

PARTIAL RELEASE OF POSSESSION AND USE AGREEMENT

THE STATE OF TEXAS

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§ KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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WHEREAS, WILLIAMSON COUNTY, TEXAS, and PEDERNALES ELECTRIC COOPERATIVE, INC. having determined that they no longer need and desire to use a portion of the property owned by J. BRAD ALLEN and NANCY ALLEN for the relocation of electric utilities or other agreed purposes in connection with its planned RM2338 expansion project, do hereby ABANDON, RELEASE and DISCHARGE their right of possession and use contained in that certain Possession and Use Agreement dated March 23rd, 2010, recorded in Document No. 2010026853, Real Property Records of Williamson County County, Texas.

Such ABANDONMENT, RELEASE and DISCHARGE of the above-referenced Agreement shall apply only to the below-described property, to-wit:


All of that certain 0.160 acre tract of land, more or less, out of the Lewis P. Dyches Survey, Abstract No. 171, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 33EE).

This instrument is given specifically to release the above described portion of the original agreement, and to release such original agreement only as to the property specifically described herein, which agreement is hereby terminated by abandonment, termination, vacation, and cessation of purpose, and which agreement shall be of no further force and effect, whether legal or equitable.

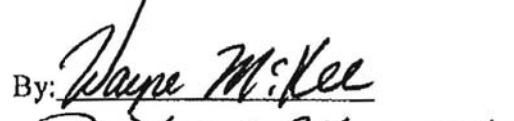
IN WITNESS WHEREOF, WILLIAMSON COUNTY, TEXAS and PEDERNALES ELECTRIC COOPERATIVE, INC. have caused this instrument to be executed on this the 17th day of the month of February, 2011.

RELEASORS:

Williamson County, Texas

By: 
Dan A. Gattis
County Judge

Pedernales Electric Cooperative, Inc.

By: 
Its: District Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of the month of _____, 2011, by Dan A. Gattis, in the capacity and for the purposes and consideration therein expressed.

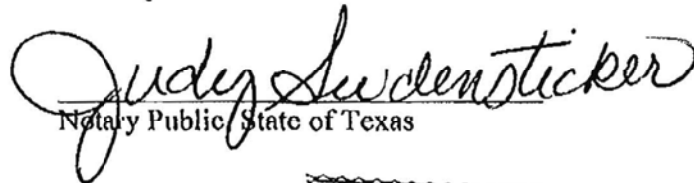
Notary Public, State of Texas

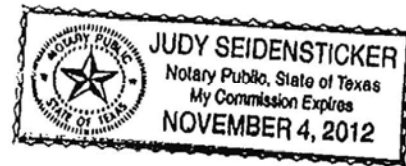
THE STATE OF TEXAS

COUNTY OF Williamson

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This instrument was acknowledged before me on this the 17th day of the month of February, 2011, by Wayne McKee, in the capacity and for the purposes and consideration therein expressed.

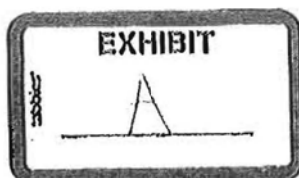

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main Street
Round Rock, TX 78664

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STATE OF TEXAS
COUNTY OF WILLIAMSON

WATERLINE
EASEMENT

0.160 ACRE OF LAND SITUATED IN
LEWIS P. DYCHES SURVEY
ABSTRACT 171
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 0.160 ACRE (6,959 SQUARE FEET) TRACT OF LAND SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT 171, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 3A, RESUBDIVISION OF LOT 2, BLOCK THREE, NORTHLAKE SECTION E, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET K, SLIDES 108-109 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point being the intersection of the southeast line of said Lot 3A, same being the northwest line of Lot 4A, said Resubdivision of Lot 2, Block Three, Northlake Section E, and the proposed curving northeast right-of-way line of Ranch to Market Road No. 2338, a proposed 150-foot wide right-of-way, and from which a 1/2-inch iron rod with aluminum cap stamped "Texas Dept. of Trans." found bears S00°28'35"W a distance of 0.38 feet, also a 1/2-inch iron rod found in the existing northeast right-of-way line of R.M. 2338 for the south corner of said Lot 3A, same being the west corner of said Lot 4A, bears S49°37'44"W a distance of 28.28 feet;

THENCE leaving said southeast line of Lot 3A and said northwest line of Lot 4A, crossing said Lot 3A, with said proposed northeast right-of-way line of R.M. 2338, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 57.25 feet, said curve having a radius of 2635.00 feet, a central angle of 01°14'42", and a chord bearing N45°40'24"W a distance of 57.25 feet to a 1/2-inch iron rod with aluminum cap stamped "Texas Dept. of Trans." found for a point of tangency, and
2. N45°03'03"W a distance of 290.67 feet to a point being the intersection of said proposed northeast right-of-way line of R.M. 2338 and the northwest line of said Lot 3A, same being the southeast line of Lot 1, Caslerock Subdivision, a subdivision according to the plat of record in Cabinet V, Slides 352-353 of said Plat Records of Williamson County;

THENCE leaving said proposed northeast right-of-way line of R.M. 2338, with said northwest line of Lot 3A and said southeast line of Lot 1, N49°38'21"E a distance of 20.07 feet;

THENCE leaving said northwest line of Lot 3A and said southeast line of Lot 1, with a line being 20-feet northeast of and parallel to said proposed northeast right-of-way line of R.M. 2338 the following two (2) courses and distances:

1. S45°03'03"E a distance of 289.03 feet to a point of curvature to the left, and

2. with the arc of said curve to the left a distance of 58.90 feet, said curve having a radius of 2615.00 feet, a central angle of $01^{\circ}17'26''$, and a chord bearing $S45^{\circ}41'46''E$ a distance of 58.89 feet to a point in said southeast line of Lot 3A and said northwest line of Lot 4A;

THENCE with said southeast line of Lot 3A and said northwest line of Lot 4A, $S49^{\circ}37'44''W$ a distance of 20.11 feet to said **POINT OF BEGINNING** and containing 0.160 acre.

THE STATE OF TEXAS

COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS:

That I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of September 2008.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of July 2009, A.D.

Halff Associates, Inc.
4030 West Braker Lane
Suite 450
Austin, Texas 78759



[Signature] 7/30/2009
Dan H. Clark
Registered Professional Land Surveyor
No. 6011 - State of Texas

ADDITIONAL NOTES:

1. Bearings shown hereon are based on the Texas State Plane Coordinates System, NAD 83, Central Zone, using a combined surface adjustment factor of 1.00014. Distances shown hereon are surface distances.
2. This description has been prepared as a result of a survey completed in July 2009 and is submitted in connection with a survey drawing prepared by Halff Associates, Inc. titled S301-IS(25)-26424.dgn, dated July 30, 2009, AVO No. 26424.
3. See Texas Department of Transportation Right-of-Way map CSJ 2211-01-023 for detailed information regarding Ranch to Market Road No. 2338.

LOT 1
CASTLEROCK SUBDIVISION
CAB. V, SLIDES 352-353
P.R.W.C.T.

GRAPHIC SCALE 1"=50'

0' 50' 100' 200'

LEGEND:

- 1/2" IRON ROD FOUND W/CAP "TX001"
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON CO., TX
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON CO., TX
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON CO., TX
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION

PROPOSED WATER
LINE ESMT.
0.160 AC.
6,959 SQ. FT.

RESUBDIVISION OF LOT 2,
BLOCK THREE
NORTHLAKE SECTION E
CAB. K, SLIDES 108-109
P.R.W.C.T.

LOT 3A

LEWIS P. DYCHES SURVEY,
ABSTRACT NO. 171

LOT 4A

LINE	BEARING	DISTANCE
1	N 49° 38' 21" E	20.07'
2	S 49° 37' 44" W	20.11'
3	S 49° 38' 21" W	7.33'
4	S 50° 59' 44" W	20.22'
5	S 49° 37' 44" W	28.28'

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	2635.00'	01° 14' 42"	57.25'	N 45° 40' 24" W	57.25'
C2	2618.00'	01° 17' 26"	58.90'	S 45° 41' 46" E	58.89'

HALFF

4530 WEST BRANCH LANE, SUITE 400
AUSTIN, TEXAS 78746-6334
TEL (512) 551-1111
FAX (512) 551-1111

PARCEL 25
SKETCH TO ACCOMPANY DESCRIPTION

HALFF AYO:
26424

DATE:
7/30/2009

ACCOMPANYING FILE NAME:
SV-LD-P25-26424.dwg

SKETCH BY:
KKH

6,959 SQUARE FEET
~ 0.160 ACRE
SITUATED IN THE
LEWIS P. DYCHES SURVEY,
ABSTRACT NO. 171
WILLIAMSON COUNTY, TEXAS