

District: \_\_\_\_\_  
WR #: \_\_\_\_\_  
ER # \_\_\_\_\_

## EASEMENT AND RIGHT OF WAY

[illegible]

KNOW ALL MEN BY THESE PRESENTS:

That **Williamson County, Texas**, a political subdivision of the State of Texas, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

**SEE EXHIBIT "A" (ATTACHED)**

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for

purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 4th day of May, 2016.

**Williamson County, Texas,  
a political subdivision of the State of Texas**

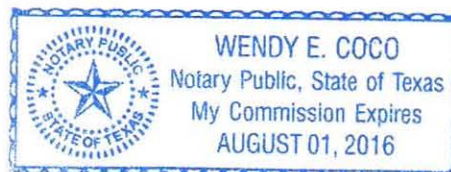
By: [Signature]  
Name: Dan A. Gattis  
Title: Williamson County Judge

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS    §

BEFORE ME, the undersigned authority, on this day personally appeared Dan A. Gattis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of Williamson County, Texas, as the County Judge thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May, A.D. 2016.

Wendy E. Coco  
Notary Public in and for the State of Texas



**DESCRIPTION**

**DESCRIPTION OF A 0.9587 ACRE (41,759 SQUARE FEET) OF LAND LOCATED IN THE W.J. BAKER SURVEY, ABSTRACT No. 65 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CALLED 135.00 ACRE TRACT TO WILLIAMSON COUNTY PARK FOUNDATION, INC., RECORDED IN DOCUMENT No. 2001039326, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:**

**PART 1: 0.6261 Acre (27,271 S.F.)**

**BEGINNING** at a 1/2-inch iron rod found at the southwest corner of said 135.00 acre tract and the southeast corner of a called 50.01 acre tract to the Taylor Independent School District, recorded in Document No. 2002033288, (O.P.R.W.C.TX) same being on the north right-of-way line of Carlos G. Parker Blvd. (F.M. 397) being 120' wide) as defined in TxDOT CSJ-No. 320-4;

**THENCE** along the west line of said 135.00 acre tract, and the east line of said 50.01 acre tract, N21°52'00"W, a distance of 1375.31 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner, and being located in the southwesterly right-of-way line of proposed Bill Pickett Trail (120' wide);

**THENCE** over and across said 135.00 acre tract of land the following two (2) courses and distances;

1. S62°12'07"E, a distance of 30.90 feet along said southwesterly right-of-way line of proposed Bill Pickett Trail to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;
2. S21°52'00"E, a distance of 1351.76 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner on the south line of said 135.00 acre tract and the north right-of-way line of said Carlos G. Parker Blvd.;

**THENCE** along the south line of 135.00 acre tract and north right-of-way line of said Carlos G. Parker Blvd., S68°08'00"W, a distance of 20.00 feet to the **POINT OF BEGINNING**, containing 0.6261 acre (27,271 square feet) of land, more or less.

**PART 2: 0.3326 Acre (14,448 S.F.)**

**COMMENCING** at a 1/2-inch iron rod found at the southwest corner of said 135.00 acre tract and the southeast corner of a called 50.01 acre tract to the Taylor Independent School District, recorded in Document No. 2002033288, (O.P.R.W.C.TX) same being on the north right-of-way line of Carlos G. Parker Blvd. (F.M. 397) being 120' wide) as defined in TxDOT CSJ-No. 320-4;

**THENCE**, along the west line of said 135.00 acre tract and the east line of said 50.01 acre tract, S21°52'00"E, a distance of 1560.71 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for the **POINT OF BEGINNING** of the herein described tract, said point also being located in the northeasterly right-of-way line of proposed Bill Pickett Trail (120' wide);

**THENCE**, leaving said southwesterly right-of-way line of proposed Bill Pickett Trail and continuing along the west line of said 135.00 acre tract and the east line of said 50.01 acre tract, N21°52'00"W, a distance of 4.20 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;

**THENCE** over and across said 135.00 acre tract the following nine (9) courses and distances;

3. N36°25'30"E, a distance of 318.33 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;

4. N21°49'09"W, a distance of 330.85 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner, from which a 1/2-inch iron rod found at an interior corner of said 135.00 acre tract same being the southeast corner of a called 39.863 acre tract to Williamson County, Texas, recorded in Document No. 2014081582, (O.P.R.W.C.TX.) bears S01°17'39"W a distance of 187.32 feet;
5. N68°10'54"E, passing at a distance of 74.23 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set as witness, and continuing a total distance of 79.23 feet to the calculated point for corner being located at the face of the existing Expo Center Building;
6. S21°49'06"E, a distance of 20.00 feet along said building face to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;
7. S68°10'54"W, a distance of 59.23 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;
8. S21°49'09"E, a distance of 322.00 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;
9. S36°25'30"W, a distance of 318.32 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner;
10. S21°52'00"E, a distance of 16.60 feet to a 5/8-inch iron rod with plastic cap stamped "SAM" set for corner and being located in the northeasterly right-of-way line of aforementioned proposed Bill Pickett Trail;
11. N62°12'07"W, a distance of 30.90 feet to the **POINT OF BEGINNING**; and containing 0.3326 acre (14,448 square feet) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Joe D. Webber, Jr., 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 Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway, Building Two, Suite 100  
Austin, Texas 78735  
TX Firm Registration No. 10064300

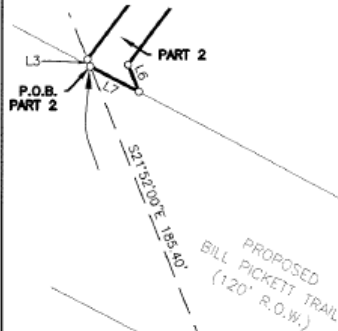
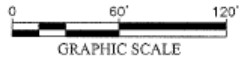
  
Joe D. Webber, Jr. Date 3-14-16  
Registered Professional Land Surveyor  
4552 - State of Texas



FN 30866

#36417

0.9587 ACRES (41,759 SQUARE FEET) OF  
LAND OUT OF THE  
W.J. BAKER SURVEY, ABSTRACT NO. 65  
WILLIAMSON COUNTY, TEXAS



BEARING BASIS:

BEARINGS ARE BASED ON THE TEXAS STATE  
COORDINATE SYSTEM, CENTRAL ZONE, NAD  
83/93 (CONS). THE DISTANCES ARE  
ADJUSTED TO SURFACE USING A COMBINED  
SCALE FACTOR OF 1.00012. COORDINATES  
SHOWN ARE SURFACE VALUES.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S68°08'00"W	20.00'
L2	S62°12'07"E	30.90'

- LEGEND
- △ CALCULATED POINT
  - 1/2" IRON ROD FOUND
  - 5/8" IRON ROD SET WITH "SAM" CAP
  - ⊕ EXISTING POWERPOLE
  - P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
CALLED 50.01 ACRES  
DOC. NO. 2003033288  
O.P.R.W.C.T.X.

WILLIAMSON COUNTY PARK FOUNDATION, INC.  
CALLED 135.00 ACRES  
DOC. NO. 2001039325  
O.P.R.W.C.T.X.

W.J. BAKER SURVEY,  
ABSTRACT NO. 65

P.O.B.  
PART 1  
P.O.C.  
PART 2

F.M. 387 (CARLOS G. PARKER BLVD)  
CALLED 120' R.O.W. RIGHT OF WAY  
CSJ NO. 320-4  
DATED APRIL, 1981

REVIEWED BY:  
JOB NUMBER: 1015036417  
DATE: 02-28-2018  
SCALE: 1"=60'  
SURVEYOR: J. RIEBER  
TECHNICIAN: MARGO JAM  
DRAWING: WJCO EXPO ELEC ESMT  
PROJECT ID:  
PART: SHEET  
FIELDBOOK: 23358



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
OFA: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: WILLIAMSON COUNTY, TEXAS  
EXPO-CENTER P.U.E.

SHEET 1  
OF 2

PATH: \\SAMINC\AUS\PROJECTS\1015036417\100\SURVEY\02BASE\WJCO EXPO ELEC ESMT.DWG

0.9587 ACRES (41,759 SQUARE FEET) OF  
LAND OUT OF THE  
W.J. BAKER SURVEY, ABSTRACT No. 65  
WILLIAMSON COUNTY, TEXAS



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	N21°52'00"W	4.20'
L4	S21°49'06"E	20.00'
L5	S68°10'54"W	59.23'
L6	S21°52'00"E	16.60'
L7	N62°12'07"W	30.90'

WILLIAMSON COUNTY, TEXAS  
CALLED 39.863 ACRES  
DOC. NO. 2014081582  
O.P.R.W.C.TX.

WILLIAMSON COUNTY PARK FOUNDATION, INC.  
CALLED 135.00 ACRES  
DOC. NO. 2001039326  
O.P.R.W.C.TX.

TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
CALLED 50.01 ACRES  
DOC. NO. 2002033288  
O.P.R.W.C.TX.

#### BEARING BASIS:

BEARINGS ARE BASED ON THE TEXAS STATE  
COORDINATE SYSTEM, CENTRAL ZONE, NAD  
83/93 (CORS). THE DISTANCES ARE  
ADJUSTED TO SURFACE USING A COMBINED  
SCALE FACTOR OF 1.00012. COORDINATES  
SHOWN ARE SURFACE VALUES.



*Joe D. Webber, Jr.*  
JOE D. WEBBER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4552 - STATE OF TEXAS

3-14-16  
DATE

P.O.B.  
PART 2  
EXISTING  
POWERPOLE

PROPOSED  
BILL PICKETT TRAIL  
(120' R.O.W.)  
PART 1

- LEGEND**
- △ CALCULATED POINT
  - 1/2" IRON ROD FOUND
  - 5/8" IRON ROD SET WITH "SAM" CAP
  - EXISTING POWERPOLE
  - EXISTING POWERPOLE
  - C.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

#### REVIEWED BY:

JOB NUMBER: 1015036417  
DATE: 02-22-2016  
SHEET: 80  
SURVEYOR: WEBBER  
TECHNICIAN: MARCHAM  
DRAWING: WILCO EXPO ELEC ESMT  
TRAC: 12  
PART: CHPT  
FILE: 10036417-23368



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
Tel: 512.447.0075  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: WILLIAMSON COUNTY, TEXAS  
EXPO-CENTER P.U.E.

SHEET 2  
OF 2

PATH: \\SAM\GIS\AUS\PROJECTS\1015036417\100\SURVEY\02BASE\WILCO EXPO ELEC ESMT.DWG

ENR30866