



San Bernard Electric Co-op

Your Touchstone Energy[®]
Cooperative

PO Box 1208 • Bellville, TX 77418 • (800) 364-3171 • www.sbec.org

Bellville Main Office

(979) 865-3171
Fax: (979) 865-9706

Columbus Service Center

(979) 732-8346
Fax: (979) 732-2458

Fieldstore Service Center

(936) 372-9176
Fax: (936) 372-5476

Hallettsville Service Center

(361) 798-4493
Fax: (361) 798-2344

October 7, 2025

Judge Carbett "Trey" J. Duhon III
425 Fm 1488, Suite 106
Hempstead, Texas 77445

Dear Judge Carbett "Trey" Duhon III:

Waller County has requested electric service for a parking garage and, in order to provide this service, the enclosed right-of-way easement requires your signature. The Exhibit "A" shows the proposed construction and routing.

Please review the easement, and if all meets with your approval, sign the document before a notary public. An envelope is enclosed for returning the easement to our office.

If any notary fees are incurred, please send the receipts along with the easement to our Bellville Office for reimbursement.

If you have any questions regarding this easement, please contact me at 979-413-7730.

We appreciate your cooperation and consideration in helping us to meet the needs of the rural community.

Sincerely,

Jason Beaman
Right-of-Way Agent

Enclosure

RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS
COUNTY OF WALLER

KNOW ALL MEN BY THESE PRESENTS:

THAT Waller County acting by and through Judge Carbett "Trey" J. Duhon III (hereafter referred to as Grantor, whether one or more), of _____ County, Texas, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, and by these presents does grant unto San Bernard Electric Cooperative, Inc., a cooperative corporation, (hereinafter call the "Cooperative") whose post office address is P.O. Box 1208 Bellville, Texas 77418, and to its successors, assigns and lessees, a right-of-way for an electric distribution, commercial fiber optic and other communication systems; consisting of conductors, poles, and other necessary or desirable equipment across, along, upon, and under the following described lands located in Waller County, Texas:

A tract or parcel of land consisting of approximately 63.4223 acres, more or less, in area, situated in the Justo Liendo Survey, Abstract No. 41, and more fully described in a Deed dated December 13, 2000, to the herein Grantor and recorded in Volume 672, Page 810 of the Official Records of Waller County, Texas;

To which reference is made for all purposes.

The easement herein granted is an unobstructed easement being 20' in width, 10' on each side of the proposed power line (unless shown otherwise on Exhibit "A"), the location of which easement is indicated on Exhibit "A" attached hereto and made a part hereof, with all necessary appurtenances as shown on said attached Exhibit "A," together with the right to use and keep all of said easement area free and clear of any and all obstructions, except fences, and the rights of ingress and egress to and from said right-of-way for the purpose of constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment; and the Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences to be placed or constructed within said easement area without the express written consent of the Cooperative. The Cooperative shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery, and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. All power lines on this property in existence prior to the execution of this easement shall have at a minimum the same 20' width easement and the same rights described above, unless a wider easement or additional rights were granted on a previously executed easement.

The undersigned agree that all poles, wires, and other facilities installed on the above described lands shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands; provided, however, that this easement is granted subject to all title exceptions on file or of record.

EXECUTED THIS ____ Day of _____, A.D., 20 ____.

Judge Carbett "Trey" J. Duhon III

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that He/She executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ Day _____, A.D., 20 ____.

Notary Public, State of Texas

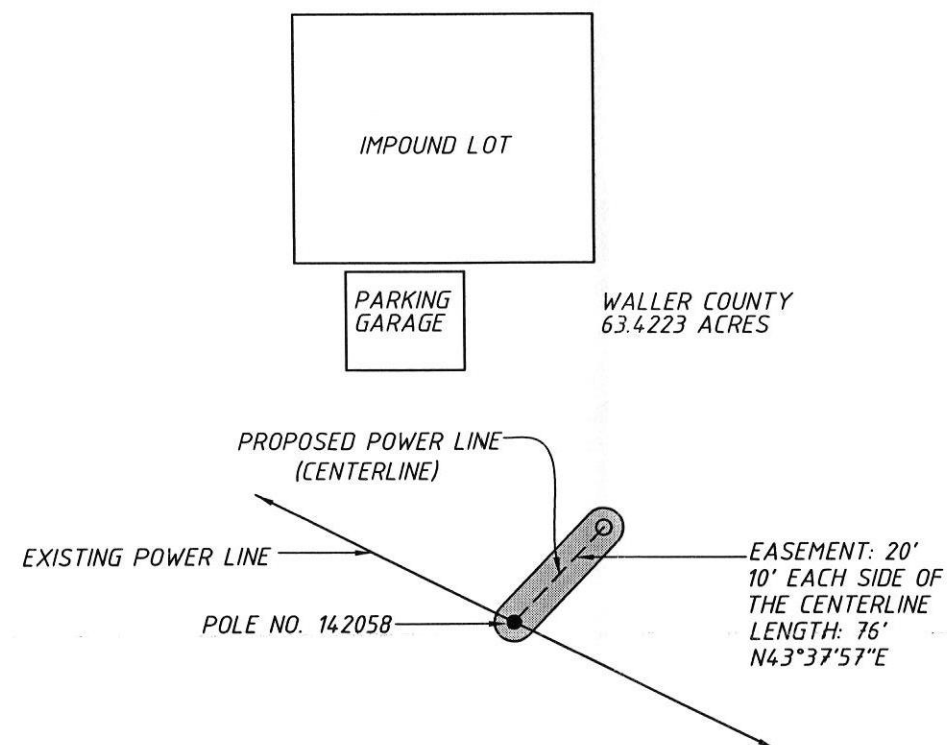


EXHIBIT "A"

SAN BERNARD ELECTRIC COOPERATIVE, INC.
P.O. BOX 1208 BELLVILLE, TX 77418
DWN BY: JB DATE: 10-6-2025
DWG REF: 25-10-045