



August 1, 2023

Mr. Phil Cessac,  
Platting and Right-of-Way Agent,  
Office of the County Engineer  
Galveston County  
722 Moody Ave  
Galveston, TX 77550-2317

**Re: Bolivar Peninsula Reliability Enhancement Project, Galveston County  
Owned Parcels Value Determination**

Mr. Cessac:

As part of the Bolivar Peninsula Reliability Enhancement Project, Harris Real Estate Company, LLC (“Harris”) was hired by Entergy Texas Inc. (“Entergy”) to perform a market study of the lands of the various uses along the route of the Entergy land in connection with Entergy’s acquisition of power line easements across all parcels needed for this project, including the seven (7) parcels owned by Galveston County. Please note however that to date Harris has yet not performed actual appraisal specific to any Galveston County owned parcel on this project. The project parcel numbers and easement square footages are:

<u>Parcel Number</u>	<u>Permanent Sq Ft</u>	<u>Temporary Sq Ft</u>
116	1,500	1,500
117	500	500
123	900	900
129	5,190	5,190
132	1,000	1,000
133	1,200	1,200
190	<u>632.1</u>	<u>632.1</u>
<b>TOTALS</b>	<b>10,922.1</b>	<b>10,922.1</b>

In performing the market study Harris, Harris located and reviewed various sales of lands along or near the route of the proposed Entergy with similar characteristics such as size, use and location to those on which the Entergy powerline is proposed to traverse. Based on this market study, Entergy determined that the amount that should be offered to Galveston County for the permanent easements Entergy seeks is \$1.40/sq ft and that the amount that should be offered for the temporary easements is \$0.44/sq ft. Based on these prices per square foot, and considering the above square footage, the total offer by

Entergy for the easements sought across the parcels owned by Galveston County is \$20,130.00.

Respectfully,

*Al Harrington*

Al Harrington

Entergy Texas, Inc.

Right of Way Agent

60 North 11th Street

Beaumont, TX 77702

aharrin@entergy.com



Grantor makes and Grantee accepts this instrument without warranty of any kind, express or implied by law.

GRANTEE AGREES TO AND DOES HEREBY INDEMNIFY AND HOLD HARMLESS GRANTOR FROM ALL CLAIMS, DEMANDS, SUITS, OR DAMAGES WHATSOEVER ARISING FROM OR RELATED TO THE VALIDITY OF THIS INSTRUMENT OR ANY VIOLATIONS OF STATE OR FEDERAL LAW ASSOCIATED WITH THIS INSTRUMENT, INCLUDING WITHOUT LIMITATION ANY VIOLATION OF STATE PROCUREMENT LAWS, FEDERAL GRANT STATUTES, RULES, REGULATIONS, OR RESTRICTIVE COVENANTS WHATSOEVER, INCLUDING ANY DEGREE OF MIXED NEGLIGENCE OR CULPABILITY OF GRANTOR.

This Right-of-Way Instrument may be executed in multiple counterparts, each of which will be an original, but all of which will constitute one Instrument and combined for the purpose of recording in the appropriate county records.

This Agreement and all of its terms, provisions, and obligations shall be covenants running with the land affected thereby and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 14th day of October, 2024.

GRANTOR: GALVESTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

[Signature]  
Signature  
Mark Henry  
Printed Name  
County Judge  
Title

ACKNOWLEDGMENT ON NEXT PAGE

ACKNOWLEDGMENT

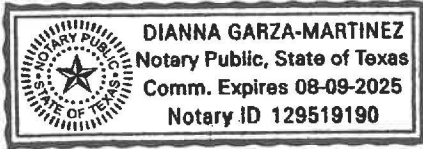
STATE OF TEXAS  
COUNTY OF Galveston

This instrument was acknowledged before me on this 14th day of October, 2024 by Mark Henry, as the County Judge and authorized representative for Galveston County, a political subdivision of the State of Texas.

[Signature]  
Notary Public, State of Texas

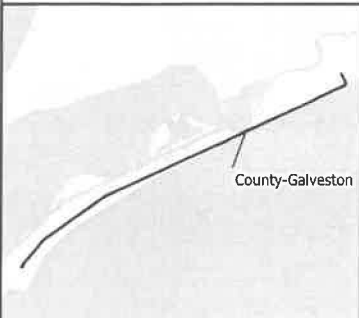
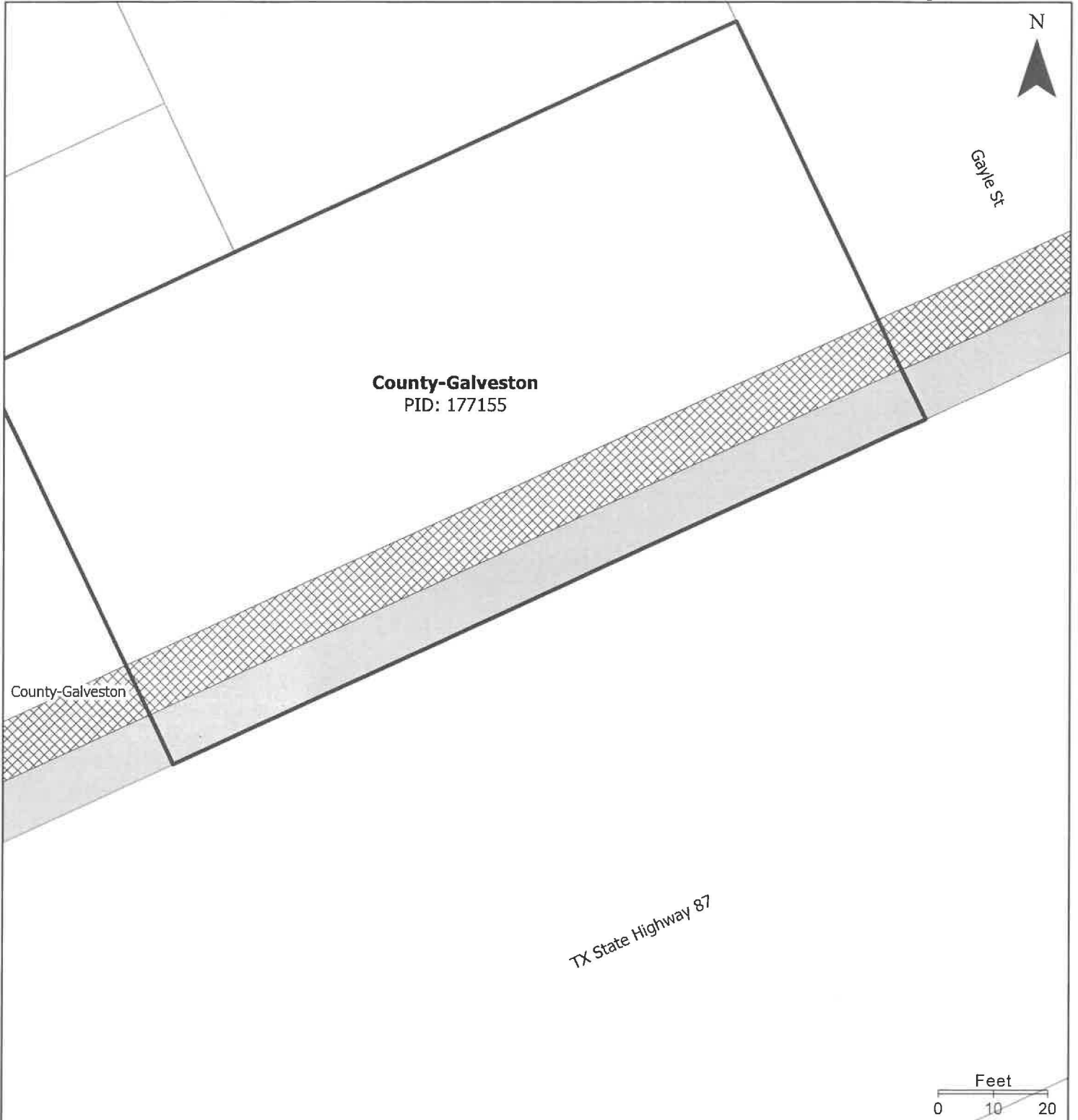
Stamp  
Or  
Seal




Commission expires: 8-9-2025



AFTER RECORDING, RETURN TO:  
Entergy Texas, Inc.  
Right-of-Way Department  
60 N. 11<sup>th</sup> Street, Beaumont, TX 77702

# Exhibit A-1 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

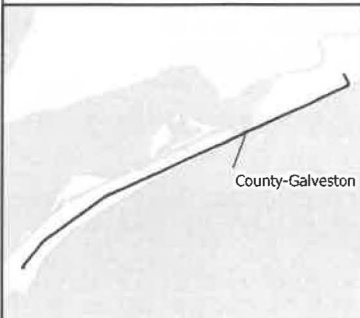
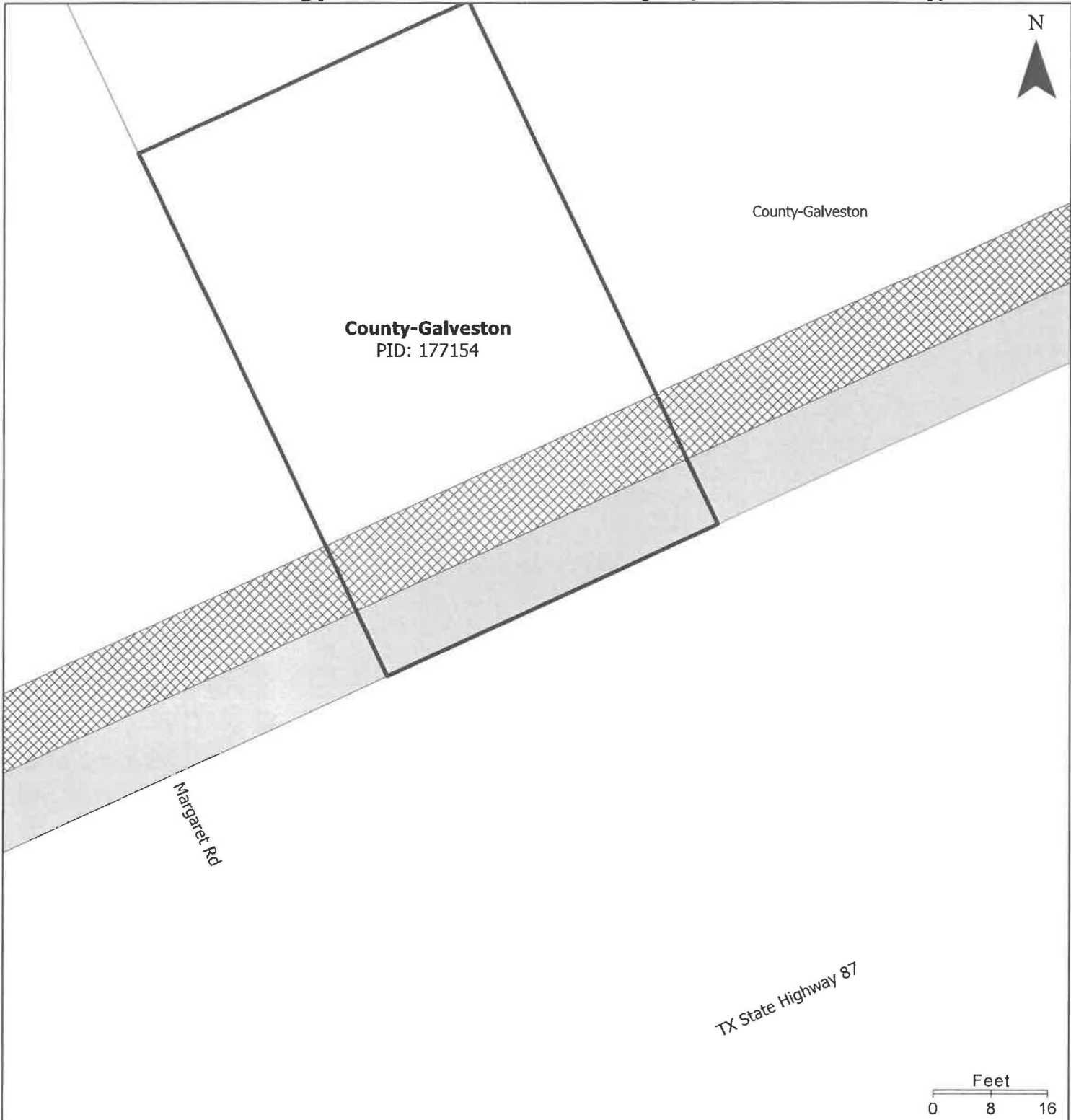





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 177155  
**Tax Office Legal Desc:** ABST 64 E FRANKS SUR LOT 10 E 1/2 OF LOT 9 BLK 3 DELMAR ADDN NO 2  
**Tax Office Address:** 2025 HWY 87 GILCHRIST, TX 77617  
**Project Parcel Number:** 116

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-2 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

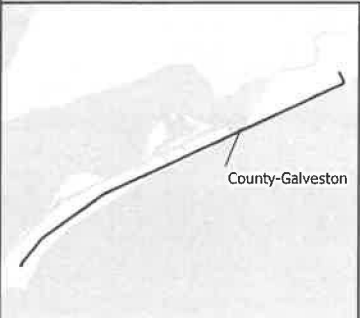
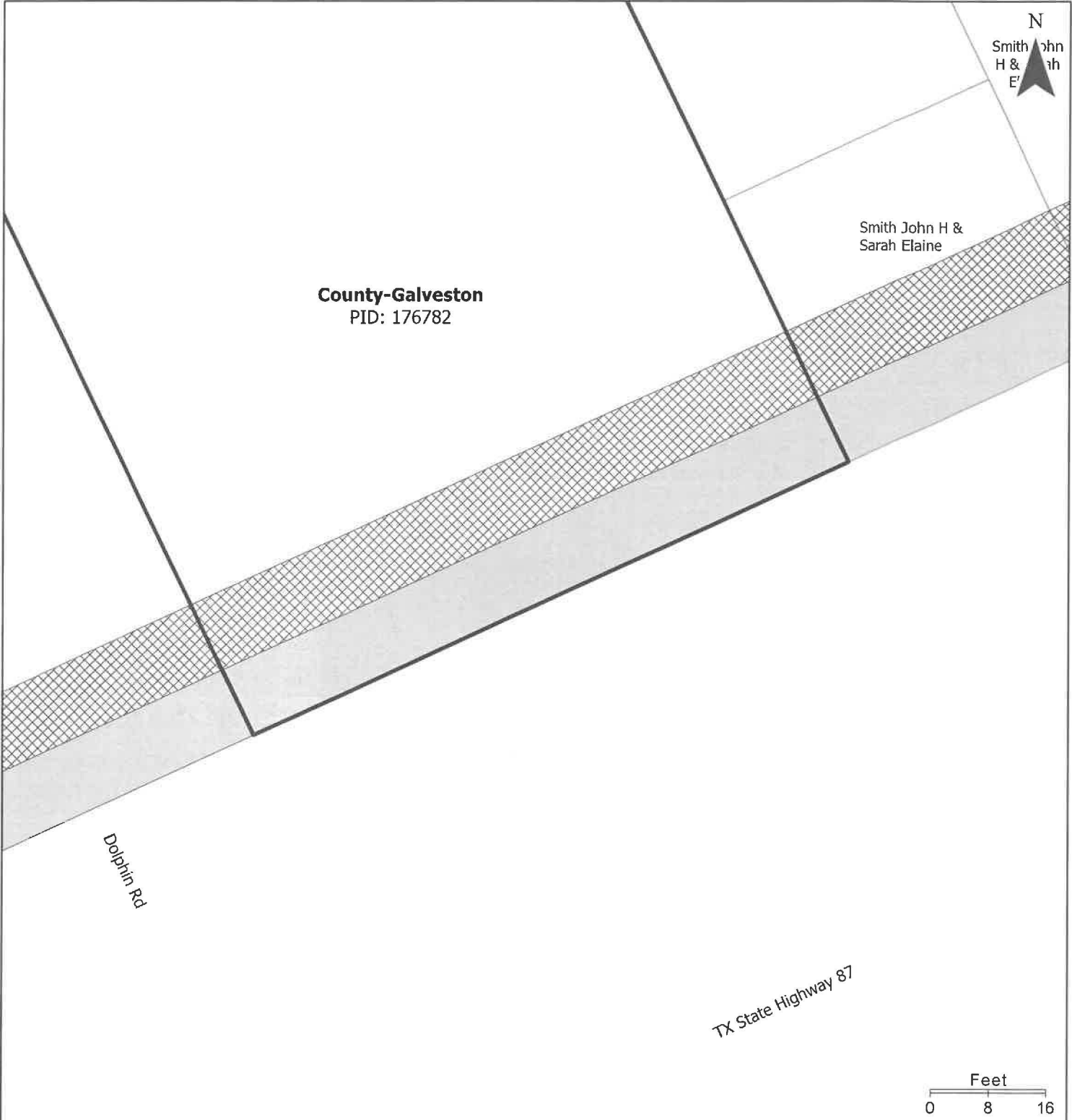





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 177154  
**Tax Office Legal Desc:** ABST 64 E FRANKS SUR W 1/2 OF LOT 9 (9-1) BLK 3 DELMAR ADDN NO 2  
**Tax Office Address:** 1004 MARGARET RD GILCHRIST, TX 77617  
**Project Parcel Number:** 117

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-3 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

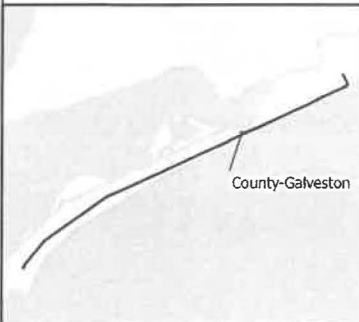
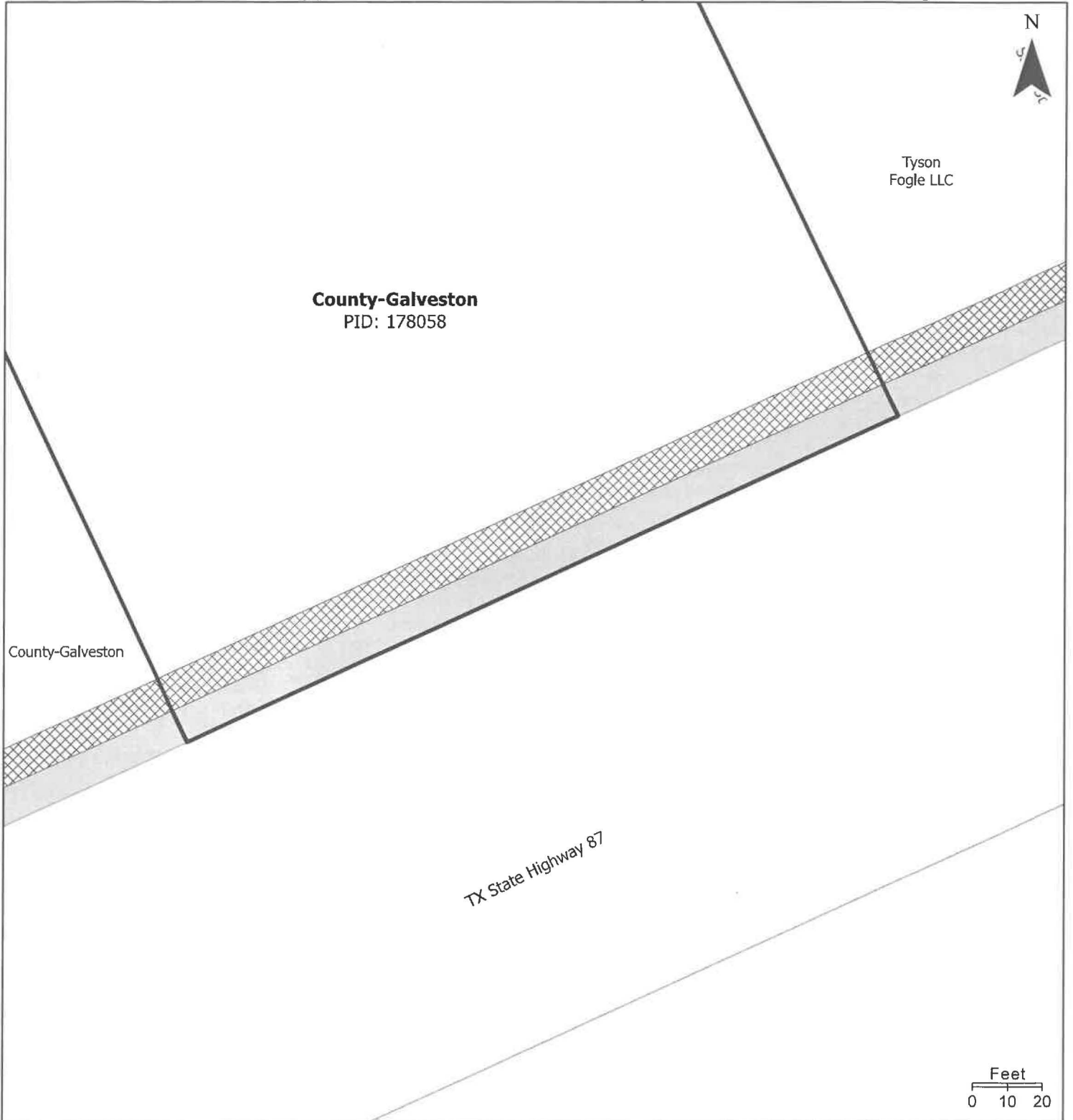


-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 176782  
**Tax Office Legal Desc:** ABST 64 E FRANKS SUR LOTS 17 THRU 20 BLK 1 BAYVIEW ADDN  
**Tax Office Address:** 1965 HWY 87 GILCHRIST, TX 77617  
**Project Parcel Number:** 123

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-4 - Entergy's Bolivar Peninsula Project, Galveston County, Texas



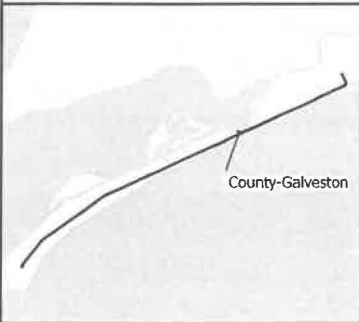
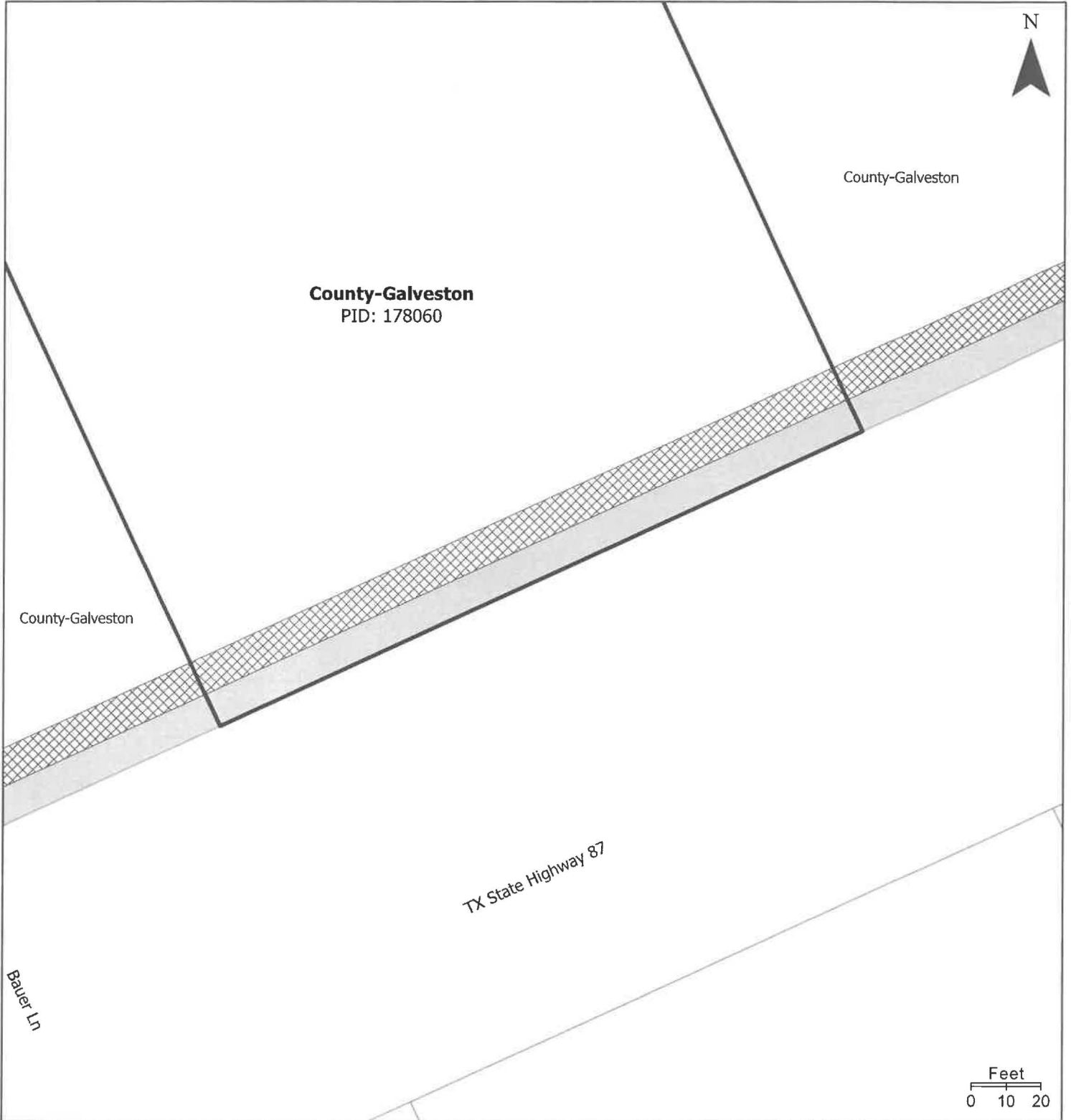
- Tax Parcel Boundary
- Ten Foot Permanent Easement
- Ten Foot Temporary Workspace Easement




**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 178058  
**Tax Office Legal Desc:** ABST 64 PAGE 6 E FRANKS SUR TR 113 7.6104 ACRS OF CALLED 22.5-AC TR  
**Tax Office Address:** 1885 HWY 87 GILCHRIST, TX 77617  
**Project Parcel Number:** 129 (1 of 3)

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.



# Exhibit A-4 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

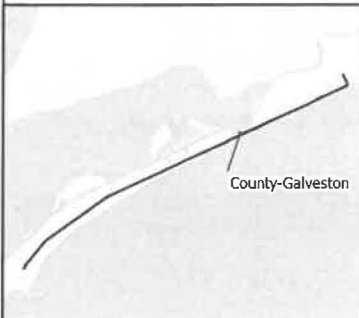
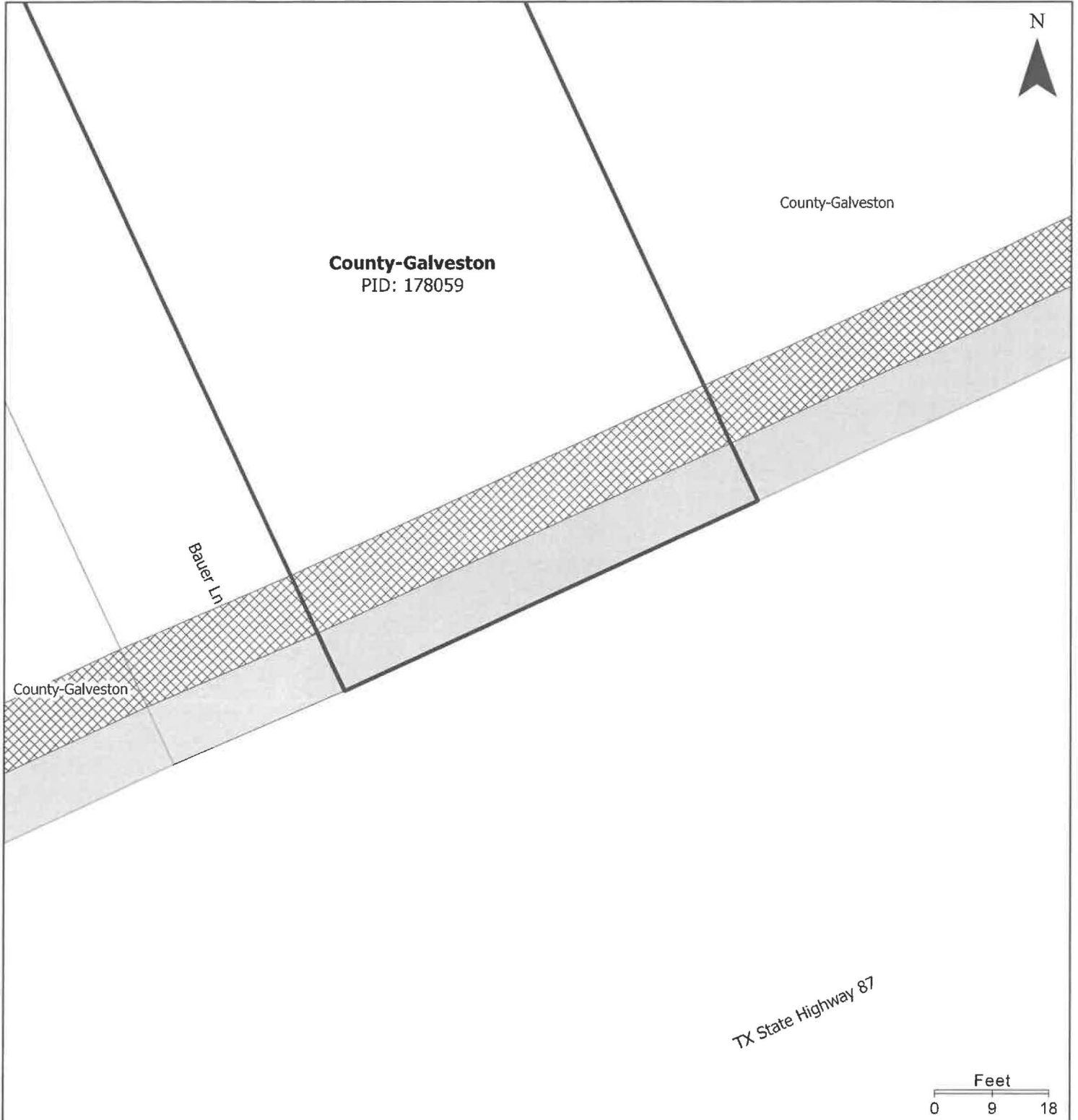





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 178060  
**Tax Office Legal Desc:** ABST 64 PAGE 6 E FRANKS SUR TR 112 6.7358 ACRS OF CALLED 22.5 AC TR  
**Tax Office Address:**  
**Project Parcel Number:** 129 (2 of 3)

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-4 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

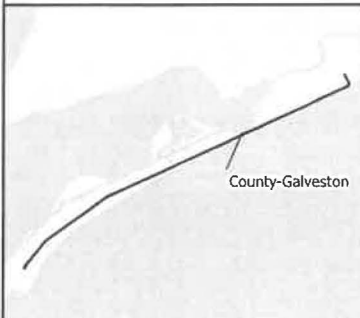
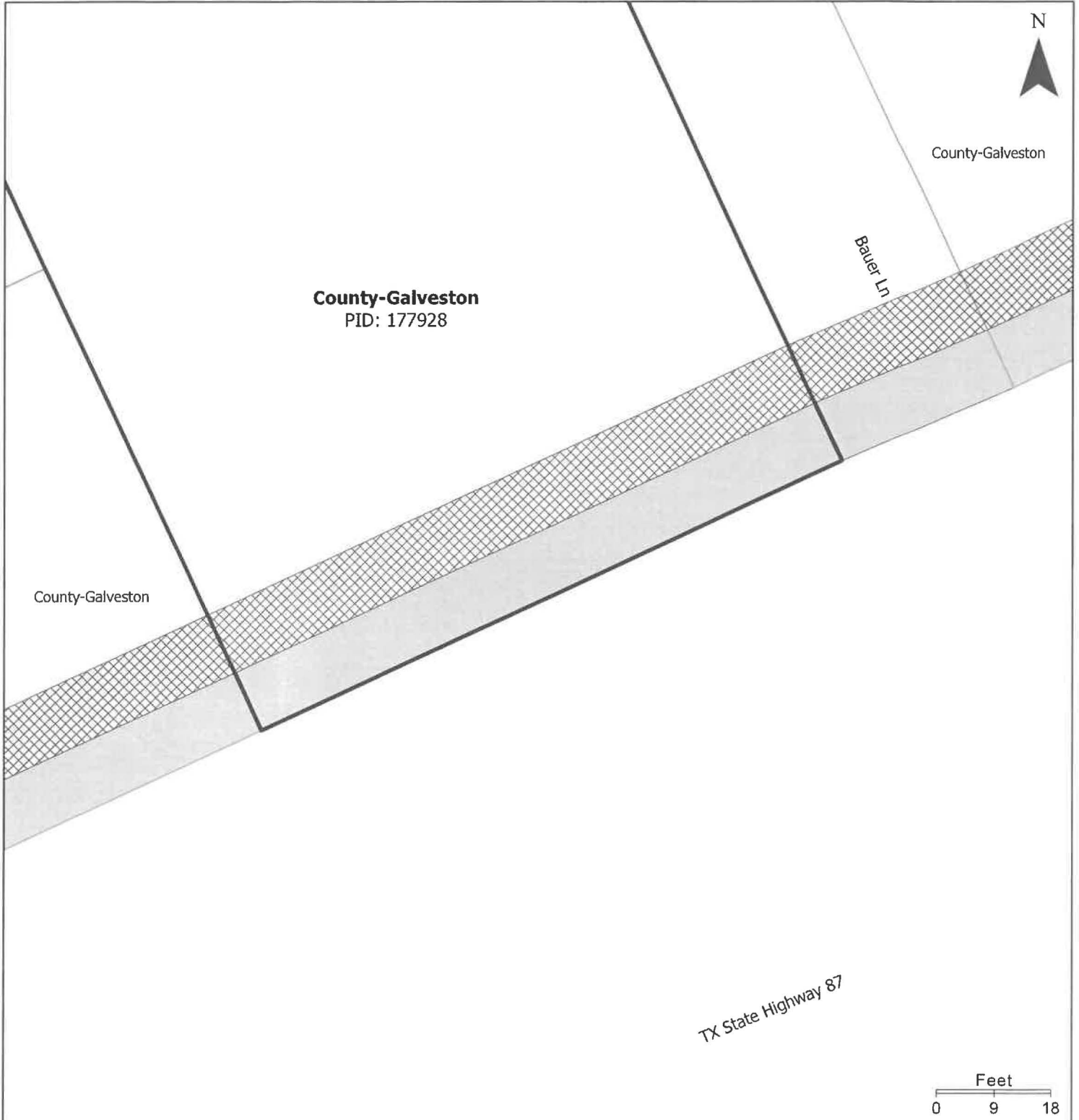





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 178059  
**Tax Office Legal Desc:** ABST 64 PAGE 6 E FRANKS SUR TR 111  
 2.8975 ACRS OF CALLED 22.5 AC TR  
**Tax Office Address:** 950 BAUER ST GILCHRIST, TX 77617  
**Project Parcel Number:** 129 (3 of 3)

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-5 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

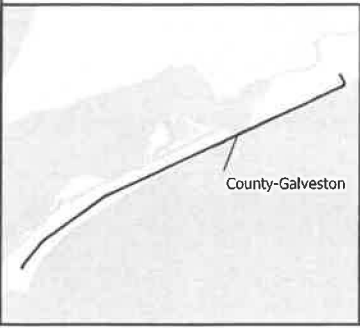
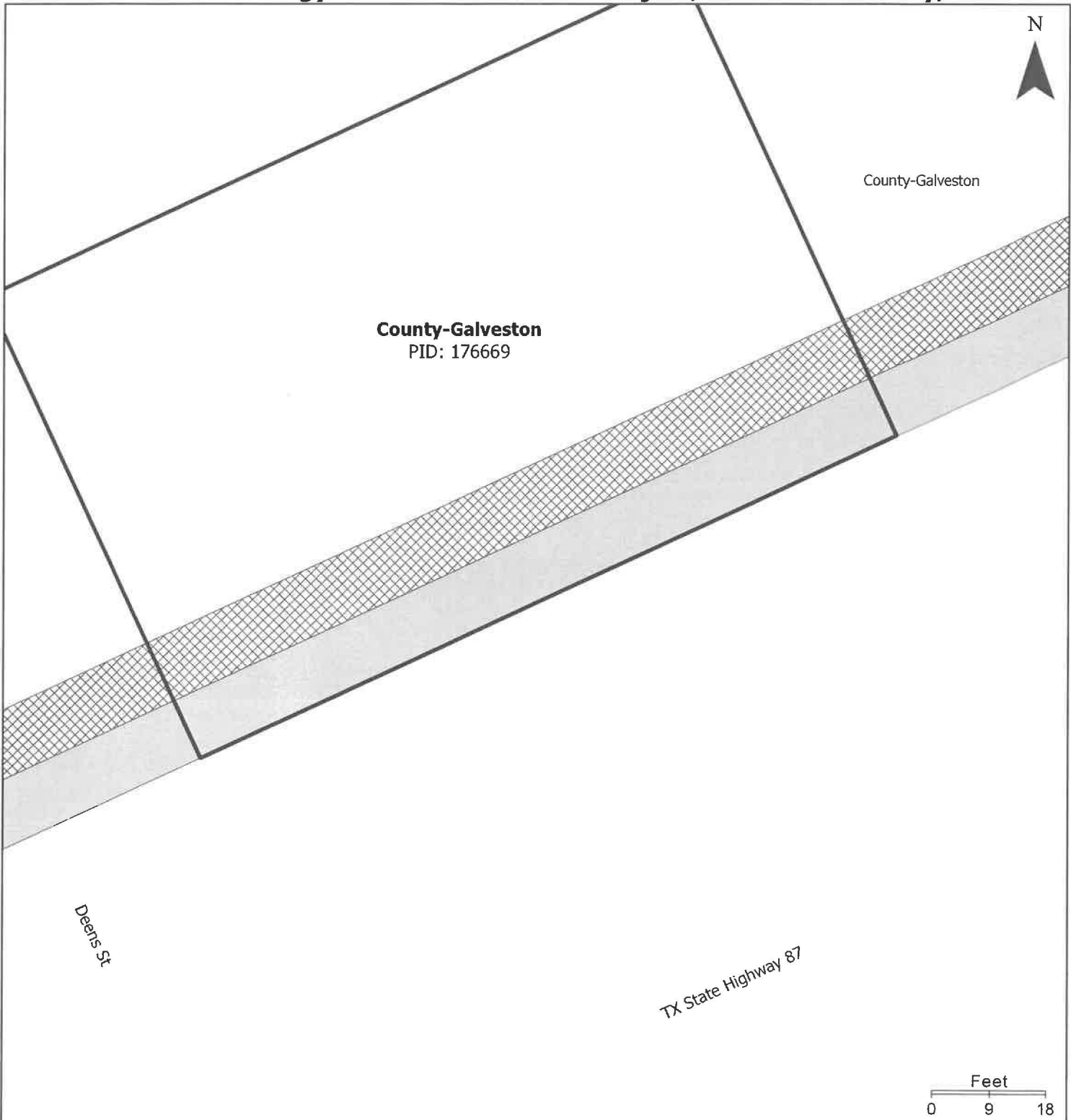





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 177928  
**Tax Office Legal Desc:** ABST 64 E FRANKS SUR LOTS 1 THRU 6 UNRECORDED SUB OF J L KEITH TRACT N OF HWY 87  
**Tax Office Address:** 1867 HWY 87 GILCHRIST, TX 77617  
**Project Parcel Number:** 132

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-6 - Entergy's Bolivar Peninsula Project, Galveston County, Texas

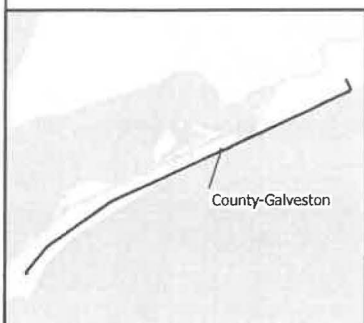
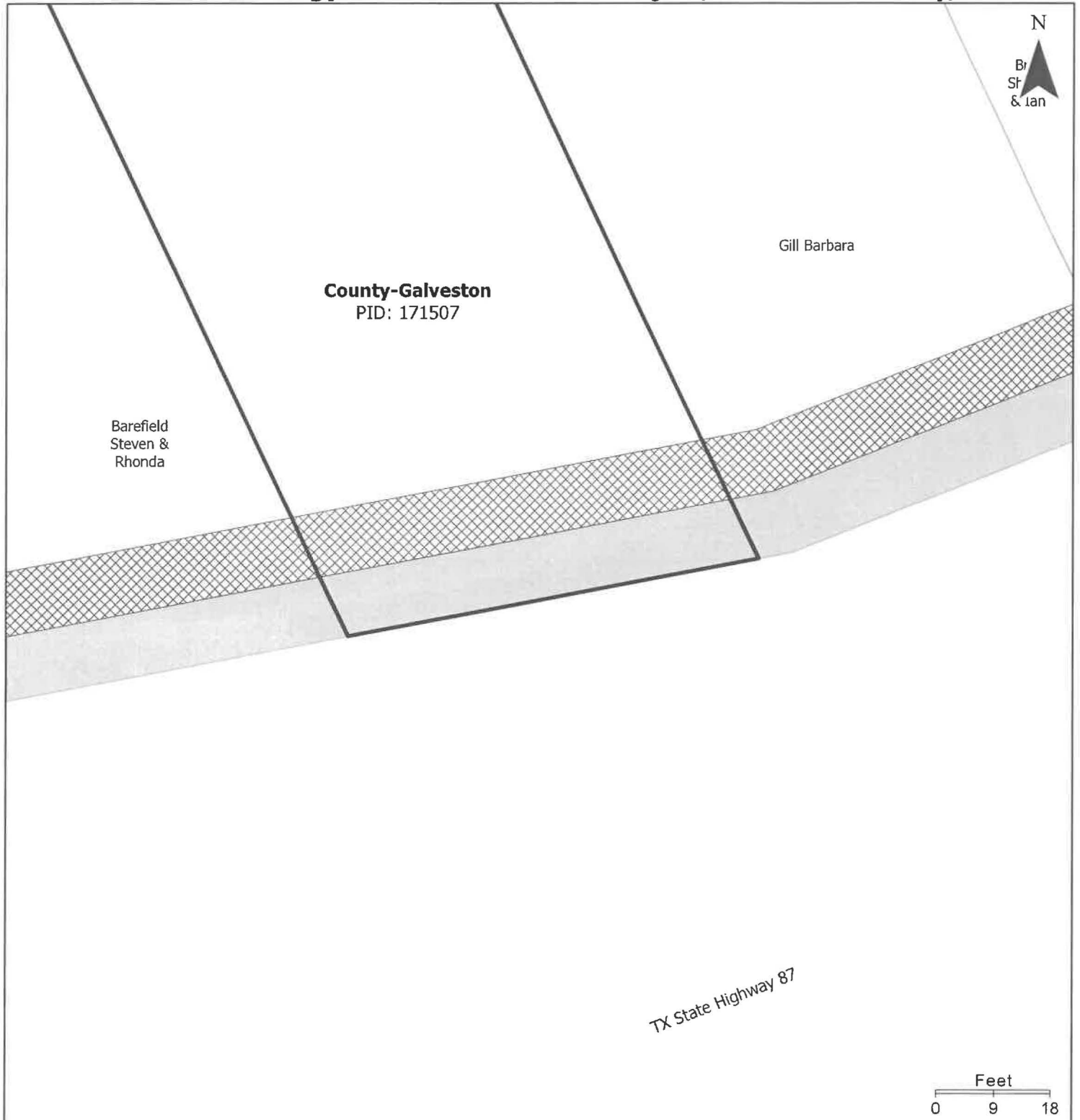





-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 176669  
**Tax Office Legal Desc:** ABST 64 E FRANKS SUR LOT B (1-2) BLK 2 BAYSIDE ADDN REPLAT OF SAM HUGHES 4.69 AC TR  
**Tax Office Address:** 1855 HWY 87 GILCHRIST, TX 77617  
**Project Parcel Number:** 133

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

# Exhibit A-7 - Entergy's Bolivar Peninsula Project, Galveston County, Texas



-  Tax Parcel Boundary
-  Ten Foot Permanent Easement
-  Ten Foot Temporary Workspace Easement

**Landowner:** County-Galveston  
**Tax Office Parcel ID (PID):** 171507  
**Tax Office Legal Desc:** ABST 45 E T BRANCH SUR LOT 6 WILLIAM CARR PARTITION  
**Tax Office Address:**  
**Project Parcel Number:** 190

Project components are subject to and may change. All items shown hereon are for visualization purposes only and are NOT based on a survey of the subject land nor the proposed project components. Distances in this exhibit are approximations only. Parcel tax and boundary information is based on publicly available GIS data.

**FILED AND RECORDED**

Instrument Number: 2024047024

Recording Fee: 0.00

Number Of Pages: 12

Filing and Recording Date: 10/17/2024 3:33PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

**Dwight D. Sullivan, County Clerk**  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*