

KNOW ALL MEN BY THESE PRESENTS:

That Lenmo, Inc. and Republic Land Company, Texas corporations, with their
respective principal offices in Tarrant County, Texas,
collectively

~~XXXXXX~~ hereinafter called "Grantor," whether one or more, for and in consideration of
Ten and No/100 - - - - - Dollars (\$ 10.00) to Grantor in hand paid by Arnera
Electric Power Cooperative, Inc., has granted, sold and conveyed and by these presents does grant, sell and convey unto said Cooperative an ease-
ment and right of way for one or more electric power lines and communication lines, each consisting of a variable number of wires, and all necessary
and desirable appurtenances and attachments including poles, H-frames, metal towers, guy wires and guy anchorages, over, across and upon all that
certain land in Hood County, Texas, more particularly described ~~XXXXXX~~ in the field notes
attached hereto, marked Exhibit "A" and incorporated herein by reference, as
their respective interests therein may appear.

Said easement and right of way shall include the right of ingress and egress over, across and upon said land for the purpose of constructing,
operating, improving, reconstructing, increasing or reducing the capability, repairing, relocating, inspecting, patrolling, maintaining and removing
such electric power and communication lines as the Cooperative may from time to time find necessary, convenient or desirable to erect thereon, the
right to trim and cut down trees and shrubbery to the extent, in the sole judgment of the Cooperative necessary to prevent possible interference with
the operation of any of said lines or to remove possible hazards thereto, and the right to remove or prevent the construction on said land of any or all
buildings, structures and obstructions. If any such buildings, structures or obstructions are constructed or permitted by grantor to exist on said land
without prior written consent of Cooperative then the Cooperative shall have the right to remove same from such land and Grantor agrees to pay to
Cooperative the reasonable cost of such removal, and this agreement, together with the other provisions of this grant, shall constitute a covenant run-
ning with the land for the benefit of the Cooperative, its successors and assigns. The right hereby granted is severable and may be assigned either in
whole or in part.

Grantor reserves the right to use said land for general agricultural and grazing purposes, provided such use shall not include the growing of
trees thereon or any other use that might, in the sole judgment of Cooperative, interfere with the exercise by the Cooperative of the rights hereby
granted. Grantor further reserves the right to lay out, dedicate, construct, maintain and use across said land such roads, streets, alleys, railroad
tracks, underground telephone cables and conduits and gas, water and sewer pipe lines as will not interfere with Cooperative's use of said land for the
purposes aforesaid, provided that all such facilities shall be located at angles of not less than 45 degrees to any of Cooperative's lines, and shall be
so constructed as to provide with respect to Cooperative's wires and other facilities the minimum clearances provided by law and recognized as standard
in the electrical industry. Grantor also reserves the right to erect fences not more than 8 feet high across and upon said land, provided all such fences
shall have gates, openings or removable sections at least 10 feet wide which will permit Cooperative reasonable access to all parts of said land.

In addition to the consideration above recited for the easement and right of way hereby granted, the Cooperative will pay to the owner of
the land, and if leased, to his tenant, as they may be respectively entitled, for actual damage as done to timber, fences and growing crops by reason
of the construction, maintenance or removal of said lines; provided, however, that no such payment will be made for trimming or removal of trees
hereafter permitted to grow on said land, nor for removal of buildings, structures or obstructions erected upon said land after any of said lines are con-
structed.

TO HAVE AND TO HOLD the above described easement and rights unto said Cooperative its successors and assigns, until all of said
lines shall be abandoned, and in that event said easement and right of way shall cease and all rights herein granted shall terminate and revert to
Grantor, his heirs, successors or assigns; and Grantor hereby binds himself, his heirs and legal representatives, to warrant and forever defend the above
described easement and rights unto Cooperative, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or
any part thereof.

EXECUTED this 10th day of March, A.D. 1975

~~XXXXXX~~
LENMO, INC.
By [Signature] President
Attenti: [Signature] Assistant Secretary

REPUBLIC LAND COMPANY
By [Signature] President
Attenti: [Signature] Secretary

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public,

in and for said County, Texas, on this day personally appeared

CORPORATION ACKNOWLEDGMENT

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THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

Ohio P. Leonard, President of Lenmo, Inc. known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
LENMO, INC.
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of March A. D. 19 75

(L. S.)

Patricia A. Barton
Notary Public in and for Tarrant County, Texas.

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(L. S.)

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public,

Patricia Ann Barton, in and for said County, Texas, on this day personally appeared
R. W. Leonard, President of Republic Land Company known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
REPUBLIC LAND COMPANY

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 11th day of March A. D. 1975

(L. S.)

Patricia A. Barton
Notary Public, Tarrant County, Texas

FILED FOR RECORD THE 11 DAY OF March 1975 AT 11 M.

RECORDED THE 11 DAY OF May 1975 AT 11 M.

BY: *[Signature]*
DEPUTY

DORIS DYER, COUNTY CLERK
HOOL COUNTY, TEXAS

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FIELD NOTES

EXHIBIT "A"

Being a 60 foot wide easement for an electric transmission line and ten foot wide easements for guying purposes across a portion of the JAMES W. MOORE SURVEY, Abstract 344, Hood County, Texas, said transmission line easement lying 30 feet on each side of the transmission line centerline and said guying easements lying 5 feet on each side of the guy centerline of the guys, said centerlines being more particularly described by metes and bounds in six tracts as follows:

TRACT "A"

BEGINNING at a point in the West line of the James W. Moore Survey, said point being North 24 degrees 38 minutes West 335-2/10 feet along said survey line from its intersection with the North line of a 100 foot wide right-of-way for State F. M. Highway No. 3210;

THENCE South 53 degrees 14 minutes East 66-0/10 feet to an angle point in said centerline;

THENCE North 50 degrees 33 minutes East 60-0/10 feet for guying purposes;

BEGINNING AGAIN at said angle point;

THENCE South 25 degrees 40 minutes East 336-1/10 feet to a point in the North right-of-way line of State F. M. Highway No. 3210, said point being South 60 degrees 33 minutes East approximately 69-8/10 feet along said right-of-way line from its intersection with the West line of the James W. Moore Survey.

TRACT "B"

BEGINNING at a point in the South right-of-way line of State F. M. Highway No. 3210 at its intersection with the West line of that certain tract conveyed to the Brazos River Authority and described as Tract No. 100 in Volume 137, Page 291, Deed Records of Hood County, Texas;

THENCE with the West line of the Brazos River Authority tract, South 86 degrees 11 minutes West approximately 46 feet to a point;

THENCE North 57 degrees 18 minutes West, parallel to and 27-5/10 feet Southwesterly from the South right-of-way line of F. M. Highway 3210, approximately 280 feet to a point;

THENCE South 48 degrees 31 minutes West approximately 13 feet to a point in the West line of the James W. Moore Survey;

THENCE with said West line, North 24 degrees 48 minutes West 10-5/10 feet to a point;

THENCE North 48 degrees 31 minutes East approximately 35-6/10 feet to a point in the South right-of-way line of F. M. Highway 3210;

THENCE with said right-of-way line, South 57 degrees 18 minutes East approximately 320 feet to the place of beginning.

TRACT "C"

BEGINNING at a point in the South right-of-way line of State F. M. Highway No. 3210, at its intersection with an East line of that certain tract conveyed to the Brazos River Authority and described as Tract No. 100 in Volume 137, Page 291, Deed Records of Hood County, Texas;

THENCE with said right-of-way line, South 57 degrees 18 minutes East (also called South 60 degrees 27 minutes 30 seconds East) 197 feet to a point;

THENCE departing said right-of-way line, North 76 degrees 54 minutes West 57-9/10 feet to a point;

THENCE South 22 degrees 54 minutes West 25 feet to a point;

THENCE North 67 degrees 06 minutes West 10 feet to a point;

THENCE North 22 degrees 54 minutes East 25 feet to a point;

THENCE North 57 degrees 18 minutes West 27-5/10 feet Southwesterly from and parallel to the South right-of-way line of F. M. Highway 3210, a distance of 122 feet to a point in the East line of the Brazos River Authority tract;

THENCE with said East line, North 4 degrees 23 minutes East 31-2/10 feet to the place of beginning.

TRACT "D"

A tract of land of variable width, being a uniform ten feet Northeast of a transmission line centerline as presently surveyed, and also being all that land lying between said centerline and the Northeast right-of-way line of State F. M. Highway No. 3210.

a 100 foot wide right-of-way as presently dedicated, said transmission line centerline being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North right-of-way line of State F. M. Highway No. 3210, said point being Westerly 808-6/10 feet measured along said right-of-way line from its intersection with the West line of that certain tract conveyed to the Brazos River Authority and referred to as Tract "100" in the Deed recorded in Volume 137, Page 291, Deed Records of Hood County, Texas:

THENCE South 76 degrees 54 minutes East 8-0/10 feet to an angle point in said centerline:

THENCE South 65 degrees 53 minutes East 678-25/100 feet to a point in the North right-of-way line of State F. M. Highway No. 3210, said point being Westerly 127-1/10 feet measured along said right-of-way line from the above described intersection with the Brazos River Authority property.

Also a tract of land for guying purposes, being ten feet wide and lying 5 feet on either side of the following described centerline:

BEGINNING at the angle point in the transmission line centerline described above:

THENCE North 18 degrees 37 minutes East 50-0/10 feet to the end of said ten foot wide strip.

TRACT "E"

BEGINNING at a point in the most Easterly line of State F. M. Highway No. 3210 at its intersection with a South line of the Brazos River Authority property described as Tract "100" in the Deed Recorded in Volume 137, Page 291, Deed Records of Hood County, Texas:

THENCE with the South line of said Brazos River Authority Tract "100", South 59 degrees 20 minutes East 468-1/10 feet to an angle point in said line:

THENCE continuing with said property line, South 55 degrees 54 minutes East 155-8/10 feet to a point in the West line of a Texas Power and Light Company 230 foot wide right-of-way:

THENCE with said Texas Power and Light Company right-of-way line, South 62 degrees 39 minutes West 25 feet to a point:

THENCE departing said Texas Power and Light Company right-of-way, North 56 degrees 03 minutes West approximately 145 feet to a point:

THENCE North 57 degrees 20 minutes West approximately 260 feet to a point;

THENCE South 32 degrees 40 minutes West approximately 80 feet to a point;

THENCE North 57 degrees 20 minutes West 10 feet to a point;

THENCE North 32 degrees 40 minutes East approximately 80 feet to a point;

THENCE North 57 degrees 20 minutes West approximately 190 feet to a point in the above described East line of F. M. Highway No. 3210;

THENCE with said highway right-of-way line, North 31 degrees 45 minutes East 15 feet to the place of beginning.

TRACT "F"

Being a 20 foot wide easement for electric transmission lines and ten foot wide easements for guying purposes across a portion of Pecan Plantation Unit Two, as indicated on the attached EXHIBIT P-1.

TRACT "G"

BEGINNING at a point in the East line of Pecan Plantation Unit Two, according to the plat recorded in Volume 2, Page 14, Plat Records of Hood County, Texas, said point being near the Easterly common corner of Lots 318 and 319, Pecan Plantation Unit Two;

THENCE departing said East line, South 56 degrees 30 minutes East 4-9/10 feet to the first angle point;

THENCE South 23 degrees 15 minutes West for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 1st angle point;

THENCE South 76 degrees 51 minutes East for a distance of 1102-6/10 feet to the 2nd angle point;

THENCE North 13 degrees 15 minutes 30 seconds East for a distance of 60 feet for guying purposes;

BEGINNING AGAIN at said 2nd angle point;

THENCE South 76 degrees 38 minutes East for a distance of 4902-5/10 feet to the 3rd angle point;

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THENCE South 58 degrees 05 minutes West for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 3rd angle point;

THENCE South 76 degrees 38 minutes East for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 3rd angle point;

THENCE North 58 degrees 05 minutes East for a distance of 1335-4/10 feet to the 4th angle point;

THENCE North 76 degrees 18 minutes West for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 4th angle point;

THENCE North 58 degrees 05 minutes East for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 4th angle point;

THENCE South 76 degrees 18 minutes East at approximately 951 feet, the West right-of-way line of Monticello Drive in Pecan Plantation Unit Six (6), according to the plat recorded in Volume 2, Page 47, Plat Records of Hood County, Texas, at approximately 1007 feet the East right-of-way line of Monticello Drive, and continuing in all 1062-1/10 feet to the 5th angle point;

THENCE South 13 degrees 24 minutes 30 seconds West for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 5th angle point;

THENCE South 76 degrees 53 minutes East for a distance of 2074-6/10 feet to the 6th angle point;

THENCE North 13 degrees 16 minutes 30 seconds East for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 6th angle point;

THENCE South 76 degrees 34 minutes East for a distance of 1812-7/10 feet to the 7th angle point;

THENCE North 35 degrees 55 minutes 30 seconds East for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 7th angle point;

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THENCE South 31 degrees 35 minutes East for a distance of 1160-7/10 feet to the 8th angle point;

THENCE North 68 degrees 04 minutes 30 seconds East for a distance of 60 feet for guying purposes.

BEGINNING AGAIN at said 8th angle point;

THENCE South 10 degrees 36 minutes East for a distance of 795-7/10 feet to an existing Brazos Electric Power Cooperative, Inc. angle structure for the end of the centerline herein described.

FILED FOR RECORD THE 11 DAY OF July 1975 AT 11:11 M.

RECORDED THE 11 DAY OF July 1975 AT 11:11 M.

BY: [Signature]
DEPUTY

DORIS DYER, COUNTY CLERK
HOOD COUNTY, TEXAS