

**SHORT FORM BLANKET 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.**

STATE OF TEXAS            }  
  }     **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF FORT BEND    }

THAT, Fort Bend County, Texas Public Facility Corporation, a Texas non-profit corporation, its successors and assigns, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, its successors and assigns, hereinafter referred to as "Grantee", whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, all or in part, a perpetual blanket easement, hereinafter referred to as the "Easement", for electric distribution facilities and related 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 on, over, under and across the following described lands owned by Grantor, ("Grantor's Property"), to wit:

That certain 30.703-acre tract of land situated in the S.A. Stone Survey, Abstract 392, Fort Bend County, Texas, being the same property described in a deed from Fort Bend County, Texas, to Fort Bend County, Texas Public Facility Corporation, dated December 05, 2023 and filed for record under County Clerk's File No. 2023121222 in the Official Public Records of said County and State, (the "Easement Area").

The Easement Area herein granted is a blanket easement and shall apply only insofar as the boundaries of Grantor's Property will permit. Grantee further reserves the right to extend services and drops within Grantor's Property and to adjacent land owners from said Facilities.

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 and assigns, Grantor, its successors and 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 the Occupational Safety and Health Administration ("O.S.H.A."), Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electrical Safety Code.

Grantor herein reserves the right to grant easements in favor of third parties across the herein described Easement Area in a near perpendicular fashion to Grantee's Facilities, the approximate locations of which are shown on Exhibit "A", attached hereto and made a part hereof, provided (i) no other utilities are permitted to cross within a vertical distance of twenty-four (24) inches of Grantee's below ground Facilities, (ii) no other facilities or structures shall be permitted longitudinally within a distance of five (5) feet of the centerline of any of Grantee's below ground and above ground Facilities, (iii) no other utilities or structures shall be permitted longitudinally within a distance of fifteen (15) feet of the centerline of any of Grantee's overhead Facilities, beginning at a plane

sixteen (16) feet above the ground and extending upward, hereinafter collectively referred to as "Grantee's Exclusive Easement Area", and, (iv) doing so does not, in the sole opinion of Grantee, endanger or interfere with the efficient, safe and proper operation and maintenance of Grantee's Facilities.

Grantor herein covenants and agrees that, in the event that any third party facilities or obstructions are located within Grantee's Exclusive Easement Area, Grantor will take immediate action to remove and/or relocate said facilities and/or obstructions to a location outside of Grantee's Exclusive Easement Area at Grantor's sole cost and expense.

If Grantor, its successors or assigns should, at any future date, request that the Easement herein granted be further defined, Grantee agrees, at Grantor's expense, to prepare a new, defined easement described by a sealed survey sketch. Defined easements shall be unobstructed and may be further described by, but not limited to, the following descriptions:

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- 3.) A ten (10) foot wide easement together with an adjoining eleven (11) foot, six (6) inch wide aerial easement (for above ground and overhead perimeter facilities);
- 4.) A fourteen (14) foot wide easement together with an adjoining seven (7) foot, six (6) inch wide aerial easement (for above ground and overhead perimeter facilities);
- 5.) An easement sixteen (16) feet wide and twenty-four (24) feet long (for Grantee's pad-mounted transformer station purposes).

Grantee further agrees to release this Easement upon execution and delivery of the new defined easement by Grantor.

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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 Area 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.

The terms, conditions and provisions contained herein constitute the complete and final agreement between Grantor and Grantee, (collectively the "Parties") with respect to the subject matter hereof and supersedes all prior agreements, representations and understandings of the Parties and, by Grantor's signature affixed hereto and Grantee's use of the Easement, the Parties evidence their agreement thereof. No oral or written agreements made or discussed prior to, or subsequent to, the execution of this Easement shall supersede those contained herein. Any and all revisions, amendments and/or

exceptions to the terms, conditions and provisions contained in this Easement shall be in written, recordable form and executed by both parties, or their respective successors or assigns in order to be deemed valid.

EXECUTED this 25 day of June, 2024

Fort Bend County, Texas Public Facility Corporation, a Texas nonprofit corporation

BY: KP George  
Signature

KP George  
Name typed or printed

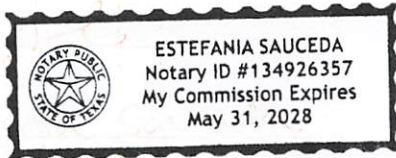
County Judge  
Title

STATE OF TEXAS }

COUNTY OF Fort Bend }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared KP George, President of Fort Bend County, Texas Public Facility Corporation, a Texas nonprofit corporation, known 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 25 day of June, 2024.



Estefania Saucedo  
Notary's Signature

Estefania Saucedo  
Name typed or printed

5/31/2028  
Commission Expires

ATTACHMENT  
AFFIDAVIT

STATE OF TEXAS }

COUNTY OF Fort Bend

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of Fort Bend County, Texas Public Facility Corporation, a Texas nonprofit corporation,  
hereinafter referred to as Affiant, who being duly sworn, deposes and says that Affiant is  
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never been disputed or questioned to Affiant's knowledge, nor does Affiant know of any  
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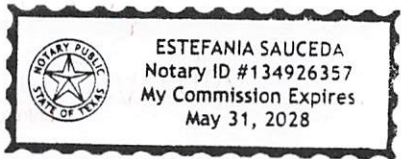
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[Signature]  
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**AFTER RECORDING RETURN TO:  
SURVEYING & RIGHT OF WAY  
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC  
P. O. BOX 1700  
HOUSTON, TX 77251-1700**



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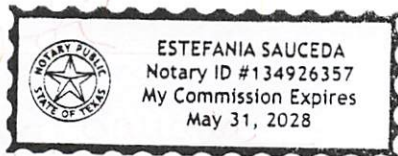
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5-31-2028  
Commission Expires

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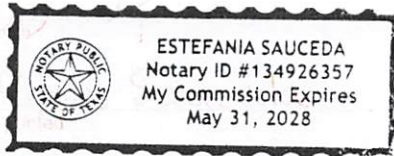
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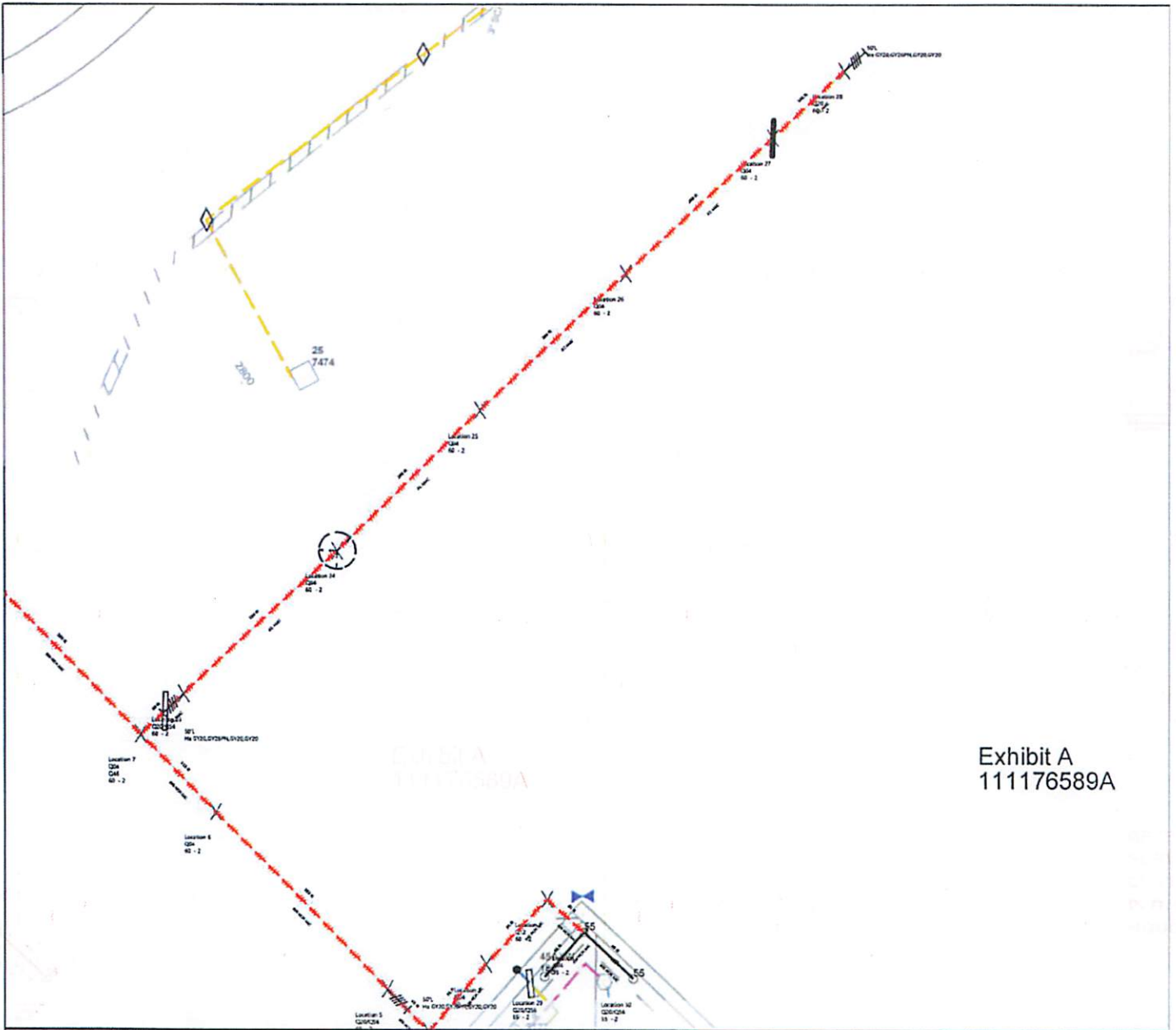


Exhibit A  
111176589A

**Safety Forward** CENTERPOINT ENERGY

NOTES:



WORK ORDER #	MAIN WORK CENTER	ORDER TYPE	MAINT ACCT TYPE
111176589	Fort Bend	HDC1	64
ADDRESS: 4310 HIGHWAY 36 S ROSENBERG TX 77471-9108			
		GLN	FUNCTIONAL LOCATION
		4347301841	
PHONE NUMBER	MOBILE NUMBER	KEY MAP	
		644b	
DATE REQUESTED	FIELD TECH	FIELD COMPLETION DATE	SCALE: 1" = 1:150
			<b>DDS DESIGN</b>

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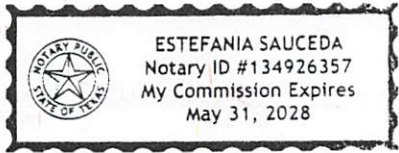
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EXECUTED this 25 day of June, 2024

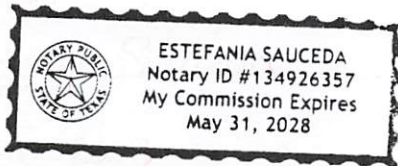
Fort Bend County, Texas Public Facility Corporation, a Texas nonprofit corporation

BY: KP George  
Signature

County Judge  
Title

KP George  
Name typed or printed

SUBSCRIBED and SWORN before me this 25 day of June, 2024.



Estefania Saucedo  
Notary's Signature

Estefania Saucedo  
Name typed or printed

5-31-2028  
Commission Expires

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

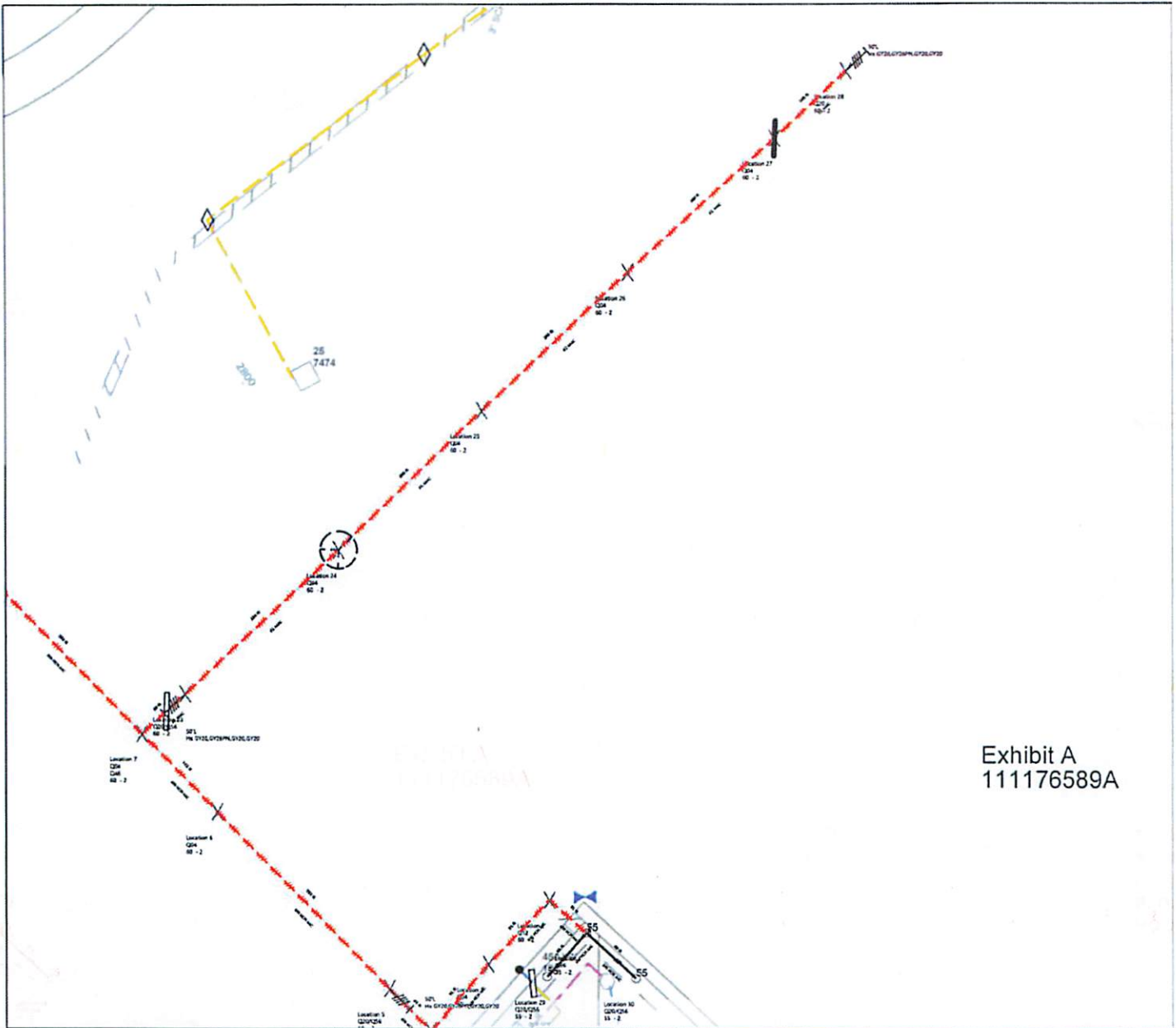


Exhibit A  
111176589A

**Safety Forward**

# CENTERPOINT ENERGY

NOTES:



WORK ORDER #	MAIN WORK CENTER	ORDER TYPE	MAINT ACCT TYPE
111176589	Fort Bend	HDC1	64
ADDRESS: 4310 HIGHWAY 36 S ROSENBERG TX 77471-9108			
		GLN	FUNCTIONAL LOCATION
		4347301841	
PHONE NUMBER	MOBILE NUMBER	KEY MAP	
		644b	
DATE REQUESTED	FIELD TECH	FIELD COMPLETION DATE	SCALE: 1" = 1:150
			<b>DDS DESIGN</b>