

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246
Phone 512-255-8877 • fax 512-255-8986

August 7, 2011

Bobby Stanton
406 Sinaso
Georgetown, Texas 78628

Re: SH195 expansion project
PEC/LCRA electric easement relocation

Dear Mr. Stanton:

Please allow this letter to set out my understanding regarding our agreement for the purchase of additional electric easements for Pedernales Electric Cooperative, Inc. (PEC) and LCRA Transmission Services Corporation (LCRA) in connection with the State's SH195 expansion and realignment project in Williamson County.

In return for granting PEC an electric easement in and to approximately 0.012 acre, Williamson County will pay you the sum of \$131 (0.012 ac. (all previously encumbered with electric easement) x \$2.50/SF x 10% rights). In return for granting LCRA an electric easement in and to approximately 0.101 acre, Williamson County will pay you the sum of \$1,078 (0.101 ac (0.011 new easement area) x \$2.50/SF x 90% rights). The form of the easements will be as shown in Exhibits "A" and "B" attached.

If this meets with your understanding and discussions with Brett Lester please execute this letter where indicated below and we will have this executed by the judge and process this for payment as quickly as possible.


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

Very truly yours,




Don Childs
Sheets & Crossfield, P.C.

AGREED:


Bobby G. Stanton Date

By:  VP

WILLIAMSON COUNTY, TEXAS


Dan A. Gattis Date
County Judge

54195 - ~~2012-2014~~
Stanton

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT AND RIGHT-OF-WAY

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

DATE: October 30th, 2012
 2010

GRANTOR: BOBBY G. STANTON

GRANTOR'S MAILING ADDRESS: P.O. Box 3000 #236
 Georgetown, TX 78627

GRANTEE: LCRA TRANSMISSION SERVICES CORPORATION, a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS: P. O. Box 220
 Austin, Texas 78767

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

EASEMENT PROPERTY: A tract of land consisting of 0.112 acre, more or less, more particularly described in the attached Exhibit A, which includes field note description and plat, incorporated herein for all purposes.

PROJECT: An electric transmission line consisting of four wires not to exceed a nominal voltage of 138 kV and an electric distribution line consisting of four wires not to exceed a nominal voltage of 12.5 kV, and all necessary or desirable appurtenances including above ground supporting single pole structures made of metal or concrete materials, and insulators. The project may also include GRANTEE'S communication lines installed in wires.

GRANTOR, for the CONSIDERATION paid to GRANTOR, hereby grants, sells, and conveys to GRANTEE an easement and right-of-way in, upon, and across the EASEMENT PROPERTY, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE and GRANTEE'S successors and assigns forever. The easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of constructing, placing, operating, maintaining, reconstructing, replacing, rebuilding, upgrading, removing, inspecting, patrolling, or repairing the PROJECT, or any part of the PROJECT, and making connections therewith.

GRANTEE shall have the right of ingress and egress at all times upon and across the EASEMENT PROPERTY for the above stated purpose from State Highway 195 or from an adjacent easement through an LCRA constructed gate into the EASEMENT PROPERTY. GRANTEE shall have the right to install and maintain appropriate gates along and in any fence adjacent to the EASEMENT PROPERTY, as necessary or appropriate for the exercise of GRANTEE'S right of ingress and egress. GRANTEE shall be responsible for keeping such gates secure and keeping livestock from getting out of GRANTOR'S property through such gates. GRANTEE shall have the right to use such portion of the property along and adjacent to the Easement and right-of-way as may be reasonably necessary in connection with the construction, reconstruction, or repair of the PROJECT, or any part thereof.

GRANTEE shall have the right to place poles, towers, guys or other ground-based support structures permanently on the EASEMENT PROPERTY. GRANTEE shall have the right to replace wire or wires within the EASEMENT PROPERTY, subject to the limitations on voltage set forth above. GRANTEE shall have the right to locate, relocate, or reconstruct the PROJECT within the EASEMENT PROPERTY. GRANTEE shall have the right to license, permit, or otherwise agree to the joint use or occupancy of the Easement by any other person or legal entity for the above stated purpose but shall not have the right to permit any additional poles, towers, guys or other ground-based support structures permanently on the EASEMENT PROPERTY to facilitate the joint use of the EASEMENT by any other person or legal entity. GRANTEE shall have the right to conduct archeological, historical, environmental, or soil studies on the EASEMENT PROPERTY. GRANTEE shall have the right to remove from the EASEMENT PROPERTY all trees, shrubs, and parts thereof, or any structure, building, or obstruction within the EASEMENT PROPERTY, save and except fences, both barbed wire and battery charged used to contain livestock on GRANTOR'S property, which may endanger or may interfere with the safe, efficient, or convenient operation of the PROJECT or the rights of Ingress and egress granted herein. GRANTOR shall not place or construct any habitable structure in or on the EASEMENT PROPERTY. GRANTOR shall not place or operate any temporary or permanent equipment or object within the EASEMENT PROPERTY without complying with the National Electrical Safety Code and any other applicable law or regulation. GRANTEE shall have the right to place temporary poles, guys, and supporting structures on the EASEMENT PROPERTY for use in erecting or repairing the PROJECT.

It is understood and agreed that the CONSIDERATION herein paid includes payment for all damages for the initial construction of the PROJECT, but does not include damages, if any, to GRANTOR'S remainder property which may occur during initial construction or in the future after the original construction of the PROJECT, directly resulting from the reconstruction or repair of the PROJECT. GRANTEE shall not be liable for damages caused by keeping the EASEMENT PROPERTY clear of trees, undergrowth, brush, structures, and obstructions placed on the EASEMENT PROPERTY by GRANTOR. All parts of the PROJECT installed on the EASEMENT PROPERTY shall remain the exclusive property of GRANTEE.

GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR, in, on, and under the EASEMENT PROPERTY, provided that GRANTOR shall not be permitted to drill or excavate for minerals on the surface of the EASEMENT PROPERTY, but GRANTOR may extract oil, gas, or other minerals from and under the EASEMENT PROPERTY by directional drilling or other means which do not interfere with or disturb GRANTEE'S use of the EASEMENT PROPERTY.

The rights granted to GRANTEE in this Easement and Right-of-Way are assignable in whole or in part. This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal representatives, successors, and assigns.

GRANTOR warrants and shall forever defend the Easement to GRANTEE against anyone lawfully claiming or to claim the EASEMENT or any part thereof.

When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees and authorized agents of GRANTEE.

This Easement and Right-of-Way includes an Addendum which is attached hereto and made a part hereof.

GRANTOR:

Bobby G. Stanton
Bobby G. Stanton
By: Brett Lester v.

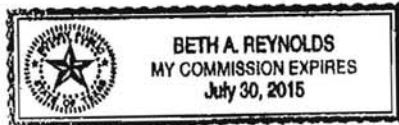
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Tarrant

This instrument was acknowledged before me on Oct. 30, ²⁰¹²~~2010~~ by
Bobby G. Stanton, GRANTOR.
Brett Lester



Beth A. Reynolds
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Lower Colorado River Authority
P. O. Box 220
Austin, Texas 78767-0220
Attn: Regina Thompson

EXHIBIT "A"

DESCRIPTION FOR A 0.112 ACRE TRACT OF LAND SITUATED IN THE W. ROBERTS SURVEY, ABSTRACT NUMBER 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 17.55 ACRE TRACT OF LAND CONVEYED TO BOBBY G. STANTON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002066777 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.112 ACRE TRACT CONTAINING A 0.101 ACRE PORTION OF A 6.085 ACRE EASEMENT CONVEYED TO LOWER COLORADO RIVER AUTHORITY BY INSTRUMENT RECORDED IN DOCUMENT NO. 9803455 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.112 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found concrete highway monument at an angle point on the existing northeasterly right-of-way line of SH 195 (R.O.W. width varies) (Grid Coordinates **Northing** 10234985.44 U.S. ft. **Eastng** 3135283.14 U.S. ft.) on the southwesterly line of a 49.45 acre tract (Tract 2) conveyed to APW Corporation by instrument recorded in Document No. 2002066778 of the Official Public Records of Williamson County, Texas;

THENCE N32°05'12"W, with the common line of SH 195 northeasterly right-of-way and said 49.45 acre tract, a distance of 35.09 feet to the south corner of said 17.55 acre tract, same being the west corner of said 49.45 acre tract;

THENCE N45°14'11"E, departing the northeasterly line of SH 195, with the common line of said 17.55 acre tract and said 49.45 acre tract, a distance of 9.97 feet to the **POINT OF BEGINNING** (Grid Coordinates **Northng** 10235022.19 U.S. ft. **Eastng** 3135271.59 U.S. ft.);

THENCE N34°07'37"W, departing the common line of said 17.55 acre tract and said 49.45 acre tract and through said 17.55 acre tract, a distance of 61.06 feet to a point on the northwesterly line of said 17.55 acre tract, same being the southeasterly line of a 50.55 acre tract (Tract 1) conveyed to APW Corporation by instrument recorded in Document No. 2002066778 of the Official Public Records of Williamson County, Texas, from which the westerly corner of said 17.55 acre tract, same being the on the northeast right-of-way line of SH 195, bears S45°13'42"W, a distance of 7.74 feet;

THENCE N45°13'42"E, with the common line of said 17.55 acre tract and said 50.55 acre tract, a distance of 81.40 feet to a set 1/2 inch iron rod with plastic cap, from which a found 1/2 inch iron rod with plastic cap bears N45°13'42"E, a distance of 277.38 feet;

THENCE S34°07'37"E, departing the common line of said 17.55 acre tract and said 50.55 acre tract and through said 17.55 acre tract, a distance of 61.07 feet to a point on the southeasterly line of said 17.55 acre tract, same being the northwesterly line of said 49.45 acre tract, from which an angle point on the common line of said 17.55 acre tract and said 49.45 acre tract bears N45°14'11"E, a distance of 292.50 feet;

WILLIAMSON COUNTY, TEXAS
W. ROBERTS SURVEY, ABSTRACT NO. 524
LOWER COLORADO RIVER AUTHORITY

0.112 ACRE
PAGE 2 OF 3

THENCE S45°14'11"W, with the common line of said 17.55 acre tract and said 49.45 acre tract, a distance of 81.40 feet to the **POINT OF BEGINNING** hereof, and containing 0.112 acre of land within the bearing and distance calls contained herein.

BEARING BASIS: Texas State Plane Coordinate System Grid, Central Zone, NAD83/NGS93. All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99989. All distance units are U.S. Survey feet.

This description and plat attached hereto represent an on-the-ground survey made under my direct supervision during the months of July 2009.

M. Stephen Truesdale *5 AUG 09*

M. Stephen Truesdale

Date:

Registered Professional Land Surveyor No. 4933

Licensed State Land Surveyor

Inland Geodetics, L.P.

1504 Chisholm Trail Road, Suite 103

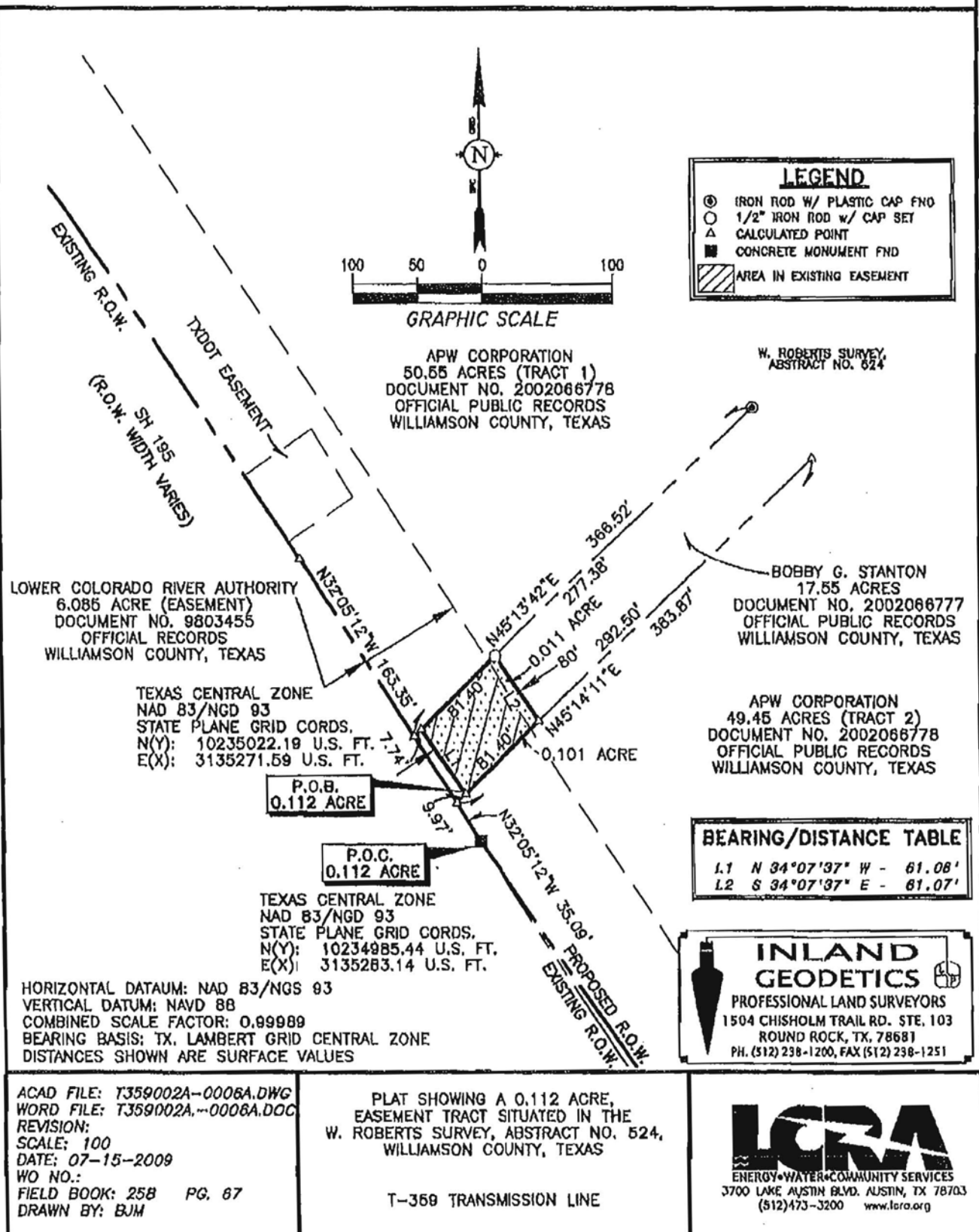
Round Rock, Texas 78681

Phone: (512) 238-1200 Fax: (512) 238-1251

WORD FILE: T359002A-0006A.DOC

ACAD FILE: T359002A-0006A.DWG





ELECTRIC UTILITY EASEMENT

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

THAT BOBBY G. STANTON, 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 County, Texas, to-wit:

All of that certain 0.012 acre tract of land, more or less, situated in the L.S. Walters Survey, Abstract No. 653 and the Burrell Eaves Survey, Abstract No. 216, in Williamson County, Texas, being more fully described by metes and bounds and shown on the sketches in Exhibit "A", attached hereto and incorporated herein.

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 30th day of October, 2012

[signature page follows]

GRANTOR:

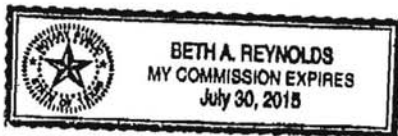
Bobby G. Stanton
Bobby G. Stanton
by Brett Foster V.P.

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Travis

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This instrument was acknowledged before me on this the 30 day of October, 2011 by Bobby G. Stanton, in the capacity and for the purposes and consideration recited therein. Brett Foster



Beth A. Reynolds
Notary Public, State of Texas

After recording return to:

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.012 ACRE (531 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 17.55 ACRE TRACT OF LAND CONVEYED TO BOBBY G. STANTON, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002066777 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.012 ACRE (531 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the existing easterly right-of-way line of State Highway (SH) 195 (right-of-way width varies), being the northwest corner of a 49.45 acre tract (Tract 2) of land conveyed to APW Corp., by instrument recorded in Document No. 2002066778 of the Official Public Records of Williamson County, Texas, same being the most westerly southwest corner of said 17.55 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

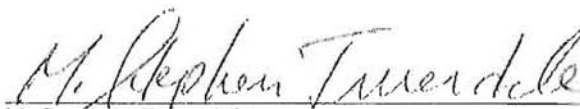
- 1) **THENCE**, with the existing easterly right-of-way line of said SH 195, same being the westerly boundary line of said 17.55 acre tract, **N 32°06'12" W** for a distance of **61.61** feet to a calculated point, being the southwest corner of the remainder of that 50.55 acre tract (Tract 1) of land conveyed to APW Corp., by instrument recorded in Document No. 2002066778 of the Official Public Records of Williamson County, Texas, same being the most westerly northwest corner of said 17.55 acre tract, for the northwest corner of the herein described tract;
- 2) **THENCE**, departing the existing easterly right-of-way line of said SH 195, with the common boundary line of said remainder of that 50.55 acre tract and said 17.55 acre tract, **N 45°13'42" E** for a distance of **7.74** feet to a calculated point, for the northeast corner of the herein described tract;
- 3) **THENCE**, departing the southerly boundary line of said remainder of that 50.55 acre tract, and through the interior of said 17.55 acre tract, **S 34°07'37" E** for a distance of **61.06** feet to a calculated point, being in the northerly boundary line of said 49.45 acre tract, same being in the southerly boundary line of said 17.55 acre tract, for the southeast corner of the herein described tract;
- 4) **THENCE**, with the common boundary line of said 49.45 acre tract and said 17.55 acre tract, **S 45°14'11" W** for a distance of **9.97** feet to the **POINT OF BEGINNING**, containing **0.012** acres (531 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

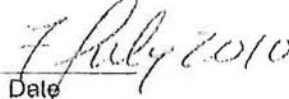
This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, L.P.
1504 Chisholm Trail Road Suite 103
Round Rock, TX 78681
512-238-1200

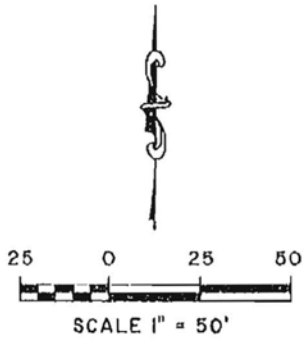
Date





EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION



LEGEND	
	CALCULATED POINT
	TYPE I CONC MARKER FND
	PROPERTY LINE
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS	

NOTES:

- 1) 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 OF 1.00011
- 2) THIS SURVEY PLAT WAS PREPARED FROM THE PLANS FOR RIGHT OF WAY PROJECT FOR STATE HIGHWAY 195 IN WILLIAMSON COUNTY PHASE II, ROW CSJ NO. 0440-02-012, PREPARED BY ARCADIS, INC.
- 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES UPON THIS TRACT THAT ARE NOT DEPICTED HEREON.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

M. Stephen Truesdale 7 July 2010
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LP
1504 CHISHOLM TRAIL RD. SUITE 103
ROUND ROCK, TX 78681



**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

BOBBY G. STANTON
0.012 ACRES
531 SQUARE FEET