

## ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

That Williamson County, Texas, acting by and through its County Judge, hereinafter referred to as "Grantor" for and in consideration of the sum 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 0.115 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 0.0067 of one acre tract of land described by metes and bounds on Exhibit B attached and made a part hereof.

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: \_\_\_\_\_

Dan A. Gattis, County Judge

THE STATE OF TEXAS

§

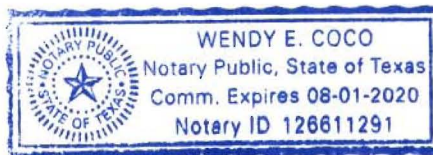
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COUNTY OF WILLIAMSON

§

Before me the undersigned authority on this day personally appeared Dan A. Gattis, County Judge 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, and for the purposes and consideration therein expressed.

Wendy E. Coco  
Notary Public for Texas



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0115 ACRE (499 SQUARE FEET) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A") CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0115 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a 60D nail found at an angle point in the south right-of-way line of Brushy Creek Road (Right-of-way varies), and being an angle point in the north line of said Williamson County tract;

**THENCE**, along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N72°55'04"E, a distance of 144.93 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, the following two (2) courses and distances:

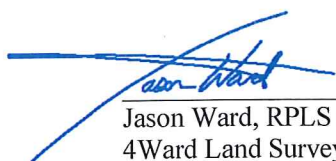
- 1) N72°55'04"E, a distance of 7.57 feet to a 60D nail found for an angle point hereof, and
- 2) N61°31'08"E, a distance of 2.48 feet to a calculated point for the northeast corner hereof, from which a nail found in the south right-of-way line of said Brushy Creek Road and at an angle point in the north line of said Williamson County tract bears, N61°31'08"E, a distance of 291.67 feet;

**THENCE**, leaving the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, over and across said Williamson County tract, the following three (3) courses and distances:

- 1) S19°43'53"E, a distance of 50.12 feet to a calculated point for the southeast corner hereof,
- 2) S70°15'40"W, a distance of 10.00 feet to a calculated point for the southwest corner hereof, and
- 3) N19°44'48"W, a distance of 50.09 feet to the **POINT OF BEGINNING**, and containing 0.0115 Acre (499 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000119770998. See attached sketch (reference drawing: 00324 Power Pole Easement 1-rev.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

10/3/16





**JOHN H.  
DILLARD  
SURVEY  
ABSTRACT  
NO. 179**

**P.O.B.**

GRID N: 10,159,459.76  
GRID E: 3,107,519.81

**BRUSHY CREEK ROAD  
(R.O.W. VARIES)**

(S72°56'08"W 152.53')  
(S72°55'04"W 152.50')  
144.93'

**P.O.C.**

GRID N: 10,159,417.20  
GRID E: 3,107,381.30

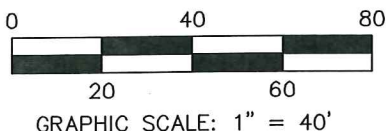
N19°44'48"W  
50.09'

S19°43'53"E  
50.12'

**UTILITY EASEMENT**  
0.0115 ACRE(S)  
499 SQUARE FEET

-CHAMPION PARK-  
CALLED 32.703 ACRES  
(DESCRIBED AS EXHIBIT "A")  
WILLIAMSON COUNTY  
DOC. NO. 2011066293  
O.P.R.W.C.T.

10/3/2016



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N72°55'04"E	7.57'
L2	N61°31'08"E	2.48'
L3	S70°15'40"W	10.00'

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00019770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**LEGEND**

	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	60D NAIL FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2011066293

**0.0115 ACRE  
UTILITY EASEMENT  
City of Cedar Park,  
Williamson County,  
Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 10/3/2016  
Project: 00324  
Scale: 1" = 40'  
Reviewer: JSW  
Tech: CC  
Field Crew: JCR/KDL  
Survey Date: JULY 2014  
Sheet: 1 OF 1

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0067 ACRE (292 SQUARE FEET) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A") CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0067 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a 60D nail found at an angle point in the south right-of-way line of Brushy Creek Road (Right-of-way varies), and being an angle point in the north line of said Williamson County tract;

**THENCE**, along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N61°31'08"E, a distance of 117.94 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

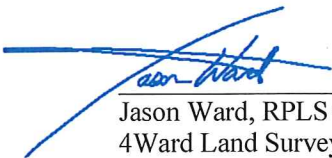
**THENCE**, continuing along the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, N61°31'08"E, a distance of 10.00 feet to a calculated point for the northeast corner hereof, from which a nail found in the south right-of-way line of said Brushy Creek Road and at an angle point in the north line of said Williamson County tract bears, N61°31'08"E, a distance of 166.22 feet;

**THENCE**, leaving the south right-of-way line of said Brushy Creek Road and the north line of said Williamson County tract, over and across said Williamson County tract, the following three (3) courses and distances:

- 1) S37°54'18"E, a distance of 28.55 feet to a calculated point for the southeast corner hereof,
- 2) S52°15'03"W, a distance of 10.03 feet to a calculated point for the southwest corner hereof, and
- 3) N37°35'55"W, a distance of 30.16 feet to the **POINT OF BEGINNING**, and containing 0.0067 Acre (292 Square Feet) more or less.

NOTE:

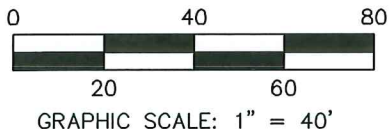
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000119770998. See attached sketch (reference drawing: 00324 Power Pole Easement 2-rev.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

10/11/16







**BRUSHY CREEK ROAD**  
(R.O.W. VARIES)

**P.O.B.**

GRID N: 10,159,518.21  
GRID E: 3,107,630.70

(N61°30'01"E 294.10')  
(N61°31'08"E 294.15')  
166.22'



**UTILITY EASEMENT**  
0.0067 ACRE(S)  
292 SQUARE FEET

**P.O.C.**

GRID N: 10,159,461.99  
GRID E: 3,107,527.05

-CHAMPION PARK-  
CALLED 32.703 ACRES  
(DESCRIBED AS EXHIBIT "A")  
WILLIAMSON COUNTY  
DOC. NO. 2011066293  
O.P.R.W.C.T.

*Jason Ward*  
10/11/2016



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N61°31'08"E	10.00'
L2	S37°54'18"E	28.55'
L3	S52°15'03"W	10.03'
L4	N37°35'55"W	30.16'

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000119770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**LEGEND**

	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	60D NAIL FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2011066293

**0.0067 ACRE  
UTILITY EASEMENT  
City of Cedar Park,  
Williamson County,  
Texas**



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WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

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