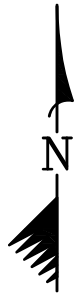


EXHIBIT A
SAM HOUSTON TRANSMISSION LINE
H.H. CONE SURVEY, ABSTRACT 20
POLK COUNTY, TEXAS



H.H. CONE SURVEY
ABSTRACT 20

TX-PO-011.100
PROPERTY ID: 240580
WALTER JOSEPH HAYDEL AND
DEANNA VIATOR HARANDA
BOOK 2348, PAGE 667

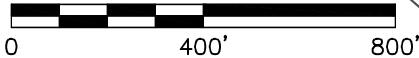
TX-PO-011.000
PROPERTY ID: 239503
DREW SLACK MANAGEMENT
CORP., INC., A
TEXAS CORPORATION
BOOK 2348, PAGE 667

S 49°18'58" E
12.00'

T. COLVILL SURVEY
ABSTRACT 16

TX-PO-008.000
EXHIBIT "B" TRACT ONE
ESTATE OF JIMMY WAYNE NETTLES
2011-1780-225

SCALE IN FEET



J. DARDEN SURVEY
ABSTRACT 228

TX-PO-005.500
DOROTHY VIRGINIA
NETTLES HOLCOMB
BOOK 2468, PAGE 500

N 48°55'19" W
8.95'

P.O.B.
P.O.C.
CONCRETE MONUMENT
FOUND

TX-PO-005.000
DOROTHY V. HOLCOMB
2006-1499-869
PROPERTY ID: 12353

PROPERTY ID:
22442

TERRY L. ROWE,
TEXAS R.P.L.S. NO. 5493
EXPIRATION DATE: 12/31/2024

DATE



NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, KEYSTONE CONSULTANTS LLC. HAS NOT RESEARCHED ANY OTHER EASEMENTS, RIGHT-OF-WAY, VARIANCES, OWNERSHIPS AND OR AGREEMENTS OF RECORD.
2. THE BEARINGS SHOWN HEREON WERE ESTABLISHED BY GPS AND SHOWN IN THE TEXAS STATE PLANE CENTRAL, NAD 83. ALL DISTANCES AND SHOWN HEREON ARE GRID DISTANCES AND ARE IN THE U.S. SURVEY FEET. COMBINED SCALE FACTOR IS 1.00006716 TO CONVERT TO GROUND.
3. THIS EXHIBIT IS NOT BOUNDARY SURVEY.
4. SURVEY DATE: 12/28/2023



SAM HOUSTON
ELECTRIC COOPERATIVE

TRANSMISSION LINE EASEMENT
SAM HOUSTON ELECTRIC COOPERATIVE

SCALE: 1" = 1000'

DRAWN BY: DLB

DATE: 08/16/2024

REV: 1 DATE: 11/15/24



2245 TEXAS DRIVE, SUITE 200
SUGAR LAND TX, 77479
Ph: (281) 240-3370
www.keystoneconsultants.net

TRACT NUMBER
TX-PO-011.000

SHEET
1 OF 2

EXHIBIT A
SAM HOUSTON TRANSMISSION LINE
H.H. CONE SURVEY, ABSTRACT 20
POLK COUNTY, TEXAS

BEING A 3.236 ACRE (140,972 SQUARE FEET) EASEMENT, LOCATED IN THE H.H. CONE SURVEY, ABSTRACT 20, POLK COUNTY, TEXAS, BEING PART OF A TRACT OF LAND DESCRIBED IN BOOK 2348, PAGE 667 IN THE RECORDERS OFFICE, POLK COUNTY, TEXAS; SAID 3.236 ACRE EASEMENT AS SURVEYED BY KEYSTONE CONSULTANTS BEING A METES AND BOUNDS DESCRIPTION AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTH CORNER OF SAID ABSTRACT 20 AND THE SOUTH CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2348, PAGE 667, THENCE NORTH 48°55'19" WEST, ALONG THE SOUTHWEST LINE OF SAID ABSTRACT 20, A DISTANCE OF 8.95 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 48°55'19" WEST, A DISTANCE OF 100.00 FEET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 41°00'35" EAST, A DISTANCE OF 546.82 FEET, FOR A NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

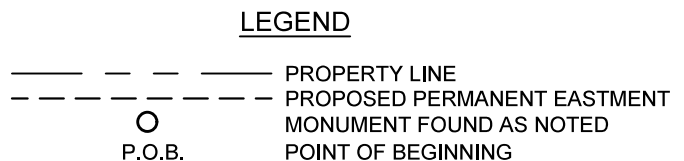
THENCE NORTH 40°27'05" EAST, A DISTANCE OF 862.55 FEET TO A POINT IN THE NORTHEAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2348, PAGE 667, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 49°18'58" EAST, A DISTANCE OF 100.00 FEET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 40°27'05" WEST, A DISTANCE OF 862.63 FEET, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 41°00'35" WEST, A DISTANCE OF 547.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, CONTAINING 3.236 ACRES (140,972 SQUARE FEET) OF LAND, MORE OR LESS.

LEGEND		
LINE NUMBER	BEARINGS	DISTANCE
L1	N48°55'19"W	100.00'
L2	N41°00'35"E	546.82'
L3	N40°27'05"E	862.55'
L4	S49°18'58"E	100.00'
L5	S40°27'05"W	862.63'
L6	S41°00'35"W	547.43'



AREA OF PERMANENT EASEMENT: 3.236 ACRES (140,972 SQ. FT.)



TRANSMISSION LINE EASEMENT
SAM HOUSTON ELECTRIC COOPERATIVE

SCALE: 1" = 1000'

DRAWN BY: DLB

DATE: 08/16/2024

REV: 1

DATE: 11/15/24



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TRACT NUMBER
TX-PO-011.000

SHEET
2 OF 2

T:\Projects\2023\3951.23.25\Cadd\Drawings\Exhibits\TX-PO-011.000 Exhibit M&B.dwg(SHEET 2) LS: (04/12/2024 - david.bogaert) - LP: 12/4/2024 4:15 PM