

ELECTRIC AND AERIAL UTILITY EASEMENT

Sam Bass Road/Corridor H

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantor(s)" (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, granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc., the following:

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:

Being all of that certain 0.274 acre portion of a 0.460 acre strip of land out of and part of the J.H. Dillard Survey, Abstract 179, Williamson County, Texas; said tract being more particularly described on the sketch which accompanies the metes and bounds in Exhibit "A" attached hereto and incorporated herein (the "Easement")(Parcel 13E).

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, however, such right of ingress and egress over adjacent lands shall only be used if no reasonable access from public right of way is otherwise available; 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; the right to remove from said lands 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 for use in constructing or repairing said system.

Grantor further grants to Pedernales Electric Cooperative, Inc. the following additional aerial only easement and right-of-way as hereinafter described for an electric distribution line consisting of a variable number of wires, and all necessary or desirable aerial appurtenances (including telephone and telecommunication wire) (the "Aerial Facilities"), over and across the following described lands located in Williamson County, Texas, to-wit:

All of that certain 0.186 acre portion of a 0.460 acre strip of land, more or less, out of the J.H. DILLARD SURVEY, ABSTRACT NO. 179, and being more particularly described on the sketch which accompanies the metes and bounds attached hereto as Exhibit A, said exhibits being incorporated herein by reference for all purposes (Parcel 13-AE), which unobstructed aerial easement and right of way shall be limited to and extend from a plane fifteen feet (15' 0") above ground level upward from the surface of the Property (the "Aerial Easement").

Together with the right of ingress and egress over the surface area of such land where the Aerial Easement is located for the sole purpose of constructing, reconstructing, inspecting, patrolling, pulling new wire on, maintaining, and removing said aerial lines and Aerial Facilities; the right to relocate within the limits of said Aerial Easement; 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.

Other than for an area within the Aerial Easement being a twenty foot (20') radius around the center of any installed pole, following completion of any limited ingress and egress over the surface area of the Aerial Easement as set out herein, if Grantee has removed or damaged improvements, herbage, grading or planted landscaping within the surface of the Aerial Easement area, Grantee shall at its sole expense restore any areas injured by Grantee's activities as closely as commercially possible to the same condition as existed prior to Grantee's entry upon the particular property.

This Aerial Easement is subject to the following covenants, conditions, and reservations:

1. The Grantor has the right to place, construct, operate, repair, replace, and maintain driveways, parking, water and wastewater lines, signs and landscaping on, over, and across the surface of the Aerial Easement property, to dedicate and grant public or private easements for such purposes, and to construct improvements on and otherwise use the surface of the Aerial Easement property which shall not exceed a plane fifteen (15) feet above ground level upward from the surface of the Aerial Easement property, so long as such use also complies with any clearance or separation distances required by the National Electrical Safety Code or other applicable state or local statute or permitting requirements.
2. This Aerial Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations, royalty reservations, liens, if any, relating to the Property to the extent, and only to the extent that the same may still be in force and effect, and either shown or record in the office of the County Clerk of Williamson County, Texas, or visible and apparent on the ground.
3. This Aerial Easement is granted for the purposes set forth herein and shall not include the right to use the Property for any improvement of Grantee that actually touches or is connected to the surface of the Property.

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 Aerial 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 Aerial 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.

WITNESS my/our hand(s) this _____ day of _____, 2023.

Grantor(s) Signature(s):

WILLIAMSON COUNTY, TEXAS

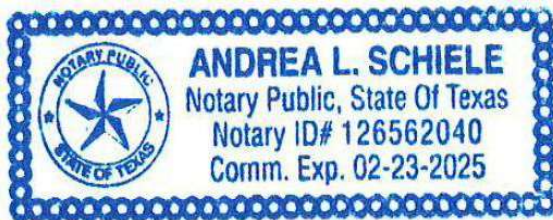
By: Bill Gravell Jr.
Bill Gravell Jr. (Jul 20, 2023 07:25 CDT)
Bill Gravell, Jr.
County Judge

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Bill Gravell, Jr., Williamson County Judge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
July 20 _____, 2023.



Andrea L. Schiele
Andrea L. Schiele (Jul 20, 2023 08:12 CDT)
Notary Public in and for the State of Texas

Accepted:

PEDERNALES ELECTRIC COOPERATIVE, INC.

By: _____

Name: _____

Its: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 6
June 30, 2023

PROPERTY DESCRIPTION FOR EASEMENT 13E

DESCRIPTION OF A 0.460 ACRE (20,035 SQ. FT.) EASEMENT LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 7.643 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED JUNE 2, 2021 IN DOCUMENT NO. 2021082407, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.460 ACRE (20,035 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap found 489.12 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 296+15.23 on the south line a called 254.4 acre tract of land, described in a deed to the City of Round Rock, recorded in Document No. 20000066640, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 32.96 acre tract of land, described in a deed to Bruce E. Gessaman, and wife, Carole D. Gessaman, recorded in Volume 2553, Page 222, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the northeast corner of said 7.643 acre tract;

THENCE S 00°10'15" E, departing the south line of said 254.4 acre tract, with the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, a distance of 402.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 90.77 feet left of Sam Bass Road E.C.S 296+73.32 on the existing north right-of-way line of Sam Bass Road, for the south corner of said 7.643 acre tract and the southwest corner of said remainder of a called 32.96 acre tract;

THENCE departing the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, with the existing north right-of-way line of Sam Bass Road, the following two (2) courses and distances:

N 87°07'40" W, passing at a distance of 95.78 feet a calculated point, for the northeast corner of a Waterline Easement, recorded in Document No. 2022027074, O.P.R.W.C.TX., and continuing for a total distance of 204.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 72.00 feet left of Sam Bass Road E.C.S. 294+69.22, and

N 81°52'22" W, a distance of 101.86 feet to a calculated point being 72.00 feet left of Sam Bass Road E.C.S. 293+67.36 (Surface Coordinates: N=10,170,368.67, E=3,109,316.56) for the southeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE continuing with the existing north right-of-way line of Sam Bass Road, the following three (3) courses and distances numbered 1 – 3:

1) N 81°52'22" W, a distance of 466.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found for the beginning of a curve to the left,

2) With said curve to the left, an arc distance of 242.80 feet, through a central angle 12°58'38", having a radius of 1,072.00 feet, and a chord that bears N 88°21'41" W, a distance of 242.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, and

3) S 85°09'00" W, a distance of 232.32 feet to a calculated point being 72.00 feet left of Sam Bass Road E.C.S. 284+41.64, for the southwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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June 30, 2023

THENCE departing the existing north right-of-way line of Sam Bass Road, over and across said 7.643 acre tract, the following twelve (12) courses and distances numbered 4 – 15:

- 4) N 04°51'00" W, passing at a distance of 5.35 feet a calculated point on the north line of said Waterline Easement, and continuing for a total distance of 27.59 feet to a calculated point being 99.59 feet left of Sam Bass Road E.C.S. 284+41.64, for the northwest corner of the easement described herein,
- 5) N 88°06'03" E, a distance of 396.57 feet to a calculated point being 91.53 feet left of Sam Bass Road E.C.S. 288+24.52,
- 6) N 02°38'38" E, a distance of 23.37 feet to a calculated point being 114.89 feet left of Sam Bass Road E.C.S. 288+24.11,
- 7) S 87°21'22" E, a distance of 10.00 feet to a calculated point being 115.13 feet left of Sam Bass Road E.C.S. 288+33.07,
- 8) S 02°38'38" W, a distance of 23.37 feet to a calculated point, being 91.77 feet left of Sam Bass Road E.C.S. 288+33.68,
- 9) S 82°47'44" E, a distance of 492.78 feet to a calculated point being 97.27 feet left of Sam Bass Road E.C.S. 293+20.33,
- 10) N 08°00'47" E, a distance of 32.07 feet to a calculated point being 129.35 feet left of Sam Bass Road E.C.S. 293+20.66,
- 11) S 81°59'13" E, a distance of 10.00 feet to a calculated point being 129.37 feet left of Sam Bass Road E.C.S. 293+30.26,
- 12) S 08°00'47" W, a distance of 31.93 feet to a calculated point being 97.43 feet left of Sam Bass Road E.C.S. 293+30.33,
- 13) S 82°46'33" E, a distance of 36.87 feet to a calculated point being 98.01 feet left of Sam Bass Road E.C.S. 293+67.19,
- 14) S 07°31'08" W, a distance of 16.06 feet to a calculated point being 98.01 feet left of Sam Bass Road E.C.S. 293+67.19 on the north line of said Waterline Easement, and

EXHIBIT "A"

County: Williamson
Parcel No.: 13E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 3 of 6
June 30, 2023

15) S 08°07'38" W, a distance of 9.95 feet to the **POINT OF BEGINNING**, and containing 0.460 acres (20,035 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, 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 Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 6/30/2023

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12° 58' 38" LT	1,072.00'	242.80'	242.28'	N88° 21' 41" W

CITY OF ROUND ROCK
CALLED 254.4 AC.
DOC. NO. 200006640
O.P.R.W.C. TX.

P.O.C.
1/2" W/PCAP
296+15.23
489.12' LT

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S82° 46' 33" E	36.87'
L3	S07° 31' 08" W	16.06'
L4	S08° 07' 38" W	9.95'

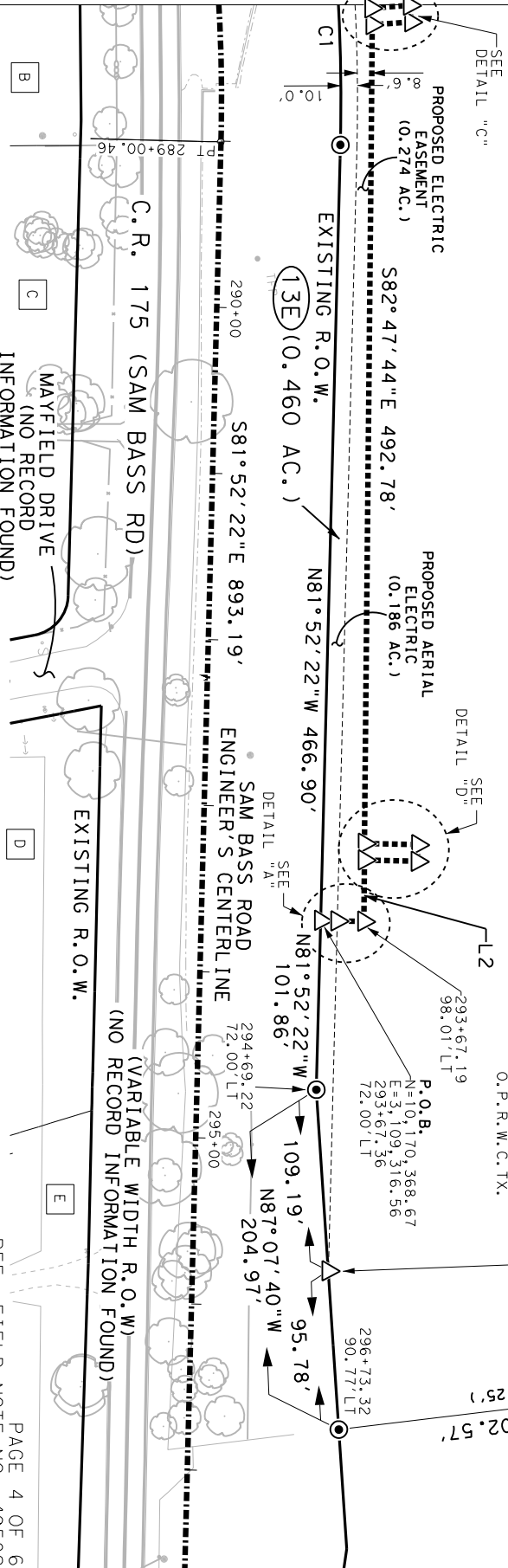
MATCH SHEET 5 OF 6

DETAIL "A"
NOT TO SCALE

J.H. DILLARD SURVEY
ABSTRACT 179

WILLIAMSON COUNTY, TEXAS
RECORDED JUNE 2, 2021
CALLED 7.643 AC.
DOC. NO. 2021082407
O.P.R.W.C. TX.

WATERLINE EASEMENT
DOC. NO. 2022027074
O.P.R.W.C. TX.



B

C

D

E

100 0 50 100



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE: \\sami\c:\projects\1017038216\100\Survey\03E\h1b\13\EASEMENT\00A-P-13E.R1.dgn
EXISTING 7.643 AC. ACQUIRE 0.000 AC. REMAINING 7.643 AC. LEFT

PAGE 4 OF 6
REF. FIELD NOTE NO. 49502



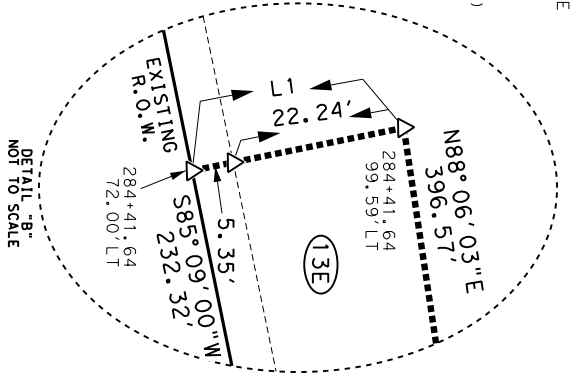
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)

EXHIBIT "A"

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 276+98.02
N = 10.170, 276.64
E = 31.07, 519.58
Δ = 74°08'11.95" (LT)
D = 09°48'39.32"
L = 755.65'
T = 441.17'
R = 584.00'
PC Stg 272+56.86
PT Stg 280+12.51

J.H. DILLARD SURVEY
J.H. ABSTRACT 179



LINE NO.	BEARING	DISTANCE
L1	N04°51'00"W	27.59'

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12°58'38"LT	1,072.00'	242.80'	242.28'	N88°21'41"W

CITY OF ROUND ROCK
CALLED 254.4 AC
DOC NO. 2000066640
O.P.R.W.C. TX.

WILLIAMSON COUNTY, TEXAS
RECORDED JUNE 2, 2021
CALLED 7.643 AC.
DOC. NO. 2021082407
O.P.R.W.C. TX.

PROPOSED ELECTRIC
EASEMENT
(0.274 AC.)

PROPOSED AERIAL
ELECTRIC
(0.186 AC.)

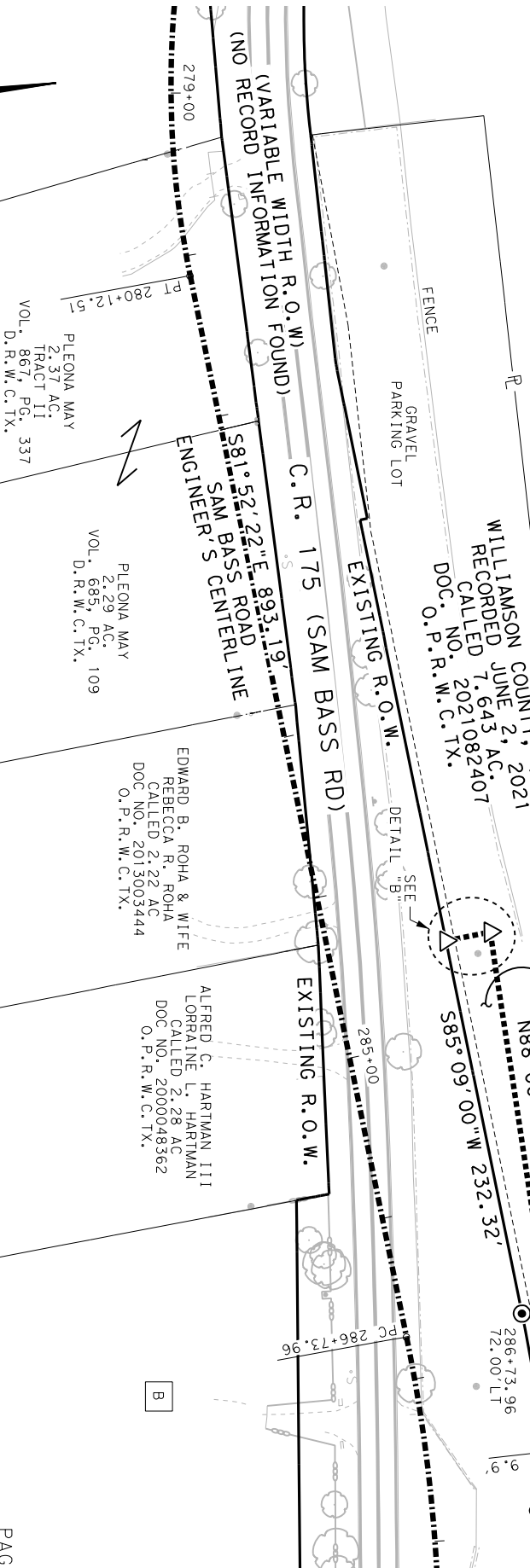
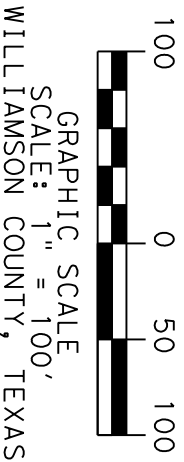
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REF. FIELD NOTE NO. 49502
PAGE 5 OF 6

EXISTING 7.643 AC. ACQUIRE 0.000 AC. REMAINING 7.643 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)



LEGEND

- 5/8" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ FENCE POST (TYPE NOTED)
- CALCULATED POINT
- ⊞ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

BRUCE E. GESSAMAN & WIFE, CAROLE D. GESSAMAN
REMAINDER OF A CALLED 32.96 AC.
VOL. 2553, PG. 222
O.R.W.C.TX.

PAT O. JORDEN & DEBORAH V. JORDEN, HUSBAND AND WIFE
DOC. NO. 1998028459
O.R.W.C.TX.

LOT 5A
REPLAT OF LOT 4 AND 5
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET P, SLIDE 295
P.R.W.C.TX.

SKAGGS FAMILY REVOCABLE TRUST
DOC. NO. 2012066534
O.P.R.W.C.TX.

LOT 4A
REPLAT OF LOT AND 5
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET P, SLIDE 295
P.R.W.C.TX.

JOHN M. LINDELL
VOL. 617, PG. 825
D.R.W.C.TX.

TRACT NO. 71
BRUSHY BEND PARK
SECTION 11, PHASE 11
VOL. 10, PG. 25
P.R.W.C.TX.

KEVIN JOHN LINDELL
DOC. NO. 2002032117
O.P.R.W.C.TX.

LOT 3
RESUBDIVISION OF
LOTS 71 & 72
BRUSHY BEND PARK
SECTION 11, PHASE 11
CABINET U, SLIDE 313
P.R.W.C.TX.

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE. AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KRRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

* UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

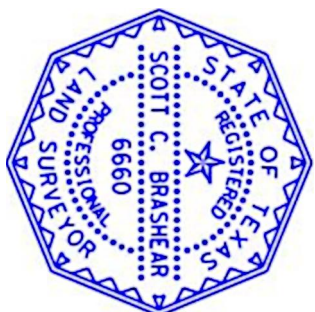
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

6/30/2023

EXHIBIT "A"



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

FILE: \\sami\c\us\PROJECTS\1017038216\100\Survey\03E\exhibits\13\EASEMENT\00A-P-13E.R1.2.dgn

EXISTING 7.643 AC. ACQUIRE 0.000 AC. REMAINING 7.643 AC. LEFT

PAGE 6 OF 6
REF. FIELD NOTE NO. 49502

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)

