

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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September 3, 2025

CHV Liberty Hill Property Owner LLC  
Langford Stuber  
6601-E Hillcrest Ave., Suite 212  
Dallas, Texas 75205

Re: Seward Junction Loop North—PEC electric easement  
Parcel: 25-PEC

Dear Sirs:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent electric easement by Williamson County and Pedernales Electric Cooperative, Inc. (collectively the “County”) in and across portions of the property owned by CHV Liberty Hill 29 Property Owner LLC (“Owner”) as part of the County’s proposed Seward Junction Loop Northeast roadway and utility adjustment improvements (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery to County of a fully executed and acknowledged electric easement (“Easement”) in and to a 0.0085-acre (372 square foot) tract of land, such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of **\$ 11,000.00** in cash or other good funds (“Purchase Price”).

2. If requested by County, the Closing and completion of this transaction shall take place at Longhorn Title Company (“Title Company”) within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request, the Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County or to the Easement Grantee in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney’s fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the Closing.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after September 30, 2025 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed improvement construction project of County.

To the extent allowed by law County, its agents and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

/s/ Don Childs

Don Childs

Sheets & Crossfield, PLLC

*[signature page follows]*

**AGREED:**

CHV LIBERTY HILL 29 PROPERTY OWNER LLC,  
a Delaware limited liability company

By: Langford Stuber

Name: Authorized Signatory: Langford Stuber

Address: 6601E Hillcrest Avenue, Ste 212

Dallas, TX 75205

Date: 9/15/2025

**ACCEPTED AND AGREED:**

WILLIAMSON COUNTY, TEXAS

By: Steve Snell  
County Judge

Date: \_\_\_\_\_

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

**ELECTRIC UTILITY EASEMENT**

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§

§

§

KNOW ALL MEN BY THESE PRESENTS:

That **CHV LIBERTY HILL 29 PROPERTY OWNER LLC, a Delaware limited liability company**, 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 owned or permitted by Grantee, props, guys, and anchors) over, across and upon the following described lands located in Williamson County, Texas, to-wit:

All of that certain 0.0085 acre (372 square foot) tract in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 25-PEC**)

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 \_\_\_\_\_, 2025.

*[signature page follows]*

GRANTOR:

CHV LIBERTY HILL 29 PROPERTY OWNER  
LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name:: \_\_\_\_\_

Title: \_\_\_\_\_

**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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**Please Return to:**

**JOINDER AND CONSENT OF LIENHOLDER TO ELECTRIC EASEMENT**

SIMMONS BANK, as Beneficiary under a Deed of Trust executed by CHV Liberty Hill 29 Property Owner LLC, to Amanda R. Grainger, Trustee, recorded in Document No. 2022086999 (the "Grantor Security Document") of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" ("Grantor Liens"), executes this electric utility easement ("Easement") for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

SIMMONS BANK

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

EXHIBIT A,

Parcel 25-PEC  
0.0085 Acre Easement  
Noah Smithwick Survey, Abstract No. 590  
Williamson County, Texas

DESCRIPTION OF PARCEL 25-PEC

BEING a 0.0085 of one acre (372 square foot) easement out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion Lot 1, Block B, CHV Liberty Hill 29 Addition Lots 1, 2, and Lot 3 Right-of-Way Reserve, Block B, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, said Lot 1 being a portion of the remainder of that tract described as 42.682 acres conveyed to CHV Liberty Hill 29 Property Owner LLC by Corrective Special Warranty Deed with Vendor's Lien dated July 20, 2022, as recorded in Document No. 2022117399, Official Public Records, Williamson County, Texas; said 0.0085 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the east line of said Lot 1, and the west line Lot 3, Block B (right-of-way reserve) in said CHV Liberty Hill 29 Addition Lots 1, 2, and Lot 3 Right-of-Way Reserve, Block B subdivision, said POINT OF BEGINNING having Surface Coordinates of N=10,210,839.26, E=3,074,514.16, and being 91.69 feet right of Engineer's Baseline Station 290+69.90, from which a 1/2-inch iron rod found at the southeast corner of said Lot 1, and the southwest corner of said Lot 3, being the northeast corner of that tract described as 2.676 acres conveyed to Robert Abbott by General Warranty Deed (with Third Party Vendor's Lien, as recorded in Document No. 2021062992, Official Public Records, Williamson County, Texas, and being in the existing west right-of-way line of County Road 260 (CR 260, Sunset Ridge Drive, varying width right-of-way), bears South 08°40'49" East 48.53 feet, and from which a mag nail with washer found at the southeast corner of said Lot 3, being in the existing west right-of-way line of CR 260, bears North 69°24'17" West 22.51 feet;

- 1) THENCE, along the south line of this easement, crossing said Lot 1, **North 50°18'13" West 33.27 feet** to a calculated point, being 114.36 feet right of Engineer's Baseline Station 290+45.55;
- 2) THENCE, along the west line of this easement, crossing said Lot 1, **North 39°41'47" East 15.00 feet** to a calculated point, being 103.38 feet right of Engineer's Baseline Station 290+35.32;

- 3) THENCE, along the north line of this easement, crossing said Lot 1, **South 50°18'13" East 16.39 feet** to a calculated point in the east line of said Lot 1, and the west line of said Lot 3;
- 4) THENCE, along the east line of this easement and said Lot 1, and the west line of said Lot 3, **South 08°40'49" East 22.58 feet** to the POINT OF BEGINNING and containing 0.0085 of one acre (372 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



08/01/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\Parcel 25-PEC\_R2

Issued 06/20/2025; Revised 07/22/2025, 08/01/2025

WCAD ID R650882

# SKETCH TO ACCOMPANY DESCRIPTION OF 0.0085 AC. OR 372 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

NOAH SMITHWICK SURVEY  
ABSTRACT NO. 590

LOT 2, BLOCK B  
18.934 ACRES

CHV LIBERTY HILL 29 ADDITION  
LOTS 1, 2, AND LOT 3  
RIGHT-OF-WAY RESERVE, BLOCK B  
DOC. NO. 2023059227  
O.P.R.W.C.T.

CHV LIBERTY HILL 29  
PROPERTY OWNER LLC  
DOC. NO. 2022117399  
O.P.R.W.C.T.  
REMAINDER  
(42.682 ACRES)  
JULY 20, 2020

LOT 1, BLOCK B  
16.371 ACRES

PARCEL 25-PEC  
0.0085 AC. OR  
372 SQ. FT.

P.O.B.  
PARCEL 25-PEC

COUNTRY ROAD NO. 260  
(SUNSET RIDGE DRIVE)  
(VARIABLE WIDTH R.O.W.)

LOT 3, BLOCK B  
RIGHT-OF-WAY RESERVE  
0.537 ACRES

EXISTING R.O.W.

EXISTING  
R.O.W.

## LEGEND

- 1/2" IRON ROD FOUND
- ▲ MAG NAIL W/ WASHER FOUND
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE

## LEGEND

- POWER POLE
- ⊖ GUY ANCHOR
- ⊗ VALVE GENERIC
- MB MAILBOX
- OE — OVERHEAD ELECTRIC
- × — WIRE FENCE
- ○ — METAL FENCE

WCAD ID R650882

| REVISIONS                        |                                                        |
|----------------------------------|--------------------------------------------------------|
| 08/01/2025                       | 1) UPDATE TITLE COMMITMENT NOTE<br>2) ADD IMPROVEMENTS |
| 7/22/2025                        | SUBDIVISION AND<br>TITLE COMMITMENT UPDATE             |
| AREA TABLE — ACRES (SQUARE FEET) |                                                        |
| RECORD AREA                      | REMAINDER                                              |
| 16.371 AC.<br>(713,126 SF.)      | N/A                                                    |
|                                  | 16.371 AC.<br>(713,126 SF.)                            |

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

|             |            |               |
|-------------|------------|---------------|
| SCALE:      | N.T.S.     |               |
| DATE:       | 08/01/2025 | TECH: DL      |
| PROJECT:    | 23-086     | FIELD: —      |
| FIELD BOOK: | —          | SHEET: 3 OF 5 |

**SCALE 1" = 50'**

TERRA DEL SOL AT  
SANTA RITA RANCH WEST  
PHASE I SECTION 1  
DOC. NO. 2018037552  
O.P.R.W.C. I.

LOT 62  
BLOCK A  
(1.483 ACRES)

MIDDLEBROOK, LTD.  
DOC. NO. 2017053245  
O.P.R.W.C.T.  
REMAINING  
(25.994 ACRES)  
JUNE 12, 2016

EXISTING R.O.W.

COUNTRY ROAD NO. 260  
(SUNSET RIDGE DRIVE)  
(SUNSET RIDGE DRIVE)  
(SUNSET RIDGE DRIVE)

[A] S09°28'31"E 296.99'

ROBERT ABBOTT  
DOC. NO. 2021062992  
O.P.R.W.C.T.  
(2.676 ACRES)  
APRIL 27, 2021

CHV LIBERTY HILL 29 ADDITION  
[B]  
LOTS 1, 2, AND LOT 3  
RIGHT-OF-WAY RESERVE, BLOCK B  
DOC. NO. 2023059227  
O.P.R.W.C.T.

LARRY EVERETT FOUST  
AND WIFE, MAYDALE FOUST  
VOL. 764, PG. 801  
D.R.W.C.T.  
FIRST TRACT  
(107-1/2 ACRES)  
AUGUST 1, 1979 <sup>30</sup>  
SAVE AND EXCEPT  
(0.89 ACRE TRACT)  
AND  
(0.09 ACRE TRACT)  
VOL. 542, PG. 560  
D.R.W.C.T.  
NOVEMBER 30, 1971

RICKY TUMLINSON AND  
MOLLY TUMLINSON  
DOC. NO. 2001068867  
O.P.R.W.C.T.  
(1.000 ACRE)  
SEPTEMBER 18, 2001

CR 260  
STA. 290+47.32  
92.21' RT.

$\frac{[A]}{[B]}$

CR 260  
A. 290+45.55  
114 36' RT

P.O.B.  
PARCEL 25-PEC  
SURFACE COORDINATES

PARCEL 25-PEC  
0.0085 AC. OR  
372 SQ. FT.

LOT 1  
BLOCK B  
16.371 ACRES

CHV LIBERTY HILL 29 ADDITION  
LOTS 1, 2, AND LOT 3  
RIGHT-OF-WAY RESERVE, BLOCK B  
DOC. NO. 2023059227  
O.P.R.W.C.T.

WCAD ID R650882

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TRPFI'S SURVEY FIRM #10095500

|             |            |        |        |
|-------------|------------|--------|--------|
| SCALE:      | 1" = 50'   |        |        |
| DATE:       | 08/01/2025 | TECH:  | DL     |
| PROJECT:    | 23-086     | FIELD: | -      |
| FIELD BOOK: | -          | SHEET: | 4 OF 5 |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE#      | BEARING     | DISTANCE |
| L1         | N50°18'13"W | 33.27'   |
| L2         | N39°41'47"E | 15.00'   |
| L3         | S50°18'13"E | 16.39'   |
| L4         | S08°40'49"E | 22.58'   |
| L5         | S08°40'49"E | 48.53'   |
| L6         | N69°24'17"W | 22.51'   |

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0085 AC. OR 372 SQ. FT. OF LAND OUT OF  
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590  
WILLIAMSON COUNTY, TEXAS

**TITLE COMMITMENT NOTE:**

COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
TEXAN TITLE INSURANCE COMPANY  
G.F. NO.: GT2503856  
EFFECTIVE DATE: JULY 09, 2025  
ISSUED: JULY 17, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS.  
[ ]

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS;  
DOCUMENT NO. 2023059227 (PLAT) AND DOCUMENT NO. 2022086997;  
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:  
ELECTRIC EASEMENT RECORDED IN VOLUME 516, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- 11.) WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- 12.) WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
- 13.) MINERAL RIGHTS RECORDED IN VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT, BLANKET TYPE]**
- 14.) MEMORANDUM OF TRAFFIC MITIGATION AGREEMENT RECORDED UNDER DOCUMENT NO. 2023038913, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS **[DOES AFFECT, BLANKET TYPE]**

- f. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**
- g. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2025042867, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

NOTES:  
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES.  
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503856, EFFECTIVE DATE JULY 09, 2025.

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

*Chris Conrad*

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 08/01/2025  
Note: There is a description to accompany this plat.



REVISED: 08/01/2025  
REVISED: 07/22/2025  
ISSUED: 06/20/2025

WCAD ID R419636

**MCGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

|             |            |        |        |
|-------------|------------|--------|--------|
| SCALE:      | 1" = 50'   |        | -      |
| DATE:       | 08/01/2025 | TECH:  | DL     |
| PROJECT:    | 23-086     | FIELD: | -      |
| FIELD BOOK: | -          | SHEET: | 5 OF 5 |