

## **ELECTRIC UTILITY EASEMENT**

**THE STATE OF TEXAS                   §**

**§           KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON           §**

**THAT** Williamson County, Texas, acting by and through its County Judge, hereinafter referred to as “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 for an above ground electric distribution system, consisting of a variable number of suspended cables and all necessary or desirable appurtenances (including poles, conduits, primary cables, secondary conductors and ground rods underground and concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightening arrestors above ground) at or near the location and along the general course now located and staked out by the Pedernales Electric Cooperative, Inc., through and across the following described lands located in Williamson County, Texas, to wit:

Being (i) Tract One: a 0.0066 of one acre tract of land described by metes and bounds on Exhibit A attached and made a part hereof and (ii) Tract Two: a 0.0252 of one acre tract of land described by metes and bounds on Exhibit B attached and made a part hereof.

The Easement and right-of-way on Tract One is as shown and located on the Land Services, Inc. Survey dated 5/17/2016 that is the second page of Exhibit A attached. The Easement and right of way on Tract Two is as shown and located on the Land Services, Inc. Survey dated 5/17/2016 that is the second page of Exhibit B attached.

Together with the ingress and egress over Grantor’s adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, patrolling, operating, maintaining, and removing said cables and appurtenances; the right to place new or additional cable or cables on said system and to change the sizes thereof; 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; the right to place temporary structures for use in construction or repairing said system.

Grantor warrants that Grantor is the owner of said property and has a right to execute this easement.


**TO HAVE AND TO HOLD** the above-described easement and rights unto the Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the above-described easement and rights unto Pedernales Electric Cooperative, Inc. its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our signatures to the above document on this the \_\_\_\_ day of \_\_\_\_\_, 2016.

GRANTOR:

Williamson County, Texas

By:  \_\_\_\_\_  
08-03-2016

STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me the undersigned authority on this day personally appeared

\_\_\_\_\_, \_\_\_\_\_ of Williamson County, Texas, 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 \_\_\_\_\_ thereof, and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public for Texas



# Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION

BEING 0.0066 OF ONE ACRE (288 SQ. FT.) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 237.026 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY PARK FOUNDATION, INC., RECORDED IN DOCUMENT NUMBER 2001040254 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

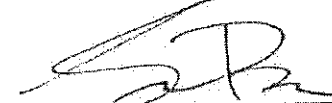
BEGINNING at a calculated point in the south line of said 237.026 acre tract and in the north line of a called 28.260 acre tract recorded in Document No. 2015099527 of the O.P.R.W.C.T. from which a 1/2" iron rod found with cap marked "SOLIS KANAK" for the northeast corner of a called 0.037 acre tract recorded in Document No. 2003052999 of the O.P.R.W.C.T. bears South 55°25'47" West a distance of 3.95 feet;

THENCE crossing through said 237.026 acre tract the following three (3) courses:

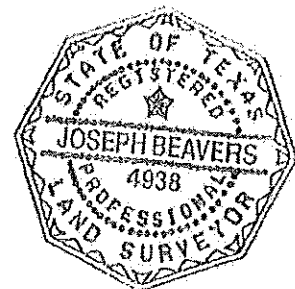
1. North 34°34'13" West a distance of 14.42 feet to a calculated point;
2. North 55°25'47" East a distance of 20.00 feet to a calculated point;
3. South 34°34'13" East a distance of 14.42 feet to a calculated point in the north line of said 28.260 acre tract and the south line of said 237.026 acre tract;

THENCE South 55°25'47" West with the north line of said 28.260 acre tract and the south line of said 237.026 acre tract a distance of 20.00 feet to POINT OF BEGINNING.

This parcel contains 0.0066 of one acre (288 Sq. Ft.) of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during May, 2016. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

  
Joseph Beavers  
Registered Professional Land Surveyor  
State of Texas No. 4938

17 May 16  
Date



Job Number: 355-14-01  
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550104 Esmt1.dwg

WILLIAMSON COUNTY PARK  
FOUNDATION, INC  
237.026 ACRES  
DOCUMENT NO. 2001040254  
O.P.R.W.C.T.

0.0066 ACRES  
(288 SQ. FT.)

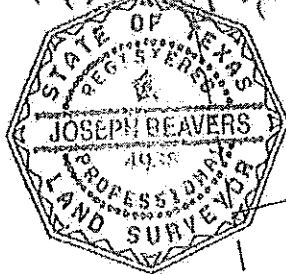
COUNTY ROAD 175  
(ROW VARIES)

"SOLIS KANAK"  
S55°25'47"W  
40.91'

POINT OF  
BEGINNING

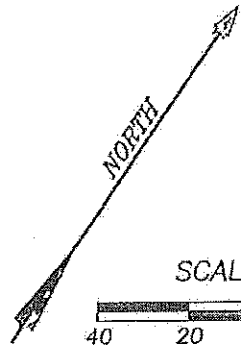
RMD HOLDNGS, L.P.  
28.260 ACRES  
DOCUMENT NO. 2015099527  
O.P.R.W.C.T.

VERIZON WIRELESS  
0.037 AC.  
DOCUMENT NO. 2003052999  
O.P.R.W.C.T.



JOHN D. ANDERSON SURVEY  
ABSTRACT NO. 16

PALMER INVESTMENTS, LP.  
(REMAINDER 38.51 ACRES)  
DOCUMENT NO. 2004032263  
O.P.R.W.C.T.



SCALE IN FEET

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- △ CALCULATED POINT
- Ø UTILITY POLE

NUMBER	BEARING	DISTANCE
L1	N34°34'13"W	14.42'
L2	N55°25'47"E	20.00'
L3	S34°34'13"E	14.42'
L4	S55°25'47"W	20.00'
L5	S55°25'47"W	3.95'

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

JOB NUMBER: 355-14-1      DATE: 05/17/2016  
PROJECT NAME: 38 AC SAM BASS  
DRAWING NAME: 3550104 ESMT1.DWG  
DRAWING FILE PATH:  
L:\38 ac. Sam Bass\DWGS  
FIELDNOTE FILE PATH:  
L:\38 ac. Sam Bass\FNOTES  
RPLS: JB    TECH: HAS    PARTY CHIEF:    CHK BY: JB  
SHEET 2 of 2    FIELDBOOKS:    SCALE: 1" = 40'



LANDESIGN  
SERVICES, INC.

512-238-7001  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800



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Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT "B"

#### METES AND BOUNDS DESCRIPTION

BEING 0.0252 OF ONE ACRE (1,099 SQ. FT.) OF LAND, SURVEYED BY LANDEIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 237.026 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY PARK FOUNDATION, INC., RECORDED IN DOCUMENT NUMBER 2001040254 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said 237.026 acre tract and in the north line of a called 28.260 acre tract recorded in Document No. 2015099527 of the O.P.R.W.C.T. from which a 1/2" iron rod found for the northeast corner of said 28.260 acre tract bears North 55°25'47" East a distance of 940.79 feet;

THENCE South 55°25'47" West with the south line of said 237.026 acre tract and the north line of said 28.260 acre tract a distance of 100.80 feet to a calculated point;

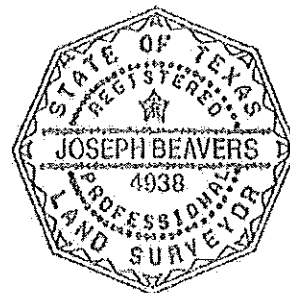
THENCE crossing through said 237.026 acre tract the following five (5) courses:

1. North 34°34'13" West a distance of 14.56 feet to a calculated point;
2. North 55°25'47" East a distance of 20.00 feet to a calculated point;
3. South 34°34'13" East a distance of 4.56 feet to a calculated point;
4. North 55°25'47" East a distance of 80.80 feet to a calculated point;
5. South 34°34'13" East a distance of 10.00 feet to the POINT OF BEGINNING.

This parcel contains 0.0252 of one acre (1,099 Sq. Ft.) of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during May, 2016. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

Joseph Beavers  
Registered Professional Land Surveyor  
State of Texas No. 4938

17 May 16  
Date

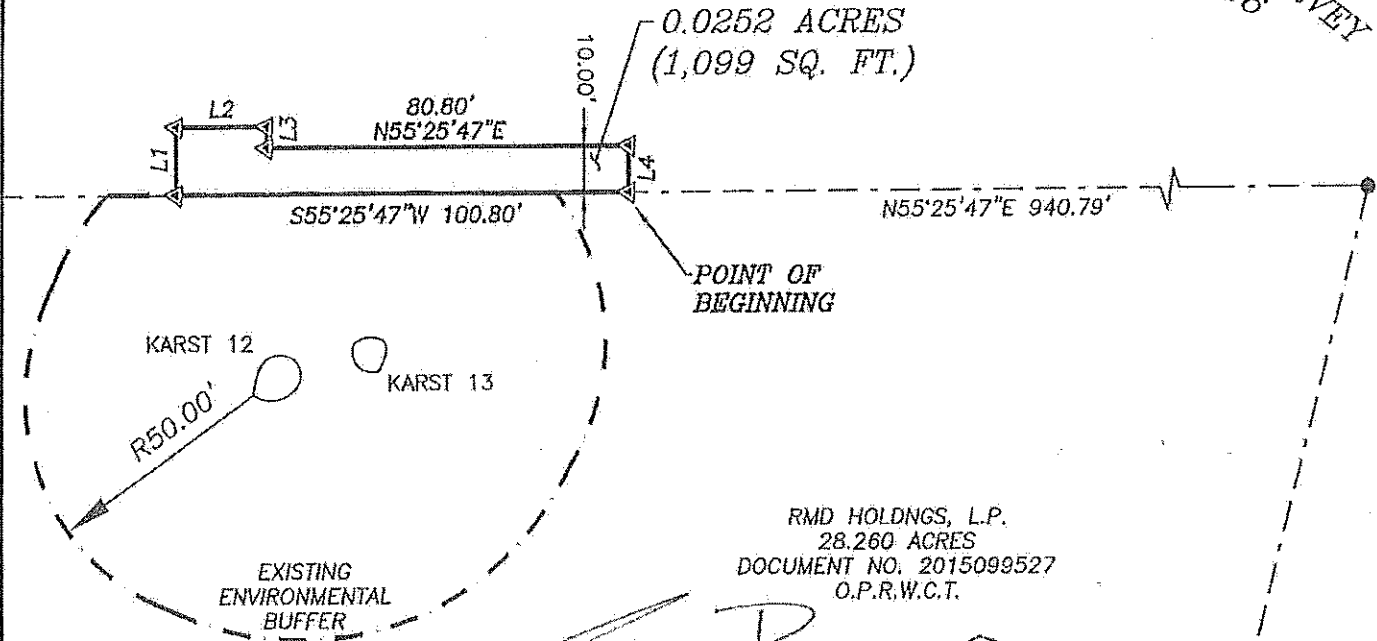


Job Number: 355-14-01  
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550104 Esmt1.dwg

WILLIAMSON COUNTY PARK  
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237.026 ACRES  
DOCUMENT NO. 2001040254  
O.P.R.W.C.T.

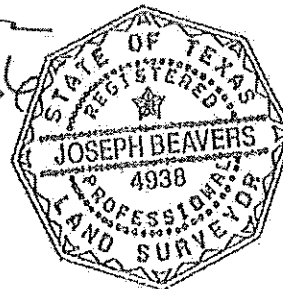
JOHN D. ANDERSON SURVEY  
ABSTRACT NO. 16

0.0252 ACRES  
(1,099 SQ. FT.)

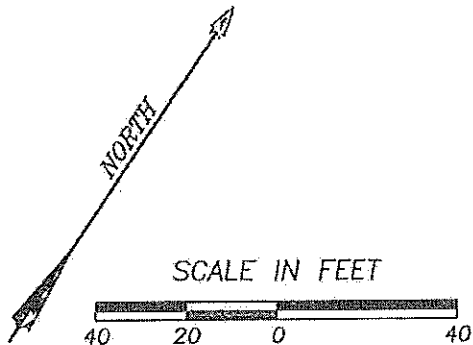


RMD HOLDNGS, L.P.  
28.260 ACRES  
DOCUMENT NO. 2015099527  
O.P.R.W.C.T.

17 MAY 16



WILLIAMSON COUNTY PARK  
FOUNDATION, INC  
237.026 ACRES  
DOCUMENT NO. 2001040254  
O.P.R.W.C.T.



LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- △ CALCULATED POINT
- Ø UTILITY POLE

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NUMBER	BEARING	DISTANCE
L1	N34°34'13"W	14.56'
L2	N55°25'47"E	20.00'
L3	S34°34'13"E	4.56'
L4	S34°34'13"E	10.00'

JOB NUMBER: 355-14-1		DATE: 05/17/2016	
PROJECT NAME: 38 AC SAM BASS			
DRAWING NAME: 3550104 ESMT1.DWG			
DRAWING FILE PATH: L:\38 ac. Sam Bass\DWGS			
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