101 Louis Henna Blvd., Suite 400, Austin, TX 78728
 Tel: 512-257-5400 • www.bgeinc.com
 TBE Registration No. F-11046
 Copyright 2024

EXCEPTIONS: NONE
 EDITIONS: NONE
 RAILROAD CROSSINGS: NONE
 WATERSHED: SAN GABRIEL
 AREA OF DISTURBANCE: XX, X AGREES

PREPARED BY:
 BGE, INC.
 ELENA RAMON, P.E.
 PROJECT MANAGER
 DATE: 2/8/2024



2019 Williamson County, Texas
 All Rights Reserved

APPROVED BY: CITY OF LEADER	_____	DATE	_____
APPROVED BY: WILLIAMSON COUNTY	_____	DATE	_____
APPROVED BY: WILLIAMSON COUNTY	_____	DATE	_____
APPROVED BY: WILLIAMSON COUNTY	_____	DATE	_____
APPROVED BY: HNTB CORPORATION	_____	DATE	_____
APPROVED BY: ROAD BOND MANAGEMENT TEAM	_____	DATE	_____
APPROVED BY: RICHARD L RIDINGS, PE	_____	DATE	_____

RM 2243
 DESIGN SPEED: 45 MPH (BEGIN PROJECT TO STA 514+00)
 60 MPH (STA 514+00 TO END PROJECT)
 ADT = 14,990 (YR 2020)
 PROJECTED ADT = 44,600 (YR 2040)
 ROAD CLASSIFICATION = SUBURBAN ARTERIAL

2/8/2024

WILCO 000068

EXHIBIT “B”

**Replacement easement Property parcel location exhibit
follows this page**



Parcel	WCAD	OWNER	Acreage (acres)
329	R449650	Charles Todd & Terry Lynn Hoskins	0.21
331	R031619	Charles and Patricia Hoskins	0.01
332	R555255	Brian & Charity Olsen	0.21
334	R555205	Amy & Brian Gregory Bradley	0.23
337	R098025	Heroway 15 LLC	0.28
338	R432300	Zoomers Investment Group LLC	0.16
339P1	R098017	TDW Development LLC	0.07

10/31/2024
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Texas Registrator No. 274
9600 N. Mopace Expressway, Suite 600
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512.834.9788 | fax 512.834.9553 | www.cobbendley.com

RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
NORTHERN SIDE (REV)

DATE: 11/4/2024

SHEET: 1 OF 3

11/4/2024
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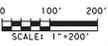
MATCHLINE STA 560+00

LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPOSED ROADWAY
- PROPERTY LINES
- PROPOSED DRAINAGE
- LCRA EASEMENT
- INTERIM CONSTRUCTION
- SIDEWALK CONSTRUCTION
- PROPOSED PEC EASEMENT
- DRAINAGE EASEMENT

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Austin, Texas 78758
512.834.9798 | fax 512.834.9553 | www.cobb fendley.com

RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
NORTHERN SIDE (REV)

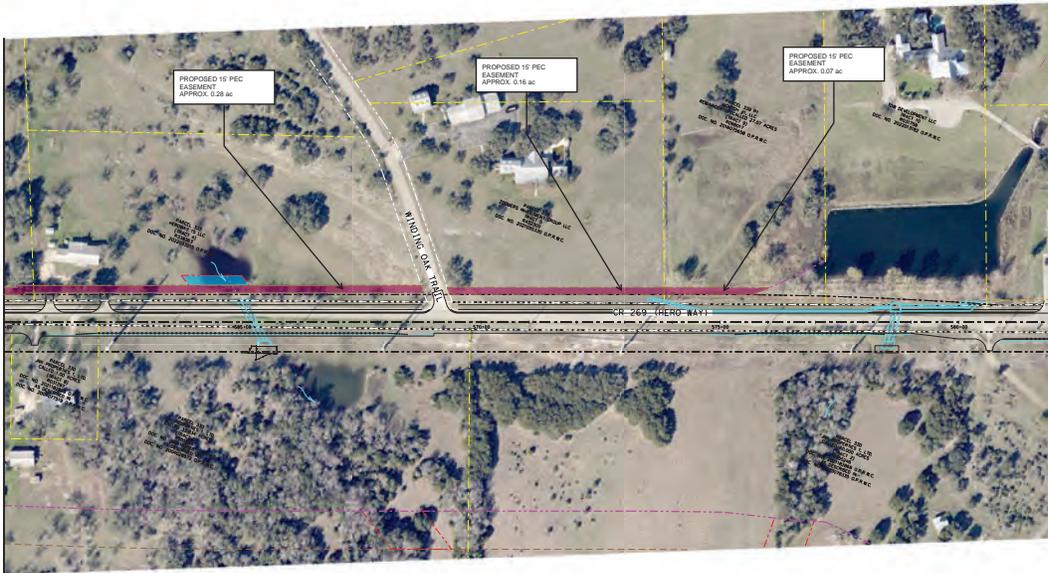


DATE: 11/4/2024

SHEET: 2 OF 3

11/15/2024
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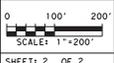
MATCHLINE STA 560+00



- LEGEND**
- PROPOSED ROW
 - EXISTING ROW
 - PROPOSED ROADWAY
 - PROPERTY LINES
 - PROPOSED DRAINAGE
 - LURA EASEMENT
 - INTERIM CONSTRUCTION
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 - PROPOSED PEC EASEMENT
 - DRAINAGE EASEMENT
- PROPOSED UTILITIES (**BY OTHERS):**
- PEC OR
 - PEC US
 - EXISTING TO REMAIN
 - ABANDON

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 505 East Huntland Drive, Suite 100
 Austin, Texas 78752
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**RM 2243
 PROPOSED PEC EASEMENTS**



DATE: 11/15/2024 SHEET: 2 OF 2

10/31/2024
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Parcel	WCAD	OWNER	Acreage (acres)
321	R555232	Vivek Mahendru MD	0.03
326	R086402 & R031316	Heroway Crossing LLC	0.20
330	R555235	JNK Properties 1 LTD	0.19
333	R031352	The Park at Cypress Creek, LLX	0.14

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RM 2243 HERO WAY
PROPOSED PEC EASEMENTS
SOUTHERN SIDE (REV)

DATE: 10/31/2024

SHEET: 1 OF 2

11/15/2024
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PROPOSED PEC EASEMENT APPROX. 0.03 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.20 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.19 ac

PROPOSED 15' PEC EASEMENT APPROX. 0.14 ac

MATCHLINE STA 560+00

LEGEND

- PROPOSED ROW
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 - LCRA EASEMENT
 - INTERIM CONSTRUCTION
 - SIDEWALK CONSTRUCTION
 - PROPOSED PEC EASEMENT
 - DRAINAGE EASEMENT
-
- PROPOSED UTILITIES (**BY OTHERS):
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**RM 2243 HERO WAY
 PROPOSED PEC EASEMENTS
 SOUTHERN SIDE (REV)**



DATE: 11/15/2024

SHEET: 1 OF 1

EXHIBIT "C"

Replacement easement form exhibit follows this page

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

That _____, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by Williamson County, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** (“Grantee”) 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:

All of that certain _____ acre (_____ square foot) tract in the _____ Survey, Abstract No. _____, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel _____**)

With guying easements as needed, 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; provided however the right to use such adjacent lands shall only be permitted if there is no reasonably available access to the easement area from a public right of way; the right to relocate the lines within the limits of said easement and 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 Grantee and its 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 Grantee, its 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 _____, 20_____.

[signature page follows]

GRANTOR:

(Printed Corporate or Business Name)

By: _____

Its: _____

(Signature)

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 that they executed the same for the purposes and consideration therein expressed.

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

_____, 20_____.

Notary Public in and for
The State of Texas

Please Return to:

SUBSURFACE ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

That _____, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by Williamson County, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** (“Grantee”) an easement and right-of-way as hereinafter described for the purpose of a subsurface electric distribution line consisting of variable number of wires, and all necessary or desirable subsurface appurtenances other than: **N/A**, across and under the following described lands located in Williamson County, Texas, to-wit:

All of that certain _____ acre (_____ square foot) tract in the _____ Survey, Abstract No. _____, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel EE**)

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; provided however the right to use such adjacent lands shall only be permitted if there is no reasonably available access to the easement area from a public right of way; the right to relocate the lines within the limits of said easement and 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 Grantee and its 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 Grantee, its 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 _____, 20_____.

[signature page follows]

GRANTOR:

(Printed Corporate or Business Name)

By: _____

Its: _____

(Signature)

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of

_____, 20_____.

Notary Public in and for
The State of Texas

Please Return to: