

EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS }
 } **KNOW ALL PERSONS BY THESE PRESENTS**
COUNTY OF HARRIS }

That, HARRIS COUNTY, a body corporate and politic of the State of Texas, hereinafter referred to as "GRANTOR", for and in consideration of ONE DOLLAR (\$1.00) paid to GRANTOR by CenterPoint Energy Houston Electric, LLC, its successors and assigns, hereinafter referred to as "GRANTEE", the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and does by these presents GRANT, SELL and CONVEY unto GRANTEE, all or in part, a non-exclusive, perpetual easement, hereinafter referred to as the "Easement", for the installation, operation and maintenance of electrical facilities and communication facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, including, but not limited to, towers or poles made of wood, metal or other materials, props and guys, hereinafter referred to as "Facilities", located within a portion of the following described lands owned by Grantor, ("Grantor's Property"), to wit:

That certain 24.802-acre tract of land situated in the Harris County School Land Survey, Abstract 332, Harris County, Texas, being the same property described in a deed from Premium Mill Services, Inc. to County of Harris, State of Texas, dated January 12, 1982 and filed for record under County Clerk's File No. H344112 of the Official Public Records of Real Property of Harris County, Texas.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are described as follows:

1. An easement ten (10) feet wide, the location of which is shown by the dot-dash symbol on Plat No. 24-0104, together with unobstructed aerial easements ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located on both sides of and adjoining said ten (10) foot wide easement, and being more particularly described as L1 of 10' Easement "A" by metes and bounds in **EXHIBIT A**, both of which are attached hereto and made a part hereof.

2. An easement ten (10) feet wide, the location of the centerline of which is shown by the double dot-dash symbol on said attached Plat No. 24-0104, and being more particularly described as L2 of 10' Easement "A" by metes and bounds in said attached **EXHIBIT A**.

3. An easement eighteen (18) feet wide and twenty-four (24) feet, six (6) inches long, the location of which is shown by the crosshatched symbol on said attached Plat No. 24-0104, and being more particularly described as Easement "B" by metes and bounds in said attached **EXHIBIT A**.

Grantor or its successors or assigns shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, its successors or assigns, Grantor, its successors or assigns shall observe all safety codes and laws which apply to working along, within and/or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including O.S.H.A., Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electrical Safety Code.

Notwithstanding the description of the Easement Area set forth herein, the parties intend that the Easement Area herein granted shall run to the edge of Grantor's Property so that the exteriors of all ground and/or aerial easements herein granted are to intersect with the exteriors of all adjoining easements and/or property lines without creating any gaps

between the Easement Area herein granted and any existing easements and/or property lines.

The Easement Area and right-of-way herein granted is subject to all conditions and reservations set out in **EXHIBIT B**, attached hereto and incorporated herein for all purposes.

This conveyance is made subject to all matters properly filed of record still existing and enforceable against the above described property.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

IN WITNESS WHEREOF, these presents have been executed by GRANTOR this
the _____ day of _____, 20____.

HARRIS COUNTY

BY: _____
Signature

Name typed or printed

County Judge _____
Title

STATE OF TEXAS }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on
this day personally appeared _____
County Judge of Harris county, pursuant to the order of Commissioner's Court, known to
me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that (___)he executed the same for the purposes and consideration
therein expressed, in the capacity therein stated, and as the act and deed of said
corporation.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary's Signature

Name typed or printed

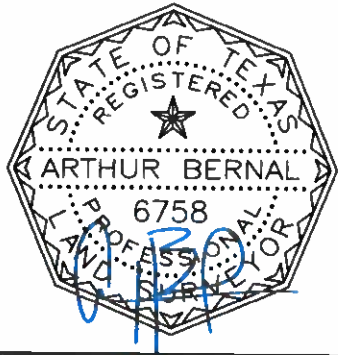
Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**

EXHIBIT "B"

TERMS AND CONDITIONS FOR POWER LINES CROSSING HARRIS COUNTY PROPERTY

1. Grantee shall also have rights of ingress and egress to and from said Easement Area for the purposes of erecting, installing, operating, maintaining, replacing, inspecting and removing said electrical Facilities, together with the additional right to remove from said Easement Area, all bushes, trees and parts thereof, the right of reasonable working space not detrimental to the rights of Grantor in its adjoining property, and all other rights necessary to the full and complete use and enjoyment of the rights of way and easements hereby granted for the purposes herein described.
2. Grantor may maintain and operate any and all facilities owned by Grantor which are now located on, over, or under the above described portions of Grantor's property, and Grantee's use of the Easement granted herein shall not interfere with the safety, maintenance or operation of said facilities.
3. Grantor shall retain title to the presently existing facilities.
4. Grantor shall retain the right to use Grantor's Property for any purpose which does not unreasonably interfere with the Easement Area granted herein, further, Grantor retains the right to grant to others such easement rights as Grantor in its sole discretion shall deem necessary; however, any such rights so granted shall be utilized so as to not unreasonably interfere with the rights of Grantee herein.
5. After the initial construction of Grantee's Facilities within the Easement Area herein granted, the parties to this instrument agree that either party may build additional facilities so long as, at the time of their construction, they do not conflict or interfere with Facilities already built in the Easement Area. If a conflict is determined to exist, the constructing party will notify the owner of the existing Facilities in order to effect such adjustments as are necessary to accommodate the additional facilities.



A metes and bounds description was prepared on even date herewith and in conjunction with this plat.

HARRIS COUNTY SCHOOL LAND SURVEY, A-332

Bearing Basis:
Texas Coordinate System of 1983, South Central Zone (TXSC Zone 4204); NAD 83



PREMIUM DRIVE

P.O.C.
CALL & FOUND 5/8" I.R.
N: 13,936,889.19
E: 2,960,179.27

OLD WASHINGTON ROAD
S 68°09'09" E - 1436.21'

S 2°21'06" E - 422.04'

S 16°12'20" E

396.70'

10' CNP Esmt.
C.C.F. #K255571
Executed 10/15/85

HARRIS COUNTY
C.C.F. #H344112
Called 24.802 Acres

FOUND 5/8" I.R.
w/Plas Cap
"1ST AMER. 405-253-2444"

10' CNP Esmt.
C.C.F. #K255571
Executed 10/15/85

10' CNP Esmt.
C.C.F. #K334724
Executed 12/19/85

18' X 24.5'
Pad Easement "B"
441 SQ. FT.

P.O.B.
Easement "A"
N: 13,936,467.51
E: 2,960,196.59

10' Easement
"A"

10' CNP Esmt.
C.C.F. #20110241151
Sketch #11-0218

P.O.B.
Easement "B"
N: 13,936,514.57
E: 2,960,309.77

18' X 24.5'
Pad Easement
"B"

Detail
Not to scale

10' CNP Esmt.
C.C.F. #20110241151
Sketch #09-390

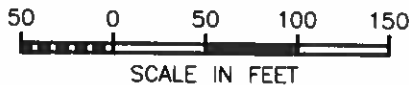
10' Easement
"A"

10' Easement
"A"

CALC. CORNER

S 2°21'06" E - 695.79'

Line Table		
Line #	Length	Direction
L1	119.51'	S 87°59'42" W
L2	18.37'	N 1°14'13" W
L3	18.00'	S 89°53'06" E
L4	24.50'	S 0°06'54" W
L5	12.09'	N 89°53'06" W
L6	5.91'	N 89°53'06" W
L7	24.50'	N 0°06'54" E



NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

REV.1: JOB NO. BY: DATE: REV.2: JOB NO. BY: DATE:

EASEMENT - UNOBSTRUCTED
COUNTY: HARRIS
SURVEY DATE: 02/05/2024
SCALE: 1"=100'
FILE NO. - BOOK: 2022

LAST PLOT DATE: 02/26/2024
DRAWN BY: C.G.M.
MAP NO: 4168B4
JOB NO: 103046559A
CHECKED BY: A.B.

CenterPoint Energy
SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
PLAT NO. 24-0104

Exhibit "A"

CenterPoint Energy Utility
Ten (10) foot-wide Easement "A"
296 sq. ft.

Centerline description of a Ten (10) foot-wide easement located and situated in the Harris County School Land Survey, Abstract No. 332, Harris County, Texas, being out of that certain called 24.802-acre tract of land described in a deed to the Harris County, recorded under County Clerk's File No. H344112 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.).

All grid coordinates and bearings stated herein are referenced to the Texas Coordinate System of 1983, South Central Zone, 4204, as defined in the Texas Natural Resources Code, Sec. 21.071, et. Seq. and are based on a GPS-Real time Kinematic (RTK) survey performed in February 2024. All distances recited are grid and may be converted to surface by dividing the scale factor of 0.999937285. Said Ten (10) foot wide easement being situated five (5) feet either side of the herein described Centerline as follows:

COMMENCING at a 5/8-inch iron rod found, having grid coordinates $X = 2,960,179.27$, $Y = 13,936,889.19$, at the intersection of the southwest right-of-way line of Old Washington Road (60-foot wide), with the east right-of-way line of Premium Drive (60-foot-wide), and being the northwest corner of said 24.802-acre tract of land, for reference a 5/8-inch iron rod with plastic cap stamped "1st Amer 404-253-2444" found at the southwest corner of the above mentioned 24.802-acre tract of land bears "S 68°09'09" W at a distance of 1436.21 feet.

THENCE, S 02°21'06" E with the east right-of-way line of Premium Drive and the west line of said 24.802-acre tract of land, for a distance of **422.04 feet** to the **POINT OF BEGINNING** of the herein described Centerline, having grid coordinates $X = 2,960,196.59$, $Y = 13936467.51$, for reference a point located on or near the southwest corner of said 24.802-acre tract of land bears S 02°21'06" E, at a distance of 695.79 feet.

THENCE, N 87°59'42" E over and across said 24.802-acre tract of land, for a distance of **119.51 feet** to an angle point of the herein described Centerline.

THENCE, N 01°14'13" W continuing over and across said 24.802-acre tract of land, for a distance of **18.37 feet** to the **POINT OF TERMINUS** of the herein described Centerline, having grid coordinates $X = 2,960,315.63$, $Y = 13,936,490.05$, and containing 296 sq. ft. of land, more or less.

A Plat was prepared on even date herewith and in conjunction with these metes and bounds.

February 26, 2024




Arthur Bernal, R.P.L.S.# 6758

Work Order No. 103046559A
Map No. 4168

Exhibit "A"

CenterPoint Energy Utility
18 Foot by 24.50 Foot (18FTx24.5FT) Pad Easement "B"
441 sq. ft.

Metes and Bounds description of a 18 Foot by 24.50 Foot (18FTx24.5FT) Pad Easement located and situated in the Harris County School Land Survey, Abstract No. 332, Harris County, Texas, being out of that certain called 24.802-acre tract of land described in a deed to the Harris County, recorded under County Clerk's File No. H344112 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.).

All grid coordinates and bearings stated herein are referenced to the Texas Coordinate System of 1983, South Central Zone, 4204, as defined in the Texas Natural Resources Code, Sec. 21.071, et. Seq. and are based on a GPS-Real time Kinematic (RTK) survey performed in February 2024. All distances recited are grid and may be converted to surface by dividing the scale factor of 0.999937285. Said Pad Easement being described as follows:

COMMENCING at a 5/8-inch iron rod found, having grid coordinates $X = 2,960,179.27$, $Y = 13,936,889.19$, at the intersection of the southwest right-of-way line of Old Washington Road (60-foot wide), with the east right-of-way line of Premium Drive (60-foot-wide), and being the northwest corner of said 24.802-acre tract of land, for reference a 5/8-inch iron rod with plastic cap stamped "1st Amer 404-253-2444" found at the southwest corner of the above mentioned 24.802-acre tract of land bears "S 68°09'09" W at a distance of 1436.21 feet.

THENCE, S 19°12'20" E over and across said 24.802-acre tract of land, for a distance of **396.70 feet** to a point for northwest corner and the **POINT OF BEGINNING** of the herein described Pad Easement, having grid coordinates $X = 2,960,309.77$, $Y = 13,936,514.57$.

THENCE, S 87°53'06" E for a distance of **18.00 feet** to a point for the northeast corner of the herein described Pad Easement.

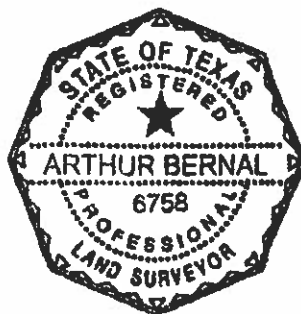
THENCE, S 0°06'54" W for a distance of **24.50 feet** to a point for the southeast corner of the herein described Pad Easement.


THENCE, N 89°53'06" W for a distance of **18.00 feet** to a point for the southwest corner of the herein described Pad Easement.

THENCE, N 06°06'54" E for a distance of **24.50 feet** to the **POINT OF BEGINNING** of the herein described Pad Easement, containing 441 sq. ft. of land, more or less.

A Plat was prepared on even date herewith and in conjunction with these metes and bounds.

February 26, 2024




Arthur Bernal, R.P.L.S.# 6758
Work Order No. 103046559A
Map No. 4168