

STATE OF TEXAS

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COUNTY OF MONTGOMERY §

Metes & Bounds Property Description.

A tract of land containing 11.4428 Acres, situated in the Robin George Survey, Abstract 469, Montgomery County, Texas being the same tract recorded in the name of David Piatkowski under Montgomery County Clerk's File (M.C.C.F.) 2005-096752 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said M.C.C.F. 2005-096752 of the O.P.R.M.C.T.)

BEGINNING at a 5/8 Inch iron rod found on the south right-of-way line (60 Feet wide) near its intersection with the east right-of-way line of Odell Road (60 Feet wide), being a reentrant corner of this tract;

THENCE, with the lines of a tract recorded in the name of Richard Lee Pyron under M.C.C.F. No. 2007093692 of the O.P.R.M.C.T., the following five (5) courses:

1. SOUTH 00° 16' 51" EAST, a distance of 89.84 Feet to a 1 Inch iron pipe found at an interior corner of this tract;
2. NORTH 89° 21' 59" EAST, a distance of 81.07 Feet to a point at a reentrant corner of this tract from which a flagged 10 Inch post bears North 67° 48' 53 " West, a distance of 0.57 Feet;
3. SOUTH 01° 17' 07" EAST, a distance of 19.45 Feet to a 5/8 Inch iron rod found at and interior corner of this tract;
4. NORTH 88° 48' 32" EAST, a distance of 439.82 Feet to a point at an interior corner of this tract from which a 1/2 Inch iron rod found bears South 29° 03' 11" West, a distance of 0.48 Feet;
5. NORTH 00° 05' 40" WEST, a distance of 170.20 Feet to a 5/8 Inch iron rod found at the most easterly northwest corner of this tract

THENCE, NORTH 89° 23' 31" EAST, with the south line of a tract recorded in the name of Richard F. Obrosky et ux under M.C.C.F. No. 9806798 of the O.P.R.M.C.T., a distance of 548.66 Feet to a fence post at the northeast corner of this tract;

THENCE, SOUTH 00° 24' 01" EAST, with the east line of this tract, a distance of 496.19 Feet to a 5/8 Inch iron rod found at the southeast corner of this tract;

THENCE, SOUTH 89° 27' 00" WEST, with a north line of the John D. Richards Survey, Abstract 449, being the north line of a tract recorded in the name of Mike N. Garner under M.C.C.F. No. 2005-042134 of the O.P.R.M.C.T. a distance of 1,201.34 Feet to a 1/2 Inch iron rod found at the southwest corner of this tract;

THENCE, NORTH 00° 32' 37" WEST, with the east line of a tract recorded in the name of Louise M. Keller under M.C.C.F. No. 9203707 of the O.P.R.M.C.T., a distance of 428.68 Feet to a 1/2 Inch iron rod found on the aforementioned south right-of-way line of Magnolia Hills Drive, being the most westerly northwest corner of this tract;

THENCE, NORTH 89° 00' 51" EAST, with said south right-of-way line of Magnolia Hills Drive, a distance of 131.89 Feet to the POINT OF BEGINING and containing 11.4428 Acres of land.

EXHIBIT B
Deed Language

The following language is to be included in the Special Warranty Deed to be furnished by Seller at closing:

GRANTOR MAKES NO REPRESENTATIONS AS TO ANY PRIOR USE OF THE PROPERTY OR AS TO THE PRESENT CONDITION OF THE PROPERTY INCLUDING BUT NOT LIMITED TO ANY EXISTING OR PRE-EXISTING ENVIRONMENTAL, HAZARDOUS WASTE OR FLOODING PROBLEMS OR CONDITIONS, IF ANY EXCEPT AS SET OUT IN THE PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE. GRANTOR MAKES NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. GRANTEE AGREES THAT GRANTEE IS PURCHASING THE PROPERTY AND ALL RIGHTS APPURTENANT THERETO IN ITS PRESENT "AS IS" AND "WITH ALL FAULTS" CONDITION, AND THAT GRANTOR HAS DISCLAIMED AND HAS NOT MADE AND DOES NOT AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATIONS, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY AND PERSONAL PROPERTY, THE VALUE, USE OR MARKETABILITY THEREOF, OF ANY OF THE APPURTENANCES, FACILITIES OR EQUIPMENT THEREOF, EXCEPT AS SET FORTH HEREIN OR IN THE PURCHASE AGREEMENT. FURTHER, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT AND WILL NOT MAKE ANY WARRANTIES, WHETHER EXPRESS OR IMPLIED, OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In entering into this transaction, Grantee has not been induced by and has not relied upon any representation of Grantor or any other person representing or purporting to represent Grantor, which are not expressly set forth herein or in the Purchase Agreement between the parties whether or not any such representations, warranties or statements were made in writing or orally.

Metes and Bounds Description
A Survey of a
4.353 Acre Tract
Robin George Survey, Abstract No.469
Montgomery County, Texas

Metes and bounds description of all that certain 4.353 acre tract or parcel of land lying and being situated in the Robin George Survey, Abstract No.469 Montgomery County Texas, and being a portion of the property described as a 11.428 acre deed recorded as Document Number 2016112554 of the official public records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found marking the most southerly and easterly southwest corner of a 2.000 acre tract of land described in a deed of trust recorded as Document Number 2007093693 of the official public records of Montgomery County, Texas, said point also lying on the north line of the said 11.428 acre tract at an original exterior- ell corner;

THENCE: S 36°06'22" E, across the aforesaid 11.428 acre tract for a total distance of 383.82 feet to a 5/8" iron rod set for corner, said point lying on the common boundary line of the 11.428 acre tract and on the northern boundary line of a narrow 75.69 acre tract of land recorded as Document Number 2005072134 of the official public records of Montgomery County, Texas, and said point bears S 87°17'06" W, 423.84 feet from the southwest corner of the said 11.428 acre tract of land;

THENCE: N 87°17'06" E, along the said common boundary line and also generally along a fenced survey line for a distance of 393.29 feet, to a 5/8" Iron Rod set for corner;

THENCE: N 02°42'54" W, across the aforesaid 11.428 acre tract for a total distance of 495.33 feet to a 5/8" iron rod set for corner, said point lying generally in a fence line on the common boundary line of the 11.428 acre tract and on the southern boundary line of a 9.9737 acre tract of land recorded in Volume 342, Page 793 of the official public records of Montgomery County, Texas, and said point bears S 87°16'53" W, 385.36 feet from the northeast corner of the said 11.428 acre tract of land;

THENCE: S 87°16'53" W, along the said common boundary line and also generally along a fenced line for a distance of 163.37 feet, to a 5/8" Iron Rod found marking the northeast corner of the aforementioned 2.000 acre tract;

THENCE: S 02°09'58" E, along the common boundary line at the east edge of the 2.000 acre tract and the west line of the 11.4428 acre tract and generally along a fence at the edge of a clearing for a distance of 170.28 feet to a 1/2" Iron Rod found marking the southeast corner of the aforementioned 2.000 acre tract;

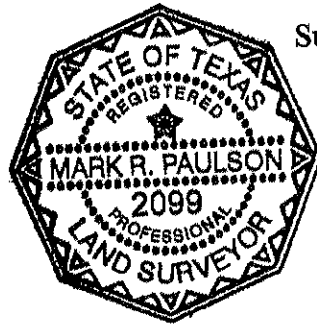
THENCE: S 86°41'14" E, along the said common boundary line and also generally along a fence line for a distance of 439.56 feet, to the POINT OF BEGINNING and containing 4.353 acres (189,604 square feet) of land more or less.

The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.999872.

All 5/8" set iron rods referenced in this description are marked with a blue plastic cap embossed with "RPLS 2099."

Conveyance of property by metes and bounds description may violate State, County, or Local government regulations and the purchaser may not be able to obtain a building permit if desired.

August 25, 2022



Surveyed By: Mark R. Paulson
Mark R. Paulson
Registered Professional
Land Surveyor No. 2099

Metes and Bounds Description
A Survey of a
4.375 Acre Tract
Robin George Survey, Abstract No.469
Montgomery County, Texas

Metes and bounds description of all that certain 4.375 acre tract or parcel of land lying and being situated in the Robin George Survey, Abstract No.469 Montgomery County Texas, and being a portion of the property described as a 11.428 acre deed recorded as Document Number 2016112554 of the official public records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found marking the southwest corner of a 10.19 acre tract of land recorded as Clerk's File 9610406 of the official public records of Montgomery County, Texas and also marking the southeast corner of the said 11.428 acre tract, said point also lies on the northern boundary line of a narrow 75.69 acre tract of land recorded as Document Number 2005072134 of the official public records of Montgomery County, Texas, and said point bears N 87°17'06" E, 1201.27 feet from the southwest corner of the said 11.428 acre tract of land;

THENCE: S 87°17'06" W, generally along a fenced survey line along the north boundary line of the 75.69 acre tract for a distance of 384.14 feet, to a 5/8" Iron Rod set for corner;

THENCE: N 02°42'54" W, across the aforesaid 11.428 acre tract for a total distance of 495.33 feet to a 5/8" iron rod set for corner, said point lying generally in a fence line on the common boundary line of the 11.428 acre tract and on the southern boundary line of a 9.9737 acre tract of land recorded in Volume 342, Page 793 of the official public records of Montgomery County, Texas, and said point bears N 87°16'53" E, 163.37 feet from the northeast corner of a 2.000 acre tract of land described in a deed of trust recorded as Document Number 2007093693 of the official public records of Montgomery County, Texas;

THENCE: N 87°16'53" E, along the common boundary line of the 11.428 acre tract and on the southern boundary line of the 9.9737 acre tract of land for a distance of 385.36 feet, to a 5/8" Iron Rod set for corner, said iron rod lies on the west line of said 10.19 acre tract and is the southeast corner of the said 9.9737 acre tract;

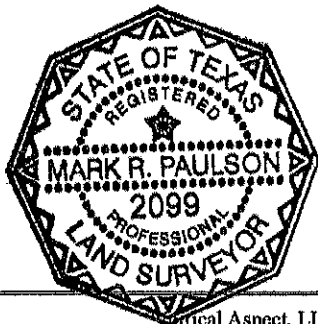
THENCE: S 02°34'26" E, along the said west line of the 10.19 acre tract and also generally along a fence line for a distance of 495.36 feet, to the POINT OF BEGINNING and containing 4.375 acres (190,586 square feet) of land more or less.

The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.999872.

All 5/8" set iron rods referenced in this description are marked with a blue plastic cap embossed with "RPLS 2099."

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August 25, 2022



Surveyed By: *Mark R. Paulson*
Mark R. Paulson
Registered Professional
Land Surveyor No. 2090

Metes and Bounds Description
 A Survey of a
 2.707 Acre Tract
 Robin George Survey, Abstract No. 469
 Montgomery County, Texas

Metes and bounds description of all that certain 2.707 acre tract or parcel of land lying and being situated in the Robin George Survey, Abstract No. 469 Montgomery County Texas, and being a portion of the property described as a 11.428 acre deed recorded as Document Number 2016112554 of the official public records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found marking the northwest corner of a 7.0297 acre tract, and also lying on the south right-of-way line of Murphy Road;

THENCE: N 86°36'18" E, generally along a fence with the south line of Murphy Road, and also being the north property line of the said 7.0297 acre tract, for a distance of 264.32 feet to a 5/8" iron rod found marking the northeast corner of the said 7.0297 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE: N 86°54'44" E, continuing along the said south line of Murphy Road generally along a fence line for a distance of 132.03 feet to a 5/8" iron rod found for corner and also marking a 90 degree bend in the 60 foot right of way of Murphy Road, and also marking a point on the west boundary line of a 2.000 acre tract of land described in a deed of trust recorded as Document Number 2007093693 of the official public records of Montgomery County, Texas;

THENCE: S 02°26'00" E, along the common line of the said 2.000 acre tract and the subject tract generally along a fence for a distance of 90.00 feet to a 1" bent iron pipe found at an exterior- ell corner for the said 11.428 acre parent tract;

THENCE: N 87°00'56" E, along the common line of the said 2.000 acre tract and the aforesaid parent tract generally along a fence for a distance of 81.10 feet to a 5/8" iron rod set for corner at an interior – ell corner;

THENCE: S 03°17'36" E, along the common line of the said 2.000 acre tract and the aforesaid parent tract generally along a fence for a distance of 19.62 feet to a 5/8" iron rod found at an exterior – ell corner of the parent tract;

THENCE: S 36°06'22" E, across the aforesaid 11.428 acre tract for a total distance of 383.82 feet to a 5/8" iron rod set for corner, said point lying on the common boundary line of the 11.428 acre tract and on the northern boundary line of a narrow 75.69 acre tract of land recorded as Document Number 2005072134 of the official public records of Montgomery County, Texas, and said point bears N 87°17'06" E, 717.43 feet from the southeast corner of the said 11.428 acre tract of land;

THENCE: S 87°17'06" W, along the said common boundary line and also generally along a fenced survey line for a distance of 423.84 feet, to a 5/8" Iron Rod found marking the southwest corner of the said 11.428 acres and the southeast corner of a 7.0297 acre tract of land recorded as Document Number 2020024529 of the official public records of Montgomery County, Texas;

THENCE: N 02°45'11" W, along the said common boundary line and also generally along a fence line for a distance of 428.85 feet, to the POINT OF BEGINNING and containing 2.707 acres (117,923 square feet) of land more or less.

The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.999872.

All 5/8" set iron rods referenced in this description are marked with a blue plastic cap embossed with "RPLS 2099."

Conveyance of property by metes and bounds description may violate State, County, or Local government regulations and the purchaser may not be able to obtain a building permit if desired.

August 25, 2022

Surveyed By: Mark R. Paulson

Mark R. Paulson
Registered Professional
Land Surveyor No. 2099





LOCAL

RELIABLE

WO#514948

May 16, 2023

Re: Agreement for 22535 Magnolia Hills, LLC Montgomery County, Texas.


To whom it may concern:

The following is an agreement between Mid-South Electric Co-Op (Mid-South) and 22535 Magnolia Hills, LLC regarding a request to provide an Electric Line Easement and Right-Of-Way a parcel of land in Montgomery County, Texas.

Mid-South agrees to construct approximately 900(+) feet of three-phase overhead power line on the 22535 Magnolia Hills, LLC, 11.442 acre parcel within five years of the executed date of this agreement letter. The actual location will be determined by the landowner and/or the successors or assigns and Mid-South and a defined easement will be granted at that time. Mid-South Electric Co-Op will be responsible for the removal of the trees and brush in the future power line easement area.

22535 Magnolia Hills, LLC agrees to grant an Electric Line Easement and Right-Of-Way to Mid-South for the purpose of constructing a three-phase primary distribution power line in the interior of the 11.442 acre parcel. This three-phase power line will extend from the existing single-phase power line which will be converted to three-phase power on the property. The easement length will be approximately 105 feet.

As a result of this agreement, the construction of the three-phase power line will benefit Mid-South Electric Co-Op in our effort to provide efficient and reliable service in the area.



Bo Williams
Vice President of Operations
Mid-South Electric Co-Op

5-16-23

Date

David Groppell
22535 Magnolia Hills, LLC

Date

ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY (Defined-Entity)

Service to Ticket # WO# 514948 Parcel ID: R122432 Landowner: 22535 Magnolia Hills, LLC 22535 Magnolia Hills Dr. Magnolia, TX 77354 59-38-07

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION

STATE OF TEXAS COUNTY OF MONTGOMERY

DATE: , 20

GRANTOR: 22535 Magnolia Hills, LLC 38 Hildene Way Spring, TX 77382-6200 (address)

GRANTEE: MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION P. O. Box 970, Navasota, Grimes County, Texas 77868 (return recorded easement to this address)

CONSIDERATION: The provision of electrical service by GRANTEE to GRANTOR, as set forth herein, and/or other benefits inuring to GRANTOR, including, but not limited to, smart grid technology, grid stability, service quality and reliability, and the capability and/or provision of fiber optic cables and other communications equipment for providing broadband service, and other good and valuable consideration, the receipt and sufficiency of which consideration is deemed valuable to GRANTOR and is hereby expressly acknowledged and accepted by GRANTOR.

EASEMENT: The EASEMENT is located within, on, over, across, along, upon and/or under a tract of land described on Exhibit "A", attached hereto and incorporated herein by reference, out of the JB Richards Survey, Abstract No. 449, Montgomery County, Texas ("PROPERTY").

The EASEMENT herein granted is ten (10) feet wide extending in all directions of the FACILITIES on the PROPERTY. The EASEMENT shall include the use of so much of the subsurface below and air space above the PROPERTY as may be needed for the PURPOSE, as hereinafter defined. This EASEMENT shall also include such portions of GRANTOR's adjoining property, as may be necessary for the PURPOSE.

FACILITIES: One or more electric transmission and/or electric distribution lines and fiber optic cables and other communications equipment for electric service and/or providing broadband service, each consisting of a variable number, size, height and/or depth of wires, cables, poles, towers, and circuits, and all necessary or desirable appurtenances, appliances, facilities and equipment (including, but not limited to, supporting structures, insulators, transformers, guy wires, anchorages and other facilities whether made of wood, metal, or other materials).

GRANT: GRANTOR, for the CONSIDERATION received by GRANTOR, hereby grants and conveys to GRANTEE an EASEMENT appurtenant and right-of-way within, on, over, across, along, upon and/or under the PROPERTY for the PURPOSE, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the EASEMENT to GRANTEE and GRANTEE's successors and assigns forever. GRANTOR also grants to GRANTEE the right and authority to license, permit, or otherwise agree to the joint use or occupancy of the system or FACILITIES by any person or entity for electrification and data transmission, to include, but not be limited to, telephone, telegraph, television, fiber optic cables and other communications equipment for providing broadband service, or other similar purposes; provided, however, that nothing contained in this provision shall be deemed a waiver by GRANTOR of GRANTOR's right to require any such person or entity, other than GRANTEE, to obtain an easement for the conduct of any such activity.

PURPOSE: For the purpose of transmission and/or distribution of electricity and communications by fiber optic cables and other communications equipment for electric service and/or providing broadband service, the EASEMENT, right-of-way, and other rights and privileges herein granted shall include, but not be limited to, constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading, removing, inspecting, patrolling, and/or repairing the FACILITIES or any part of the FACILITIES, and making connections therewith, to undertake the same for any of the other uses authorized herein, and for any use directly related to the FACILITIES or financing of the FACILITIES, including, but not limited to, performing archeological, historical, environmental, or other studies. GRANTEE shall have the right to place temporary poles, towers, anchorages, guys, and supporting structures for use in erecting or repairing the FACILITIES. GRANTEE shall have the right to use such portion of the PROPERTY along and adjacent to the EASEMENT and right-of-way as may be reasonably necessary in connection with the PURPOSE herein stated, to include, but not be limited to, the ACCESS and/or any one or more of the FACILITIES, or any part thereof; provided, no permanent structure shall be located off of the EASEMENT.

ACCESS: GRANTEE shall have the right of pedestrian, equipment, and vehicular ingress and egress at all times within, on, over, across, along, upon and/or under the EASEMENT and such portion of the PROPERTY as may be reasonably necessary for the PURPOSE and any other use authorized herein. GRANTEE shall also have the right of ingress and egress over existing roads across the adjacent or remainder of the PROPERTY for the purpose of obtaining access. In the event that access is not reasonably available over existing roads, GRANTEE shall have the right of reasonable ingress and egress over the adjacent PROPERTY along any route that is reasonable and appropriate under the circumstances then existing in order to obtain access.

TERM: The EASEMENT, ACCESS, and any and all rights granted herein and covenants made herein, shall be perpetual and appurtenant to the PROPERTY, unless abandoned by the GRANTEE.

TREES/SHRUBS: GRANTEE shall have the right to cut, trim, chemically treat with herbicides, and/or remove trees, shrubs, bushes, brush, undergrowth, and vegetation within, on, over, across, along, upon, under and/or adjacent to the EASEMENT or otherwise necessary to realize the PURPOSE. Reasonable notice shall be given in advance of the use of herbicides and GRANTOR may remove vegetation prior to treatment with herbicides, if desired.

STRUCTURES/OBSTRUCTIONS/IMPROVEMENTS: GRANTOR shall not construct or locate any structure, obstruction, and/or improvement within, on, over, across, along, upon and/or under the EASEMENT and/or adjacent to the EASEMENT as to be hazardous to or interfere with the PURPOSE. GRANTEE shall have the right to remove any and all said structures, obstructions and/or improvements from and/or adjacent to the EASEMENT, and GRANTOR agrees to pay GRANTEE the reasonable cost of such removal, including court costs and attorney(s) fees incurred by GRANTEE should suit be brought to enforce this provision. This provision shall be a covenant running with the land for the benefit of GRANTEE.

DAMAGES: It is understood and agreed that the CONSIDERATION received by GRANTOR includes adequate compensation for all damages for the initial construction and all operation and maintenance of the FACILITIES as well as all damages, if any, to the PROPERTY which may occur in the future after the original construction of the FACILITIES, directly resulting from GRANTEE's exercise of any rights for the PURPOSE granted. GRANTEE shall not be liable for damages caused by keeping the EASEMENT clear of TREES/SHRUBS and/or STRUCTURES/OBSTRUCTIONS/IMPROVEMENTS, as heretofore stated.

MINERALS: GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR, within, on, over, across, along, upon and/or under the EASEMENT, provided that GRANTOR shall not be permitted to, and shall not allow any party to, drill or excavate for minerals within, on, over, across, along, and/or upon the surface of the EASEMENT, but GRANTOR may extract oil, gas, or other minerals under the surface of the EASEMENT by directional drilling or other means which do not interfere with or disturb GRANTEE's use of the EASEMENT or any part thereof.

OWNERSHIP: GRANTOR agrees that all the FACILITIES, including, but not limited to, poles, wires, cables, circuits, appurtenances, facilities, appliances, and equipment installed within, on, over, across, along, upon and/or under the EASEMENT shall at all times remain the property of the GRANTEE and is only removable at the option of the GRANTEE.

ASSIGNMENT AND MISCELLANEOUS: This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTOR and GRANTEE, and their respective heirs, personal representatives, successors, and assigns. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees, contractors, subsidiaries, successors, assigns and authorized agents of GRANTEE.

WARRANTY: GRANTOR warrants and shall forever defend the EASEMENT and rights herein granted to GRANTEE against anyone lawfully claiming or to claim the EASEMENT or any part thereof.

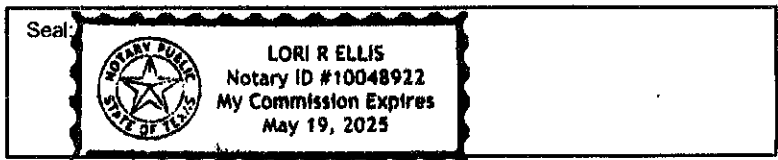
Recording Information:

22535 Magnolia Hills, LLC
(GRANTOR/Entity name)
By: [Signature]
Name: David Croppell
Title: Officer

STATE OF TEXAS §
COUNTY OF HARRIS §

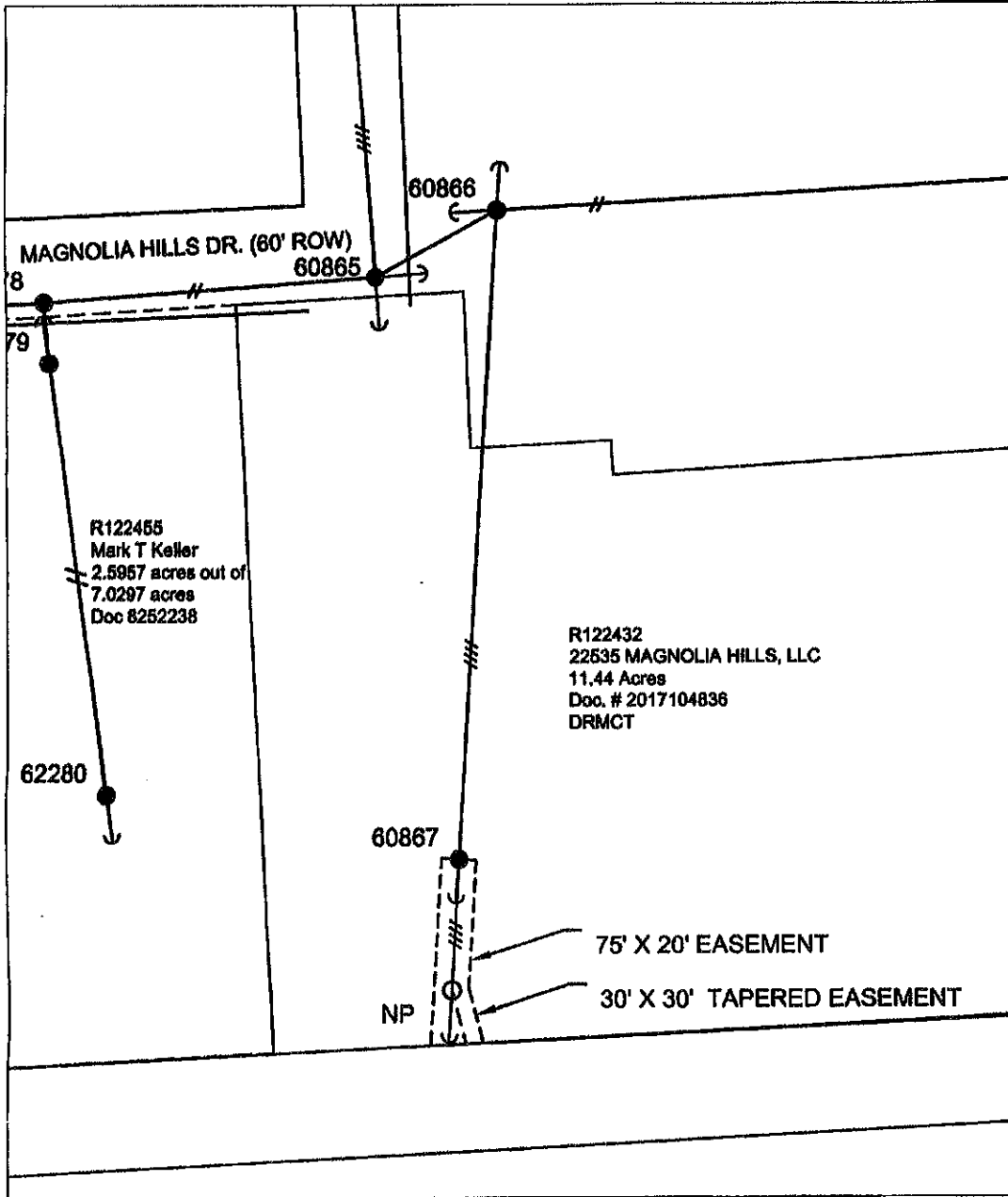
This instrument was acknowledged before me on this 21 day of July, 2023
by DAVID R. CROPPELL (name),
Managing Member (title) of
a _____ (Grantor/entity),
(type of entity, on behalf of said entity).

[Signature]
Notary Public, State of Texas



Fore Star
c/o Aubrey Hepler
3355 W. Alabama St.
Suite 210 ✓
Houston, TX 77098

EXHIBIT A



LEGEND:

- PROPOSED ELECTRIC EASEMENT
- ===== FENCE LINE/PROPERTY LINE
- == EXISTING SINGLE -PHASE OVERHEAD POWER LINE
- === PROPOSED THREE -PHASE OVERHEAD POWER LINE
- PROPOSED THREE -PHASE UNDERGROUND POWER LINE
- ==== UPGRADE THREE -PHASE OVERHEAD POWER LINE
- EXISTING POLE LOCATION
- PROPOSED POLE LOCATION
- ← RETIRE GUY LOCATION
- ← PROPOSED GUY LOCATION
- ← EXSITING GUY LOCATION



Texas Registered Engineering Firm
F-2884
916 Southwest Parkway East
College Station, TX 77840
(979) 764-8356

MIDSOUTH ELECTRIC COOPERATIVE
22535 MAGNOLIA HILLS, LLC
MAGNOLIA HILLS DR.
MONTGOMERY COUNTY, TEXAS
WO# 514948

DRAWING NAME:

MEI-16979

SCALE
1" = 100'
DRAWN BY:
FC

DATE:
05-05-23
REV. BY:
FC
05-08-23

JOB CODE:

MS-66

FILED FOR RECORD
07/21/2023 12:02PM



L. Brandon Steinman

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly **RECORDED** in the Official Public
Records of Montgomery County, Texas.

07/21/2023



L. Brandon Steinman

County Clerk
Montgomery County, Texas