

UTILITY EASEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

That WILLIAMSON COUNTY, by
(Company Name)
and through DAN A GATTIS, in the capacity of COUNTY JUDGE, and
(Printed Name) (Title)
not individually, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of
ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson
City, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto
Pedernales Electric Cooperative, Inc. an easement and right-of-way as hereinafter described for the
purpose of an electric distribution line consisting of variable number of wires, and all necessary or
desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable
television wires, props, guys, and anchors) over, across and upon the following described lands located in
WILLIAMSON County, Texas, to-wit:

Being 558.26 acres of land, more or less, out of the ANASTASHA CARR 1/2 LEAGUE
Survey,
Abstract No. 122, in WILLIAMSON County, Texas, as described on instrument (Deed)
recorded in Volume/Document No. 2006065107, Page _____, in the Official
Property Records of WILLIAMSON County, Texas.

Location of right-of-way and easement hereby conveyed shall be limited to a strip of land twenty (20) feet
in width, being ten (10) feet on each side of the centerline of the facilities as built, with guying easements
as needed, or as indicated on Exhibit "A", attached hereto and incorporated herein for all pertinent
purposes.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way
for the purpose of constructing, reconstructing, inspecting, patrolling, hanging 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.

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

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

Grantor, Grantor's heirs and legal representatives do hereby bind themselves 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 my hand this 19 day of Sept., 2017.

WILLIAMSON COUNTY

(Printed Corporate or Business Name)

DAN A GATTIS

By:

(Printed General Partner or Manager Name)


(Signature)

(NOTARIZE ON BACK)

Virtual Grid/Parcel No.: 431621176 Work Order No.: 111298
Property Owner Name: WILLIAMSON COUNTY
(or Subdivision Name if for Subdivision)

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared
DAN A GATTIS WILLIAMSON COUNTY
(Printed Name) (Printed Corporate or Business Name), acting on behalf of

and known to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged that they executed the same on behalf of said Business or Corporation for the
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of
_____, 20____.

Notary Public in and for
The State of Texas

Please Return to:

PERENALES ELECTRIC
10625 W. HWY 29
LIBERTY HILL, TX 78642
ATTN: BRANDON BUTTS

FILE#
EXHIBIT "A"

640 SQUARE FEET
ELECTRIC EASEMENT

BEING 640 SQUARE FEET OF LAND, OUT OF THE ANASTASHA CARR SURVEY NUMBER 122, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN WILLIAMSON COUNTY 558.26 ACRE TRACT, CALLED TRACT II RECORDED IN DOCUMENT NUMBER 2006065107, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 640 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING an iron rod found in the easterly right-of-way line of CR 175, at the southwest corner of that certain LCMS Properties, LLC 0.782 acre tract recorded in Document Number 2016084599, Official Public Records, said county, same being the northwest corner of said 558.26 acre tract, from which an iron rod found at an angle corner in the northerly line of said 558.26 acre tract, same being the southeast corner of said 0.782 acre tract bears, North 70 degrees 48 minutes 56 seconds east, 353.33 feet;

THENCE South 38 degrees 45 minutes 16 seconds East, through said 558.269 acre tract, along said right-of-way line, 253.58 feet to a point in said right-of-way line, for the northwest corner hereof;

THENCE continuing through said 558.26 acre tract, the following 3 calls,

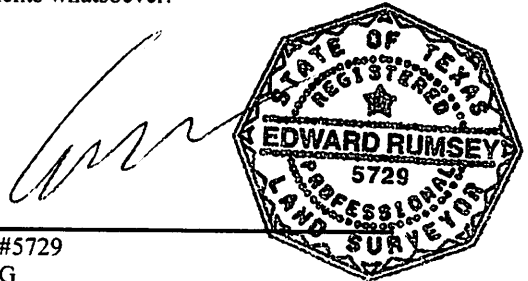
1. North 64 degrees 33 minutes 13 seconds East, 44.43 feet to a point, for the northeast corner hereof,
2. South 25 degrees 26 minutes 47 seconds East, 15.00 feet to a point, for the southeast corner hereof,
3. South 64 degrees 33 minutes 13 seconds West, 40.89 feet to a point in said right-of-way line, for the southwest corner hereof;

THENCE North 38 degrees 45 minutes 16 seconds West, continuing through said 558.26 acre tract, along said right-of-way line, 15.41 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (ELECTRIC EASEMENT)

I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this, 30th day of August, 2017.



EDWARD C. RUMSEY, TX. RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
PROP. I.D.# R472264
JOB # A0401117
PAGE 1 OF 2

LCMS PROPERTIES, LLC
0.782 ACRES
(DOC. 2016084599)

N 70° 48' 56" E 353.33'
N 10° 55' 00" E 353.33'

P.O.C.

S 38° 45' 16" E 253.58'

SCALE 1"=10'



640 SQ. FT. ELECTRIC EASEMENT

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- RECORD INFORMATION
- UTILITY POLE
- POINT OF BEGINNING
- POINT OF COMMENCING
- RECORD INFORMATION

BEARING BASIS IS THE NORTHERLY LINE OF
LOT 1, BLOCK A, HOPE LUTHERAN
SUBDIVISION RECORDED IN DOCUMENT
NUMBER 2017023779, OFFICIAL PUBLIC
RECORDS, WILLIAMSON COUNTY, TEXAS.
RECORD BEARING AND DISTANCE IS NORTH
71 DEGREES 01 MINUTES 19 SECONDS EAST,
634.62 FEET AND FIELD BEARING AND
DISTANCE IS NORTH 71 DEGREES 01 MINUTES
19 SECONDS EAST, 634.62 FEET.

WILLIAMSON COUNTY
558.26 ACRES
TRACT II
(DOC. NO. 2006065107)

WILLIAMSON COUNTY
558.26 ACRES
TRACT II
(DOC. NO. 2006065107)

N 64° 33' 13" E 44.43'

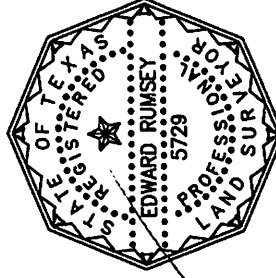
640 SQUARE FOOT
ELECTRIC EASEMENT
OUT OF WILLIAMSON COUNTY
558.26 ACRES
TRACT II
(DOC. NO. 2006065107)

P.O.B.

C.R. 175

S 64° 33' 13" W 40.89'

WILLIAMSON COUNTY
558.26 ACRES
TRACT II
(DOC. NO. 2006065107)



SURVEY DATE	AUGUST 30, 2017
JOB NO.	A0401117
FIELD BY	JONATHAN MOHR 08/30/2017
CALC. BY	EDWARD RUMSEY 08/30/2017
DRAWN BY	ADRIEL LOPEZ 08/30/2017
PLS CHECK	EDWARD RUMSEY 08/30/2017

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX

WWW.ALLSTARLANDSURVEYING.COM

LEGAL DESCRIPTION:

BEING 640 SQUARE FEET OF LAND, OUT OF THE ANASTASHA CARR SURVEY NUMBER 122, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN WILLIAMSON COUNTY 558.26 ACRE TRACT, CALLED TRACT II RECORDED IN DOCUMENT NUMBER 2006065107, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 640 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HEREON AND MADE A PART HEREOF.