

Grant of Easement: For the Consideration, and subject to the Reservations from Conveyance and Exceptions to Warranty, Grantor hereby grants, sells, and conveys to Grantee, together with Grantee's successors and assigns, a perpetual easement over, upon, and across the Easement Property, including the right of pedestrian and vehicular ingress and egress for access to and use of the Easement Property for the Easement Purpose, together with all rights and appurtenances related thereto (collectively, the "Easement"). The Easement shall be held and enjoyed by Grantee and Grantee's successors and assigns forever. Grantor further binds Grantor and Grantor's successors and assigns to warrant and forever defend Grantee's title to the Easement against all lawful claims, subject only to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is for the benefit of Grantee, its successors and assigns (as applicable, in each case, a "Holder") and is irrevocable.

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Reservation of Rights.* Grantor reserves unto Grantor and Grantor's successors and assigns the right to continue using and enjoying the surface of the Easement Property for any purpose that does not interfere with or disrupt Holder's use and enjoyment of the Easement for the Easement Purpose. Grantor shall have no right to use water from the water well located on the Easement Property.

4. *Improvement and Maintenance of Easement Property.* The Easement Property shall be maintained by Stonebridge Property Owners' Association, Inc. Holder shall have the right to fence and gate the Easement Property. Grantor shall not erect, construct, or place any improvements within the Easement Property that would interfere with Holder's unobstructed vehicular access to and use of the Easement Property. In the event Grantor installs any fencing or gates affecting the Easement Property, Grantor shall provide Holder with reasonable access through such fencing or gates. Holder shall have no liability for damage to any improvements placed within the Easement Property by Grantor, including, without limitation, any fences, gates, or landscaping that must be removed, altered, or disturbed in connection with Holder's exercise of its easement rights.

5. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

6. *Attorney's Fees.* If a party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

7. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

8. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of the County in which the Easement Property is located.

9. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

10. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

11. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.

12. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

13. *Legal Construction.* If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

14. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

15. *Recitals.* Any recitals in this agreement are represented by the parties to be accurate and constitute a part of the substantive agreement.

16. *Grantor's Disclaimers.* GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OR THE FITNESS FOR ANY PARTICULAR PURPOSE OF THE EASEMENT. GRANTOR SHALL NOT BE RESPONSIBLE FOR LATENT DEFECTS, GRADUAL DETERIORATION OR LOSS OF SERVICE OR USE OF THE EASEMENT OR ANY PORTION THEREOF. GRANTOR SHALL NOT BE LIABLE TO GRANTEE OR TO ANYONE ELSE FOR ANY LIABILITY, INJURY, CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED DIRECTLY OR INDIRECTLY BY THE INADEQUACY OF THE EASEMENT OR ANY PORTION THEREOF, ANY INTERRUPTION OF USE OR LOSS OF USE OF THE EASEMENT OR ANY PORTION THEREOF OR ANY LOSS OF BUSINESS OR OTHER CONSEQUENCE OR DAMAGE, WHETHER OR NOT RESULTING DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING. GRANTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES WITH RESPECT TO THE EASEMENT.

[signatures follow on the following pages]

**0.3084 AC.
POINT OF
BEGINNING**

N=7261274.80
E=2184368.53
FIR

LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
SN	SET 60D NAIL
- - -	PROPERTY LINE
- x - x -	EXISTING FENCE LINE
- - -	EASEMENT LINE

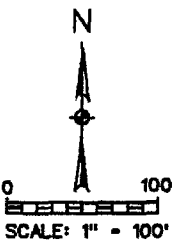
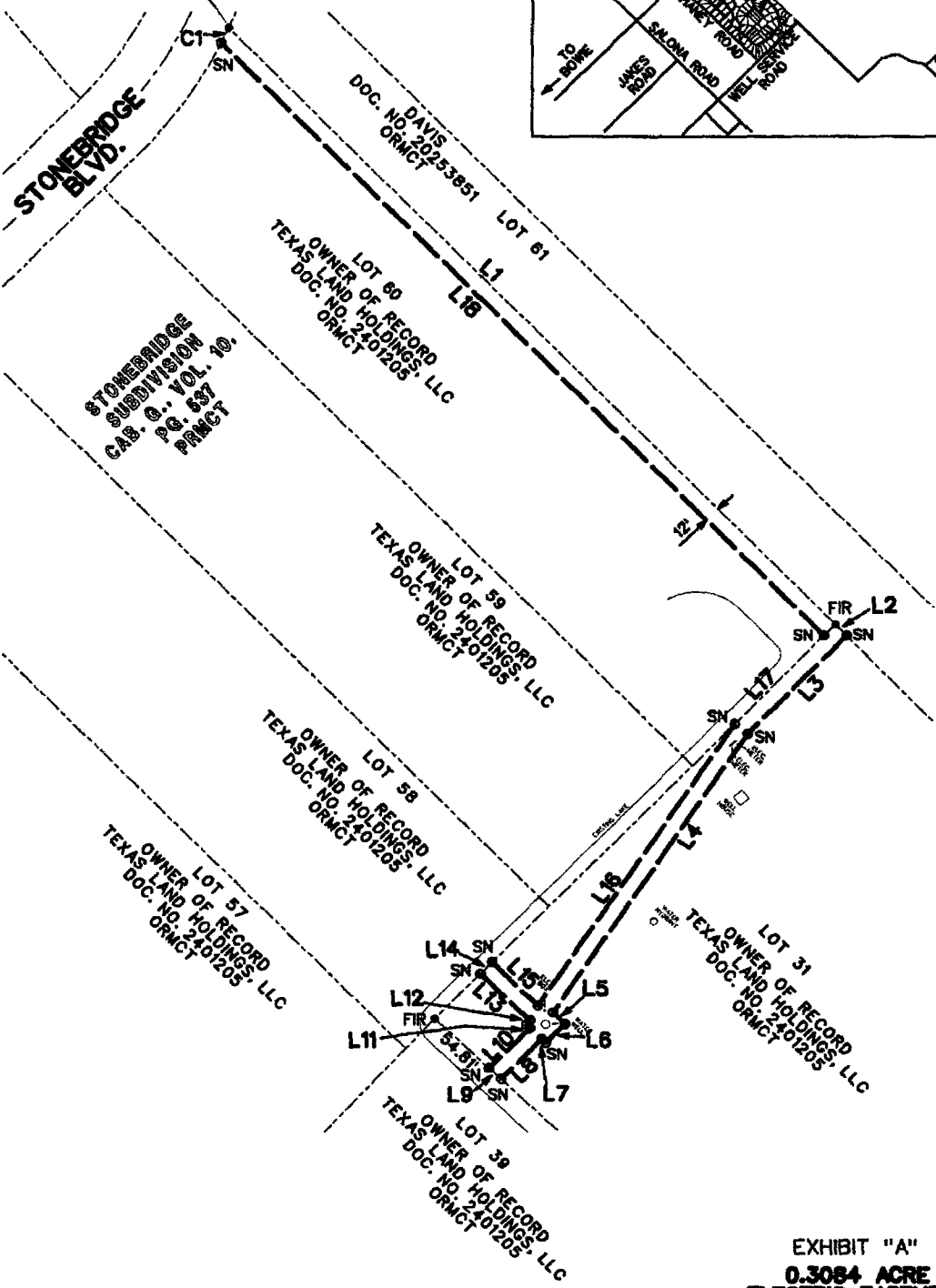
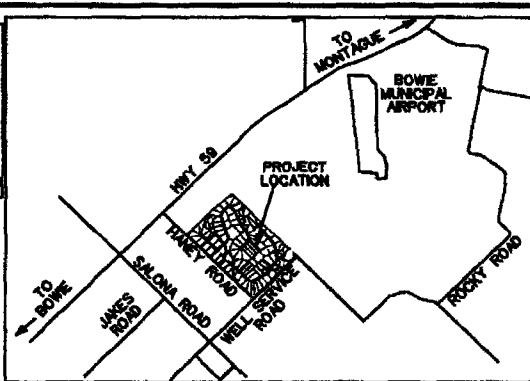


EXHIBIT "A"
0.3084 ACRE
ELECTRIC EASEMENT

BLOCKS 23 AND 26
HILL COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NO. 319
MONTAGUE COUNTY, TEXAS

PREPARED BY
SWAIN ENGINEERING AND SURVEYING
JASON SWAIN, PE, RPLS
506 N. MASON ST., BOWE, TEXAS 78230
(940) 872-2121 & 872-8075; FAX (940) 872-4078
24003 SHEET UTILITY EASEMENT 1.DGN PAGE 1 OF 2

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 44° 29' 4" E	634.01
L2	S 44° 2' 4" E	12.00
L3	S 44° 27' 25" W	104.26
L4	S 33° 59' 54" W	255.31
L5	S 45° 32' 35" E	12.45
L6	S 44° 27' 25" W	20.00
L7	N 45° 32' 35" W	4.00
L8	S 44° 27' 25" W	42.32
L9	N 46° 36' 0" W	12.00
L10	N 44° 27' 25" E	42.54
L11	N 45° 32' 35" W	4.00
L12	N 44° 27' 25" E	4.00
L13	N 45° 32' 35" W	50.80
L14	N 44° 27' 25" E	12.00
L15	S 45° 32' 35" E	46.88
L16	N 33° 59' 54" E	258.26
L17	N 44° 27' 25" E	93.68
L18	N 44° 29' 4" W	829.85

CURVE TABLE

Curve	Delta	Radius	Length	Direction	Distance
C1	2° 13' 5"	330.00 L	12.78	N 25° 27' 42" E	12.77

LEGAL DESCRIPTION

BEING 0.3084 acres of land, more or less, being a part of Blocks 23 and 26, Hill County School Land Survey, Abstract No. 319, Montague County, Texas, and being part of Lot 31 and Lot 60, of Stonebridge Subdivision as shown on plat of record in Cabinet G, Volume 10, Page 537, Plat Records of Montague County, Texas, also being part of certain tract conveyed to Texas Land Holdings I, LLC per deed as recorded in Doc. No. 2401205 in Official Records, Montague County, Texas, said 0.3084 acre tract described by metes and bounds as follows:

BEGINNING at a found iron rod at the northwest corner of said Lot 60, being on the south right of way line of Stonebridge Boulevard;
THENCE S 44 deg. 29 min. 04 sec. E a distance of 634.01 feet to a found iron rod for corner at the east corner of said Lot 60, being the north corner of said Lot 31;
THENCE S 44 deg. 02 min. 04 sec. E a distance of 12.00 feet to a set 80d nail for corner;
THENCE S 44 deg. 27 min. 25 sec. W a distance of 104.26 feet to a set 80d nail for corner;
THENCE S 33 deg. 59 min. 54 sec. W a distance of 255.31 feet to a set 80d nail for corner;
THENCE S 45 deg. 32 min. 35 sec. E a distance of 12.45 feet to a set 80d nail for corner;
THENCE S 44 deg. 27 min. 25 sec. W a distance of 20.00 feet to a set 80d nail for corner;
THENCE N 45 deg. 32 min. 35 sec. W a distance of 4.00 feet to a set 80d nail for corner;
THENCE S 44 deg. 27 min. 25 sec. W a distance of 42.32 feet to a set 80d nail for corner;
THENCE N 46 deg. 36 min. 00 sec. W a distance of 12.00 feet to a set 80d nail for corner, from which a found iron rod at the west corner of said Lot 31 bears N 46 deg. 36 min. 00 sec. W a distance of 54.81 feet;
THENCE N 44 deg. 27 min. 25 sec. E a distance of 42.54 feet to a set 80d nail for corner;
THENCE N 45 deg. 32 min. 35 sec. W a distance of 4.00 feet to a set 80d nail for corner;
THENCE N 44 deg. 27 min. 25 sec. E a distance of 4.00 feet to a set 80d nail for corner;
THENCE N 45 deg. 32 min. 35 sec. W a distance of 50.80 feet to a set 80d nail for corner;
THENCE N 44 deg. 27 min. 25 sec. E a distance of 12.00 feet to a set 80d nail for corner;
THENCE S 45 deg. 32 min. 35 sec. E a distance of 46.88 feet to a set 80d nail for corner;
THENCE N 33 deg. 59 min. 54 sec. E a distance of 258.26 feet to a set 80d nail for corner;
THENCE N 44 deg. 27 min. 25 sec. E a distance of 93.68 feet to a set 80d nail for corner;
THENCE N 44 deg. 29 min. 04 sec. W a distance of 829.85 feet to a set 80d nail for corner on the south right of way of Stonebridge Boulevard, said point being at the beginning of a curve to the left having a radius of 330.00 feet, a central angle of 02 deg. 13 min. 05 sec. and a long chord that bears N 25 deg. 27 min. 42 sec. E a distance of 12.77 feet;
THENCE along said curve to the left an arc distance of 12.78 feet to the **POINT OF BEGINNING** and containing 13,435 square feet, or 0.3084 acres, more or less.

**EXHIBIT "A"
 0.3084 ACRE
 ELECTRIC EASEMENT**

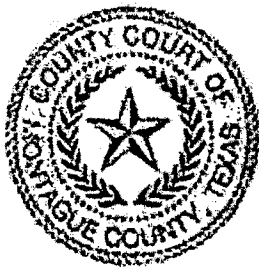
BLOCKS 23 AND 26
 HILL COUNTY SCHOOL
 LAND SURVEY,
 ABSTRACT NO. 319
 MONTAGUE COUNTY, TEXAS

PREPARED BY
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 24003 SHEET UTILITY EASEMENT LDGN PAGE 2 OF 2

FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO:2601883

FILED ON: May 14, 2026 AT 3:42 PM
THE INSTRUMENT CONTAINED 9 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: May 14, 2026
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, appearing to read "Kim Jones", is written over a solid horizontal line.

Instrument # 2601883 , 9 Pages

OPR RECORDS