

WO: \_\_\_\_\_  
Coor: N9 935 338.01, E3 075 927.95  
NAME/DEV: City of San Marcos  
San Marcos Airport/Camp Gary  
Highway 21 Frontage

**UTILITY EASEMENT**

**THE STATE OF TEXAS**

§

§ **KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF CALDWELL**

§

That **The City of San Marcos**, of Hays and Caldwell Counties, Texas, for and in consideration of ONE DOLLAR (\$1.00) paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of variable number of wires both overhead and underground, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, communication wire, props, guys, concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts and lightning arrestors over ground along with conduits, primary cables, secondary conductors and ground rods underground), over, the following described lands located in Caldwell County, Texas, to-wit:

Being a two (2) tracts of land recorded in Volume 313, Page 463 and Document #134724 of the Official Public Records of Caldwell County, Texas.

Easement hereby conveyed shall consist of:

- See attached Exhibit "A".

Together with the right of ingress and egress over our 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; the right to relocate within the limits of said right-of-way; the right to remove from said easement all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

And we do hereby bind ourselves, our heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**(SIGN AND NOTARIZE ON SECOND PAGE)**

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

City of San Marcos

**THE STATE OF TEXAS**

**COUNTY OF CALDWELL**

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
\_\_\_\_\_, for **The City of San Marcos**, 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 **The City of San Marcos**, as \_\_\_\_\_, thereof, and  
for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

Please Return to:

Pedernales Electric Cooperative

Attn: Mike Moore

P. O. Box 100

Kyle, Texas 78640



6477 FM 311 | PO BOX 992  
SPRING BRANCH, TX 78070  
830.228.5788 P | 830.885.2170 F  
WWW.MSENGR.COM | TBPLS #10044200

1.32 ACRE ELECTRIC EASEMENT  
17MS023 SAN MARCOS AIRPORT.DWG

FN NO. 17MS023  
NOVEMBER 2, 2017

**FIELDNOTE DESCRIPTION**  
**1.32 ACRE ELECTRIC EASEMENT**

BEING A 1.32 ACRE ELECTRIC EASEMENT SITUATED IN THE WILLIAM PETTUS TWO LEAGUE GRANT SURVEY, CALDWELL COUNTY, BEING OUT OF A CALLED 42.29 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 134724, AND OUT OF THE REMAINDER OF A CALLED 1303.055 ACRE TRACT, RECORDED IN VOLUME 313, PAGE 463, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, SAID 1.32 ACRE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A FOUND 3/8" IRON ROD IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21, FOR THE WESTERLY CORNER OF SAID 42.29 ACRE TRACT;

**THENCE**, ALONG SAID RIGHT-OF-WAY LINE, N 49°53'20" E, A DISTANCE OF 270.72 FEET TO A POINT;

**THENCE**, LEAVING SAID RIGHT OF WAY, OVER AND ACROSS SAID 42.29 ACRE TRACT, THE FOLLOWING COURSES:

N 50°06'41" E, A DISTANCE OF 1203.38 FEET TO A POINT;

N 50°06'56" E, A DISTANCE OF 40.00 FEET TO A POINT;

S 39°53'04" E, A DISTANCE OF 10.00 FEET TO A POINT;

S 50°06'56" W, A DISTANCE OF 34.87 FEET TO A POINT;

S 39°52'02" E, A DISTANCE OF 35.00 FEET TO A POINT;

S 50°07'58" W, A DISTANCE OF 10.00 FEET TO A POINT;

N 39°52'02" W, A DISTANCE OF 35.00 FEET TO A POINT;

S 50°06'41" W, A DISTANCE OF 1198.49 FEET TO A POINT;

S 49°53'20" W, A DISTANCE OF 270.81 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 42.29 ACRE TRACT;

**THENCE**, OVER AND ACROSS THE AFOREMENTIONED REMAINDER OF A CALLED 1303.55 ACRE TRACT, THE FOLLOWING COURSES:

S 51°10'39" W, A DISTANCE OF 1108.55 FEET TO A POINT;

S 49°46'42" W, A DISTANCE OF 327.45 FEET TO A POINT;

N 66°18'43" W, A DISTANCE OF 2.91 FEET TO A POINT;

S 52°09'50" W, A DISTANCE OF 241.12 FEET TO A POINT;

S 51°13'23" W, A DISTANCE OF 388.57 FEET TO A POINT;

S 50°03'17" W, A DISTANCE OF 80.42 FEET TO A POINT;

S 49°23'52" W, A DISTANCE OF 1143.12 FEET TO A POINT;

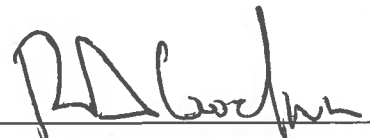
S 43°01'08" W, A DISTANCE OF 49.27 FEET TO A POINT;  
S 48°50'29" W, A DISTANCE OF 827.25 FEET TO A POINT;  
S 46°29'37" E, A DISTANCE OF 24.50 FEET TO A POINT;  
S 43°30'23" W, A DISTANCE OF 10.00 FEET TO A POINT;  
N 46°29'37" W, A DISTANCE OF 35.48 FEET TO A POINT;  
N 48°50'29" E, A DISTANCE OF 837.71 FEET TO A POINT;  
N 43°01'08" E, A DISTANCE OF 49.32 FEET TO A POINT;  
N 49°23'52" E, A DISTANCE OF 1143.74 FEET TO A POINT;  
N 50°03'17" E, A DISTANCE OF 80.58 FEET TO A POINT;  
N 51°16'04" E, A DISTANCE OF 194.41 FEET TO A POINT;  
N 51°10'41" E, A DISTANCE OF 194.34 FEET TO A POINT;  
N 52°09'50" E, A DISTANCE OF 247.15 FEET TO A POINT;  
S 66°18'43" E, A DISTANCE OF 2.62 FEET TO A POINT;  
N 49°46'42" E, A DISTANCE OF 321.33 FEET TO A POINT IN THE AFOREMETIONED  
SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21;

**THENCE**, ALONG THE SAID RIGHT-OF-WAY LINE, N 51°10'39" E, A DISTANCE OF 1108.56 FEET  
TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1.32 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS  
STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE  
GROUND UNDER MY DIRECTION AND SUPERVISION.

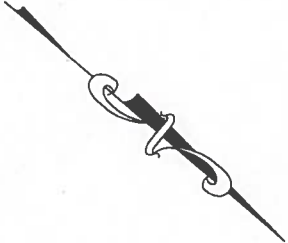
SHERWOOD SURVEYING, LLC  
P.O. BOX 970  
SPRING BRANCH, TEXAS 78070  
TBPLS FIRM #10044200

  
RICHARD A. GOODWIN DATE 11/2/17  
R.P.L.S. #4069 STATE OF TEXAS



LEGAL DESCRIPTION

BEING A 1.32 ACRE ELECTRIC EASEMENT SITUATED IN THE WILLIAM PETTUS TWO LEAGUE GRANT SURVEY, CALDWELL COUNTY, BEING OUT OF A CALLED 42.29 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 134724, AND OUT OF THE REMAINDER OF A CALLED 1303.055 ACRE TRACT, RECORDED IN VOLUME 313, PAGE 463, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS.



HAYS COUNTY

HARRIS HILL ROAD

POINT OF BEGINING  
FOUND 3/8" IRON ROD

1.86 ACRES  
WASTEWATER ESMT.  
1345/371

4.63 ACRES  
P.U.E.  
1345/374

STATE HWY 21

STATE HWY 21

CITY OF SAN MARCOS  
42.29 ACRES  
DOC. # 134724

ELECTRIC EASEMENT

1.32 ACRES

CITY OF SAN MARCOS  
REMAINDER OF  
1303.055 ACRES  
VOL. 313, PG. 463

CALDWELL COUNTY

LINE	BEARING	DISTANCE
L1	N 49°53'20" E	270.72'
L2	N 50°06'41" E	1203.38'
L3	N 50°06'56" E	40.00'
L4	S 39°53'04" E	10.00'
L5	S 50°06'56" W	34.87'
L6	S 39°52'02" E	35.00'
L7	S 50°07'58" W	10.00'
L8	N 39°52'02" W	35.00'
L9	S 50°06'41" W	1198.49'
L10	S 49°53'20" W	270.81'
L11	S 51°10'39" W	1108.55'
L12	S 49°46'42" W	327.45'
L13	N 66°18'43" W	2.91'
L14	S 52°09'50" W	241.12'
L15	S 51°13'23" W	388.57'
L16	S 50°03'17" W	80.42'
L17	S 49°23'52" W	1143.12'
L18	S 43°01'08" W	49.27'
L19	S 48°50'29" W	827.25'
L20	S 46°29'37" E	24.50'
L21	S 43°30'23" W	10.00'
L22	N 46°29'37" W	35.48'
L23	N 48°50'29" E	837.71'
L24	N 43°01'08" E	49.32'
L25	N 49°23'52" E	1143.74'
L26	N 50°03'17" E	80.58'
L27	N 51°16'04" E	194.41'
L28	N 51°10'41" E	194.34'
L29	N 52°09'50" E	247.15'
L30	S 66°18'43" E	2.62'
L31	N 49°46'42" E	321.33'
L32	N 51°10'39" E	1108.56'

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE



**SHERWOOD  
SURVEYING & S.U.E.**

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311, P.O. BOX 982 TBPUS FIRM#10044200  
SPRING BRANCH, TEXAS 78070  
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 11-2-17

DRAWN BY: CTE PROJECT NO. 17MS023



**SURVEYORS CERTIFICATE**

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF APRIL, 2017, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

**RICHARD A. GOODWIN**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4069

DATE: 11/2/17