

**UTILITY EASEMENT**

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

THAT Williamson County, Texas, hereinafter referred to as “Grantor(s)” (whether one or more), of Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, 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 herein described for the purpose of an electric distribution line consisting of a variable number of wires and all necessary or desirable appurtenances (including a riser pole or other poles made of wood or other materials, guys and anchors), and/or a variable number of underground cables, and all necessary appurtenances (including conduits, primary cables, secondary conductors, enclosures, ground rods, concrete pads, ground clamps, transformers, cable terminators, cable riser shields, cutouts and lightning arrestors overground) through, across and under the following described lands located in Williamson County, Texas, to wit (the “Property”):

Being all of that certain 6,417 square foot tract of land situated in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; said Property being more particularly described by metes and bounds in Exhibit “A” attached, and adopted herein for all descriptive 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, operating, maintaining and removing said lines, cables and appurtenances; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system within the Property; the right to remove from the Property all trees or parts thereof, or other obstructions, which may endanger or interfere with the efficiency and maintenance of said system or their appurtenances, and the right to place temporary structures upon the Property for use in constructing or repairing said system.

Grantor(s) warrants that Grantor(s) is/are the owner(s) 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 by the Cooperative.

Grantor(s), Grantor(s) heirs and legal representatives 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 by, through, or under Grantor, but not otherwise.



**EASEMENT DESCRIPTION**

**DESCRIPTION OF A 6,417 SQUARE FOOT TRACT OF LAND SITUATED IN THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOTS 2 AND 3, DOS AMIGOS SECTION ONE, RECORDED IN DOCUMENT NUMBER 1987041906, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND FURTHER DESCRIBED IN A DEED TO RANDY BEDWELL, RECORDED IN DOCUMENT NUMBER 2007095167, OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS. SAID 6,417 SQUARE FOOT TRACT OF LAND, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH IS A PART HEREOF, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod found for the northwest corner of said Lot 2, Dos Amigos Section One, same being the south right-of-way line of State Highway 29, a 100 foot wide right-of-way and the northeast corner of said Lot 1, Dos Amigos Section One;

**THENCE** along said south right-of-way line, same being the north line of said Lot 2, the following two (2) courses and distances:

1. along the common line of said south right-of-way line the north line of said Lot 2, S 72°09'43" E, a distance of 76.21 feet to a 1/2-inch iron rod with "BCG" cap found, and
2. S 38°20'32" E, a distance of 61.42 feet to a calculated point for the **POINT OF BEGINNING** and being the northwest corner of the tract described herein;

**THENCE** continuing with said common line, S 38°20'32" E, a distance of 21.54 feet to a 1/2-inch iron rod with "BCG" cap found for the intersection of said south right-of-way line and the west right-of-way line of County Road 266, a variable width right-of-way, same being the northeast corner of the tract described herein;

**THENCE** with said west right-of-way line, same being the east line of said Lots 2 and 3, Dos Amigos Section One and the east line of the tract described herein the following four (4) courses and distances:

1. S 04°29'32" E, a distance of 188.62 feet to a 1/2-inch iron rod with "BCG" cap found,
2. with the arc of a curve to the right a distance of 87.41 feet, through a central angle of 05° 37' 46", having a radius of 889.65 feet, and whose chord bears S 01°43'01" E, a distance of 87.38 feet to a 1/2-inch iron rod with "BCG" cap found,

3. with the arc of a curve to the right a distance of 56.04 feet, through a central angle of  $04^{\circ} 14' 42''$ , having a radius of 756.40 feet, and whose chord bears  $S 02^{\circ}39'47'' W$ , a distance of 56.03 feet to a 1/2-inch iron rod with "BCG" cap found, and
4. with the arc of a curve to the left a distance of 114.48 feet, through a central angle of  $06^{\circ} 04' 26''$ , having a radius of 1079.93 feet, and whose chord bears  $S 01^{\circ}22'20'' W$ , a distance of 114.43 feet to a 1/2-inch iron rod with "BCG" cap found for the southeast corner of said Lot 3, Dos Amigos Section One, the intersection of said west right-of-way line and the north right-of-way line of County Road 259, a variable width right-of-way and the southeast corner of the tract described herein;

**THENCE** leaving said west right-of-way line, with the south line of said Lot 3, Dos Amigos Section One, same being said north right-of-way line,  $S 67^{\circ}51'26'' W$ , a distance of 47.05 feet to a calculated point in said north right-of-way line, same being the southwest corner of the tract described herein, from which a 1/2-inch iron rod with "5784" cap found for an angle point in the south line of said Lot 3, Dos Amigos Section One and said north right-of-way line bears,  $S 67^{\circ}51'25'' W$ , a distance of 184.17 feet;

**THENCE** leaving said north right-of-way line, crossing over and through said Lots 2 and 3, Dos Amigos Section One with the west line of the tract described herein the following six (6) courses and distances:

1.  $N 02^{\circ}28'53'' E$ , a distance of 30.81 feet to a calculated point,
2.  $N 67^{\circ}51'25'' E$ , a distance of 32.18 feet to a calculated point,
3. with the arc of a curve to the right a distance of 90.23 feet, through a central angle of  $04^{\circ} 44' 04''$ , having a radius of 1091.93 feet, and whose chord bears  $N 02^{\circ}02'31'' E$ , a distance of 90.20 feet to a calculated point,
4. with the arc of a curve to the left a distance of 55.73 feet, through a central angle of  $04^{\circ} 16' 13''$ , having a radius of 747.72 feet, and whose chord bears  $N 02^{\circ}39'04'' E$ , a distance of 55.71 feet to a calculated point,
5. with the arc of a curve to the left a distance of 85.85 feet, through a central angle of  $05^{\circ} 36' 17''$ , having a radius of 877.65 feet, and whose chord bears  $N 01^{\circ}43'46'' W$ , a distance of 85.82 feet to a calculated point, and

6. N 04°29'32" W, a distance of 206.52 feet to the **POINT OF BEGINNING**, and containing 6,417 square feet of land, more or less.

All bearings are based on the Texas Coordinate System, Central Zone (4203), NAD 83. Distances are Grid Distances.

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

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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Ø

KNOW ALL MEN BY THESE PRESENTS:

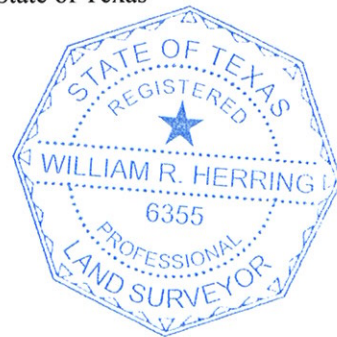
That I, William R. Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

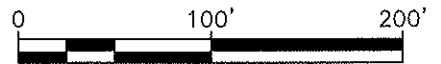
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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

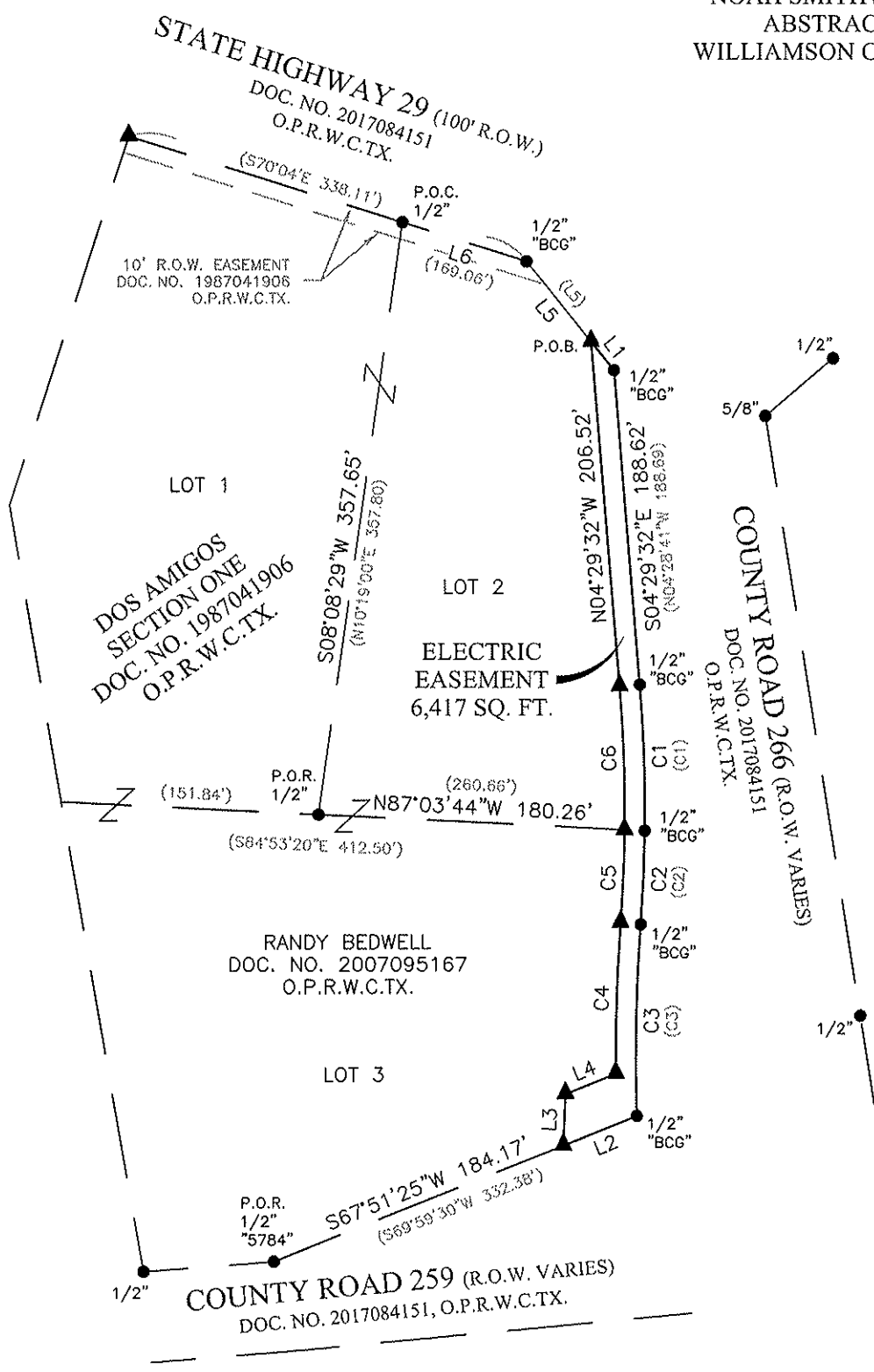
  
\_\_\_\_\_  
William R. Herring  
Registered Professional Land Surveyor  
No. 6355 – State of Texas

10/25/2017  
Date





GRAPHIC SCALE  
 NOAH SMITHWICK SURVEY  
 ABSTRACT NO. 590  
 WILLIAMSON COUNTY, TEXAS



JOB NUMBER: 41282
DATE: 10.2017
SCALE: 1"=100'
SURVEYOR: WHerring
TECHNICIAN: JNelson
DRAWING: SK36401
TRACT ID: N/A
PARTY CHIEF: JAllen
FIELD BOOKS: 29407



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: Info@sam.biz  
 Texas Firm Registration No. 10064300

PROJECT: Schneider Engineering, Ltd.  
 Wilco Distribution Esmt.  
 SHEET 4  
 OF 5

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S38°20'32"E	21.54'
L2	S67°51'26"W	47.05'
L3	N02°28'53"E	30.81'
L4	N67°51'25"E	32.18'
L5	S38°20'32"E	61.42'
(L5)	(N38°21'18"W)	(83.02')
L6	S72°09'43"E	76.21'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	005°37'46"	889.65'	87.41'	S01°43'01"E	87.38'
(C1)	(---)	(925.00')	(87.42')	(N01°46'14"W)	(87.39')
C2	004°14'42"	756.40'	56.04'	S02°39'47"W	56.03'
(C2)	(---)	(925.00')	(56.02')	(N02°40'20"E)	(56.01')
C3	006°04'26"	1079.93'	114.48'	S01°22'20"W	114.43'
(C3)	(---)	(1075.00')	(114.52')	(N01°21'19"E)	(114.46')
C4	004°44'04"	1091.93'	90.23'	N02°02'31"E	90.20'
C5	004°16'13"	747.72'	55.73'	N02°39'04"E	55.71'
C6	005°36'17"	877.65'	85.85'	N01°43'46"W	85.82'

LEGEND

- - IRON ROD FOUND (SIZE NOTED)
- ▲ - CALCULATED POINT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.R. - POINT OF REFERENCE
- ( ) - RECORD INFORMATION
- SQ.FT. - SQUARE FEET
- R.O.W. - RIGHT-OF-WAY
- O.P.R.W.C.TX. - OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (2011). DISTANCES SHOWN ARE GRID DISTANCES.
2. THIS SKETCH IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION BY SAM AND IDENTIFIED AS FN36401.DOC.



*William R. Herring*

12/25/2017  
DATE

WILLIAM R. HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355 - STATE OF TEXAS

JOB NUMBER: 41282
DATE: 10.2017
SCALE: 1" = 100'
SURVEYOR: WHerring
TECHNICIAN: TNelson
DRAWING: SK36401
TRACT ID: N/A
PARTY CHIEF: JAllen
FIELD BOOKS: 29407



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Texas Firm Registration No. 10064300

PROJECT: Schneider Engineering, Ltd.  
Wilco Distribution Esmt.

SHEET 5  
OF 5