



PEDERNALES ELECTRIC COOPERATIVE, INC.

STANDARD UTILITY AGREEMENT

LIVE OAK SUBDIVISION

THE INFORMATION CONTAINED HEREIN IS INTENDED ONLY FOR THE USE OF THE ENTITY TO WHICH IT IS ADDRESSED, AND CONTAINS INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL.

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REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("Agreement") is made and entered into and effective the day of _____, 20____, by and between Pedernales Electric Cooperative, Inc (hereinafter referred to as "Utility"), and Williamson County, Texas, (hereinafter referred to as "County").

WITNESSETH:

WHEREAS, Utility is the owner of certain overhead electric lines and poles . (herein called Facilities).

WHEREAS, County desires to construct proposed roadway base, asphalt, and drainage (hereinafter called "Project") and make improvements to Project as shown on plans submitted to Utility;

WHEREAS, to accommodate the Project, County desires Utility to perform certain facility modification/relocation work herein referred to as the "Work" and described as follows:

- Relocation of electric lines and poles.
- Brace poles to mitigate close proximity grading.
- County will reimburse Utility for labor and materials.
- Upon completion of Project, Contractor will provide an as-built drawing of the relocation to the Utility and County.

WHEREAS, Utility, under the terms hereinafter stated, has evaluated the Project and is willing to perform Work to its Facilities to accommodate the Project, provided the County reimburses Utility for 100% of its eligible costs for labor and materials to do the Work.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, Utility agrees to perform the Work and permit the Project subject to the following terms and provisions:

1. County agrees that the description of the Work listed above contains a complete representation of the Work requested of Utility to accommodate the Project.
2. County shall, at its own expense, inspect the Work by Utility hereunder, to assure itself that the Work is being performed in compliance with the standards of County.
3. Though this agreement is based on the proposed "Good Faith Estimate" herein referred to as the "Estimate" listed below: (See Attachment "A" for detailed estimate)

Estimated 42 poles of aerial electric defined as Work = \$239,203.61

County agrees to bear 100% of the eligible costs incurred by Utility relating to the Work. Final eligible costs may be more or less than the Estimate, which shall not be construed as a limitation of costs for such Work. County recognizes that Utility may use one or more contractors to perform the Work.

4. Upon completion of said Work, Utility shall make an accounting of final costs and provide County an invoice of the same. The final eligible cost may be greater or less than the Estimate and County

shall be liable to Utility for 100% of the eligible final cost. After receipt and approval of invoice, County shall pay the full amount within 30 days.

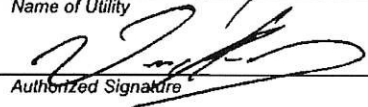
5. County shall perform all operations and construction activities below or adjacent to the Facilities in a workmanlike and safe manner and in conformance with all applicable industry and governmental standards and conditions that may be imposed by Utility from time to time. No construction activity by County shall be performed under, across, or adjacent to the Facilities until the Work of Utility has been completed.
6. Notice shall be given to Utility by County, at least 48 hours in advance of commencement of any construction activity on or adjacent to the Facilities, excepting only cases of emergency. Said notice shall be given to Texas One-Call: 1-800-245-4545. In the event County breaches any of the terms, covenants or provisions of this Agreement and Utility commences litigation to enforce any provisions of this Agreement, the cost of attorneys' fees, interest and the attendant expenses will be payable to Utility by County upon demand.
7. To the fullest extent permitted by law, the County shall indemnify, save, hold harmless, and at Utility's option, defend Utility and its affiliated companies and their directors, officers, employees and agents from any and all claims, demands, cost (including reasonable attorney and expert witness fees and court costs), expenses, losses, causes of action (whether at law or in equity), fines, civil penalties, and administrative proceedings for injury or death to persons or damage or loss to property or other business losses, including those made or incurred by Utility or its directors, officers, employees, or agents and including environmental damage in any way arising from or connected with the existence, construction, operation, maintenance, removal or other operations arising out of the Work as described in this Agreement and the construction, operation and/or use of the Project by County, except those arising from Utility's sole negligence.
8. This Agreement supersedes every antecedent or concurrent oral and/or written declaration and/or understanding pertaining to the Work or construction activity by and between Utility and County.
9. As soon as possible after the document is prepared, Utility and County shall sign a Utility Joint Use Agreement and make a part hereof.

Unless an item below is stricken and initialed by the County and Utility, this agreement in its entirety consists of the following:

1. Utility Agreement - Wilco –U-35 – 100% County – Off System
2. Plans, Specification, and Estimated Costs (Attachment “A”)
3. Utility’s Schedule of Work and Estimated Date of Completion (Attachment “B”)
4. Eligibility Ratio (Attachment “C”)
5. Betterment Calculation and Estimates (Attachment “D”)
6. Proof of Property Interest – ROW-U-1A (Attachment “E”)
7. Wilco-U-80A – Joint Use Agreement (Attachment “F”)

IN WITNESS WHEREOF, we have hereunto set our hands on the day and year below.

UTILITY

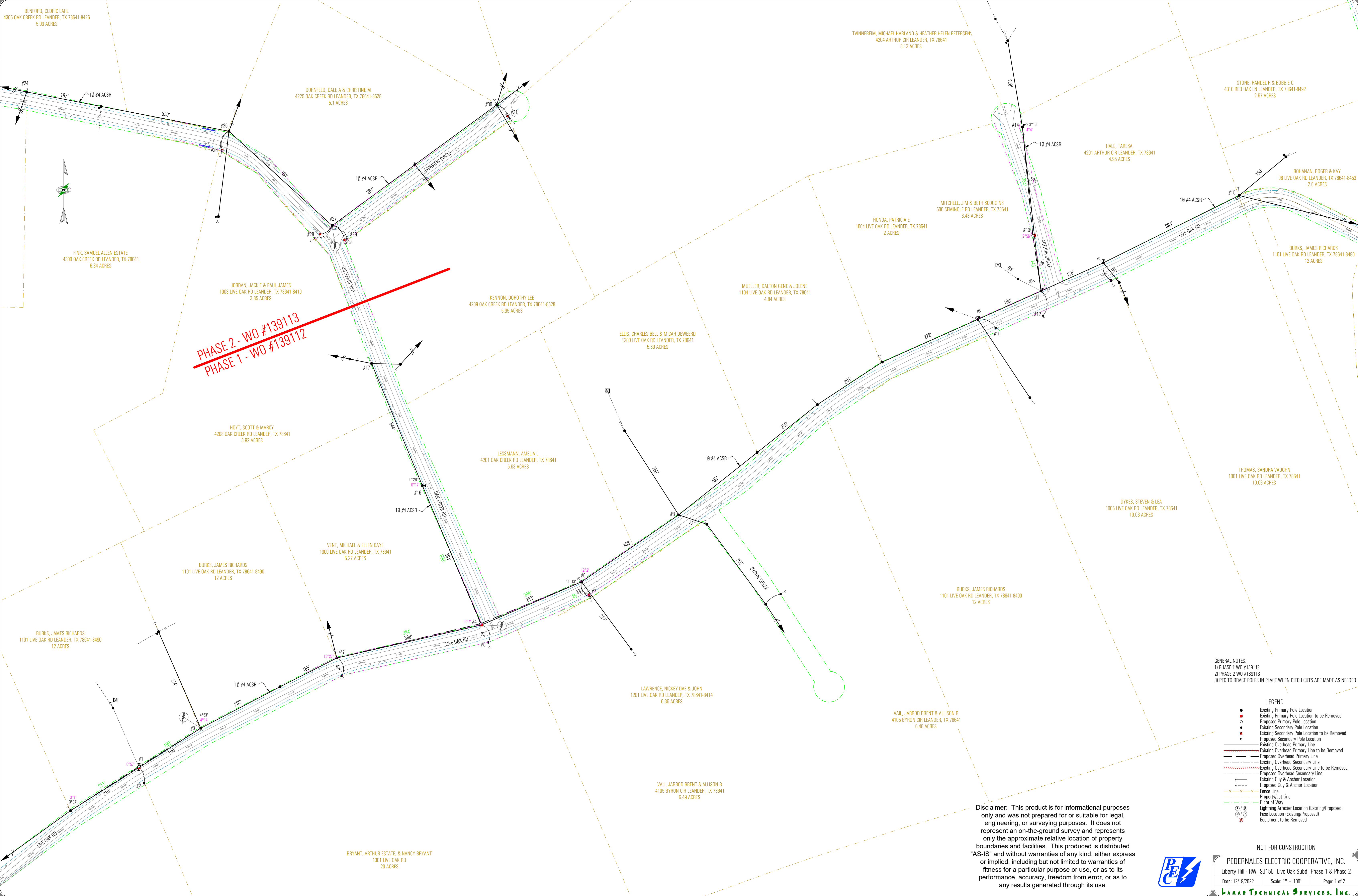
Utility: Pedernales Electric Cooperative, Inc
Name of Utility
By: 
Authorized Signature
Vance Hoy
Print or Type Name
Title: PLANNING & DESIGN MANAGER
Date: 116 12023

WILLIAMSON COUNTY

By: Valerie Covey
Authorized Signature
Valerie Covey
Print or Type Name
Title: Presiding Officer
Date: Sep 12, 2023

Attachment A

Plans, Specifications, and Estimated Costs

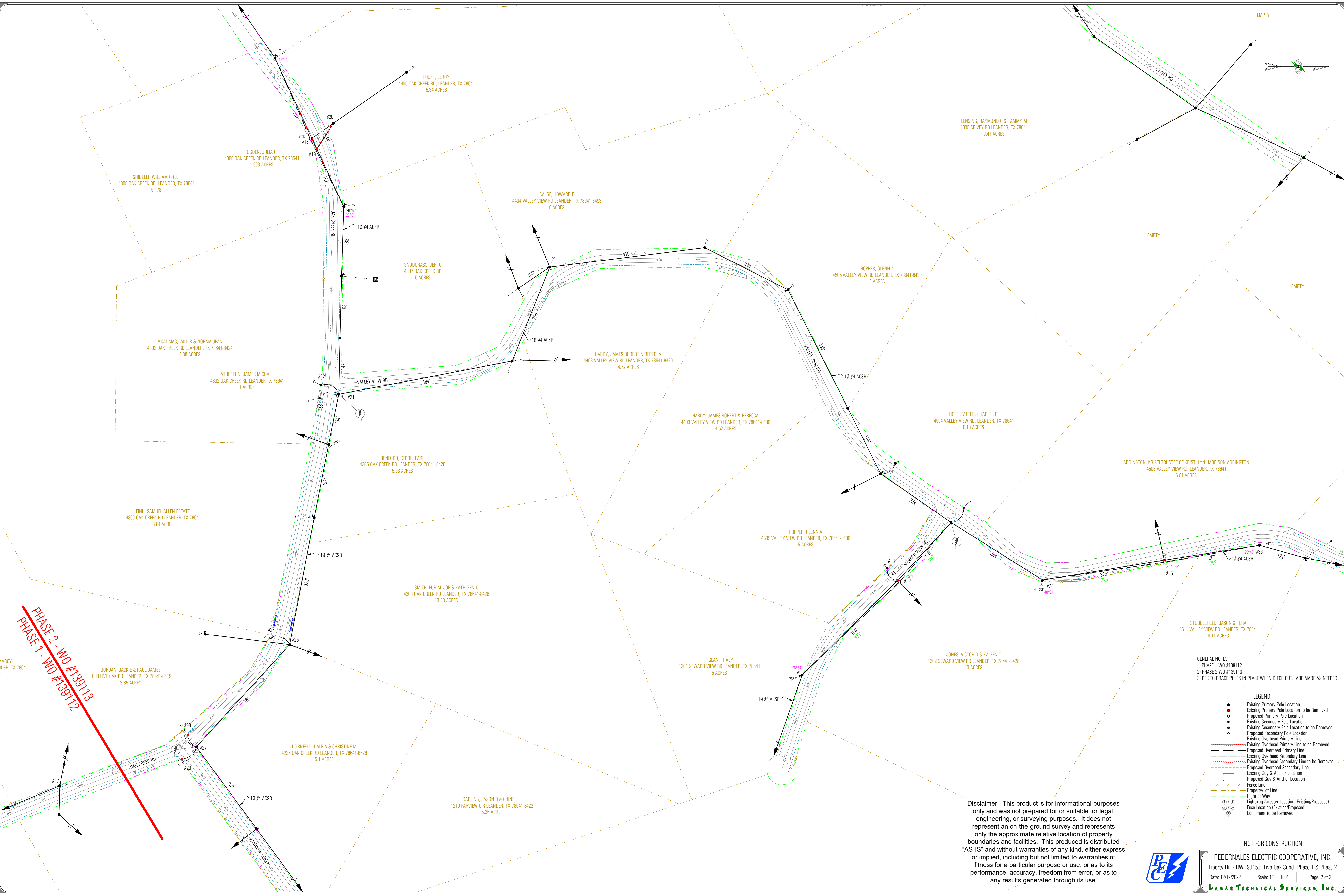


GENERAL NOTES:
1) PHASE 1 WO #139112
2) PHASE 2 WO #139113
3) PEC TO BRACE POLES IN PLACE WHEN DITCH CUTS ARE MADE AS NEEDED

- LEGEND**
- Existing Primary Pole Location
 - Existing Primary Pole Location to be Removed
 - Proposed Primary Pole Location
 - Existing Secondary Pole Location
 - Existing Secondary Pole Location to be Removed
 - Proposed Secondary Pole Location
 - Existing Overhead Primary Line
 - Existing Overhead Primary Line to be Removed
 - Proposed Overhead Primary Line
 - Existing Overhead Secondary Line
 - Existing Overhead Secondary Line to be Removed
 - Proposed Overhead Secondary Line
 - Existing Guy & Anchor Location
 - Proposed Guy & Anchor Location
 - Fence Line
 - Property/Lot Line
 - Right of Way
 - Lightning Arrestor Location (Existing/Proposed)
 - Fuse Location (Existing/Proposed)
 - Equipment to be Removed

Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries and facilities. This produced is distributed "AS-IS" and without warranties of any kind, either express or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through its use.





PHASE 2 - WO #139113
PHASE 1 - WO #139112

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- Existing Primary Pole Location
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 - Existing Secondary Pole Location to be Removed
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 - Existing Overhead Primary Line to be Removed
 - Proposed Overhead Primary Line
 - Existing Overhead Secondary Line
 - Existing Overhead Secondary Line to be Removed
 - Proposed Overhead Secondary Line
 - Existing Guy & Anchor Location
 - Proposed Guy & Anchor Location
 - Fence Line
 - Property/Lot Line
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Pedernales Electric Cooperative

CONSTRUCTION PACKET - MAP SKETCH

Printed:

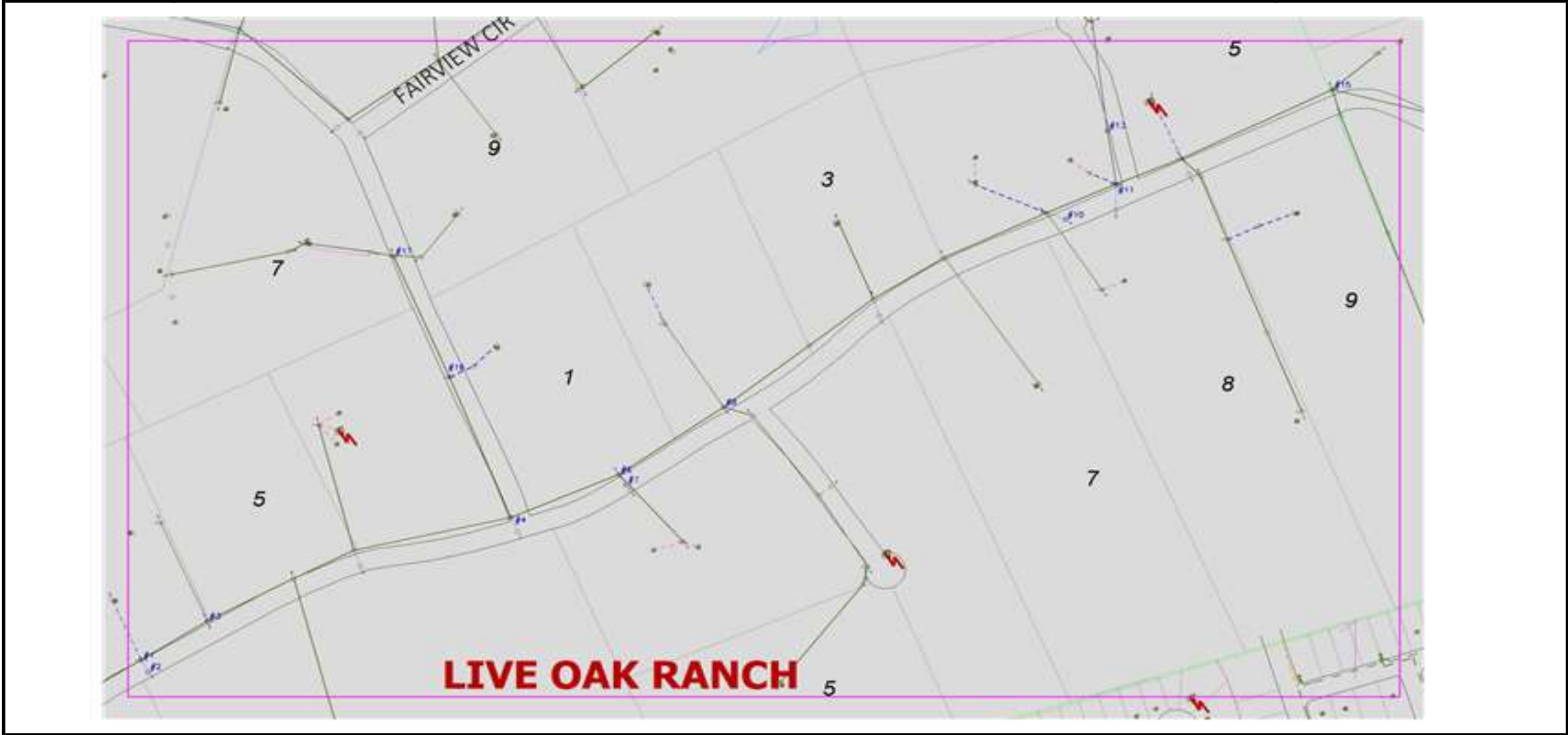
X Coordinate:	0	Description:	WO Number:	139112
Y Coordinate:	0	DUE TO WATER DRAINAGE BEING INSTALLED POLES IN CONFLICT TO BE REPLACED WITH TALLER POLES		
GPS N			Design Name:	RW_SJ150_LIVE OAK SUBD_PHASE 1
GPS W				
County:	WILLIAMSON		Name & Address:	
City	LIBERTY HILL			
		Job Site:		
			LIVE OAK RD. / OAK CREEK RD.	
Substat:	LEANDER T3			
Feeder:	LA10	Date Letter Sent:	USC Location:	0
Subdivision:		Amount Due:		
Phase:	C	Date Payment Recd:	Main Phone:	
		Amount Recd:	Business Phone:	
Sect:		Directions:	Cell Phone:	
Lot:		WEST SH29, SOUTH ONTO LOOP 332, CONT. SOUTH ON CR 279, WEST ON LIVE OAK RD.	Appl Date:	9/14/2020
Block:			Released:	
One Call:				
One Call:			Staked By:	LTSI
1 Tel Co:				
Communications:		Comments:		
Communications:		TAKE OFF POLE TAG #104857 PH. 1 ENDING @ POLE TAG#206576	Voltage/Phase:	14.4 / C
1 Gas Co:				
1 CATV:				
1 Water:				
1 Wastewater:		Eas Rec:	Completed By:	

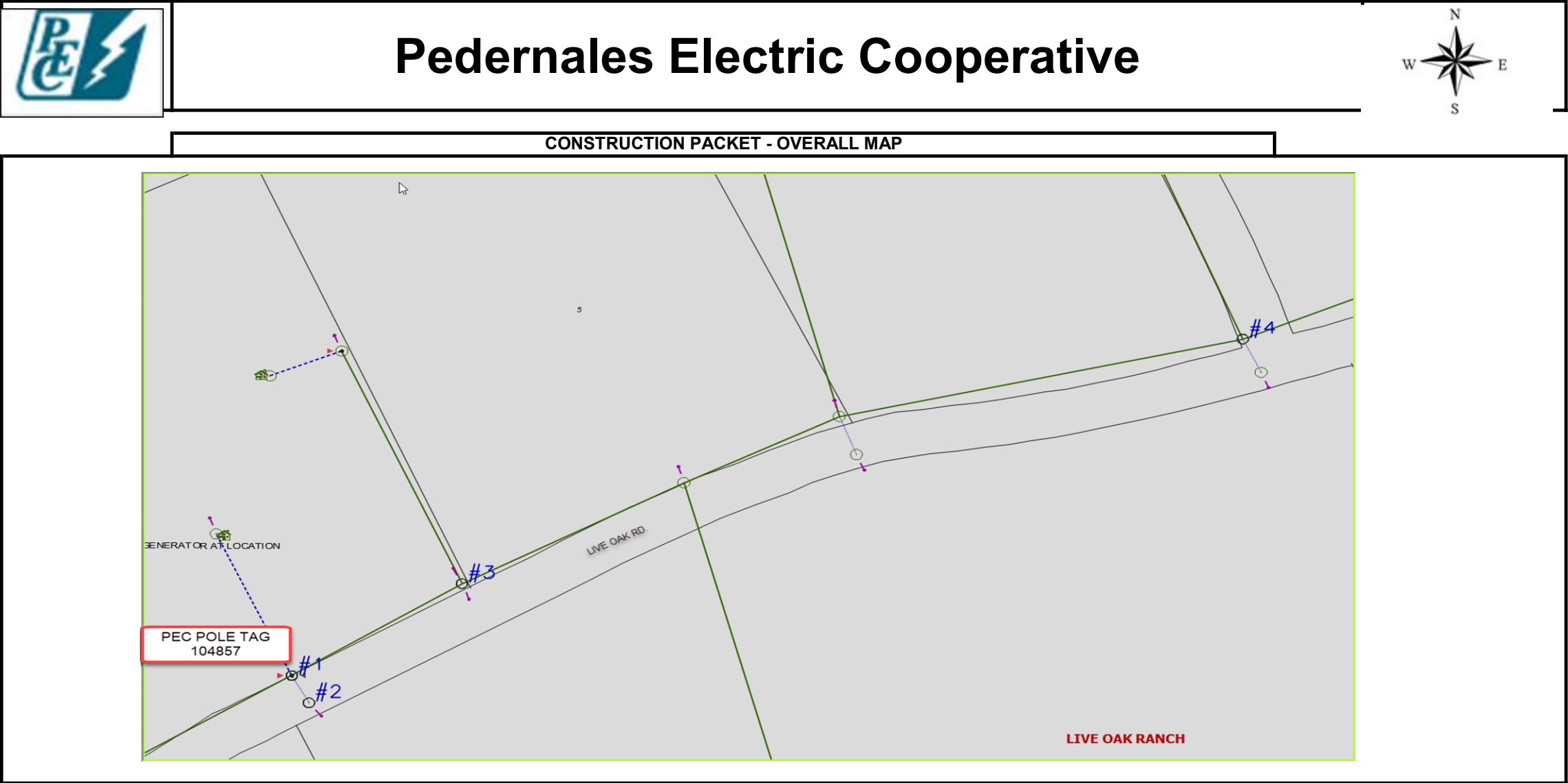


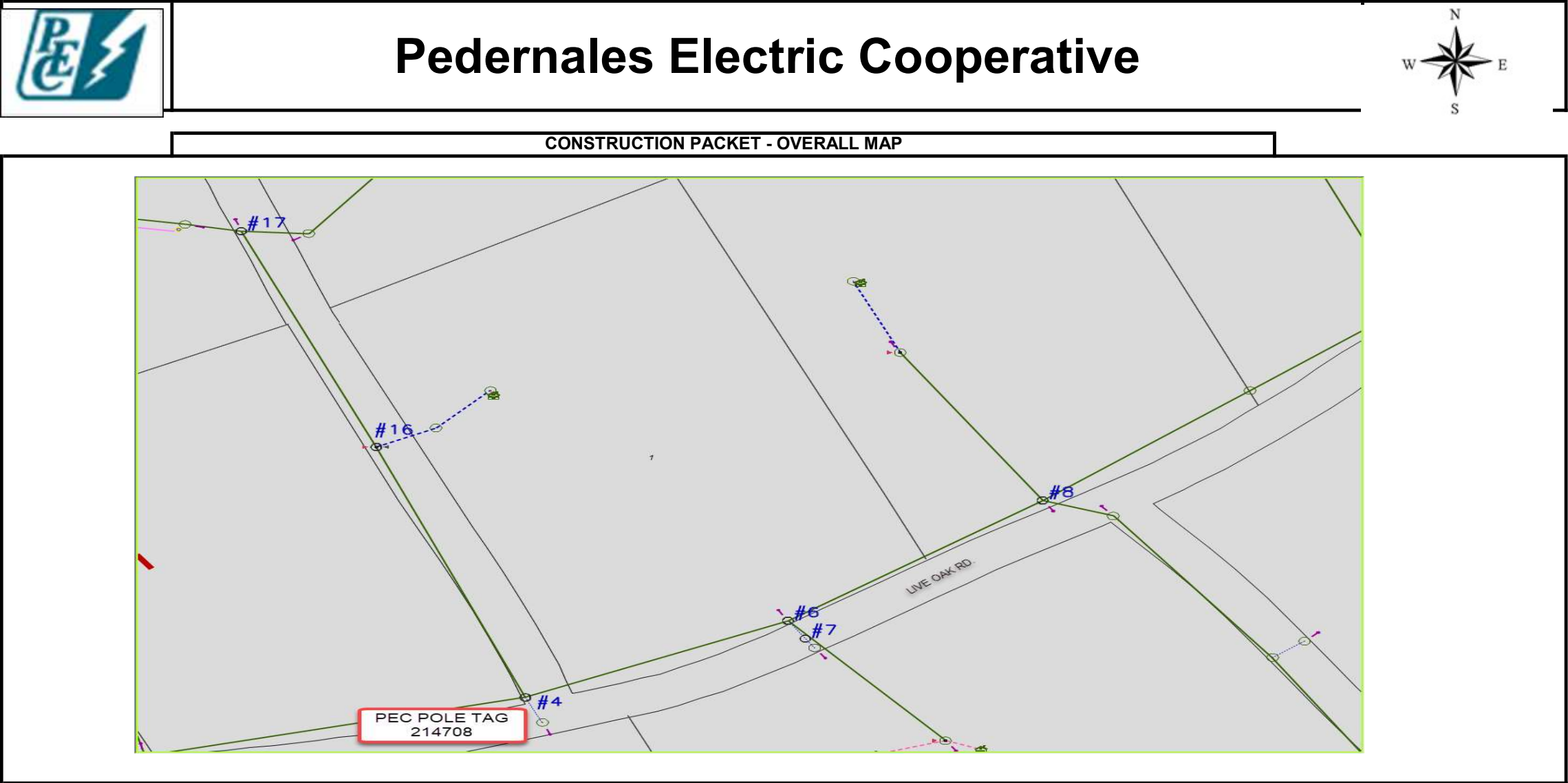
Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP









Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP



ASSEMBLY UNITS SUMMARY

Location					
Location Name	Function	Unit	Quantity	Remark	Description
#1	Added	A1-1	1	1d ANGLE	1Ph Tangent Double Support
#1	Added	E2-2	1		Un-grounded Single Overhead Guy
#1	Added	G135	1		1Phase Transformer Pre-mounted arrester
#1	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#1	Added	M42-11	3	FOR OPEN WIRE SECONDARY	Deadend Assembly #4 or #1-0 ACSR
#1	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#1	Added	P50-3	1	BURY W/ 10' EMBEDMENT	Pole 50 Ft Class 3 Wood
#1	Added	ZM5-15B	1		18" 3 position fbrgls Standoff Bracket
#1	ILO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#1	Removed	A1	1		1Ph Tangent Single Support
#1	Removed	E2-1	1		Grounded Single Overhead Guy
#1	Removed	G135	1		1Phase Transformer Pre-mounted arrester
#1	Removed	J6	3		Sec or N Assemb Swinging Sec clevis
#1	Removed	M2-1	1		Pole Ground Driven Ground Rod
#1	Removed	M2-9	1		Pole ground wire from neutral to pole to
#1	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#1	Removed	P40-4	1	(2) COMM ATTACHEMNTS, (1) O	Pole 40 Ft Class 4 Wood
#1	RLO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#2	Added	E1-2	1		Un-grounded Single Down Guy
#2	Removed	E1-1	1		Grounded Single Down Guy
#3	Added	A2	1	4d 14' ANGLE	1Ph Small Angle
#3	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#3	Added	E1-2	1		Un-grounded Single Down Guy
#3	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#3	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"

#3	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#3	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#3	Added	M5-61.1	1		Single Phase #4, 1/0 Off Pole Arrester
#3	Added	P50-3	1	BURY W/ 10' EMBEDMENT	Pole 50 Ft Class 3 Wood
#3	ILO	E1-1	1	SW GUY	Grounded Single Down Guy
#3	Removed	A2	1		1Ph Small Angle
#3	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#3	Removed	E1-1	1		Grounded Single Down Guy
#3	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#3	Removed	J6	1		Sec or N Assemb Swinging Sec clevis
#3	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#3	Removed	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#3	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#3	Removed	M5-6	1		10kV Lightning Arrester and Jumpers
#3	Removed	P40-4	1	(2) COMM. ATTACHEMNTS, 1 CO	Pole 40 Ft Class 4 Wood
#3	RLO	E1-1	1	SW GUY	Grounded Single Down Guy
#4	Added	A2	1	9d 7' ANGLE	1Ph Small Angle
#4	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#4	Added	E2-2	1		Un-grounded Single Overhead Guy
#4	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#4	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#4	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#4	Added	M5-61.1	1		Single Phase #4, 1/0 Off Pole Arrester
#4	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#4	Added	ZM5-15B	1		18" 3 position fbrgls Standoff Bracket
#4	Removed	A2	1		1Ph Small Angle
#4	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#4	Removed	E2-2	1		Un-grounded Single Overhead Guy
#4	Removed	J6	1		Sec or N Assemb Swinging Sec clevis
#4	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"

#4	Removed	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#4	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#4	Removed	M5-6	1		10kV Lightning Arrester and Jumpers
#4	Removed	P40-4	1	3 COMM ATTACHMENTS	Pole 40 Ft Class 4 Wood
#6	Added	A2	1	12d 2' ANGLE	1Ph Small Angle
#6	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#6	Added	E1-2	1	RE-USE EXISTING ANCHOR	Un-grounded Single Down Guy
#6	Added	E2-2	1		Un-grounded Single Overhead Guy
#6	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#6	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#6	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#6	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#6	Removed	A2	1		1Ph Small Angle
#6	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#6	Removed	E1-1	1	RE-USE EXISTING ANCHOR	Grounded Single Down Guy
#6	Removed	E2-1	1		Grounded Single Overhead Guy
#6	Removed	J6	1		Sec or N Assemb Swinging Sec clevis
#6	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#6	Removed	M42-11	1		Deadend Assembly #4 or #1-0 ACSR
#6	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#6	Removed	P40-4	1	(2) COMM. ATTACHMENTS, (1) C	Pole 40 Ft Class 4 Wood
#7	Added	E1-2	1		Un-grounded Single Down Guy
#7	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#7	Added	P35-5	1		Pole 35 Ft Class 5 Wood
#7	Removed	E1-1	1		Grounded Single Down Guy
#7	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#7	Removed	P30-5	1		Pole 30 Ft Class 5 Wood
#8	Added	A2	1		1Ph Small Angle
#8	Added	A5-1	2		1Ph Tap off of a 1Ph pole
#8	Added	E1-2	1		Un-grounded Single Down Guy

#8	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#8	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#8	Added	M42-11	4		Deadend Assembly #4 or #1-0 ACSR
#8	Added	M5-23.1.1	2		Stirrup Hot Line #4 or #1/0
#8	Added	P45-3	1		Pole 45 Ft Class 3 Wood
#8	Removed	A2	1		1Ph Small Angle
#8	Removed	A5-1N	2		1Ph Tap off of a 1Ph pole Less Neutral
#8	Removed	E1-1	2		Grounded Single Down Guy
#8	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#8	Removed	J6	2		Sec or N Assemb Swinging Sec clevis
#8	Removed	M2-12	1		RO:Pole Protection Assembly Plate
#8	Removed	M2-9	1		Pole ground wire from neutral to pole to
#8	Removed	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#8	Removed	M5-23.1.1	2		Stirrup Hot Line #4 or #1/0
#8	Removed	P40-5	1		Pole 40 Ft Class 5 Wood
#10	Added	E1-2	1		Un-grounded Single Down Guy
#10	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#10	Added	K18	1		LO: Service Assembly Eye Bolt
#10	Added	P40-5	1	BURY W/ 10' EMBEDMENT	Pole 40 Ft Class 5 Wood
#10	Removed	E1-1	1		Grounded Single Down Guy
#10	Removed	P30-5	1		Pole 30 Ft Class 5 Wood
#11	Added	A1	1		1Ph Tangent Single Support
#11	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#11	Added	E2-2	1		Un-grounded Single Overhead Guy
#11	Added	G135	1		1Phase Transformer Pre-mounted arrester
#11	Added	K18	1		LO: Service Assembly Eye Bolt
#11	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#11	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#11	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#11	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood

#11	Added	ZM5-15B	1		18" 3 position fbrgls Standoff Bracket
#11	ILO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#11	Removed	A1	1		1Ph Tangent Single Support
#11	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#11	Removed	E2-1	1		Grounded Single Overhead Guy
#11	Removed	G135	1		1Phase Transformer Pre-mounted arrester
#11	Removed	J6	1		Sec or N Assemb Swinging Sec clevis
#11	Removed	K11	1		Svc Assembly Swinging Secondary clevis
#11	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#11	Removed	M42-11	1		Deadend Assembly #4 or #1-0 ACSR
#11	Removed	M5-23.1.1	2		Stirrup Hot Line #4 or #1/0
#11	Removed	P40-5	1	(2) COMM. ATTACHMENTS, (1) c	Pole 40 Ft Class 5 Wood
#11	RLO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#13	Added	A1-1	1	2d 56' ANGLE	1Ph Tangent Double Support
#13	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#13	Added	P45-1	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 1 Wood
#13	Removed	A1-1	1		1Ph Tangent Double Support
#13	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#13	Removed	P40-4	1		Pole 40 Ft Class 4 Wood
#15	Added	A4	1		1Ph Large Angle
#15	Added	A5-1	2		1Ph Tap off of a 1Ph pole
#15	Added	E1-2	2		Un-grounded Single Down Guy
#15	Added	F1-3	2		Anchor 3/4"x8' Rod 10k Pound Anchor
#15	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#15	Added	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#15	Added	M5-2	1		Pole top pin and insulator
#15	Added	M5-23.1.1	2		Stirrup Hot Line #4 or #1/0
#15	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#15	Removed	A4	1		1Ph Large Angle
#15	Removed	A5-1	2		1Ph Tap off of a 1Ph pole

#15	Removed	E1-1	2		Grounded Single Down Guy
#15	Removed	F1-3	2		Anchor 3/4"x8' Rod 10k Pound Anchor
#15	Removed	M2-12	1		RO:Pole Protection Assembly Plate
#15	Removed	M2-9	1		Pole ground wire from neutral to pole to
#15	Removed	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#15	Removed	M5-2	1		Pole top pin and insulator
#15	Removed	M5-23.1.1	2		Stirrup Hot Line #4 or #1/0
#15	Removed	P40-4	1		Pole 40 Ft Class 4 Wood
#16	Added	A1-1	1	1d ANGLE	1Ph Tangent Double Support
#16	Added	G135	1		1Phase Transformer Pre-mounted arrester
#16	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#16	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#16	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#16	Added	ZM5-15B	1		18" 3 position fbrgls Standoff Bracket
#16	ILO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#16	Removed	A6N	1		1Ph Double Deadend Less Neutral
#16	Removed	G135	1		1Phase Transformer Pre-mounted arrester
#16	Removed	J6	2		Sec or N Assemb Swinging Sec clevis
#16	Removed	K11	1		Svc Assembly Swinging Secondary clevis
#16	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#16	Removed	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#16	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#16	Removed	M5-4	1		DA Bolt Adapter - side insul pole jumper
#16	Removed	P40-4	1	(1) COMM. ATTACHMENT, (1) CO	Pole 40 Ft Class 4 Wood
#16	RLO	G15DV	1		Tran OH DV 120/240 15 1 Bush
#17	Added	A5	1		1Ph Deadend
#17	Added	A6	1		1Ph Double Deadend
#17	Added	E1-2	1		Un-grounded Single Down Guy
#17	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#17	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"

#17	Added	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#17	Added	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#17	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#17	Removed	A5N	1		1Ph Deadend Less Neutral
#17	Removed	A6N	1		1Ph Double Deadend Less Neutral
#17	Removed	E1-1	1		Grounded Single Down Guy
#17	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#17	Removed	J6	3		Sec or N Assemb Swinging Sec clevis
#17	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#17	Removed	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#17	Removed	M5-23.1.1	1		Stirrup Hot Line #4 or #1/0
#17	Removed	P40-4	1		Pole 40 Ft Class 4 Wood

Summary

Unit	Function	Quantity	Description
A1	Removed	2	1Ph Tangent Single Support
A1	Added	1	1Ph Tangent Single Support
A1-1	Added	3	1Ph Tangent Double Support
A1-1	Removed	1	1Ph Tangent Double Support
A2	Removed	4	1Ph Small Angle
A2	Added	4	1Ph Small Angle
A4	Removed	1	1Ph Large Angle
A4	Added	1	1Ph Large Angle
A5	Added	1	1Ph Deadend
A5-1	Removed	2	1Ph Tap off of a 1Ph pole
A5-1	Added	8	1Ph Tap off of a 1Ph pole
A5-1N	Removed	6	1Ph Tap off of a 1Ph pole Less Neutral
A5N	Removed	1	1Ph Deadend Less Neutral
A6	Added	1	1Ph Double Deadend
A6N	Removed	2	1Ph Double Deadend Less Neutral

E1-1	Removed	10	Grounded Single Down Guy
E1-1	RLO	1	Grounded Single Down Guy
E1-1	ILO	1	Grounded Single Down Guy
E1-2	Added	9	Un-grounded Single Down Guy
E2-1	Removed	3	Grounded Single Overhead Guy
E2-2	Added	4	Un-grounded Single Overhead Guy
E2-2	Removed	1	Un-grounded Single Overhead Guy
F1-3	Added	7	Anchor 3/4"x8' Rod 10k Pound Anchor
F1-3	Removed	6	Anchor 3/4"x8' Rod 10k Pound Anchor
G135	Added	3	1Phase Transformer Pre-mounted arrester
G135	Removed	3	1Phase Transformer Pre-mounted arrester
G15DV	RLO	3	Tran OH DV 120/240 15 1 Bush
G15DV	ILO	3	Tran OH DV 120/240 15 1 Bush
J6	Removed	14	Sec or N Assemb Swinging Sec clevis
K11	Removed	2	Svc Assembly Swinging Secondary clevis
K18	Added	2	LO: Service Assembly Eye Bolt
M2-1	Removed	1	Pole Ground Driven Ground Rod
M2-12	Removed	2	RO:Pole Protection Assembly Plate
M2-2	Added	10	Pole Grnd Butt Plate NESC "Made Ground"
M2-2	Removed	7	Pole Grnd Butt Plate NESC "Made Ground"
M2-9	Removed	3	Pole ground wire from neutral to pole to
M42-11	Removed	22	Deadend Assembly #4 or #1-0 ACSR
M42-11	Added	27	Deadend Assembly #4 or #1-0 ACSR
M5-2	Removed	1	Pole top pin and insulator
M5-2	Added	1	Pole top pin and insulator
M5-23.1.1	Removed	12	Stirrup Hot Line #4 or #1/0
M5-23.1.1	Added	11	Stirrup Hot Line #4 or #1/0
M5-4	Removed	1	DA Bolt Adapter - side insul pole jumper
M5-6	Removed	2	10kV Lightning Arrester and Jumpers
M5-61.1	Added	2	Single Phase #4, 1/0 Off Pole Arrester

P30-5	Removed	2	Pole 30 Ft Class 5 Wood
P35-5	Added	1	Pole 35 Ft Class 5 Wood
P40-4	Removed	8	Pole 40 Ft Class 4 Wood
P40-5	Added	1	Pole 40 Ft Class 5 Wood
P40-5	Removed	2	Pole 40 Ft Class 5 Wood
P45-1	Added	1	Pole 45 Ft Class 1 Wood
P45-3	Added	7	Pole 45 Ft Class 3 Wood
P50-3	Added	2	Pole 50 Ft Class 3 Wood
ZM5-15B	Added	4	18" 3 position fbrgls Standoff Bracket



Pedernales Electric Cooperative

CONSTRUCTION PACKET - MAP SKETCH

Printed:

X Coordinate:	0	Description:		WO Number:	139113
Y Coordinate:	0	DUE TO WATER DRAINAGE BEING INSTALLED POLES IN CONFLICT TO BE REPLACED WITH TALLER POLES			
GPS N				Design Name:	RW_SJ150_LIVE OAK SUBD_PHASE 2
GPS W					
County:	WILLIAMSON	Job Site:		Name & Address:	
City	LIBERTY HILL	OAK CREEK RD. / VALLEY VIEW RD.			
Substat:	LEANDER T3			USC Location:	0
Feeder:		Date Letter Sent:			
Subdivision:	LIVE OAK	Amount Due:			
Phase:		Date Payment Recd:		Main Phone:	
		Amount Recd:		Business Phone:	
Sect:		Directions:		Cell Phone:	
Lot:		WEST SH29, SOUTH ON LOOP 332, CONT. SOUTH CR 279, LEFT ON OAK CREEK DR.		Appl Date:	9/14/2020
Block:				Released:	
One Call:					
One Call:					
1 Tel Co:				Staked By:	LTSI
Communications:		Comments:			
Communications:		LOC.#19 - PT#206490; LOC.#29 - PT#214735; LOC.#32 - PT#214762		Voltage/Phase:	14.4/C
1 Gas Co:					
1 CATV:					
1 Water:					
1 Wastewater:		Eas Rec:		Completed By:	

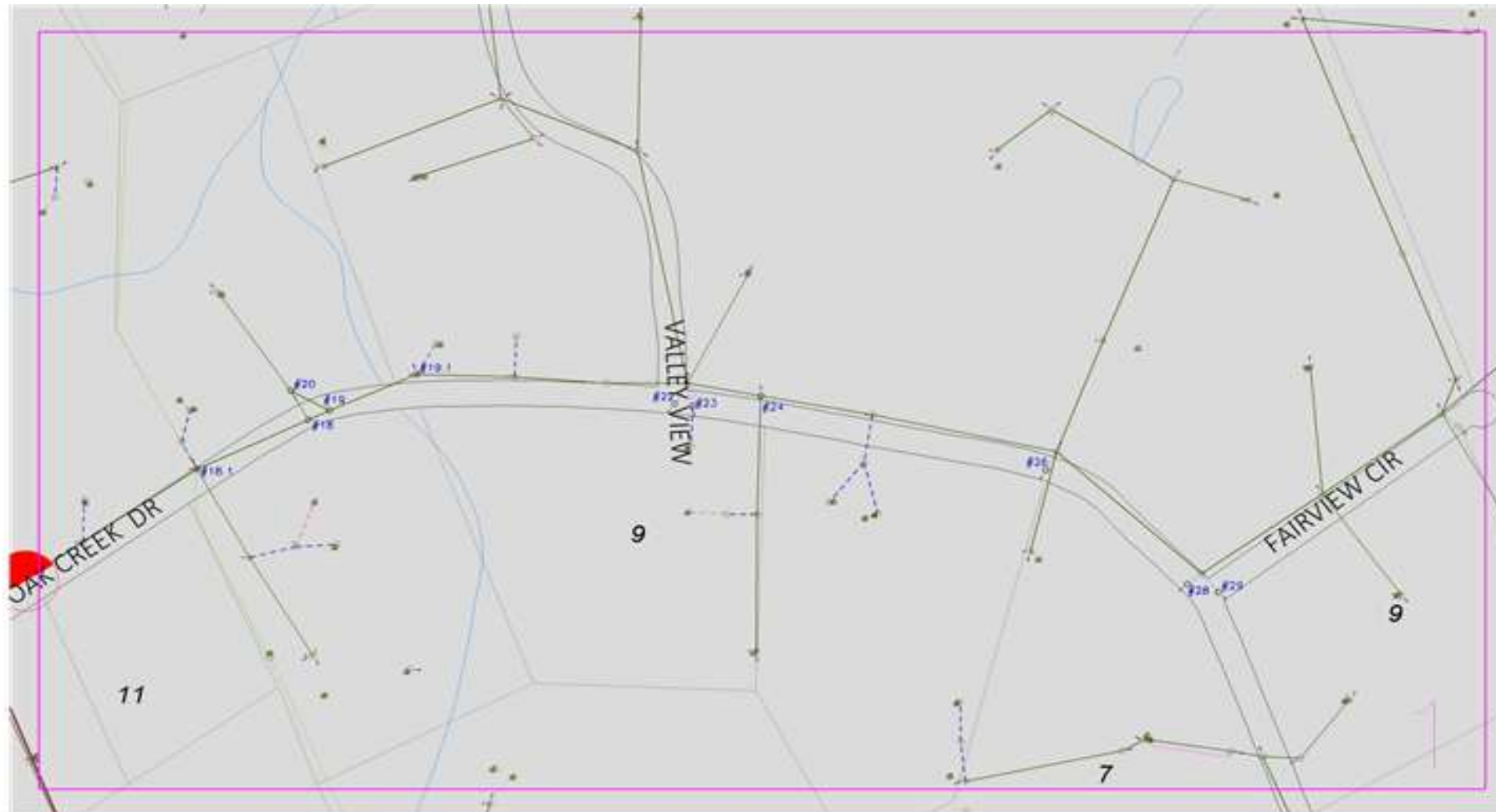
SENT TO MM 8/22/2022 - VH



Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP





Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP

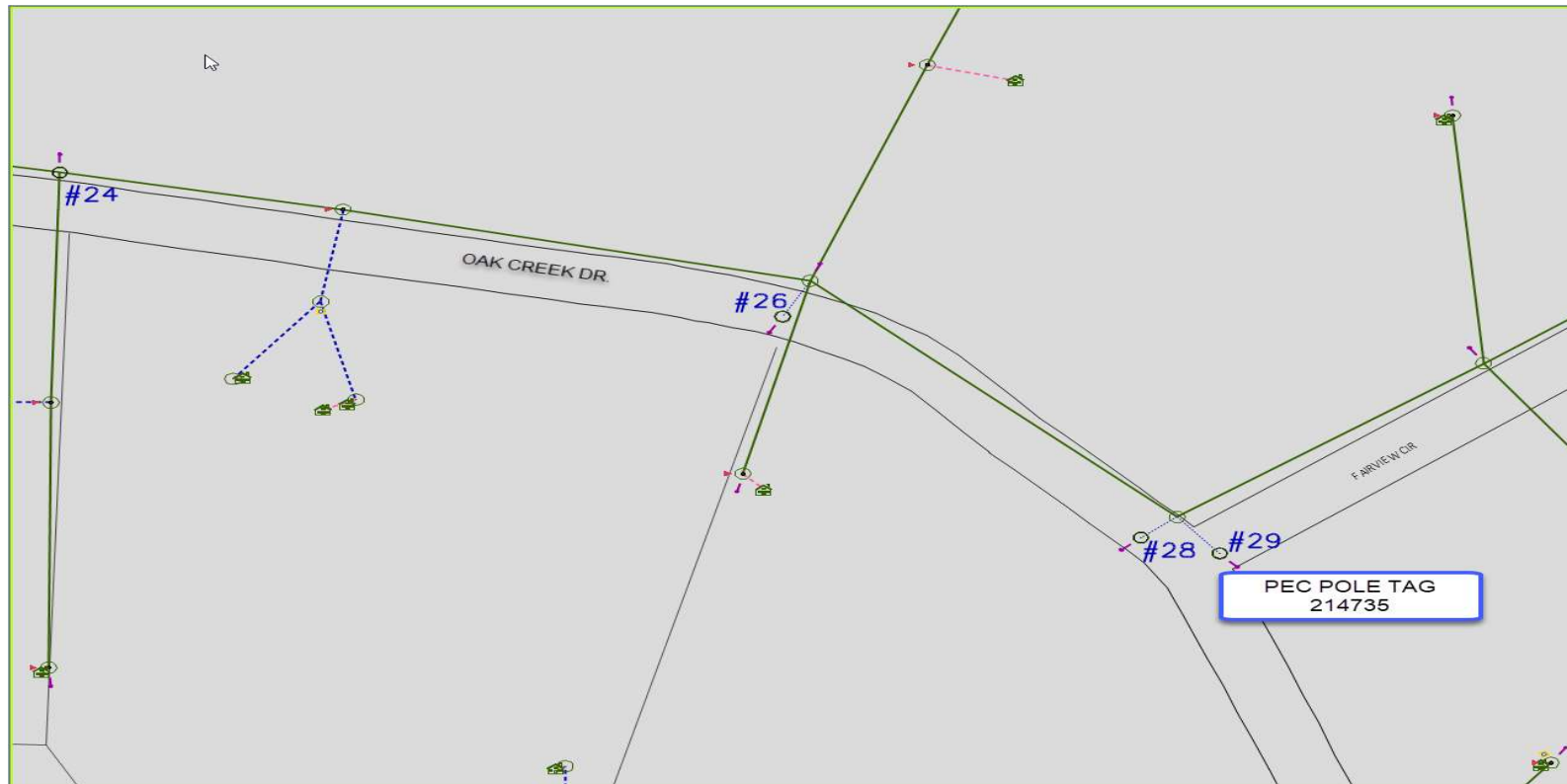




Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP

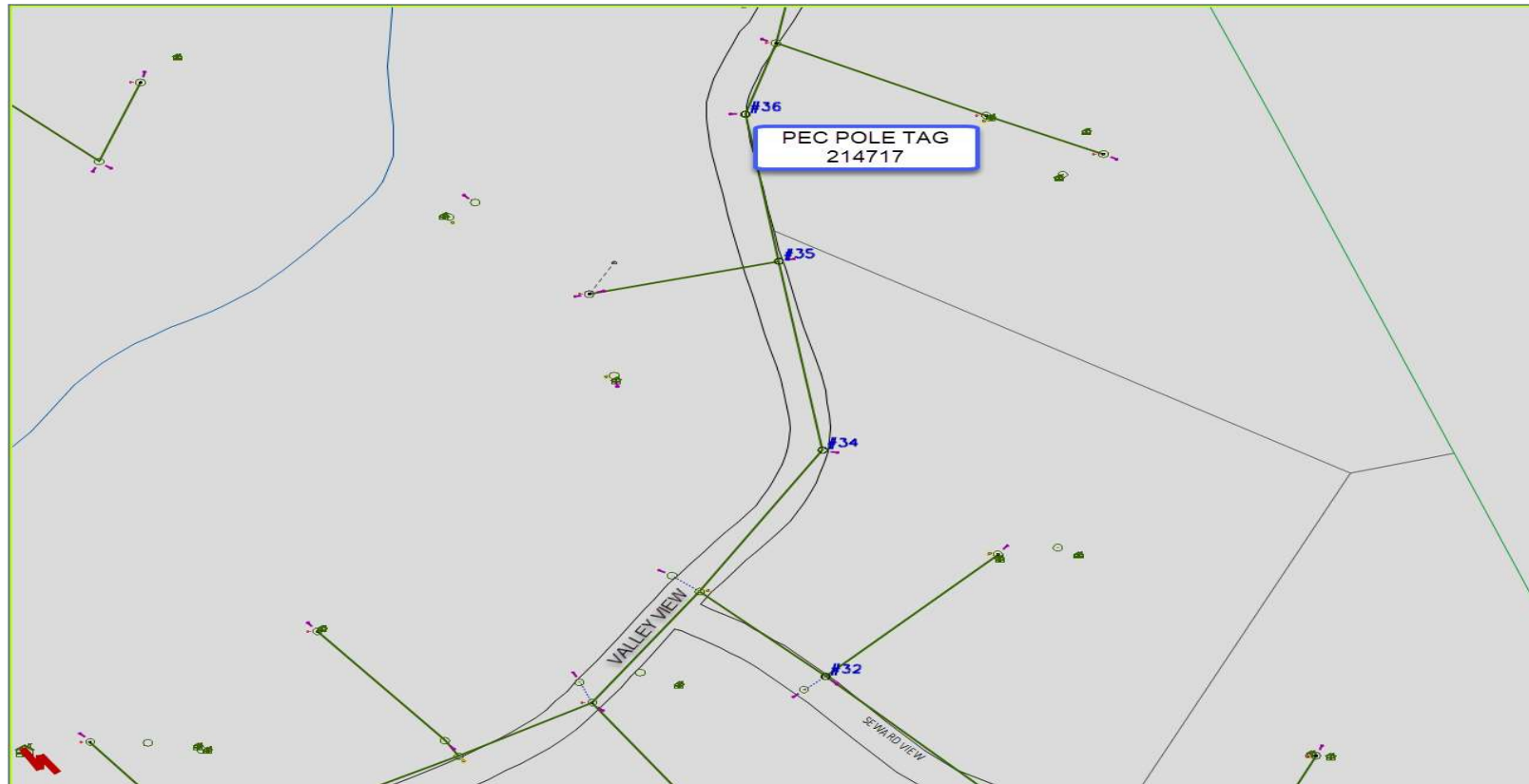




Pedernales Electric Cooperative



CONSTRUCTION PACKET - OVERALL MAP



ASSEMBLY UNITS SUMMARY

Location					
Location Name	Function	Unit	Quantity	Remark	Description
#18	Added	A1-1	1	2d 33' ANGLE	1Ph Tangent Double Support
#18	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#18	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#18	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#18	Added	O4 ACSR	146	LOC.#20 TO #18	OH Conductor 4 ACSR
#18	Added	O4 ACSR	458	LOC.18.1 TO #18	OH Conductor 4 ACSR
#18	Added	P50-1	1	BURY W/ 10' EMBEDMENT	Pole 50 Ft Class 1 Wood
#18	Removed	O4 ACSR	529	LOC.#18.1 TO #19	OH Conductor 4 ACSR
#19	Removed	A1	1		1Ph Tangent Single Support
#19	Removed	A5-1	1		1Ph Tap off of a 1Ph pole
#19	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#19	Removed	M42-11	1		Deadend Assembly #4 or #1-0 ACSR
#19	Removed	P45-4	1		Pole 45 Ft Class 4 Wood
#19.1	Added	O4 ACSR	402	LOC.#19.1 TO #18	OH Conductor 4 ACSR
#19.1	Removed	O4 ACSR	334	LOC. #19.1 TO #19	OH Conductor 4 ACSR
#20	Removed	O4 ACSR	162	LOC.#20 TO #19	OH Conductor 4 ACSR
#22	Added	E1-2	1		Un-grounded Single Down Guy
#22	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#22	Added	P40-5	1	BURY W/ 10' EMBEDMENT	Pole 40 Ft Class 5 Wood
#22	Removed	E1-1	1		Grounded Single Down Guy
#22	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#22	Removed	P30-6	1		RO:Pole 30 Ft Class 6 Wood
#23	Added	E1-2	1		Un-grounded Single Down Guy
#23	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#23	Added	K18	1		LO: Service Assembly Eye Bolt

#23	Added	P40-5	1	BURY W/ 10' EMBEDMENT	Pole 40 Ft Class 5 Wood
#23	Removed	E1-1	1		Grounded Single Down Guy
#23	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#23	Removed	KDHC	1		RO:Svc Assemb Wedge Clamp w/ drive hook
#24	Added	A1	1		1Ph Tangent Single Support
#24	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#24	Added	E1-2	1		Un-grounded Single Down Guy
#24	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#24	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#24	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#24	Added	P40-4	1	BURY W/ 10' EMBEDMENT	Pole 40 Ft Class 4 Wood
#24	Removed	A1	1		1Ph Tangent Single Support
#24	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#24	Removed	E1-1	1		Grounded Single Down Guy
#24	Removed	J6	1		Sec or N Assemb Swinging Sec clevis
#24	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#24	Removed	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#24	Removed	P35-5	1		Pole 35 Ft Class 5 Wood
#26	Added	E1-2	1		Un-grounded Single Down Guy
#26	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#26	Added	P40-5	1	BURY W/ 10' EMBEDMENT	Pole 40 Ft Class 5 Wood
#26	Removed	E1-1	1		Grounded Single Down Guy
#26	Removed	P30-5	1		Pole 30 Ft Class 5 Wood
#28	Added	E1-2	1		Un-grounded Single Down Guy
#28	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#28	Added	P40-5	1		Pole 40 Ft Class 5 Wood
#28	Removed	E1-1	1		Grounded Single Down Guy
#28	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#28	Removed	P30-5	1		Pole 30 Ft Class 5 Wood
#29	Added	E1-2	1		Un-grounded Single Down Guy

#29	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#29	Added	P40-5	1		Pole 40 Ft Class 5 Wood
#29	Removed	E1-1	1		Grounded Single Down Guy
#29	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#29	Removed	P30-5	1		Pole 30 Ft Class 5 Wood
#32	Added	A2	1	5d 13' ANGLE	1Ph Small Angle
#32	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#32	Added	E1-2	1		Un-grounded Single Down Guy
#32	Added	E2-2	1		Un-grounded Single Overhead Guy
#32	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#32	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#32	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#32	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#32	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#32	Removed	A6N	1		1Ph Double Deadend Less Neutral
#32	Removed	E1-1	1		Grounded Single Down Guy
#32	Removed	E2-1	1		Grounded Single Overhead Guy
#32	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#32	Removed	J6	3		Sec or N Assemb Swinging Sec clevis
#32	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#32	Removed	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#32	Removed	P40-4	1		Pole 40 Ft Class 4 Wood
#34	Added	A3	1	40d 24'	1Ph Medium Angle
#34	Added	E1-2	1		Un-grounded Single Down Guy
#34	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#34	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#34	Added	P45-3	1	BURY W/ 10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#34	Removed	A3N	1		1Ph Medium Angle Less Neutral
#34	Removed	E1-1	1		Grounded Single Down Guy
#34	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor

#34	Removed	J10	1		Sec or N Assemb Small Angle N Assemb
#34	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#34	Removed	P40-4	1		Pole 40 Ft Class 4 Wood
#35	Added	A1-1	1	1d 55' ANGLE	1Ph Tangent Double Support
#35	Added	A5-1	1		1Ph Tap off of a 1Ph pole
#35	Added	E1-2	1		Un-grounded Single Down Guy
#35	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#35	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#35	Added	M42-11	2		Deadend Assembly #4 or #1-0 ACSR
#35	Added	P45-3	1	BURY W/10' EMBEDMENT	Pole 45 Ft Class 3 Wood
#35	Removed	A5-1N	1		1Ph Tap off of a 1Ph pole Less Neutral
#35	Removed	A6N	1		1Ph Double Deadend Less Neutral
#35	Removed	E1-2	1		Un-grounded Single Down Guy
#35	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#35	Removed	J6	3		Sec or N Assemb Swinging Sec clevis
#35	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#35	Removed	M42-11	6		Deadend Assembly #4 or #1-0 ACSR
#35	Removed	M5-4	1		DA Bolt Adapter - side insul pole jumper
#35	Removed	P45-3	1		Pole 45 Ft Class 3 Wood
#36	Added	A3	1	25d 40'	1Ph Medium Angle
#36	Added	E1-2	1		Un-grounded Single Down Guy
#36	Added	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#36	Added	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#36	Added	M5-4	1		DA Bolt Adapter - side insul pole jumper
#36	Added	P45-3	1		Pole 45 Ft Class 3 Wood
#36	Removed	A2	1		1Ph Small Angle
#36	Removed	E1-1	1		Grounded Single Down Guy
#36	Removed	F1-3	1		Anchor 3/4"x8' Rod 10k Pound Anchor
#36	Removed	M2-2	1		Pole Grnd Butt Plate NESC "Made Ground"
#36	Removed	P40-5	1		Pole 40 Ft Class 5 Wood

Summary

Unit	Function	Quantity	Description
A1	Added	1	1Ph Tangent Single Support
A1	Removed	2	1Ph Tangent Single Support
A1-1	Added	2	1Ph Tangent Double Support
A2	Added	1	1Ph Small Angle
A2	Removed	1	1Ph Small Angle
A3	Added	2	1Ph Medium Angle
A3N	Removed	1	1Ph Medium Angle Less Neutral
A5-1	Added	4	1Ph Tap off of a 1Ph pole
A5-1	Removed	1	1Ph Tap off of a 1Ph pole
A5-1N	Removed	3	1Ph Tap off of a 1Ph pole Less Neutral
A6N	Removed	2	1Ph Double Deadend Less Neutral
E1-1	Removed	9	Grounded Single Down Guy
E1-2	Added	10	Un-grounded Single Down Guy
E1-2	Removed	1	Un-grounded Single Down Guy
E2-1	Removed	1	Grounded Single Overhead Guy
E2-2	Added	1	Un-grounded Single Overhead Guy
F1-3	Removed	8	Anchor 3/4"x8' Rod 10k Pound Anchor
F1-3	Added	10	Anchor 3/4"x8' Rod 10k Pound Anchor
J10	Removed	1	Sec or N Assemb Small Angle N Assemb
J6	Removed	7	Sec or N Assemb Swinging Sec clevis
K18	Added	1	LO: Service Assembly Eye Bolt
KDHC	Removed	1	RO:Svc Assemb Wedge Clamp w/ drive hook
M2-2	Added	6	Pole Grnd Butt Plate NESC "Made Ground"
M2-2	Removed	6	Pole Grnd Butt Plate NESC "Made Ground"
M42-11	Added	8	Deadend Assembly #4 or #1-0 ACSR
M42-11	Removed	15	Deadend Assembly #4 or #1-0 ACSR
M5-4	Added	1	DA Bolt Adapter - side insul pole jumper

M5-4	Removed	1	DA Bolt Adapter - side insul pole jumper
O4 ACSR	Added	1006	OH Conductor 4 ACSR
O4 ACSR	Removed	1025	OH Conductor 4 ACSR
P30-5	Removed	3	Pole 30 Ft Class 5 Wood
P30-6	Removed	1	RO:Pole 30 Ft Class 6 Wood
P35-5	Removed	1	Pole 35 Ft Class 5 Wood
P40-4	Added	1	Pole 40 Ft Class 4 Wood
P40-4	Removed	2	Pole 40 Ft Class 4 Wood
P40-5	Added	5	Pole 40 Ft Class 5 Wood
P40-5	Removed	1	Pole 40 Ft Class 5 Wood
P45-3	Added	4	Pole 45 Ft Class 3 Wood
P45-3	Removed	1	Pole 45 Ft Class 3 Wood
P45-4	Removed	1	Pole 45 Ft Class 4 Wood
P50-1	Added	1	Pole 50 Ft Class 1 Wood

Cost Summary
Pedernales Electric Cooperative, Inc.
Williamson County
Live Oak Subdivision Improvements

MasTec Cost Estimate (Based on 30 Days):	\$30,648.00
R.O.W. Cost Estimate:	\$26,800.00
Lamar Technical Services, Inc. (LTSI) Cost Estimate:	\$108,850.00
Pedernales Electric Cooperative, Inc. (PEC) Cost Estimate:	\$72,905.61
Total Cost:	<u>\$239,203.61</u>
Reimbursement Eligibility Ratio:	100%
Amount Eligible for Reimbursement:	\$239,203.61



Rudy Galindo
Operations Manager/ Liberty Hill
512-525-6152

1/3/2023

Rudy,

Please see below for the equipment and labor pricing requested to assist with stabilizing power poles with a nearby excavation.

The price of an operator and Boom Digger based on a 10-hour workday is
\$ 1,021.60

Thanks,

Darrell Scheidt
Mastec General Foreman
Phone# 469-794-8960
Email Darrell.scheidt@mastec.com



La Grange Office • PO Box 608 • La Grange, TX 78945 • PH: 979-247-3448

PEC Pre-Bid

October 11, 2022

Attn: Blair Smith
Liberty Hill Office
Liberty Hill-RW Live Oak Sub Phase #1
blair.smith@lamartechnicalservices.com

WO: 139112

Please see the below estimate for the work we discussed for PEC.

Scope of work: Clearing & chipping for line upgrade, hauling off all debris.

Chipper 40 hours @ \$235.00/Hr.	= \$9,400.00
Truck & Dump Trailer haul off 40 Hrs. @ \$70.00/Hr.	= \$2,800.00
Disposal Fee for haul off	= \$1,200.00
<u>TOTAL:</u>	<u>\$13,400.00</u>

Thank you for the opportunity to propose our services.

****This is an Estimate, Price will be lower if less hours worked****

John Clemons
512-755-3342



La Grange Office • PO Box 608 • La Grange, TX 78945 • PH: 979-247-3448

PEC Pre-Bid

October 11, 2022

Attn: Blair Smith
Liberty Hill Office
Liberty Hill-RW Wilco Road & Bridge Phase #2
blair.smith@lamartechnicalservices.com

WO: 139113

Please see the below estimate for the work we discussed for PEC.

Scope of work: Clearing & chipping for line upgrade, hauling off all debris.

Chipper 40 hours @ \$235.00/Hr.	= \$9,400.00
Truck & Dump Trailer haul off 40 Hrs. @ \$70.00/Hr.	= \$2,800.00
Disposal Fee for haul off	= \$1,200.00
<u>TOTAL:</u>	<u>\$13,400.00</u>

Thank you for the opportunity to propose our services.

****This is an Estimate, Price will be lower if less hours worked****

John Clemons
512-755-3342



Statement of Estimated Cost

Itemized Invoice

9/29/2022

Liberty Hill District
10625 West State Hwy 29
Liberty Hill, TX 78642

Estimate is for budgeting purposes only. Cost is subject to change pending review and approval of final design.

Work Order No. 139112

RW_SJ150_LIVE OAK SUBD Phase 1

DESCRIPTION	QUANTITY	MATERIAL	LABOR	AMOUNT
INSTALL				
A1	1	\$ 34.06	\$ 112.01	\$ 146.07
A1-1	3	\$ 230.31	\$ 462.07	\$ 692.38
A2	4	\$ 339.48	\$ 616.07	\$ 955.55
A4	1	\$ 43.45	\$ 294.04	\$ 337.49
A5	1	\$ 21.72	\$ 168.01	\$ 189.73
A5-1	8	\$ 272.90	\$ 1,680.19	\$ 1,953.09
A6	1	\$ 43.45	\$ 350.06	\$ 393.51
E1-2	9	\$ 813.25	\$ 1,386.17	\$ 2,199.42
E2-2	4	\$ 388.29	\$ 1,288.14	\$ 1,676.43
F1-3	8	\$ 499.24	\$ 1,904.21	\$ 2,403.45
G135	3	\$ 442.25	\$ 210.04	\$ 652.29
J6	3	\$ 15.68	\$ 294.04	\$ 309.72
K18	2	\$ -	\$ 140.02	\$ 140.02
M2-2	10	\$ 1,361.20	\$ 980.10	\$ 2,341.30
M42-11	24	\$ 231.56	\$ 2,688.30	\$ 2,919.86
M5-2	1	\$ 32.61	\$ 70.03	\$ 102.64
M5-23.1.1	11	\$ 233.31	\$ 770.01	\$ 1,003.41
M5-61.1	2	\$ 188.37	\$ 196.02	\$ 384.39
P35-5	1	\$ 243.99	\$ 434.06	\$ 678.05
P40-5	1	\$ 303.37	\$ 476.05	\$ 779.42
P45-1	1	\$ 662.72	\$ 560.07	\$ 1,222.79
P45-3	7	\$ 3,384.45	\$ 3,920.43	\$ 7,304.88
P50-3	2	\$ 1,153.63	\$ 1,372.15	\$ 2,525.78
ZM5-15B	4	\$ 190.15	\$ 336.04	\$ 526.19
REMOVALS				
A1	2		\$ 196.02	\$ 196.02
A1-1	1		\$ 126.03	\$ 126.03
A2	4		\$ 504.05	\$ 504.05
A4	1		\$ 168.01	\$ 168.01
A5-1	2		\$ 224.03	\$ 224.03
A5-1N	6		\$ 588.06	\$ 588.06
A5N	1		\$ 112.01	\$ 112.01
A6N	2		\$ 364.04	\$ 364.04

E1-1	10		\$ 1,120.12	\$ 1,120.12
E2-1	3		\$ 546.08	\$ 546.08
E2-2	1		\$ 182.03	\$ 182.03
F1-3	7		\$ 490.07	\$ 490.07
G135	3		\$ 168.01	\$ 168.01
J6	14		\$ 784.08	\$ 784.08
K11	2		\$ 84.01	\$ 84.01
M2-1	1		\$ 70.03	\$ 70.03
M2-12	2		\$ 140.02	\$ 140.02
M2-2	7		\$ 490.07	\$ 490.07
M2-9	3		\$ 42.02	\$ 42.02
M42-11	22		\$ 1,232.14	\$ 1,232.14
M5-2	1		\$ 42.02	\$ 42.02
M5-23.1.1	12		\$ 336.04	\$ 336.04
M5-4	1		\$ 42.02	\$ 42.02
M5-6	2		\$ 168.01	\$ 168.01
P30-5	2		\$ 448.05	\$ 448.05
P40-4	7		\$ 1,862.22	\$ 1,862.22
P40-5	2		\$ 532.06	\$ 532.06
P45-4	1		\$ 308.03	\$ 308.03
		MATERIAL	LABOR	AMOUNT
TOTALS:		\$ 11,129.44	\$ 32,077.71	\$ 43,207.24

DIRECT ALL INQUIRIES TO:

Vance Hoy

512-778-5470 ext 7037

Vance.Hoy@PECi.com



Statement of Estimated Cost

Itemized Invoice

9/29/2022

Liberty Hill District
10625 West State Hwy 29
Liberty Hill, TX 78642

Estimate is for budgeting purposes only. Cost is subject to change pending review and approval of final design.

Work Order No. 139113

RW_SJ150_LIVE OAK SUBD PHASE 2

DESCRIPTION	QUANTITY	MATERIAL	LABOR	AMOUNT
INSTALL				
A1	1	\$ 34.06	\$ 112.01	\$ 146.07
A1-1	2	\$ 153.53	\$ 308.03	\$ 461.56
A2	1	\$ 84.89	\$ 154.03	\$ 238.92
A3	2	\$ 56.42	\$ 308.03	\$ 364.45
A5-1	4	\$ 136.45	\$ 840.09	\$ 976.54
E1-2	10	\$ 903.62	\$ 1,540.17	\$ 2,443.79
E2-2	1	\$ 97.07	\$ 322.05	\$ 419.12
F1-3	10	\$ 624.05	\$ 2,380.26	\$ 3,004.31
K18	1	\$ -	\$ 70.03	\$ 70.03
M2-2	6	\$ 815.17	\$ 588.06	\$ 1,403.23
M42-11	8	\$ 77.19	\$ 896.10	\$ 973.29
M5-4	1	\$ 30.95	\$ 70.03	\$ 100.98
O4 ACSR	1006'	\$ 230.52	\$ 704.27	\$ 934.79
P40-4	1	\$ 349.54	\$ 476.05	\$ 825.59
P40-5	5	\$ 1,516.83	\$ 2,380.26	\$ 3,897.09
P45-3	4	\$ 1,933.98	\$ 2,240.24	\$ 4,174.22
P50-1	1	\$ 782.83	\$ 686.10	\$ 1,468.93
REMOVALS				
A1	2	\$ -	\$ 196.02	\$ 196.02
A2	1	\$ -	\$ 126.03	\$ 126.03
A3N	1	\$ -	\$ 98.02	\$ 98.02
A5-1	1	\$ -	\$ 112.01	\$ 112.01
A5-1N	3	\$ -	\$ 294.04	\$ 294.04
A6N	2	\$ -	\$ 364.04	\$ 364.04
E1-1	9	\$ -	\$ 1,008.11	\$ 1,008.11
E1-2	1	\$ -	\$ 112.01	\$ 112.01
E2-1	1	\$ -	\$ 182.03	\$ 182.03
F1-3	8	\$ -	\$ 560.07	\$ 560.07
J10	1	\$ -	\$ 56.00	\$ 56.00
J6	7	\$ -	\$ 392.04	\$ 392.04
KDHC	1	\$ -	\$ 14.02	\$ 14.02
M2-2	6	\$ -	\$ 420.05	\$ 420.05
M42-11	15	\$ -	\$ 840.09	\$ 840.09

M5-4	1	\$ -	\$ 42.02	\$ 42.02
O4 ACSR	1025'	\$ -	\$ 430.55	\$ 430.55
P30-5	3	\$ -	\$ 672.07	\$ 672.07
P30-6	1	\$ -	\$ 224.03	\$ 224.03
P35-5	1	\$ -	\$ 238.04	\$ 238.04
P40-4	2	\$ -	\$ 532.06	\$ 532.06
P40-5	1	\$ -	\$ 266.05	\$ 266.05
P45-3	1	\$ -	\$ 308.03	\$ 308.03
P45-4	1	\$ -	\$ 308.03	\$ 308.03
		MATERIAL	LABOR	AMOUNT
TOTALS:		\$ 7,827.10	\$ 21,871.27	\$ 29,698.37

DIRECT ALL INQUIRIES TO:

Vance Hoy

512-778-5470 ext 7037

Vance.Hoy@PECi.com



LAMAR TECHNICAL SERVICES, INC.

Please note that all information included in the attached cost estimate is strictly confidential and is intended only for the use of Hays County and Pedernales Electric Cooperative, Inc. (PEC) staff required to review. In no way shall this information be published, conveyed, transmitted or communicated in any fashion including to employees of Lamar Technical Services, Inc. (LTSI) or other vendors without prior written consent from LTSI.



LAMAR TECHNICAL SERVICES, INC.

2000 Windy Terrace, Bldg. 3A
Cedar Park, TX 78613
(512) 996-8630

STANDARD AGREEMENT COST ESTIMATE

Live Oak Subd_Phase 1 - WO# 139112

	Item No.	Description	Unit	Estimated Costs	
				QTY	Amount
				#	\$
Engineering	1	Construction Drawings - Technician I	Hourly	90	\$9,810.00
	2	Field Staking - Line Staking Technician I	Hourly	60	\$6,540.00
	3	Field Staking - Line Staking Technician III	Hourly	30	\$1,710.00
	4	Staking Sheets - Technician I	Hourly	50	\$5,450.00
	5	GPS Mapping - Technician I	Hourly	60	\$6,540.00
	6	GPS Mapping - Technician III	Hourly	60	\$3,420.00
	7	Professional Engineer	Hourly	0	\$0.00
	8	Project Managemant - Technician I	Hourly	90	\$9,810.00
	9	Easements - Technician I	Hourly	20	\$2,180.00
	10	Reimbursement Agreement - Technician I	Hourly	20	\$2,180.00
	11	Hotel Expense	Daily	0	\$0.00
TOTALS				480.00	\$47,640.00
Plus 25% incidentals					\$ 59,550.00

We appreciate the opportunity to provide an estimate for this project. Feel free to contact Blair Smith with any questions you may have.

Sincerely,

Blair Smith
Lamar Technical Services, Inc.
blair.smith@lamartechnicalservices.com



LAMAR TECHNICAL SERVICES, INC.

2000 Windy Terrace, Bldg. 3A
Cedar Park, TX 78613
(512) 996-8630

STANDARD AGREEMENT COST ESTIMATE

Live Oak Subd_Phase 2 - WO# 139113

	Item No.	Description	Unit	Estimated Costs	
				QTY	Amount
				#	\$
Engineering	1	Construction Drawings - Technician I	Hourly	80	\$8,720.00
	2	Field Staking - Line Staking Technician I	Hourly	50	\$5,450.00
	3	Field Staking - Line Staking Technician III	Hourly	30	\$1,710.00
	4	Staking Sheets - Technician I	Hourly	50	\$5,450.00
	5	GPS Mapping - Technician I	Hourly	50	\$5,450.00
	6	GPS Mapping - Technician III	Hourly	50	\$2,850.00
	7	Professional Engineer	Hourly	0	\$0.00
	8	Project Managemant - Technician I	Hourly	50	\$5,450.00
	9	Easements - Technician I	Hourly	20	\$2,180.00
	10	Reimbursement Agreement - Technician I	Hourly	20	\$2,180.00
	11	Hotel Expense	Daily	0	\$0.00
TOTALS				400.00	\$39,440.00

Plus 25% incidentals

\$ 49,300.00

We appreciate the opportunity to provide an estimate for this project. Feel free to contact Blair Smith with any questions you may have.

Sincerely,

Blair Smith
Lamar Technical Services, Inc.
blair.smith@lamartechnicalservices.com

Attachment “B”

Utility’s Schedule of Work and Estimated Date of Completion

The following scheduling are projections upon the receipt of an executed agreement

Start Date: 01/30/2023

Construction Days: 30

Estimated Date of Completion: 03/10/2023

(Attachment “C”)

Eligibility Ratio

Texas Transportation Code 203.092 provides that the adjustment of any utility facilities necessitated by the improvement of any highway on the interstate highway system will be made by the utility at the expense of TxDOT, provided such adjustment is eligible for Federal participation.

Eligibility is established at 100 %

Attachment "F"
PEDERNALES ELECTRIC COOPERATIVE
LIVE OAK SUBDIVISION

Location Number	Station	Eligible for Reimbursement			Not Eligible for Reimbursement
		Facility on Private Property (Easement On File)	Facility in Public Utility Easement	Facility on Private Property (No Easement)	
1	106+60	✓			
3	108+50	✓			
4	116+30	✓			
5	116+30	✓			
7	119+20	✓			
13	101+60	✓			
18	102+90	✓			
26	116+50	✓			
28	119+90	✓			
29	100+40	✓			

Totals	10	0	0	0
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Eligible = 10

Non-Eligible = 0

GRAND TOTAL = 10

ELIGIBILITY RATIO =

100.00%

Attachment “D”

Betterment Calculation and Estimates

☒ **Betterment does not exist in this agreement.**

0 % Betterment

(Attachment “E”)

Proof of Property Interest



PLAT MAP RECORDING SHEET

DEDICATOR:

**Rolando S Rodriguez and Chesley Kruger
Johnson, owners**

SUBDIVISION NAME

Live Oak Ranch Lot 4 Block C Replat

PLAT RECORDED IN:

Cabinet BB slides 17, 18 and 19

PROPERTY IS DESCRIBED AS:

**5.48 acres
Joseph Lee Survey, Abstract 393**

Reference:

**2002021942
2003010862
2003088869
2004045663**

Date Approved in Commissioners Court: n/a

HAND TO:

**City of Leander
Debbie Haile
528-2750**

INSTRUMENT DATE:

September 15, 2005

FILE DATE:

November 15, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005091272

Nancy E. Rister

11/15/2005 03:35 PM

DVITEK \$161.00

**NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS**

FINAL PLAT OF LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT 5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 WILLIAMSON COUNTY, TEXAS

BEARINGS CITED HEREON BASED ON
OFFICIAL PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS - DOC. #2002021942

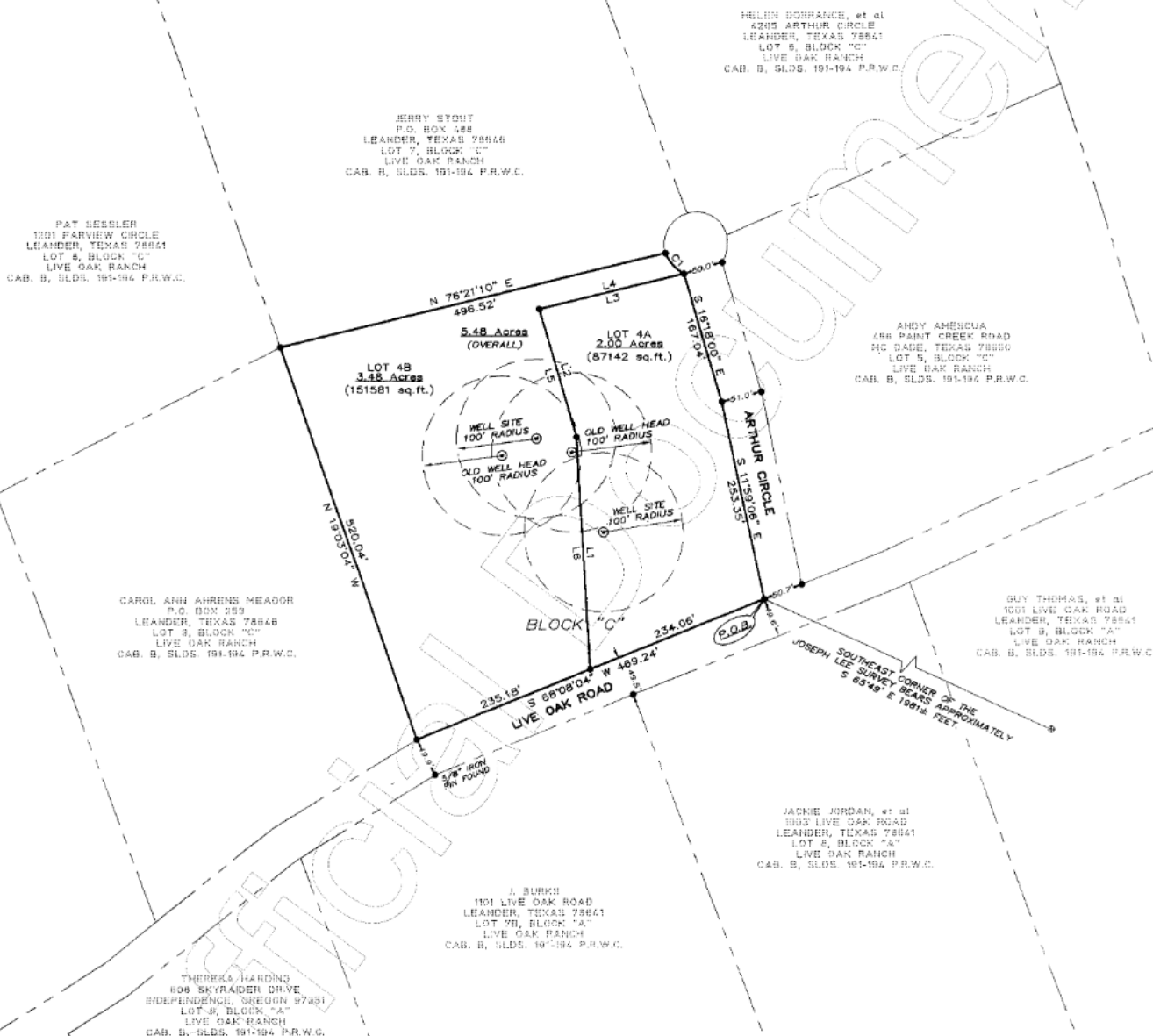


Scale: 1" = 100'

Cabriel 88

Slide 17

Doc 2005091272

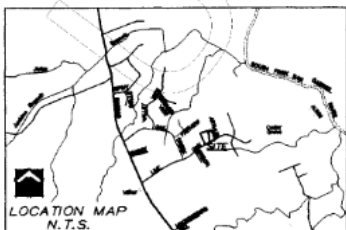


SUBJECT TO:
(1) RESTRICTIVE COVENANTS - CAB. B, S.LDS. 191-194 P.R.W.C. & VOL. 528, PG. 94 D.R.W.C.
(2) BLANKET 10' EASEMENT ALONG EVERY TRACT LINE TO P.E.C., INC. - VOL. 524, PG. 670 D.R.W.C.

NUMBER	DIRECTION	RADIUS	ARC	CHORD	DIRECTION
L1	N 03°19'10" W	291.55'			
L2	N 16°18'00" W	166.93'			
L3	N 76°21'22" E	186.74'			
L4	S 76°21'22" W	186.74'			
L5	S 16°18'00" E	166.93'			
L6	S 03°19'10" E	291.55'			

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	40°38'01"	50.00'	35.46'	34.72'	S 42°00'30" E

LEGEND	
●	1/2" IRON PIN FOUND
	(UNLESS OTHERWISE NOTED)
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY, TEXAS



OWNER/SUBDIVIDER:
ROLANDO S. RODRIGUEZ
1004 LIVE OAK ROAD
LEANDER, TEXAS 78641
(512) 259-3091 - PHONE

OWNER/SUBDIVIDER:
CHESLEY KRUGER JOHNSON
1100 LIVE OAK ROAD
LEANDER, TEXAS 78641
(512) 528-9722 - PHONE

SURVEYOR:
CASTLEBERRY SURVEYING, LTD.
203 SOUTH IH 35, SUITE 101 C
GEORGETOWN, TEXAS 78628
(512) 930-1800 - PHONE
(512) 930-9389 - FAX

ENGINEER:
CORRIDOR ENGINEERING, INC.
307 SUNSET DRIVE
ROUND ROCK, TEXAS 78664
(512) 244-4279 - PHONE
(512) 244-0504 - FAX

LAND USE:
TOTAL ACREAGE: 5.48
TOTAL NO. BLOCKS: 1
TOTAL RESIDENTIAL LOTS: 2

**FINAL PLAT OF
LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT
5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393
WILLIAMSON COUNTY, TEXAS**

GENERAL NOTES:

1. WASTEWATER SHALL BE PROVIDED BY O.S.S.F..
2. WATER SERVICE: LOT 4A : EXISTING WELL, LOT 4B : EXISTING WELL.
3. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
4. THE OWNER(S) UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER(S), NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
5. DRIVEWAYS: LOT 4A EXISTING DRIVEWAY; LOT 4B EXISTING DRIVEWAY.
6. DRIVEWAY OFFSETS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.1.
7. O.S.S.F. MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
8. BUILD LINES - (MOBIL HOME) 100' FROM ANY PROPERTY LINE (BUILDINGS) 75' FROM ANY PROPERTY LINE PER CAB. B, S.D.S. 191-194 P.R.W.C. AND VOL. 528, PG. 94 D.R.W.C.
9. PUBLIC UTILITY EASEMENT - 10' FROM ANY PROPERTY LINE PER CAB. B, S.D.S. 191-194 P.R.W.C. AND VOL. 528, PG. 94 D.R.W.C.
10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
11. THERE SHALL BE A 25' O.S.S.F. SETBACK FROM ANY DRAINAGE WAY, DRAINAGE EASEMENTS, OR WATERCOURSES.
12. LOT 4B MAY NOT BE FURTHER SUBDIVIDED.
13. NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

PERIMETER FIELD NOTES

All that certain tract or parcel of land situated in Williamson County, Texas, out of the Joseph Lee Survey, Abstract No. 393, and being that tract described as 2.00 acres in a Special Warranty Deed granted to Rolando S. Rodriguez, dated March 21, 2002, and recorded as Document No. 2002021942, Official Public Records of Williamson County, Texas, and being that tract described as 3.48 acres in a Special Warranty Deed granted to Chesley Kruger Johnson, dated November 12, 2002, and recorded as Document No. 2003010862, of said official public records, said tract also being Lot 4, Block "C", Live Oak Ranch, as recorded in Cabinet B, Slides 191-194, Plat Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the north line of Live Oak Road, a right of way of varying width, and the west line of Arthur Circle, a right of way of varying width, for the southeast corner of said Lot 4, Rodriguez tract and this tract, the southeast corner of the Joseph Lee Survey bears approximately S 65°49' E 1981 feet:

THENCE: S 68°08'04" W with the north line of said Live Oak Road and the south line of said Lot 4 and said Rodriguez tract to 234.06 feet passing a 1/2" iron pin found for the southeast corner of said Johnson tract and the southwest corner of said Rodriguez tract, in all 469.24 feet to a 1/2" iron pin found for the southeast corner of Lot 3, Block "C", of said Live Oak Ranch and the southwest corner of said Lot 4, Johnson tract and this tract;

THENCE: N 19°03'04" W 520.04 feet with the east line of said Lot 3 and the west line of said Lot 4 and said Johnson tract to a 1/2" iron pin found for the northeast corner of said Lot 3 and the southeast corner of Lot 3, Block "C", of said Live Oak Ranch and the southwest corner of Lot 7, Block "C", of said Live Oak Ranch and the northwest corner of said Lot 4, Johnson tract and this tract;

THENCE: N 78°21'10" E 496.52 feet with the south line of said Lot 7 and the north line of said Lot 4 and said Johnson tract to a 1/2" iron pin found in the west line of said Arthur Circle for the southeast corner of said Lot 7 and the northeast corner of said Lot 4, Johnson tract and this tract;

THENCE: with the west line of said Arthur Circle and the east line of said Lot 4 in the following three (3) courses,

- (1) 35.46 feet along a curve to the left and concave to the northeast (delta=40°38'01", r=50.00 feet, it bears S 42°00'30" E 34.72 feet) with the east line of said Johnson tract to a 1/2" iron pin found for the most easterly corner of said Johnson tract and the northeast corner of said Rodriguez tract and an angle point of this tract;
- (2) S 16°18'00" E 167.04 feet with the east line of said Rodriguez tract to a 1/2" iron pin found for an angle point of this tract;
- (3) S 11°59'08" E 253.35 feet continuing with the east line of said Rodriguez tract to the Point of Beginning and containing 5.48 acres of land.

Bearings cited herein based on Official Public Records of Williamson County, Texas - Document No. 2002021942.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Rolando S. Rodriguez, owner, of that certain tract of land shown hereon and described in a Special Warranty Deed recorded as Document No. 2002021942 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Final Plat of Live Oak Ranch, Lot 4, Block "C" Replat.

I understand that it is my responsibility as owner, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Rolando S. Rodriguez
1004 Live Oak Road
Leander, Tx 78641

Before me, the undersigned authority, on this the 24 day of July, 2005, personally appeared Rolando S. Rodriguez, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Courtney Ehinger, the lien holder of that certain tract of land shown hereon and described in a Texas Home Equity Security instrument recorded as Document No. 200308869 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as A Resubdivision of Lot 4, Block "C", Live Oak Ranch.

NAME
ADDRESS

Before me, the undersigned authority, on this the 15th day of September, 2005, personally appeared Courtney Ehinger, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Chesley Kruger Johnson, owner, of that certain tract of land shown hereon and described in a Special Warranty Deed recorded as Document No. 2003010862 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Final Plat of Live Oak Ranch, Lot 4, Block "C" Replat.

I understand that it is my responsibility as owner, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Chesley Kruger Johnson
1100 Live Oak Road
Leander, Tx 78641

Before me, the undersigned authority, on this the 24 day of July, 2005, personally appeared Chesley Kruger Johnson, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires

STATE OF CALIFORNIA §
COUNTY OF ORANGE §

That, New Century Mortgage, the lien holder of that certain tract of land shown hereon and described in a Texas Home Equity Security instrument recorded as Document No. 2004045863 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as A Resubdivision of Lot 4, Block "C", Live Oak Ranch.

Pamela Rigg, Vice President
210 Commerce
Irvine, CA 92602

Before me, the undersigned authority, on this the 24 day of August, 2005, personally appeared Pamela Rigg, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires



Cabinet B8

Slide 18

Doc 2005091272

**FINAL PLAT OF
LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT
5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393
WILLIAMSON COUNTY, TEXAS**

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

The perimeter field notes shown hereon have a mathematical closure within the standards as stated in the "Professional Land Surveying Act" of the State of Texas to the best of my knowledge and belief.

Clyde C. Castleberry, Jr. Date 1/11/05
Registered Professional Land Surveyor No. 4835
State of Texas



ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Steve T. Sorenson, Registered Professional Engineer in the State of Texas, do hereby certify that this tract is NOT located within the Edwards Aquifer Recharge Zone and no lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100 year Flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map, Community Number 48491C0225 D, effective date November 2, 1995).

Steve T. Sorenson Date 1/20/05
Registered Professional Engineer No. 57399
State of Texas



HEALTH DEPARTMENT APPROVAL:

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, the Williamson County Flood Plain Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Paula Pinto Date 1/20/05
Director of Environmental Services

PLANNING AND ZONING APPROVAL:

Approved in conjunction with a public hearing conducted in accordance with Chapter 212.014 of the Texas Local Government Code this the 28th day of July, 2005 A.D., at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Dotty L. Anderson
Dotty L. Anderson, Chairperson, City of Leander, Texas

John P. Cowman
John Cowman, Mayor
City of Leander, Texas

ATTEST: Debbie Chief
Debbie Chief, City Secretary
City of Leander, Texas

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, John Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and a plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

John Doerfler, County Judge Date Approved _____ Date Signed _____
Williamson County, Texas

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 10th day of November, 2005 A.D., at 3:00 o'clock, P. M., and duly recorded this the day of November 15th, 2005 A.D., at 3:35 o'clock, P. M., in the Plat Records of said County in Cabinet BB, Slide 17, 18 and 19.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: L. Anna Ditek Deputy



Cabinet BB

Slide 19

Doc 2005091872



PLAT MAP RECORDING SHEET

DEDICATOR:

**Rolando S Rodriguez and Chesley Kruger
Johnson, owners**

SUBDIVISION NAME

Live Oak Ranch Lot 4 Block C Replat

PLAT RECORDED IN:

Cabinet BB slides 17, 18 and 19

PROPERTY IS DESCRIBED AS:

**5.48 acres
Joseph Lee Survey, Abstract 393**

Reference:

**2002021942
2003010862
2003088869
2004045663**

Date Approved in Commissioners Court: n/a

HAND TO:

**City of Leander
Debbie Haile
528-2750**

INSTRUMENT DATE:

September 15, 2005

FILE DATE:

November 15, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005091272

Nancy E. Rister

11/15/2005 03:35 PM

DVITEK \$161.00

**NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS**

FINAL PLAT OF LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT 5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 WILLIAMSON COUNTY, TEXAS

BEARINGS CITED HEREON BASED ON
OFFICIAL PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS - DOC. #2002021942

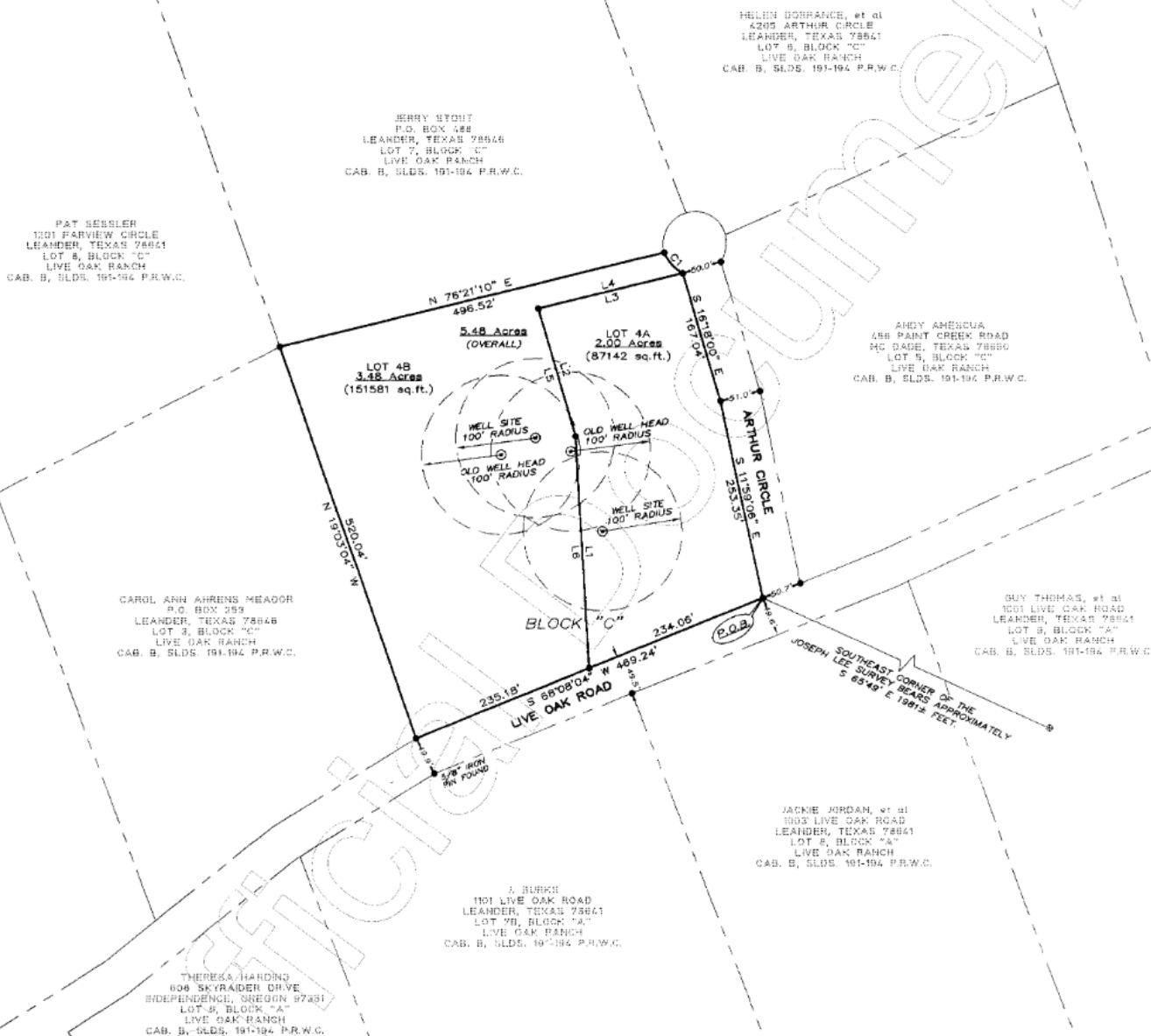


Scale: 1" = 100'

Cabriel 88

Slide 17

Doc 2005091272

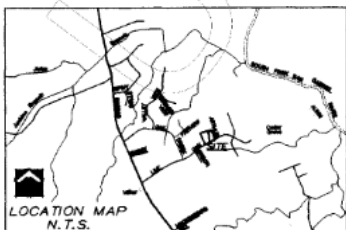


SUBJECT TO:
(1) RESTRICTIVE COVENANTS - CAB. B, SLDS. 191-194 P.R.W.C. & VOL. 528, PG. 94 D.R.W.C.
(2) BLANKET 10' EASEMENT ALONG EVERY TRACT LINE TO P.E.C., INC. - VOL. 524, PG. 670 D.R.W.C.

NUMBER	DIRECTION	DISTANCE
L1	N 03°19'10" W	291.55'
L2	N 16°18'00" W	166.93'
L3	N 76°21'22" E	186.74'
L4	S 76°21'22" W	186.74'
L5	S 16°18'00" E	166.93'
L6	S 03°19'10" E	291.55'

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	40°38'01"	50.00	35.46	34.72	S 42°00'30" E

LEGEND	
●	1/2" IRON PIN FOUND
	(UNLESS OTHERWISE NOTED)
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY, TEXAS



OWNER/SUBDIVIDER:
ROLANDO S. RODRIGUEZ
1004 LIVE OAK ROAD
LEANDER, TEXAS 78641
(512) 259-3091 - PHONE

OWNER/SUBDIVIDER:
CHESLEY KRUGER JOHNSON
1100 LIVE OAK ROAD
LEANDER, TEXAS 78641
(512) 528-9722 - PHONE

SURVEYOR:
CASTLEBERRY SURVEYING, LTD.
203 SOUTH IH 35, SUITE 101 C
GEORGETOWN, TEXAS 78628
(512) 930-1800 - PHONE
(512) 930-9389 - FAX

ENGINEER:
CORRIDOR ENGINEERING, INC.
307 SUNSET DRIVE
ROUND ROCK, TEXAS 78664
(512) 244-4279 - PHONE
(512) 244-0504 - FAX

LAND USE:
TOTAL ACREAGE: 5.48
TOTAL NO. BLOCKS: 1
TOTAL RESIDENTIAL LOTS: 2

**FINAL PLAT OF
LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT
5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393
WILLIAMSON COUNTY, TEXAS**

GENERAL NOTES:

1. WASTEWATER SHALL BE PROVIDED BY O.S.S.F..
2. WATER SERVICE: LOT 4A : EXISTING WELL, LOT 4B : EXISTING WELL.
3. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
4. THE OWNER(S) UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER(S), NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
5. DRIVEWAYS: LOT 4A EXISTING DRIVEWAY; LOT 4B EXISTING DRIVEWAY.
6. DRIVEWAY OFFSETS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.1.
7. O.S.S.F. MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
8. BUILD LINES - (MOBIL HOME) 100' FROM ANY PROPERTY LINE (BUILDINGS) 75' FROM ANY PROPERTY LINE PER CAB. B, S.D.S. 191-194 P.R.W.C. AND VOL. 528, PG. 94 D.R.W.C.
9. PUBLIC UTILITY EASEMENT - 10' FROM ANY PROPERTY LINE PER CAB. B, S.D.S. 191-194 P.R.W.C. AND VOL. 528, PG. 94 D.R.W.C.
10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
11. THERE SHALL BE A 25' O.S.S.F. SETBACK FROM ANY DRAINAGE WAY, DRAINAGE EASEMENTS, OR WATERCOURSES.
12. LOT 4B MAY NOT BE FURTHER SUBDIVIDED.
13. NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

PERIMETER FIELD NOTES

All that certain tract or parcel of land situated in Williamson County, Texas, out of the Joseph Lee Survey, Abstract No. 393, and being that tract described as 2.00 acres in a Special Warranty Deed granted to Rolando S. Rodriguez, dated March 21, 2002, and recorded as Document No. 2002021942, Official Public Records of Williamson County, Texas, and being that tract described as 3.48 acres in a Special Warranty Deed granted to Chesley Kruger Johnson, dated November 12, 2002, and recorded as Document No. 2003010862, of said official public records, said tract also being Lot 4, Block "C", Live Oak Ranch, as recorded in Cabinet B, Slides 191-194, Plat Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the north line of Live Oak Road, a right of way of varying width, and the west line of Arthur Circle, a right of way of varying width, for the southeast corner of said Lot 4, Rodriguez tract and this tract, the southeast corner of the Joseph Lee Survey bears approximately S 65°49' E 1981 feet:

THENCE: S 68°08'04" W with the north line of said Live Oak Road and the south line of said Lot 4 and said Rodriguez tract to 234.06 feet passing a 1/2" iron pin found for the southeast corner of said Johnson tract and the southwest corner of said Rodriguez tract, in all 469.24 feet to a 1/2" iron pin found for the southeast corner of Lot 3, Block "C", of said Live Oak Ranch and the southwest corner of said Lot 4, Johnson tract and this tract;

THENCE: N 19°03'04" W 520.04 feet with the east line of said Lot 3 and the west line of said Lot 4 and said Johnson tract to a 1/2" iron pin found for the northeast corner of said Lot 3 and the southeast corner of Lot 3, Block "C", of said Live Oak Ranch and the southwest corner of Lot 7, Block "C", of said Live Oak Ranch and the northwest corner of said Lot 4, Johnson tract and this tract;

THENCE: N 78°21'10" E 496.52 feet with the south line of said Lot 7 and the north line of said Lot 4 and said Johnson tract to a 1/2" iron pin found in the west line of said Arthur Circle for the southeast corner of said Lot 7 and the northeast corner of said Lot 4, Johnson tract and this tract;

THENCE: with the west line of said Arthur Circle and the east line of said Lot 4 in the following three (3) courses,

- (1) 35.46 feet along a curve to the left and concave to the northeast (delta=40°38'01", r=50.00 feet, it bears S 42°00'30" E 34.72 feet) with the east line of said Johnson tract to a 1/2" iron pin found for the most easterly corner of said Johnson tract and the northeast corner of said Rodriguez tract and an angle point of this tract;
- (2) S 16°18'00" E 167.04 feet with the east line of said Rodriguez tract to a 1/2" iron pin found for an angle point of this tract;
- (3) S 11°59'08" E 253.35 feet continuing with the east line of said Rodriguez tract to the Point of Beginning and containing 5.48 acres of land.

Bearings cited herein based on Official Public Records of Williamson County, Texas - Document No. 2002021942.

OWNER'S CERTIFICATION:

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

That I, Rolando S. Rodriguez, owner, of that certain tract of land shown hereon and described in a Special Warranty Deed recorded as Document No. 2002021942 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Final Plat of Live Oak Ranch, Lot 4, Block "C" Replat.

I understand that it is my responsibility as owner, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Rolando S. Rodriguez
1004 Live Oak Road
Leander, Tx 78641

Before me, the undersigned authority, on this the 24 day of July, 2005, personally appeared Rolando S. Rodriguez, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires April 10, 2007

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

That I, Courtney Ehinger, the lien holder of that certain tract of land shown hereon and described in a Texas Home Equity Security instrument recorded as Document No. 200308869 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as A Resubdivision of Lot 4, Block "C", Live Oak Ranch.

NAME
ADDRESS

Before me, the undersigned authority, on this the 15th day of September, 2005, personally appeared Courtney Ehinger, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires

**OWNER'S CERTIFICATION:**

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

That I, Chesley Kruger Johnson, owner, of that certain tract of land shown hereon and described in a Special Warranty Deed recorded as Document No. 2003010862 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Final Plat of Live Oak Ranch, Lot 4, Block "C" Replat.

I understand that it is my responsibility as owner, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Chesley Kruger Johnson
1100 Live Oak Road
Leander, Tx 78641

Before me, the undersigned authority, on this the 24 day of July, 2005, personally appeared Chesley Kruger Johnson, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires

STATE OF CALIFORNIA §
COUNTY OF ORANGE §
KNOW ALL MEN BY THESE PRESENTS;

That, New Century Mortgage, the lien holder of that certain tract of land shown hereon and described in a Texas Home Equity Security instrument recorded as Document No. 2004045863 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as A Resubdivision of Lot 4, Block "C", Live Oak Ranch.

Pamela Rigg, Vice President
210 Commerce
Irvine, CA 92602

Before me, the undersigned authority, on this the 24 day of August, 2005, personally appeared Pamela Rigg, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas
Printed Name of Notary and Notary Stamp
Date Notary Commission Expires



Cabinet B8

Slide 18

Doc 2005091272

**FINAL PLAT OF
LIVE OAK RANCH, LOT 4, BLOCK "C" REPLAT
5.48 ACRES OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393
WILLIAMSON COUNTY, TEXAS**

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

The perimeter field notes shown hereon have a mathematical closure within the standards as stated in the "Professional Land Surveying Act" of the State of Texas to the best of my knowledge and belief.

Clyde C. Castleberry, Jr. Date 1/11/05
Registered Professional Land Surveyor No. 4835
State of Texas



ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Steve T. Sorenson, Registered Professional Engineer in the State of Texas, do hereby certify that this tract is NOT located within the Edwards Aquifer Recharge Zone and no lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100 year Flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map, Community Number 48491C0225 D, effective date November 2, 1995).

Steve T. Sorenson Date 1/20/05
Registered Professional Engineer No. 57399
State of Texas



HEALTH DEPARTMENT APPROVAL:

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, the Williamson County Flood Plain Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Paula Pinto Date 1/20/05
Director of Environmental Services

PLANNING AND ZONING APPROVAL:

Approved in conjunction with a public hearing conducted in accordance with Chapter 212.014 of the Texas Local Government Code this the 28th day of July, 2005 A.D., at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Dotty L. Anderson
Dotty L. Anderson, Chairperson, City of Leander, Texas

John P. Cowman
John Cowman, Mayor
City of Leander, Texas

ATTEST: Debbie Chief
Debbie Chief, City Secretary
City of Leander, Texas

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, John Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and a plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

John Doerfler, County Judge Date Approved _____ Date Signed _____
Williamson County, Texas

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 10th day of November, 2005 A.D., at 3:00 o'clock, P. M., and duly recorded this the day of November 15th, 2005 A.D., at 3:35 o'clock, P. M., in the Plat Records of said County in Cabinet BB, Slide 17, 18 and 19.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: L. Anna Ditek Deputy



Cabinet BB

Slide 19

Doc 2005091872

94
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

*
* KNOW ALL MEN BY THESE PRESENTS:
* 5630

That Perkins Bit Company, Inc., of the County of Williamson, State of Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to us in hand paid by Alvin C. Whitt and wife, Betty Whitt, the receipt of which is hereby acknowledged and confessed and the further consideration of the execution and delivery by grantees herein of two certain vendor's lien promissory notes as follows:

1. In the original principal sum of Six Thousand Five Hundred and No/100 Dollars (\$6,500.00), bearing interest from date at the rate of nine per cent (9%) per annum, payable to the order of Georgetown Savings & Loan Association, and shall be due and payable in equal monthly installments of \$82.34, and in addition thereto 1/12 the annual taxes and insurance premiums, including principal and interest, the first of said installments shall be due and payable on or before August 6, 1970 and a like installment shall be due and payable on or before the 6th day of each succeeding calendar month thereafter until said indebtedness is fully paid.

2. In the original principal sum of Three Thousand Three Hundred Fifty and No/100 Dollars (\$3,350.00), payable to the order of Perkins Bit Company, Inc., bearing interest from date at the rate of eight and one-half (8-1/2%) per cent per annum, and shall be due and payable in equal monthly installments of \$41.54 each, including principal and interest, the first of said installments shall be due and payable on or before August 1, 1970 and a like installment shall be due and payable on or before the 1st day of each succeeding calendar month thereafter until said indebtedness is fully paid.

Said note to Georgetown Savings & Loan Association also provides for a prepayment penalty in the event of any prepayment during the first 60 months hereof, an acceleration of maturity in the event of default provision, an attorney's fee clause and further reciting that the payment of said note is secured by this Deed of Trust.

In the event the payment of the first note herein described is assumed by a third party, the holder thereof shall be entitled to demand full and final payment thereof; or, in the alternative, the holder thereof shall be entitled to renegotiate and adjust the interest rate thereon on the balance remaining due and payable thereon. Holder shall be entitled to an assump-

tion fee of one percent of the balance of the note herein described if and when assumed by a third party. The note first mentioned herein is the first lien note.

Said note to Perkins Bit Company, Inc. provides that it may be prepaid at any time without any penalty whatsoever, and contains an acceleration of maturity provision, a default interest provision, a provision providing for the payment of attorney's fees in the event of default and recites that it is secured by a vendor's lien and by deed of trust lien created by deed of trust of even date herewith to D. B. Wood, Trustee;

It is expressly agreed and stipulated that the Vendor's lien is retained against the herein described property, premises and improvements, until the above described notes, and all interest thereon are fully paid according to their face and tenor, effect and reading, when this Deed shall become absolute, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Alvin C. Whitt and wife, Betty Whitt, all that certain tract and parcel of land out of the J. F. Smith Survey, in Williamson County, Texas, and being a portion of that certain 320 acres of land, as recorded in Volume 40, Page 6, of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron stake in the South line of the said 320 acre tract of land, said stake being in the East r.o.w. line of Bagdad Road, at the Southwest corner of that certain tract of land as conveyed to Perkins Bit Co., Inc., by deed recorded in Volume 528, Page 71, of the Deed Records of Williamson County, Texas;

THENCE with the East line of Bagdad Road, the following courses:

N 21 deg. 34' W for a distance of 509.66 feet to an iron stake;

N 22 deg. 25' W for a distance of 876.46 feet to an iron stake;

N 23 deg. 09' W for a distance of 450.82 feet to an iron stake;

N 14 deg. 48' W for a distance of 217.75 feet to an iron stake;

N 21 deg. 20' W for a distance of 210.50 feet to an iron stake;

N 19 deg. 11' W for a distance of 362.65 feet to an iron stake;

N 19 deg. 22' W for a distance of 51.25 feet to an iron stake;

THENCE leaving Bagdad Road, N 57 deg. 56' E for a distance of 528.57 feet to an iron stake and N 53 deg. 54' E for a distance of 52.51 feet to an iron stake for the Place of Beginning hereof;

THENCE continuing N 53 deg. 54' E for a distance of 149.74 feet to an iron stake, N 63 deg. 35' E for a distance of 122.49 feet to an iron stake and N 83 deg. 25' E for a distance of 131.96 feet to an iron stake for the Southeast corner hereof;

THENCE N 18 deg. 27' W for a distance of 629.75 feet to an iron stake for the Northwest corner hereof;

THENCE S 00 deg. 42' W for a distance of 431.11 feet to an iron stake,
and S 28 deg. 55' E for a distance of 234.61 feet to THE PLACE OF
BEGINNING, and containing 5.34 acres of land, more or less.

This conveyance is subject to the easements and restrictive covenants set out on
TO HAVE AND TO HOLD the above described premises, together "Exhibit A"
with all and singular the rights and appurtenances thereto in anywise belong-
ing unto the said Alvin C. Whitt and wife, Betty Whitt, their heirs and assigns
forever and it does hereby bind itself, its representatives and assigns, to
Warrant and Forever Defend, all and singular the said premises unto the
said Alvin C. Whitt and wife, Betty Whitt, their heirs and assigns, against
every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

WITNESS our hands at Georgetown, Texas, this 6th day of July,
1970.

ATTEST:

Barbara Rister
BARBARA RISTER, SECRETARY

PERKINS BIT CO., INC.

James A. Rehler
BY: JAMES A. REHLER,
PRESIDENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said
County and State, on this day personally appeared James A. Rehler,
President, known to me to be the person and officer whose name is
subscribed to the foregoing instrument and acknowledged to me that the
same was the act of the said Perkins Bit Co., Inc., and that he executed
the same as the act of such corporation for the purposes and consideration
therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th
day of July, 1970.

Wallace D. Gwary
NOTARY PUBLIC IN AND FOR
WILLIAMSON COUNTY, TEXAS

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EXHIBIT A

As a part of the consideration for the conveyance from Perkins Bit Company, Inc. to Alvin C. Whitt and wife, Betty Whitt, the restrictive covenants and easements are hereby agreed to as follows:

1. The Grantor reserves to itself, its successors and assigns, an easement or right-of-way over a strip 10' wide along the side, front and rear boundary lines of the tract or tracts hereby conveyed, for the purpose of installation and maintenance of utilities, including but not limited to gas, water, electricity, telephone, drainage and sewerage and any appurtenance to the supply lines thereof, including the right to remove and trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire to serve said tracts and GRANTOR shall have no obligation to supply such services.

2. GRANTOR hereby conveys a non-participating, non-executory undivided one-half of the royalty that may hereafter be paid for the actual production from the mineral estate of this tract. No drilling, producing nor storage of such production shall take place on the surface of any of the land in this subdivision. GRANTOR may agree to unitization, pooling and like practices in any future leases.

3. When in Grantor's judgment it is necessary or desirable, an assessment of \$10.00 per year shall run against this tract in said subdivision for maintenance of roads and streets within this subdivision. Such assessment shall be and is hereby secured by a lien on such property and shall be payable to GRANTOR at Georgetown, Texas, on January 1st or July 1st each year. In no event shall said road assessment accrue until six months from date hereof, and then same shall be due and payable on the nearest semi-annual date thereafter. This said assessment will remain in effect until county or city authority maintains streets in a satisfactory and acceptable manner to a majority of the then tract owners.

4. With respect to this land, and adjoining lands of Grantor, Buyer hereby expressly authorizes Grantor, its successors and assigns, to subdivide, file a plat or map of record, dedicate roadways, easements and rights of way and other acts incident to such subdividing at a future date, but Grantor shall not be obligated to subdivide. In the planning, platting and dedication of said subdivision, Grantor will not create any easement or right of way over lands of Grantor except as provided under paragraph 1 hereof.

The restrictive covenants are as follows:

A. The premises herein conveyed shall be used only for lodge or home site and not for any business or commercial purposes. No old houses shall be moved in unless they are to be completely veneered in masonry of brick or stone and underpinned completely of masonry, within sixty days after moved in, so as to appear new.

B. Mobil homes shall be placed no closer than 100 feet to any property line and buildings shall be placed no closer than 75 feet to such lines. No more than one mobil homes shall be permitted. Any mobil home shall be completely underpinned or skirted with masonry, wood or metal screening within thirty days after placed on such property.

C. No lodge or home to be constructed on this tract shall have a living area of less than 1000 square feet; all such construction, once commenced, shall be completely expeditiously without undue delay; however, this shall not apply to any addition to the existing home on the tract.

D. Any lodge or residence constructed on this tract shall have a three piece bathroom minimum. No outside toilets shall be permitted. Any mobil home or residence building on this tract shall be served with a proper septic tank and drain field system.

E. Installation of septic-tank soil-absorption sewage-disposal systems shall be in accordance with minimum recommendations by the Division of Sanitary Engineering, Texas State Department of Health and inspected by a duly authorized agent of the Williamson County Health Department. Written certification by inspecting agency that said installation is within said recommendations shall be presented to Grantor by Grantee prior to occupancy of premises.

F. Outside wall area of lodge or home or any addition to the existing home shall have a minimum of fifty (50%) per cent masonry construction consisting of brick, ledge-stone, fieldstone, or native types of stone veneer.

G. No feed lot shall be maintained. Grantee shall maintain said tract in a clean and orderly condition at all times. No hogs shall be allowed nor shall any other animals nor fowl be kept in such numbers as to constitute a nuisance. This restriction shall in no way prohibit the keeping of a family pet.

H. The tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located on the tract. Material of any kinds stored on said property shall be arranged in an orderly manner on the rear one-third

of said property, shall be properly covered, and shall be allowed only so long as Grantor in its best and sole judgement deems such storage to be in the best interests of the property.

I. These restrictions are to run with the land until January, 2000.

J. All covenants and restrictions shall be binding upon the Grantee, his successors, heirs, or assigns, and said covenants and restrictions are for the benefit of all owners of nearby and adjoining tracts.

K. Invalidation of any one of these covenants or restrictions by judgment of any Court, shall in no wise affect any of the other provisions which shall remain in full force and effect.

We, the aforesaid Grantees, do hereby acknowledge our agreement to the aforesaid reservations and to the imposition of all said restrictive covenants and agreements.

Alvin C. Whitt
ALVIN C. WHITT
Betty J. Whitt
BETTY WHITT

Filed for Record on the *9* day of *July* A. D. 1970, at *4:20* o'clock *P*. M.
Duly Recorded this the *10* day of *July* A. D. 1970, at *2:20* o'clock *P*. M.
DICK CERVENKA, County Clerk
Williamson County, Texas
By *Sandra Etheredge* Deputy

THE STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS:
3633

That Perkins Bit Company, Inc., a Texas Corporation with its principal place of business in Georgetown, Williamson County, Texas, for and in consideration of the sum of Ten Thousand and No/100 Dollars (\$10,000.00) Cash to it in hand paid by the Veterans Land Board of Texas, the receipt of which is hereby acknowledged and confessed; Has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Veterans Land Board of Texas all that certain tract or parcel of land being situated in Williamson County, Texas, and described as follows:

All of that certain tract or parcel of land out of the Joseph Lee Survey, in Williamson County, Texas, being a portion of that certain 184 acre tract of land as recorded in Volume 40, Page 188, of the Deed Records of Williamson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Filed for Record on the 19 day of Nov
Duly Recorded this the 19 day of Nov

A.D. 1971 at 8:00 o'clock A M.
A.D. 1971 at 1:55 o'clock P M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Kathy Davis Deputy

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Live Oak Ranches, Inc. for a good and valuable consideration, the receipt of which is hereby acknowledged does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose post office address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

All street or road rights-of-way and all utility easements 10 feet in width along each and every tract line reserved, or to be reserved, by Live Oak Ranches, Inc., in its deeds to buyers of tracts in "Live Oak Ranch, Unit 2", a subdivision of part of the Joseph Lee Survey, A-393, Williamson County, Texas, to be filed for record in the near future

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed necessary by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

Together with the right of ingress and egress over our adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing, and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

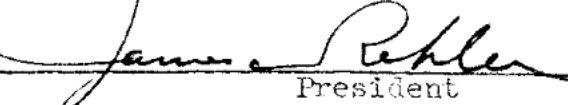
The undersigned covenants that it is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except that held by Temple National Bank who will join in the plat and dedication of said subdivision.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of November, 1971.

Attest:

Assistant Secretary

LIVE OAK RANCHES, INC.
By 
President

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James A. Rehler, President of Live Oak Ranches, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Live Oak Ranches, Inc., and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of November, 1971.

Judy Bizzell
Notary Public in and for Williamson
County, Texas

Filed for Record on the 19 day of Nov
Duly Recorded this the 19 day of Nov

A.D. 1971 at 8:00 o'clock A
A.D. 1971 at 2:00 o'clock P

DICK CERVENKA, County Clerk
Williamson County, Texas

By

Kathy Davis

Deputy

3001 Great Valley--Morel

THE STATE OF TEXAS
WILLIAMSON
COUNTY OF ~~WILLIAMSON~~

WHEREAS, in a certain Deed of Trust dated August 23, 1971, recorded in Volume 146, Pages 621, et seq., Deed of Trust Records of Williamson County, Texas, PRINGLE REAL ESTATE, INC., a Texas Corporation with its principal place of business in the City of Austin, Travis County, Texas, conveyed to FRED MINTER, Trustee, certain property in Williamson County, Texas, to secure the payment of four certain note(s) payable to the order of THE AMERICAN NATIONAL BANK OF AUSTIN, Austin, Texas, in the original principal amount of \$94,100.00, said note bearing interest and maturing as therein stipulated; and

WHEREAS, in accordance with the terms of said note(s), it is determined to be advisable that part of the property described in said deed of trust should be released at this time from the deed of trust lien above mentioned;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That THE AMERICAN NATIONAL BANK OF AUSTIN, Austin, Texas, the payee and legal owner and holder of said note, for and in consideration of the premises and the sum of ONE DOLLAR (\$1.00) cash, and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged and confessed, by these presents does RELEASE, REMISE, DISCHARGE and FOREVER QUITCLAIM unto the said PRINGLE REAL ESTATE, INC., its successors and assigns, forever, all the right, title, interest and estate in and to the following described portion of the real estate described in the above mentioned deed of trust, to-wit:

Lot Twenty-three (23), Block "J", SHENANDOAH, SECTION ONE (1), an addition in Williamson County, Texas, according to the map or plat thereof of record in Book 5, Page 75, Plat Records, Williamson County, Texas,

which THE AMERICAN NATIONAL BANK OF AUSTIN, Austin, Texas, may have or be entitled to by virtue of the deed of trust lien set out in said deed of trust above mentioned.

IT IS UNDERSTOOD AND AGREED, HOWEVER, that this release applies only to the lot specifically described, and that the said deed of trust lien shall remain in full force and effect as to all other property described in said deed of trust, dated August 23, 1971, and not herein or heretofore released.

EXECUTED this 17th day of November, 1971.

THE AMERICAN NATIONAL BANK OF AUSTIN

By:

Leonard B. Bingham
Vice President

ATTEST:

THE STATE OF TEXAS

COUNTY OF TRAVIS

the current year are to be prorated up to the time of closing.

WITNESS our hands this the 1st day of February, 1970.

Henry W. Eulenfeld
Henry W. Eulenfeld

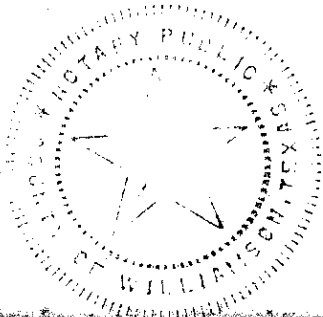
Florine S. Eulenfeld
Florine S. Eulenfeld

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Henry W. Eulenfeld and his wife, Florine S. Eulenfeld, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of February, 1970.



J. R. Owen
Notary Public in and for
Williamson County, Texas

Filed for Record on the 25 day of Feb A. D. 19 70, at 4:00 o'clock P M.

Duly Recorded this the 26 day of Feb A. D. 19 70, at 1:45 o'clock P M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By James E. Theridge Deputy

57-19-6

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

3833

That the undersigned Perkins Bit Co. Inc., d/b/a Live Oak Ranch for a good and valuable consideration, the receipt of which is hereby acknowledged does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., A corporation whose post office address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Texas, and more particularly described as follows:

All street or road rights-of-way and all utility easements 10 feet in width along each and every tract line reserved, or to be reserved, by Perkins Bit Co. Inc., in its deeds to buyers of tracts in "Live Oak Ranch" a subdivision of parts of the J. F. Smith Survey, A-576, and the Joseph Lee Survey, A-393, Williamson County, Texas, to be filed for record in the near future

and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over our adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In granting this easement, it is understood that the location of the poles will be such as to form the least possible interference to farm operations, so long as costs of construction are not materially increased thereby.

The undersigned covenants that it is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except that held by Ray Cluck, Guardian of the Person and Estate of Lillie Mae Upchurch, NCM; who will join in the plat and dedication of said subdivision.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 23rd day of February, 1970.

Attest:

Barbara J. Yunn
Assistant Secretary

Perkins Bit Co. Inc.,

BY

James P. Cluck
President

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James A. Rehler, President of Perkins Bit Co., Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Perkins Bit Co. Inc., and as the President thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of February, 1970.

Stanley E. Taylor
Notary Public in and for Williamson
County, Texas

LIVE OAK RANCH

Filed for Record on the 26 day of Feb A. D. 1970, at 8:00 o'clock A M.
Duly Recorded this the 26 day of Feb A. D. 1970, at 1:50 o'clock P M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Andrea Etheridge Deputy

Loan No. 120143
Name G. W. Kruse
FLBA of Temple

RELEASE OF LIEN

3835

THE STATE OF TEXAS }
COUNTY OF HARRIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT, The Federal Land Bank of Houston, being the legal owner and holder of the note(s) and lien(s) hereinafter referred to, whether as original mortgagee or as assignee of Federal Farm Mortgage Corporation, the successor to the assets of the Land Bank Commissioner by the provisions of Title 12, U.S.C., Section 1020b, by transfer and assignment duly recorded (or held unrecorded) in the county where the land is situated, for and in consideration of the full and final payment of all amounts owing to it on the promissory note(s) set out herein and further described in and secured by deed(s) of trust particularly identified as follows:

(Attachment “F”)

Utility Joint Use Agreement

Utility Joint Use Agreement 80A

Agreement No. WC-JUA-UTILITY – Live Oak Subd. Improvements – Pedernales Electric Cooperative

THE STATE OF TEXAS}
COUNTY OF WILLIAMSON}

County: Williamson
Road Location: Live Oak Road:
Live Oak Subdivision

WHEREAS, Williamson County, hereinafter called the **County**, proposes to make certain roadway improvements on that section of the above indicated roadway; and

WHEREAS, Pedernales Electric Cooperative, hereinafter called the **Owner**, proposes to relocate certain of its facilities on, along or across, and within or over such limits of the roadway right of way as indicated on the plans attached, executed by **Owner** on the 6 day of Jan, 2023, or on location sketches attached hereto except as provided below;

NOW, THEREFORE, it is hereby mutually agreed that joint use for both roadway and utility purposes will be made of the area within the right of way limits as such area is defined and to the extent indicated on the aforementioned plans or sketches. Where **Owner** by reason of ownership within the area described above of an easement or fee title has the right to alter, modify or add to facilities presently located within the area described or construct additional facilities therein, such right is hereby retained, provided, however, if existing facilities are to be altered or modified or new facilities constructed within said area the **Owner** agrees to notify the **County** prior thereto, to furnish necessary sketches showing location, type of construction and methods to be used for protection of traffic, and if, in the sole opinion of the **County**, such alteration, modification or new construction will injure the roadway or endanger the traveling public using said roadway, the **County** shall have the right, after receipt of such notice, to prescribe such regulations and rules for the work proposed by **Owner** as the **County** deems necessary for the protection of the roadway facility and the traveling public using said roadway; provided further, however, that such regulations and rules shall not extend to the requiring of the placement of intended overhead lines underground or the routing of any lines outside of the area of joint usage above described.

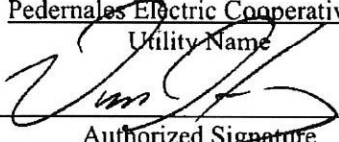
In the event of an emergency, it being evident that immediate action is necessary for protection of the public health and safety and to minimize property damage and loss of investment, either party hereto may at their own responsibility and risk make necessary emergency repairs, notifying the other party hereto of this action as soon as is practical.

Participation in actual costs incurred by the **Owner** for any future adjustment, removal or relocation of utility facilities required by roadway construction shall be in accordance with this Agreement and the laws of the State of Texas. Except as expressly provided herein, (1) the **Owner's** rights of access to the through-traffic roadways and/or ramps shall be subject to the same rules and regulations as apply to the general public, and (2) the **Owner** and the **County**, by execution of this agreement, do not waive or relinquish any right which they may have under the law or Constitution of this State.

In the event the **Owner** fails to comply with the requirements as set out herein, the **County** may take such action, as it deems appropriate to compel compliance.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures.

Owner: Pedernales Electric Cooperative
Utility Name

By 
Authorized Signature

Title: PLANNING & DESIGN MANAGER

Date: 1/6/2023

Williamson County

By Valerie Covey
Authorized Signature

Title: Williamson County Judge

Date: Sep 12, 2023