

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:

Parcel Number	Permanent Sq Ft	Temporary Sq Ft
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	632.1	632.1
TOTALS	10,922.1	10,922.1

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

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 PROPERTIES BEFORE IT IS FILED FOR RECORDING IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§ Bolivar Project-116, 117, 123, 129, 132, 133, 190
§

8

COUNTY OF GALVESTON

RIGHT-OF-WAY INSTRUMENT-ENTERGY TEXAS, INC.

KNOW ALL MEN BY THESE PRESENTS THAT: Galveston County, a political subdivision of the State of Texas, acting individually, and for and on behalf of its heirs, successors, assigns and any other person claiming the ownership to the Properties hereinafter described, collectively "Grantor", for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, assign, convey unto Entergy Texas, Inc., whose address is 60 N. 11th Street, Beaumont, Texas, 77702, and its successors and assigns, collectively "Grantee", a (i) permanent non-exclusive right-of-way, servitude and easement ten (10") feet in width ("Right-of-Way") as described on Exhibits "A-1", "A-2", "A-3", "A-4", "A-5", "A-6" and "A-7" hereto for the location, construction, reconstruction, improvement, repair, operation, inspection, patrol, replacement and maintenance of electric power and communication facilities ("Grantee Facilities"), or the removal thereof, now or in the future, including, but not necessarily limited to poles, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors, fiber and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee over, across, under, along or on that land of Grantor as depicted and described on Exhibits "A-1", "A-2", "A-3", "A-4", "A-5", "A-6" and "A-7", same being located on the following seven tracts of land:

First Tract (Exhibit "A-1") - the Northeast one-half of Lot 9 and all of lot 10, Block 3, Delmar Addition No. 2, situated in the Elijah Franks Survey, A-64 as described and recorded under 2011052630 of the Official Public Records of Galveston County, Texas;

Second Tract (Exhibit "A-2") - the southwest one-half of Lot 9, Block 3, Delmar Addition No. 2, situated in the Elijah Franks Survey, A-64 as described and recorded under 2011052631 of the Official Public Records of Galveston County, Texas;

Third Tract (Exhibit "A-3") – Lot17 through 20, Block 1, Bayview Addition, situated in the Elijah Franks Survey, A-64 as described and recorded under 2010056282 of the Official Public Records of Galveston County, Texas; Fourth Tract (Exhibit "A-4") - the North Tract as described in Civil Case No. 76026, County of Galveston vs. Gulf Coast Rod, Reel and Gun Club, Inc., situated in the Elijah Franks Survey, A-64 and being recorded under said case number in the Records of Galveston County, Texas;

Fifth Tract (Exhibit "A-5") - a 33,000 square feet tract of land situated in the Elijah Franks Survey, A-64 and being recorded under 2011059192 of the Official Public Records of Galveston County, Texas;

Sixth Tract (Exhibit "A-6") - Lot B, Block 2, Bayside Addition, situated in the Elijah Frank's Survey, A-64 as described and recorded under 2011052623 of the Official Public Records of Galveston County, Texas; and

Seventh Tract (Exhibit "A-7") - a tract of land situated in the E.T. Branch Survey, A-45 and being recorded under Clerk's File # 2012008431 as Tract III, save and except the portions described in Volume 475, Page 481 and Volume 1077, Page 269, of the Official Public Records of Galveston County, Texas (all seven combined and called the "Property");

(ii) temporary workspace ten (10') feet in width as described on Exhibits "A-1", "A-2", "A-3", "A-4", "A-5" "A-6" and "A-7", attached hereto, in order to construct the Grantee Facilities in, over, through, across, under, and along the Properties and restore the lands affected by such construction (the "Temporary Construction Easement"). That portion of this easement described in Exhibit "A-7" is located along and within an existing twenty foot (20') exclusive easement owned by the Bolivar Peninsula Special Utility District ("BPSUD").

The term of the Temporary Construction Easement shall be for a period to extend twenty-four (24) months from the date of construction commencement on Grantor's Properties.

Grantee shall have the right to install and maintain gates in all existing and future fences crossing the Properties where same intersects the Right-of-Way to provide access to and from the Grantee Facilities, provided such gates will be installed in a manner that will not unreasonably weaken such fences.

Grantee shall have the full and continuing right, but not the obligation, to clear and keep clear vegetation within or growing into the Right-of-Way and the further right to remove, trim or modify from time-to-time trees, limbs, and/or vegetation outside the Right-of-Way which is dead, decaying or in danger of falling or leaning on Grantee Facilities, by use of a variety of methods used in the vegetation management industry.

Grantor shall not construct or permit the construction of any structure, obstruction, or other hazard within the Right-of-Way, including but not limited to, house, barn, garage, shed, pond, pool or well, excepting only Grantor's fence(s) and the Grantee Facilities. Grantor shall not construct or permit the construction of any buildings or other structures on land adjoining the Right-of-Way or change the grade or elevation of the Right-of-Way in violation of the minimum clearances from Grantee Facilities as provided in the National Electrical Safety Code or other applicable state and local laws, regulations, and ordinances.

Grantor confirms and agrees that Grantor has been made no promise or agreement by Grantee or any agent of Grantee (which is not expressed or referenced specifically within the Agreement) in executing this Agreement, that GRANTOR HAS NOT RELIED UPON AND HEREBY EXPRESSLY DISCLAIMS RELIANCE UPON ANY STATEMENTS, REPRESENTATIONS, INFORMATION OR MATERIALS PROVIDED, SUPPLIED OR FURNISHED BY GRANTEE OR OTHERWISE MADE AVAILABLE BY GRANTEE IN THE PUBLIC DOMAIN OR OTHERWISE (OTHER THAN THOSE MADE IN THIS AGREEMENT), and that Grantor's execution of this Agreement is free and voluntary.

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 day of the control of the control

GRANTOR:

GALVESTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

Signature

Mark Henry

Printed Name

County Judge

Title

ACKNOWLEDGMENT ON NEXT PAGE

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF JAIVES TON

This instrument was acknowledged before me on this 14th day of 000 bee , 2024 b

MARK Henry , as the County Judge and authorized

representative for Galveston County, a political subdivision of the State of Texas.

Notary Public, State of Texas

Stamp Or

Seal

Commission expires:



DIANNA GARZA-MARTINEZ Notary Public, State of Texas Comm. Expires 08-09-2025 Notary ID 129519190

Exhibit A-1 - Entergy's Bolivar Peninsula Project, Galveston County, Texas **County-Galveston** PID: 177155 County-Galveston TX State Highway 87 Feet ■ Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 177155 Ten Foot Permanent Tax Office Legal Desc: ABST 64 E FRANKS SUR LOT 10 E 1/2 OF LOT Easement 9 BLK 3 DELMAR ADDN NO 2 Ten Foot Temporary
Workspace Easement Tax Office Address: 2025 HWY 87 GILCHRIST, TX 77617 County-Galveston **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 County-Galveston **County-Galveston** PID: 177154 TX State Highway 87 Feet 16 ■ Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 177154 Ten Foot Permanent Tax Office Legal Desc: ABST 64 E FRANKS SUR W 1/2 OF LOT 9 (9-1) Easement BLK 3 DELMAR ADDN NO 2 Ten Foot Temporary
Workspace Easement Tax Office Address: 1004 MARGARET RD GILCHRIST, TX 77617 County-Galveston **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.

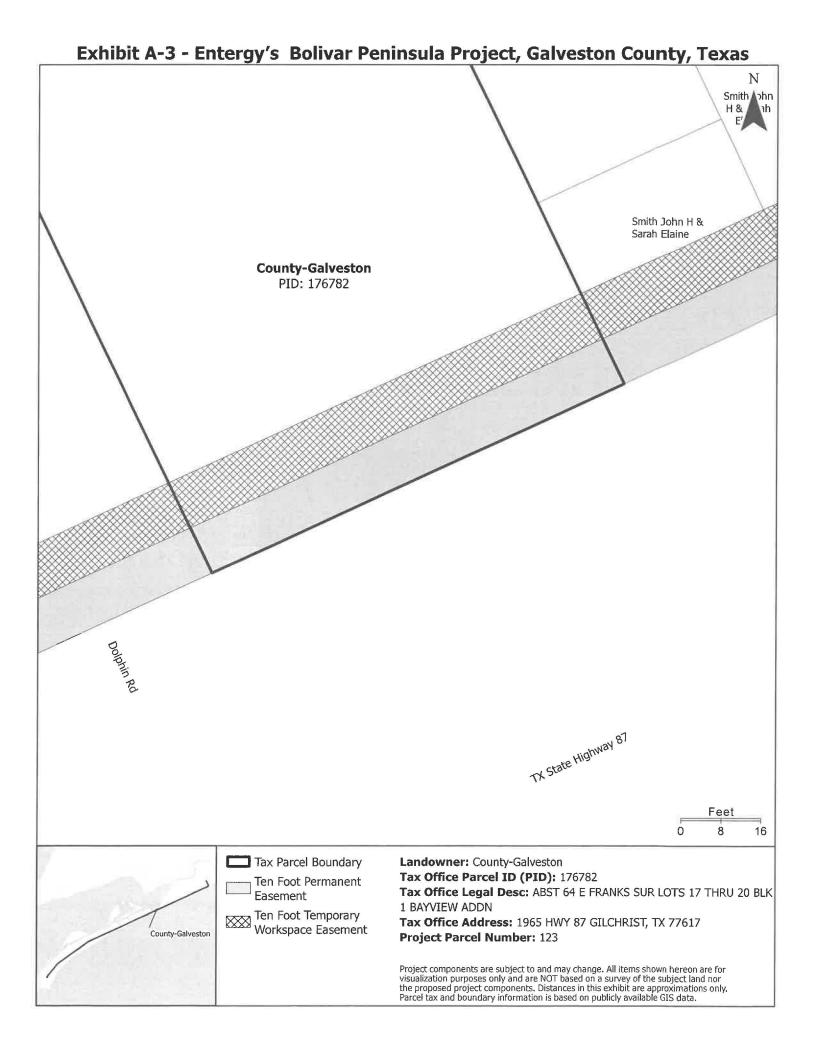


Exhibit A-4 - Entergy's Bolivar Peninsula Project, Galveston County, Texas Tyson Fogle LLC **County-Galveston** PID: 178058 County-Galveston TX State Highway 87 10 20 ☐ Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 178058 Ten Foot Permanent Tax Office Legal Desc: ABST 64 PAGE 6 E FRANKS SUR TR 113 7.6104 Easement ACRS OF CALLED 22.5-AC TR Ten Foot Temporary
Workspace Easement Tax Office Address: 1885 HWY 87 GILCHRIST, TX 77617 County-Galveston 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 County-Galveston **County-Galveston** PID: 178060 County-Galveston TX State Highway 87 10 Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 178060 Ten Foot Permanent Tax Office Legal Desc: ABST 64 PAGE 6 E FRANKS SUR TR 112 6.7358 Easement ACRS OF CALLED 22.5 AC TR Ten Foot Temporary Workspace Easement **Tax Office Address:** County-Galveston 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.

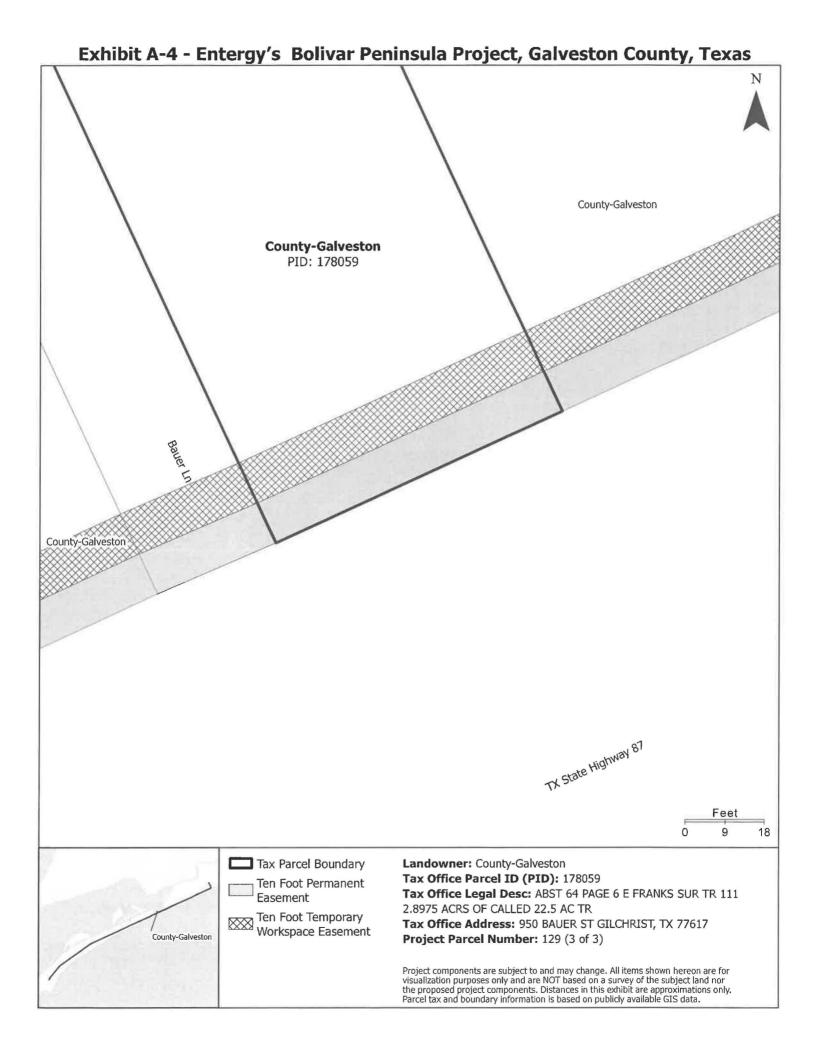


Exhibit A-5 - Entergy's Bolivar Peninsula Project, Galveston County, Texas County-Galveston **County-Galveston** PID: 177928 County-Galveston TX State Highway 87 Feet Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 177928 Ten Foot Permanent Tax Office Legal Desc: ABST 64 E FRANKS SUR LOTS 1 THRU 6 Easement UNRECORDED SUB OF J L KEITH TRACT N OF HWY 87 Ten Foot Temporary
Workspace Easement Tax Office Address: 1867 HWY 87 GILCHRIST, TX 77617 County-Galveston **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.

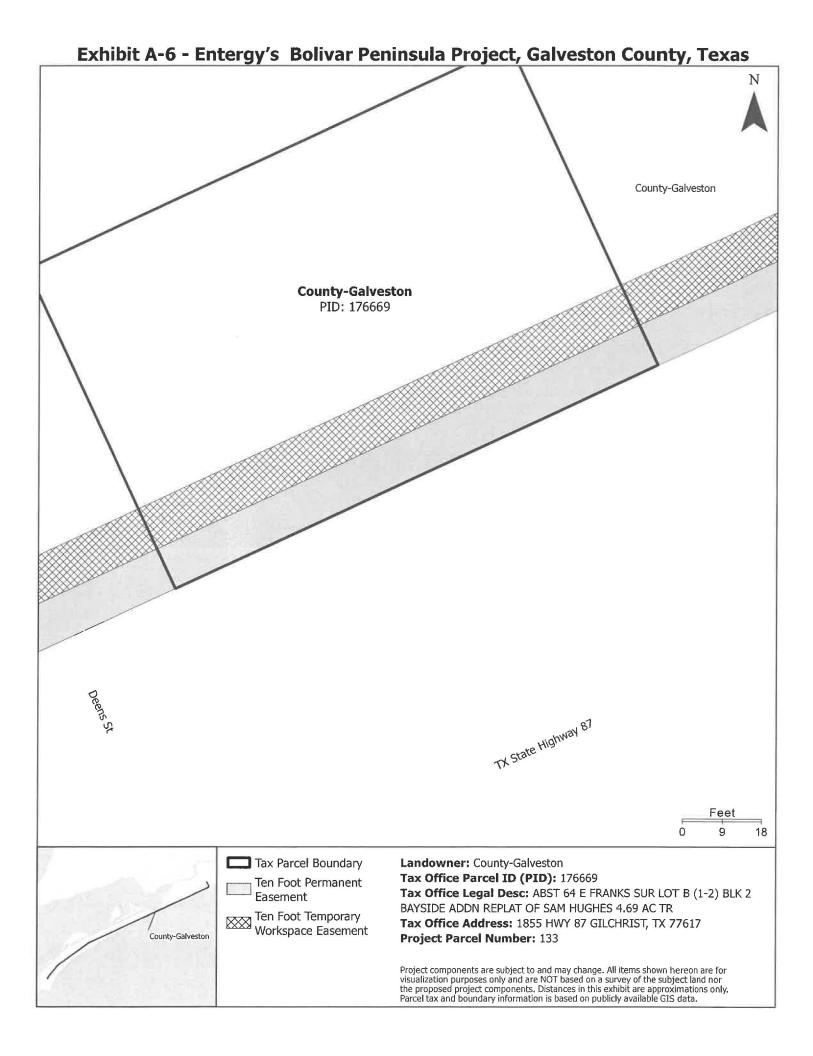


Exhibit A-7 - Entergy's Bolivar Peninsula Project, Galveston County, Texas Gill Barbara **County-Galveston** PID: 171507 Barefield Steven & Rhonda TX State Highway 87 Feet 18 ☐ Tax Parcel Boundary Landowner: County-Galveston Tax Office Parcel ID (PID): 171507 Ten Foot Permanent Tax Office Legal Desc: ABST 45 E T BRANCH SUR LOT 6 WILLIAM Easement CARR PARTITION Ten Foot Temporary
Workspace Easement **Tax Office Address: Project Parcel Number: 190** County-Galveston 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: 20

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, 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.