

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

November 9, 2010

via e-mail gnewman1@gmail.com

Gary Newman

Lynne C. Newman

c/o Waterstone Development

3310 N. Capital of Texas Highway, Suite 200

Austin, Texas 78646

Re: RM 2338 expansion project
PEC electric easement

Dear Mr. & Mrs. Newman:

Please allow this letter to set out my understanding regarding our agreement for the purchase of an additional electric easement area for Pedernales Electric Cooperative due to recent design changes associated with the RM 2338 improvement project.

In return for granting an electric easement in and to approximately 243 square feet, Williamson County will pay the sum of \$328.05 (243SF x \$2.70/SF x 50% of rights). The form of the easement will be as shown in Exhibit "A" attached.

If this meets with your understanding please have execute this letter where indicated below and return it to me, and we will have this signed by the judge and process this for payment 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,



Don Childs
Sheets & Crossfield, P.C.

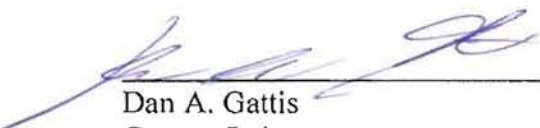
AGREED:

Gary Newman

Lynne C. Newman

Date: _____

WILLIAMSON COUNTY, TEXAS



Dan A. Gattis
County Judge

Date: 11-16-16



ELECTRIC UTILITY EASEMENT

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

THAT GARY LEE NEWMAN and wife LYNNE C. NEWMAN, Grantor, 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 an electric distribution line consisting of variable number of wires, guy wires and/or down wires, and all necessary or desirable appurtenances (including 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 of that certain 243 square foot acre of land, more or less, out of the Lewis P. Dyches Survey, Abstract No. 171, and being more particularly described by metes and bounds and sketch attached hereto as Exhibit A, said exhibit being incorporated herein by reference for all purposes (Parcel 44(U).

Together with the right of ingress and egress over our adjacent lands if necessary to or from said right-of-way, but only to the extent that ingress or egress is not available or adequate from a public 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 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 we do hereby bind ourselves, 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 our hands this _____ day of _____, 2010.

[signature page follows]

GRANTOR:

Gary Lee Newman

Lynne C. Newman

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2010 by Gary Lee Newman and Lynn C. Newman, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

EXHIBIT _____

County: Williamson
Parcel No.: 44(U)
Highway: R.M. 2338
Limits: From 0.3 Miles North of Ronald W. Reagan Blvd.
To F.M. 3405
CSJ: 2211-01-023

LEGAL DESCRIPTION FOR PARCEL 44(U)

BEING 0.006 of an acre (243 Square Feet) of land, situated in the Lewis P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, said land being a portion of that certain tract of land, called 4.356 acres, as conveyed to Gary Lee Newman and wife, Lynne C. Newman, by deed recorded as Document No. 2003105240 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of November, 2010, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

Beginning for Reference at an iron pin found on the west line of Ranch to Market Highway No. 2338, marking the most northerly corner of the above-referenced 4.356 acre Newman tract, being the most easterly corner of that certain tract of land, called 40.229 acre, as conveyed to Gary Lee Newman and wife, Lynne C. Newman, by deed recorded as Document No. 2001070391 of the Official Public Records of Williamson County, Texas;

THENCE, along the said west line of Ranch to Market Highway No. 2338, being the east line of the said 4.356 acre Newman tract, S 21°01'30" E, 40.90 feet to a point for the most northerly corner and Point of BEGINNING hereof;

THENCE, along the said west line of Ranch to Market Highway No. 2338, S 21°01'30" E, 5.19 feet to a point for the most easterly corner hereof;

THENCE, S 53°26'45" W, 47.87 feet to a point for the most southerly corner hereof;

THENCE, N 36°33'15" W, 5.00 feet to a point for the most westerly corner hereof;

THENCE, N 53°26'45" E, 49.26 feet to the Place of BEGINNING and containing 0.006 of an acre (243 Square Feet) of land.

}

KNOW ALL MEN BY THESE PRESENTS

}

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 4th day of November, 2010, A.D.

Brian F. Peterson
Registered Professional Land Surveyor, No. 3697



PLAT TO ACCOMPANY PARCEL DESCRIPTION

3.00 AC
SOMERSET HILLS, LTD.
2007045252

RM 2338

3.238 AC
GARY LEE NEWMAN and wife,
LYNNE C. NEWMAN
2003105240

40.229 AC
GARY LEE NEWMAN and wife,
LYNNE C. NEWMAN
2001070391

243 SF
0.006 AC

4.356 AC
GARY LEE NEWMAN and wife,
LYNNE C. NEWMAN
2003105240

LEWIS P. DYCHES SURVEY
ABSTRACT No. 171

CODE	BEARING	DISTANCE
L1	S 53° 26' 45" W	47.87'
L2	N 36° 33' 15" W	5.00'
L3	N 53° 26' 45" E	49.26'
L4	S 21° 01' 30" E	5.19'
L5	S 21° 01' 30" E	40.90'



0 10 20 30 40
SCALE IN FEET

PAGE 3 OF 4

STEGE BIZZELL

1278 N. ALSTON AVENUE
GEORGETOWN, TX 75144
PHONE 817.838.8412 FAX 817.830.8418
WWW.STEGEBIZZELL.COM
P=PROPOSER PL=PLANNER S=SURVEYOR

PARCEL PLAT SHOWING PROPERTY OF:
GARY LEE NEWMAN and wife,
LYNNE C. NEWMAN

Texas Department of Transportation
By State Engineer

SCALE:
1" = 40'

CSJ #:
2211-01-023

PROJECT:
RM 2338

COUNTY:
WILLIAMSON

PARCEL: 44(U)

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊠ 1/2" IRON ROD SET TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- ⊡ 1/2" IRON ROD FOUND TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ TxDOT ALUM CAP
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⌒ CENTER LINE
- P_L PROPERTY LINE
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

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 MY DIRECTION AND SUPERVISION.

[Signature]
11/4/10
BRIAN F. PETERSON
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3
STATE OF TEXAS



PAGE 4 OF 4

STEGER BIZZELL

1973 S. AUSTIN AVENUE
115420 0412 812.930 0418
115420 0412 812.930 0418
115420 0412 812.930 0418

PARCEL PLAT SHOWING PROPERTY OF:

GARY LEE NEWMAN and wife,
LYNNE C. NEWMAN



SCALE: 1" = 40'
CSJ: 2211-01-023
PROJECT: RM 2338
COUNTY: WILLIAMSON

PARCEL: 44(U)