

**EXHIBIT "A", PAGE 1 OF 2
CENTERLINE DESCRIPTION
FOR A
100' WIDE EASEMENT
ACROSS A CALLED 11.0010 ACRE TRACT
OUT OF THE
PATRICK A. HINES SURVEY, ABSTRACT 753
MONTGOMERY COUNTY, TEXAS
JANUARY 23, 2007**

That certain centerline description for a 100' wide easement, 50' on each side of centerline, out of the Patrick A. Hines Survey, Abstract 753, Montgomery County, Texas, being across a called 11.0010 acre tract conveyed to Steven M. Davis as recorded in Clerks File No. 2006-008907 of the Official Public Records of Real Property of Montgomery County, Texas, said centerline being more particularly described by metes and bounds as follows:

Note: Bearings are referenced to Texas State Plane Coordinate System, NAD83, Central Zone #4203.

COMMENCING at a 5/8" iron rod found in the east right-of-way line of Old Houston Road, for the northwest corner of a called 4.0819 acre tract conveyed to Ruben A Gonzalez as recorded in Clerks File No. 2005-113854 of the Official Public Records of Real Property of Montgomery County, Texas and the southwest corner of the said Davis 11.0010 acre tract from which a 5/8" iron rod found for the northwest corner of a called 11.0010 acre tract conveyed to Javier Zavala and Bertha Zavala as recorded in Clerks File No. 2003-042970 of the Official Public Records of Real Property of Montgomery County, Texas bears a chord bearing and chord distance of South 25°04'18" West 68.09 feet (called South 25°51'17" West);

THENCE North 86°56'52" East along the north line of the said 4.0819 acre tract and the south line of the said Davis 11.0010 acre tract a distance of 5.70 feet (called North 87°20'02" East) to a point for the **POINT OF BEGINNING** of the said centerline;

THENCE North 27°34'19" East a distance of 219.72 feet to an angle point;

THENCE North 29°27'45" East a distance of 130.68 feet to an angle point;

THENCE North 29°31'14" East a distance of 3.19 feet to a point in the most westerly south line of a called 11.1844 acre tract conveyed to Lesley Ann Van Biljon as recorded in Clerks File No. 2005-072619 of the Official Public Records of Real Property of Montgomery County, Texas and the north line of the said Davis 11.0010 acre tract for the **POINT OF TERMINATION** of the said centerline from which a 5/8" iron rod found in the said east right-of-way line of Old Houston Road for the northwest corner of the said Davis 11.0010 acre tract and the most westerly southwest corner of the said 11.1844 acre tract bears South 86°56'52" West 5.93 feet (called South 87°20'02" West) and from which a 5/8" iron rod found for the northeast corner of the said Davis 11.0010 acre tract and an

EXHIBIT "A", PAGE 2 OF 2

interior corner of the said 11.1844 acre tract bears North 86°56'52" East 1486.41 feet (called North 87°20'02" East).

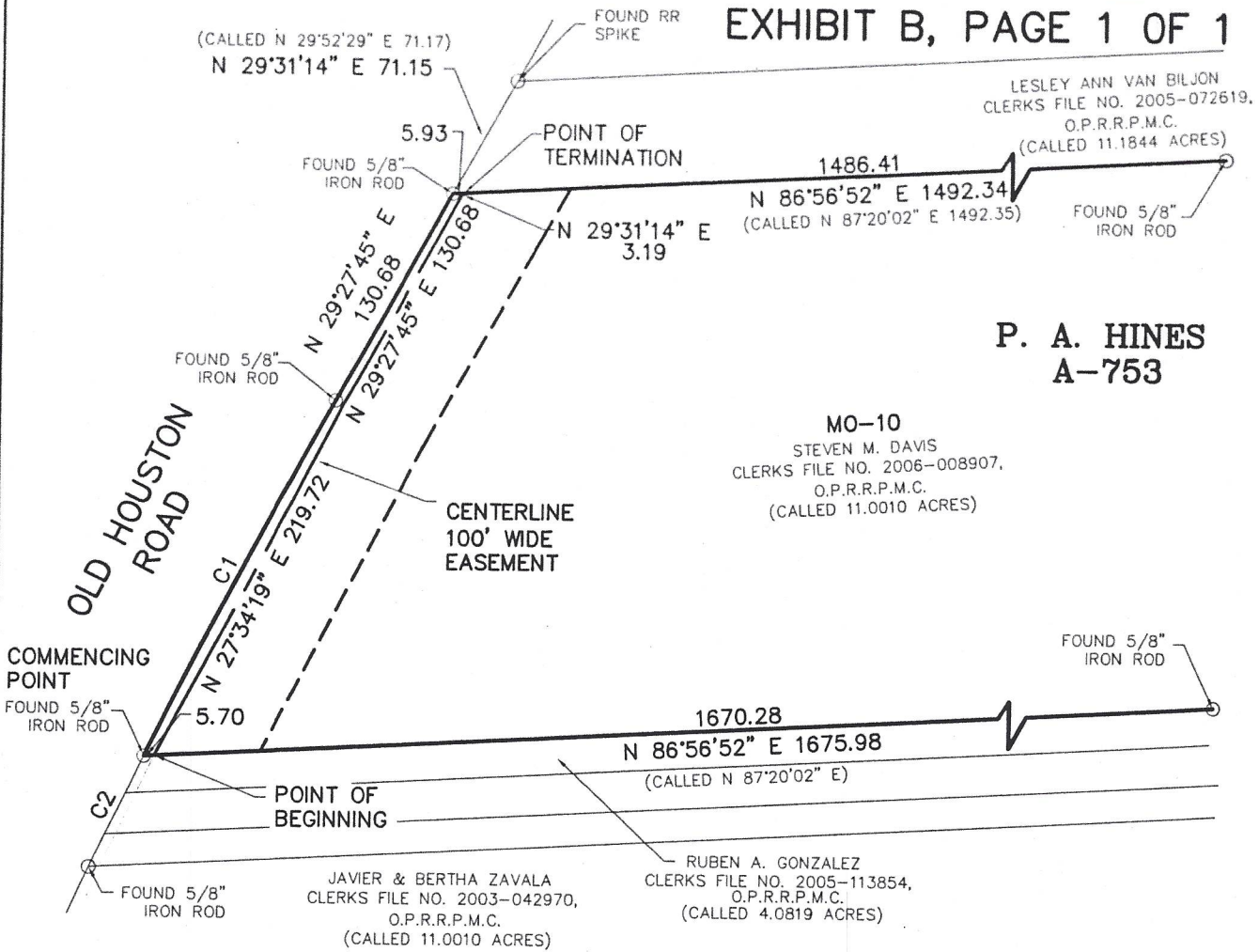
This Field Note Description is based on a survey performed by Fittz & Shipman, Inc. during September and October 2005.

Walter J. Ksiazek

Walter J. Ksiazek
Registered Professional Land Surveyor No. 5321



EXHIBIT B, PAGE 1 OF 1



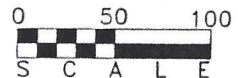
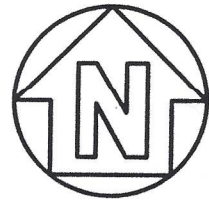
**P. A. HINES
A-753**

MO-10
STEVEN M. DAVIS
CLERKS FILE NO. 2006-008907,
O.P.R.R.P.M.C.
(CALLED 11.0010 ACRES)

JAVIER & BERTHA ZAVALA
CLERKS FILE NO. 2003-042970,
O.P.R.R.P.M.C.
(CALLED 11.0010 ACRES)

RUBEN A. GONZALEZ
CLERKS FILE NO. 2005-113854,
O.P.R.R.P.M.C.
(CALLED 4.0819 ACRES)

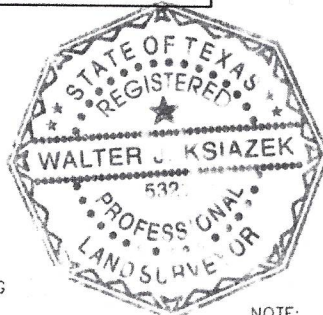
NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	03°54'02"	3273.32	222.84	222.79	N 27°32'53" E
CALLED	03°54'05"	3273.32	222.89	222.85	N 27°55'27" E
C2	01°11'31"	3273.32	68.09	68.09	S 25°04'18" W
CALLED		3273.08			



SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS AN ACCURATE PLAT AND DESCRIPTION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING SEPTEMBER AND OCTOBER 2005.

Walter J. Ksiazek
WALTER J. KSIAZEK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5321



NOTE: BEARINGS ARE REFERENCED TO THE NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE #4203.

ENERGY GULF STATES, INC.

**A 0.4530 ACRE TRACT FOR A
100' WIDE EASEMENT**

STEVEN M. DAVIS
MONTGOMERY COUNTY, TEXAS

APPROVED BY: WJK	DATE: 1-23-07
CHECKED BY: WJK	SCALE: 1"=100'
DRAWN BY: JMW	CEA NO. 00000

Dwg. No. **748mo10**

Entergy

PLOT 1/31/07	SH. 1 OF 1
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Fittz & Shipman

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT BEAUMONT, TEXAS
(409)832-7238 FAX (409)832-7303

NO.	DATE:	REVISION	APPR:
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RFJ PROPERTY CONSULTING

February 10, 2008

**DELIVERED BY FIRST
CLASS MAIL**

OFFER LETTER

Project: Johnstown/Porter
Parcel: MO-10
County: Montgomery

Sandra Lee Jarnagin
5910 Slashwood Lane
Spring, TX 77379

Dear Ms Jarnagin:

This letter is in reference to the above mentioned project on behalf of Entergy Texas, Inc. (Entergy). Entergy has retained our firm, RFJ Property Consulting for negotiation on this project. A Certificate of Convenience and Necessity (CCN) has been approved by the Public Utility Commission of Texas under Public Utility Commission of Texas Docket No. 29420 for the approved route. This project will require the purchase of a power transmission line easement across your property according to the enclosed survey description and drawing.

With Entergy's approval, RFJ Property Consulting is authorized to offer you **\$5,436.00** which is based on analysis of land values in the area for easement rights required for this project.

Please contact Robert Findley within 7 days from the date of receipt of this letter to discuss this offer in greater detail.

It is the policy of the Entergy to negotiate with the owner of the land with the understanding that you will in turn negotiate with any lessee or other entity who may own any interest in the land or improvements and notify us of any unrecorded changes. Also enclosed is the Texas Landowner's Bill of Rights as prescribed by the Texas Legislature in Texas Government Code Sec. 402.031 and Chapter 21 of the Texas Property Code. Please initial each page and sign the last page to indicate that you have received and read the Texas Landowner's Bill of Rights and return in the self addressed stamped envelope.

16315 Petina Cypress Ct.
Cypress, TX 77433
281-793-6656

Please feel free to contact me at 281-793-6656 should you have any questions regarding this project. This project is very important to keep the growing community with reliable service and be able to meet the demands in the future. I thank you for your cooperation so that Entergy may proceed with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Findley", with a long horizontal stroke extending to the right.

Robert Findley
Acquisition Agent

Enclosures: (1) Copy of Metes and Bounds Description
(2) Copy of Landowner's Bill of Rights