

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8725 (D) • fax 512-255-8986

[adam@scrlaw.com](mailto:adam@scrlaw.com)

March 4, 2024

**Via e-mail chanley27@aol.com**

Terri Leigh Alexander a/k/a Terri Jones Hanley

Susan Lynn Anderson a/k/a Susan Jones Anderson

Re: Williamson County, Texas — CR 279 Expansion Project  
Parcel 18

Dear Ms. Hanley and Ms. Anderson:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent electric easement by Williamson County, Texas ("County") in and across portions of the property owned by Susan Lynn Anderson a/k/a Susan Jones Anderson and Terri Leigh Alexander a/k/a Terri Jones Hanley ("Owner") as part of the County's proposed roadway and utility system upgrade and extension improvements ("Project").

By execution of this letter, the parties agree as follows:

1. In return for Owner's delivery to County of a fully executed and acknowledged electric utility easement ("Easement") in and to a 0.118-acre tract of land (Parcel 18E), such rights to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the total sum of **\$6,000** in cash or other good funds ("Purchase Price").

2. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title, Inc. ("Title Company") within thirty (30) days after full execution of this Agreement, or at another date and time agreed to between the parties.

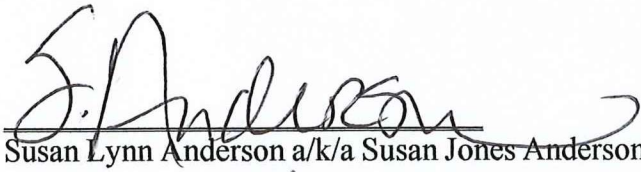
Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County in completion of this transaction. The County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent, or subordination required as a condition of the Closing.

**AGREED:**



Terri Leigh Alexander a/k/a Terri Jones Hanley

Date: 3/11/24




Susan Lynn Anderson a/k/a Susan Jones Anderson

Date: 3/11/24

**ACCEPTED AND AGREED:**

WILLIAMSON COUNTY, TEXAS

By:   
County Judge Bill Gravell, Jr. (Mar 20, 2024 08:59 CDT)

Date: Mar 20, 2024

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after April 15, 2024, to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed wastewater facility improvement construction project of County.

To the extent allowed by law County, its agents, and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to Owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

*/s/ Adam H. Hill*  
Adam H. Hill  
Sheets & Crossfield, PLLC

*[signature pages follow]*

**ELECTRIC UTILITY EASEMENT**

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

That **TERRI LEIGH ALEXANDER A/K/A TERRI JONES HANLEY AND SUSAN LYNN ANDERSON A/K/A SUSAN JONES ANDERSON** for and in consideration of ONE DOLLAR (\$1.00) in hand paid by Williamson County, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** ("Grantee") an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of a variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable television wires, props, guys, and anchors) over, across and upon the following described lands located in Williamson County, Texas, to-wit:

All of that certain 0.118 acre (5,135 Square Foot) tract in the Henry Field Survey, Abstract No. 233, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 18E); and**

With guying easements as needed, together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining, and removing said lines and appurtenances; provided however the right to use such adjacent lands shall only be permitted if there is no reasonably available access to the easement area from a public right of way; the right to relocate the lines within the limits of said easement and right-of-way; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

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

TO HAVE AND TO HOLD the above-described easement and rights unto Grantee and its successors and assigns, until said easement and rights shall be relinquished.

Grantor, Grantor's heirs, and legal representatives do hereby bind themselves to warrant and forever defend all and singular the above-described easement and rights unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my hand this 1st day of MARCH, 2024.

*[signature page follows]*

GRANTOR:

TERRI LEIGH ALEXANDER A/K/A TERRI JONES HANLEY

GRANTOR:

SUSAN LYNN ANDERSON A/K/A SUSAN JONES ANDERSON

THE STATE OF TEXAS

COUNTY OF Burnet

BEFORE ME, the undersigned authority, on this day personally appeared Terri Leigh Alexander a/k/a Terri Jones Hanley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

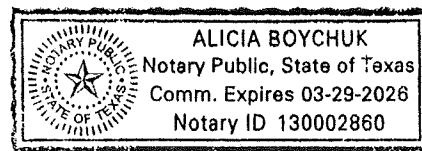
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1<sup>st</sup> day of

March, 2024.

Alicia Boychuk  
Notary Public in and for  
The State of Texas

THE STATE OF TEXAS

COUNTY OF Burnet

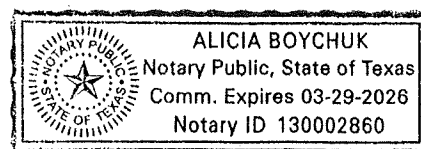


BEFORE ME, the undersigned authority, on this day personally appeared Susan Lynn Anderson a/k/a Susan Jones Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1<sup>st</sup> day of

March, 2024.

Alicia Boychuk  
Notary Public in and for  
The State of Texas



**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

Williamson County, Texas  
Attn: County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas 78664

County: Williamson  
Parcel : 18E – Hanley-Anderson  
Highway: Bagdad Rd (CR 279)

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EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.118 ACRE (5,135 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 95 ACRE TRACT (THIRD TRACT) OF LAND TO TERRI LEIGH ALEXANDER A/K/A TERRI JONES HANLEY AND SUSAN LYNN ANDERSON A/K/A SUSAN JONES ANDERSON RECORDED IN DOCUMENT NO. 2020043297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS 92 ACRE (SECOND TRACT) IN DEED RECORDED IN VOLUME 295, PAGES 4-6 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.118 ACRE (5,135 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 82.49 feet right of Bagdad Road Baseline Station 269+17.29 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,206,067.60 E=3,059,934.63), being in the southerly boundary line of said remainder of the 95 acre tract, same being the northerly boundary line of that called 10.01 acre tract of land described in General Warranty Deed to Crestway Storage and Parking LLC recorded in Document No. 2022031813 of the Official Public Records of Williamson County, Texas, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which an iron rod with plastic cap stamped "3DS" found, in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (ROW width varies), being the southwesterly corner of said remainder of the 95 acres and the northwesterly corner of said 10.01 acre tract bears N 75°44'50" E, a distance of 24.12 feet;

- 1) **THENCE, N 01°12'31" W** with said proposed ROW line, through said remainder of the 95 acre tract, for a distance of **376.23** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.42 feet right of Bagdad Road Baseline Station 272+83.00, in the northerly boundary line of said remainder of the 95 acre tract, same being the southerly boundary line of that called 5.801 acre tract of land described in Deed to Elizabeth Ann Lancaster recorded in Volume 1405, Pages 431-433 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel, and from which an iron rod with plastic cap stamped "3DS" found, in said existing easterly ROW line, being the southwesterly corner of said 5.801 acre tract, same being the northwesterly corner of the remainder of the 95 acre tract bears S 71°18'43" W, a distance of 53.08 feet;
- 2) **THENCE, N 71°18'43" E** with the common line of said 5.801 acre tract and said remainder of the 95 acre tract, for a distance of **9.82** feet to a calculated point, for the northeasterly corner of the herein described parcel, and from which a 1/2" iron rod found in the northerly boundary line of said remainder of the 95 acre tract, being the southeasterly corner of said 5.801 acre tract, same being in the southerly boundary line of that called 81.69 acre tract described in General Warranty Deed to Edward Wolf and Jennifer Wolf recorded in Document 2021036573 of the Official Public Records of Williamson County, Texas bears N 71°18'43" E, a distance of 223.92 feet, and N 69°08'52" E, a distance of 429.03 feet;

THENCE, through the interior of said remainder of the 95 acre tract, the following five (5) courses:

- 3) **S 02°32'46" E**, for a distance of **109.38** feet to a calculated angle point;



County: Williamson  
Parcel : 18E – Hanley-Anderson  
Highway: Bagdad Rd (CR 279)

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- 4) **N 66°35'27" E**, for a distance of **28.39** feet to a calculated angle point;
- 5) **S 23°24'33" E**, for a distance of **10.00** feet to a calculated angle point;
- 6) **S 66°35'27" W**, for a distance of **32.22** feet to a calculated angle point;
- 7) **S 01°56'41" E**, for a distance of **255.57** feet to a calculated point in the common line of said 10.01 acre tract and said remainder of the 95 acre tract, for the calculated southeasterly corner of the herein described parcel;
- 8) **THENCE**, with said common boundary line, **S 75°44'50" W**, for a distance of **15.84** feet to the **POINT OF BEGINNING**, containing 0.118 acres (5,135 square feet) of land, more or less.


This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

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

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

  
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100  
BB-001





## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	( ) RECORD INFORMATION
⊕ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	↗ DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	O.R.W.C.T. OFFICIAL RECORDS
ℙ PROPERTY LINE	WILLIAMSON COUNTY, TEXAS
	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS

1) All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-165831, ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 02, 2022, ISSUE DATE AUGUST 11, 2022.

2. AN ELECTRIC TRANSMISSION EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 235, PAGE 52, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S)EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 235, PAGE 89, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S)EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 235, PAGE 111, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS AS DESCRIBED IN VOLUME 415, PAGE 568, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

6. A COMMUNICATION LINES AND SYSTEMS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 544, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

7. AN UNDERGROUND TELECOMMUNICATION SYSTEMS AND LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 594, PAGE 779, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

8. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND SYSTEMS EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2002065468, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

9. A WATER LINE EASEMENT GRANTED TO LIBERTY HILL WATER SUPPLY CORP. AS DESCRIBED IN DOCUMENT NO. 2002096471, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

10. AN ELECTRIC DISTRIBUTION LINE EASEMENT (BLANKET TYPE) GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2022007854, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN STATE ARCHEOLOGICAL LANDMARK DESIGNATION OF RECORD IN DOCUMENT NO. 2004010914 AND DOCUMENT NO. 2004010915, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT.

12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-25 OF RECORD IN DOCUMENT NO. 2005039348, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

13. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-62 OF RECORD IN DOCUMENT NO. 2005077354, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

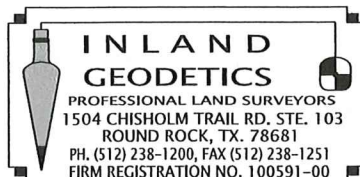


MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
TEXAS REG. NO. 5630  
1504 CHISHOLM TRAIL #103  
ROUND ROCK, TEXAS 78681  
PHONE 512.238-1200  
TBPELS FIRM REG. # 10059100



BB-001

11/28/2023



PARCEL PLAT SHOWING PROPERTY OF  
**TERRI LEIGH ALEXANDER,**  
**A/K/A TERRI JONES HANLEY &**  
**SUSAN LYNN ANDERSON**  
**A/K/A SUSAN JONES ANDERSON**

SCALE  
1" = 100'

PROJECT  
BAGDAD ROAD

COUNTY  
WILLIAMSON

PARCEL 18E

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