

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@scrrlaw.com

January 7, 2025

Zoomers Investment Group, LLC
Attn: Ashok Gudi
3951 West Parmer Lane Suite 100
Austin, TX 78727

Re: Williamson County — Hero Way
Parcel 338PEC

Dear Mr. Gudi:

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 Zoomers Investment Group, LLC (“Owner”) as part of the County’s proposed Hero Way roadway and utility system relocation improvements (“Project”).

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

1. County shall pay Owner a purchase price amount of **\$37,279.00** in return for Owner’s delivery to County of a fully executed and acknowledged electric easement (“Easement”) in and to a 0.156-acre tract of land (the “Property”), free and clear of any monetary liens and to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein.

2. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title (“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 and/or the Easement Grantee 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 affecting the Property and required as a condition of the Closing.

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 February 15, 2025, to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed electric 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 this Agreement 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

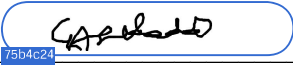
Adam H. Hill
Sheets & Crossfield, PLLC

cc: ROW of Texas (via e-mail sam.nassour@rowtx.com)

[signature pages follow]

SELLER:

ZOOMERS INVESTMENT GROUP, LLC

By:  01-13-2025
75b4c24

Name: Ashok Gudi

Title: Member Manager

Date: _____

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By:  _____
Valerie Covey, Commissioner

Date: Jan 29, 2025

EXHIBIT “A” EASEMENT FORM FOLLOWS

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That **Zoomers Investment Group, LLC**, 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, under, across and upon the following described lands located in Williamson County, Texas, to-wit:

All of that certain 0.156-acre (6,778 square foot) tract in the Talbot Chambers Survey, Abstract No. 125, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 338PEC**)

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 _____ day of _____, 20_____.

[signature page follows]

GRANTOR:

ZOOMERS INVESTMENT GROUP, LLC

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____, 2025.

Notary Public in and for
The State of Texas

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO:

JOINDER AND CONSENT OF LIENHOLDER TO ELECTRIC EASEMENT

BANCORPSOUTH BANK, as Beneficiary under a Deed of Trust executed by Zoomers Investment Group, LLC, to Josue Limon, Trustee, recorded in Document No. 2021055331 (the “Grantor Security Document”) of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit “A” (“Grantor Liens”), executes this electric utility easement (“Easement”) for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

BANCORPSOUTH BANK

By:_____

Name:_____

Title:_____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2025, by _____, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

Notary Public in and for the State of Texas

County: Williamson
Parcel: 338 PEC
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 338 PEC

METES & BOUNDS DESCRIPTION FOR A 0.156 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 5 OF AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, A SUBDIVISION AS RECORDED IN CABINET X, SLIDES 378 AND 379 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ZOOMERS INVESTMENT GROUP LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021055330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.156 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the east line of the above described Tract 5 and the west line of Tract 9 of KITTIE HILL ACRES, a subdivision as recorded in Cabinet F, Slides 45 and 46 of the Plat Records of Williamson County, Texas, as conveyed to TDW Development, LLC by Special Warranty Deed recorded in Document Number 2023071363 of the Official Public Records of Williamson County, Texas, at the northeast corner of original Tract 5 of said KITTIE HILL ACRES, from which a 1/2-inch iron rod found on the west line of Tract 8 of said KITTIE HILL ACRES, at the northeast corner of said Tract 5, bears N 20°59'09" W a distance of 226.19 feet; Thence, with the east line of said Tract 5 and the west line of said Tract 9, S 21°01'05" E a distance of 390.61 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 253.00 feet left of FM 2243 baseline station 173+84.46;

THENCE, continuing with the east line of said Tract 5 and the west line of said Tract 9, S 21°01'05" E a distance of 15.00 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,839.05, E: 3,088,335.88) set on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Numbers 2023087245 and 2023098898, both of the Official Public Records of Williamson County, Texas, at the southeast corner of the remainder of said Tract 5, and at the northeast corner of a called 0.176 acre tract of land described as Parcel 338 as dedicated in said Document Number 2023087245 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 173+84.58, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said Tract 9, and at the southeast corner of said Parcel 338, bears S 21°01'05" E a distance of 19.19 feet;

THENCE, leaving the west line of said Tract 9, with the north right-of-way line of said Hero Way and the south line of the remainder of said Tract 5, S 69°25'18" W a distance of 449.37 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the intersection with the east right-of-way line of Winding Oak Drive (50 feet wide) as dedicated by said KITTIE HILL ACRES, at the southwest corner of the remainder of said Tract 5, and at the northwest corner of said Parcel 338, for the southwest corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 169+35.20, from which a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the intersection of the west right-of-way line of said Winding Oak Drive and the north right-of-way line of said Hero Way, at the northeast corner of a called 0.325 acre tract of land described as Parcel 337 as dedicated in said Document Number 2023098898 of the Official Public Records of Williamson County, Texas, bears S 73°39'14" W a distance of 54.18 feet;

THENCE, with the east right-of-way line of said Winding Oak Drive and the west line of said Tract 5, N 39°29'20" W a distance of 15.86 feet to a calculated point for the northwest corner of the herein described tract, 253.00 feet left of FM 2243 baseline station 169+30.07, from which a 1/2-inch iron rod with an illegible cap found on the east right-of-way line of said Winding Oak Drive and the west line of said Tract 5, bears N 39°29'20" W a distance of 264.10 feet;

THENCE, leaving the east right-of-way line of said Winding Oak Drive and over and across said Tract 5, N 69°25'18" E a distance of 454.40 feet to the **POINT OF BEGINNING** and containing 0.156 acre (6,778 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

PRELIMINARY
**This document shall not be
 recorded for any purpose.**

Damian G. Fisher RPLS Number 6928
 BGE, Inc.
 101 West Louis Henna Blvd., Suite 400
 Austin, TX 78728
 Telephone: 512-879-0400
 TBPELS Licensed Surveying Firm Number 10106502

 Date

Client: Williamson County
 Date: October 7, 2024
 Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AMENDED PLAT KITTIE HILL
ACRES TRACT 5 AND TRACT 6
CAB. X, SLIDES 378 & 379
P.R.W.C.

TRACT 5

TRACT 6

TRACT 9

TDW DEVELOPMENT, LLC
REMAINDER OF A
CALLED 27.07 ACRES
(TRACT 9)
DOC. NO.
2023071363
O.P.R.W.C.

KITTIE HILL ACRES 45
CAB. F, P.R.W.C.

ZOOMERS INVESTMENT GROUP LLC
TRACT 5
DOC. NO. 2021055330 O.P.R.W.C.

REMAINDER OF
50' B.L. 2135' P.G. 300
NO. 2135' O.R.W.C.

REMAINDER OF
50' B.L. 2135' P.G. 300
NO. 2135' O.R.W.C.

WINDING
OAK DRIVE
50' R.O.W.
CAB. F, SLIDES 45
& 46 P.R.W.C.

HEROWAY 15 LLC
(TRACT 4)
DOC. NO. 2022033215 O.P.R.W.C.

TRACT 4

KITTIE HILL ACRES 45-46
CAB. F, P.R.W.C.
P.P. W/TEL. RISER
U.C.M. SBC
TEL. PED. SBC
ATWOS.

EASEMENT
PARCEL 338 PEC
0.156 ACRE
6,778 SQUARE FEET

HERO CR 269)
ANSMISION P.P.


(F/K/A VARIES 245' &
R.O.W. 20230812 W.C.
DOC. NOS. 20230812 W.C.
20230812 W.C.

JNK PROPERTIES 1, LTD.
CALLED 60.000 ACRES
(TRACT 2)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2003078335 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004028572 O.P.R.W.C.



0.030 ACRE WITHIN EXISTING
P.E.C. ELEC. EASEMENT



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

**PARCEL PLAT SHOWING
EASEMENT PARCEL 338 PEC
0.156 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**

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LEGEND

- B.L.
B.W.F.
CAB.
CMP
DOC.
D.R.W.C.
ELEC.
ESMT.
M.H.
NO.
N.T.S.
O.P.R.W.C.
PED.
P.O.B.
PED.
P.L.M.
P.O.B.
P.P.
P.R.W.C.
R.O.W.
SAN.
S.L.V.
S.N.S.
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T.R.W.
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[10.3]

BUILDING LINE
BARBED WIRE FENCE
CABINET
CORRUGATED METAL PIPE
DOCUMENT
DEED RECORDS OF WILLIAMSON COUNTY
ELECTRIC
EASEMENT
MANHOLE
NUMBER
NOT TO SCALE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PEDESTAL
POINT OF BEGINNING
PEDESTAL
PIPELINE MARKER
POINT OF BEGINNING
POWER POLE
PLAT RECORDS OF WILLIAMSON COUNTY
RIGHT-OF-WAY
SANITARY
SANITARY LINE VENT
STREET NAME SIGN
STOP SIGN
TELEPHONE
TIMBER RETAINING WALL
UNDERGROUND CABLE MARKER
RECORD INFO FOR CAB. X, SLIDES 378-379 P.R.W.C.
RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
CALCULATED POINT
WIRE FENCE
OVERHEAD TELEPHONE
OVERHEAD POWER
EDGE OF ASPHALT
SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°59'09" W	226.19'
L2	S 21°01'05" E	390.61'
L3	S 21°01'05" E	15.00'
L4	S 21°01'05" E	19.19'
L5	S 73°39'14" W	54.18'
L6	N 39°29'20" W	15.86'



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 338 PEC
0.156 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164941, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45 AND CABINET X, SLIDE 378, PLAT RECORDS; VOLUME 2135, PAGE 300, OFFICIAL RECORDS; DOCUMENT NO. 2015018800, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 A 10 FOOT ROAD WIDENING EASEMENT RESERVED ALONG COUNTY ROAD 269, AS SHOWN ON THE PLAT OF RECORD IN CABINET X, SLIDE 378 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET X, SLIDE 378 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 2135, PAGE 300, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-051-00 IF RECORD IN DOCUMENT NO. 2017011292, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. There are no visible encroachments, except as shown hereon.

PRELIMINARY
This document shall not be recorded for any purpose.

DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512.879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
EASEMENT PARCEL 338 PEC
0.156 ACRE
FM 2243
WILLAMSON COUNTY, TEXAS**

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